

Welcome to the Crystal House 7 and 8 SPRC Meeting

The meeting will begin shortly.



Site Plan Review Committee (SPRC) September 26, 2024

Crystal House 7 and 8 – 1900 S. Eads St.

Site Plan Amendment (SPLA24-00012)



Site Overview



Zoning:

“C-O-Crystal City”

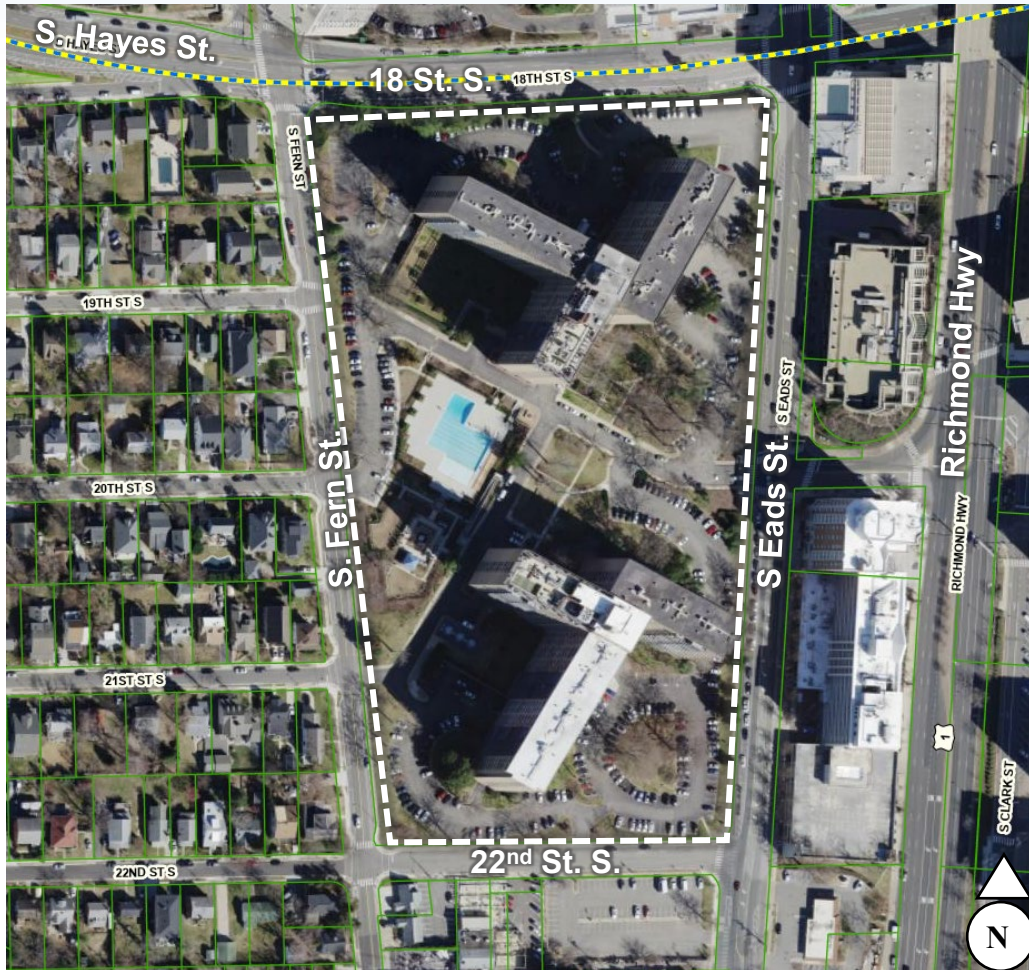
General Land Use Plan:

“Medium Residential” & within the boundaries of the Crystal City Coordinated Redevelopment District

Guiding Documents:

- Approved Site Plan #451
- Crystal City Sector Plan
- Residential Parking Guidelines for Metro Corridors

Existing Conditions



Aerial View



South Fern Street view of Crystal House 7 site



South Fern Street View of Crystal House 8 site



Proposed



Approved



View of Crystal Houses site along S. Fern St.

