

Site Plan Review Committee (SPRC)
Staff Report for
1600 S Eads – Crystal Towers 3

There are multiple ways to provide feedback and input on the proposal, County Staff is happy to accept comments in any form. Please use any method listed below.

Mail-in Comments:

Arlington County Planning Division
c/o Courtney Badger
2100 Clarendon Blvd. Suite 700
Arlington, VA 22201

Contact Staff:

Contact the Arlington County Planning Staff reviewing this project either by phone or email

Courtney Badger

703-228-0770

cbadger@arlingtonva.us

Contact the SPRC Chair

The SPRC Chair is a member of the Planning Commission and conducts all SPRC meetings

James Schroll, Chair

jatel@me.com

Crystal Towers 3 (SPLA22-00018)
1600 S. Eads
(RPC#s 35-011-010, -011)

Public Review and Site Plan Review Committee (SPRC) Process:

- Online Engagement Session: November 28 – December 8, 2022
 - Topics:
 - Land Use
 - Site Design
 - Architecture
 - Transportation
 - Open Space
 - Other
- Hybrid SPRC Meeting #1 – February 23, 2023
 1. Introductions
 2. SPRC Discussion Topics:
 3. Public Comment
 4. Wrap-up
- Hybrid SPRC Meeting #2 – April 3, 2023
 1. Introductions
 2. SPRC Discussion Topics
 3. Public Comment
 4. Wrap-up

Glossary of Terms:

Area Median Income (AMI): The income at which half of the families of a particular household size have incomes higher and half have incomes lower.

By-Right Development: May be approved administratively in the respective zoning district subject to all other applicable requirements of this zoning ordinance. Is not required to seek approval by the County Board.

Density: The ratio of a particular use given the area of land. Density measures the intensity of a given land use.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

General Land Use Plan (GLUP): The GLUP is the primary policy guide for future development in the County. The GLUP establishes the overall character, extent and location of various land uses.

Gross Floor Area (GFA): Gross floor area is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

Transfer of Development Rights (TDR): Transfer of Development Rights (TDR) is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location.

Zoning Ordinance (ACZO): County adopted ordinance that regulates the use and development standards of all land located within the County. There are various zoning districts within the zoning ordinance and each district sets the standards for development. Examples of such requirements are maximum heights, required parking, required setbacks, density, etc.

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: February 23, 2023
PLACE: 2100 Clarendon Blvd. Room 216

SPRC STAFF COORDINATOR: Matthew Pfeiffer

- Item 1.** (RPC#s 35-011-010, -011)
Planning Commission and County Board meetings to be determined.
Courtney Badger (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.

To view a full set of plans, visit the Crystal Towers 3 Project Website

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1600-s-eads-crystal-towers-3>

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 Development Proposals/Site Plans

http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx

To view the current Site Plan Review Committee schedule, go to the web site

<http://commissions.arlingtonva.us/planning-commission/sprc/>

SUMMARY: The applicant, Dweck Properties, proposes to construct two new buildings, one residential building and one retail building at the Crystal Towers Apartment complex, located at 1600 S. Eads Street. The existing Crystal Tower buildings 1 and 2 will remain.

Additional project details include:

- Residential Building:
 - 11-Stories (including mechanical penthouse with amenity space)
 - 132-feet in height to top of penthouse
 - 209 dwelling units
 - Ground floor retail
 - Residential parking ratio – 0.3 spaces per unit
- Retail Building:
 - 1-Story
 - Building height ranges from 16 – 22-feet
 - 27,901 sqft retail gross floor area (GFA)
- Proposed modifications for:
 - Bonus density
 - Density exclusions
 - Required residential parking (0.3 spaces per unit)
 - Required loading spaces

BACKGROUND: Crystal Towers Apartments contain two of the four buildings on the 1600 block of S. Eads Street. The development is subject to Site Plan #13, which was originally approved by the County Board in 1965. Since the time of the approval there have been several amendments to add and remove buildings from the site plan. As it stands today, SP #13 governs the Crystal Towers apartments and the Lofts 590 located on northwest corner of the same block. The site is currently zoned “RA4.8” Multiple Family Dwelling District and a rezoning is not being requested.

The following provides additional information about the site and location:

Zoning: “RA4.8” Multiple Family Dwelling District

GLUP Designation: “High – Medium” Residential; Crystal City Coordinated Redevelopment District

Neighborhood: The subject site is within the Aurora Highlands Civic Association boundary and adjacent to the Crystal City Civic Association.

Existing Development: The site includes two Crystal Towers Apartments building, subject to existing Site Plan # 13, approved by the County Board in 1965. Crystal Flats residential building, is located on the southeastern portion of the block, however, is not part of SP #13.

Figure 1: View of subject site



Development Potential: The following provides a statistical summary of the development potential for the site area.

