

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday September 17, 2018
TIME: 8:30 – 10:00 p.m.
PLACE: Ellen Bozman Building
Conference Rooms Cherry/Dogwood, Ground Floor
2100 Clarendon Boulevard
Arlington, VA 22201

SPRC STAFF COORDINATOR: Nicole Boling, 703-228-3525

Item: 1750 Crystal Drive Renovation (SP #90, Crystal Square) 8:30-10:00 p.m.
(RPC # 34-020-249)
County Board meeting October 2018.
Peter Schulz (CPHD Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Private Development
<http://projects.arlingtonva.us/private-development/>

To view the current Site Plan Review Committee schedule, go to the web site
<http://commissions.arlingtonva.us/planning-commission/sprc/>

ITEM 2
Central District Retail Phase II
(SP #90)
(RPC # 34-020-249)
Elizabeth Gearin, SPRC Chair

SPRC Agenda:

1. SPRC Chair:
 - a. Introductions
 - b. Purpose of this SPRC meeting
 1. special meeting to inform the SPRC of a change to JBG's plans, before these plans go before the County Board 10/20/18
 2. SPRC not required –proposed changes represent a minor site plan amendment --change from proposed residential use to retain office use; w ground level/ pedestrian level modifications
 - c. Focus for this SPRC meeting
 1. Change to proposed use – retain office use
 2. Some ground level and façade changes
 3. Questions - timing for rest of plan?
 4. Rationale for amendment
2. Staff
 - a. Explain applicants request to defer residential approval (including the rezoning request and block plan approval request) and keep building as office building use
 - b. Background of 2015 office site plan amendment approval—still active
3. Applicant: Presentation
 - a. What is the same from the most recent SPRC processes (proposed improvements)
 - b. What is different from most recent SPRC processes
 1. Use
 2. Façade
4. SPRC Chair: reiterate discussion purpose for questions and feedback
5. Questions and Answers
6. Wrap-up
7. Status Update (Staff)
 - a. Status update of all Central District/Crystal Square related projects/ future steps
 1. Staff recommendations for follow-up of corner building after approval, based on principles developed by PC
 2. Board meeting dates

Site Location:

The block bounded by 15th Street South, Crystal Drive, 18th Street South, and Jefferson Davis Highway. The proposed new theater and retail spaces will front on Crystal Drive and 18th Street. The proposed plaza will be along the north side of 18th Street between Crystal Drive and S. Clark/Bell Streets.

Applicant Information:**Applicant**

JBGSmith
4445 Willard Ave.
Chevy Chase MD 20815
Taylor Lawch
(240) 333-3600
tlawch@jbgsmith.com

Attorney

Venable LLP
8010 Towers Crescent Dr., #300
Tysins Corner VA 22182
Kedrick N. Whitmore
(703) 760-1600
knwhitmore@venable.com

Architect

HKS, Inc.
1250 Eye St NW, Suite 600
Washington DC 20005
Thomas E. Danco
tdanko@hksinc.com

Engineer

Bowman Consulting
3863Centerview Dr., Suite 300
Chantilly VA 20151
Scott Delgado
(703) 464-1000

Landscape Architect

Office of James Burnett
150 Staniford Street, #5
Boston, MA 02114
Cody Klein
857.233.5171
cklein@ojb.com

Traffic Engineer

Gorove/Slade
1140 Connecticut Ave NW, Suite 600
Washington, DC 20036
202.296.8625

BACKGROUND: In December 2015 the County Board approved a site plan amendment for Vornado to add approximately 10,000 square feet of commercial gross floor area, and to re-skin the façade of the office building formerly known as Crystal Square 3 located at 1770 Crystal Drive (also known as 1750 Crystal Drive). In the site plan amendment, the County Board approved an entirely new façade for the building, reconfiguration of retail space on the first floor and potential retail space on the building's second (plaza level) floor, several changes to the building volume and envelope that increase its overall gross floor area, as well as slightly modified streetscape conditions along Crystal Drive. The site plan approval amendment is still active and will not expire until July 2020.

