

Background on Zoning and Policy Guidance

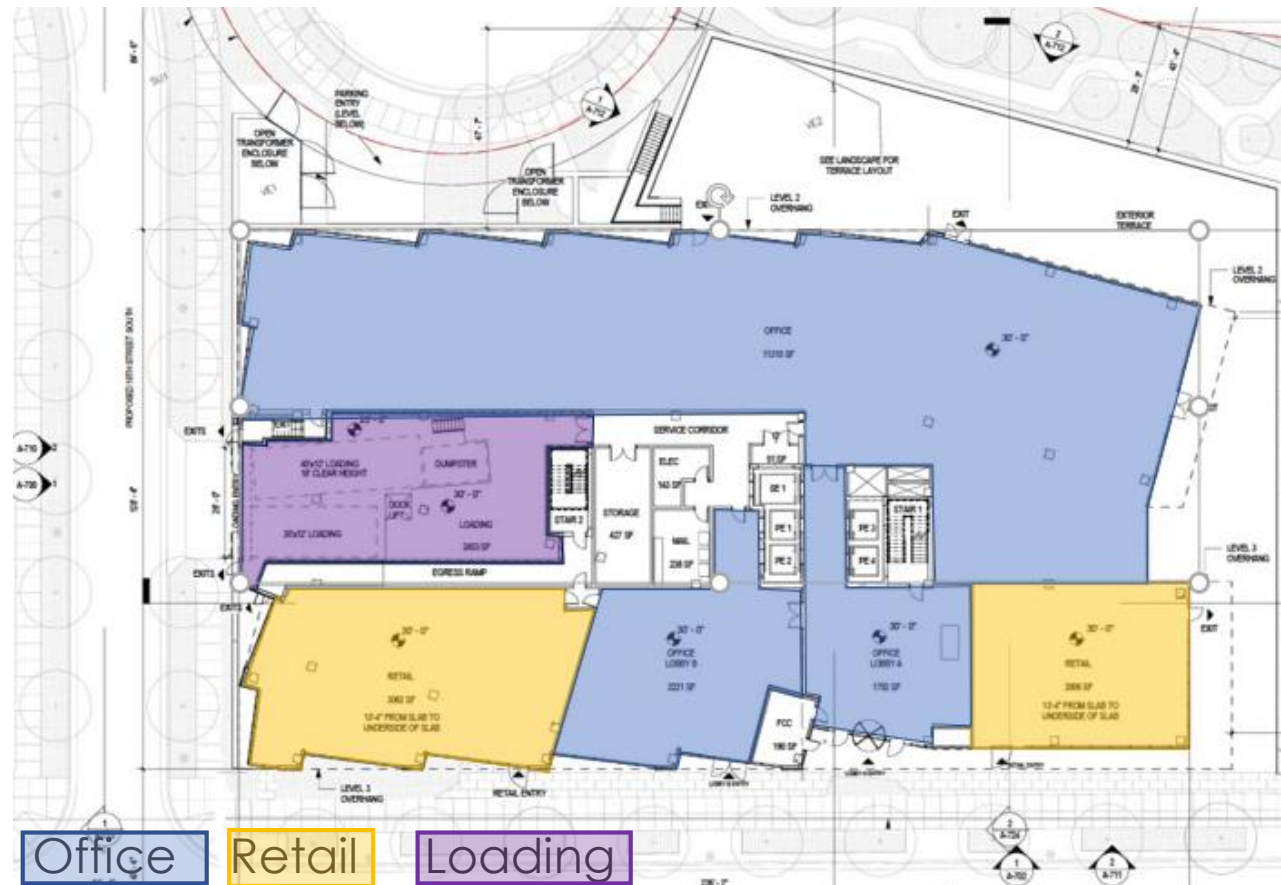
101 12th Street South

Site Plan Amendment, New Final Site Plan, Rezoning

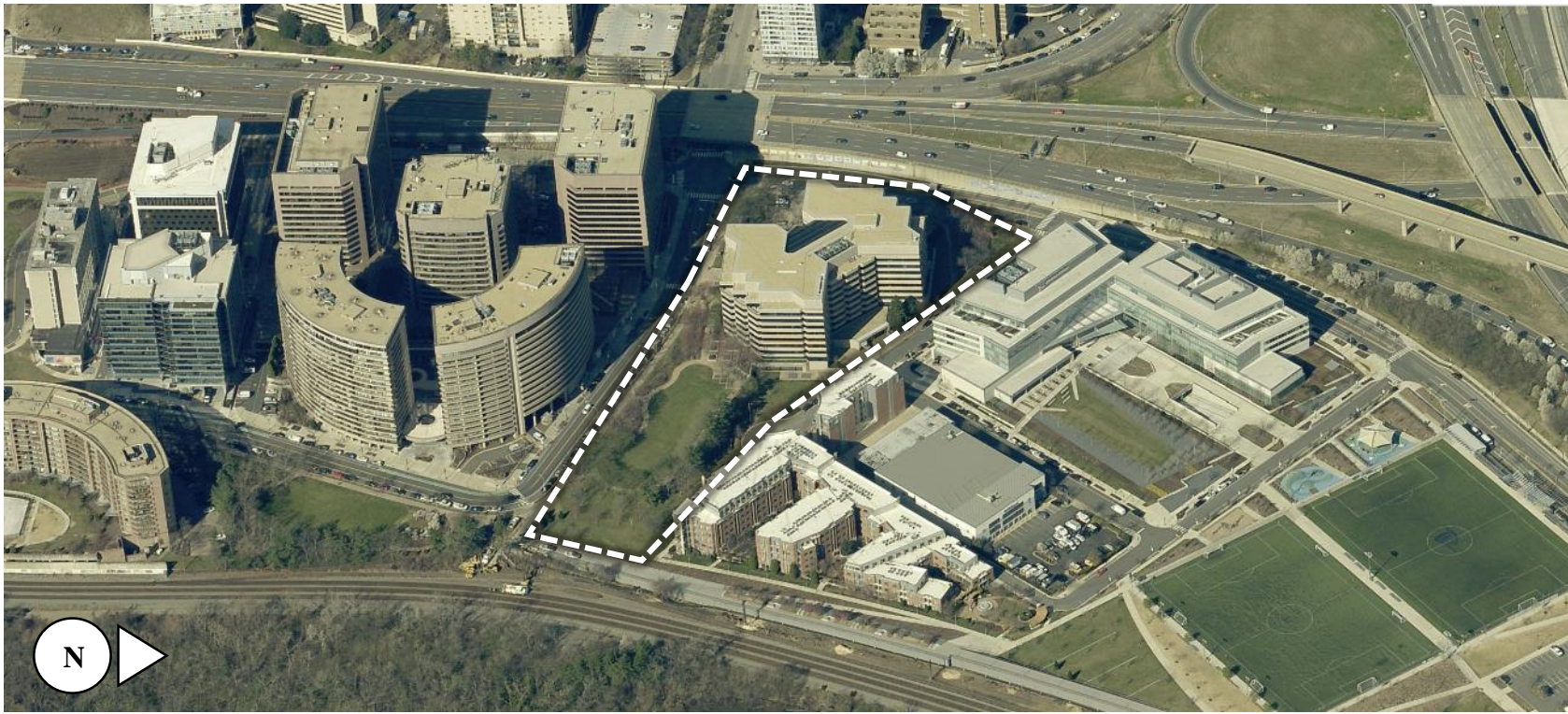
101 12th Street South

Proposal

- Construct new 9-story office building with ground floor retail
- 1 level of underground parking
- Rezoning to “C-O-Crystal City”



Site Location



Background

- Site Plan #229
 - The site is currently regulated by Site Plan #229
 - Approved by the County Board in 1985
 - 8-story office building
 - 4 levels of underground parking
- Crystal City Sector Plan
 - Identifies the existing open space parcel as a redevelopment site
- Crystal City PDSP
 - Approved by the County Board in March 2020