Site Area ¹ : 130,690 sq. ft. / (3 ac)	Density Allowed for Proposed Uses	Maximum Development
By-Right: "RA4.8" Multiple Family District		
130,690 sq. ft. / (3 ac)	One Family Dwellings	21 dwelling units
	Two Family Dwellings	37 dwelling units
	Multiple Family Dwelling	72 dwelling units
	Townhouse	72 dwelling units
	All other uses	26 dwelling units
Special Exception Site Plan: "RA4.8" Multiple Family District		
130,690 sq. ft. / (3 ac)	Two-Family Dwellings	37 dwelling units
	Low- or Moderate-Income Housing	72 dwelling units
	Townhouse, Semi-Detached, Existing One Family (14 units/acre)	42 dwelling units
	Multiple-Family and Elder Care Uses (3.24 FAR)	423,435 sqft Gross Floor Area
	All Other Uses	26 dwelling units

¹ Site Area reflects the area for the new buildings, not including the entirety of the Crystal Towers block.

Proposed Development: The applicant, Dweck Properties, proposes to construct two additional buildings, including a residential building with ground floor retail and a single-story retail building on the Crystal Towers Block (1600 S. Eads Street). The residential building would contain 209 units and be approximately 132' tall from the average site elevation. Both buildings would be infill buildings on the block and would connect to different existing buildings. The proposed residential parking ratio would be 0.3 spaces per unit. The applicant is proposing a LEED Gold certification to earn an addition.25 FAR density. The following provides a statistical summary of the proposed development for SP #13:

Figure 2: Site Plan



Figure 3: Rendering of Proposed Residential Building



Figure 4: Rendering of Proposed Retail Building



Site Plan #13

Crystal Towers 3 Site (SP #13 Amendment)	
Site Area	130,690 sqft (3 acre) ²
Proposed Residential GFA	205,929 sqft
Proposed Residential Dwelling Units	209 units
Proposed Residential Density (units per acre)	69 units/acre
Proposed Retail GFA	27,901 sqft
Proposed Exclusions	7,582 sqft
LEED Certification	Gold
Bonus Density	.25 FAR
Average Site Elevation (ASE) Above Sea Level	44.34'
Main Roof Height (measured from ASE)	114' 3"
Mechanical Penthouse Height (measured from ASE)	132'-11"
Number of Stories	11 Stories
Total Number of Spaces	42
Proposed Residential Spaces	42
Proposed Residential Parking Ratio	0.3
Proposed Retail Spaces	0

DISCUSSION:

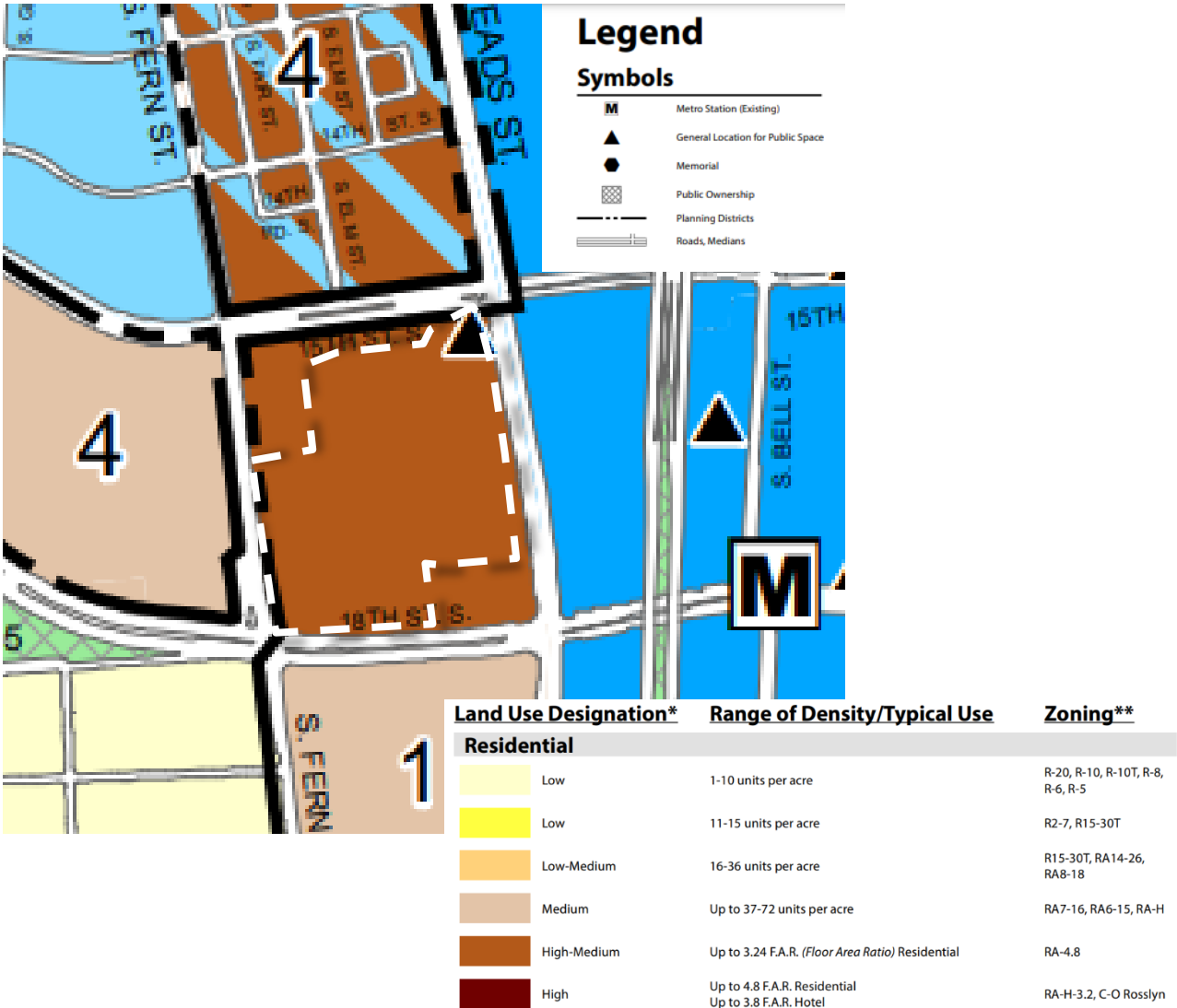
Adopted Plans and Policies: The following regulations, plans, and guiding documents are applicable to development on this site:

² Site Area reflects the area of new construction. The total site area for the Crystal Towers block is approximately 563,449 sqft.

- [General Land Use Plan \(GLUP\)](#)
- [“RA4.8” Multiple Family Dwelling District](#)
- [Crystal City Sector Plan](#)

GLUP: The site is designated “High-Medium” Residential, which outlines a base density range of up to 3.24 FAR. The site is located within the Crystal City Redevelopment District and a public open space is identified for the corner of 15th Street S and S. Eads Street.

Figure 5: GLUP Designation



Zoning: The site is zoned RA-4.8 Multiple Family Dwelling District. This zoning corresponds to the High-Medium GLUP designation that allows for density to be achieved up to 3.24 FAR. The applicant is not proposing a rezoning with this application.

Crystal City Sector Plan: The Crystal City Sector Plan (“Sector Plan”) provides guidance for redevelopment of the subject site and serves as the basis for the regulations provided in the Zoning Ordinance for “C-O Crystal City” site plan development. The Plan provides general guidance related to the building envelope, mass, architecture, and urban design, as well as land use, transportation,

and public open space. The Plan outlines appropriate land uses and base density, while additional densities can be achieved through provision of identified features or amenities within buildable envelopes under the building height and massing guidelines. Sector Plan guidance adherence under the subject site plan proposal are discussed below.

Density and Uses: The RA-4.8 Zoning District’s maximum density of 3.24 FAR, however, additional density is permitted through ACZO section 15.5.9 for achievement of specific benefits outlined in the zoning ordinance. The applicant is proposing to construct 233,830 sqft of density on the block consisting of 209 residential units and 27,901 sqft retail/commercial use. This density will be evaluated as a part of SP #13 and reviewed to determine what, if any, unbuilt density remains on the site.

Proposed residential units include studio and junior one-bedroom units, one-bedroom, and two-bedroom units, as shown in the table below.

Unit Mix

Type	Studio	1-Bedroom	2-Bedroom	Total
Total Units	54	120	35	209

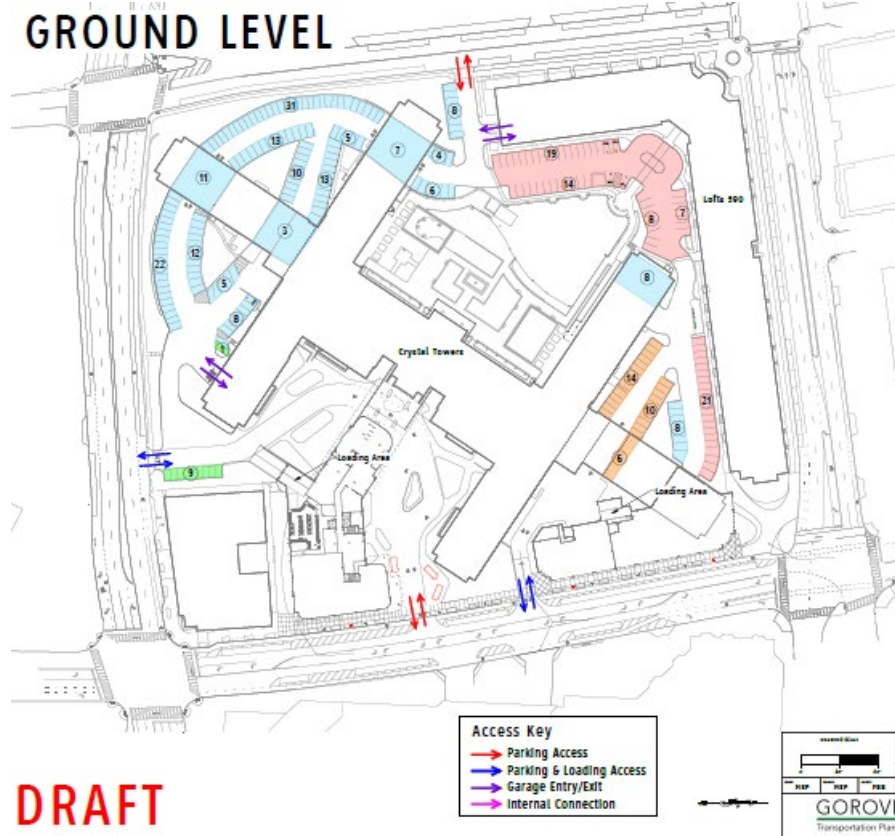
Site Design: As shown in Figure 2 above, the site layout orients the buildings toward S. Eads Street, maintaining two existing driveway connections from S. Eads Street into the Crystal Towers block and providing access to parking and loading. The residential building is situated 30-feet from the Crystal Flats building and deviates from the Crystal City Sector Plan’s podium separation requirement of 40-feet. The sidewalk between the two buildings lead back to a bike room on the ground floor of the residential building and ends at the residential loading dock.

