

Site Plan Review Committee

Community Engagement Comments and Responses

Project – 101 12th Street South

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Site Plan Project Information

Project Name: 101 12th Street South

Items Requested: Block plan, rezoning, site plan amendment, new site plan

Engagement Session #1: July 1 – July 10, 2020

Review Focus Topics: Block plan, Land use & Zoning, Site Design, Architecture, & Transportation



About this Document

This document contains all the comments received as a part of the first Site Plan Review Committee’s (SPRC) online engagement for the 101 12th St. project. The comments are sorted by the topics that were highlighted in this review (block plan, land use & zoning, site design, architecture, and transportation) with SPRC member comments appearing first in the document. All comments beyond the review focus topics are in the “Other Comments” section. In order to sort of the comments by topic, some comments have been spilt and included in multiple tables. Additionally, you can use the table of contents to easily jump to a particular section or click on the “Return to Table of Contents” link at the bottom of each page to return to the first page of this document.

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Letter from the SPRC Chair

Thank you to my fellow SPRC members as well as community members who submitted feedback online for our first virtual SPRC meeting. Your thoughtful comments have been organized by topic in this document and will prove helpful in guiding the next steps of this project.

There were several topics raised consistently by SPRC members and the community:

1. As it pertains to the new **Ball Street**, there is considerable support for narrowing and street calming measures to ensure pedestrian safety, cyclist safety, and maximize space for trees.
2. The **architectural feature**, or as many noted a lack thereof, was a common piece of feedback. There is an overwhelming feeling that an architectural feature, which is called for in the Crystal City Sector Plan, is important to meeting the needs of the community. Otherwise, there is consensus that the building design is attractive. Members would like to see more photos and schematics.
3. Considering the ongoing pandemic and the constant need for more housing in Arlington, several comments came in about the **block plan** and whether it's prudent to build this space as commercial only.
4. SPRC members and the community appreciated the **biophilic features** of the project, and collectively called for even more of the same: bird friendly glass, green roofs, stormwater mitigation features, and solutions to minimize a "heat island" effect. As always, meeting the goals of our new Community Energy Plan is a priority.
5. In addition to the transportation issues related to Ball Street, multiple comments were submitted calling for **pedestrian safety and cyclist safety on 12th Street South**, specifically related to street width and the lack of designated pick up / drop off spaces.
6. Multiple comments came in regarding **Open Spaces**, including the 12th Street / Long Bridge Drive Park, and Gateway Park. More will be discussed on this topic during the next comment period.

As a reminder, this virtual SPRC process is the first of its kind for Arlington County, in light of the coronavirus pandemic. It is, therefore, a pilot process, so we welcome your input about what is working well and what could be improved upon. It is the Planning Commission's hope that this pilot, regardless of the catalyst, results in effective new engagement tactics that can remain post-pandemic.

Thank you for your contributions to our community.



Tenley Peterson
SPRC Chair
Planning Commission

Responses to Common Topics

Some of the common themes that were seen in the comments are listed below with a response from County Staff.

1. Loss of Private Open Space

We received a lot of comments about the removal of private open space with the building of this project. The location of the proposed building is on private land, owned by JBG. There are no public access easements on the property that would designate it as public open space, and it is not designated as a County park. The Crystal City Sector Plan is a document that was adopted by the County Board and guides development of the Crystal City area. The Sector Plan identifies this space as a new development site and outlines parameters that the building must meet. Staff's preliminary review of the project and compliance to the sector plan can be found on the [project webpage](#).

Through the project, JBG has agreed to provide 54,500 square feet of land and \$300,000 in funding for the future Gateway Park that will occupy the eastern portion of the site. More details can be seen in [Staff's Second SPRC Presentation](#).

2. Open Space Improvements

The [Crystal City Sector Plan](#) calls for two open space areas on this site:

- Gateway Park to be located on the eastern portion of the site and extending south along Crystal Drive. The applicant has agreed to provide land and funds for this park as a part of the community benefits for the project. More information about Gateway Park and Community Benefits can be found in [Staff's Second SPRC Presentation](#).
- North Gateway Plaza to be situated at the corner of 12th Street and Long Bridge Drive. The applicant has not yet stated how they will provide this open space with this application. Staff desires interim improvements made to this space and will continue to discuss with JBG.

Outside of the areas discussed above, the applicant is providing a pedestrian landscaped area that will connect to the future Gateway Park on the north portion of the site. Renderings and more information about this can be seen in the [Applicant's Second SPRC Presentation](#).

3. Building Height

"C-O Crystal City" zoning district allows for a building at this location to be 110 feet from grade to top of the building. An additional 23 feet is allowed for roof-top mechanical and penthouse equipment that is set back from the edge of the main building roof line. The property is currently zoned C-O 1.5 and M-2, the applicant is requesting a rezoning to "C-O Crystal City" zoning district (Section 7.16 of the [Arlington County Zoning Ordinance](#)). The requested rezoning is consistent with guidance from the [Crystal City Sector Plan](#). Additionally, the applicant is required to get approval of the building height from the Federal Aviation Administration (FAA) prior to issuance of a building permit.

4. Sidewalk Widths

Staff and the applicant are reviewing ways to provide wider clear sidewalks on both Crystal Drive and the proposed new segment of South Ball Street.

Crystal Drive – The project is proposing a 22-foot wide streetscape along Crystal Drive, including an 8-foot clear sidewalk. The overall streetscape cross section is consistent with recommendations within the Crystal City Sector Plan. Staff and the applicant continue to review the proposed streetscape to see if space can be redistributed to provide a minimum 10-foot clear sidewalk.

South Ball Street – The project originally proposed a 6-foot clear sidewalk buffered from the street by a 6-foot wide continuous planting strip with street trees. Staff and the applicant continue to review if an 8-foot wide clear sidewalk with a 4-foot wide continuous planting strip should be provided along the new segment of South Ball Street.

5. Flooding and Stormwater Management

The applicant is working to improve the amount of green roof associated with the project as well as committing to meet or exceed requirements for stormwater management. Arlington County is reviewing the comments about local flooding issues and working to get more information. Currently our records from the last four major storm events do not show any calls about flooding in this area. Any information gathered as part of this site plan process will be provided to appropriate County staff for consideration in future planning and analysis.

Block Plan SPRC Comments

#	Name	Connection to the Project	Block Plan Comments	Responses
BP-1	Christer Ahl	SPRC - Crystal City Citizen Review Committee	The land use mix envisaged for Block B will not be achieved through this proposal. But this should <u>not</u> be a matter of concern, given that the emphasis in the Sector Plan was rather on the overall use mix for the Plan area . Ratios apportioned to Blocks mostly reflected simple facts like distance to area center. Also, recent projects, e.g., 1900 Crystal, have firmly moved the aggregate in the desired direction.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: We agree, thank you for your feedback.</p>
BP-2	David Howell	SPRC - Park and Rec Commission	While I recognize this is the initial stage of this process, the deviation relating to park 1 should be addressed in the applicant block plan. It was not, with no reason provided.	<p>Staff Response: Thank you for your comment. Staff will continue to follow up with JBG on the Park #1, at 12th St. and Long Bridge Drive.</p> <p>Applicant Response: JBG SMITH has not evaluated the inclusion of this open space. JBGS Smith is happy to evaluate the inclusion of the creation of that park as part of a future Crystal City project.</p>
BP-3	Steve Sockwell	SPRC – Urban Forestry Commission	In general, the 101 12th Street project is an impressive piece of architecture, appears to use attractive materials for facades and would bring a creditable presence to the site— all consistent with the Block Plan. As to the “minor deviations” from the Plan: we support the street narrowing of S. Ball Street. To the extent the narrowing frees up space for wider planting strips for landscaping and street trees, we think that’s a good thing. As to the use mix change, the County is or should be looking for opportunities for commercial buildings in these difficult times. The change in use seems appropriate, but the topic may be important to the community than to an advisory group.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
BP-4	James Schroll	SPRC - Planning Commissioner	<p>Why didn't the Block Plan go to LRPC prior to the site plan? Why wasn't LRPC consulted? There should've been at least two meetings to have discussed this. Who determined that an LRPC meeting was not required?</p> <p>How will the Block Plan feedback influence the site plan since there is no LRPC process planned?</p> <p>Why was this accepted without the open space at the corner of 12th St. and Long Bridge Dr.?</p>	<p>Staff Response: Staff has replied directly to Commissioner Schroll on process questions relating to the block plan.</p> <p>Applicant Response: Please refer to staff’s reponse on the LRPC/SRPC and acceptance processes</p>

Land Use & Zoning SPRC Comments

#	Name	Connection to Project	Land Use & Zoning Comments	Responses
LZ - 1	Jane Siegel	SPRC - Planning Commissioner	Land Use and Zoning: for Staff: please present land use change (R to Office) in context of Crystal City: matrix showing existing and planned R and Commercial sites, with justification.	<p>Staff Response: Thank you Commissioner Siegel for your comment, we will have more information in the Planning Commission staff report.</p> <p>Applicant Response: Please refer to staff's response.</p>

Site Design & Architecture SPRC Comments

#	Name	Connection to Project	Site Design & Architecture SPRC Comments	Responses
SD-1	Caroline Haynes	SPRC - Urban Forestry Commission	<p>Bird-friendly glass was highlighted on the East façade. However, the entire building is glass so bird friendly glass should be used throughout the project, especially given the proximity of this project to Roaches Run.</p> <p>Even though the green roofs are not public, it would be helpful to have more details on the extent and composition of the planned planted areas and the extent to which those spaces will help to absorb storm water, create an improved view shed for neighboring buildings and take pressure off our existing parks.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: The team is investigating a variety of bird mitigation strategies and realize it may be a multi-prong approach to achieve desired results. The south, east & north facade is designed with inset windows within a solid metal panel system. The solid portion increases at the lower high strike zones. Fritted glazing & clear bird-friendly glazing are being evaluated for both their performance and aesthetic characteristics to determine their best use in fully glazed portions of the building and at high strike zones.</p> <p>Please see our SPRC #2 presentation and SPRC #1 comment response presentation for more details on green roofs and stormwater management.</p>
SD-2	Christer Ahl	SPRC - Crystal City Citizen Review Committee	<p>The shape and design of the building reflect the challenges imposed by the topography and other site characteristics, but this has generally been handled effectively. The architecture and materials raise no obvious issues, but the building may appear more monotonous on its Crystal Drive front. There is then the missing 'architectural feature' expected for the southeastern corner. After the recent failure in this regard at 1900 Crystal, explained as a one-time mistake, <u>no</u> further exception should now be allowed.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see our SPRC #1 comment response presentation for details on current efforts to address the architectural feature.</p>
SD-3	David Howell	SPRC - Parks and Rec Commission	<p>The identity of place and "gateway" features called for should be addressed more explicitly in the materials for this SPRC, and should be a major component of the architecture discussion. The architectural concept and design is commendable, but given the significance of the key identity of place element, it would be useful if the applicant could at least provide some</p>	<p>Staff Response: Thank you for your comments.</p>

#	Name	Connection to Project	Site Design & Architecture SPRC Comments	Responses
			<p>preliminary design proposals, examples, or even thematic approaches, rather than a blue box drawn over the corner of the facade.</p> <p>Given the location of this building, in proximity to the river and park, and the facade itself, the applicant must ensure that the building is enclosed entirely in bird-friendly glass panels.</p>	<p>Applicant Response: Please see our SPRC #1 comment response presentation for details on current efforts to address the architectural feature.</p> <p>Please see our comments above with regard to bird-friendly glass panels.</p>
SD-4	Judy Freshman	SPRC - Crystal City Civic Association	Generally like the building design though I would prefer more of a statement on the SE corner per the Sector Plan	<p>Staff Response: Thank you for your comments, Ms. Freshman.</p> <p>Applicant Response: Please see our SPRC #1 comment response presentation for details on current efforts to address the architectural feature.</p>
SD-5	Pam Van Hine	SPRC – Pedestrian Advisory Commission	<p>Except for smaller windows, the proposed building does not appear to have a separately <i>defined tower or top</i> required in the CCSP. Consider enlarging the small green roof, shown on penthouse roof plan (p. 11) to help with storm water management. Can green roof also be added to the roof level?</p> <p>The proposed building also has no significant <i>architectural feature</i> on its southeast corner as required: Visuals in 3 JBG presentations have shown this corner as green, dark blue, and bright blue, albeit same design and building materials as the rest of the southern side. Consider green wall here – perhaps inside the building, as done in Rosslyn – could be very dramatic and aligned with park. Adding significant art is great idea – but art cannot impact pedestrian passages – on terrace, by building, on sidewalks, or on paths around the building or into Long Bridge Park and Gateway Park. And the art, assuming it is not part of the building, is not an architectural feature.</p> <p>Going Green: The 4.1 plans actually show lots of biophilic bits of green roofs, trees, and green landscaping on many different areas – the connector, the terraces, the PH level, and the roof, and probably other areas that I missed. I hope that these areas can mitigate the storm water problems. I’d like to see</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see our SPRC #2 presentation and SPRC #1 comment response presentation for more details on an enlarged green roof, overall stormwater management, and the architectural feature.</p>

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			more about this mitigation as well as promotion of all the green already planned.	
SD-6	Rosemary Ciotti	SPRC - Disability Advisory Commission	I would like to have a more in-depth conversation about the stairs that are noted in the design. It was unclear to me if there were any other steps that I could not see in the drawing.	<p>Staff Response: Thank you for your comments. There are steps on the north and east side of the project leading to and from the proposed terrace.</p> <p>Applicant Response: Thank you for the opportunity to meet and discuss these issues. We will follow up as discussed.</p>
SD-7	Steve Sockwell	SPRC - Urban Forestry Commission	<p><u>ARCHITECTURE</u></p> <p>As a general proposition, the proposed design is striking, consistent with surrounding buildings and makes a nice transition to open space and Long Bridge Park. We also like the use of green roofs and bird-proof glass in facade. The massing over a podium-style base appears to be appropriate. However, we do have some criticisms. I question the applicant's approach to an Architectural Feature. The Block Plan seems to call for some feature on the eastern facade that breaks up the mass or differentiates it in some way. As I read the proposal, the applicant will use landscaping or a public art feature (which are nice) to achieve this. I think the Block Plan intends that the architecture will do this and I see no single feature of the facade that stands out consistent with the Plan. I also question the use of space for a yoga center and fitness room. While these are worthwhile uses, they may be only for tenants and used intermittently. Even if they are for the public, each will have intermittent use. The applicant presented a slide showing how retail space will activate the streetscape and open space. The proposed uses may be a missed opportunity to similarly activate adjacent open space. Additionally, the main entrance from 12 Street is important. I can't tell how successful the proposed design may be. I would like more detail and encourage the applicant to be as green as possible along 12th Street.</p> <p><u>SITE DESIGN</u></p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see our SPRC #2 presentation and SPRC #1 comment response presentation for more details on the architecture of the building as well as plans for the fee-simple dedication and future design of Gateway Park.</p> <p>With regard to biophilic principles the landscape of the site, historically known as "Alexander's Island," was shaped over time by the tidal nature of the Potomac. The proposed landscape design wrapping the building and streetscape takes inspiration from the regional native ecology by establishing a series of lush rain gardens extending the north, east and south portion of the building. The immersive landscape featuring shade trees, boardwalks and seating areas is designed to experience seasonal change, increase local pollinator</p>

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			<p>The applicant’s Block Plan presentation refers to the use of “biophilic” principles. What does this mean for this project? I would like to see a much more detailed explanation. In discussions of stormwater management around the 10th Street cul de sac, for example, the applicant may have a real opportunity to apply such principles. Also, we would ask why the design of Park #1 (staff’s label) is not part of this project and what are the plans for the future? On the plus side, the plans for the pedestrian path to the north seem exciting and we certainly hope they are part of this project.</p>	<p>habitat and mitigate stormwater runoff through natural retention and infiltration processes.</p>
SD-8	Elizabeth Morton	SPRC - Planning Commissioner	<p>At first glance, from the standpoint of form, the building does not seem notably distinct from its neighbors in Crystal City. I believe people are ready for more of a change.</p> <p>I definitely appreciate many aspects of the building - the colors, materials and much of the ground floor experiences have some richness and enhance some aspects of the the pedestrian experience. The depictions at night also suggest the building can make a strong impression on, e.g., 12th St. in ways that are not obvious in the daytime views.</p> <p>However, the facade seems overall too uniform and, besides the mid-way break, does not provide much variation in setbacks, rhythm, rhyme, or fenestration patterns, etc.; some of the features called for in the CC Sector Plan like horizontal banding, sculpting and a distinctive roof line are similarly missing. The contrast between the two types of facade materials is distinctive and provides visual interest. However that intersection of the two types of facades, at the corner designated for an architectural feature, is to me a significant missed opportunity. Unlike some other recent precedents, I don’t feel the corner is distinct enough from the rest of the building, nor is the building itself distinct enough from its neighbors, for this corner to be considered an architectural feature.</p> <p>The curtain walls will provide great views to those inside, and a nice sense of transparency, but I think the corner could do a lot more to contribute to the public realm, especially at such an important and visible location adjacent to the park. Perhaps a more welcoming element opening to/addressing the park</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>entrance or the addition of a more vivid and memorable gateway element could help.</p> <p>The reference to “Alexander's Island” is quite interesting, but if that is a driving metaphor perhaps it could be expressed not just with color, but with a more dynamic and engaging dialogue with the site topography, a wavy shape or facade treatment reminiscent of water, or some other more delightful gesture.</p> <p>I greatly applaud the desire to explore prominent public art and/or landscape design. That has great potential, but I do not feel it should be an either/or situation with the corner architectural feature.</p>	
SD-9	James Schroll	SPRC - Planning Commissioner	<p>We need better views of the building from a variety of angles and vantage points. While some views were shown, they were insufficient. Not all angles were shown. We also need to see the buildings in context. What does it look like from a distance? We need to see this building at grade. We need to see the plaza, the garage, the front door, etc.</p> <p>The applicant glossed over the architectural feature in its presentation. The staff report notes that the change in materiality is an architectural feature. Does staff believe that the design comports with the sector plan guidance? This doesn't seem to really be in the spirit of the sector plan, or the examples staff showed in its presentation on the sector plan guidance. I think we'd expect more here.</p> <p>What are you doing to incorporate bird-friendly design?</p> <p>Why isn't there more biophilic design given the proximity to the park?</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see our SPRC #1 Comment Response presentation for more details on views and renderings of the building and for details on current efforts to address the architectural feature.</p> <p>Please see our comment responses above with regard to the use of bird-friendly glass and the biophilic principles guiding in this project's design.</p>
SD-10	Jim Lantelme	SPRC - Planning Commission	<p>While I like the overall design of the building, i wonder if the 12 St corner is really sufficiently distinctive. If it is a focal point along the Crystal Drive axis, then it should be something more than just office windows. If it is not on that axis, then I don't think it's too important.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see our SPRC #1 comment response presentation for details on current efforts to address the architectural feature.</p>

#	Name	Connection to Project	Site Design & Architecture SPRC Comments	Responses
SD-11	Jane Siegel	SPRC - Planning Commission	<p>Site Design: Applicant and/or staff: please show boundary between Gateway Park and private open space (if there is one) on east side of proposed office building. Please describe which is private, which public, and how these are to be distinguished.</p> <p>Architecture: Kudos on materials: natural, more color. Is glass bird friendly? Bird sanctuary is nearby</p>	<p>Staff Response: Thank you for your comments, Staff will include the boundaries between Gateway Park and private open space in the next engagement session.</p> <p>Applicant Response: Please see our SPRC #2 presentation for greater detail on the delination and dedication of Gateway Park.</p> <p>Please refer to our earlier responses for details on the use of bird-friendly glass.</p> <p>Thank you for your feedback.</p>