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
 - 20th/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

Amendment Proposal

Site Elements

- Revise parking garage layout
- Reduce the parking ratio (compact parking ratio modification)
- Revise courtyard layout
- Modify location of transformers

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/12 feet)
- Façade design & materiality
- No accessible units (decrease of 2)

Modify Conditions

- Clarify requirements for construction timing (delivery of landscaped plaza between CH7 and 8, and delivery masonry wall with first building)
- Elements of Civil Engineering Plan
- EarthCraft or LEED (flexibility to use either)
- Affordable housing commitment (dedicating additional units in CH 3)
- Masonry wall/Handrail on 18th Street North (requesting to use railing and masonry wall)

CH 7 and 8 Approved vs. Proposed

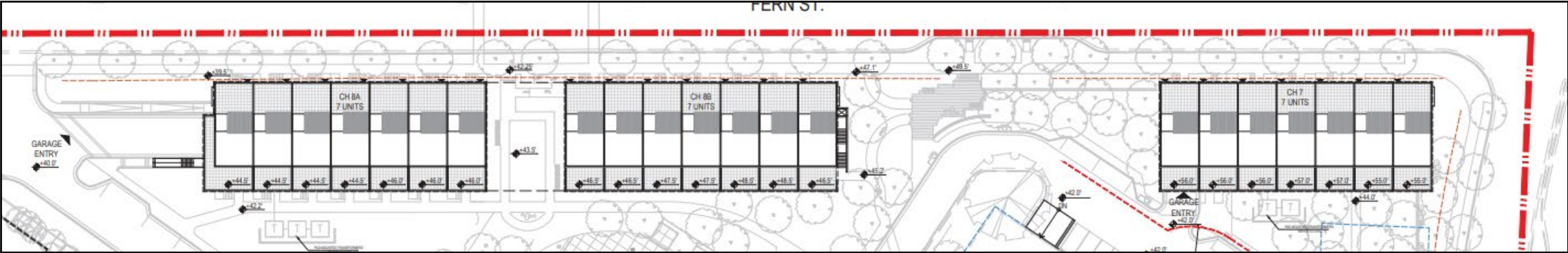
Approved

- 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
- 2 accessible units

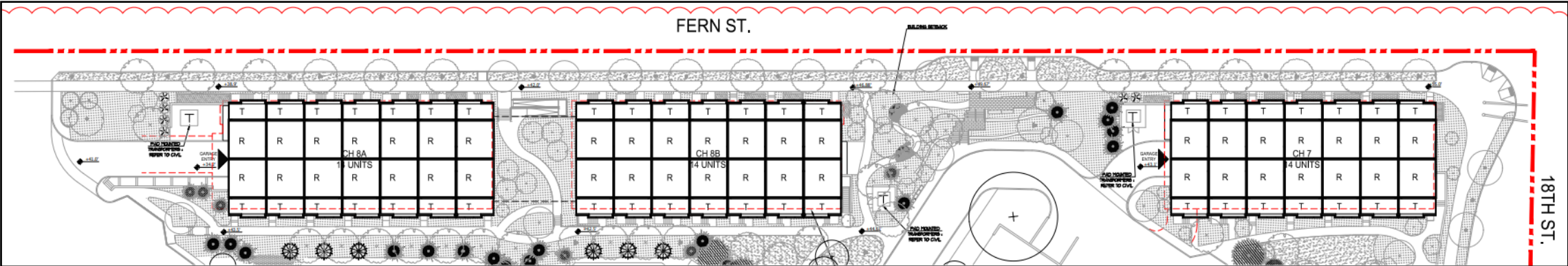
Proposed

- 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
- 0 accessible units

Site Plan

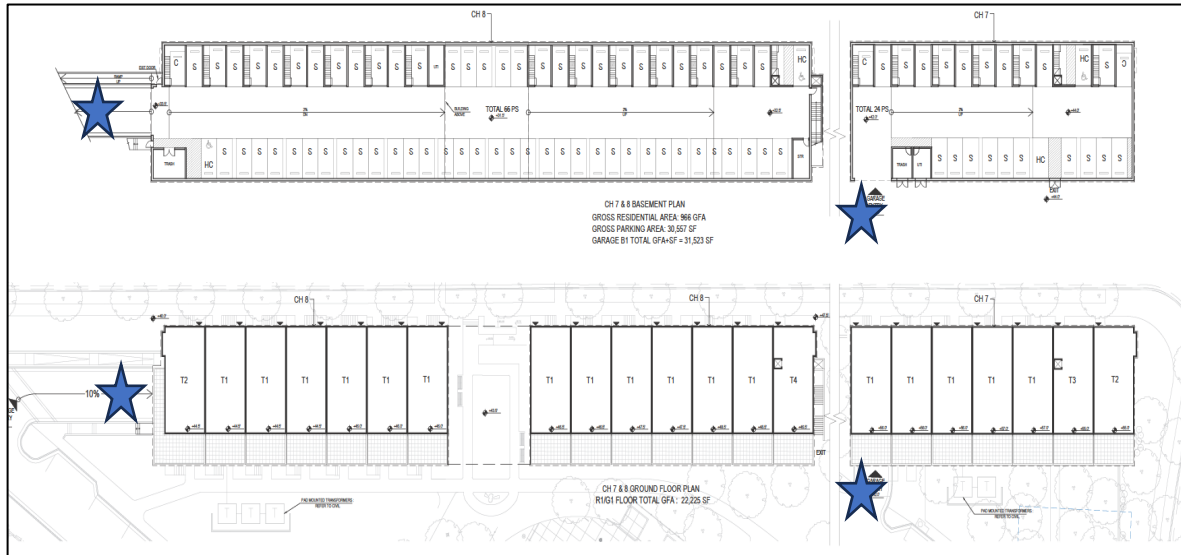


Approved



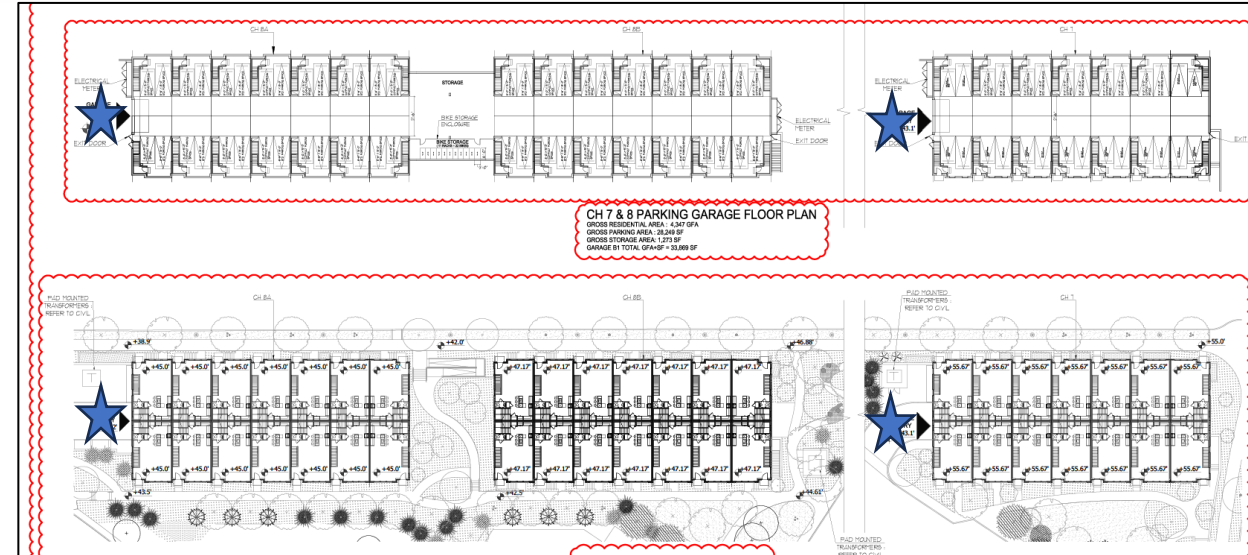
Proposed

Garage and Ground Floor Plans



Approved

