

SP #451, Crystal Houses

Rezoning, Minor Site Plan Amendment, and Major Site Plan
Amendment

Site Plan Review Committee Meeting #4

Department of Community Planning, Housing, and Development
November 18, 2019

Changes to Plans

1. New Site Plan number
2. Reconfiguration of surface parking spaces from head-in to parallel and reduction from 140 to 98.
 - Modification of C-O-CC still required
 - Parallel spaces more compatible with urban design recommendations of sector plan
 - Conversion to parallel spaces increases pervious surface on site
3. Loading space added in CH-6
4. Architectural details for screening of existing (and improved) structured parking.
 - Can be further refined though site plan conditions

Crystal City Sector Plan Guidance

Existing Conditions Section:

- “Restaurant Row” along 23rd Street S. between Eads and Fern Streets was identified as a major community asset with local businesses that should be preserved or protected;
- Parking challenges for Restaurant Row retailers need to be addressed;

West Side Recommendations:

community. At Restaurant Row (500 block of 23rd Street), the plan visualizes preserving and retaining small, neighborhood oriented retailers. Should redevelopment occur in this area, such retailers should be accommodated, to help support active streetscapes.

Recommended building envelopes in this plan provide deliberate tapering down

to the west, while offering flexibility for development at the corner of 22nd and Eads Streets to help achieve parking to support the 23rd Street retailers. In a similar manner,

Crystal City Sector Plan Guidance

Density and Built Form— Allowable Building Heights

unless such flexibility were allowed. In certain cases, such as the corner of 22nd Street and Eads Street where the key objective is for parking to support 23rd Street retailers, plan heights are recommended to help achieve particular goals. At this specific site, an additional 35 feet may be achieved by providing additional parking for Restaurant Row businesses. Finally, the depths of



Notes:

Site is recommended for redevelopment with 75-ft. building

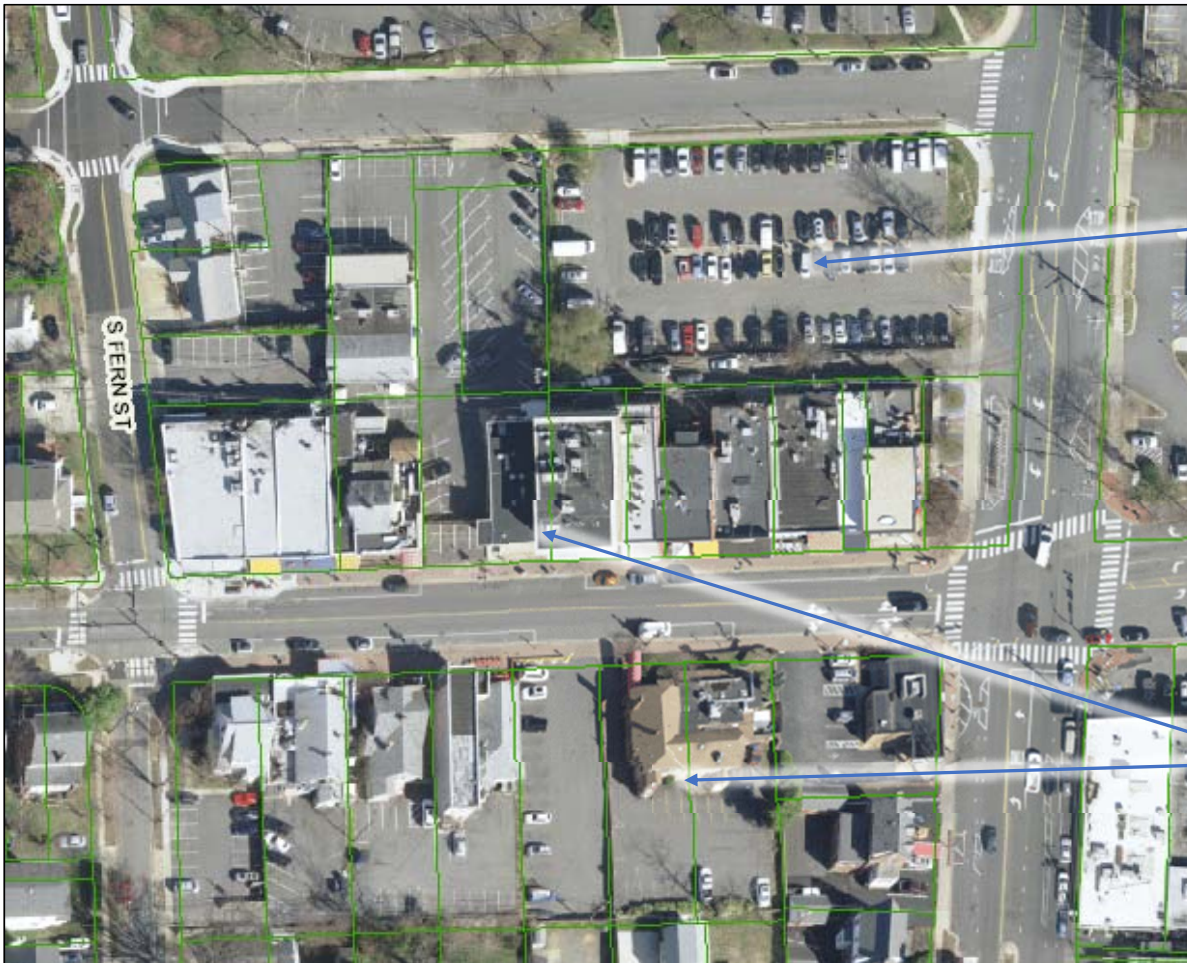
Incentive to exceed 75-ft. height limit by 35 ft. to 110 ft. *if* parking provided for RR.

No requirement to provide spaces

No specified number of spaces

Applicant is choosing not to pursue this incentive with respect to the building height

Restaurant Row



Commercial parking lot containing **95 spaces** owned by Roseland, operated under a use permit (approved in 1995) for commercial parking/visitor parking for Crystal Houses. Use permit condition requires that 35 spaces be reserved “for use by the patrons of the commercial establishments located along South 23rd Street.”

Commercial properties known as “Restaurant Row.” All but one on the north block are legal nonconforming uses with respect to their parking. There is a 109-space deficit (per today’s ACZO standard) including the north/south block retailers.

Site Plan Process

- Staff is working with the applicant to provide some number of parking spaces for public retail use within the Crystal Houses 5 garage and alley
- Staff is working with applicant to ensure that redeveloped alley meets the loading/trash collection needs of RR tenants
- Staff is working on scoping a study for parking in the vicinity of RR that could include:
 - Survey of existing on-street and off-street spaces
 - Survey of utilization of spaces
 - Survey of mode splits for customers
- Staff is working to address concerns in a fair and equitable way. Possible mitigations could include:
 - Public parking on CH-5 site
 - Changes to curb-space management in vicinity for additional public parking
 - Other sources of available parking in the vicinity not located on this site
 - Enhancement of connectivity with other mode choices for RR patrons