Transportation SPRC Comments

#	Name	Connection to Project	Transportation SPRC Comments	Responses
T-1	Caroline Haynes	SPRC – Urban Forestry Commission	I strongly support efforts to expand possible planting areas, especially for larger trees, by reducing the width of the proposed new road.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
T-2	Christer Ahl	SPRC – Crystal City Citizen Review Committee	<p>It is much appreciated that the added amount of parking spaces has been kept to a minimum, given both the existing parking situation in the adjacent buildings and the excellent access to public transit. There are no conspicuous issues regarding access for pedestrians and bikers. However, this aspect needs to be kept in mind when the final design for the proposed new street is determined.</p> <p>Regarding the proposed street, there are many strong and legitimate concerns, both about its <u>features and likely impact</u>, and also regarding the <u>underlying process</u>:</p> <ul style="list-style-type: none"> -yet again, the Sector Plan is misused as a collection of legal requirements for the exact placement of buildings, streets and open space, even though the Plan itself explicitly states that it is an ‘<u>illustrative concept plan</u>’ for the achievement of the Sector Plans goals; then the MTP merely follows suit; -in the Sector Plan process, there was no discussion of this minor Plan element or <u>any attempt to offer a specific justification</u>; in the recent PDSP meeting, there was an assertion from the County that “the street will be good for the traffic flow in the area”: apart from depending on one’s perspective, this assertion may be true or false, especially considering that <u>no study or modeling</u> has been presented; the MMTA simply takes the existence of the street as a given and does not compare alternatives; -the prevailing views of the immediate <u>neighbors on Crystal Drive</u> are known and based on the <u>existing and the expected traffic situation</u> (major garage entrance and Transitway, respectively), but the views from the <u>population in the area between 10th and 6th Street</u>, from the Lofts to businesses such as Boeing, do not appear to have been ascertained; they may have views on cut-through traffic vs. access. -there is also a concern about transparency: while the <u>County may want</u> the street, <u>does JBGS need</u> the street? from the outset, drawings showed a 40’ 	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p> <p>JBG SMITH will allow staff to respond to most of the points in this comment. However, a traffic flow and impact study was conducted as part of this proposed site plan and found no adverse impact on the immediate area. Moreover, JBG SMITH has been in close contact with Crystal Lofts to ensure that the design of the new S. Ball Street is sufficient for their needs and avoids encouraging cut-through traffic along their driveway between 10th and 6th Street.</p> <p>As designed, the new S. Ball Street is necessary to support the loading docks for the proposed building. Additionally, the current proposed design includes substantial investments in stormwater management; changes in design to S. Ball Street will not materially improve the proposed stormwater management program.</p>

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			<p>loading dock off this street; questions about its impact or a 'plan B' never got an answer; an alternative would mean a complete redesign, but <u>are other options actually feasible or permissible?</u> so is it really possible to avoid a 'full' street for the entire length? and, if JBGS need the street no matter what, how can it then be <u>justified to have it considered as a 'community benefit'?</u> instead, resources could go to open space within the Block or to local storm water mitigation.</p>	
T-3	Darren Buck	SPRC – Transportation Commission	<p>Sidewalk fronting 12th Street is insufficient for pedestrian traffic, as it narrows to 8' clear from today's 10'. With the oversize treeboxes, unnecessary stepout zone between the treeboxes and the curb (as the outside lane of 12th Street is due to become a bus-only lane), and ill-defined "flex-zone", there should be space to widen.</p> <p>Additionally, the bicycle circulation map correctly notes that the sidewalk is the reasonable facility for westbound bicyclists (and many eastbound cyclists as well, accessing the Esplanade). Even 10' is insufficient for such mixed use.</p> <p>The MMTIA mentions the Bicycle Element of the Master Transportation Plan, which is a major step forward. Thank you to the applicants and County reviewers. However, in assessing the quality of adjacent on-street bike facilities, the MMTIA references Arlington's Bike Comfort Map, which is not a planning document or reflective of bikeway guidance in the MTP. In the future, applicants and staff should consult Figure 4 in Appendix C of the Bicycle Element, which provides design guidance on the type of facility that is appropriate for a given context.</p> <p>In the case of 12th Street S, it would guide toward a protected bike lane. As a condition of approval for 1900 Crystal Drive, the County Board guided DES staff to conduct a corridor study of Crystal/12th/Potomac, to inform a long term plan for low-stress bicycling facilities along the corridor. Similarly to 1900 Crystal, I expect that this site plan will hold open finalization of public space plans until DES staff can provide guidance on the ultimate plan for the corridor.</p> <p>My own opinion is that people riding bicycles will be best served by riding in both directions on the north side between Long Bridge Dr and the Long Bridge Trail, adjacent to this site, and around the corner and alongside an eventual revamped Gateway Park. This could be accomplished by moving the adjacent curb inward by as much as the seven feet of the current eastbound-only bike</p>	<p>Staff Response: Thank you for your comments, the applicant presentation for the second engagement session shows a new street design that may answer some of your questions.</p> <p>Applicant Response: The proposed streetscape and pedestrian zone was designed in accordance with Arlington County standards. The final streetscape will be determined with County staff.</p> <p>The current design proposed for the new S. Ball Street reflect conversations with staff to remove the traffic circle in favor of more planting space for stormwater management and conversations with Crystal Lofts to avoid funneling cut-through traffic to 6th Street down a private driveway</p> <p>The sidewalk along Crystal Lofts does not connect to Long Bridge Park and is not within the scope of this proposed site plan. The boardwalk path through the green space immediately north of the proposed building will connect into the new Gateway Park, which will be designed at a later point and involve direct connections to Long Bridge Park. As with all other parts of the</p>

#	Name	Connection to Project	Transportation SPRC Comments	Responses
			<p>lane, and widening the off-street space to accommodate pedestrians and bicyclists (either in mixed or segregated off-street space). But how to adapt the current streetscape plan to accommodate bicycling for all ages and abilities needs to flow from the in-process DES corridor study.</p> <p>I have heard the CCCA's concerns with cut-through traffic occurring on the new 10th Street segment. I do not necessarily agree that this new connection will experience a high volume of diverting drivers, I do recognize the potential of some eastbound AM Peak drivers on 12th Street S bypassing the heavy left turn queue to turn onto Long Bridge Dr, and instead going straight and backtracking via 10th & Ball.</p> <p>I did not see the 15th/Clark realignment project, that would realign Clark St to be a straight street, and signaling a new intersection with 15th, reflected in the traffic analysis. I believe that this would divert a little bit of that AM peak traffic from 12th, by making 15th and 18th alternatives to get to a realigned Clark/Long Bridge Dr. This project is listed in the narrative as one under development, and the project page just says that it is on hold for design revisions.</p> <p>I support any measures to make 10th Street a more traffic-calmed street (such as driveway aprons to enter, shared street design as CCCA suggests), and would very much like to see smaller curb radii at its intersection with 12th, both to slow traffic and to ensure the sidewalk ramps align better. I would also support restricting through-traffic on this segment with bollards until a realigned 15th/Clark intersection is installed, and the new AM EBL queue can be observed.</p> <p>Is there a reason that the sector plan and now this site plan do not show the new 10th Street segment intersecting directly with the existing traffic circle? This would have seemed like a more straightforward way to handle these odd angled segments, and would allay concerns that i have with the proposed gentle arc and lack of intersection control for drivers taking the new connection from 12th to Long Bridge</p> <p>I have not had time to scrutinize details of the ramp connection up to the Long Bridge Trail from the circle. I trust that it meets ADA slope requirements? Is it wide enough for bicyclists to also use?</p>	<p>proposed design, this would maintain ADA compliance.</p> <p>JBG SMITH is continuing to work with staff on the design of the streetscape along 12th Street and will seek to appropriately accommodate pedestrian and bicycle uses while balancing the requirements of other transportation modalities.</p> <p>Thank you for your feedback.</p>

#	Name	Connection to Project	Transportation SPRC Comments	Responses
T-4	Judy Freshman	SPRC - Crystal City Civic Association	Major issue in CA remains the new street. Crystal Drive/12th is a mess now and additional capacity will exacerbate the issues especially access for residential and commercial buildings on the south side of 12th. IF loading must be on the west side of the new building perhaps a limited access road can work primarily for site access not as a through street and as an enhanced pedestrian experience into the block.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
T-5	Pam Van Hine	SPRC – Pedestrian Advisory Commission	<p>Pedestrian Issues: 12th St: Existing Conditions: 10’ Clear Zone, no shy zone, 3’ landscaping zone - next to park. Proposed: 8’ Clear Zone – two feet LESS than existing clear zone, 5.5’ Landscaping Zone, 5.5’ Flex Zone. Comments:</p> <ul style="list-style-type: none"> Expand proposed Landscaping Zone to promote tree growth: CCMTS recommends a minimum of 6’ Landscaping Zone for 12th Street. Proposed Landscaping Zone is insufficient to support healthy tree growth. Minimum width should match Urban Forestry recommendations. Reduce 5.5’ Flex Zone to 3.5’ Shy Zone (maximum) so that Clear Zone can remain 10’ wide. Note: Do not put tables/chairs by sidewalk as shows in L-102 – there is not enough space. Move them around onto the terrace, if needed (remove some of the plantings shown). The 12th Street Clear Zone should remain a minimum of 10’ wide 	<p>Staff Response: Thank you for your comments, see the FAQ section for more information on the sidewalk widths.</p> <p>Applicant Response: Thank you for your feedback. The proposed streetscape and pedestrian zone was designed in accordance with Arlington County standards. The final streetscape will be determined with County staff.</p>
T-6	Scott Miles	SPRC - Aurora Highlands Civic Association	<p>We are concerned about aspects of the proposed transportation plans. For Ball Street, we urge a revision to the role of the new block of S. Ball Street, the 10th Street connector. Making this new street into a full-service road as proposed will cause further traffic problems along Crystal Drive, while providing little benefit to the community. To promote the walkability component of the Livability 22202 plan, we suggest that 10th Street be a pedestrian-priority street with vehicular access limited to access to and from the loading docks. Whatever the purpose of this new street, it should have both wider clear zones, to allow for social distancing, and wider tree pits, to promote healthy tree growth. The proposed narrow landscaping zone next to the curbs could be removed and the gained space used to enlarge both the clear zones and tree pits.</p> <p>Along the north side of 12th Street South, the proposed streetscape cuts the existing clear zone of 10’ to 8’, offers a landscaping zone of only 5.5’ width that is insufficient to support healthy tree growth, and includes an unnecessary "Flex Zone" of 5.5’. 12th Street is a major pedestrian connection between Crystal City and Pentagon City and beyond, and this sidewalk is part of a</p>	<p>Staff Response: Thank you for your comments, see the FAQ section to some responses to your comments.</p> <p>Applicant Response: Thank you for your feedback.</p> <p>Please see our comment above with regard to sidewalk widths along 12th street.</p> <p>Please refer to slide 21 of the SPRC #2 presentation, which display newly incorporated pick-up/drop-off spaces adjacent to the 10th street entrance and Dweck Property. JBG SMITH is continuing to work with Arlington County to evaluate</p>

#	Name	Connection to Project	Transportation SPRC Comments	Responses
			<p>gateway to the southern entrance to Long Bridge Park. Because there is no room for cafe seating along 12th and the only proposed cafe is on the southeast corner of the building, with a small amount of cafe seating on the terrace next to it, change the "Flex Zone" to a more realistic Shy Zone of 2.5', adequate for people to enter and exit the building. The extra 3' can be used to reestablish the 10' clear zone and a more reasonable 6.5' landscaping zone for trees.</p> <p>The proposed bike lane is also inadequate for safety and comfort. The street space needs to be reconfigured to support protected bike lanes or cycle tracks, starting with removing the unneeded curb spaces between the landscaping zone and the street. Additional parking for bikes and micromobiles needs to be added as well.</p> <p>Finally, no pick-up/drop-off (PUDO) zone appears to be detailed in the plans. There is no good space for PUDO along 12th Street because of heavy traffic and poor sight lines. However, as the primary roadway, main building entrance, and a main park entrance, there will be natural pressure for PUDO to occur here, which will inevitably cause conflict with cyclists, as it already does south on Crystal Drive. PUDO space needs to be defined and added somewhere else, perhaps closer to the 10th street entrances. Clear and realistic PUDO planning must be a core component of all future site plans. We hope that you give our recommendations serious consideration in this planning process. Please share our comments with other SPRC participants and anyone else you believe should see them. We look forward to participating in the next phases of this virtual pilot process and thank you for providing this open comment facility allowing the public to more easily participate in this process.</p>	<p>pick-up/drop-off management along 12th Street.</p>
T-7	Elizabeth Morton	SPRC - Planning Commissioner	<p>I don't have a problem with the width of the new street. I feel it has a lot of potential in terms of permeability, especially from a pedestrian point of view. Loading seems to be in the right place. I don't know enough about the neighbors' objections to the new street to address those issues; look forward to reading those comments. The relationship between that street and the cul de sac does seem awkward, so I'm glad the report indicates that this is still an issue under discussion.</p>	<p>Staff Response: Thank you for your comments, a new design for the road, removing the cul-de-sac can be seen in the applicant's second engagement presentation.</p> <p>Applicant Response: Thank you for your feedback.</p>

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T-8	James Lantelme	SPRC - Planning Commissioner	<p>I concur with staff questions about the need for the traffic circle. I'd rather that it shrink and the freed space be permeable.</p> <p>I agree with the proposed narrowing of the proposed street. I think that adding the street is important for circulation and as an alternative access to and from the north and helps better join it with Crystal City. But it does not need the originally contemplated width. I'd rather the extra width go to green space and/or storm water management.</p>	<p>Staff Response: Thank you for your comments, a new design for the road, removing the cul-de-sac can be seen in the applicant's second engagement presentation.</p> <p>Applicant Response: Thank you for your feedback</p>
T-9	James Schroll	SPRC - Planning Commissioner	<p>What is staff's opinion on the narrower 10th street connection?</p> <p>In the staff presentation on the Block Plan, staff referred to the connector street as the "10th street connector", while the applicant referred to this as the "New Ball St." This might raise confusion for people trying to participate. Please be consistent.</p> <p>Why is the project not parked closer to 1 space/1000 sq. ft? Has staff pushed the applicant to not build the additional parking? If not, why not?</p> <p>The staff report notes that the streetscape along 12th Street South is generally consistent with the sector plan. Where is it inconsistent?</p> <p>What are the dimensions of tree pits? How much soil will be provided? Will they be continuous soil panels?</p> <p>What was the peak AM/PM LOS for the study intersections with and without the project the project? Why weren't those shown in the presentation?</p>	<p>Staff Response: Thank you for your comments, the parking ratios proposed are within County guidelines.</p> <p>Applicant Response: Thank you for your feedback.</p> <p>We have tried to reduce the amount of new parking being constructed by sharing parking with the adjacent, existing office building. Given the location of the building outside the core of Crystal City, we believe the proposed parking ratio is appropriate.</p> <p>As with all streetscape elements, the final dimensions of the tree pits will be determined in partnership with County staff. The intention is to provide continuous soil volumes as much as possible to sustain the health of tree root growth and streetscape plantings.</p> <p>Please refer to slide 22 of the SPRC #2 presentation, which highlights the LOS per each study intersection.</p>

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T-11	Jane Siegel	SPRC - Planning Commissioner	<p>Transportation: New 10th Street. Crystal City Civic Association has expressed alarm at this new street: 1) concern over commuter cut-through traffic; 2) conflicts between vehicles using service entrance on new 10th. Applicant has taken steps to mitigate: narrowing roadway, two travel lanes, planting strips. Has staff considered further traffic calming measures: speed limit, stop sign, shared street design, other, to cut down on cut-through and mitigate conflicts.</p>	<p><u>Staff Response:</u> Thank you for your comments, our County team continues to review the design of the street and ensure high pedestrian safety.</p> <p><u>Applicant Response:</u> Please refer to staff's response.</p>

Other SPRC Comments

#	Name	Connection to Project	Other SPRC Comments	Responses
O-1	Caroline Haynes	SPRC - Urban Forestry Commission	<p>The applicant makes repeated mention of the connection to Long Bridge Park. However, given the wildlife, and especially bird population at Roaches Run, the lack of mention of this key natural feature is notable. The photo at the end of the applicant's Site Plan presentation is of Roaches Run, but there is no acknowledgement of this.</p> <p>There is mention of biophilic design elements, but more clarity is needed on how the proposed design facilitates the regular interaction of humans with nature.</p> <p>The concept of reducing the impervious surfaces to improve storm water functions should also include opportunities for biophilic design and using nature as a protective element. (See recent National Wildlife Federation report on this subject: The Protective Value of Nature: A Review of the Effectiveness of Natural Infrastructure for Hazard Risk Reduction, https://www.nwf.org/protective-value-of-nature).</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please refer to our earlier responses for details on the biophilic design used in this proposal. Please see our SPRC #1 Comment Response presentation and our SPRC #2 presentation for details on how the proposed site plan will better manage stormwater than current existing conditions.</p>
O-2	Carrie Thompson	SPRC - Environment and Energy Conservation Commission	<p>As the Environment and Energy Conservation Commission's representative to this SPRC, I welcome the opportunity to comment on this project.</p> <p>A central question E2C2 asks during our review of new building designs is whether the architecture and site plans advance the goals of Arlington's Community Energy Plan, namely achieving 100 percent renewable electricity by 2035 and 100 percent carbon neutrality by 2050. Given the project is rated at LEED Silver only, with numerous shortfalls in the energy and water efficiency categories, we find this project proposal is not consistent with the Community's energy goals. We look for developers to make buildings highly efficient, make them electric, and make the electricity renewable. JBG Smith's proposal falls short in each of these three essential categories, subject to the one clarification sought below: Electrification: While the HVAC system appears to be electric, the proposal is unclear on whether the domestic hot water, cooking and other systems will be fueled with natural gas. Would the Applicant please clarify? If the building is proposed as 100 percent electric, we strongly commend this approach. Efficiency: Energy efficiency in buildings is key to advancing carbon neutrality goals. This project design, however, leaves many points on the table in this critical LEED category. We urge the Applicant to take the following steps:</p>	<p>Staff Response: Thank you for your comments JBG will speak about their LEED commitment and energy goals for the project in the next engagement session (July 27 – Aug 3).</p> <p>Applicant Response: Thank you for your feedback.</p> <p>The building HVAC system is electric. The only natural gas planned for this site is to support the ground floor retail uses.</p> <p>As highlighted in the SPRC #2 presentation, we are currently committing to LEED Gold and are continuing to further evaluate ways to</p>

