

Crystal City/Pentagon City Development Activity

Crystal City Citizen's Review Council

December 2022



Presentation Outline

1. Development Activity
2. Adopted Policy Guidance
3. Summary of Community Benefits

Development Activity

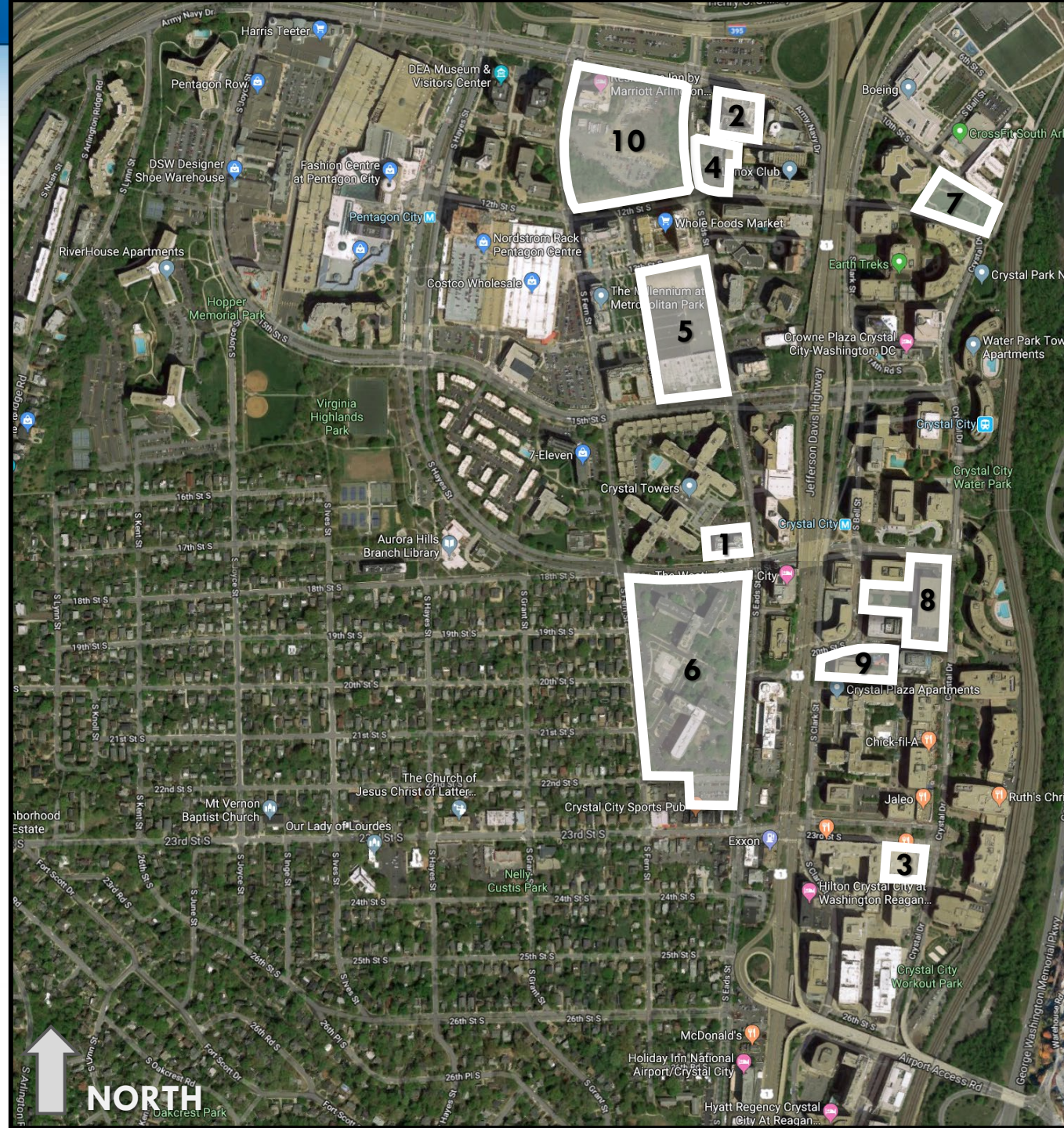
Current Development Activity

Distinct Stages of Site Plan Review

	Conceptual Site Plan Applications	Preliminary Site Plan Applications	Final Site Plan Applications
Level of Plan Development	High level drawings and vision for how a particular site could redevelop	More refined set of plans depicting detailed elements of the proposal	Complete set of civil engineering, landscape, and architecture plans meeting County's submission requirements
Review Type	Review by Staff; Report used as the basis for SPRC review if project proceeds to the Final Site Plan stage	Detailed review by staff to ensure compliance with filing requirements	Rigorous staff review related to compliance with adopted plans, policies, and practices; community engagement; Public review process (SPRC); PC and CB hearings