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

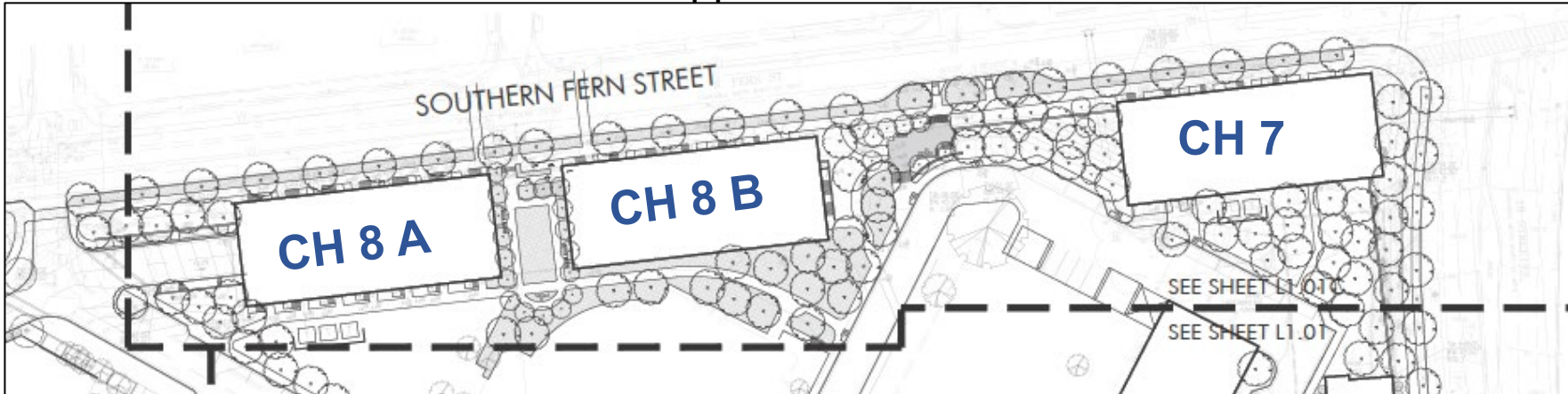


Proposed

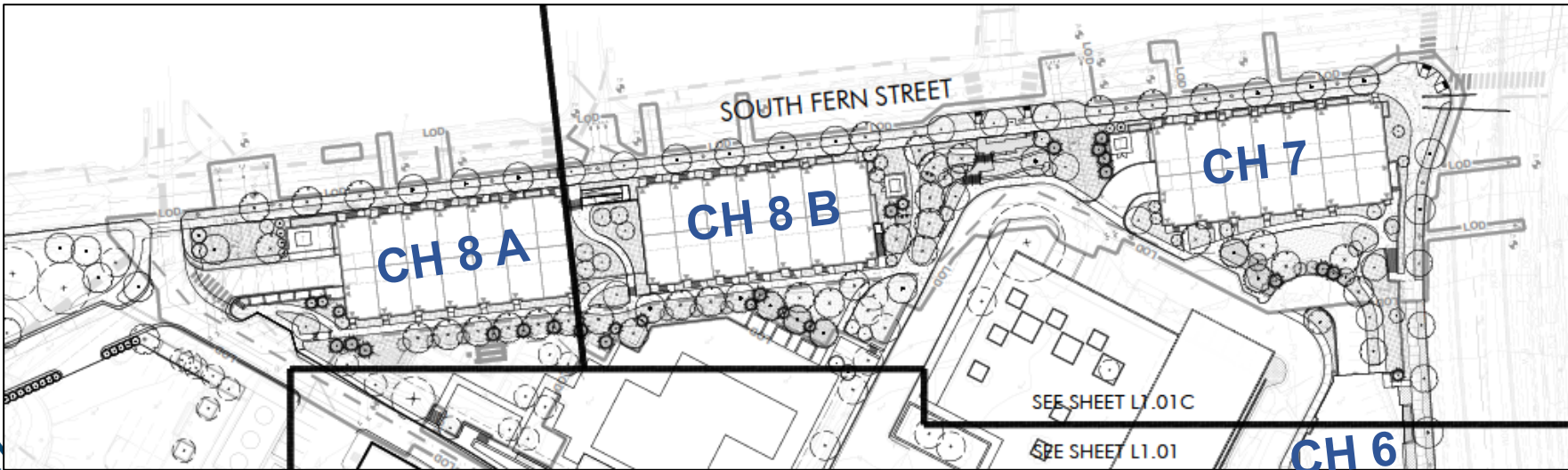
84 parking spaces for 42 units, site ratio= 0.60
 CH 7 parking spaces: 28 (14 compact)
 CH 8 parking spaces: 56 (28 compact)
 0 accessible spaces
 24 bike parking spaces
 22 in private garage
 2 at Fern Street

Landscape Plan

Approved



Proposed





CRYSTAL HOUSE 7 & 8

Arlington, VA

LANDSCAPE CONCEPTS

VIEW TOWARDS 18TH STREET FROM PARK
WITH MASONRY WALL AND RAILING
- SUMMER SIMULATION W/O GARAGE TREES -

ParkerRodriguez

JULY 17, 2024

Building Façade



Approved (2019)



Proposed (2024)