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			<ul style="list-style-type: none"> • Achieve at least 10 points in the optimize energy performance category; • Carry out enhanced commissioning of the building's thermal envelope; • Reduce the window-to-wall ratio from 70-75 percent to a percentage closer to 40 percent; and • Consider using mass timber and other methods to reduce the life-cycle impact of building materials. <p>Renewable Energy: There appears to be no plan for acquiring onsite or offsite renewable energy. We call on the Applicant to move toward the 100 percent renewable electricity goal by agreeing to:</p> <ul style="list-style-type: none"> • build onsite solar sufficient to offset a portion of the building's energy load; • purchase offsite renewable energy, as other large firms and the Arlington County Government recently have done; and • prioritize tenants that are committed to offsetting their energy use. <p>Zero Carbon evaluation: We urge the Applicant to conduct a Zero Carbon Certification feasibility evaluation for this project. The evaluation may provide a viable approach to achieving Zero Carbon from the outset, or a clear pathway to achieving it at the earliest possible date.</p> <p>Turning to other sustainability issues, we commend the Applicant on the bird-friendly windows proposed on the east side of the building. The project's sustainability could be improved in a number of ways, however. We urge the Applicant to:</p> <ul style="list-style-type: none"> • increase Water Efficiency by opting for additional indoor water use reductions, reducing irrigation demand by 50 percent, and reducing cooling tower water use; and • enhance Site Sustainability by creating a rainwater management system, planting trees to lessen the heat island effect, and reducing light pollution. <p>Finally, we call attention to an issue raised by County staff. While the Crystal City Sector Plan calls for open space at the corner of 12th Street South and Long Bridge, the Applicant has not provided this open space as a part of its proposal.</p> <p>In closing, we exhort all involved in designing and approving this project to bear in mind that we are facing a climate crisis that threatens the lives and well-being of current and future generations. Arlington County has established responsible, science-based climate goals, but it is not possible to achieve them without the cooperation of the largest owner and developer of commercial real estate in Arlington.</p>	<p>optimize the energy performance and efficiency of the proposed building.</p> <p>JBG SMITH is exploring the potential to include onsite solar and/or purchase offsite renewable energy. JBG SMITH welcomes potential tenants who are committed to offsetting energy use but cannot make guarantees as to the tenant(s) commitment.</p> <p>We are currently evaluating the feasibility of Zero Carbon Certification for this site.</p> <p>The project is targeting an indoor water use reduction of 35% - 40%. The design team will continue to iterate water efficiency design and whole-project water use reduction methods in conjunction with the Commissions and Arlington County Staff. The project is exploring methods to reduce irrigation demand by at least 50%. Possible strategies include weather and soil moisture sensors, drought-tolerant plants, and efficient irrigation design. We are not pursuing the cooling tower water credit since it is not applicable to the current design.</p> <p>The project is exploring solutions for a cohesive, linked, site-wide rainwater management strategy that best mimics the site's natural hydrology.</p>

#	Name	Connection to Project	Other SPRC Comments	Responses
			We would be happy to answer questions and explain our views in greater detail at any time	<p>The design team is exploring high-reflectance hardscape and roof materials, vegetated surfaces, and tree canopy to reduce the project's overall heat island effect. Light pollution reduction strategies will be considered site-wide, including the possibility of employing lower BUG-rated fixtures to reduce light spill, uplift, and glare.</p> <p>Please see our earlier response above with regard to the green space at 12th and Long Bridge.</p>
O-3	Christer Ahl	SPRC - Crystal City Citizen Review Committee	Finally, as with other projects (theater at Cr Square, MetPark 6-7-8, 1900 Crystal), immediate neighbors try to protest entire projects or assert prerogatives about height and views . But in the case of 101 12 th , the situation is clear. It was stated to be a building site both during and well before the Sector Plan. The height restriction is respected. And all projects must be treated consistently. But, it shows that County, land-owners and Civic Associations must do more to keep residents aware and forewarned.	<p>Staff Response: Thank you for your comments Mr. Ahl.</p> <p>Applicant Response: Thank you for your feedback.</p>
O-4	David Howell	SPRC - Park and Rec Commission	<p>The topography could lend itself to more creative connectivity for pedestrians to open spaces across Crystal Drive. In general, the issue of park spaces is critically important, and needs to be viewed as an interconnected patchwork of spaces that balance specialized interests with the need for every space to begin with the concept of nature and biophilic experience, and populated with a variety of recreational features that distribute opportunities equitably across the sector.</p> <p>The next SPRC should include a fairly detailed proposed design for the green roof, including landscaping and functional uses.</p> <p>More information on the 2nd level outdoor terrace, labeled "private", is desired. Is this related to office occupants or retail customer use?</p>	<p>Staff Response: Thank you for your comments, one of the topics for the next engagement sessions is Open Space and should provide more details to you.</p> <p>Applicant Response: JBG SMITH is exploring concepts for the northern portion of the space that will both provide bio-retention for stormwater and connect to Long Bridge Park and the to-be-designed Gateway Park.</p>

#	Name	Connection to Project	Other SPRC Comments	Responses
				<p>Please see our presentation for SPRC #2 with regard to the green roof.</p> <p>The terrace is for the private office tenant's use.</p>
O-5	Pam Van Hine	SPRC - Pedestrian Advisory Commission	<p>The existing sidewalk over the driveway on 12th is not level because the driveway slopes down to 12th, creating challenges for pedestrians, especially those with disabilities.</p> <p>The corner of 12th and Long Bridge Drive is already a lovely green space with lots of trees and plants. Besides needing seating, water element, what else is missing? Is the green space large enough?</p>	<p>Staff Response: Thank you for your comments. The Crystal City Sector Plan calls for the space at 12th St. and Long Bridge Dr. to be “Open space with a path, benches and other park elements such as a water element or other attractive feature” (page 78).</p> <p>Applicant Response: We have met with Rosemary Ciotti to discuss accessibility issues. Thank you for your feedback.</p>
O-6	Scott Miles	SPRC - Aurora Highlands Civic Association	<p>Thank you for this opportunity to send comments about the proposed 101 12th Street project during the first Open Comments period of this virtual pilot SPRC meeting series focused on block plan, land use and zoning, site design, architecture, and transportation.</p> <p>The Aurora Highlands Civic Association echoes all of the points raised by the Crystal City Civic Association regarding 101 S. 12th Street. We would like to emphasize two elements from our Livability plan that concern us in particular.</p> <p>First, the project raises several environmental problems that should be mitigated. The first is the impact on heat-island effect caused by loss of green space and tree canopy. Heat island maps produced by NOAA already show Crystal City and adjacent Pentagon City as one of the hottest areas in the metropolitan DC area (https://www.climate.gov/news-features/features/detailed-maps-urban-heat-island-effects-washington-dc-and-baltimore). The second is exacerbation of stormwater runoff caused by more hardscape coverage of what is now green space.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see above for detailed earlier responses that reflect your comments. Thank you for your feedback.</p>

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			<p>We applaud the developer for including some significant biophilic components in the proposed design, such as multiple small green roof sections, major plantings on the terrace, and many planting areas and trees in the proposed Northern Landscape Corridor. And we urge the developer to do even more to mitigate the heat island effect and major stormwater problems. We suggest adding more and bigger green roofs and other green infrastructure and more tree planting and retention, as well as considering making a green wall as part of the still needed architectural feature on the southeast building corner. The proposed major art piece and small cafe zone on the terrace adjacent to the beginning of the Long Bridge Park Esplanade will enliven the adjacent park area and encourage park visitors. A green wall would enhance the impact.</p> <p>Although not a focus of this period, we are concerned about the possibility that the adjacent Gateway Park, if ceded to the County, could be further developed in ways that would exacerbate heat and stormwater issues. We therefore urge the Planning Commission to begin exploring recommendations to the County regarding this parcel.</p>	
O-7	James Schroll	SPRC - Planning Commissioner	<p>Will there be a public access easement on all the open spaces?</p> <p>What is the plan to achieve the open space as called for by the sector plan? Is staff working with the applicant to ensure that this will be included? Will staff oppose the site plan if the open space is not included?</p> <p>General feedback about the virtual site plan process:</p> <ul style="list-style-type: none"> - Please double check that all of the videos you post are correct, given that that wasn't the case this time. - The video of the presenter blocks content on the slides. We don't need to see the presenter after the initial slide. 	<p><u>Staff Response:</u> Thank you for your comments. Staff is working with the applicant on the open space deviations to the block plan. Staff would like the open space requirements in the sector plan met.</p> <p><u>Applicant Response:</u> See above for details on public access to the open space to the north of the proposed building. As negotiated in the PDSP with Arlington County, JBG SMITH will dedicate over 54K sf of space to the east of the proposed building to the County in fee simple for the creation of Gateway Park.</p> <p>Thank you for your feedback.</p>

Community Member Comments

#	Name	Connection to Project	Community Member Comment	Responses
Block Plan Comments from Community Members				
CC-1	Eric Cassel	Community Member or Neighbor	<p>Deviations from Block Plan:</p> <p>1) Open Space. There is a loss of open space as a result of this plan. We are promised a park on the corner of 12th and Long Bridge Dr. which is being ignored. This loss of open space is a direct slap in the face of the Sector Plan. What specific open space is going to replace this loss?</p> <p>2) There is no Architecture Feature. This is also a direct slap at the sector plan. Here they are proposing nothing to improve the look of the neighborhood. Nothing but a commercial building.</p> <p>3) The Road at less than 80' feet. They gain space by having a smaller road. A loss to the transportation of the neighborhood. How can these be remedied? The neighborhood needs a local specific feature that compensates for these losses. One proposal would be for them to build a significant water feature on Gateway Park from 12th street to 10th Street. This would be of the size and scale of the Water Park. For example, a waterfall type feature with multiple levels. Leaving the neighborhood without any specific compensation for these changes hurts the other buildings and hurts the level of open spaces in the area. Where is the additional land going to come from?</p>	<p>Staff Response: Thank you for your comments. The next online engagement session will focus on open space, construction implementation, and community benefits. Some of the questions that you raised will be addressed in that presentation.</p> <p>Applicant Response: JBG SMITH is dedicating park space to Arlington County as part of the negotiated PDSP.</p> <p>JBG SMITH is also evaluating several architectural alternatives to help satisfy this requirement. Please see the SPRC #1 Comment Responses presentation.</p> <p>Ideas for design and programming for the new Arlington County Gateway Park should be directed to the County.</p>
CC-2	Nancy Iacomini	Community Member	<p>BLOCK PLAN - Proposed deviations: <u>Land Use Mix: Office vs. Residential</u></p> <p>I know we've accepted such a change in the recent past (MetPark). As time has gone on, I think Arlington finds it benefits from blocks that support both office and residential. This has contributed to an area being lively – and able to support businesses – in both the day and evening. However, given the new situation with working from home becoming more prevalent, I think residential alone will bring more of a 24/7 activation to an area. Of course, it is too early to tell how much working from home will continue in the coming years – but I think we'll see that shift. All that said makes me uncomfortable with</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p> <p>Please refer to our response above with regard to the 12th and Long Bridge green space.</p>

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			<p>eliminating residential from this building site. It could be mitigated by amending the Block Plan to call for residential (or more residential) on the site of the existing 1980s building when it redevelops.</p> <p>I don't think the use shift would be tragic – but I don't think it's the best idea. It would have been nice to have a fuller discussion with the developer about Crystal City and Pentagon City in general and where they see themselves wanting to change the use (office/residential) on all blocks they control and might want to redevelop. This way we could take the balance of the whole area into account. Perhaps that will be part of the larger Study that has begun.</p> <p><u>Public Open Space</u>: No inclusion of the open space on western parcel – North Gateway Plaza.</p> <p>It is an excellent thing to have the developer dedicating the land for Gateway Park – and to be developing what I believe will be privately-owned but publicly-available open space on their project site.</p> <p>It is unclear to me why they would not now at least formally acknowledge North Gateway Plaza since that land is in play in that it is the site plan for, they are asking to amend – and the parcel on which parking for the currently proposed project resides. We don't need a full-blown proposal for the Plaza – but an acknowledgement of some kind would be welcome.</p> <p><u>Build-to Lines</u>: Narrowing of street and design of building</p> <p>I don't think I recall seeing any exhibits showing the distances between building faces – the face of the proposed building and that of the existing building on the western parcel. I understand the building to the west will redevelop at some point – but equally it will be with us a while. I had seen the street width to be more about building separation than transportation. (I think our thoughts about pavement, etc. have advanced and we don't need as wide a street if multiple transportation modes – ped, bike, vehicle – can be accommodated in a smaller cross section.) The staff report indicates, though, there is 40 feet of separation between buildings, however. So I guess the required building separation is satisfied.</p> <p><u>Parking</u>: TBD</p> <p>Again, I believe we've seen Arlington's thoughts on parking change over time. Adopted policies have supported shared parking between/among buildings for a while now. It would be good to know what mechanisms will be used in both</p>	<p>The existing 201 12th building and the proposed building will have a separation of 74.2'.</p> <p>Physically, JBG SMITH will enhance the pedestrian experience along 10th Street and is evaluating other options to connect 101 12th Street tenants with parking in 201 12th St. Legally, if ownership of 101 and 201 12th St were ever split in the future, agreements would be in place to ensure tenants have continued access to parking.</p> <p>JBG SMITH is evaluating several architectural alternatives to help satisfy this requirement. Please see the SPRC #1 Comment Responses presentation.</p>

#	Name	Connection to Project	Community Member Comment	Responses
			<p>site plans to ensure the parking in the west building is formally “tied” to support the proposed building on the eastern site. I’m thinking there would have to be site plan conditions in both.</p> <p><u>Architectural Feature: TBD</u> Ah, our old friend the architectural feature. Didn’t we just have this discussion? It is my belief those who drafted the Sector Plan were thoughtful about where they felt buildings should have a distinctive feature to mark an entrance, etc. and indeed used them sparingly so as not to dilute their effectiveness.</p> <p>I believe the applicant engages creative, talented architects for their projects – the quality of buildings is very high. But I am disappointed that they seem not to read the Sector Plan Guidance or choose to follow it in a way that doesn’t comport with the intent of the Plan. The Plan says: “Establish a distinct identity of place, symbolically mark gateways and significant points of interest, and contribute to the visual and architectural character of the Crystal City Streetscape”</p> <p>I noticed in the architectural presentation that the presenter had the eastern edge of the building circled but didn’t speak to it – that is trying to explain that maybe they did have a feature and that didn’t just recognize it – but went to suggesting ground-level public art can provide a feature. The guidance from the Sector Plan clearly mentions “architectural” character that equal “on the building.”</p> <p>A feature on the building corner – particularly one that includes the whole height of the structure provides a marker that can be seen from various distances – and provides a visual marker that a ground level sculpture cannot.</p> <p>The staff reports notes that the applicant feels the juxtaposition at the eastern corner of a curtain wall with the spandrel façade is enough of a distinctive feature to satisfy “architectural feature.” I would maintain it does not – it’s a feature, perhaps, with a small “f” but not a Feature that’s noticeable to many.</p> <p>I believe work should continue with the applicant to create a building feature for this designated corner. In my opinion there is a long-standing frustration at</p>	

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			<p>SPRC that a building design is so far along when we see it, it's hard to get changes – not only has time and money gone into the design already – but those who created it become more and more wedded to it. In design, as in a many pursuits outside of pure scientific formula, there is more than one correct answer. And I know that cuts two ways – their proposal could be just as right – but I don't think that's the case in this situation.</p>	
CC-3	Sally Hill Cooper	Community Member or Neighbor	<p>First, I highly recommend the detailed project review by Robert Schellman. His analysis and suggestions are worth thorough consideration.</p> <ul style="list-style-type: none"> o With any plan that was fresh a decade ago, caution is needed - significant adjustments are essential to meet current needs and expectations. o Preserving open/green space: CCity combines high rise, density AND usable green space. The latter brings light to building occupants and provides outside areas to be enjoyed by those who live and work in CCity. This is a fragile amenity that requires continual, careful attention. o Avoid/minimize new build: renovation can provide up-to-date accommodations while conserving open space and avoiding negative impacts of unnecessary construction o Transportation considerations: Now is the time to plan for congestion-free roadways, pedestrian safety and sufficient, easily accessible parking 	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-4	Robert Schellman	Community Member or Neighbor	<p>Subject: Feedback for 101 12th St. S. – Crystal Gateway Reference: Site Plan #229 & #456 Dear Arlington County</p> <p>Before offering specifics, I wish to remind the County Officials that the sector plan guidance recognizes that a sector plan provides guidance not rules therefore, they are intended to be flexible. This SPRC period is intended to provide comments that should result in appropriate changes to the sector plan that covers this project.</p> <p>Following are my comments in opposition to this project:</p> <ol style="list-style-type: none"> 1. Green space: It is a forgone conclusion by the County leaders, the Crystal City/National Landing/Arlington residents, that there is a need for more, not fewer green spaces. The loss of this small and popular park obviously reduces the quantity of green space. 2. Class A Office Needs: The rationale used that a “class A” office building structure is needed because much of Crystal City’s office are of a lower-class structure may make sense. However, a new office building is not the answer. There are sufficient empty office space in Crystal City that can be used in lieu of 	<p>Staff Response: Thank you for your comments. The next engagement session focuses on Open Space and Community Benefits. In that presentation we will be discussing the requirement of JBG to provide land and funding to the future Gateway Park (directly adjacent to this site).</p> <p>Applicant Response: Thank you for your feedback.</p>

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			building a new office building. It would be less disruptive and less expensive to all parties to renovate or demolish an existing lower class building and convert it into or rebuild on the same plot a class A office structure.	
Land Use and Zoning Comments from Community Members				
CC-5	Ben D'Avanzo	Community Member or Neighbor	<p>Thank you for the opportunity to submit comments on this proposal.</p> <p>I am concerned that JBG is proposing an office use on a space envisioned for residential/hotel. Considering the projections for Arlington's housing need, combined with extreme uncertainty in the office development arena due to the pandemic, this seems unwise. JBG should consider holding off this site plan for 2 or so years, to determine whether continued office space is still desirable.</p>	<p>Staff Response: Thank you for you comments Mr. D'Avanzo.</p> <p>Applicant Response: Please see our early responses on the topic. Thank you for your feedback.</p>
CC-6	Greg Zacharias	Community Member or Neighbor	<p>I am concerned about the proposed height. How is the average site elevation (ASE) of 26.8' shown in the plans calculated? Right now, the drawings show a building height of 9 floors and 110' measured 3' below the 12th street elevation which is the high point of the site. But the site drops off significantly down to 10th St to the north. From the height of the garage, it looks like that drop is on the order of 14', fairly uniformly across the lot. So with half of that being 7', I would calculate the ASE should be closer to 20', which is where the building height limit of 110' should be measured from. Can we see if the ASE was calculated based on the existing lot conditions and in accordance with the regulations calling for an average calculated from an equidistant sampling of the outside perimeter heights? Or was is calculated based on the **proposed** regrading?</p> <p>Also, with respect to the building height, the C-O-1.5 zoning regulations call for a maximum of 8 stories for commercial use. The plans are showing 9, taking up a height of 110'. Why shouldn't the plans be limited to 8 stories and a height of something closer to 100'?</p> <p>Finally, with respect to height relative to the approach path to DCA, has anyone checked on how the proposed building blocks radar coverage of incoming southbound flights to DCA? Has this been proposed to the FAA for review?</p>	<p>Staff Response: Thank you for your comments Mr. Zacharias. The Arlington County Zoning Ordinance requires that building height to be measured from a calculated average elevation of the existing or officially approved grade of the site at the perimeter of the site. The proposed rezoning to C-O Crystal City, if approved, would eliminate the requirements of the CO-1.5 zoning district, including limit on number of stories.</p> <p>It is common practice for new site plan projects in Crystal City to request a rezoning to C-O Crystal City. The Crystal City Sector Plan (page 134) talks about the creation of the new zoning district. The C-O Crystal City district allows for the community benefits in exchange for additional density. The density for this project was set by the Crystal City Phased Development Site Plan (PDSP) that was approved by the County Board</p>