22202 Major Site Plan Development Summary

#	Approved Site Plans	Year
1	1720 Eads Street (Crystal Flats)	2013
2	400 Army Navy Drive (Altaire)	2015
3	2351 Richmond Hwy. (Century Center)	2017
4	400 11 th St. (Verizon Site)	2019
5	Met Park 6-8 (HQ2)	2019
6	Crystal Houses	2019
7	101 12 th Street	2020
8	1900 Crystal Drive	2020
9	2001 Clark Street (Plaza 1)	2021
10	PenPlace (HQ2)	2022



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10	PenPlace (HQ2)	2022

#	Active Final Site Plan Applications	
11	2250 Crystal Dr./223 23 rd St. (Plaza 5)	2023
12	Americana Hotel Site	2023
13	Crystal Towers 3 (infill)	2023

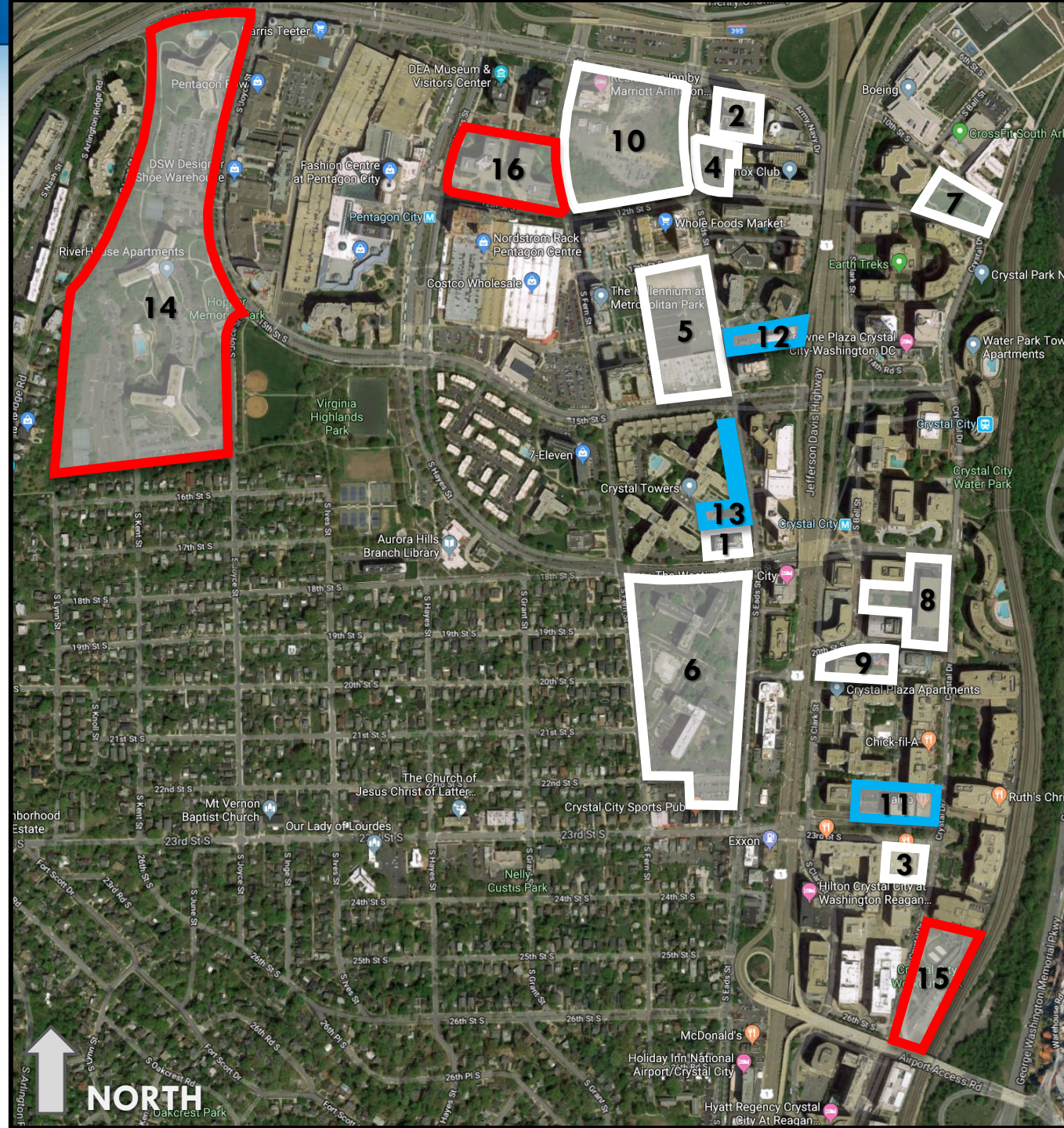


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12	Americana Hotel Site	2023
13	Crystal Towers 3 (infill)	2023

#	Anticipated Final Site Plan Applications	
14	RiverHouse	TBD
15	2525 Crystal Drive	TBD
16	601-701 12 th Street (TSA Site)	TBD



Nature & Scale of Major Site Plan Development Activity

APPROVED/PROPOSED LAND USES				
#	APPROVED APPLICATIONS	OFFICE USE	RESIDENTIAL	RETAIL
1	1720 Eads Street (Crystal Flats)	---	198 units	---
2	400 Army Navy Drive (Altaire)	---	453 units	---
3	3352 Richmond Highway (Century Center)	---	302 units	22,000 SF
4	400 11 th Street (Verizon Site)	---	306 units	11,000 SF
5	Met Park 6-8 (Amazon HQ2)	2,100,000 SF	---	67,000 SF
6	Crystal Houses	---	819 units	---
7	101 12 th Street	235,000 SF	---	5,200 SF
8	1900 Crystal Drive	---	811 units	40,000 SF
9	2001 Clark Street (Plaza 1)	---	760 units	22,000 SF
10	PenPlace (Amazon HQ2)	3,200,000 SF	---	115,000 SF
#	FINAL APPLICATIONS			
11	223 23 rd Street/ 2250 Crystal Drive	---	1,440 units	17,500 SF
12	Americana Hotel Site	---	644 units	3,700 SF
13	Crystal Towers 3 (Infill)	---	209 units	36,500 SF

Major Site Plan Development Activity Shown In this Presentation:

- Focuses on Crystal City Sector Plan projects and nearby developments which requested bonus density
- Does not capture Phased Development Site Plan projects or Site Plan Amendments where bonus density was not considered