Figure 6: Podium separation between proposed residential and existing Crystal Flats



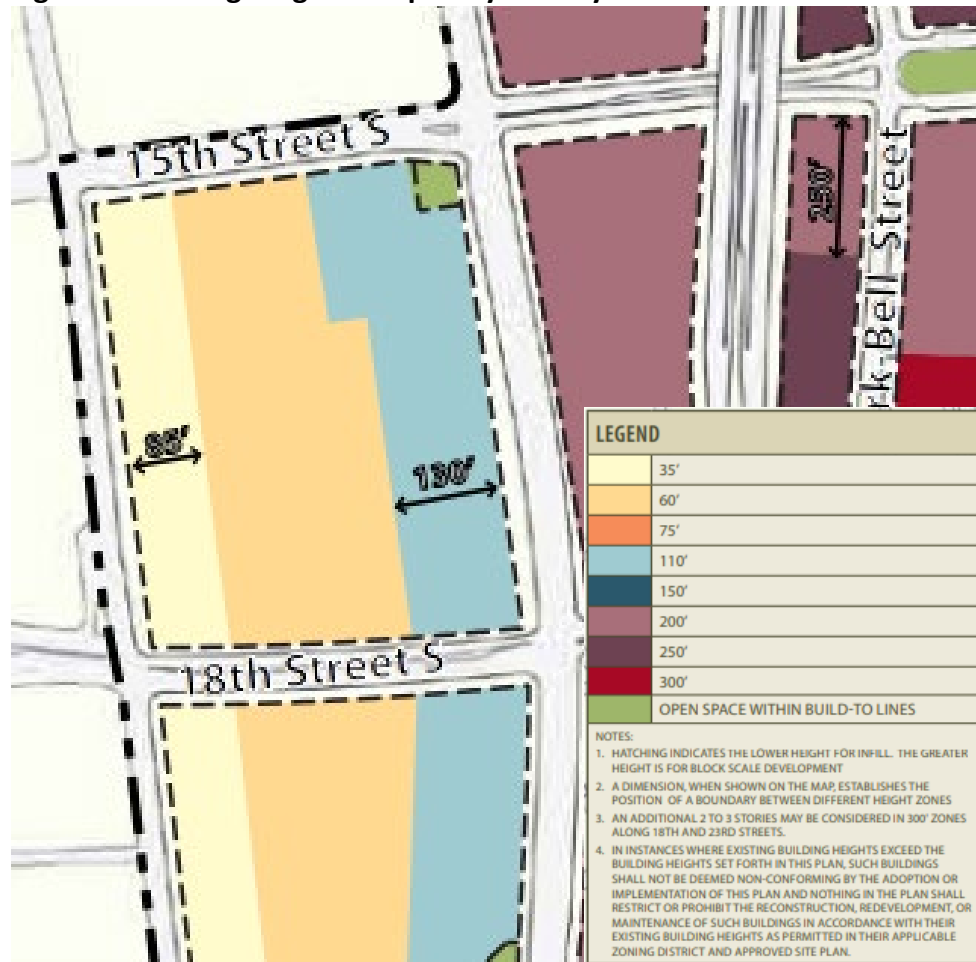
The proposed retail building will tie into an existing residential building at the ground floor level and will extend out to front along S. Eads Street. In the proposed plan, there will be two curb cuts on S. Eads Street (See Figure 7 below). The curb cut most adjacent to the proposed residential building would provide internal site access and could exit on 18th Street. The curb cut adjacent to the retail building provides access to limited parking and the loading area for retail.

Figure 7: Proposed Site Circulation



Building Height: The applicant is proposing a building height of approximately 132' for the residential building. The underlying zoning district of RA4.8 allows for a building height of 136' from average site elevation to the top of the building penthouse. The Crystal City Sector Plan provides guidance for a 110' building height on this site, tapering down to 60' and then eventually 35' (see figure 8). The Sector Plan's guidance is codified in the C-O-Crystal City zoning district, however, the applicant is not requesting a rezoning, so is not subject to the C-O-Crystal City building height. Staff continues to analyze this deviation from the Sector Plan to determine if it is acceptable at this location.