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			<p>I am concerned about the density proposed. The plans call for a usable floor area of about 240,000 sqft built on a site of about 97,000 sqft for a floor area ratio (FAR) of almost 2.5. The zoning regulations call for no greater than 1.5, but allow approval for “incremental amounts of additional density”. I would say that an incremental amount from 1.5 might be 1.6, but certainly not 2.5. How is this excessive density development being justified on this small plot of land?</p> <p>Finally, I don’t understand why rezoning for this development is being requested. It is currently C-O-1.5, which is very permissive in terms of building heights, floor area ratios and the like. Why is this kind of spot zoning change to C-O Crystal City Commercial Mixed Use being requested? Is it to allow for a design change for even greater heights, FAR density, parking density and the like after the spot zoning change is granted? If the spot zoning change is granted, will the developer agree now to hold to the current design parameters allowed under C-O-1.5 and ensure that via the proper legal restrictions that should the building be sold that subsequent developers will not violate the current height, density, parking restrictions imposed, even though the C-O Crystal City Commercial Mixed Use spot zoning change would otherwise permit it? Otherwise, we will have to take it “on good faith” that no subsequent owner of the parcel will violate the currently approved building parameters, “by right”.</p>	<p>on March 21, 2020. The community benefits that are required to reach the additional density are included in the approved PDSP and will be discussed during the next engagement session (July 27 – Aug. 3).</p> <p>With the approval of the new site plan, there will be extensive conditions that “run with the land” and require any future owner of the property to abide by the conditions or seek an amendment to be approved by staff and the County Board.</p> <p><u>Applicant Response:</u> The ASE for the proposed plans is calculated in accordance with Arlington County standards.</p> <p>The height of the proposed building is consistent with Arlington County's Crystal City Sector Plan.</p> <p>The proposed building and its construction cranes have both been reviewed by the FAA. Both elements have received Certification of No Hazard from the FAA.</p> <p>To develop this site as envisioned in the Crystal City Sector Plan, the applicant needed to pursue a rezoning. Adopted County plans call for this rezoning, and it would not constitute “spot zoning”.</p>

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				<p>Material subsequent changes to the building approved through this process would be approved only after additional review.</p> <p>The request to rezone the proposed site to C-O-Crystal City would allow for the greater density. JBG SMITH has already worked with Arlington County to offer a set of community benefits in exchange for greater density as part of a negotiated PDSP. These include the dedication and improvement of the nearby open space.</p>
CC-7	Joyce Barr	Community Member or Neighbor	Do not support 100% commercial usage, will have negative impact on burgeoning residential feel.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-8	Nancy Iacomini	Community Member or Neighbor	<p>The requested rezoning is in line with the recommendations of the Sector Plan and makes sense. As noted above in the Block Plan discussion, I have some pause – without a broader discussion – of continuing to go down the road of changing residential to office (or vice versa.)</p> <p>I think the amount of retail being proposed would work with both a residential as well as an office building as long as it is, as hoped, small food and/or convenience. Having a café close to the path to Long Bridge is a good thing.</p> <p>Here’s a copy of my comments from the Block Plan:</p> <p>I know we’ve accepted such a change in the recent past (MetPark). As time has gone on, I think Arlington finds it benefits from blocks that support both office and residential. This has contributed to an area being lively – and able to support businesses – in both the day and evening. However, given the new situation with working from home becoming more prevalent, I think residential alone will bring more of a 24/7 activation to an area. Of course, it is too early to tell how much working from home will continue in the coming</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>years – but I think we’ll see that shift. All that said makes me uncomfortable with eliminating residential from this building site. It could be mitigated by amending the Block Plan to call for residential (or more residential) on the site of the existing 1980s building when it redevelops.</p> <p>I don’t think the use shift would be tragic – but I don’t think it’s the best idea. It would have been nice to have a fuller discussion with the developer about CC in general and where they see themselves wanting to change the use (office/residential) on all blocks they control and might want to redevelop. This way we could take the balance of the whole area into account. Perhaps that will be part of the larger CC Study.</p>	
CC-9	Susan English	Community Member or Neighbor	There is adequate use-mix in CC, so Class A office here is fine, and welcome.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
Site Design and Architecture Comments from Community Members				
CC-10	Angela LoRe LoRe	Community Member or Neighbor	While most companies are preparing for many staff to work remotely much of the time, a large office building does not fit w/ the needs of present day reality. The blue color negatively disrupts the view of greenery. Why not a step back tiered building w/ greenery and gardens on each step (view Danish architects) good for environment. All glass will give uncomfortable reflection even w/ special glass.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-11	Ben D’Avanzo	Community Member or Neighbor	<p>I do not believe this building fits within the architectural elements desired in the CCSP. The east facade is not distinctive, nor is the top of the building. I am not sure landscape or art will meet those needs. Arlington has addressed similar situations before, such as the improved architectural feature incorporated in the Courthouse Hyatt project. JBG should consider an element like that, perhaps one that features light features. I hope the next round will feature a rendering that shows how this building impacts the skyline from the overlook at the north end of Long Bridge Park.</p> <p>I regret the inclusion of the promenade, which removes the building from potential integration into the residential building to it's north and the park. Instead, it creates a separation and breaks up pedestrian flow. While the</p>	<p>Staff Response: Thank you for your comments. In the next engagement session JBG will be providing more renderings, especially of the northern landsape pedestrian area, hopefully that will answer some of your questions.</p> <p>Applicant Response: Please see our SPRC #1 comment response presentation for details on current</p>

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			<p>grade change makes typical design difficult, the promenade mirrors a lot of the outdated features found elsewhere in Crystal City. I do not think the fitness center does much to activate the pedestrian experience unfortunately. Also, it is referred to as "private." To confirm, does this mean it will not be open to pedestrian access?</p> <p>I am glad the proposal includes minimal new parking. Was there consideration of a physical connection between the new building and existing parking structure that is proposed to be utilized?</p> <p>I appreciate the activation of the open space through retail space B.</p> <p>The materials (glass, stainless steel, stone for the base) seem good to me.</p>	<p>efforts to address the architectural feature.</p> <p>The green space to the North of the proposed building will be publically accessible and will include thoughtful landscaping to provide a tree-covered respite for pedestrians and a connection from 10th Street to the new Gateway Park and Long Bridge Park. A direct underground connection between 201 12th and 101 12th is not being considered at this time due to planned public utilities under the new S. Ball Street between the two buildings. JBG SMITH is continuing to investigate other ways to connect 101 12th to the parking in 201 12th Street beyond the enhanced pedestrian experience planned for 10th Street.</p> <p>Thank you for your feedback.</p>
CC-12	Carol Fuller	Community Member or Neighbor	<ul style="list-style-type: none"> • Very concerned about loss of tree canopy and subsequent heat island effect. Heat island maps produced by NOAA already show Crystal City and adjacent Pentagon City as one of the hottest areas in the metropolitan DC area (https://www.climate.gov/news-features/features/detailed-maps-urban-heat-island-effects-washington-dc-and-baltimore). Ask JBG Smith to expand the green roof, both on the mechanical penthouse and on the actual roof. Lots of trees/plants are essential. • Storm water and flooding: the northern part of Crystal City floods during heavy storms and the drains cannot handle the amount of water runoff. JBG Smith should work with the County to improve drainage in the area. They should also enhance all of the green aspects to mitigate the run off. 	<p>Staff Response: Thank you for your comments. In JBG’s presentation for the next engagement session (July 27 – Aug 3), they will be discussing open space and storm water management in more depth.</p> <p>Applicant Response: Please see our SPRC #2 presentation and SPRC #1 comment response presentation for more details on an enlarged green roof as well as proposed landscaping to better manage</p>

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			<ul style="list-style-type: none"> Architectural feature on SE corner has not been designed. This is a great opportunity to make a beautiful full green wall with plants and perhaps a water feature. 	<p>stormwater and preserve tree canopy coverage.</p> <p>Thank you for your feedback.</p>
CC-13	Jeffrey Williams	Community Member or Neighbor	<p>The site use seems completely appropriate to the location and setting. While I like the current use as a park, I understand the applicant's desire to develop the parcel. The building architecture is visually interesting and I like the choice of materials, particularly the combination of stone, blue steel, and glass. I am glad to see ground floor retail on 12th street and am very excited and happy to see the proposed cafe and terrace space. The rendering of the terrace space depicts only a modest amount of seating. I hope a more generous allocation of terrace space can be considered. I think a cafe here will be a very popular given its proximity to Long Bridge Park.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-14	Nancy Iacomini	Community Member or Neighbor	<p>SITE DESIGN: I am of the opinion that the building is sited correctly – I believe the shaping they have done is good for the site and the design acknowledges the change in grade across the site. The entrances seem to be in the right places.</p> <p>ARCHITECTURE: As I noted in the Block Plan comments, I truly applaud the applicant for engaging creative and talented architectural firms for their buildings. I also am impressed with the level of high quality materials that usually get proposed for their buildings.</p> <p>General I believe that architect has done a thorough analysis of the site – I like that they have angled the building to take advantage of views and the topography and site itself. I also liked the look back to Alexander’s Island and the notion of the blue steel echoing water. (I think they need to carry that further with a water feature near the path to Long Bridge – but that’s for Landscape.) I’m not sure I read the infrastructure and other hard material in the area as “warm” greys, but that can be a matter of perception.</p> <p>Materials/Design I like the use of blue stone at the base – it’s a little more rustic in finish and that’s appropriate for a site that’s a gateway to Long Bridge Park.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p> <p>The basis of the facade is a colored stainless steel panel manufactured by Rimex. The color is produced is by increasing the level of oxidation at the surface of the steel. Since the color is not generated through an applied material (i.e. a paint or other type of coating), the panel should maintain a consistent color throughout the life of the building.</p> <p>We are avoiding highly reflective finishes, and are hyper focused on final appearance of the material and its reflectively in different lighting postions and different viewing angles.</p>

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			<p>In fact, I believe the base along the path should perhaps be a little softer at the literal building edges to complement the rough nature of the stone itself – as well as bring a softness as the building lands at the green path area. Lately, and maybe it’s because of the current pandemic, I feel our emotions could be helped by warmer, softer environments and so have been looking for more opportunities to make edges of building softer as well as their materials. Hence, I wish there were some curves on this building -maybe incorporated at the portion of the base that is along the path – or the architectural feature (she wrote with a hopeful expression...)</p> <p>I find the proposed blue steel intriguing and have asked the applicant for more information about it – how it ages (does it really stay that color) or will it oxidize to a certain extent like Cor-Ten steel?) And I also had questions about its finish – matte or mirror – matte I believe being preferable. The examples of its use “mass” the steel and not use it in a ribbon fashion. Its appearance is enhanced by having a “field” of it rather than a small piece – or so it seems. Perhaps a massing of it at the Feature Corner? I know this has implications for views from the interior out – but I would like to explore it. (See Corner Feature...)</p> <p>I also am troubled by the glass curtain walls on the eastern façade. People inside of a curtain wall get great unobstructed views, but people outside get not so interesting views of office furniture, varied and uncoordinated lighting, etc. This is a gateway point to Long Bridge, and I think the façade here needs to acknowledge the “viewer” as well as the occupants. I find the rest of the facades satisfying with defined (blue) spandrels and think such a treatment – or a variation of it – is appropriate for the east. I know I digress, but I both worked in the glass curtained office portion of the National Gallery’s East Building – and the view of the Capitol was great. I also worked in the Capitol and often visited office opposite the East Wing – and the view into it was interesting from an ant farm perspective – but nothing else.</p> <p>Feature</p> <p>As noted in the Block Plan, I feel strongly the building needs to indeed have an architectural feature. I think there are many ways to achieve this that could be in keeping with architect’s vision of embracing the history of the site and its location.</p> <p>For ease of reading I’m copying here my Block Plan comments:</p>	<p>Please see our SPRC #1 presentation for details on current alternatives considered for the architectural feature.</p>

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			<p>It is my belief those who drafted the Sector Plan were thoughtful about where they felt buildings should have a distinctive feature to mark an entrance, etc. and indeed used them sparingly so as not to dilute their effectiveness.</p> <p>I believe the applicant engages creative, talented architects for their projects – the quality of buildings is very high. But I am disappointed that they seem not to read the Sector Plan Guidance or choose to follow it in a way that doesn't comport with the intent of the Plan.</p> <p>The Plan says: “Establish a distinct identity of place, symbolically mark gateways and significant points Of interest, and contribute to the visual and architectural character of the Crystal City Streetscape”</p> <p>I noticed in the architectural presentation that the presenter had the eastern edge of the building circled but didn't speak to it – that is trying to explain that maybe they did have a feature and that didn't just recognize it – but went to suggesting ground-level public art can provide a feature. The guidance from the Sector Plan clearly mentions “architectural” character that equal “on the building.”</p> <p>A feature on the building corner – particularly one that includes the whole height of the structure provides a marker that can be seen from various distances – something at ground level cannot do this.</p> <p>I believe we should continue to work with the applicant to create a building feature for this designated corner. In my opinion it continues to be frustration at SPRC that a building design is so far along when we see it, it's hard to get changes – not only has time and money gone into the design already – those who created it become more and more wedded to it. In design, as in many pursuits outside of pure scientific formula, there is more than one correct answer. And I know that cuts two ways – their proposal could be just as right – but I don't think that's the case in this situation.</p>	
CC-14	Susan English	Community Member or Neighbor	<p>It would have been nice to have more of a special interest feature on the south-east building façade. The new Ball Street is clearly needed for the loading bay; access off 10th St. would be an obvious problem. However, since it has no special benefit otherwise to the community (and is not desired by a number of residents), it should be paid for by the county or developer. A</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response:</p>

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			better "community benefit" would be stormwater mitigation in and around Gateway Park.	Please see our SPRC #1 presentation for details on current alternatives considered for the architectural feature. Thank you for your feedback.
Tranportation Comments from Community Members				
CC-15	Angela LoRe LoRe	Community Member or Neighbor	Having 10th Street now pouring cars onto to Crystal Drive negatively impacts walkers and drivers. Exiting from garages will be more difficult w/ 10th St plus cars which drive above speed limit	Staff Response: Thank you for your comment. Applicant Response: Thank you for your feedback.
CC-16	Barbara Selfridge	Community Member or Neighbor	<p>I have written a paper that includes both information and comments, and it appears to be too long to fit into this form. i will e-mail it in. I. This SPRC will be the first held in the Northeast Gateway area since the Crystal Drive/12th St corridor between 15th St and the Clark Steet-Long Bridge Drive intersection was converted from a one-way to a two-way road.</p> <p>This conversion was designed with the then-planned streetcar line in mind. It resulted in a four lane roadway: (1) a north/west transitway (used as a parking lane since it's inception), (2) a north/west travel lane, (3) an east/south travel lane, and (4) an unprotected east/south bike lane.</p> <p>Notable features of the roadway are the following:</p> <p>It is relatively narrow: It's curb-to-curb width generally is 49 feet, 10 feet less than Crystal Drive roadway in front of 1900 Crystal Drive.</p> <p>It has a pinch-point: "The narrowest pavement width (excluding the gutter pan) is 43 feet" [46 with gutter pan], according to a VHB study for the County.</p> <p>It serves seven buildings: Two apartments, a hotel, three office towers and two condominiums.</p> <p>It has only two, short turn lanes: Both are near the Clark St.--Long Bridge Drive intersection, and they are combined. One facilitates left turns onto</p>	<p>Staff Response: Thank you for your detailed analysis and comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>Clark St. from vehicles going west; the other, left turns into the semi-circular driveway at 201 12th , which is just east of the intersection.</p> <p>It has many curb-cuts: There are 13 curb-cuts, four on the north/west side and 9 on the south/east. Eight are for garages, loading docks and/or off-road PUDO. The remainder merit a fuller description:</p> <p>--An unnamed vehicular way that links Crystal Drive and 14th Road S. and serves primarily as a two-way PUDO and garage access for the hotel.</p> <p>--A dual-function pedestrian crosswalk on the curve at 12th St. and Crystal Drive. It is the principal pedestrian entrance to Long Bridge Park, leading to the esplanade. It also provides access to service vehicles for the park and the railroad (through an easement to CSX granted by the County).</p> <p>--A pedestrian crosswalk adjacent to the semi-circular driveway at 201 12th St and across from an entry to the underground. This heavily used crosswalk takes advantage of the Long Bridge Drive--12th St. cut-through provided by the driveway and leads to short-cuts to the Metro and the street-level underground's 5 eateries, hotel's Starbucks and restaurant, and a large convenience/carryout store. The Pentagon shuttle stop is on the north side next to the crosswalk.</p> <p>Additional potentially useful information related to the road includes the following:</p> <p>Bike Access: There is no north/west bike lane or known plan to create one. These facts are relevant to the Long Bridge Park esplanade trail mentioned in the staff report (p.11). The importance of separating pedestrians and bikers has been discussed at many SPRCs. Therefore, it seems useful to consider downplaying this trail to minimize commingling. There are bike lanes on nearby Long Bridge Drive, and highlighting them might help keep riders off of north/east sidewalks.</p> <p>Large Vehicle Access: The transitway lane, planned to become a bus lane, currently is 12 feet wide. The VHB study mentioned above states that a</p>	

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			<p>standard 40 foot bus "...may need to slow down in order to make this turn but would not be required to cross the lane line ...the 60 foot bus...extends into the adjacent vehicular lane." The study did not model the interactions among the roadway's four lanes. However, the results of the study suggest that such an assessment would be useful, especially if the mitigation proposed is adopted (to re-stripe the pavement to create a 13 foot wide bus lane). The slowing down/lane-crossing by the buses also suggests that there may be a need to consider some limits on the size of vehicles using the roadway.</p> <p>Unsafe Garage Exits: The mega-block's open garage on the south side of 12th Street is located between two inset parking spaces. The easternmost one of these is specifically intended for trucks that are too large to use the loading docks inside the garage. This arrangement results in vehicles exiting the garage often having to creep into the bike and travel lanes in order to see when it is safe to make a turn. Vehicles parked in the other offset parking space also can create sight-line problems for drivers.</p> <p>Possible negative impacts of having the proposed 10th Street connector across the street from the open and another garage entry/exit are listed as an issue in the staff report (p.10).</p> <p>II. The 10th Street connector is a part of the Sector Plan's initiative to create an urban grid of streets. Accordingly, it seems useful to contextualize it.</p> <p>As aerial pictures in the staff and applicant materials suggest, the connector and 101 12th Street site can be seen as part of a larger block. This block is bounded by 12th Street on the north, 6th Street on the south, the esplanade to the east, and Long Bridge Drive to the west.</p> <p>The most notable thing about the large block is the fact that the existing streets, alley and proposed connector cannot be extended any further during the foreseeable future.</p>	

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			<p>--Long Bridge Drive is flanked by the high wall of elevated Route 1. The VDOT study about bringing Route 1 down to grade does not extend to this area. With the wall remaining, both 10th and 6th Streets will continue to terminate at Long Bridge Drive.</p> <p>--6th Steet also borders the south end of Long Bridge Park. The Park is construced is a way that prevents Ball Street and the alley from being extended to the north.</p> <p>--Long Bridge Park also blocks any extension of 10th and 6th Streets to the east.</p> <p>--The Sector Plan does not envision changes to the existing building group on the north side of 12th Street, and the complex arrangements among the buildings suggest that changes would be difficult. So the possibility of extending the connector across 12th Street to the north is remote.</p> <p>Thus, it is clear that the connector would achieve the first part of the Sector Plan description:</p> <p>“This new connector will link 10th and 12th Streets...”, but not so clear that it would meet the second “...and provide a direct connection to development north of 12th Street and to the west.”</p> <p>The question of how much, if any, value the proposed connector would have to the community is certain to be asked.</p> <p>Whatever the answer is to the question, there is an alternative that could limit unnecessary burdens on 12th Street, lessen safety concerns, and discourage unwanted cut-throughs if a connector is deemed necessary.</p>	

