

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

1900 Crystal Drive - Residential (SP #56 & #421)  
SPRC Meeting #3  
December 19, 2019  
SPRC Chairs: Stephen Hughes (Chair), Tenley Peterson (Co-Chair)  
LRPC Chair: Nancy Iacomini

---

### Meeting Agenda

- 1.) Introductions
- 2.) Presentations
  - a.) Open space (staff)
  - b.) Updates since the last SPRC (Applicant)
  - c.) Open space and landscaping, community benefits and site improvements, phasing and construction (Applicant)
- 3.) SPRC Discussion
  - a.) Transportation
    - i.) Connections and Infrastructure
    - ii.) Parking
    - iii.) Loading/deliveries
  - d.) Final Thoughts
- 4.) LRPC Discussion – J-K Block Plan
- 5.) SPRC Wrap-up
- 5.) Public Comment

### Introduction

- The SPRC Chair provided a summary of the SPRC function and topics to be discussed and asked for introductions around the table.

### Presentations

- Staff provided an overview of public open space considerations for the block, focusing on Center Park.

- The applicant provided a presentation covering updates to the project in response to staff and SPRC comments. This included new alley renderings, and updates to the planned bike facilities and architectural feature.
- The applicant also provided a presentation covering the open space and landscaping facets of the project including: the stairs connecting to the future Center Park, ground-level trees and landscaping, and private open spaces. The applicant also provided information on community benefits/site improvements and the projected construction phasing.

## SPRC Discussion

### Updates on previous topics

- We were promised there would be more improvement on the South Tower architecture
- Alleys - are there defined sidewalks on both sides?
- Any changes to proposed bike facilities on Crystal Drive, on 18th Street?
- It's important that the greenery in the alley work and be maintained.
- How do the residents get into the Crystal City underground from the site?

### Stairs to future Center Park

- Only support Lombard Street. It's the only option where a pedestrian can ascend/descend under their own power
- I prefer Lombard also. Elevators break down. This design makes the most sense in the long run.
- Who is in charge of maintaining the elevator?
- I like Hanging Gardens and Lombard. Also, think about having the shallowest gradient as you pass by. Shallower ones will lead to more use; will make the park more visible.
- Hanging Gardens is preferred by the Crystal Park condos. Hanging gardens can provide some activation now.
- For Lombard, would you need railing?
- Does Lombard move furthest into the park? I prefer either Hanging Gardens or Lombard
- Hanging Gardens is the only one that's completely attractive.
- I get a little bit worried if we dismiss elevator options in the design. Hanging Gardens has merit because it provides amenities.
- I look at the stairs as an extension of the park. Hanging Gardens is an extension of the park.
- Will the green space at the top of the stairs remain?
- I like the look of the Hanging Gardens stairs, but see even more potential for more green. I am concerned about how much park is eaten up.
- I love the universal design of Lombard. I'm on team Lombard street, but if there's a way to green it up and maybe add more activation.

### Trees and Landscaping; Private open space

- How will maintenance be conducted on the balcony plantings?
- Instead of a glass barrier, please make sure there's code required railings to prevent a child from falling

- Planters are great, and work best when they create small spaces.
- Are any of these dog facilities? Is there a way to green up the plaza/shared street level?
- What about having a variety of trees planted on the streets, rather than the same species in a row?
- I'm assuming we are going to be using native plantings?

### Community Benefits/Construction

- Is it still just LEED Silver? And 9% energy efficiency? Can the applicant look at doing a better LEED rating or more energy efficiency?
- I respect what you say, is that you are working with staff on sustainability.
- Please do 10' feet clear zones on the sidewalks.
- Crystal Park Condos also supports a 10' wide clear zone on the sidewalk.
- On 18th Street - how are people from Crystal Park going to get to the Metro?
- Will JBG construction on north side be down before south side construction begins?
- Is there any timeline for when Mall IV come down?
- Slide 43 is really hard to read, please make presentations more legible.

### LRPC Discussion – Outstanding Sector Plan Deviations

- Staff presentation
- The architectural feature is not enough. The buildings (north and south) should be swapped.
- LRPC concludes that it does not feel that the architectural feature is acceptable.

### SPRC Discussion – Continues

### Final Thoughts

- I would like for there to be a holistic look at transportation beyond the block plan and site plan.
- Traffic on Crystal Drive and the curb space management are concerns. Also, there is concern about pedestrian safety and congestion with the new Metro and redevelopment. Crystal Park condos would like to see the South Tower architecture revised to look less massive and flat.
- Make a serious push to reduce the carbon footprint of the project.
- Largely, this a good project. The east/west connection should be pedestrian only. I'm not supportive of doing a study on allowing cars on the woonerf.
- I support wider sidewalks, and a pedestrian-only woonerf. I support the Lombard street stairs.
- I would like to see protect bike lanes or contributing money to comprehensively solve bike lanes.
- My vote is for the Hanging Gardens stairs. Center Park isn't going to happen in my lifetime, so we need a good design now. I question why there is alley-level retail. I Would like to see a library or other community benefits provided on-site.
- I agree with the previous remarks
- I would applaud a comprehensive transportation study in Crystal City.
- I support Hanging Gardens for the stairs.

## Public Comment

- The Crystal City BID would like to see on-site affordable units. Can there be even less than 0.7 parking? I would also like to put a plug in for the Hanging Gardens concept.