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

8.2.2019

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
ARLINGTON, VA

lessard
DESIGN

EYA
THE NEIGHBORHOODS OF

CRYSTAL HOUSE 7 & 8
ARLINGTON, VA

MINOR SITE PLAN AMENDMENT

8.2.2019

A.510

Proposed

CH 7 Elevations



Approved



Proposed

S. Fern St.



Internal KEY PLAN

CH 8 Elevations



Approved



Proposed

S. Fern St!

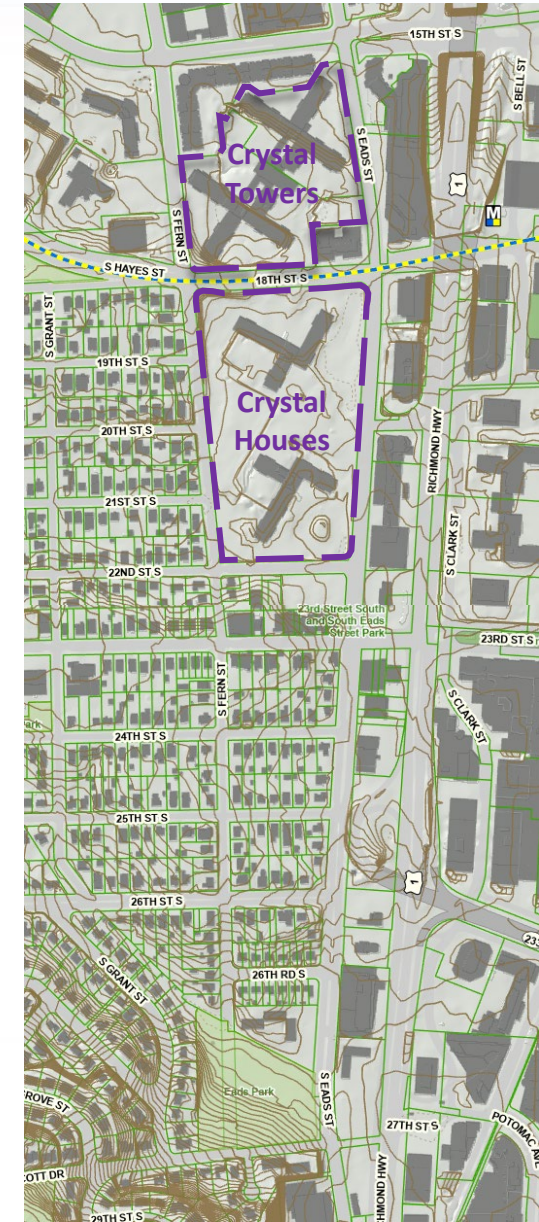


Internal KEY PLAN

Zoning Ordinance Amendment

