

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Thursday, February 27, 2020
TIME: 7:00 – 9:00 p.m.
PLACE: 251 18th Street South
First Floor Conference Center
Arlington, VA 22202

SPRC STAFF COORDINATOR: Courtney Badger (Acting)

Item 1. Crystal City PDSP (SP #454) 7:00pm–9:00 pm
(RPC#s 34-024-007, -008, -009, -017, -023, -270; 34-026-037; 34-020-003, -017, -018, -265)
Planning Commission and County Board meetings to be determined.
Aaron Shriber (CPHD Staff)
Adam Watson (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 Development Proposals/Site Plans
http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx

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

ITEM 1

Crystal City PDSP (SP #454)

(RPC#s 34-024-007, -008, -009, -017, -023, -270; 34-026-037; 34-020-003, -017, -018, -265)

SPRC – February 27, 2020

1. Introductions
2. Informational Presentations
 - a. Proposal Overview (Applicant)
 - b. Analysis of Proposal (Staff)
3. SPRC Discussion
 - a. Community Benefits
4. Public Comment
5. SPRC Wrap-up/Concluding Comments

Applicant Information:

Applicant

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SUMMARY: In 2019, JBG Smith (d/b/a CESC Mall Land, LLC) submitted five (5) separate Final Site Plan applications for properties located within the Crystal City Coordinated Redevelopment District. Of these applications, two (2) were not deemed acceptable as they requested height in addition to that permitted by the “C-O-Crystal City” zoning district. The other three (3) applications have been accepted, though only one (1), the 1900 Crystal Drive application has completed its public review with the Site Plan Review Committee (SPRC). It is anticipated that the other two (2), 101 12th St. S. and 223 23rd St. S./2300 Crystal Drive, will conclude their SPRC review by the end of 2020. This PDSP will bind these three (3) non- contiguous projects together from the perspective of the maximum amount of density achievable with the associated Final Site Plan applications and a community benefits package related to the cumulative amount of additional density associated with the three (3) site plan projects. Staff finds this PDSP approach to be an innovative effort to link the delivery of community benefits associated with multiple site plan projects into a common PDSP that establishes a framework for how they will together facilitate the delivery of public improvements and other enhancements to the area, as identified by the Crystal City Sector Plan.

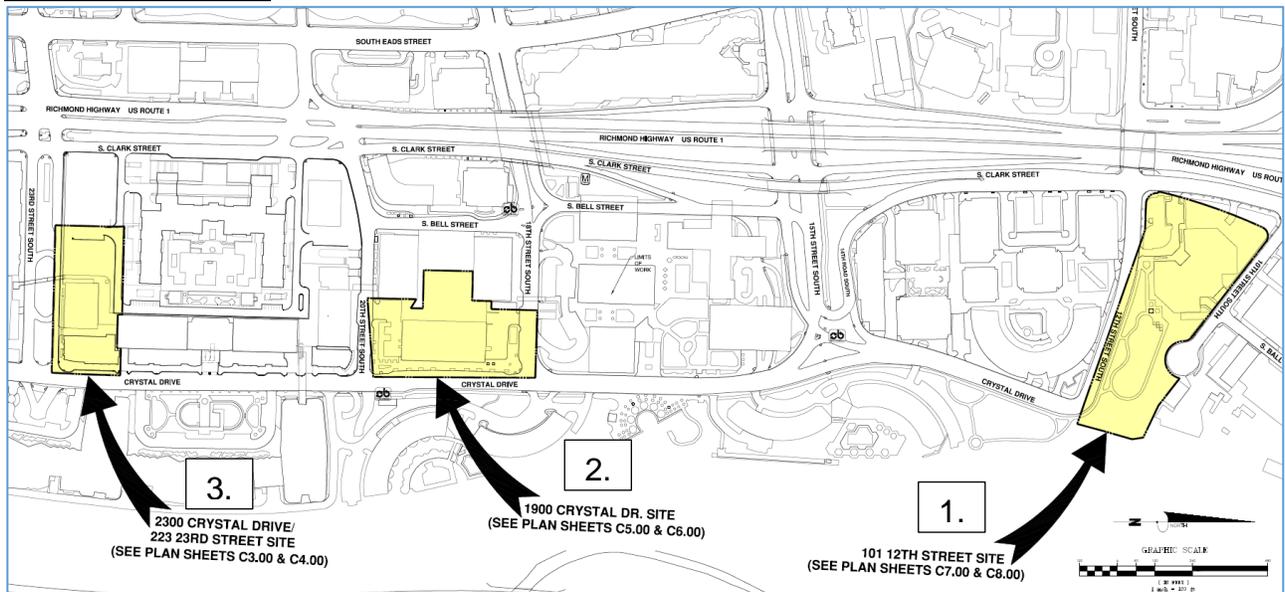
BACKGROUND: The Crystal City Sector Plan establishes a framework for the redevelopment of Crystal City in a post-Base Realignment and Closure (BRAC) environment. The first wave of Crystal City’s development began in the 1960s and resulted in the transformation of an industrial area into a mixed-use neighborhood of office, residential, hotel and retail uses defined by a grid network of streets. Through the second half of the twentieth century, Crystal City evolved into a thriving environment dominated by office uses associated with various federal agencies. However, the 2005 BRAC legislation changed this through recommendations to decentralize the federal workforce, which would prove to provide a dramatic impact on Crystal City, which was the impetus for the Crystal City Sector Plan that was ultimately adopted by the County Board in 2010 following a robust public engagement effort with the community.

