

Site Plan Review Committee (SPRC)

SPRC #2

March 18, 2021

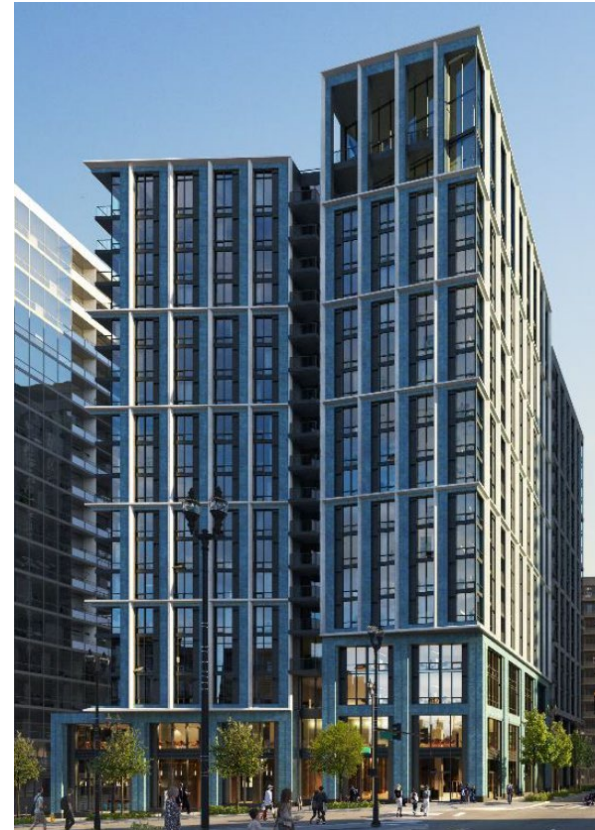
Crystal Plaza 1 (2000/2001 S. Clark St./S. Bell St.)