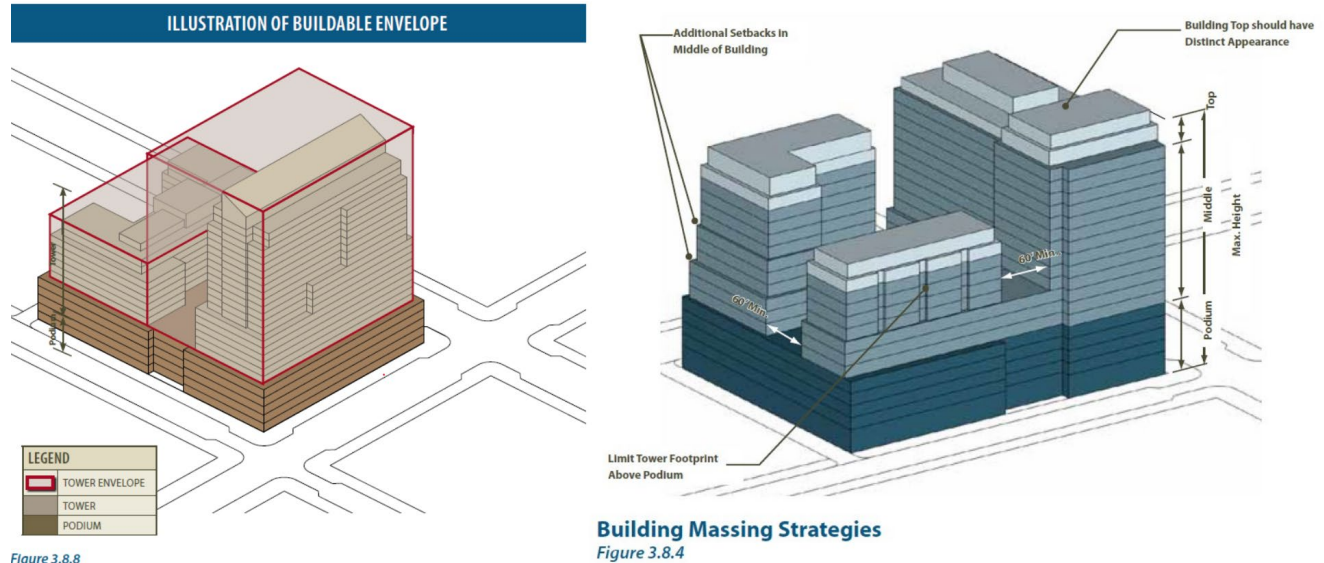
Figure 8: Building Height's Map – Crystal City Sector Plan



Building Form, and Architecture: Section 3.11 of the Crystal City Sector Plan provides Design Guidelines for use as reference in the redevelopment of Crystal City. These guidelines contemplate redevelopment buildings for full blocks, and not necessarily the in-fill type buildings that the applicant is proposing. These guidelines recommend that all new and substantially renovated buildings incorporate a design scheme that provides a distinct podium, middle and top. As defined by the Crystal City Sector Plan, the podium consists of the lower five (5) to six (6) stories (or less) of the building, while the remaining stories consist of the middle and top elements that comprise the building's tower. The middle consists of those stories above the podium, but excluding the top elements that are defined as the upper two (2) to four (4) stories. The guidelines "are intended to be flexible" and many are "aimed at allowing adequate sunlight to reach public streets and open spaces, as well as achieving a level of architectural interest, articulation, and sculpting currently lacking in Crystal City." These guidelines achieve multiple goals, including: regulating achievable densities; realizing pedestrian-oriented design of new development; creating a visually interesting skyline; and ensuring adequate sunlight for public spaces. The proposed residential building has a podium that consist of the first four stories and the proposed retail building is a single-story building

that does not have a podium, middle, and top because of the height proposed.

Figure 9: Crystal City Sector Plan Design Buildable Envelope and Massing Strategies



Design Guidelines for building form include the following categories:

- **Maximum Allowable Height:** As noted above, the combined height of the podium and tower for development of the subject site should not exceed 110 feet and should taper down to 60' internal to the block and then 35' along S. Fern Street. As discussed above, the proposed residential building is not consistent this guidance.
- **Podiums:**
 - o **Minimum Frontage Requirements:** The Sector Plan recommends that the podium should engage the Recommended Build-to-Line (RBL) within zero to two (2) feet for a minimum of 80 percent of the street frontage, and that no portion of the building should be located greater than 10 feet from the RBL. Both buildings are consistent with the guidance to be along the RBL.
 - o **Required Building Frontage:** The Sector Plan recommends that every building should have at least one (1) podium frontage on an RBL for a minimum of 65 feet along the RBL. The applicant's proposal meets and exceeds this recommendation for both buildings.
 - o **Encroachment:** The Sector Plan recommends that no building should encroach within the public right-of-way of any street or open spaces, except for building frontage elements such as awnings, canopies, bays, blade signage and other similar features. The proposed buildings meet this recommendation.
 - o **Podium Height:** The Sector Plan recommends that the maximum height of any podium (first five to six floors of the building) should not exceed 65 feet. The proposed buildings meet this guidance, however, the proposed residential building has a podium of four floors instead of the anticipated five to six floors and the proposed retail building is a single story building.

o Podium Separation Requirement: The Sector Plan recommends that where a podium base does not occupy an entire site and no party-wall condition exists, the podium should maintain a minimum separation distance of 40 feet from all other adjacent buildings, except when the separation is for an alley or other vehicular way, which should typically be 25 feet wide. The proposed residential building does not meet this requirement. There is a 30-foot separation between the proposed building and the existing Crystal Flats building.

o Base Frontage: The Sector Plan recommends that the ground floor of the podium base should be distinguished from other stories of the building by providing a pedestrian friendly quality with a greater floor-to-ceiling height than other floors. The residential building has a distinguished ground floor with large transparent glass treatment and greater floor-to-ceiling heights.

o Top of the Podium: The Sector Plan recommends that the top of the podiums have a horizontal architectural unity through the use of cornices or other banding projections placed at the top of the upper most floor of the podium. The proposed residential building does not have an architectural treatment that distinguishes the top of the podium.

o Location of Parking in Podiums: The Sector Plan recommends that any parking provided within the podium should be screened with active building liners and that garage entry doors should not exceed 25 feet in width. The parking for this project is proposed below grade, rather than in the podium.

