

# Crystal House 7 and 8 Major Site Plan Amendment

## AGENDA

Welcome and Introductions

Staff Presentation

1. Crystal House 7 and 8 Site Plan Amendment
2. C-O-Crystal City Zoning Ordinance Amendment

Applicant Presentation

Community Questions and Discussion



# Staff Presentation



# 1. Crystal House 7 and 8 Major Site Plan Amendment

1900 S. Eads St.

SPLA24-00012

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Emma Martin  
DCPHD

Community Meeting  
September 5, 2024





# SP #451 as Approved (Including Oct. 2023 & April 2024 Amendments)

- 4 multifamily residential buildings and 3 sticks of multifamily units in addition to retention of 2 existing buildings
- Two new public open spaces
  - Corner Park
  - 20<sup>th</sup>/Eads Park framed by the CH3 building and existing CH2 and contains multiuse lawn, play area, games, pathways, seating areas, and planting areas
- Public pedestrian pathway through the block
- Protected bike lane on S. Eads St.
- Parking Ratio of 0.65 spaces/unit
- 98.17 units/acre with 444 units of additional density above the base density for the site (72 units/acre)
- Affordable housing contribution

# CH 7 and 8 Approved vs. Proposed

## Approved

- CH 7 units: 7
- CH 8 units: 14
- CH 7 height: 34.68 feet
- CH 8 height: 26.18 feet
- 94 parking spaces
  - CH 7 parking spaces: 28 (2 compact)
  - CH 8 parking spaces: 66 (1 compact)
  - Parking ratio for site = 0.65
- 22 bike parking spaces
- 2 story multi-family buildings that face South Fern Street with rear decks/patios
- Roof terrace with pergola
- Residential gross floor area: 45,367 sq ft

## Proposed

- CH 7 units: 14 (+7 units)
- CH8 units: 28 (+14 units)
- CH 7 height: 46.67 feet (increase of 11.99 feet)
- CH 8 height: 38.17 feet (increase of 11.99 feet)
- 84 parking spaces
  - CH 7 parking spaces: 28 (14 compact)
  - CH 8 parking spaces: 56 (28 compact)
  - Parking ratio for site = 0.6
- 24 bike parking spaces (increase of 2 spaces)
- 3 story multi-family buildings with basement (garage), back to back with front doors facing South Fern Street (west) or internal courtyards (east)
- Roof terrace and loft (without pergola)
- Residential gross floor area: 88,018 sq ft (increase of 42,651 sq ft)
- 1,273 square feet of density exclusions for ancillary spaces in the underground parking garage that will be utilized for tenant storage
- Reduce and relocate number of transformers

# Amendment Proposal

## Site Elements

- Revise parking garage layout
- Reduce the parking ratio (compact parking ratio modification)
- Revise courtyard layout
- Modify various utility locations

## Building Elements

- Modify floor, roof plans, and building layout (Increase residential GFA by ~42,651 SF)
- Increase number of units (+21 units, resulting in density of 99.41 units per acre)
- Increase building height (+1 story)
- Façade design & materiality

## Modify Conditions

- Clarify requirements for construction timing (delivery of landscaped plaza, midblock pedestrian pathway, masonry wall, Civil Engineering Plan and Final Landscape Plan)
- EarthCraft or LEED condition
- Affordable housing commitment
- Parking ratio

# Building Façade



Approved (2019)



Proposed (2024)



# CH 7 Elevations



Approved



Proposed

S. Fern St. 1



Internal KEY PLAN

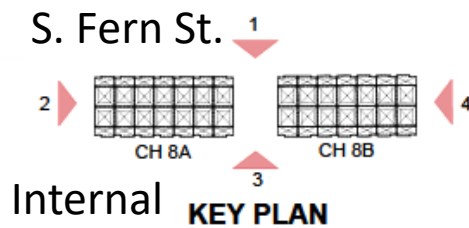
# CH 8 Elevations



Approved



Proposed



# Color Palette and Materials

TE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

**ROSELAND**  
— A MACK-CALI COMPANY —

**MATERIAL BOARD**

CRYSTAL HOUSE 7 & 8  
ARLINGTON, VA

**lessard**  
DESIGN

**EYA**  
THE NEIGHBORHOODS OF

CRYSTAL HOUSE 7 & 8  
ARLINGTON, VA

MINOR SITE PLAN AMENDMENT

DATE: 2.3.2019

**A.510**

Approved

TE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

**THE NEIGHBORHOODS OF EYA**

**MATERIAL BOARD**

CRYSTAL HOUSE 7 & 8  
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MINOR SITE PLAN AMENDMENT