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			<p>The alternative would not be designed to be a link in a grid but to deal with the specific needs created by the site plan. It would not look like a public street, but more like a private lane. While it would not mirror the Loft's alley or the vehicular way between Crystal Drive and 14th Road, it would be more akin to them than a typical public street.</p> <p>The alternative could be seen as an interim measure. The Sector Plan shows the other building in Block B remaining in place. When that site is redeveloped in the future, there would be an opportunity to re-visit the question of whether there is a need for a larger connector.</p> <p>III. Residents who participated in the Sector Plan development process have told me that Vornado promised that any building put on the 101 site would be placed farther to the west than the Lofts in order to preserve the condominiums' views to the north.</p> <p>Interestingly, the illustrations in the Sector Plan show the conceptual building sited farther to the west than the Lofts. Siting the proposed building similarly would seem to provide for a wider, more welcoming and green entrance to the park.</p> <p>It would be interesting to see a rendering of the new proposed building viewed as it is approached from the west sidewalk on Crystal Drive. And to have a picture taken from the same perspective as the site looks now so a comparison can be made.</p>	
CC-17	Ben D'Avanzo	Community Member or Neighbor	<p>I appreciate the continued street connection between 10th and 12th Sts South. I support the addition of a narrow street, signaling it use for only local travel. I support reconsideration of the cul-de-sac and suggest it be shrunk or eliminated. I am unclear if the street name will be a continuation of 10th st (preferred) or a new S Ball St?</p> <p>Are two loading docks really needed?</p>	<p>Staff Response: Thank you for your comments. The Arlington County Zoning Ordinance requires two loading docks for this use. Additionally, you can see the applicant's new road design with the removal of the cul-de-sac in the second engagement presentation.</p> <p>Applicant Response: Thank you for your feedback.</p>

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				<p>The number of loading docks is consistent with the planned uses for the building and Arlington County building code.</p>
CC-18	Carol Fuller	Crystal City Civic Association President	<ul style="list-style-type: none"> • 10th street extension: Just because it is in the conceptual 2010 Crystal City Sector Plan does not mean that there should never be flexibility for change. This should not/not be considered a community benefit. There was no previous outreach to the community by the County to the concept of this street. Recent outreach has shown the local community strenuously objects to it. Why is this street needed? It will exacerbate the already existing traffic problems by encouraging cut through traffic to 10th Street, a residential area, and then to I395. There is already great community dismay (not to mention anger) that a building will displace the green park used by so many during the COVID crisis. Why not install a pedestrian priority street--pleasant, shaded, and walkable. If the main purpose is to provide access for emergency vehicles or vehicles to the loading dock, they can be accommodated on such a pedestrian priority street. Such a pedestrian area would promote the walkability component of the Livability 22202 plan. • There should be a wide, attractive sidewalk a minimum 10' wide (as is the current situation) for pedestrians for walkability under Livability 22202. The 12th Street sidewalk is not only used heavily by residents and visitors to Long Bridge Park, but it is the main link between Crystal City and the Pentagon City Metro. • Bike lane: Please do not repeat the problem of Crystal Drive where bikes, scooters, cars, and joggers (especially during COVID) all have to share limited space. There should be a continuous bike lane up Crystal Drive and around 12th Street over to Army Navy Drive which is planned for a complete street. 	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p> <p>Please refer to early responses with regard to the sidewalk along 12th Street.</p>
CC-19	Carol Fuller	Crystal City Civic Association President	<p>[Note: Because there is no option to attach a pdf, the text of the CCCA letter is copied here. The actual formatted letter is being sent separately to Tenley Peterson, Courtney Badger, and Matt Mattauszek for forwarding to SPRC members.]</p> <p>July 6, 2020</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>Site Plan Review Committee Arlington County Re: Development Plans for 101 S. 12th Street Dear Members of the SPRC:</p> <p>The Crystal City Civic Association (CCCA) is pleased to provide comments on JBG Smith’s development plans for 101 S. 12th Street in Crystal City. Recognizing that this is a pilot effort on the part of the SPRC to gather community input despite COVID-19 limitations, the CCCA has taken additional steps to sound out our members and other residents on any concerns or issues they might have. This has included not only announcements and requests for input on our social media and Newsletter, but three meetings for the community with JBG Smith, including a virtual presentation by JBG Smith to a CCCA meeting on June 8. What follows is a collective review of what we have heard, though not definitive, as well as a few recommendations for the SPRC to consider.</p> <p>1. Traffic Increase and the proposed 10th Street Connection: By far, this topic elicited the greatest response. We understand that the idea in the 2010 Crystal City Sector Plan for a 10th Street connection between 10th and 12th Streets might have been a County desire to break up the Superblock from Crystal Drive to Long Bridge Drive (previously called Old Jefferson Davis Highway). The question that arises is whom the street would benefit: commuters, residents, pedestrians? What is the problem that this street would actually solve? This is not a community benefit that the community has requested, but one which the County seems to want. The community would much rather see an increased community benefit from this site plan for parks in Crystal City.</p> <ul style="list-style-type: none"> • Much has changed in the ten years since the Sector Plan was approved. We often talk about what the Plan would be like if developed today. Crystal Drive, for example, was not designed to handle the level of traffic and varied transportation levels we are currently experiencing, including the soon to come Metroway to Pentagon City which will come up to 12th Street, round a dangerous 90-degree curve and travel down 12th Street. 	<p>Please see our SPRC #2 presentation for more details on how the proposed plan better manages stormwater than the existing conditions.</p> <p>JBG SMITH is evaluating increasing our pursued LEED Certification at the LEED Gold level as well as a green roof across the entire roof.</p> <p>Proposed heights for the building are consistent with the County’s Zoning Ordinance and plan guidance.</p> <p>As part of the PDSP between JBG SMITH and Arlington County, 54K sf of park space on either side of Long Bridge Park will be dedicated to the County for Gateway Park. Design of the park will be managed by the County but the proposed site plan is taking steps to ensure that the terrace and green spaces along the northern edge of the site are thoughtfully designed to connect and elevate the new Gateway Park.</p>

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			<ul style="list-style-type: none"> • The community, especially those living at the north end of Crystal City, believes strongly that a full urban center local street would aggravate the growing traffic problems we are seeing on Crystal Drive and 12th Street, especially during rush hour. Cars regularly backup on 12th Street now from the light at Long Bridge Drive around the corner to Crystal Drive during peak hours. • A full service road in the middle of the block would quickly become a cut through for commuters to get to the entrance to I-395, going either north or south. Putting traffic down a steep grade to the residential circle on 10th Street in order to avoid the traffic light and cut through to Long Bridge Drive would not benefit anyone but commuters. When the new Aquatic Center opens in 2021, traffic volume is likely to increase again. • There are also safety concerns. It is difficult to exit the garages on 12th Street from the Crystal Gateway block during rush hour now, given the traffic and the parking spaces on both sides of the garage exits which hinder visibility of traffic. The proposed 10th Street connection would be directly across from the garage exits and make what is already a dangerous situation worse. • The community opposes a full service urban center road. <p>Recommendation: We strongly encourage the County to reconsider approving this road as a community benefit and instead consider other design options. If the County believes that the Superblock must be broken up, for whatever reason, we propose instead a pedestrian priority street with a tree canopy, wide enough only to allow access for emergency vehicles and vehicles to JBG Smith's loading dock.</p> <p>2. Loss of Tree Canopy and Increased Dangers from Storm Run Off: There is considerable “angst” at the loss of tree canopy, when so little green space exists in Crystal City. As it is, the northern part of Crystal City already experiences heavy storm water run off and flooding during heavy storms, and the street drains are inadequate to handle all the water. During the July 2019 flood which devastated other parts of the County, there was considerable flooding on the northern part of Crystal Drive. Waterford House at 1200</p>	

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			<p>Crystal Drive, for example, suffered \$75,000 damage to its lobby. Replacement of the trees in the 12th Street park by a concrete structure will likely exacerbate the flooding problem.</p> <p>Recommendation: Require JBG Smith to work with the County to study the runoff problem and devise a better system for handling excessive rain and prevent flooding both north and south of their site.</p> <p>3. Urban Heat Island Effect: Again, replacement of the tree canopy with a concrete structure will increase the urban heat island effect in our area. This problem has been widely studied across the architecture and landscape architecture industries. There are plenty of studies that indicate increased development is cause for concern if the heat island effect is not taken into consideration. This includes potential health problems.</p> <p>Recommendation: Require JBG Smith to construct the building at a higher LEEDS certification at the gold level and install a green roof.</p> <p>4. Two other issues raised by the community are also mentioned here for your information:</p> <ul style="list-style-type: none"> • Height: Residents of Waterford House and Crystal Gateway up to the 13th floor are greatly disturbed that this 110' (plus 20' maintenance penthouse) will cut off their view of the DC monuments from the Jefferson Memorial west to the Cathedral. It has been pointed out repeatedly that this building was included in the Sector Plan, but owners are worried that the loss of view will reduce their property values. JBG Smith has been very forthcoming in meeting with property owners to show them how their views will be affected. • Gateway Park: This park belongs to JBG Smith and could be turned over to the County as part of the SPRC process. Although the redesign of the park, if any, would come during a separate process, there is great concern in the community about losing a tranquil park for casual use and seeing it turned into an active recreation site. <p>Best regards,</p>	

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			<p>Carol Fuller, President Crystal City Civic Association cc: Courtney Badger Matt Mattauszek</p>	
CC-20	Gerry Fuller	Community Member or Neighbor	<p>From my perspective, it makes no sense to put a road between the two buildings going from 12th to 10th street. With proper design, complete access to a building at 101 12th St. can be accomplished from 10th Street. More importantly, traffic safety is already a problem in the area of the proposed new road because of the Crystal Drive to 12th St. curve, which includes the entrance to Long Bridge Park and a proposed bus stop. Adding another road would further reduce pedestrian and bicycle safety and make rush hour congestion horrible. Large trucks and buses cannot make this turn without crossing the center line. Height difference from 10th to 12th Streets means any connecting street would have a near unusably steep grade. The steep grade would likely also create major drainage issues during severe thunderstorms (increasingly common) for the residents of Crystal Lofts.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-21	Greg Zacharias	Community Member or Neighbor	<p>I am concerned about the parking. The proposed parking does not meet zoning requirements under either C-O-1.5 or proposed C-O Crystal City. The regulations call for 240 parking spaces, but the plans are providing only 68, with the missing 172 proposed to be provided by the building next door at 201 12th St. There are two issues here. First, are those 172 spaces now being double counted as satisfying the regulations, by both 201 and 101 12th St buildings? How does that work? Second, it is noted by the developer that this is all fine because both buildings are owned by the same entity. What happens if one of the buildings, say 201 12th St is sold to a different entity and 101 12th St is told to go find its needed 172 spaces elsewhere? Where would that be? On 12th St or Crystal Dr curb parking? Is there some agreement that holds in perpetuity between the two buildings, no matter who the owners are, guaranteeing the legally required 172 spaces to 101 12th St? And if 201 12th St gives up its spaces in this manner, doesn't that put 201 12th St in violation of the parking regulations that apply to it?</p> <p>I am concerned about the proposed Ball St cut through between 10th and 12th Streets for three reasons. First, it puts a new intersection within a few car lengths of the 90 deg road curve that connects 12th and Crystal Drive. This clearly raises a safety issue for northbound Crystal Drive traffic rounding the</p>	<p>Staff Response: Thank you for your comments. The proposed parking is consistent with guidance in the Crystal City Sector plan. If approved, there will be a shared parking agreement and/or conditions on the site plans that would extend beyond the current building ownership.</p> <p>You can view the Transportation Assessment that was done on the project webpage.</p> <p>Applicant Response: The garage at 201 12th Street is currently both overparked and underutilized. As it stands today, only two of the four garage levels are used today. The building will comply with the recommendations of the County's office parking guidelines, even</p>

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			<p>bend onto 12th (some at high speed) and coming upon traffic entering and exiting Ball St. How will this be handled without signaling the new intersection? And whether or not that's done, secondly, what are the implications of the additional 240-car traffic load going into and out of the intersection, since that will clearly be the fastest route for the tenants of 101 12th St to get to their parking spaces. We are told that a traffic study was conducted, but looking at the numbers, they seem rather light. Can we find out when the study was conducted? If after mid-MAR 2020, it's certainly not representative of normal loads. Finally, the intersection is proposed to be located almost directly across the street from the entrance to a four-level underground garage holding hundreds (perhaps a thousand?) cars and a loading dock used throughout the day. The traffic study seems to show only one garage entrance on 12th St, closer to S Eads, but not the one nearest to the proposed intersection. The situation is already bad here because of the 12th St and Crystal Drive bend and double-parked trucks waiting for the loading dock. The Ball St cut through will only exacerbate the situation.</p>	<p>with 101 12th Street utilizing some of the existing parking today. If building ownership were to change, agreements would be in place to ensure continuity in access for the tenants of 101 12th Street.</p> <p>Please refer to the MMTA study on the Arlington County project web page for 101 12th Street for details on the traffic impact analysis published in February 2020. In summary, the analysis found that a traffic signal is not necessary at the proposed intersection for 12th and S. Ball.</p>
CC-22	Jane Green	Community Member or Neighbor	<p>I am very happy with the materials presented and I think this plan should move forward. I am especially happy that the applicant is using excess parking space from the adjacent building. The new connecting street, which is called for in the Sector Plan, is not a significant priority for the neighborhood and should not be considered a community benefit. It will primarily serve the needs of commuters. I am glad they are shrinking the width of the road.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-23	Joyce Barr	Community Member or Neighbor	<p>I also oppose an exception for a more narrow road. Storm water management is expensive and time consuming if done properly. Can the applicant provide any assurances they will really do this,</p> <p>I'm very skeptical that this proposal will not have a detrimental impact on traffic. For me as a resident, I don't understand how more vehicles on 12th street is not harmful.</p> <p>The fear surrounding transmission of COVID may keep people off of public transport for some time. The new building needs more than 1 level of parking.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please review our SPRC #2 presentation for more details on the stormwater management program for this proposed building as well as details on a series of traffic studies conducted that show no adverse impact from this building. The adjacent property, 201 12th St is also owned by JBG SMITH and has four levels of parking, two of which are underutilized. In order to support environmentally</p>

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				friendly modes of transportation, JBG SMITH is seeking to avoid overparking the proposed building. Additionally, the proposed parking is consistent with the County's office parking guidelines.
CC-24	Mark Fiumara	Community Member or Neighbor	The 12th St S area was experiencing heavy traffic (pre-covid). With the addition of construction equipment that street and surrounding streets will become further crowded, especially with the county entering phase 3.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Please see our SPRC #2 presentation for details on the proposed building's minimal impact on traffic.</p> <p>Thank you for your feedback.</p>
CC-25	Mary Beck	Community Member or Neighbor	As a long time property owner on the corner of 12th and Crystal Dr. I have concerns regarding the loss of both park space and long held views. I do not challenge the property owners right to build but feel that in cooperation with neighborhood owners and residents the County and the owner could do more to ameliorate the impact of this new build. An earlier meeting with JBG and the neighbors has resulted in no change based on our input. Our suggestion that elimination of the cut through street would give JBG more flexibility to position their building out of the view of residential neighbors has gone unheeded. We were led to believe that it was the County that was insistent upon the road and that all vehicle access to the building would be from the 10th street circle. Apparently this is not the case and JBG has not been transparent with its residential neighbors. This block of 12th street is already problematic with multiple office and residential entrances and exits including large truck deliveries and haulage. Adding an additional entrance and exit on this small block will only add to the current chaos. Due to the grade change, water run off is also an issue. A closer aligning of the new building to the existing one would enable the connection of the two garage areas enabling employees to park and enter their building without going outside.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>Although the "park" area seems very inviting, it is virtually hidden from the neighborhood. The building is lovely, but no matter how much the architect touts the slanted edges aimed at preserving the neighbors' views; it does not make it so. The approach of backing off the problematic additional streetscape or building design tweaks could go a long way to working with and finding common ground with a long established, tax paying, and generally ignored citizenry.</p>	
CC-26	Nancy Iacomini	Community Member or Neighbor	<p>TRANSPORTATION</p> <p>I am glad the applicant is continuing to work with staff on the Cul de sac and am interested in seeing what comes out of the discussion. It provides an important connection point leading to the park and should signal that.</p> <p>As noted in the Block Plan discussion, I am supportive of a narrower roadway from a transportation viewpoint – as long as multiple travel modes are able to be accommodated.</p> <p>I am also not troubled by a reduction in parking – but, again, as noted in the Block Plan comments, want to know how we memorialize the arrangement. Through site plan conditions in both site plans? Recordation of easements? Both properties may not have the same owner in the future so we should have clear legal arrangement in place.</p>	<p>Staff Response: Thank you for your comments. The parking will be documented through a parking agreement, similar to what has been done in the past on similar projects.</p> <p>Applicant Response: Please see our earlier response to your question on parking under the Block Plan section. The shared parking will be documented through an agreement between the buildings. Thank you for your thorough feedback.</p>
CC-27	Patricia Heath	Community Member or Neighbor	<p>I oppose the proposed new full 80' urban center street connecting 12th and 10th. It is solving a problem that does not exist. We have repeatedly pointed out that traffic around the 12th/Crystal corner is overburdened - and will get worse with Metroway, etc. Adding an incentive for cars heading to 395 to cut through a side street would only exacerbate the problem. (If you give them a road, they will come.) At best it should be primarily for pedestrians and loading dock services.</p> <p>Increased attention needs to be given to storm-water run-off prevention. Much of Crystal City has seen frequent large water backups in the last few years, and taking away such a large area where water can collect and drain naturally will make the problem worse.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please see our SPRC #2 presentation for more details on how the proposed plan better manages stormwater than the existing conditions.</p>

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CC-28	Renee Bouchard	Community Member or Neighbor	<p>I would like to request an additional traffic study on 12th St. to the corner of 12th St. and Crystal Drive. 101 12th with it's proposed cut through street will further impact an already difficult traffic situation. Speed and the diminished line of sight from cars parked along the south side of 12th st, make it dangerous for pedestrians, children meeting the school bus, and cars entering/exiting the garage spaces on the south side. I'd appreciate a traffic impact study of this street.</p> <p>Additionally, the loss of more green space is unfortunate due to the building of 101 12th. I'm hoping the builders could be convinced to leave some additional green space by making their footprint just slightly smaller. I do understand the land owners have already given land concessions but would appreciate a look into a smaller footprint to allow for a greener space, and possibly additional storm water runoff mechanisms.</p> <p>Regarding stormwater runoff, I appreciated the studies done to date. I would like to ask if they could be looked at further to verify that storm water impact has been addressed.</p> <p>Thank you.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Please review our SPRC #2 presentation for more details on the stormwater management program for this proposed building as well as details on a series of traffic studies conducted that show no adverse impact from this building.</p>
CC-29	Richard Forno	Community Member or Neighbor	<p>This letter represents the Board of Directors and owners of Waterford House, a 64-unit condominium located at 1200 Crystal Drive in Arlington.</p> <p>The PDSP for Crystal City that JBG Smith has proposed for three properties in Crystal City—101 S. 12th Street, 1900 Crystal Drive, and 223 23rd/2300 Crystal Drive--includes a "community benefit" to build a road between 12th and 10th Streets to the west of 101 S. 12th Street, which was included in the Crystal City Sector Plan of 2010 for the northeastern portion of Crystal City. The Waterford House and Crystal Gateway Condominiums, the two residential properties closest to the proposed road -- and most likely to be affected by it -- request that the County re-examine the feasibility of this proposal before the County Board approves this "community benefit." Specifically, we believe this new road will exacerbate already-bad traffic problems along Crystal Drive and 12th Street and also adversely impact the residential/business areas of 10th and 8th Streets.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response:Please refer to the MMTA study on the Arlington County project web page for 101 12th Street for details on the traffic impact analysis as well as our SPRC #2 presentation. Thank you for your feedback.</p>