Crystal City was developed predominantly by one land owner (Charles E. Smith); however, those properties were sold over time, thus complicating redevelopment efforts of individual blocks where separate ownership occurred. The Crystal City Sector Plan recognized this challenge to redevelopment and devised strategies for addressing this issue. Phased Development Site Plans (PDSPs) were the preferred tool for analyzing the redevelopment of blocks as it was understood at the time that not all property owners may be interested in near term redevelopment through the Final Site Plan process but may be interested in future efforts. Thus, PDSPs were envisioned as a tool to allow for the analysis of the redevelopment of blocks, subject to separate ownership, but

to then allow for Final Site Plan applications of individual buildings to proceed through the public review process. Following adoption of the Crystal City Sector Plan, the principle Crystal City landowner at that time (Vornado/Charles E. Smith) expressed challenges with the PDSP process due to concerns with ownership interests on multiple blocks. Staff understood these challenges and resolved the issue by creating the Crystal City Block Plan (CCBP) process with the creation of the “C-O-Crystal City” zoning district. However, the CCBP process did not supersede the ability to proceed with the submission and review of a PDSP for Crystal City properties, although none have been submitted as the CCBP and Final Site Plan process has been the preferred route to date.

DISCUSSION: The three (3) Final Site Plan applications that comprise the PDSP are as follows:

PDSP Boundary Map



1. -- 101 12th Street South (illustrative purposes only)



2. -- 1900 Crystal Drive (illustrative purposes only)



3. -- 223 23rd Street S./2300 Crystal Dr. (illustrative purposes only)



Project	Site Area	Residential GFA	Office GFA	Retail GFA	Total GFA	Base Density per C-O-Crystal City	Additional Density per C-O-Crystal City
1900 Crystal Drive	140,000 sf	788,416 sf	0 sf	40,170 sf	828,586 sf	664,937 sf	163,649 sf
101 12th Street	216,246 sf	0 sf	555,899 sf	5,195 sf	561,094 sf	324,369 sf	236,725 sf
223 23rd Street S/2300 Crystal Drive	102,159 sf	522,171 sf	518,031 sf	35,041 sf	1,075,243 sf	437,816 sf	637,427 sf
Total	458,405 sf	1,310,587 sf	1,073,930 sf	80,406 sf	2,464,923 sf	1,427,122 sf	1,037,801 sf

Each of these applications still must proceed through the public review process associated with the submitted CCBP and site plan applications, as has been concluded with the 1900 Crystal Drive project. Thus, the amount of density permitted by the PDSP will be established as the maximum amount, with the community benefits analysis based on that amount of additional density. The PDSP application for these properties was submitted in January 2020; therefore, to allow the PDSP to be heard concurrently with the 1900 Crystal Drive project in March 2020, an RTA is necessary to advertise public hearings for the PDSP to be heard within 120 days of filing.

The community benefits associated with the maximum amount of additional density will be discussed with the community at an SPRC meeting on February 27, 2020. Arlington County Zoning Ordinance Sect. 7.16.5 states the following:

the County Board may approve additional density or other development features where the project ameliorates the impact of those densities or other increases, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, including without limitation site design incorporating co-location of land uses, adherence to recommended build-to lines, compliance with bulk-plane angles to provide adequate sunlight to parks, tower separation and tower coverage goals for adequate light and relief, environmentally sustainable and energy-efficient building design, transportation and transit facilities, parks and other open space amenities, and creation of affordable housing. The amount of additional density granted shall be based on the extent to which the project meets the plans or provides such benefits, and does so within the building form parameters established in this §7.16.5.

Staff anticipates that each individual Final Site Plan will focus on the mitigation measures deemed necessary to support the redevelopment projects, and the features and amenities offered in furtherance of County plans and policies. These include matters such as building form, relationship with surroundings, transportation impacts, and utility improvements. However, this PDSP focuses on the benefits associated with the cumulative amount of the additional density requested by the three (3) Final Site Plan applications. As the Crystal City Sector Plan provides specific recommendations regarding open space enhancements,

transportation improvements, and affordable housing targets (to name a few categorical examples), these will be negotiated further and discussed with the community prior to the March 2020 Planning Commission and County Board hearings.

SPRC Neighborhood Members:

Judy Freshman	Crystal City Civic Association	judyfreshman@gmail.com
Jane Green	Aurora Highlands Civic Association	jane.f.green@gmail.com
Arthur Fox	Arlington Ridge Civic Association	alfii@lnllaw.com
Christer Ahl	Crystal City Citizen Review Council (CCCRC)	christer.ahl@comcast.net
Holly Dockery	Crystal Park Condominium	haddocke@comcast.net
Laura Moore	Crystal Place Apartments	crystalplace@egr.com
John Debs	Buchanan Apartments	manager@buchananapts.com
Bob Schellman	Crystal Gateway Condominium	bob@rschellman.com
	Waterford House Condominium	LaShann.Johnson@fsresidential.com
	Crystal City Lofts Apartments	manager@crystalcitylofts.com

Interested Parties

Tracy Gabriel	Crystal City BID	gabriel@CrystalCity.org
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Planning Commissioner Chairing This Item:

Stephen Hughes – Chair	Planning Commission	stephenthughes@gmail.com
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Staff Members:

Adam Watson	CPHD – Planning	Awatson@arlingtonva.us
Aaron Shriber	CPHD – Planning	AShriber@arlingtonva.us