Most recently, the current owner of the site, JBGSmith, proposed a rezoning and new site plan to convert the building at 1770 Crystal Drive to residential use. The proposed rezoning and new site plan was heard by the Planning Commission in May 2018 but no final action has been taken by the County Board. The County Board public hearing for the proposed rezoning and new site plan would have been held by the County Board at their October 20, 2018 public hearing.

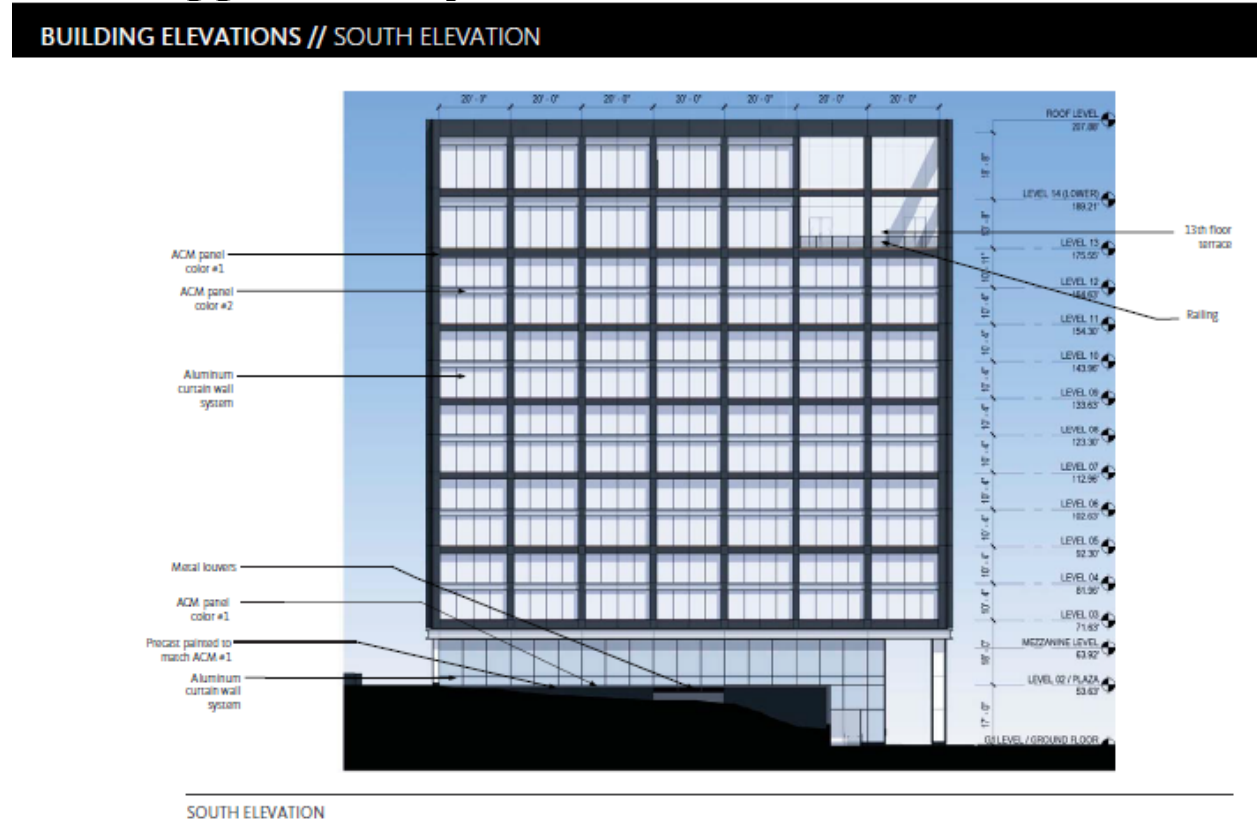
JBGSmith now requests that the requested conversion of 1770 Crystal Drive from an office building to a residential building be put on hold indefinitely.

DISCUSSION: The developer proposes a minor site plan amendment to amend the 2015 approval to update the ground floor façade facing the proposed new public open space, and to update the streetscape elements, sidewalk width, and the Crystal Drive cross-section to the same 2018 design as would have been provided with the proposed residential building.