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			<p>The northern part of Crystal City already has serious traffic issues: 12th Street between Army Navy Drive and Crystal Drive have significantly increased traffic issues during rush hour. Further, these streets already are not wide enough for the amount of current traffic let alone the planned Metroway bus extension via 12th Street.</p> <p>This proposed road would be built almost directly across from the residential and business garage exits on 12th Street from 200 and 202 12th Street: the 200 S. 12th Street garage exit is the ONLY exit available to both of our condominiums at the moment, and the 202 S. 12th Street exit I believe is used by federal agency personnel. Exiting those garages now during rush hour is already difficult and often dangerous because of the amount of traffic and often double-parked parked trucks. With increasing frequency, we are encountering large moving/delivery trucks parked on both sides of this exit, forcing drivers to practically be in the middle of the road and blind to oncoming traffic from both directions before being able to safely move onto 12th Street. Coupled with increased pedestrian traffic at this location, a hazardous situation for drivers and pedestrians alike is currently present and will only get worse should this proposed road be built.</p> <p>Additionally, we believe this new road will impose additional traffic challenges to the area. In particular, Long Bridge Drive has become a major traffic route for commuters to connect with I-395 north or the George Washington Parkway. By creating this proposed road , it is quite likely that many cars currently lining up on 12th Street South to turn right onto Long Bridge Drive to get to I-395 may now seek a bypass by driving down this new road into the smaller streets around the residences and businesses of 10th or 8th Streets and then over to Long Bridge Drive. When the new I-395 interchange is built and the Aquatic Center opens, traffic volume here is likely to again increase.</p> <p>The Crystal City community did not ask for this road to be built, but it was put into the Sector Plan anyway. It now appears that the County is actively promoting the road whereas JBG Smith seems ambivalent about it. As residents of this portion of Crystal City and the ones most impacted by it, we</p>	

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			<p>do not see this road as a “community benefit” but rather a community danger for the reasons above.</p> <p>We ask that the County urgently review the traffic situation on 12th Street and Crystal Drive and develop design options with associated pros and cons for the benefit of this new road before approving it as a “community benefit” -- a “benefit” that the local community does not want and believes will place it at greater risk.</p> <p>Thank you for your consideration.</p> <p>Richard F. Forno, Ph.D. President, Waterford House Board of Directors</p>	
CC-30	Robert Schellman	Community Member or Neighbor	<p>Traffic issues: Assuming the building is to be built.....Of particular concern is the proposed construction and extension of S. Ball St to intersect with 12th St. Although contemplated as a community benefit in the 2010 Sector Plan, construction of a street access funneling additional traffic onto 12th St and Crystal Dr. would create undue burdens to the existing substandard resident and employee vehicle, pedestrian, truck and bicycle circulation in the area. The proposed Metroway extension to include 12th St, the bicycle lanes, vehicle traffic, already congested parking, truck traffic, pedestrians, pedestrian crosswalks, SLUG pickup, existing entry/egress for the Crystal Gateway’s residents and adjacent office development’s parking/loading needs, and non-standard spacing and lack of coordination between traffic signals creates numerous conflicts and violations of the Manual on Uniform Traffic Control Devices, 2009, published by the Federal Highway Administration.</p> <p>A traffic study that analyzes effects of proposed 101 12th St and cumulative effects of community development independently would likely conclude that, based upon vehicular movement/loading and pedestrian volume, a traffic signal is warranted at the 12th St and the proposed Ball S St. intersection. The intersection however, would be within 300 feet of both the unsignalized crosswalk at the intersection of Crystal Dr/12th St/Long Bridge Park and the signalized intersection at 12th St/Long Bridge Dr so is not advised (MUTCD 2009). As such, potential mitigations to an already nonstandard roadway network linking 101 12th St to 10th St via proposed S. Ball St. would be costly</p>	<p>Staff Response: Thank you for the comments. A multi-modal transportation assessment was required at the time of the proejct filing. This can be reviewed on the project website.</p> <p>Applicant Response: Please refer to the MMTA study on the Arlington County project web page for 101 12th Street for details on the traffic impact analysis as well as our SPRC #2 presentation. Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
			<p>and would not completely ameliorate either impacts of the proposed development or the development's increment of cumulative growth. Mitigation would envision, at minimum:</p> <ul style="list-style-type: none"> a. Extensive upgrades allowing coordination to the traffic signal system between Crystal Dr/15th St and 12th St/Long Bridge Dr. b. Traffic calming devices and signage to protect pedestrians, particularly at the right angle roadway extension of Crystal Dr/12th St. c. Prohibition to on-street parking to expand sight distance for vehicles exiting Crystal Gateway and using 12th St for loading and unloading cargo. d. Construction of additional parking or a set aside fund and governing documents to accommodate existing parked vehicle volumes and assure adequate parking availability. e. Development of truck routing plan and truck parking plan for the area. f. Significant increase in policing to assure vehicles and trucks are not parked and obstructing sight distances. g. Widening of proposed streets to accommodate emergency vehicles. <p>It is also worth keeping in mind that Crystal Dr. is by no means an easy drive due to unsynchronized traffic lights, traffic congestion due to not only residents and workers but from trucks parked in the middle of the road and along the sides for loading/unloading purposes.</p> <p>Additionally, significant consideration must be given to the significant and long term disruption to traffic and residential /business lives that would result from the construction of this needless office building.</p> <p>Wouldn't it make more sense to design the building for a loading dock and parking on the north side of the building thus, using the existing 10th and S Ball Streets for loading dock and parking access? This would eliminate the extension of S Ball St to 12th St. thereby, remove all the above issues. The Proposed street would be replaced with a significantly narrower pedestrian walkway that is much more amenable to the needs of the area and the building could be moved further west to recover some of the lost views for the residents and offices across 12th St.</p> <p>The cumulative effects of the National Gateway development have created a series of mobility challenges that have resulted in unworkable vehicle maneuvering with every new mitigation measure imposed on the tortured street system. This vibrant mixed-use community need not increase potential</p>	

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			conflicts and crashes between residents, workers and vehicles by adding another intersection in the name of community (dis)benefit.	
Other Comments fromo Community Members				
CC-31	Bernard Berne	Other	<p>There is far too much pavement in this project. The applicant is proposing to "activate" its project by paving over most of the project area's existing open space. This is environmentally unfriendly. Further, it will add to the already over-paved and over-urbanized character of Crystal City.</p> <p>All open spaces should have only the minimum amount of pavement. Sidewalks and walkways should have the minimum widths necessary provide pedestrian safety. There should be no open spaces available for commercial uses, such as restaurant seating.</p> <p>The fitness center should be underground. This will increase the amount of open space available to the public.</p> <p>The major use of the open space should be to create natural areas that will help restore Crystal City's vanished natural habitats. There should be no mowed lawns, as these increase stormwater runoff and provide little habitat for birds or anything else that Crystal City urgently needs.</p> <p>Trees and meadow/pollinator habitats should occupy nearly all of the open space. Plantings of milkweed are needed to restore Monarch Butterfly populations that Crystal City's development has displaced.</p> <p>Long Bridge Park presently has very little natural area. The park is mostly devoted to active recreation and mowed lawns. The project needs to convert the part of Long Bridge Park that is adjacent to this project to a natural area with woodlands and/or meadow/pollinator habitat.</p> <p>The developer needs make a contribution to the County that the County will devote to this restoration of Crystal City's historic natural environment. It would be preferable for this restoration to be near the project area, but it could be elsewhere within Long Bridge Park.</p>	<p>Staff Response: Thank you for you comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>The applicant's disregard for the need to provide natural habitats resembles the disregard for such features that characterize nearly all of Crystal City's development, including that of Long Bridge Park. The County needs to reverse this trend before almost open space in Crystal City is paved over or converted to mowed lawns.</p>	
CC-32	RuthAnne Darling	Other	<p>This area has multiple blind pedestrians - some with dogs that utilize Long Bridge Park to care for their working animal needs. At a minimum, any construction should allow for special and safe accommodations for these community members. As an example of accommodations include:</p> <ol style="list-style-type: none"> 1) Blind Pedestrian signs on both 12th and Crystal Drive 2) A push to walk pedestrian signal at the cross-walk where 12th and crystal drive merge 3) All construction vehicles must remain North of the current cross-walk (where 12th an crystal city dr merge) and leave unimpeded access (safe for blind pedestrians) to long bridge park both during daytime and evening hours. (Construction Vehicles allowed on 12th St only) 4) Provide clear directional walkways into and out of Long bridge Park 	<p><u>Staff Response:</u> Thank you for your comments.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>
CC-33	Mark Rutyna	Metropolitan Washington Airports Authority	<p>This letter was provided to the Federal Aviation Administration and the comments contained therein remain valid today. Thank you.</p> <p>June 3, 2020 Mr. Andrew Hollie, Specialist Federal Aviation Administration Obstruction Evaluation Group Air Traffic Airspace Branch, ASW-250 10101 Hillwood Parkway Ft Worth, TX 76177 Dear Mr. Hollie:</p> <p>The Metropolitan Washington Airports Authority (Airports Authority) objects to the proposed structure identified by Aeronautical Study 2019-AEA-13653-OE. The proposed structure is a building with a maximum elevation of 165 feet</p>	<p><u>Staff Response:</u> Thank you for your comments, the applicant will be required to receive FAA approval prior to receiving a building permit.</p> <p><u>Applicant Response:</u> The proposed building and the proposed construction cranes have both received a Certification of No Hazard from the FAA. Thank you for your feedback.</p>

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			<p>Above Mean Sea Level (AMSL) or 151 feet above Runway 33 Departure End of Runway, located 1,590 feet northwest of the arrival end of Runway 15 at Ronald Reagan Washington National Airport (Reagan National or DCA). This proposed building, if constructed, will have an adverse effect on Reagan National.</p> <p>We respectfully request the Federal Aviation Administration (FAA) issue a Determination of Hazard for this building as proposed. The proposed building will penetrate the Runway 33 TERPS Departure Surface. The Departure Surface is a critical navigational surface designed for all instrument runways and is intended to protect for a variety of pilot and aircraft performance capabilities. Therefore, a penetration to this surface impacts flight safety by reducing navigable airspace when compared to the current Crystal City skyline. Runway 33 departure is an integral part of the DCA airport operational system and is utilized frequently, particularly during certain conditions.</p> <p>The proposed building should be constructed to avoid increasing the amount of vertical penetration to this surface. This can be achieved by limiting the building's height to no more than 85 feet AMSL within the lateral limits of the TERPS Departure Initial Climb Area Surface, as shown by the red-dash area on the enclosed graphic. The Airports Authority does not object to the proposed 165 feet AMSL height of the building in the area laterally outside of the Departure Surface, shown by the light blue-dash area on the enclosed graphic. Abiding by these criteria preserves flight safety by maximizing available navigable airspace laterally from Runway 15/33's extended centerline.</p> <p>The Airports Authority has a responsibility under the Airport Improvement Program (AIP) grant assurances to make every effort to ensure clear approach and departure surfaces to protect the federal investment at Reagan National. This is emphasized in an August 2015 memorandum from the FAA Airport Division Directors of Safety Standards, Planning and Programing and Airport Compliance. The memo specifically references Grant Assurance 20 regarding the removal and prevention of hazards. Allowing construction of this building that would further penetrate a departure surface is in conflict with the</p>	

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			<p>objectives of grant assurances. The Airports Authority is obligated to object to any proposed penetration of the approach or departure surfaces.</p> <p>The FAA and the Airports Authority have invested millions of dollars in funding to provide a safe and operational Runway 15/33 to serve the public. Maintaining and protecting the airspace surrounding Reagan National is vital to its operational capability. Reagan National is a valuable local, regional and national aviation asset that must be protected from nearby development in the rapidly growing National Capital Region. Therefore, the functionality of the runway should not be adversely impacted by airspace limitations that can be avoided.</p> <p>Sincerely, Gregg M. Wollard, PE, AAE Manager, Planning Department</p>	
CC-34	Adam Gable	Community Member or Neighbor	This park is an essential part of our community especially given the current environment we are in and in the new normal of the future. We need more green spaces not less.	<p><u>Staff Response:</u> Thank you for your comment. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>
CC-35	Alien Jones	Community Member or Neighbor	Crystal city has already gotten too crowded and the few open spaces that we currently enjoy for biking, jogging and walking will be taken away by this project. It's already dangerous for pedestrians because of all the new office buildings. Do not approve this project! Arlington is becoming wY too crowded and those of us who live and enjoy Crystal City don't want any more development here.	<p><u>Staff Response:</u> Thank you for your comment. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park to be provided by this project.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>

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CC-36	Aliza Vaccher	Community Member or Neighbor	I am a resident of a neighboring community to this project. The park at 101 12th St. S is an extremely valuable resource for those who reside in the area, given the limited parks and green space in the area. In a time when outdoor space is more valuable than ever, destroying this park will undoubtedly cause negative effects on community members. The park allows for residents of an extremely urban area to enjoy the outdoors, to walk their pets, to read, to socialize, to exercise, and more. In addition, as a resident of a neighboring community, at a time when many will continue to work from home to remain safe, a construction project of this scale would negatively impact the working conditions of many. I strongly urge you to reconsider this plan. Crystal City is an already extremely residential area, and this park offers one of the few reprises from the city and is an invaluable resource for the community. My community neighbors feel the same, and I cannot emphasize enough how much such a project would negatively impact the community and those who call Crystal City their home. Please do not destroy this park in favor of yet another building crowding an area that people call home.	<p><u>Staff Response:</u> Thank you for your comment.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>
CC-37	Anatasia Tsyganok	Community Member or Neighbor	Please keep the house in the park and don't take it down!	<p><u>Staff Response:</u> Thank you for your comment.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>
CC-38	Andreas Adriano	Community Member or Neighbor	<p>As a Crystal City resident, I hope this project is shelved, ditched, tossed away. I invite the Committee to make a simple exercise: what would be the benefits to the community, versus what will be the onus?</p> <p>I can speak for the second part: we will lose a beloved park; we will have to live through 4, 5 years of construction havoc: noise, dirt, 12th Street probably narrowed to one lane and occasionally closed. The extensive ongoing renovations on Crystal Drive and 15th St are a good sample of what to expect. But at least there will be a benefit to the community: a new supermarket and a movie theater complex.</p>	<p><u>Staff Response:</u> Thank you for your comment.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>

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			<p>When this building is done, JBG Smith will pocket the profits, the County will pocket some extra taxes (which may well be spent elsewhere), the tenants will be happy with their new digs. But what's in it for us residents? More car traffic probably... No, a subjective and uncertain marginal increase in property prices (realized only if and when one sells) does not count as a benefit - prices have been appreciating without that anyway.</p> <p>Is there demand for a new building? I'm sure JBGS will present sophisticated analyses and projections. From my balcony, I see empty floors in three or four buildings along 12th and Clark streets, some idle for years.</p> <p>Developers always preach the 'Build and they shall come' gospel. It's their very nature to go on until the last square inch of a neighborhood is covered in concrete. JBGS probably already has ideas for Crystal Park North, the nice little rectangle of grass and flowers along Crystal Drive, adjacent to the area they are now asking permission to destroy.</p> <p>And soon, Crystal City will be like Rosslyn, where one can't find a tree even searching with a lamp under the midday sun, like that old Greek philosopher.</p> <p>So I hope the committee and the ultimately the county never approve this thing.</p> <p>Thank you for the attention.</p> <p>Andreas Adriano</p>	
CC-39	Anneliese Carbone	Community Member or Neighbor	<p>Please don't build on this small park. It is one of the few natural, charming green spaces available to residents and employees of Crystal City. Why tear down beautiful canopy trees and a natural park setting? If it was an older building remodel like what's happening on Crystal drive, where buildings already exist, that would make more sense. It's ok to leave a little nature in the city. A friend from Clarendon said that's what she liked about Crystal City. It's why we moved here instead of Rosslyn. The effort to further develop Crystal City/National Landing should be a balance of new and existing nature, space and resources.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

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CC-40	Annemarie Spadafore	Community Member or Neighbor	<p>My family has lived next to this site for almost a decade now. The small parks at the site are far from "sparsely used" (as perversely described in an "Arlington Now" article). These spaces are vital, mature greenspaces that are necessary for the beauty, enjoyment, and livability for human beings that have chosen to make Crystal City their home. My husband I chose to live in this 'concrete jungle' - and arguably act as stewards during Crystal City's 'downward' time frame (in between BRAC and before "National Landing") precisely because of the availability of these small, beautiful park greenspaces. Note to JBG Smith - it is precisely because of these spaces that this is a workable, livable area. This is design is out of scale for the site, the setback is inappropriate compared to the park next door and the rest of the street, and it doesn't provide mature tree covering and greenspace that is vital for the percentage of people who LIVE nearby. While Long Bridge park is nearby, Long Bridge DOES NOT PROVIDE GREENSPACE. It is a concrete jungle and primarily fields and a promenade. These greenspaces with mature trees are vital for the community. Why will Arlington County allow JBG Smith to deny those who live nearby a few small greenspaces when JBG Smith has hundreds of thousands of COMPLETELY EMPTY "trophy" office space nearby? JBG Smith should not be allowed to build here until it has lowered its already sky-high vacancy rate in Crystal City. It's time for our representatives to represent those that LIVE in Crystal City and stop kow-towing to JBG Smith and Amazon. Stop allowing JBG Smith to empty CC of its vital greenspace when it has done nothing to make this community more livable!!! Far from enhancing the community, JBG Smith has hallowed out Crystal City of the necessary stores (i.e., pharmacies, bodegas, etc.) that make this area a vibrant community. It is high time they are held accountable!!</p>	<p><u>Staff Response:</u> Thank you for your comment. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>
CC-41	B K	Community Member or Neighbor	<p>101 S. 12th St. It is beyond comprehension how Arlington County, that boasts of its parks, would approve the razing of one of the most peaceful green spots in favor of yet another office building, especially when there are so many empty offices in the area. And of course, with COVID-19-induced teleworking, most businesses are recognizing that they no longer need to lease as much space. This office building is pure folly and it negates all the other improvements that JBG Smith as made to the area. Worse, is that other than this web site, that I happen to know about from a neighbor, there are no signs in the park or anywhere else in CC warning people of the plans so they can protest. You'll end up with what, a few comments, probably discarding the</p>	<p><u>Staff Response:</u> Thank you for your comment B.K. This online engagement session is the first of two. You can visit the proeject webpage to stay up to date on future opportunities to provide feedback online and for upcoming public meetings where you can provide public testimony.</p>

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			negative ones, and then say, "see there's no protest." People can't protest something they don't know about. JBG Smith has had years of discussion with you, but the community gets but one week? (and at that, the comment section wasn't working for the first three days). The whole process seems rigged. Clearly, you're not interested in serving the residents. Just say no to the building.	Applicant Response: Thank you for your feedback.
CC-42	Benjamin Schnakenberg	Community Member or Neighbor	<p>We love the 101 12th st Park We take our kids there every day and they play with our neighbors. The rest of crystal city is a wasteland of cement. How could you even entertain building over this piece of paradise? Do you even live here? Do you want to transform crystal into a wasteland of cement and cigarette smoke? It is the small plots of open land that make communities charming. Property values will plummet. I am very disappointed that building over this park is even on the table.</p>	<p>Staff Response: Thank you for your comments. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-43	Bethany Libus	Community Member or Neighbor	<p>I am a resident of Arlington, Va. and I am writing you regarding the building project for 101 12th Street South. I understand this park is to be torn down for a 9-story building.</p> <p>I do not want this project to proceed as our parks are limited due to Amazon construction in the area and the COVID-19 pandemic has been a time were public parks are our only real refuge. I bring my baby to this park daily and I don't want to see it torn down.</p>	<p>Staff Response: Thank you for your comment. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-44	Brad Fletcher	Community Member or Neighbor	<p>This park is used by so many including myself to walk the dog, have lunch in the shade, lay out in the grass and toss a ball in the sun. There's so few places to do any of that in this area of Crystal City as it is (especially in a shady area) and taking this park away for yet another building would be disgraceful. Instead this park should be revitalized and improved so that more in the area can enjoy it. Having this park nearby was why I moved to this area of Crystal</p>	<p>Staff Response: Thank you for your. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future</p>

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			City over the concrete jungle of Pentagon City. Please don't take this beautiful park away!	Gateway Park that will be provided with this project. Applicant Response: Thank you for your feedback.
CC-45	Brandon Lugenbeel	Community Member or Neighbor	I am vehemently opposed to the destruction of our beautiful community park.	Staff Response: Thank you for your comment. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project. Applicant Response: Thank you for your feedback.
CC-46	Brian Dooley	Community Member or Neighbor	<p>I respectfully oppose the 101 12th St S. project. My reasons are as follows:</p> <ol style="list-style-type: none"> 1. Increase in Vehicular Traffic: a new 200,000+ sq ft office building will inevitably lead to an increase in vehicular traffic. Given the ample available parking in the area (not just on the proposed site itself), a vast majority of office workers will likely commute with personal vehicles, thus increasing traffic. 2. Loss of Open Park Space: in an urban area such as Crystal City, open space is at a premium. The current park space offers a quiet space amidst a busy area. The Long Bridge Park, while nice, can be quite hectic at times with multiple soccer and lacrosse events. Preserving existing open space should, in my opinion, be a priority for the county. 3. Inconvenience to Neighboring Residential Buildings: I reside at 1200 Crystal Drive, across the street from the proposed project. While I am on the west side of the building and thus do not face the park, many of my neighbors are distressed at the possibility of both losing their views as well as the inconvenience caused by a multi year construction project. There is also an 	Staff Response: Thank you for your comments. Applicant Response: Please see responses to earlier comments. Thank you for your feedback.