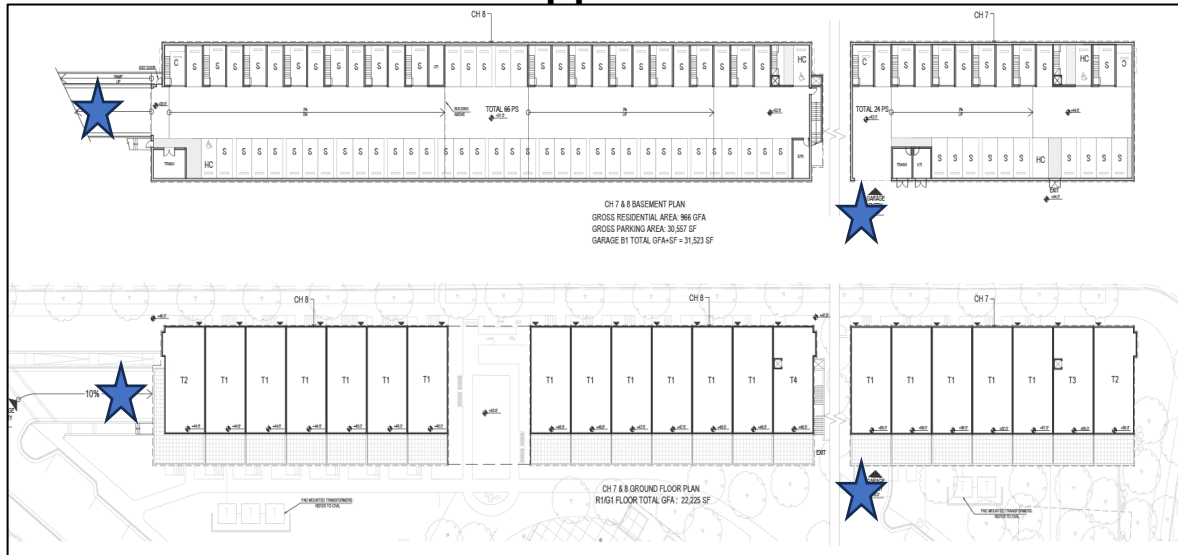
DATE: 2.3.2019

**A.510**

Proposed

# Garage and Ground Floor Plans

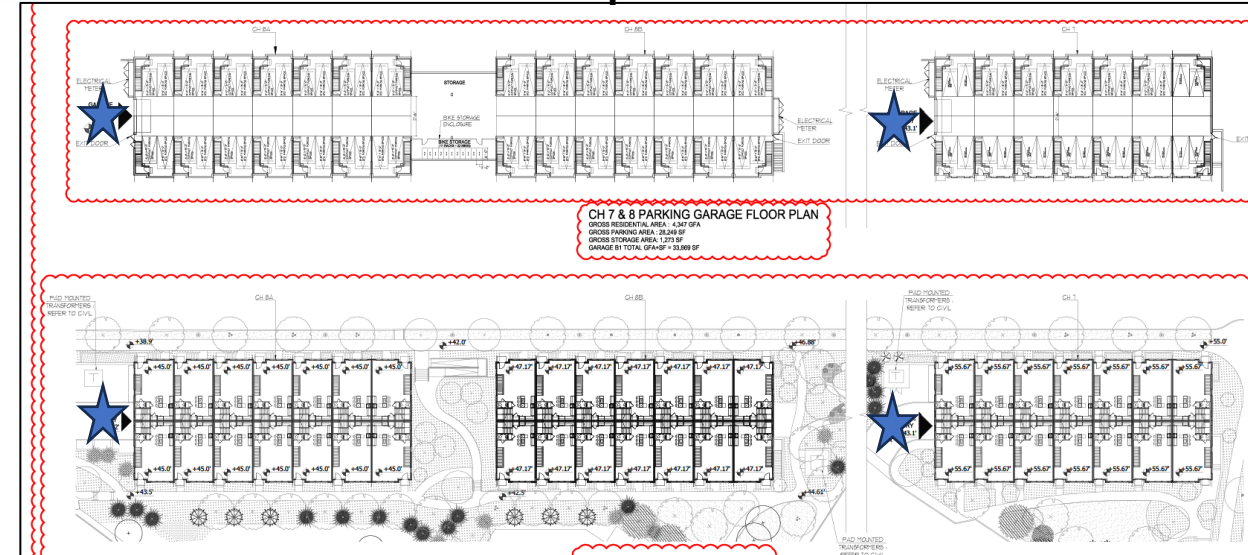
## Approved



## Approved

94 parking spaces, site ratio= 0.65  
 CH 7 parking spaces: 28 (2 compact)  
 CH 8 parking spaces: 66 (1 compact)  
 22 bike parking spaces  
 21 in private garage  
 1 at Fern Street

## Proposed



## Proposed

84 parking spaces, site ratio= 0.60  
 CH 7 parking spaces: 28 (14 compact)  
 CH 8 parking spaces: 56 (28 compact)  
 24 bike parking spaces  
 22 in private garage  
 2 at Fern Street

