

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday, October 19, 2015
TIME: 7:00 – 8:30 p.m.
PLACE: 2100 Clarendon Boulevard
Courthouse Plaza, 1st Floor, Cherry and Dogwood Rooms
Arlington, VA 22202

SPRC STAFF COORDINATOR: Samia Byrd, 703-228-3525

Item 1. 1770 Crystal Drive (SP #90, Crystal Square Office 3) 7:00pm–8:30pm
(RPC# 34-020-249)
Scheduled for review at the November County Board meeting.
Arlova Vonhm (CPHD Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library’s Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site <http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division’s web site on Private Development <http://projects.arlingtonva.us/private-development/>

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

ITEM 1
1770 Crystal Drive
(SP #90, Crystal Square 3)
(RPC #34-020-249)
Stephen Hughes, SPRC Chair

SPRC Agenda: October 19, 2015 (Minor Site Plan Amendment)

- 1) Informational Presentation
 - a) Overview of Approved Site Plan (Staff)
 - b) Presentation of Minor Site Plan Amendment (Applicant)

- 2) Minor Site Plan Amendment Discussion
 - a) Building Architecture
 - i) Design Issues
 - (1) Building Form
 - (2) Façade treatments, materials, fenestration
 - (3) Street level activism/entrances & exits
 - (4) Accessibility
 - ii) Retail Spaces
 - (1) Location, size, ceiling heights
 - (2) Storefront designs and transparency
 - (3) Plaza use flexibility – retail or office
 - (4) Adjacent streetscape and paving treatment
 - iii) Service Issues
 - (1) Exterior/rooftop lighting
 - b) Landscape Plan
 - c) Construction Phasing

Site Location: Site Plan #90, with a site area of 656,180 square feet, encompasses the entire block bounded by Crystal Drive to the east, 18th Street South to the south, S. Clark Street/Jefferson Davis Highway to the west, and 15th Street South to the north. The Crystal Square Office Building 3 site, with a site area of 97,601 sq. ft., is located in the southeast corner of the site, along Crystal Drive and immediately north of 18th Street South.

Applicant Information:

Applicant
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BACKGROUND: Site Plan #90 is a mixed use development, approved by the County Board in September 1972, containing 1,337,980 square feet of office space, 155,000 sq. ft. of commercial retail space and 378 residential units. Crystal Square Office 3 is one of four office buildings in the site plan, constructed in the 1970's. The site plan also includes one residential building and retail uses, including the Crystal Underground Shops. The site plan has been amended numerous times in the past 43 years, with the most recent changes to Crystal Square 3 approved in May 1997, which permitted the conversion of 5,000 square feet of penthouse storage space for use as a command center by the main building tenant, the U.S. Marshal's Service. A minor site plan amendment is proposed for the Crystal Square 3 office building which would permit interior and exterior building renovations. The lease for the current office tenant, the US Marshal's Service, is expiring in 2016.

The following provides additional information about the site and location:



Aerial View of Site (Source: Bing Maps - 2015)

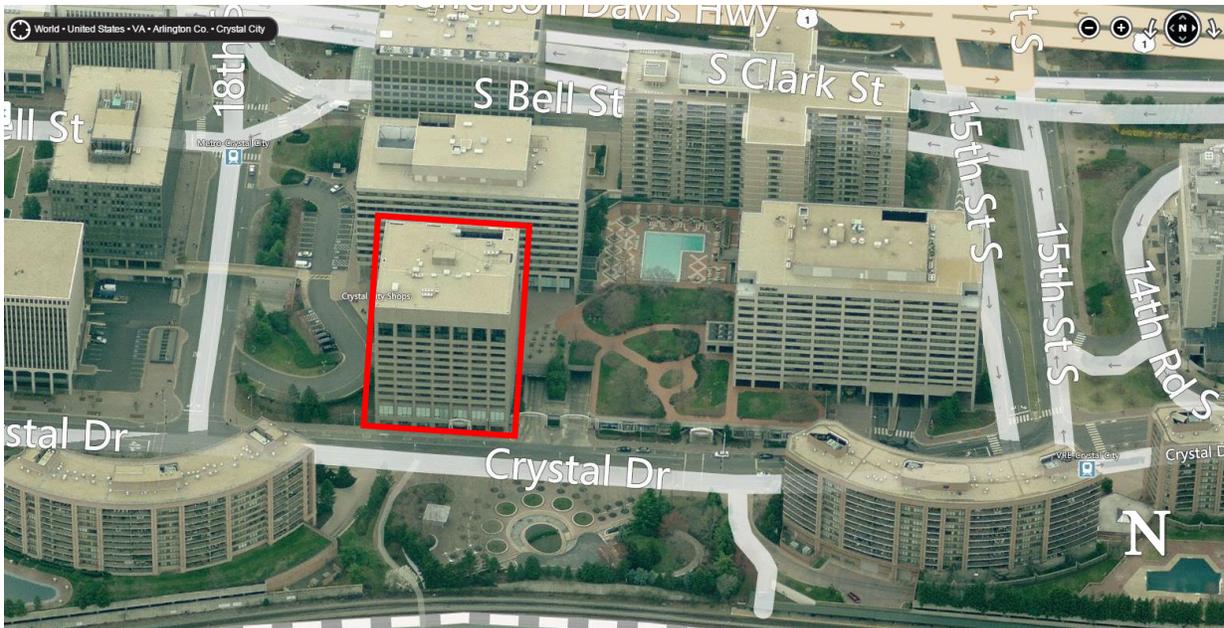
Site: The 97,601 square foot Crystal Square Office 3 site is located along Crystal Drive, just north of 18th Street South. The office building is part of Site Plan #90, originally approved in September 1972. The property is adjacent to the following uses:

- To the north: Immediately to the north is the parking garage entrance to the Crystal City Shops and the 1550 Crystal Drive office building (Crystal Square Office 2), zoned “C-O” and designated “High” Office-Apartment-Hotel on the GLUP.
- To the east: Crystal Drive; Across the street to the east are the Crystal Park Apartments, Crystal Park Condominiums, and the Crystal City Water Park, zoned “C-O-1.5” and designated as “Low” Office-Apartment-Hotel on the GLUP.
- To the south: To the immediate south is a driveway and surface parking area, accessed from 18th Street South; Across 18th Street South is the 1900 Crystal office building, zoned “C-O” and designated as “High” Office-Apartment-Hotel on the GLUP.
- To the west: The site is directly adjacent to Crystal Square Office Building 4, zoned “C-O” and designated as “High” Office-Apartment-Hotel on the GLUP.

Zoning: [“C-O” Mixed Use District.](#)

Land Use: The site’s General Land Use Plan designation is [“High” Office-Apartment-Hotel](#) which permits up to 3.8 FAR office density, 4.8 FAR residential density, and 3.8 FAR hotel density.

Neighborhood: The subject site is located within the Crystal City Civic Association and is in the vicinity of the Aurora Highlands and Arlington Ridge Civic Associations.



Source: Bing Maps (2015)

Existing Development: Crystal Square Office 3 is one of five buildings that comprise the mixed use, multiple building Site Plan #90. The site plan, originally approved in 1972 contains 656,180 square feet of site plan area and is approved for over 1.3 million square feet of office development, 155,000 square feet of retail space, and 378 residential units. The Crystal Square 3 site is developed with a 12-story office building, with the U.S. Marshal's Service as the sole tenant. The site contains 249,450 square feet of office space as well as ground level retail space.

Requested Site Plan Amendments: The following is a summary of the requested amendments to the approved site plan:

- Increase office and retail GFA, as well as request flexibility to utilize plaza level space for office or retail uses
- Modify the 12th floor and penthouse levels to include:
 - reallocation of a portion of mechanical penthouse space for office use; and
 - reduction of enclosed office space via the creation of open terraces on both levels.
- Shift the facade of the 1st and 2nd floors back to increase the depth and height of the Crystal Drive streetscape
- Enclose an existing colonnade on west side of the building to increase floor area
- Renovate the entire exterior façade, to include:
 - New building materials;
 - Provision of windows at penthouse level;
 - Relocation of main office and retail entries; and
 - Temporary retail enclosures along Crystal Drive.

