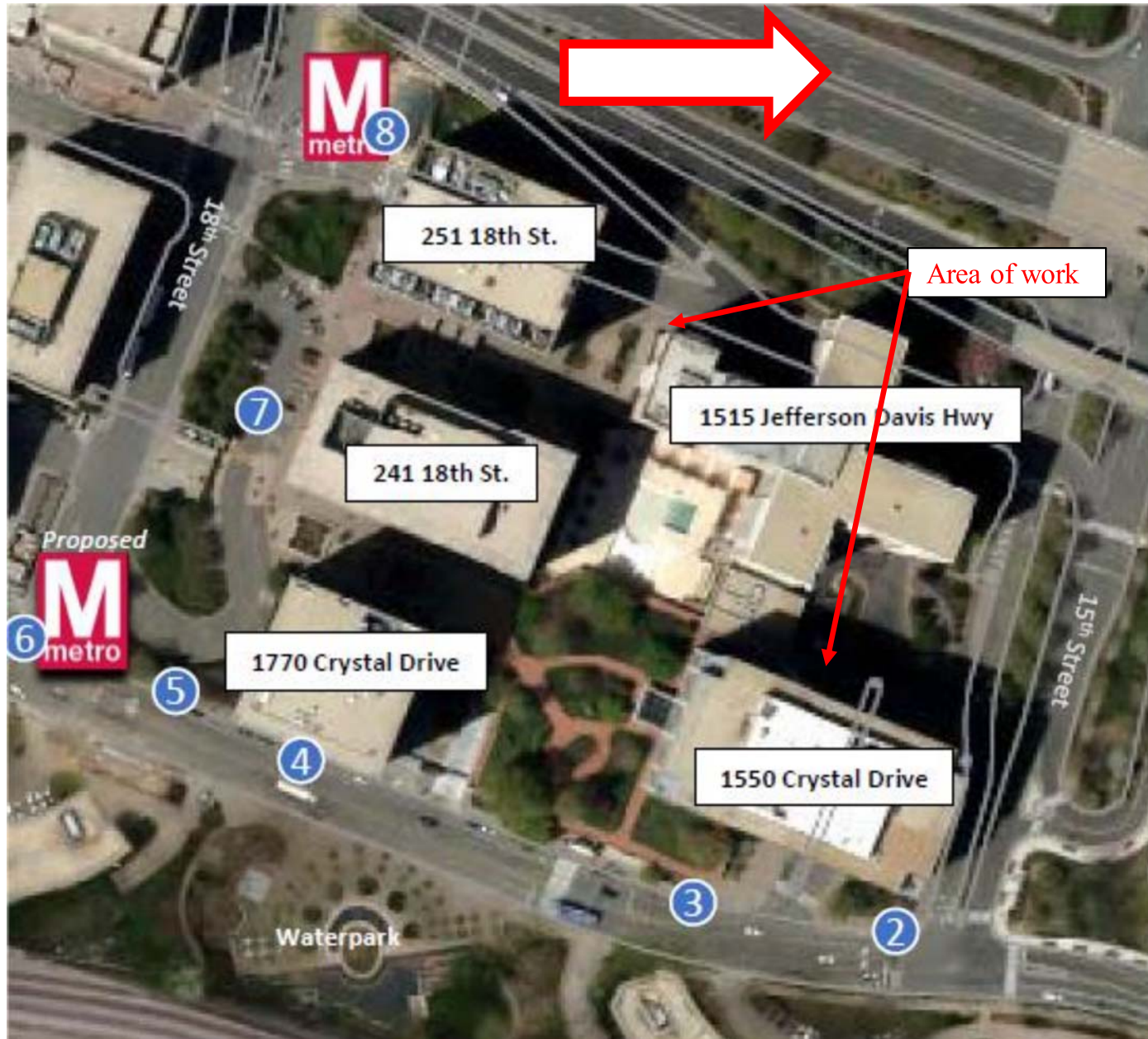


SP #90

“1750 Crystal Drive Renovation” Minor Site Plan Amendment

SPRC
September 17, 2018

Site



- **December 2015**
 - Newly Vacant office building—Vornado proposed to reposition it to make it more attractive for private office use
 - County Board approves site plan amendment for renovation of office building at 1750 Crystal Drive.
 - Application included new façade, minor streetscape improvements.
 - One SPRC meeting held.
 - Still active, expires July 2020.