# 2. Zoning Ordinance Amendment

C-O-Crystal City Building Heights

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Matt Mattauszek  
DCPHD

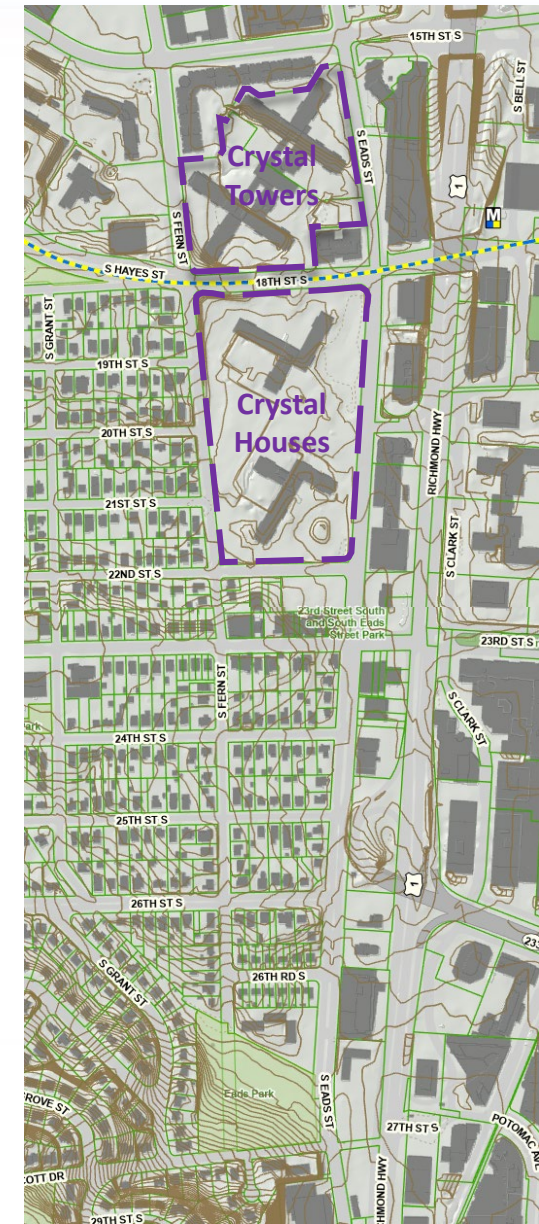
Community Meeting  
September 5, 2024



# Zoning Ordinance Amendment

## Crystal City Building Heights and Topography Changes

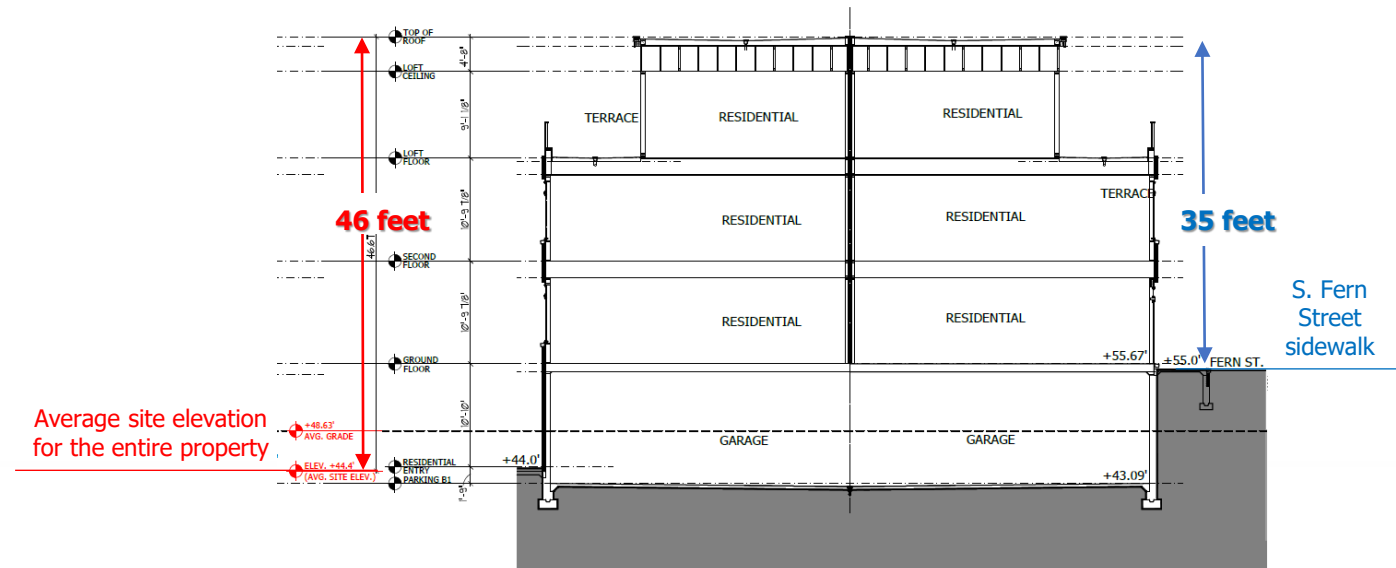
- Existing topography map illustrates the grade changes along the western edge of Crystal City
- This directly impacts calculations to establish the average site elevation for the adjacent sites (establishing a baseline from which future buildings must be measured from)
- Crystal City Sector Plan anticipated mostly infill development on the two larger blocks between 15<sup>th</sup> Street and 22<sup>nd</sup> Street, generally along the perimeter of each site
- Sector Plan also envisioned a 3-story form of development along the western edge



# Zoning Ordinance Amendment

## Crystal Houses Site Plan Amendment

- The proposal, otherwise meeting the vision for the built environment along S. Fern Street, technically measures 46 feet in height due to the overall Crystal Houses average site elevation
- The garage/basement level shown here has demonstrated that less than half of its height is above the adjoining grade and therefore does not represent a story