Crystal City Building Heights and Topography Changes

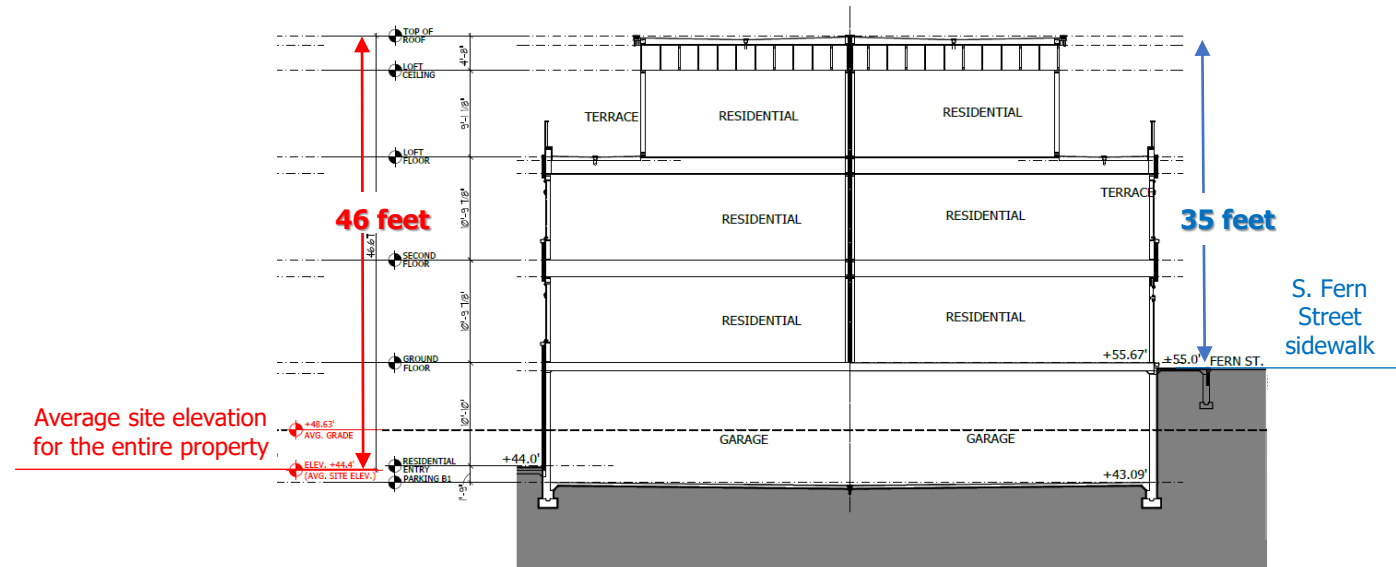
- Existing topography map illustrates the grade changes along the western edge of Crystal City
- This directly impacts calculations to establish the average site elevation for the adjacent sites (establishing a baseline from which future buildings must be measured from)
- Crystal City Sector Plan anticipated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



