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June 21, 2021

**VIA E-MAIL**

James Schroll, Chair  
Long Range Planning Committee  
c/o Tim Murphy, Planner  
tmurphy@arlingtonva.us

**Re: Crystal City Building Heights Study (“Study”)**

Dear Commissioner Schroll:

I am writing on behalf of the B.F. Saul Company, owner of the Crowne Plaza hotel located at 1480 Crystal Drive (“Property”). We are requesting that the Long Range Planning Committee (“LRPC”) consider additional height for the Property as part of the Study .

The existing hotel was built in 1970. It contains approximately 308 hotel units and is zoned to the C-O District. As constructed, the hotel stands 165 feet tall. The Property is also located within the boundaries of the Crystal City Sector Plan (“Plan”). The Plan currently provides the opportunity for the Property to be developed under the C-O Crystal City district at a base of 3.8 FAR (commercial/hotel) or 4.8 FAR (residential). However, the Plan recommends building heights only up to 250 feet.

We are requesting that the LRPC study and support greater building height at the Property up to 300 feet. As others have noted, additional building height within Crystal City will permit opportunities for greater community benefits, world-class architecture, and much needed housing and revitalized commercial services. For the Property specifically, additional building height within the Plan would provide the owner with a viable path for site redevelopment as this asset reaches the end of its useful life. Given recent discussions whereby the proposed public park within 15<sup>th</sup> Street would be moved onsite, additional height would give the owner the greatest flexibility to redesign the site around this future park space. This ultimately creates a better urban space.

In summary, we respectfully request that the LRPC study and support greater building height at the Property up to 300 feet. We further support efforts to increase building heights throughout Crystal City, such that opportunities for additional community benefits, iconic architecture, and needed housing can be realized in this neighborhood.



Thank you for your time and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'M.G. Roberts'.

Matthew G. Roberts, Esq.

cc: Mary Beth Avedesian (Marybeth.Avedesian@bfsaulco.com)  
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