- Towers:

- o Tower Separation: The Sector Plan recommends that towers maintain a minimum separation of 60 feet. The proposal meets this guidance.

- o Building Setback Profiles: The Sector Plan recommends two (2) approaches for achieving sculpted buildings with distinct podiums, towers, and tops – a Multiple Setback Approach, and a Single Setback Approach. While the podium should continuously engage the Build-to Line and meet the back of the sidewalk, the tower massing above should taper or step back from the podium along streets and open spaces to achieve aesthetically interesting and attractive buildings, and to allow for light and air between buildings. For building tops, it is generally recommended that the upper two (2) to four (4) floors of all buildings should be no closer than 20 feet from the Build-to Line, unless the proposed design of the building top involves a dramatically creative architectural treatment that is integral to the overall composition of the building. The step-back approach for the proposed residential building and staff will continue to evaluate whether these deviations detract from the overall Sector Plan objectives.

- Building Tops:

- o The Sector Plan recommends that a distinctive top, consisting of the upper two to four floors of a tower, should be provided through a change in at least two (2) of the following features - window rhythm, apparent floor height, setbacks,

sculpted form, or materials.

o **Mechanical Penthouse:** The Sector Plan recommends that the walls of all penthouse structures should be setback from the edge of the roof a distance no less than the height of the wall. All penthouse structures should have enhanced façade treatments of a quality and character consistent with the building's tower.

Public Open Space: On the subject site, the Sector Plan calls for a 6,000 sqft open space on the corner of 15th Street and S. Eads Street, Open Space #18. There is an existing passive open space in that location today, however, it is not the full size that is called for. The applicant is proposing to add some additional square footage to expand that public open space area, however, not to the 6,000 sqft that is identified.

Figure 10: Public Open Space



PARK NUMBER*	NAME	SIZE (SQ. FT.)**	DEFINED BY BUILD-TO LINES	PARK DESIGN RECOMMENDATION
1	NORTH GATEWAY PLAZA	14,200	NO	OPEN SPACE WITH A PATH, BENCHES AND OTHER PARK ELEMENTS SUCH AS A WATER ELEMENT OR OTHER ATTRACTIVE FEATURE
2	GATEWAY PARK	54,500	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 84
3	GARDEN PARK	33,500	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 80
4	WATER PARK (IMPROVEMENTS)	60,000	YES (EXISTING)	DESIGN CONCEPT PROVIDED, SEE PAGE 85
5	POCKET PARK	7,800	NO	LANDSCAPED SPACE WITH INTERACTIVE ELEMENTS (SEE DEFINITION BELOW) TO ACTIVATE THE SPACE, A PATH, AND SEATING
6	METRO MARKET SQUARE	43,900	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 83
7	CENTER PARK	74,200	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 81
8	PARK/PLAZA	9,700	NO	PARK WITH TREES, GARDENS AND BENCHES ALONG A PATH CONNECTING THE PARK TO CRYSTAL DRIVE
9	POCKET PARK	8,400	NO	LANDSCAPED SPACE WITH INTERACTIVE ELEMENTS TO ACTIVATE THE SPACE, A PATH, AND SEATING
10	23RD ST PLAZA	13,000	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 82
11	PLAZA	3,300	NO	LANDSCAPED PLAZA WITH TABLES AND SEATING FOR OUTDOOR DINING
12	25TH ST PLAZA	15,000	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 86
13	CRYSTAL PARK	38,000	YES	DESIGN CONCEPT PROVIDED, SEE PAGE 87
14	PARK/PLAZA	13,900	NO	PARK WITH A PLAZA INCORPORATING SEATING AND FLOWER GARDENS INTERSPERSED THROUGHOUT THE SITE
15	PARK	17,800	YES	ACTIVE RECREATIONAL FACILITIES COULD INCLUDE SPORT COURTS AND OPEN SPACE COMBINED WITH TABLES AND SEATING UNDER SHADE TREES
16	PARK	18,500	NO	PROMINENT LANDSCAPING INCORPORATING TREES AND POSSIBLY PUBLIC ART TO CREATE "GATEWAY" TO CRYSTAL CITY, SOME OPEN INTERIOR SPACE, WITH A PATH TO CONNECT CRYSTAL DRIVE AND JEFFERSON DAVIS HWY, AND SEATING.
18	PARK/PLAZA (EXISTING)	6,000	YES (EXISTING)	LANDSCAPED CORNER WITH TREES AND PATHS

Sustainable Design: The new building is proposed to be designed at the LEED Gold level. Per the [County's Green Building Incentive Policy](#), the applicant is seeking an additional 0.25 FAR of density for LEED Gold Certification, and fulfillment of additional criteria including energy optimization performance improvement, baseline prerequisites, ENERGY STAR Score 75 – or LEED site EUI performance verification, and three (3) items from "Extra" list.