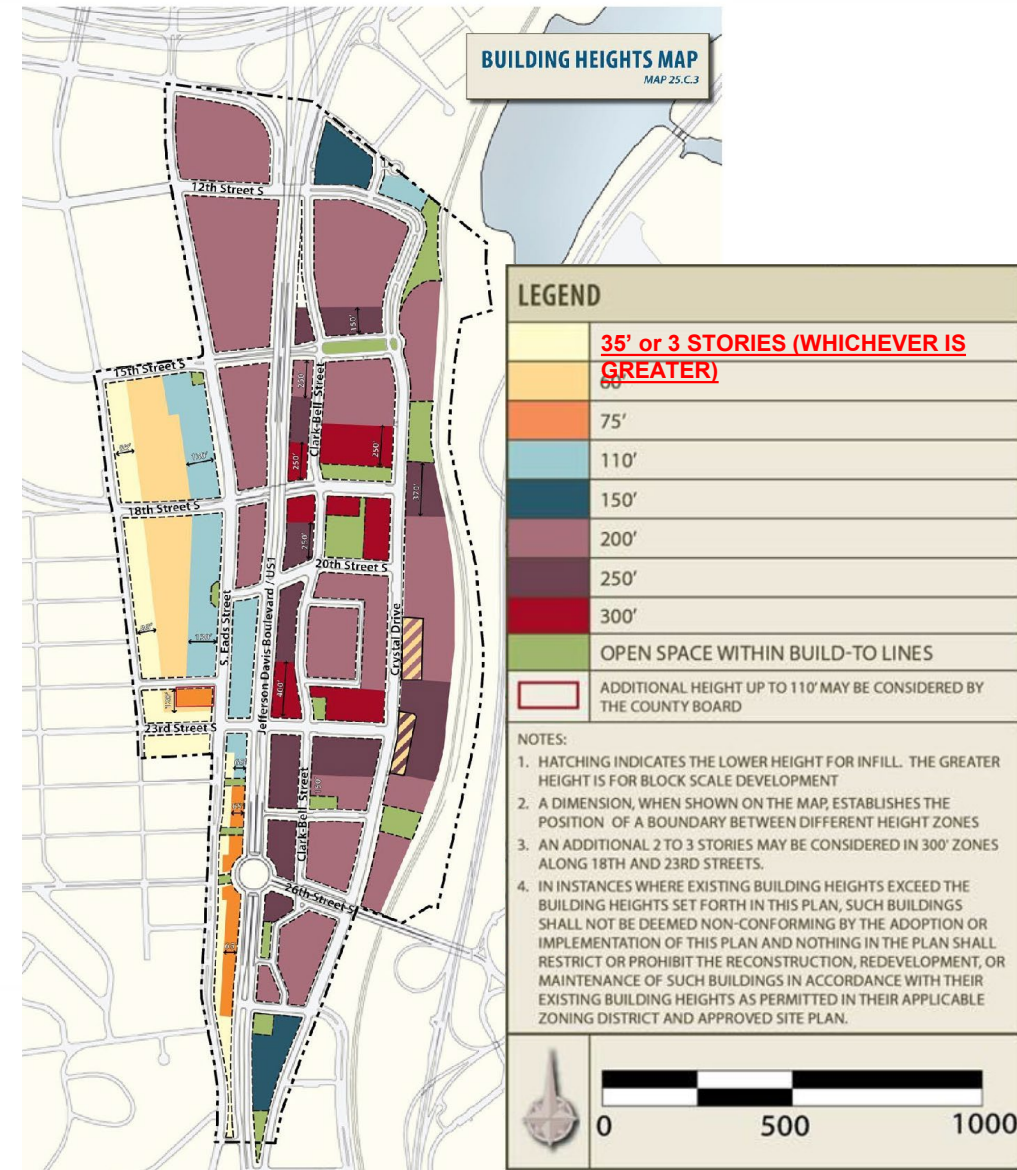
Average site elevation for the entire property

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



Next Steps



*ZOCO meeting for Zoning Ordinance Amendment was held on July 16, 2024