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August 5, 2016

Via Hand Delivery

Ms. Arlova Vonhm
Zoning Administrator
Arlington County Zoning Office
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

**Re: Major Site Plan Amendment – Statement of Support
Crystal Houses Apartments III – Site Plan #13
Property: 1900 S. Eads Street (RPC# 36-018-014)
Applicant: Crystal House Apartments Investors LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept the following as a statement of support for a major site plan amendment application for the above-referenced Property. With this application, the Applicant proposes to reduce the number of approved, unbuilt multifamily residential buildings from two to one and to consolidate the previously approved 252 multifamily residential units in the new building.

By way of background, the Crystal House apartment buildings, which are located on the Property, were originally developed by-right in 1961 and consist of two 12-story residential towers with a total of 828 units. The Property is currently zoned “RA6-15” Apartment Dwelling District and designated for “Medium” Residential use on the Arlington County General Land Use Plan Map. The Property is located within the boundary of the Crystal City Sector Plan.

The Property is governed by a larger site plan (Site Plan #13) encompassing two blocks and including multiple buildings known as the Crystal Towers, the Lofts 590, and the Crystal Houses. The Property is located on the block directly to the south of the Crystal Towers and bounded by South Fern Street, South Eads Street, South 18th Street, and South 22nd Street. Site Plan #13 has been amended by the County Board on several occasions.

In November of 2006, the Property was incorporated into the area governed by Site Plan #13. By virtue of this approval, the County Board transferred excess density from the Crystal Towers block to the Property in order to facilitate development of two new loft-style apartment buildings, known as Crystal Houses III. The originally approved Crystal Houses III development included a total of 247 multifamily residential units located in two four-story loft-style apartment buildings sited on the Property’s Eads Street frontage. The approved development also included two new below-grade parking structures containing a total of 588 parking spaces to facilitate parking for the new Crystal Houses III development (and to meet the

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parking requirements for a portion of the existing Crystal House apartment development). On April 22, 2008, the Zoning Administrator approved an administrative change application permitting the addition of 5 units and 5 garage parking spaces based upon refinement of the architectural plans for the buildings, bringing the total number of approved multifamily units to 252. The approved loft-style apartment buildings and associated underground parking have not been constructed.

With this application, the Applicant proposes to reduce the number of multifamily residential buildings from two to one. Specifically, in lieu of the two previously approved loft apartment buildings, the Applicant proposes to construct a single new multifamily building adjacent to the intersection of 18th Street and S. Eads Street. Consistent with the existing Site Plan approval, the new building will contain a total of 252 units. In order to accommodate parking for the new building (and to replace surface parking for the existing Crystal House apartment buildings that will be removed), the Applicant has designed the building to include a two-level below-grade parking garage containing approximately 424 parking spaces. The proposed building will be 5 stories tall, with a maximum height of approximately 69 feet (to the main roofline). Consistent with the recommendations of the Crystal City Sector Plan, the highest portions of the building are located along the Eads Street frontage, with the height of the building tapering downward moving towards the interior of the Property. While the Property will retain its existing "RA6-15" zoning, the architecture of the building and other site improvements have also been designed to achieve consistency with the guidance of the Crystal City Sector Plan and "C-O Crystal City" Zoning District. By way of example, the proposed development will deliver a new public park that is called for in the Crystal City Sector Plan along the Property's Eads Street frontage.

Through the proposed development, the Applicant will be providing new residential units in a building with high-quality architecture and within easy walking distance to many community amenities, such as the Crystal City Metro Station, Pentagon City Mall, and 23rd Street retail businesses. In addition, the Applicant is committed to standard site plan improvements, such as utility improvements, sidewalk, curb and gutter, and streetscape, as well as making contributions toward affordable dwelling units, public art, the County Utility Fund, on-site public open space, and Transportation Demand Management measures.

Should you have any questions or require additional information, please do not hesitate to contact me. As always, thank you for your attention to this matter, and we look forward to working with you on the Applications.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Nan E. Walsh by: mja
Nan E. Walsh

Enclosures

cc: Michael Eastwood
Matthew Allman