Community Benefits

Unique Thresholds for Bonus Density

Crystal City Sector Plan

- Base density limits are prescribed for all sites
- Proposed development surpassing these limits must earn bonus density through various community benefits

Pentagon City, Pentagon Centre, & Potomac Yard Phased Development Site Plans

- Rely on previously established density limits for development (typically at block level)
- As a result, bonus density requests are rare (only occurred with Amazon HQ2 sites)
- Projects are still required to provide site-specific mitigations (true for all site plans)

Pentagon City Sector Plan

- Base density limits are prescribed for each property
- Proposed development surpassing these limits must earn bonus density through on-site affordable units, LEED, and public realm improvements specified in the Plan

C-O Crystal City Zoning District

In considering the approval of a site plan within the area designated as the Crystal City Coordinated Redevelopment District on the General Land Use Plan as well as on the Base Density Map (§7.16.6), ***the County Board may approve additional density or other development features where the project ameliorates the impact of those densities or other increases, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board***, including without limitation:

- site design incorporating co-location of land uses,
- adherence to recommended build-to lines,
- compliance with bulk-plane angles to provide adequate sunlight to parks,
- tower separation and tower coverage goals for adequate light and relief,
- environmentally sustainable and energy-efficient building design,
- transportation and transit facilities,
- parks and other open space amenities,
- and creation of affordable housing.

The amount of additional density granted shall be based on the extent to which the project meets the plans or provides such benefits, and does so within the building form parameters established in this §7.16.5.