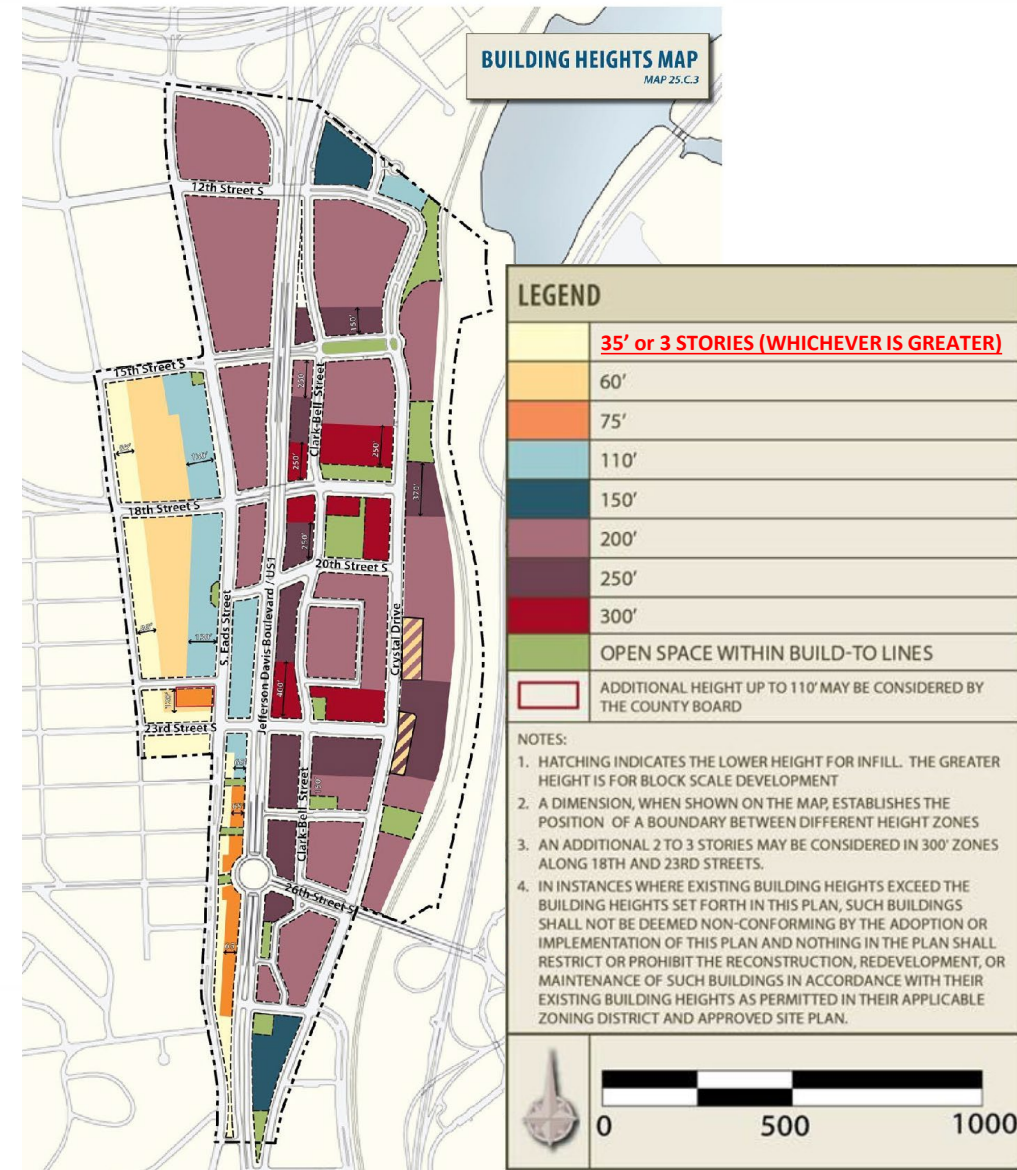
Average site elevation for the entire property

BUILDING CH 7 SECTION 4  
(18TH STREET SOUTH)

# Zoning Ordinance Amendment

## Proposed ACZO Amendment

- Since factors potentially limiting the delivery of the envisioned 3-story form of development exist in a specific location, the proposed amendment only targets the western edge of the Crystal City district, an area which is also envisioned to deliver primarily residential form of development
- Staff recommends expanding the legend title to permit the greater of either 35 feet or 3 stories in height





# Applicant Presentation



# Community Questions and Discussion