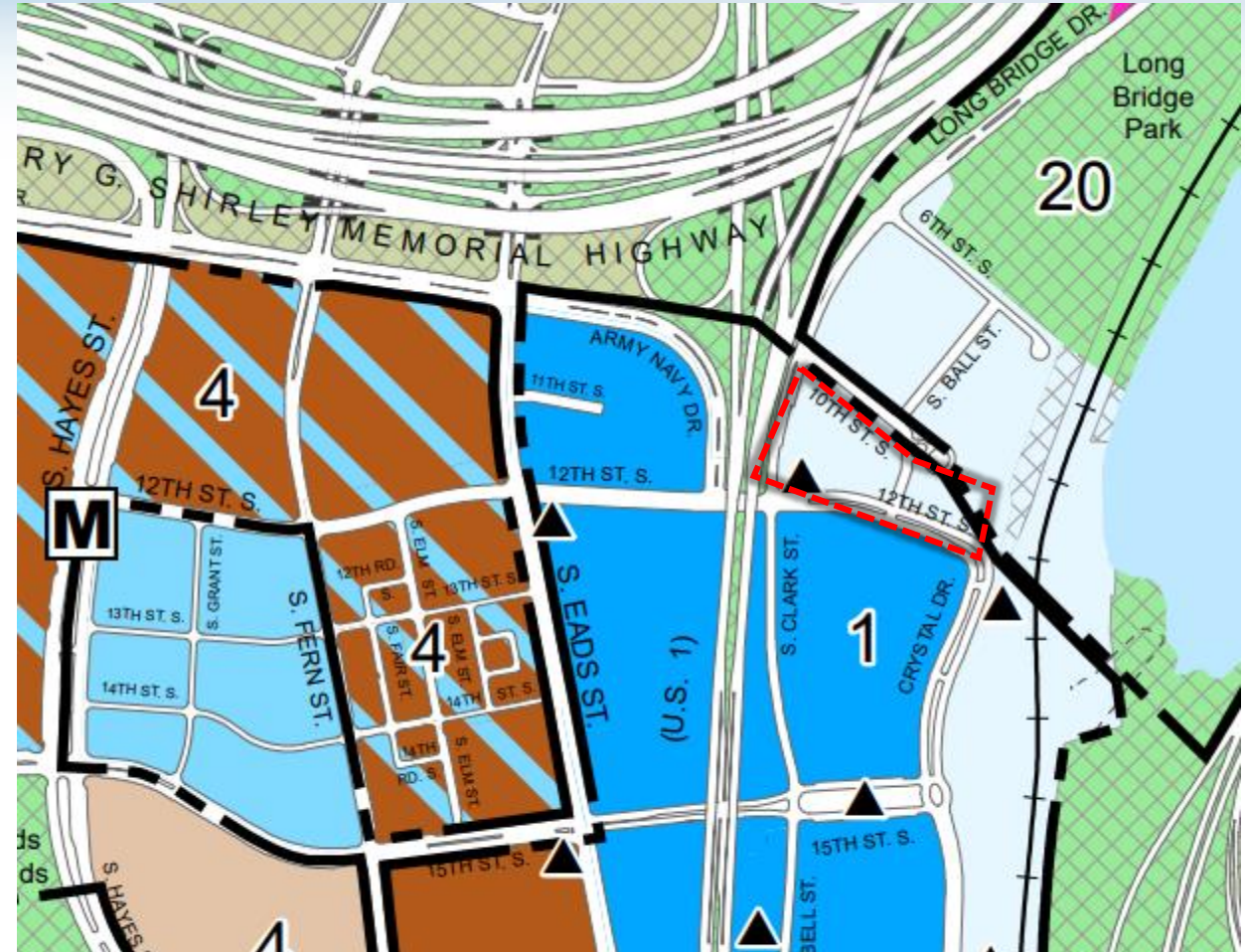
REDEVELOPMENT OPPORTUNITIES



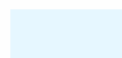
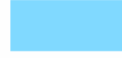

Figure 1.2.7 of Crystal City Sector Plan

Land Use

- General Land Use Plan (GLUP) Designation:
 - "Low" Office-Apartment-Hotel
 - Located within Note #1



Office-Apartment-Hotel

		Office Density	Apartment Density	Hotel Density	
	Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
	Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
	High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2

Notes

1. This area was designated the "Crystal City Coordinated Redevelopment District" on 9/28/10, to permit heights and densities called for in the Crystal City Sector Plan where Sector Plan goals are otherwise generally met.

Zoning

- Existing Zoning:
 - C-O-1.5 “Mixed-Use District”
 - M-2 “Service Industrial District”
- Proposed Zoning:
 - C-O Crystal City “Mixed-Use Crystal City District”



Crystal City Sector Plan Guidance

Northeast Gateway District

Annotated Plan Legend

- 1** Gateway Park – This park will provide active and passive recreational opportunities and will include a trail that connects Long Bridge Park and Crystal City, near Crystal Drive and 12th Street.
- 3** 10th Street Connection – This new connector street will link 10th and 12th Streets and provide a direct connection to development north of 12th Street and to the west.



For more information visit:

<https://projects.arlingtonva.us/projects/101-12th-st-s/>

Courtney Badger

CBadger@arlingtonva.us

703-228-0770