Building facade updates: The developer’s current building façade proposal is an improvement on what the County Board approved in 2015. For example, the design in 2015 included approval of an Exterior Insulated Finishing System (EIFS) on the west façade of the building, and the ground level design on the south façade was not designed to anticipate the provision of a new public plaza.

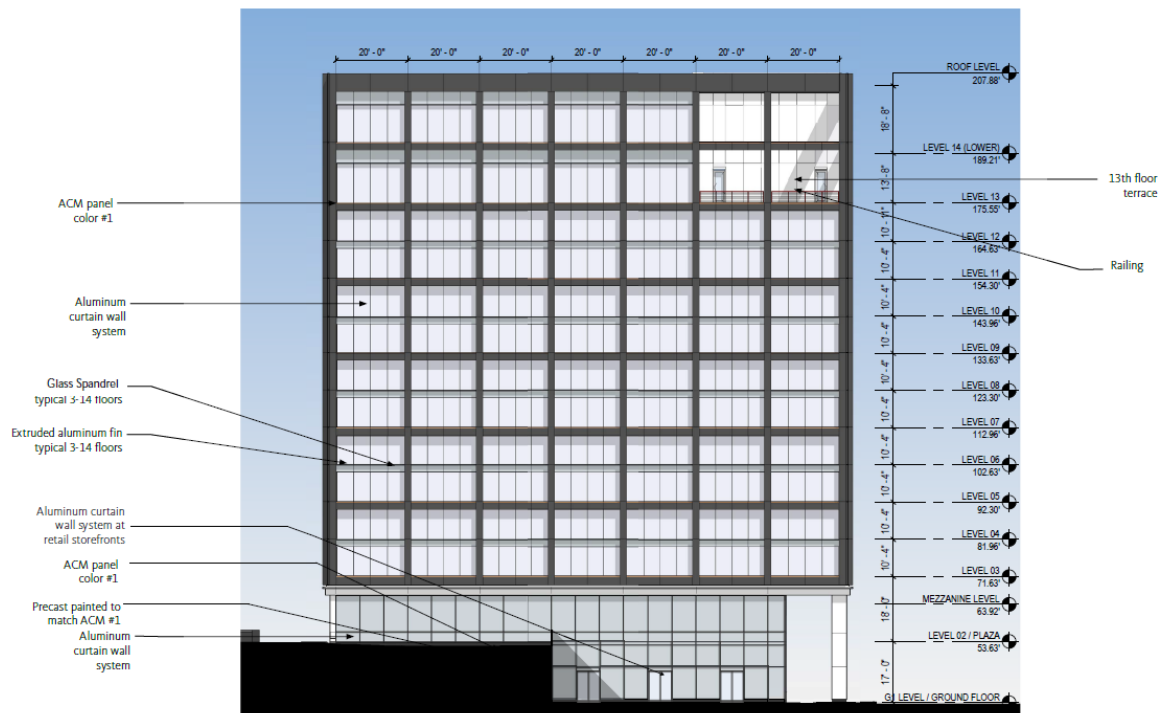
The developer’s proposed 2018 update of the south façade will now address the future open space (see images below), and replaces the approved EIFS on the west façade with the same aluminum curtain wall system as was approved in 2015 for the three other facades. All facades of the renovated office building will therefore match in materials and styling.