Proposed Development: The following table sets forth the statistical summary for the proposed amendment:

	Existing	Proposed – Retail @ Plaza	Proposed – Office @ Plaza
Site Plan #90 – Site Area	656,180 sq. ft.		
Office GFA	1,337,980	1,335,416	1,349,622
Retail GFA	155,000	167,500	153,294
Residential Units	378	378	378
FAR	3.06	3.07	3.07
Parking			
Residential Parking	500	500	500
Retail Parking	155	167	153
Office Parking	1,839	1,742	1,756
Office Parking Ratio	1:728	1:767	1:769
Total Parking	2,494	2,409	2,409
Crystal Square 3 – Site Area Site	97,601 sq. ft.		
Office GFA	249,450 sq. ft.	246,886 sq. ft.	261,092 sq. ft.
Retail GFA	25,363 sq. ft.	37,863 sq. ft.	23,657 sq. ft.
FAR	2.82	2.92	2.92

Density and Uses: The applicant proposes to both expand and reduce the building envelope at multiple building levels, with the overall result being a 3.6 net increase in gross floor area. The applicant also requests the flexibility to locate retail or, alternatively, office uses on the plaza level. The plaza level is the second level of building and due to grade changes on the site, it is not directly accessible from Crystal Drive. Depending on the ultimate use of the plaza level space, varying amounts of new office and retail GFA would result. In fact, if retail uses are located on the plaza level, a net loss of office space would occur. The overall impact of the requested changes on both the building and site plan floor area ratio (FAR) is minimal. Both alternatives for usage of the plaza would add 9,936 square feet to the building, and increase the Crystal Square 3 site FAR from 2.82 to 2.92. The larger site plan FAR would be increase from 3.08 to 3.10, which is within the permitted range for the C-O zoning district and GLUP designation. Further, the proposed increase in GFA would not substantially change the building mass or height.

Building Design: There are several proposed changes to building design, most notably including the replacement of the exterior building façade. Proposed materials include primarily glass and metal panels. New windows would be flush with the exterior building materials, providing a slight increase in usable floor area on floors 2-12. At the 12th floor, the southeast corner would be opened up to create an open terrace area. Similarly, the penthouse level would include another open terrace at the northeast corner. The penthouse level would also include new window openings on all four facades. The building façade of the first two levels would be recessed approximately seven (7) feet along the Crystal Drive frontage. Alternatively, the space within an existing colonnade along the west side of the building would be enclosed to increase floor area on the first and second floors. The west façade of the plaza level is proposed to be comprised of EIFS. The applicant has indicated that this is planned to be a temporary condition as the primary focus of the proposed building renovation is to redirect the main building entrance to Crystal Drive, and deemphasizing the existing plaza entrance to the building. Staff strongly suggests the use of a more durable, high quality material on this façade.

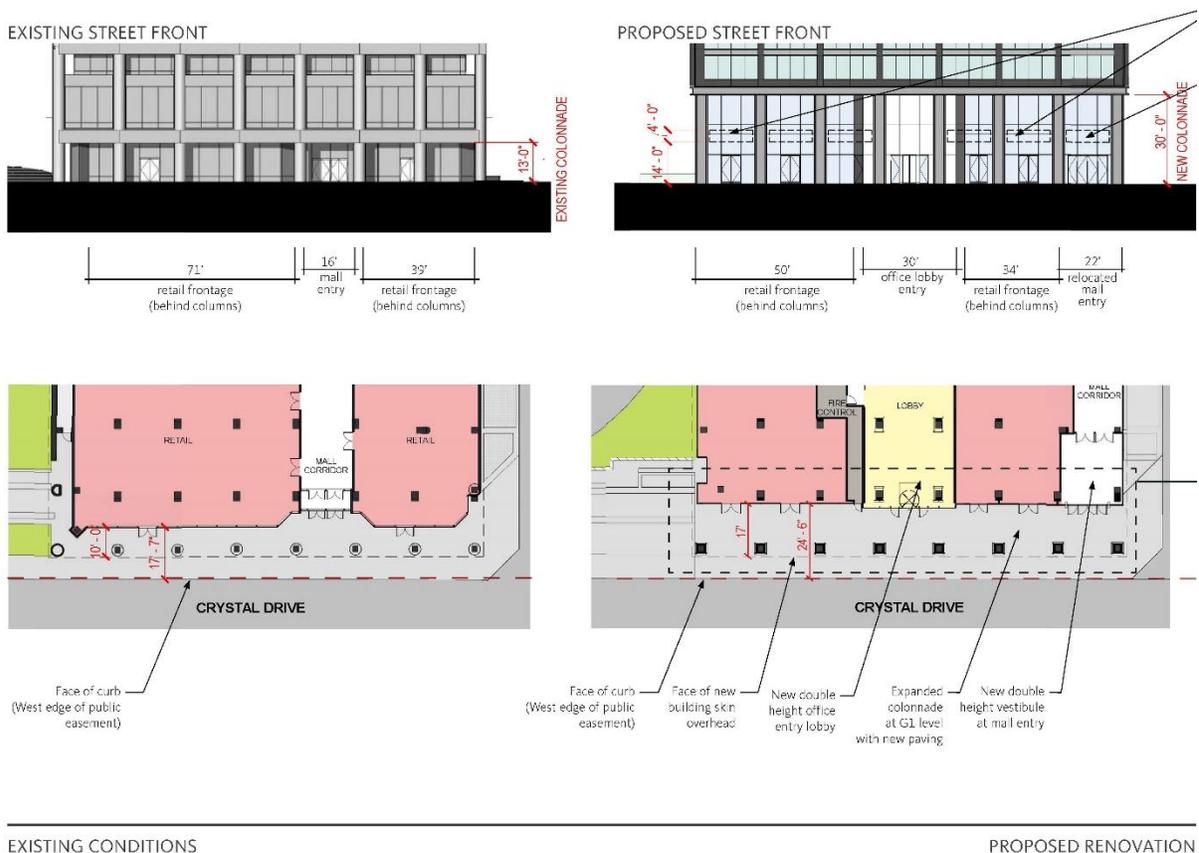
The applicant also proposes to locate temporary retail façade treatments for all or portion of the Crystal Drive façade. The temporary covering would allow future retail tenants to tailor the design of their storefronts without having to remove an existing façade treatment, chosen by the building owner. As such, the applicant would not have to install finishes for the same space twice. The applicant requests the flexibility to install such treatments prior to issuance of certificates of occupancy for the building, until retail tenants are identified. Final approval would be subject to County Manager review, as part of the standard façade review process for site plan projects.



