

November 15, 2024

Via email

Honorable Libby Garvey, Chair
Arlington County Board
Ellen M. Bozman Government Center
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

RE: Park and Recreation Commission – Crystal City Block W

Dear Chair Garvey:

On October 22, 2024, the Park and Recreation Commission (PRC) reviewed a presentation from JBG Smith outlining development plans for the Crystal City Block W site which encompasses a residential building, private open space, and an adjacent public space. We recognize that the current development plan has evolved to incorporate feedback from advisory groups, commissioners, and Crystal City community members during several previous SPRC meetings. We provide the following comments based on the information presented and discussions held during the October 22nd meeting.

The PRC supports sustainable spatial and building design elements and we encourage JBG Smith to further consider how to minimize the energy footprint of residents. Thus far, there are several promising design elements including a green roof, usage of bird friendly glass, accessible bike storage, a designated pet relief area, increased access to electric vehicle ready parking, and residential usage of pre-existing parking structures. Additionally, the integration between private and public open space is thoughtfully designed and seems to support the residential needs of the neighborhood. In summary, we support JBG Smith's proposal for the Crystal City Block W site.

We also want to highlight several areas to prioritize as this site plan continues to develop.

- **Landscape:** Currently, there is a focus on textural or aesthetic streetscapes and plantings. It is important that a diverse variety of native species are planted to support the health of local ecosystems. Location, area for growth, sunlight, and other conditions should be considered when determining placement of species to ensure that they will thrive in their designated locations. We expect the applicant to provide a final landscape plan that meets Arlington's biophilia principles and goals.

- **Landscape Buffer Area:** This area near the CSX railway is designed to maximize green space and tree canopy on the site which will help reduce the effects of heat. In order for it to function properly, it must be regularly maintained. We ask that this area's maintenance plan is provided by the applicant and include coordination with Arlington's Department of Parks and Recreation maintenance teams.

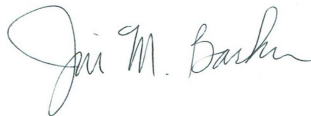
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Daniel Garay
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● **Crystal City Park:** The sector plan proposes a park that may include athletic courts, a playground, and bench seating. We suggest that this area is used to maximize tree canopy and that adding impervious surfaces, such as additional courts, is limited. All biophilic design principles should carry over to the public park area to benefit the surrounding community.

The PRC looks forward to continued engagement as the development plans for Crystal City Block W are finalized. We appreciate having this opportunity to share our comments with you and thank you for your careful consideration

Sincerely,



Jill M. Barker,
Chair – Park and Recreation Commission
cc: Members, Arlington County Board