Adopted Plans & Policies

Beyond local Sector Plans, Community Benefits are informed by the following:

- Master Transportation Plan
- Public Spaces Master Plan
- Affordable Housing Master Plan
- Community Energy Plan



Additional Input and Guidance

While developing the community benefits package for each project, staff also considers the following:

- Priorities identified by stakeholders participating in the Site Plan Review Committee process for individual site plans
- County Manager and County Board guidance
- Livability 22202 Priorities

Livability Priorities

- Address Housing Affordability
 - *Consider housing affordability across our entire community, bringing equitable housing security to all residents*
- Provide Essential Services Across the Community
 - *Centrally located, walkable library, community center, and elementary school spaces, Daycare, Dog Parks, & Urgent Care*
- Foster Environmental Sustainability
 - *Advance sustainable building design practices, Open Space, Community Gardens, Biophilic approaches*
- Encourage Engagement, Arts and Culture
 - *Arts and performance spaces, Design for community building, Full time senior center, Community programming*
- Extend the Multi-Modal Transportation Network
 - *Integrated pedestrian trail network, Bike Element, Short journey options, Improve Rt 1 East-West connectivity, Improved multi-modal options within & beyond 22202*



Summary of Community Benefit Packages

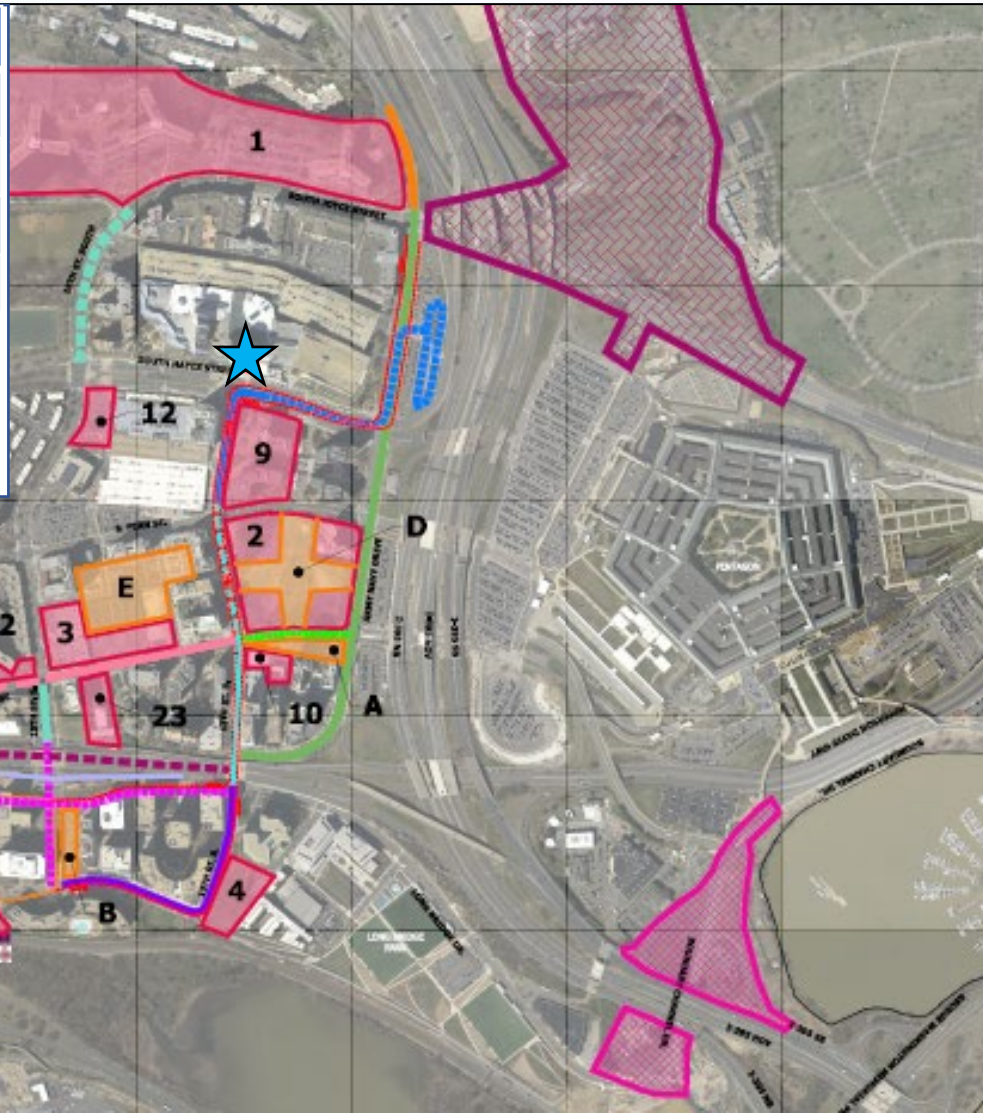
#	APPROVED APPLICATIONS	LEED	AFFORDABLE HOUSING	TRANSPORTATION	PUBLIC SPACE	PUBLIC FACILITY/OTHER
1	1720 Eads Street (Crystal Flats)	Silver	16 units within the project	New bus shelter, intersection and signal improvements, upgraded access to metro station entrance	\$272k contribution towards CC parks	\$75,000 public art contribution
2	400 Army Navy Drive (Altaire)	Gold	15 units within the project	new traffic signal; Army Navy Drive complete street project contribution	\$1,179,794 contribution towards CC parks; \$100k contribution toward Teardrop Parcel open space improvement (not identified in CCSP)	\$75,000 public art contribution
3	3352 Richmond Hwy. (Century Center)	Silver	---	Dedication of 23 rd St.	---	\$75,000 public art contribution