2015 Approved façade:



2018 Proposed façade:

BUILDING ELEVATIONS // SOUTH ELEVATION

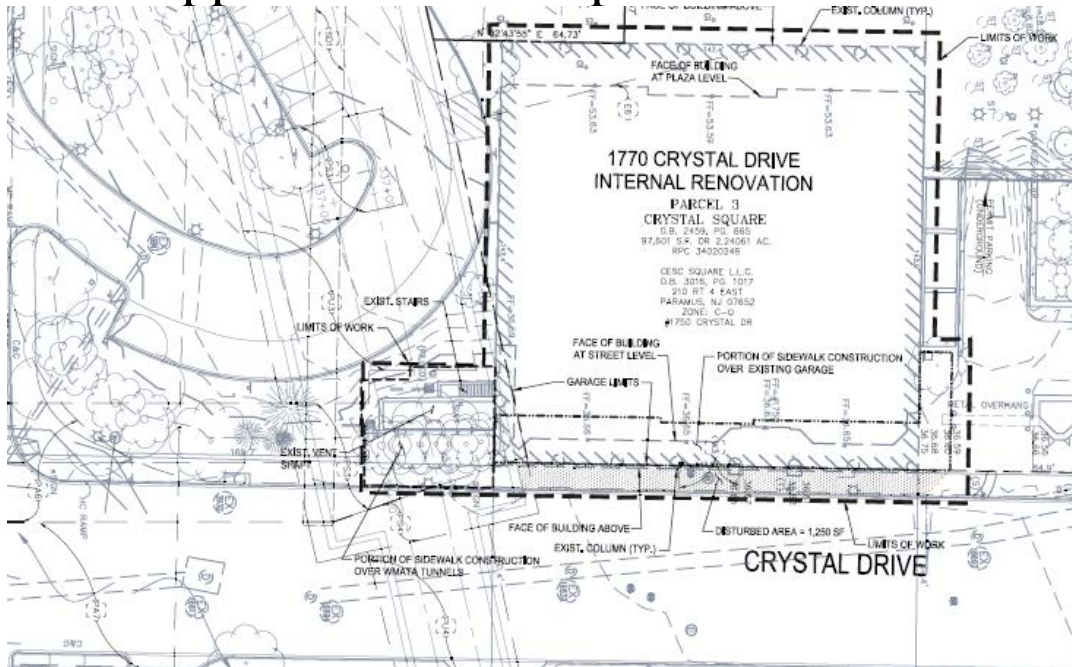


SOUTH ELEVATION

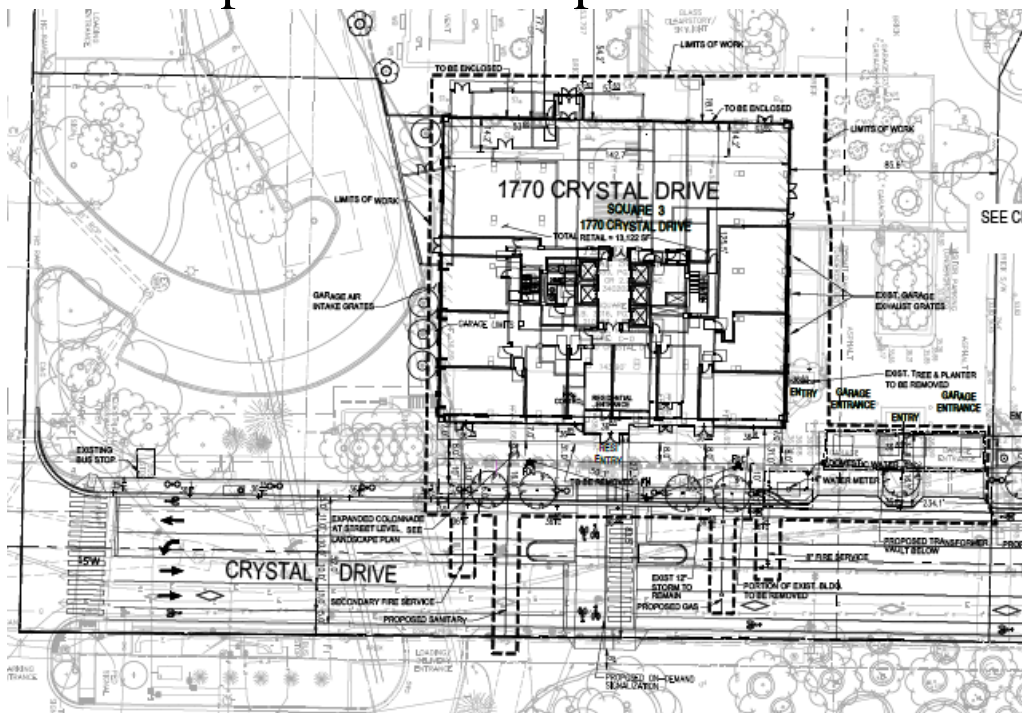
Streetscape and Crystal Drive Cross-section: The 2015 approval included only a very minimal improvement to the sidewalk immediately outside the building itself, and did not address crosswalks or bicycle facilities, or the desired Crystal Drive cross-section.