New Site Plan, Rezoning, PDSP and Site Plan Amendments

Part 2 of 2

Overview

1. Process/Next Steps
2. SPRC Agenda
3. Clarifications
4. Transportation
- 5. PDSP/Community Benefits**



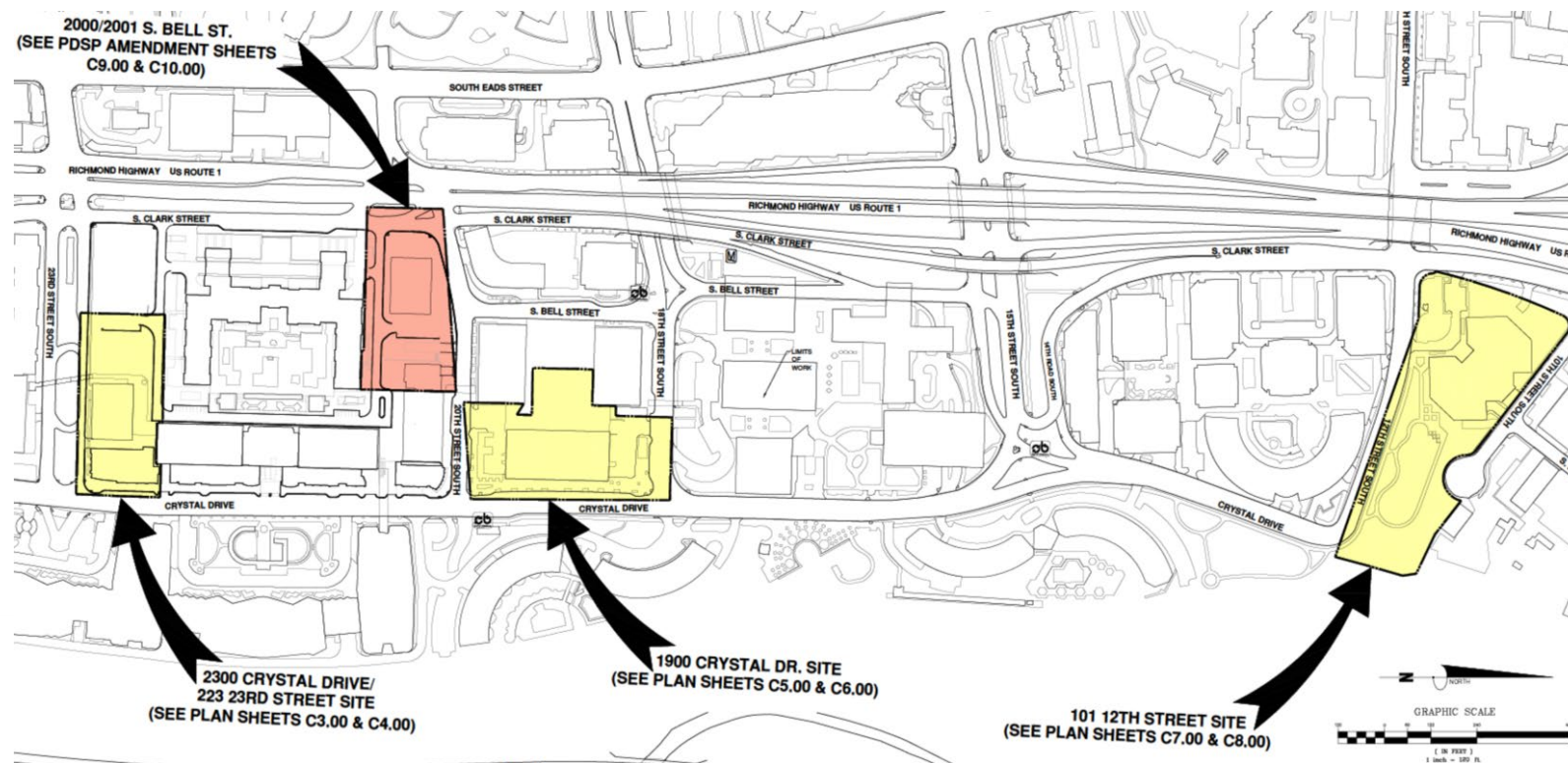
East Tower



West Tower

PDSP Amendment

- The applicant proposes to amend the existing Crystal City PDSP to add the Crystal Plaza 1 site
- This PDSP is a tool for binding community benefits across multiple, non-contiguous sites



Additional Density - Preliminary Proposal

- The County Board may approve additional density when the development proposal “**furtheres the goals, policies, and recommendations in the Crystal City Sector Plan** and other plans and policies established for the area by the County Board”
- Preliminary proposal to earn additional density:
 - **LEED Gold, and associated sustainability improvements**
 - **Affordable housing contribution**
 - **Easement for the Pedestrian Passageway (7,200 sf)**
 - **Library operations funding (Mall IV – 1901 S. Bell St.)**
 - **Additional Public Art Fund contribution**
 - **Route 1/20th Street and Clark-Bell/20th Street intersection improvements**
 - **Construction and easements for the new S. Bell Street (Clark-Bell) segment**
 - **Underground improvements and access**
- Let us know what you think!

Note: this proposal is preliminary and commitments to earn additional density may change.

Sustainability

- The applicant proposes to further its sustainability commitments from LEED Silver to **LEED Gold** for this project
 - 12% energy efficiency
 - Bird-friendly glass
 - Energy Star/WaterSense appliances/fixtures
 - Carbon neutral analysis
- Sector Plan - Goal 5: “Incorporate Sustainable and Green Building Principles Into All Urban and Architectural Design”

Note: this proposal is preliminary and commitments to earn additional density may change.