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			<p>apartment complex adjacent to the proposed site that would feel an even greater impact from the proposed building.</p> <p>4. Other Available Opportunities: The high vacancy rate of commercial office space in Arlington has been well documented for years. JBG Smith and it's predecessor Vornado have certainly not been immune to this in Crystal City. At the present time , JBG has several office buildings in and around Crystal City that are completely or nearly vacant. A few have even been targeted for residential conversion. If JBG believes there is the demand for 200,000+ sq ft of new office space, I would think there could be opportunities to redevelop existing building sites rather than take over limited open space.</p> <p>For the reasons listed above, I respectfully oppose the 101 12th St project and encourage county planners to work with JBG to identify redevelopment opportunities of existing office footprints, while preserving the limited open park space in Crystal City.</p>	
CC-47	Brie Crawford	Community Member or Neighbor	Please leave Long Bridge Park in tact. My family frequents then park regularly and was just there tonight for a peaceful walk and mini picnic. It's one of the few areas where we can still see the Washington Monument with an unobstructed view. The park it self is fairly new and ls valued not just by immediate area residents but by all Arlingtonians.	<p>Staff Response: Thank you for your comment. The proposed project will not impact the County's Long Bridge Park. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park, adjacent to the Long Bridge Park Esplande that will be provided with this project.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-48	Carolyn Vega	Community Member or Neighbor	In light of the pandemic and the potential long-term changes to the nature of office work, I think that it is extremely misguided to pursue this plan at this time. The current green space is a critical outlet for the residents of the area, most of whom live in high rises without access to green space at home. Unlike the green space nearby on Crystal Drive and unlike much of Long Bridge Park, this area is shady and provides a good mix of seating, walkways, and open	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			lawn space. Until the dust settles on the fallout of the pandemic and there is a clear need for additional office space and nowhere else to build it, this space should remain a public green space.	
CC-49	Dana Walfish	Community Member or Neighbor	<p>My husband and I have lived in Crystal City from for over five years. We first lived closer to Richmond Hwy by 23rd Street, for three years, starting in 2013. Then we moved to Fairfax County for two years, but moved back, to our current building on Crystal Drive in 2018. We had a baby earlier this year and it's been wonderful to have the park to take him on walks. While Boeing Fields Long Bridge Park is an excellent place for a walk, it doesn't have much shade and the park on 12th Street has been a fantastic refuge this summer. It's beautiful, quiet...and green! There is truly no substitute for the calming effect that a large green space can provide for those who live in an area with so much concrete—and noise!</p> <p>Crystal City is undoubtedly convenient, but that also means that residents hear a lot of noise from the trains...planes, sirens, and construction. The train whistles are extremely loud, and the green space just before Long Bridge Park on Crystal Drive has benches—but they abut the train tracks unlike the many benches at the park on 12th Street. For the residents who currently live in buildings that surround that park, it provides a sound barrier by absorbing a lot of noise. I cannot imagine the sound level at Crystal City Lofts if that park was removed.</p> <p>While the site of the 12th Street park has the potential to generate revenue from taxes and commerce, the value that land currently holds as a green space is priceless. If Arlington County cares about the those who live and work in Crystal City, those with decision-making power should think twice. I ask them: Have you visited the area on a hot, sunny day? Have you sat in the beautiful, quiet shade of the park? It is truly an oasis. Without it, people here have a concrete slab with great views in Long Bridge Park, but the soccer fields do not count as green space. It's not the same as a park with grass, trees and benches. The Water Park is great, but it's not a substitute either. Anyone who could think of building on the site of the park needs to spend there to truly experience its worth, and its much quieter location of it's benches without train noise and blaring whistles right behind them, unlike the other benches in the area.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			Eliminating the park from the community would be a huge blow, diminishing the quality of life for those who work here—and especially for those who call this neighborhood home. Respectfully, Dana Walfish	
CC-50	Danielle Resnick	Community Member or Neighbor	I very strongly oppose construction of a 9-story office building at this park site as a 5-year resident of Crystal City. This is an essential recreation space for families and pets. An office building on this site would not only be an eyesore, but would also disrupt natural ecosystems and eliminate precious green space in the neighborhood. On any given day you will find Arlington residents walking dogs, sunbathing, and reading at this park, all throughout the day. DO NOT approve this plan.	Staff Response: Thank you for your comments. Applicant Response: Thank you for your feedback.
CC-51	David Foose	Community Member or Neighbor	For what it's worth, this small park is a favorite destination while my kids have practice at Long Bridge Park. There are very few other parks in the neighborhood and plenty of empty residential, retail, multipurpose, and commercial spaces.	Staff Response: Thank you for your comment Mr. Foose. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project. Applicant Response: Thank you for your feedback.
CC-52	Dilnoza Djura	Community Member or Neighbor	Please do not remove this beautiful park. It is the only shaded park in this community. There are so many existing office buildings in the vicinity. Why would you need to build yet another office building? Pentagon City and Crystal City residents need this park! We want the park! My family and I use this park daily. It's the only park with trees and beautiful area near my apartment. Please do not demolish the park	Staff Response: Thank you for your comment Ms. Djura. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project. Applicant Response: Thank you for your feedback.

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CC-53	Dr. Benjamin Schnakenberg	Community Member or Neighbor	<p>This is a beautiful piece of greenery that is continuous with the board walk. Paving this paradise is an atrocity. And for what? There are plenty of unoccupied cement buildings all around.</p> <p>Build on this park will cause neighboring property values to plummet! People like to escape the urban cement jungle and relax in the grass and sunshine. It is also a very well managed park!</p> <p>In my opinion anyone who entertains building over this park does even know about the community he or she serves.</p> <p>We love this park and without crystal city will Be forever changed!</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-54	Elaine Morley	Community Member or Neighbor	<p>It is criminal to remove this lovely park/green space with mature trees for yet another commercial building in an overly dense area. We have more than enough buildings in Crystal City and Pentagon City, including all the new development by and because of Amazon. This is one of the few relatively quiet, shaded area where people can sit outside and feel some semblance of nature. Long Bridge park is great for walking and sports, but lacks the "sitting space" this park provides. Developer greed is rampant in Crystal City, and someone should make an effort to clamp down on it. Half the commercial buildings on Crystal Drive seem to be under-occupied, so it's not clear that it makes any sense to build a new one. Please give greater consideration to resident needs than developer dollars!</p>	<p>Staff Response: Thank you for your comment Ms. Morley. The next online engagement session will focus on open space and community benefits, you may be interested to learn about the future Gateway Park that will be provided with this project.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-55	Eleanor Robinson	Community Member or Neighbor	<p>This area is a refuge of green space in a heavily built-up area. There is so little publicly-accessible space for both residents and visitors to the area that to take away this small sliver in a paved plaza is cruel. If Arlington is to cultivate communities, there need to be green spaces throughout each community that can be accessed by walking. This plot should not be developed into more redundant office space, some of which in Crystal City already sits vacant.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-56	Emily Kayser	Community Member or Neighbor	<p>As a long-time Arlington resident, I have both loved and worked in the area where the office building is proposed. The limited amount of green space in and around Crystal City is one of the few things that makes the neighborhood feel like a neighborhood. It provides a bit of beauty, and respite from the surrounding concrete jungle.</p> <p>I strongly oppose the removal of any of the remaining limited green space for the purpose of additional development. Surely there must be a way to redevelop or retrofit the many existing square feet of office space - most of</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
			<p>which is currently sitting unoccupied due to the pandemic - to meet the office space needs this proposed building intends to address.</p>	
CC-57	Evelio Rubiella	Community Member or Neighbor	<p>I strongly oppose this project as it will destroy existing green space and trees and which provide a huge benefit to the community. The "passive space" in question-- which will be destroyed to make way for an office building, connector road and garage--is a popular and loved community asset in a neighborhood that is sorely lacking in open space, parks and tree cover. The most recent tree coverage report conducted by the County identified Crystal City as almost dead last in terms of tree coverage and in declining tree coverage over the last 10-15 years. This problem is further exacerbated by various ongoing redevelopment projects in the neighborhood, including the redevelopment at 18th Street and Crystal Drive which will house the new Amazon building (and which has already destroyed long-existing green space and a variety of mature trees), demolition and construction between 18th and 20th Streets and Crystal Drive (which remains a fenced off eyesore many months after the initiation of construction), and construction of a movie theatre and supermarket between 15th and 18th Street. The resulting noise, construction and destruction of green space along the Crystal Drive corridor is bad enough but, to add insult to injury, the developer now wishes to add more construction of unneeded office buildings and roads to an area that has so far been a haven for people, trees and wildlife. This is unfathomable. If the County is to remain faithful to its adherence to the principles of Biophilia, it must oppose the development, redevelopment and destruction of green space envisioned by this proposal as incompatible with that idea. The destruction of the green space and trees along Crystal Drive and 12th Avenue will eviscerate a tract of land that provides not just "passive use" for people, but that also provides a haven for wildlife and immeasurable green benefits--including stormwater retention, tree cooling and the cleaning of pollutants from the air.</p> <p>What's bad for the environment and nature is bad for people. This project is bad on all counts. Please think about the effects on the whole community and the needlessness of this project (especially given all the other ongoing projects that are currently taking place within the same community) and do not approve this going forward. JBG should donate this land to the community in perpetuity and leave it as an amenity and benefit for all.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
CC-58	Hannah Major	Community Member or Neighbor	Please don't get rid of this park and put up a building. There are already fewer parks now than there were a couple of years ago and green space is critical, especially given the pandemic. Quality of life increases with some green space that children, families, and pets can enjoy.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-59	Helene Cook	Community Member or Neighbor	Tearing down this beautiful and peaceful park would be a huge disservice to the community. This is place for many to go exercise, play sports, enjoy the views of the potomac/DC. Tearing down a place full of grass and trees to build a concrete building will only take a way appeal of wanting to live in this area. This area serves as a community center to allow children to play and promote community sports and keep them off the streets. We, who are all young adults, specifically moved to this area due to abundance of greenery to feel a separation from the big concrete city of DC. There are MANY other places to build your 9 story tall concrete complex.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-60	J Fasulo	Community Member or Neighbor	<p>Please keep Crystal City green!! This new building will significantly reduce green space in Crystal City, which I find unacceptable. Construction of this new building should not be allowed. Why on this green space?!! JBG has the funding to purchase another piece of land for this building. Why not purchase the Self Storage Plus property nearby (an eye sore) and build this project there . . .keep our valuable green space intact?!! It doesn't make sense.</p> <p>The property should remain a lovely green space/ park for workers and residents to enjoy. The property as it is now blends seamlessly into Boeing long bridge park and provides Crystal City with a unique amount of green space for the NOVA region. The amount of green space in Crystal City is the primary reason my wife and I chose to live here. As the area continues to fill in, this green space next to the Boeing Park will become even more valuable to residents. Please don't allow it to disappear!</p> <p>If JBG really needs to add more commercial space to the area, they should add stories to the myriad of buildings they are constructing in the area or purchase another piece of property on which to construct this project.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-61	James McOmber	Community Member or Neighbor	I am truly sad that Arlington County will destroy one of its most beautiful parks to make way for this commercial real estate project—at a time when the utility and therefore the value of commercial real estate is likely to	<p>Staff Response: Thank you for your comment.</p>

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			experience a long term, systemic decline as a result of diminished reliance on offices of any kind. This is the wrong project at the wrong time for the wrong reasons for the benefit of the wrong people. Crystal City has empty offices steps away from this building, but its parks are crowded. Please stop thinking in terms of Immediate tax revenue and start thinking about what will become of this space over the long term.	Applicant Response: Thank you for your feedback.
CC-62	Janet Cook	Community Member or Neighbor	How very sad that a key reason businesses and residents are attracted to Crystal City - the small parks and islands of greenery - are being removed. Do we really want Crystal City to become Cement City? I support business, but isn't Amazon bringing its a headquarters here enough to keep us from developing every other square inch? I strongly advise the Arlington government to reconsider developing 101 12th St. S. – Crystal Gateway. Thank you	Staff Response: Thank you for your comment. Applicant Response: Thank you for your feedback.
CC-63	John M	Community Member or Neighbor	Neither Arlington County nor JB Smith couldn't care less about Crystal City and the quality of life in the area. For them, this is just the cow-money making! The new building is totally degrading the quality of life, furthermore, additional building is reducing the value of the home, condos and apartments in the area. Over saturation of building reduces the quality of the residential homes. Furthermore, there are plenty of office space in Crystal City that needs recapitalization. Those buildings from the 80s' that have become sub-standard, with thousands of square-footage of office space empty. Arlington County and Smith, in their immense greed and stupidity, believe that by raising another building with "some views" they will make the area more attractive. On the contrary, the area will become claustrophobic, over saturated by a landscape of decaying buildings around and along Crystal Dr. Why don't you fix the old ones and bring them up to 2020's standards? Why don't you finish the building on 18th St and Crystal Dr? You are robbing the residents of Arlington of a small park, a park that provides quality of life for Crystal City and for Arlington, and everything in the name of providing some views to somebody who may be the tenant. Shame on you Arlington County and JB Smith, shame on your lack of respect for Crystal City, shame of your greed, shame of your luck of respect for the owners who paid some of the highest property taxes in WMA, and shame on	Staff Response: Thank you for your comments. Applicant Response: Thank you for your feedback.

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			<p>your narrow vision that is degrading Crystal City one building at the time. Shame on you</p> <p>You have fallen to understand what a city is about, you don't have a clue of what a modern city should be about. You are only and exclusively about money, even if this implies to destroy the quality of life of what a city should be.</p> <p>Do you want to do something for Crystal City - Pentagon City? Very simple, fix the old buildings. recapitalize them, not only the interior changes to their interiors; but also their exterior. Make Crystal City a modern one by reforming the buildings that you already have. Instead, you are adding a new building in a small park that provides one of the few green areas in Crystal City. You are destroying the value of Crystal City by over construction. Your narrow vision of life is destroying the value of our properties.</p>	
CC-64	John Pappas	Community Member or Neighbor	<p>I writing regarding the proposed building at 101 S. 12th St. It is quite unconscionable that the county would approve a project that is so environmentally destructive. At least 100 trees would be sawed down and hundreds of birds, squirrels and other animals killed – for what an office building? County Commissioners are supposed to look out for the best interests of the residents, not a developer. Many people enjoy the park – eat their lunch, sit under a tree, read, bring their children to romp, walk the dogs, and just sit on the bench listening to the birds and chilling out. You are proposing to destroy a gathering place for a building that few will have access to or even want to go to whatever lower floor businesses will move in – another coffee place? a dry cleaner? a sandwich shop? We can do without more of the same businesses but we can't do without green space. Arlington County bills itself as park-friendly, yet backs even more development. If the residents of Crystal City wanted to live among wall-to-wall buildings we would move to Rosslyn. Stop the “Rosslyn-i-fication” of Crystal City.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-65	Jonathan Segal	Community Member or Neighbor	<p>This area should be preserved as green space. There is not enough open space in the area and this is used by the community regularly. We don't need more office buildings and parking!</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
CC-66	Joseph Santangelo	Community Member or Neighbor	<p>Upon hearing about this new project, I was disappointed because this park has become a place to relax and unwind from the busy city life. I have gone there on multiple occasions and have seen other people, including families and other community members, share meals, laughs, and memories. Members have been seen relaxing on the grass, walking their pets, exercising, and sitting on the chairs and benches surrounding the park. Despite all of this, this park has been clean, peaceful, and enjoyable.</p> <p>So I urge you to not allow this building to be put up because it would disturb these things that I have mentioned and create more harm than good.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response:</p>
CC-67	Joseph Schumacher	Community Member or Neighbor	<p>This is a horrible idea, please don't do it, it's the only green area where you can relax have a picnic, trees are grown. Our children need parks, green areas.</p> <p>This is a horrible idea, please don't do it, it's the only green area where you can relax have a picnic, trees are grown. Our children need parks, green areas.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-68	Karen Shelton-Mur	Community Member or Neighbor	<p>I am not in support of the Land Use, Block Plan and Site Design for 101 12th St. S. – Crystal Gateway. Arlington County, Crystal City needs to remain environmentally friendly. The current green space/park has very mature trees and it is beautifully designed and well used by the neighborhood. Cutting down the trees, plants, and grass to put in a new building and disrupting the wildlife that has been in the area for over three decades is irresponsible and will not serve the community. With the Covid 19 environment, our way of life is changing and more companies are continuing to encourage people to work from home and realizing that they do not need to lease office space. There is enough office space in Crystal City as is and the office buildings off of Bell street will not be occupied at 100%. It is important to keep the area peaceful and constructing a 9-story building in that location will bring in more congestion, noise, and destroy the peaceful environment that makes this neighborhood such a nice place to live. I am opposed to this plan and do not support it.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-69	Kathryn Larson	Community Member or Neighbor	<p>I encourage the committee to think about whether or not removing a community park that is used everyday by community members is worth putting up a new office building, when there are several office/retail building projects in progress currently within several blocks of this proposed location that will be offering the same amenities. In addition, in the past few years,</p>	<p>Staff Response: Thank you for your comments and for the links that you provided.</p>