4	400 11 th Street (Verizon Site)	Silver	12 units within the project	\$90k towards S. Eads St. bicycle and pedestrian improvements	\$1,431,673 contribution towards Teardrop Parcel open space improvement (not identified in CCSP)	\$75,000 public art contribution
5	Met Park 6-8 (Amazon HQ2)	Platinum	\$20 Million AHIF Contribution	Off-site transportation improvements	Reconstruct and maintain Met Park (app. 2 acres)	Public use of event space; publicly available child care center; \$225,000 public art contribution
6	Crystal Houses	Gold	Conveyance of CH5 parcel to County	Construction/maintenance of protected bike lanes; publicly accessible pedestrian pathway through the block	Construction and maintenance of 54,000 SF public park (CCSP Open Spaces 19 & 20)	\$225,000 public art contribution
7	101 12 th Street	Gold	---	Construction of new S. Ball Street connector road	\$300k contribution for planning of and 54,500 sf land conveyance for new Gateway Park (CCSP Open Space 2); Interim open space improvements	\$75,000 public art contribution
8	1900 Crystal Drive	Silver	35 CAFs at the RiverHouse property	Design and construction of traffic signal at 18th Street/Crystal Drive and 20th Street/Crystal Drive	\$300k contribution towards master planning; 45,000 SF public access easement for Center Park (CCSP Open Space 7); and construction and maintenance of grand stair toward Center Park	Provision of 7,200 SF space within Mall IV, rent free for 20 years along with 25 parking spaces, for use as a library; \$150,000 public art contribution
9	2001 Clark Street (Plaza 1)	Gold	7 CAFs at the RiverHouse property	Intersection improvements at 20th Street and Richmond Highway; construction of new S. Clark/Bell Street segment	Construction, maintenance, and public access easement of 7,200 SF Pedestrian Passageway to CCSP Open Space 8; \$81k contribution towards CC parks	\$1,250,000 contribution to support library services (Mall IV); Underground improvements; \$150,000 public art contribution
10	PenPlace (Amazon HQ2)	Platinum	\$30 Million AHIF Contribution	Numerous on-site/perimeter transportation improvements	Design, build, and maintain 2.75-acre public park	Build-out, free lease of Arlington Community High School and 50 parking spaces; County usage of Conference Center; Public access to Helix; publicly available child care center; \$300,000 public art contribution