Affordable Housing

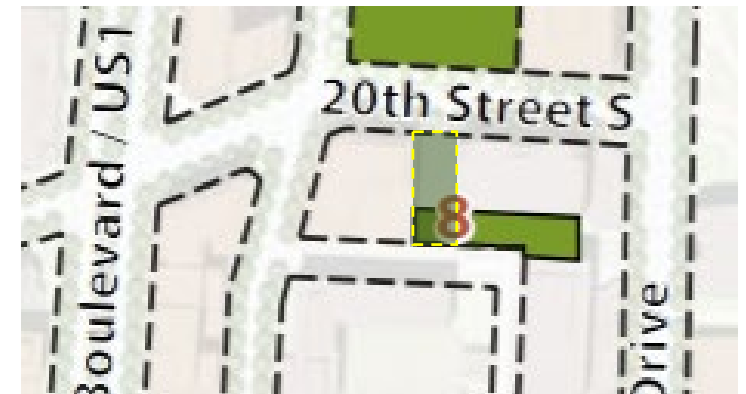
- The applicant proposes an **affordable housing contribution** (above the base)
- Sector Plan, Housing Objective - H 1): “Increase the committed affordable housing stock in Crystal City”

Note: this proposal is preliminary and commitments to earn additional density may change.

Open Space (Pedestrian Passageway)

- Applicant agrees to construct the Pedestrian Passageway and provide a **7,200 sf public easement**
 - Includes the small (on-site) portion of Open Space #8
 - Will connect to the existing private plaza/future Open Space #8
- Sector Plan: “Acknowledge residual open spaces between buildings for their ability to provide visual relief and a calming influence”
 - P 4) “Establish County control over all public open spaces shown on the Public Open Space Map through either public dedication/acquisition or **public-use and access easements** set in perpetuity”
 - P 6) “Achieve dedicated publicly accessible tree-lined **pedestrian routes through large urban blocks** that provide for safe and attractive passage and connectivity between buildings.”

Sector Plan Open Space Map, with Pedestrian Passageway Location Overlay (yellow dashed)



Note: this proposal is preliminary and commitments to earn additional density may change.

Library and Public Art Funding

■ Library Operations Support

- Applicant will provide **annual operations funding for 5 years for new library** within Mall IV (1901 S. Bell St.)
- Sector Plan, Action 34: “In addition to community amenities and infrastructure...a **library** and other civic services are also necessary to building a truly mixed-use community that is safe, secure, self-reliant and vibrant.”

■ Public Art in Crystal City

- Applicant proposes an additional **Public Art Fund contribution**
- Sector Plan, Goal 1: “Create a High Quality Public Realm That Strengthens the Sense of Place”
 - “Provide attractions and/or amenities in the interior walkway system and along streets to stir interest and to encourage an active round-the-clock street life, such as **public art**.”
- Sector Plan (3.7.5): “Private sector participation in the County’s public art program strengthens the County’s public realm...Contributions to the County’s Public Art Fund supplement public dollars and can be aggregated to create public art for public places, streetscape, and infrastructure.”

Note: this proposal is preliminary and commitments to earn additional density may change.

Transportation/Infrastructure

- Applicant agrees to:
 - Intersection improvements at 20th Street South/US 1; and 20th St. S./S. Bell St. (Clark-Bell)
 - Construction/Street Improvement of the new S. Bell St. (Clark-Bell) segment
 - Provide easements for the new S. Bell St. (Clark-Bell) segment
- Sector Plan: “New Clark-Bell Street - This realigned north/ south street allows greater pedestrian, vehicular and transit circulation and will provide needed relief to cross street intersections at [US 1]”

Sector Plan: Proposed Plan - Figure 3.3.10



The Underground

- The applicant agrees to **build and provide access to the replaced segment of the Underground** concourse.
- Sector Plan, T 6): “Maintain an interior pedestrian concourse from 12th Street to 23rd Street, as shown conceptually on the Retail Frontage and Interior Pedestrian Concourse Map that extends the reach of transit, provides frequent connections to sidewalks, and is adequately flexible to permit creative design solutions for new development.”

Site Plan Features & Improvements

- Sidewalks/Streetscapes
- Affordable Housing Contribution (base)
- TDM Plan
- Utility Undergrounding Contribution
- Public Art Contribution (base)
- In-Building Wireless

For more information visit:

Project webpage: <https://projects.arlingtonva.us/projects/2001-clark-st/>

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