Transportation:

Parking and Loading: The applicant is proposing to expand the existing garage and surface parking to provide additional parking for the new residential and retail building. While new parking spaces are being proposed, the total number of parking spaces on site will be reduced from 1,152 to 1,061 parking spaces. These spaces are allocated for use by the Lofts residential units, existing and proposed Crystal Towers residential units and the proposed retail uses. In addition to the proposed buildings and below grade garage expansion, the circulation within the site is proposed to be changed with the reduction of one access point on South Eads Street and loss of a garage entry point. These changes result in only one access location to enter and exit the main Crystal Towers garage structure adjacent to 18th Street South. 42 new parking spaces are proposed with less than 15% as compact parking spaces. The existing spaces on site are not being modified and may not meet current parking spaces standards or drive aisle widths. Since the site is located within the Richmond

Highway Metro corridor, it is subject to the [Off-street Parking Guidelines for Multi-family Residential Projects](#). The applicant is proposing a 0.3 parking ratio and 10 visitor spaces for the new residential units, the minimum allowed pursuant to the parking guidelines for market rate units.

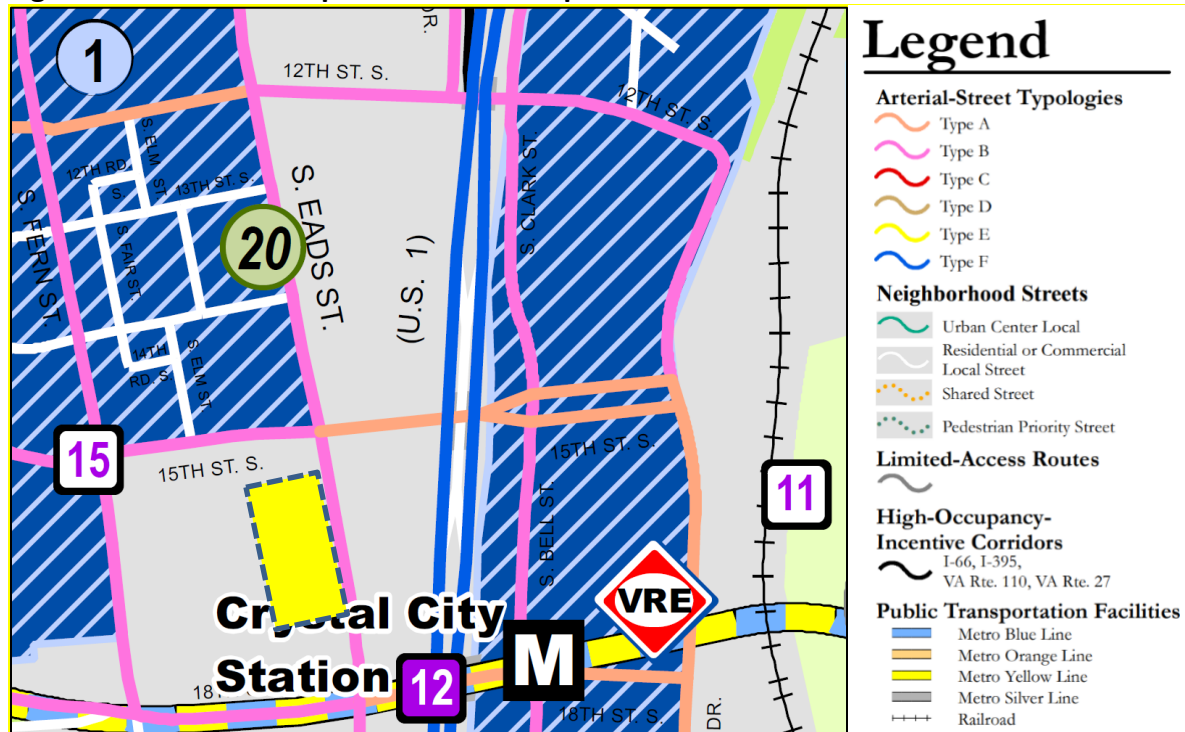
The applicant is proposing a total of 4 new loading spaces, 2 loading spaces in the new residential building accessed from the internal drive aisles closest to 18th Street South and 2 loading spaces in the new retail building accessed from the internal drive aisles closets to South Eads Street. The applicant is proposed 127 residential, 2 retail employee and 11 visitor bicycle parking spaces on site. The proposed residential bicycle facilities are located on the ground floor of the new residential building and accessed from a walkway on the south side of the building.