With this site plan amendment, the developer proposes to update and widen the sidewalk, streetscape and Crystal Drive cross-section all the way south to the intersection of 18th Street, including a mid-block crosswalk and bike walk with pedestrian-activated signal. In short, the developer is proposing the exact same streetscape as the developer was proposing with the previous residential conversion plan.

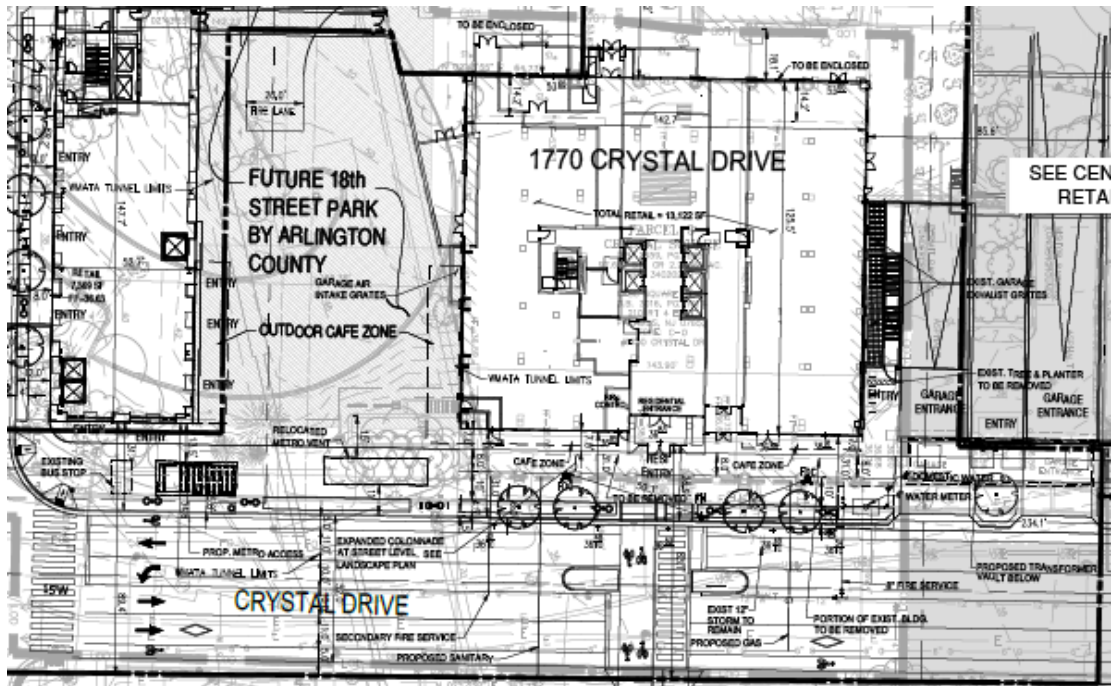
2015 Approved streetscape:



2018 Proposed streetscape:



Interim Condition before construction of corner building



Full streetscape condition after construction of corner building

SPRC Neighborhood Members:

Judy Freshman	Crystal City CA
Natasha Atkins	Aurora Highlands CA
Arthur Fox	Arlington Ridge CA

Planning Commissioners Assigned:

Elizabeth Gearin	Chair	egearin@egearin.com
------------------	-------	---------------------

Staff Members:

Peter Schulz	CPHD – Current Planning	(703) 228-0067	pschulz@arlingtonva.us
Joanne Gabor	DES—Transportation	(703) 228-3692	jgabor@arlingtonva.us