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			<p>Arlington's commercial real estate vacancy rate has hovered between 15-20%, with little movement downward, signifying that not many medium to large companies are interested in available commercial space. A year into the news that Amazon is coming to the Crystal City/Pentagon City area, we continue to see commercial real estate vacancy rates remain relatively constant; between 14-17%.</p> <p>According to a LPC Washington DC Quarterly report for Q1 2019, several buildings scheduled to deliver commercial space in 2021 in Arlington were 0.0% pre-leased. Given the commercial real estate space already available within Crystal City/Pentagon City and Arlington in general, is another building that is likely to go underfilled truly what this area needs? Is it worth removing green space, disrupting environmental systems, and creating significant noise and traffic for those who live near by?</p> <p>In addition, due to the pandemic, we will likely be entering a recession. Commercial real estate company CBRE, released a quarterly report in April 2020 and highlighted the impacts from COVID and issued warnings of expected slowdown in leasing and construction rates. The report also warned that any drops in vacancy rates from Amazon's announcement in 2019 were likely to be erased and that the Northern Virginia area will likely see vacancy rates increase. Due to the economic uncertainty from this pandemic, companies likely will be looking for ways to save money, as a way to help keep jobs and meet financial targets, as opposed to spending money on moving into new office spaces.</p> <p>https://www.bizjournals.com/washington/news/2020/04/01/just-how-good-or-bad-things-were-for-d-c-area.html</p> <p>https://www.lpcwashingtondc.com/wp-content/uploads/VA1Q2019MarketReport.pdf</p>	<p><u>Applicant Response:</u> Thank you for your feedback.</p>
CC-70	Katie J	Community Member or Neighbor	<p>As a resident of the area, Long Bridge Park has tremendous value and we would be worse off without it. Part of the reason that we chose to live in this area was due to the green space and recreation this park offered. This park is an essential community resource that is frequently used. Replacing the park</p>	<p><u>Staff Response:</u> Thank you for your comments.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>

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			with another concrete apartment building will fundamentally damage the value of the community.	
CC-71	Keith Henry	Community Member or Neighbor	<p>I've been a resident of Crystal City for three years and moved here from DC because of the quality of living. Crystal City is a unique enclave within Arlington without the traffic, noise, and huge retail stores similar to nearby Pentagon City.</p> <p>When I first moved here, I chose it as my home specifically for the unhurried pace of the neighborhood as well as the three small parks/green spaces surrounding my home.</p> <p>So far, one of those small parks (between 15th and 18th streets and elevated above the west side of Crystal Drive) has been destroyed by development, and now this proposal intends to remove a second park, leaving Crystal City Water Park as the only available neighborhood park. I can only wonder how long that remaining park will last in the relentless drive for development and tax revenue. This proposal is one step closer to removing all of the character and uniqueness from the area. It will eventually make Crystal City the same boring and bland office park that defines so many other areas in and around DC. Crystal City is currently an area welcoming to children, families, and dogs and is treasured by those of us lucky enough to live here. All that will remain if this proposal, and others like it, are enacted will be the daily office workers commuting back and forth from the suburbs and a few lunch places to serve them.</p> <p>I, and my family, strongly oppose this plan and believe it to be extremely short-sighted and not in the best interests of the community. Thank you for this opportunity to provide my input.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-72	Kurtis Caldwell	Community Member or Neighbor	I'm opposed to the 101 12th street block plan proposal. Access to parks and green space was a major draw when my wife and I decided to relocate to the neighboring Water Park towers apartment building in Crystal City. I enjoy walking my dog through this park every day. For me as a resident, removing such parks and green space negatively impacts my desire to remain in this area.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
CC-73	Laura K Larson	Community Member or Neighbor	<p>Please do not develop that beautiful park. Why do you want to get rid of those wonderful trees? Arlington needs green spaces.</p> <p>Please don't Build anything there or take away the trees in that Beautiful park. We need those green space.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-74	Lee Swanson	Community Member or Neighbor	<p>I am concerned about the loss of green space in Arlington County, especially as nature areas have become vital sites for free recreation during the pandemic, and as the introduction of Amazon is poised to bring even more congestion to the county. For these reasons, I oppose construction of a new office building on this site and support maintaining this area as green space for the enjoyment and health of the whole community. Thank you.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-75	Lesley Caldwell	Community Member or Neighbor	<p>I moved to the 12th street area of Crystal City specifically for the park next door at 101 12th Street. The park is an essential place to decompress from our daily stressful lives. This park offers tranquil outdoor space that we just don't have living in apartment and condo communities. I utilize this park every day, and I also see countless families enjoying and utilizing this park. Please reconsider this project</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-76	Marc Sames	Community Member or Neighbor	<p>I am opposed to this project. Crystal city residents need park space. It is what makes this neighborhood a great place to live, raise a family, and settle in. We're not a packaged downtown area even though our population continues to grow. This is mostly due to our parks.</p> <p>While there is green space adjacent to the lot, the land that the proposed building will be out on is one of the few shaded walks in the area. I often see picnics, people playing with their dogs, and general relaxation. Neither Boeing fields or adjacent areas offer this relief.</p> <p>I challenge this commission to reconsider construction of Crystal Gateway and leave crystal city with parks during it evolution and expansion.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-77	Maria Lopez	Community Member or Neighbor	<p>This park is a huge part of what attracted us to Pentagon City - this portion specifically is perfect for picnics, family gatherings, and so much more. Getting rid of this park would be a huge mistake, and I hope that those thinking of bulldozing it will look closely at just exactly they are getting rid of. I urge them to go to this park on a sunny Saturday, and see the life it brings here.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
CC-78	Mark Fiumara	Community Member or Neighbor	<p>We have limited "green space" in CC. The area where the new building will be constructed eliminates some of that precious space. Btw, the soccer area in the vicinity of the proposed building is composed of artificial turf.</p> <p>I realize companies want to take advantage" of Amazon HQ2. However, we know that there are numerous buildings in CC that are under-utilized or empty. As an example. the building "behind" (to the west of) 1400 Crystal Drive is practically empty. I realize that a company would want the building renovated as the building's internal infrastructure (i.e., HVAC, electrical, network) is antiquated. But, such renovation will not use our precious green space. Btw, I was a member of the staff of Naval Air Systems Command while it occupied both of these buildings.</p> <p>I believe the county needs to rethink the entire CC area. I fear it will become an even more of a "cement" jungle. I do realize CC was/is designed to be a mixed office/shopping/living area. But the county needs to reach a "better" balance, in my opinion.</p>	<p>Staff Response: Thank you for your comment Mr. Fiumara. Open space and the future Gateway Park that is to be provided with this proejct will be highlighted at the next engagement session (July 27 – Aug 3).</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-79	Marsha Casabal	Community Member or Neighbor	<p>No no no no, please don't destroy one of the few remaining green spaces in the area. Mental Health is more important than ever, it's peaceful. No development should destroy green zones and trees.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-80	Mary Donnally	Community Member or Neighbor	<p>As a neighbor to this upcoming site, this project seems upsetting. This field of grass is a place where I've seen plenty of families come to play with their kids or dogs, and people just relaxing on the benches and chairs. It may not be hugely populated at any one moment, but this site gets a lot of passerbys who enjoy taking a step back from the city and walking through some greenery. I personally chose to live where I live because of the fact that it was surrounded by lots of green, and that is a rare find here in crystal city. As a dog owner, you are taking away a primo dog relief zone, making more people walk their dogs to poop at long bridge park everyday. I know that's a silly fact to bring up, but not a lot of complexes here have great dog spaces, if any. Apartment complexes across the way have little fenced in boxes for the dogs to play in. They're typically full of mulch or dead grass. I think youd run into a lot of pet owners who cherish the park as a place of relaxation and recreation with their</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			pets. If you do end up going through with this project, I hope you do much to maintain dog waste that will pile up around your office building.	
CC-81	Matthew Kennedy	Community Member or Neighbor	The park at the top of Crystal Drive is a very nice part of Crystal City, and it would be a shame if it goes away. It is an important green space, part of what gives this corner of Crystal City its surprisingly natural character. Residents and office workers both enjoy it. I enjoyed the park when I worked in the 1215 Clark St building in 2013/2014, and have continued to enjoy it as a resident of Crystal City Lofts since 2016. As a local natural space, I think it has been very helpful and welcome for many residents during the pandemic as well.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-82	Meagan Smith	Community Member or Neighbor	This park provides vital greenspace that is regularly used by community members for sports, picnics, and work breaks. The smaller park around the corner on Crystal Drive is usually unusable due to the water that drains into it. Long bridge has limited free green space, as most of the park is for sports use. There is already so much concrete in Crystal City. Please leave this green space for community members to enjoy.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-83	Michael Wong	Community Member or Neighbor	<p>This park is an integral part of the community, and it contributes to many community building events. It is a beautiful addition to the area, and it should absolutely stay a park.</p> <p>This park is an integral part of the community, and it contributes to many community building events. It is a beautiful addition to the area, and it should absolutely stay a park.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-84	Miranda Dotson	Community Member or Neighbor	It seems especially blinding now that Arlington would continue to move forward with a plan to limit the green space in our community when especially in the last few months it has been such a huge part of how we have maintained some peace of mind. For places like Arlington these parks are the only backyards many kids will ever have and they continue to grow fewer by the day and smaller. There is not an immediate need for office space in the Crystal City area and this should be put on hold until that is the case. One might even assume office spaces will be slightly in less demand over the next year or more anyway as many people in our region continue remote work.	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-85	Mitchell Barnes - Wallace	Community Member or Neighbor	BAd idea	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

#	Name	Connection to Project	Community Member Comment	Responses
CC-86	Nancy Iacomini	Community Member or Neighbor	<p>COMMENTS ON UP-COMING TOPICS</p> <p>Landscape</p> <p>Where will the public access easements be on the site? Will the 15,000 sq. ft. on the building site but adjacent to Gateway Park have an easement?</p> <p>If so, does the design signal/welcome the public and not just seem for the occupants of the building?</p> <p>Is there a water feature or two – picking up on the history of Alexander Island and the river?</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: The space north of the proposed building will be publically accessible and is designed to invite and connect pedestrians to Long Bridge Park and Gateway Park. Gateway Park will be dedicated to the County in fee simple.</p> <p>Currently, there is not a planned water feature as part of the landscaping. Please refer to earlier response with regard to how the design of the landscaping’s stormwater management reflects the history of Alexander Island.</p>
CC-87	Nancy Springer	Community Member or Neighbor	<p>1. Since there are other office space vacancies in close proximity, I suggest the County require that JBG Smith have a minimum number of pre-lease commitments (20-25%) prior to construction start.</p> <p>2. Assuming sufficient pre-lease and subsequent tenants, how will the increased number of commuters affect traffic congestion and parking competition in the immediate area? Is there a regional trans study planned or underway to determine the impact of these commuters on the road network and the multi-modal trans options?</p> <p>3. Some of the community benefits seem to add value to the property itself, and therefore benefit the developers, versus the community. Examples are the park land (on the eastern edge of the project) leased to the County and the LEED Silver building standards (cheaper energy/utility costs for the building owners).</p>	<p>Staff Response: Thank you for your comment Ms. Springer, the Multi Modal Transportation Assessment can be seen on the project website or linked here. Additionally, more information about community benefits will be discussed at the next engagement session. Although the community benefits may benefit the applicant, they also make significant steps to meeting County Goals. The land for Gateway Park will be conveyed to the County, not leased and will provide public open space and a new county park. Additionally, the LEED certification goes toward meeting the County’s energy goals.</p>

#	Name	Connection to Project	Community Member Comment	Responses
				<u>Applicant Response:</u> Thank you for your feedback.
CC-88	Natalia Delgado	Community Member or Neighbor	As a member of the community and resident of one of the apartment buildings nearby, I oppose to the plan of developing an office building in the 101 12th Street location that currently serves as a park for the neighborhood. I have been a frequent visitor to this park and it has served as an escape from the hectic city life. While there, I have witnessed many families come together to share a meal, walk their pets or simply take a break by one of the benches. Being surrounded by trees, this park provides a private safe space for the community, which sets it apart from other green spaces in the area and makes it an essential addition to the neighborhood that should not be replaced by another building.	<u>Staff Response:</u> Thank you for your comment. <u>Applicant Response:</u> Thank you for your feedback.
CC-89	Nathan Tsou	Community Member or Neighbor	Please don't allow crystal city park to be destroyed it is one of the areas in our community that makes it a beautiful place to live. I believe we would be doing crystal city a disservice by destroying one of the few green spaces that we have in the area and it would negatively effect everyone's mental and physical health.	<u>Staff Response:</u> Thank you for your comment. <u>Applicant Response:</u> Thank you for your feedback.
CC-90	Nick Galunic	Community Member or Neighbor	Constructing on the site of this park would be a big loss to the community. Many locals use it every day. It is a beautiful green space that should be preserved.	<u>Staff Response:</u> Thank you for your comment. <u>Applicant Response:</u> Thank you for your feedback.
CC-91	Nicole Maille	Community Member or Neighbor	Please don't take away our park. It's one of the few safe green spaces left. I sit outside and read and see countless families having a picnic or going for walks. It would truly take away from our community	<u>Staff Response:</u> Thank you for your comment. <u>Applicant Response:</u> Thank you for your feedback.

#	Name	Connection to Project	Community Member Comment	Responses
CC-92	Oksana Yuriivna	Community Member or Neighbor	<p>I am writing to express my opinion on the prospective building at 101 12th Street S.</p> <p>As a resident of Crystal City, I strongly believe that this place should retain the very essence which makes it our beloved home. For our family it is a green paradise, a tiny piece of nature in this concrete jungle. If you eliminate it- Crystal City will no longer be the place our children deserve to grow up in. It may only seem to be just one little step, which does not change the whole picture. But if the park is replaced by another building - it will be like boiling a frog, you don't need to put it into a boiling water as it feels tortures, you can just put it into cold water and on a very low heat, and the frog will die without even noticing that it is dying.</p> <p>Same thing with our beloved Crystal City. Every decision to replace a green area with another building is in fact killing it slowly. It is killing our children's home.</p> <p>Please don't do that.</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-93	Pat Lewis	Community Member or Neighbor	<p>What is the carbon trade-off of building on a green site? (Including construction activity)</p> <p>What is the current office vacancy rate in Crystal City?</p> <p>The retail vacancy rate, just from walking around, is pretty high. Why build more space?</p>	<p>Staff Response: Thank you for your thoughtful questions.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-94	Patricia Heath	Community Member or Neighbor	<p>This is taking away a lot of tree canopy and further turning Crystal City into an urban heat island. Long Bridge park is lovely, but it is not extensively forested. Nor will the plantings in the two "pocket parks" involved in this presentation make up for what is being lost. Please, please, please abandon plans to make the current park to the east of Crystal Drive just south of 12th Street (which I understand is not technically part of this site plan) an active park where playing courts or other active features would further decimate the tree canopy and runoff areas.</p> <p>The architectural feature seems undistinguished and unwelcoming (plus pretty invisible from most angles, best I can tell. How about something that</p>	<p>Staff Response: Thank you for your comments.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			would echo the elegant curves already prominent at that intersection, and might also allow some of the neighbors to preserve their iconic views?	
CC-95	Philip Rowland	Community Member or Neighbor	There is already a significant shortage of sheltered green area in the neighbourhood. The loss of this small park would reduce that to almost zero. Please do not get rid of an area that is so well used and utilised by the community.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-96	Resident Anonymous	Community Member or Neighbor	No. Removing already limited and existing green space for more office space is not the answer. There is not enough affordable housing and traffic problems already.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-97	Richard James Kilroy	Community Member or Neighbor	This would be a great shame to bulldoze this piece of greenery. It is a lovely, peaceful area where many local people like to sit and relax. Greenspace and trees are very important for air quality considering the area is practically next to an airport and major road.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-98	S. Micheal Sonnenberg	Community Member or Neighbor	There are so many vacant apartments and office buildings in Crystal City and Pentagon City that there is no need for another building! Furthermore, this green space is used all the time by locals for picnics, exercising/playing with dogs, and just a quiet place to sit on a blanket in a somewhat shaded area to read a book. Stop this project from ruining what little shaded green space is available to local residents.	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-99	Shannon Maguire	Community Member or Neighbor	I would like to register my comment that I disagree with the plan to get rid of the small park and allow an office/retail building there. While Boeing Fields/Longbridge park is right next to it, I often walk in the small park with my dog or sit in the chairs. I also often see people sitting in the park, doing yoga, playing with their pets, or picnic-ing. This park is used so often because it has trees for shade from the sun, and shield from the wind, which Longbridge Park	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			<p>does not have (nor does the park have chairs). Additionally, the park is farther away from the train tracks and a quieter play to enjoy sitting, walking, or visiting with friends. It will have a large impact on the community if this park is replaced with a building in an already heavily-office filled neighborhood.</p> <p>Thank you for accepting public comments/feedback, Shannon Maguire</p>	
CC-100	SharonChang	Community Member or Neighbor	<p>Hello,</p> <p>Please don't proceed with the construction of this proposal. You will be taking away one of the most peaceful parks that offer so much relaxation for family and pets of this neighborhood. The surrendering area is already filled with high raises; the little greenery that is this park is wonderful and so needed for the community. Thank you.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-101	Trishlen Hicks	Community Member or Neighbor	<p>Its really unfortunate that the city will bulldoze a community park for yet another building when half the buildings in the area are unoccupied. This is the only park that the community has that is grass and people can sit and enjoy the outdoors with friends and family and their community.</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>
CC-102	Wendy Molzahn	Community Member or Neighbor	<p>As a resident of Crystal City, I find it extremely disturbing that Arlington County intends to approve a plan to bulldoze the 12th Street park and build another office building. By approving the construction of this building, you are removing one of the few valuable green spaces in Crystal City. (I personally do not count road median strips with grass as "green space.") This garden space is used by residents and visitors--to walk the dog, have coffee with a friend or just enjoy the shade and charming landscaping. Crystal City has plenty of empty office/ retail buildings already--just look down Crystal Drive to see the boarded store fronts and empty upper floors of several high rises. Adding another ugly--and probably vacant-- office building will obstruct the views of many residents on the lower floors of Waterford House and Crystal Gateway, increase the already burdensome (and confusing) traffic flow, and increase the pedestrian and bicycle congestion. Crystal City has little green space as it is. If Arlington County envisions a community where people work, shop and LIVE, it needs to ensure that the attractive elements, such as this park, remain. Otherwise, Crystal City will just become an office park where people</p>	<p>Staff Response: Thank you for your comment.</p> <p>Applicant Response: Thank you for your feedback.</p>

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			fill the buildings in the morning and leave at 5:00pm. I cannot imagine that that is the the County's intent, particularly with the arrival of Amazon and the promise of a new life for this area. If Arlington County decides that office space (even if it remains unused) is more important than livability, the "National Landing" community will be on the path to failure.	
CC-103	Sarah Hoover		I have resided as a resident and Arlington voter since 2017. I am so disappointed that that last parcel seemingly in our area that is green (with fireflies in the summer months) will be despoiled with yet another office building. As it is now, it is a lovely green space (amongst the fake turf fields of Longbridge). In this time of Covid, I routinely see families there social distancing as they cannot do on the trails of LongBridge. Do we not have enough construction trucks at the moment in this part of Arlington, with their noise and dust, and now you propose to add more. Can you give us a break until at least the ongoing construction both at HQ 2, and the Rec Center wanes a little. And btw - what will this all do to the traffic once those spaces are occupied and busy. This place does not have to be 100% build up! Stop it - especially these money hungry developers. Where is the quality of life supposed to be for the residents!	<p><u>Staff Response:</u> Thank you for your comment.</p> <p><u>Applicant Response:</u> Thank you for your feedback.</p>