Streets and Sidewalks:

South Eads Street: The site is bound by South Eads Street to the east, 18th Street South to the south, South Fern Street to the west and 15th Street South to the north with the proposed development oriented along the South Eads Street frontage. The existing street cross section is proposed to be maintained with one travel lane in each direction, a center turn lane, and parking and bicycle facilities on both sides. The applicant is proposing improvements to the southbound bicycle facilities, including installation of a median buffer, on South Eads Street to match with the proposed bicycle facilities along South Eads Street currently under construction with the Metropolitan Park 6-8 Site Plan to the north. The applicant proposes an upgraded streetscape along South Eads Street including an 8-12.5' wide clear sidewalk, street trees, and streetlights. The MTP identifies this section of South Eads Street as a Type-B Primarily Urban Mixed-Use arterial, which recommends a 6 to 12-foot sidewalk and a 6-foot furniture zone/tree pits. The Sector Plan recommends an 18 to 22-foot sidewalk, including a 6-foot clear sidewalk and 6 to 7-foot furniture zone/tree pits.

Transit Service: The project is well served by public transit facilities, including the Crystal City and Pentagon City Metro Stations, a Virginia Railway Express (VRE) Station and a Metroway bus stop within 1/2 mile of the site. Within ¼ miles there are 19 bus stops served by ART, WMATA, the Metroway, OmniRide, Fairfax Connector and Loudon County commuter routes.

Figure 11. Master Transportation Plan Map



Bicycle Facilities: The site is well served by bicycle facilities, with access to bicycles facilities on South Eads Street, South Hayes Street, 15th Street South, 18th Street South and Crystal Drive, which connect to the Mt. Vernon Trail to the east and Four Mile Run Trail to the south. Several County Capital projects and transportation improvements associated with approved site plans will upgrade existing bicycle infrastructure and provide safer cycling connections on parts of South Eads Street, 15th Street South, 18th Street South, South Clark-Bell Street, Crystal Drive, Army Navy Drive and South Fern Street. There is also 1 existing Capital Bikeshare stations across the street from the site along South Eads Street.

Figure 12. Existing Bicycle Facilities



Figure 27: Existing Bicycle Facilities

Figure 13. Future Bicycle Facilities

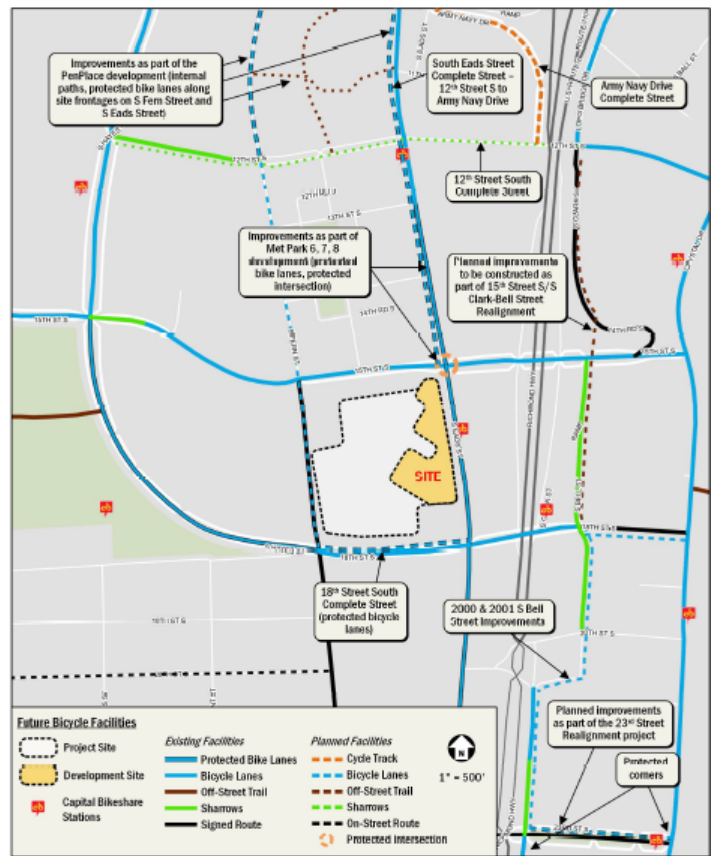


Figure 29: Future Bicycle Facilities

Multimodal Transportation Analysis and Trip Generation: A Multimodal Transportation Assessment (MMTA) was submitted by the applicant, prepared by Gorove/Slade, dated July 26, 2022. The analysis looked at 9 intersections around the site and evaluated the intersection under existing conditions, future conditions without the proposed development, and future conditions with the

proposed development. The analysis concluded that the proposed development will generate an additional 25 vehicular, 71 transit, 42 pedestrian and 7 bicycle trips per hour during the AM peak period and 24 vehicular, 81 transit, 152 pedestrian and 14 bicycle trips per hour during the PM peak period. The analysis assumed approximately 73% of residential and 95% of retail trips would be made by modes other than automobiles (walk, bike or transit).

The analysis showed that the overall operations of most of the signalized intersection are at an acceptable Level of Service (LOS) under existing conditions, future conditions without the proposed development, and future conditions with the proposed development.

The analysis also inventoried the conditions of the adjacent sidewalk and bicycle network and transit capacity.

SPRC Neighborhood Members:

Cory Giacobbe	Aurora Highlands Civic Association	President@aurorahighlands.org
Eric Cassel	Crystal City Civic Association	eric@ssipho.net
Mike Dowling	Lofts 590	mdowling@egr.com
Teona Payne	Crystal Flats	teona.payne@dweckproperties.com

Planning Commissioner Chairing This Item:

James Schroll – SPRC Chair	Planning Commission
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