Example of a temporary retail façade treatment

Proposed interior renovations would mainly impact the lower two and upper two levels of the building. Portions of the existing mechanical penthouse area would be shifted to office uses. The main office lobby would be relocated to the center of the building, providing direct access to the existing office building elevators. Ground level retail uses would remain, albeit in a slightly different configuration than the current layout. The entrance to the retail mall would be moved to the north edge of the building and include additional windows along the north facade.

Streetscape and Landscape: The proposal includes an expansion of the existing streetscape along Crystal Drive. The proposal would push the building façade of the first two levels back approximately seven (7) feet, for a height of 30', expanding both the width and the height of the adjacent streetscape. The distance from face of curb to building face would increase from 17'7" to 24'6". The applicant proposes to install new brick pavers for the area adjacent to the building frontage along Crystal Drive and maintain existing paving treatments for the remainder of the block.



View of existing and proposed streetscape

New bike racks are proposed along the north building façade. Several existing trees would be removed to expand the sidewalk area to the south of the building, to accommodate the widening of the streetscape and continue to provide access to an existing vent and egress stair. As a result, pervious surface cover for the site would be reduced by 400 square feet. The original site plan calls for a minimum of 10% of site area to be planted with a minimum soil depth of 24 inches (Condition #21). For the subject site, the minimum required pervious area is approximately

9,760 square feet. The proposed removal of trees would result in pervious planted area of 13,600 sq. ft. The project would remain consistent with both the site plan condition requirement for pervious planted area and the Chesapeake Bay Preservation Ordinance requirement for tree canopy.

Parking: The approved site plan contains 2,494 parking spaces provided in underground and surface parking lots that support the four office buildings, residential tower, and retail uses. The office parking ratio for the site plan is currently 1 space per 728 square feet of office space (1:728). The proposal, which would include restriping portions of the G2 and G3 levels, would reduce the number of spaces by 85, for a total of 2,409 spaces. As a result, the proposed office parking ratio would be, at a minimum, 1 space per 769 square feet. This ratio is consistent with parking guidance found in the Crystal City Sector Plan, which recommends an office parking ratio between 1 space per 750 square feet (1:750) and 1 space per 1,000 square feet (1:1,000). The proposed change would also be consistent with the recommended ratio for Crystal City expressed in the *Reduced Parking Policy for Site Plan Office Buildings*, adopted by the Board in November 2013, which calls for a minimum ratio of 1 space per 1,000 square feet of office space. Because this proposal provides parking in excess of this amount, no additional mitigation would be required for the requested change. The proposed restriping would create a more functional parking circulation plan and layout, by removing existing barriers that segregate parking for the U.S. Marshals' employees from the rest of the garage. Proposed updates would also eliminate tandem spaces and create more standard sized parking spaces.

Next Steps: The project is on schedule for a November 14, 2015 County Board hearing.

SPRC Neighborhood Members:

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Interested Parties:

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Planning Commissioners Assigned to this Request:

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