OPTIONAL SLIDES TO REFERENCE CIP FUNDING

Infrastructure Improvements

Infrastructure Projects

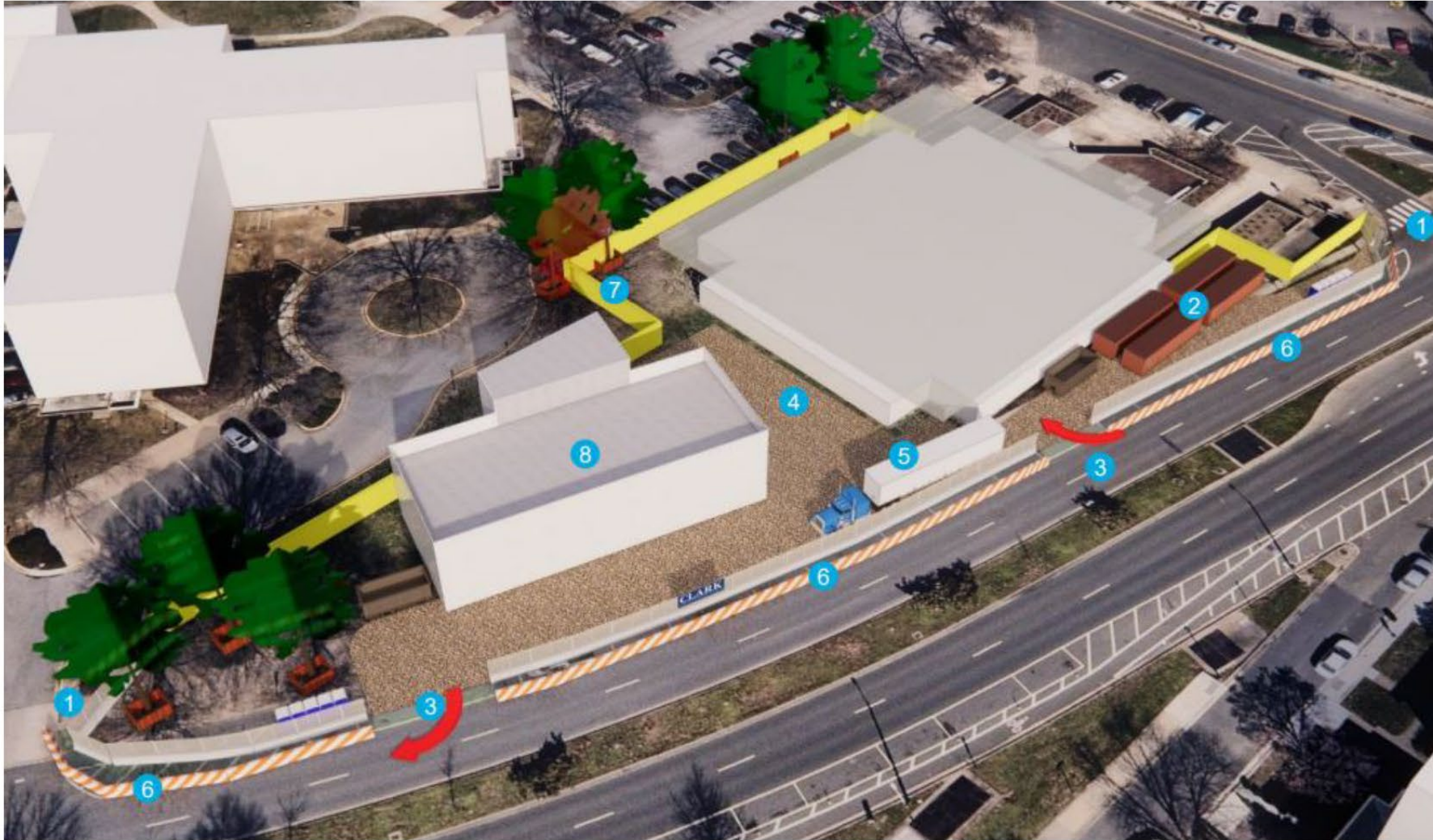
Project Type	Prelim. Design	Design Development	Construction	Total
County Transportation	9	12	6	27
County Parks	2	3	1	6
Private Redevelopment	6	4	9	19
Total				52



- (A) County Park Projects
- (1) Private Redevelopment

All other colors represent County or VDOT transportation projects

Dominion Energy Substation Expansion Project



Current Construction Phase

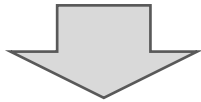
KEY	
1	Personnel Gate
2	Site Laydown and Storage Area
3	Stabilized Construction Entrances
4	Leveled Temporary Fill & Haul Route
5	Concrete Truck Staging
6	Pedestrian Sidewalk with Jersey barriers
7	Site Fence
8	Structure Topped Out