Current Proposal

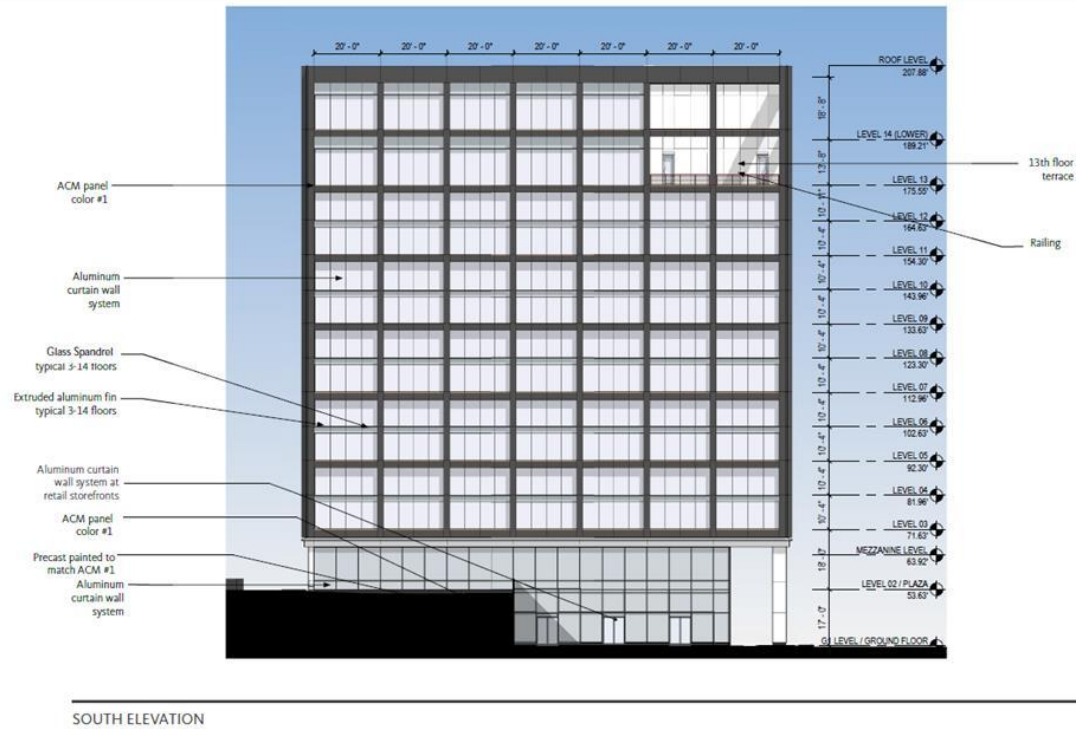
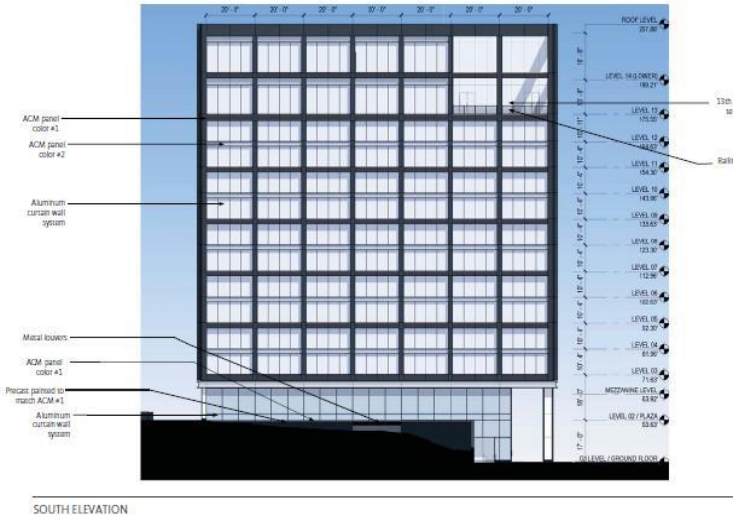
- No longer wishing to pursue residential conversion
- Update to 2015 approval to current standards
 - Streetscape and street cross-section upgraded to the same as what was shown during the residential building process
 - Architectural updates
 - No EIFS on west façade
 - All facades same aluminum curtain wall
 - Ground floor will address proposed new plaza area

Approved 2015

Proposed 2018

BUILDING ELEVATIONS // SOUTH ELEVATION

BUILDING ELEVATIONS // SOUTH ELEVATION



October 20, 2018

County Board Hearing Refresher

Status Update

- February 2018

- PC Hearing for Phase 1 SP #90 Amendment
 - PC voted to Recommend approval 6-0
- CB hearing deferred to May 2018

- May 2018

- PC Hearing for Phase II applications
 - PC voted to recommend approval 9-0 of SP #90 amendment for corner building, and applications related to 1770 (SP #90 amendment to withdraw the 1770 site area from SP #90, CC block plan, C-O-CC rezoning, new site plan #448)
- CB Hearing for Phase I and II deferred to July 2018

- July 2018

- County Board Hearing for Phases I & II Deferred to October 2018

- For action:
 - Phase I SP #90 Site Plan Amendment
 - “Corner Building” SP #90 Amendment
 - Clean up Rezoning M-2 to C-O (Z-2607-18-1)

- For Deferral:
 - *SP #90 Amendment to withdraw 1770 Crystal Drive from SP #90*
 - *Rezoning (Z-2601-17-1) to rezone 1770 from C-O to C-O-Crystal City*
 - *Crystal City Block Plan G*
 - *New Site Plan SP #448 for new residential building*

- July 2018
 - Applicant requests indefinite deferral of 1770-related applications
 - Applicant submits site plan amendment to SP #90 to amend approved office building renovation plan from 2015.

- For Phase I
 - staff recommendation of approval and conditions the same as seen at PC.

- For Phase II “corner building” -- Staff recommendations as in PC and take into account PC guidance at the hearing:
 - Approve in concept only a “box”
 - Post approval SPRC no more than two meetings before building permit is obtained
 - Will be reviewed by staff and the SPRC in light of the guidance developed by LRPC
 - Ultimate approval by staff
 - No extension of approval beyond statutory five years.

- For deferral requests (applications associated with 1750/1770 residential conversion)
 - Five year deferral—after 5 years would request that they withdraw the application.