2019 Site Conditions

Dominion Energy Substation Expansion Project

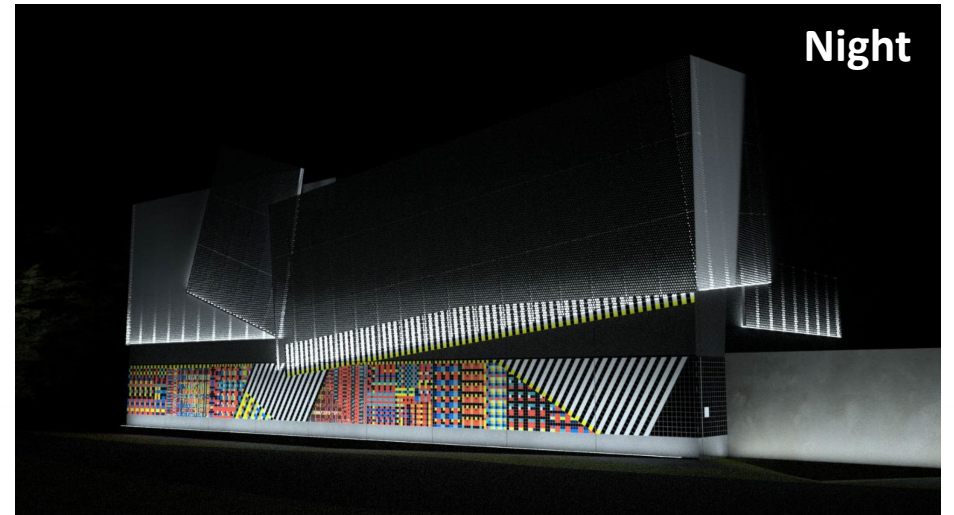
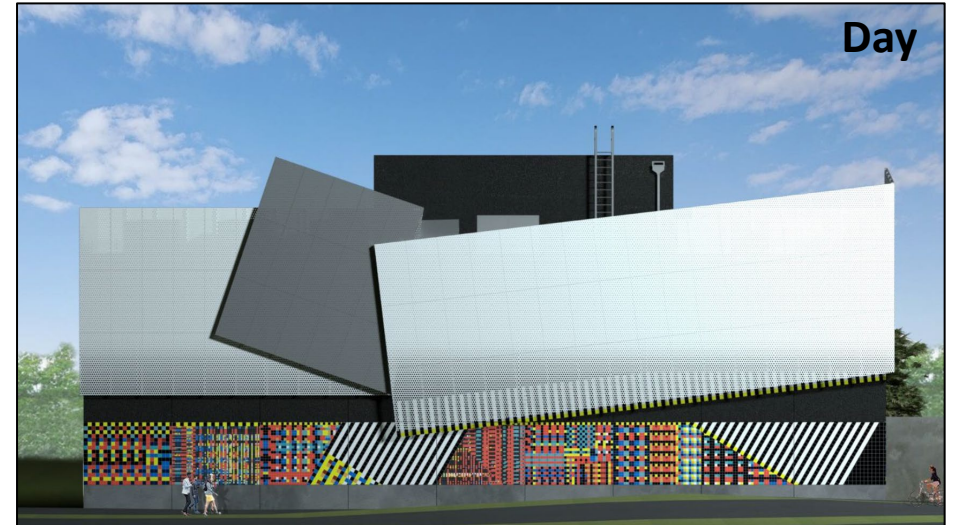
Fern Street Plaza Improvements



Looking southwest



Hayes Street Public Art Feature (new structure)



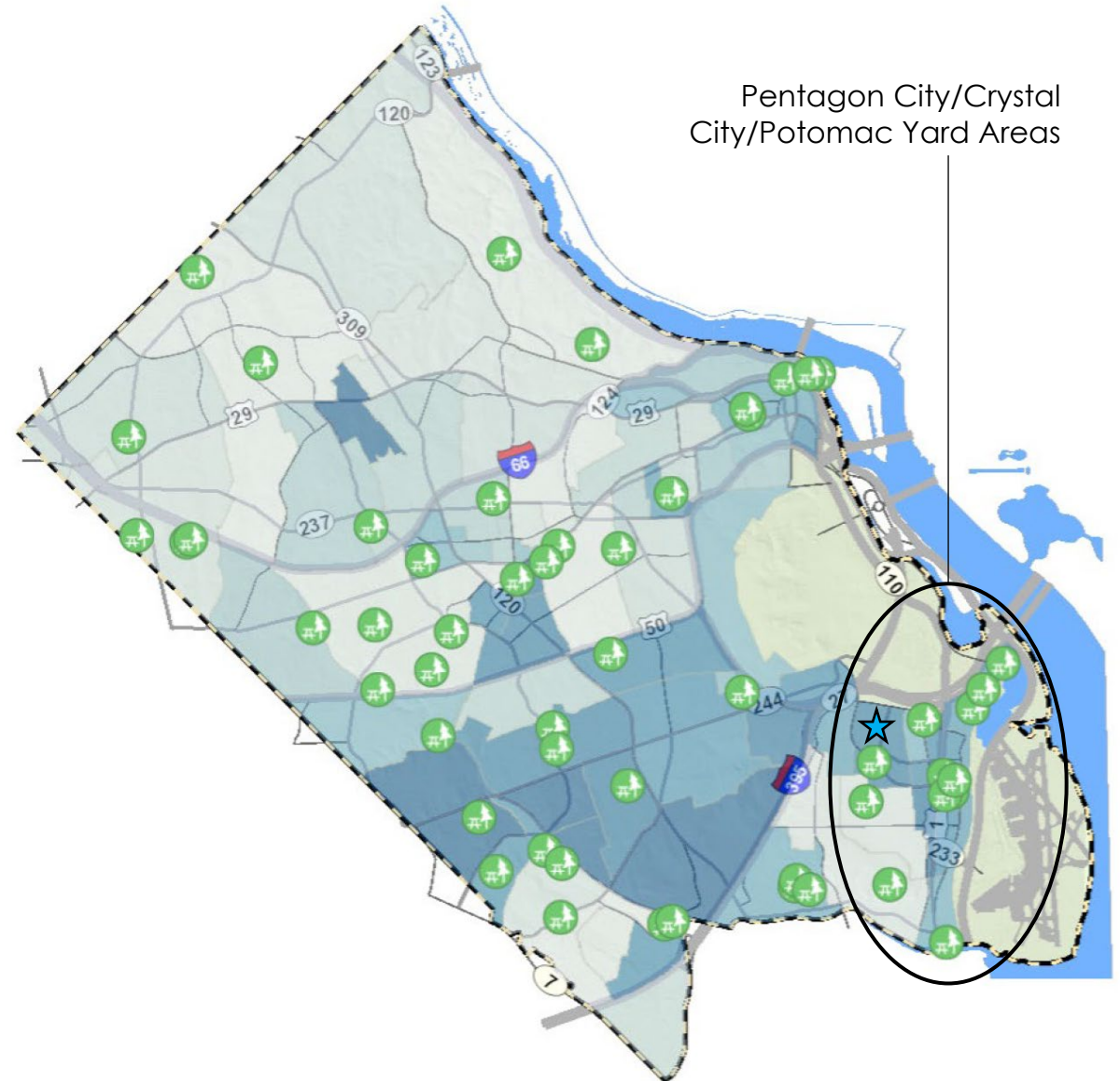
Park Investments

Ongoing County Investments into Parks

Department of Parks & Recreation (DPR) Investments:

- 20 projects funded and underway
- 15 proposed projects
- Investment in denser neighborhoods
- Identify gaps and future investment

Source: FY 2023-2032 Capital Improvement Plan



Ongoing County Investments into Parks

\$22.7 million in Park Master Planning Funding for Crystal City Parks and Public Spaces

Metro Market Square	Center Park, Phase 1	23rd Street Plaza, Phase 1
 <p>Total budget: \$9,515,000 FY2023 - FY2024</p> <ul style="list-style-type: none">• Anticipate 60% developer funding for construction.• Located at future Metro station entrance.• Retail-oriented, flexible urban park.	 <p>Total budget: \$10,670,000 FY2025 - FY2027</p> <ul style="list-style-type: none">• Master Plan will be developer funded (\$300k received in FY22).• Phase 1 builds out one acre.• Phase 2 (future) dependent upon future redevelopment in the area.	 <p>Total budget: \$2,553,000 FY2026 - FY2028</p> <ul style="list-style-type: none">• Phase 1 will create a vibrant retail plaza with café zones, landscaping and hardscape.• Phase 2 (future) will be a long-term effort.

Source: FY 2023-2032 Capital Improvement Plan

Ongoing County Investments into Parks

\$27.1 million for Pentagon City Parks and Public Spaces

“Nearby Public Spaces” include:

General Government (cont.)

PARKS & RECREATION: \$271.9 MILLION

Highlights include:

Park Programs

- **\$14.5 million for Emerging Uses & Natural Resiliency Programs (new)**
- **\$19.6 million for the Trail and Bridge Modernization Program**
- **\$33.8 million for Synthetic Turf Program**
- **\$63.8 million in Parks Maintenance Capital**

Park Master Plan Projects

- **\$19.4 million for Rosslyn Gateway Park**
- **\$22.7 million for Crystal City Parks & Public Space**
- **\$18.7 million for Arlington Boathouse design & construction of lower site**
- **\$27.1 million for Virginia Highlands Park and Nearby Public Space** → FY 2028-2032



20th Street and S. Ives Street



18th Street and S. Ives Street
(former dominion substation site)