

Site Plan Review Committee (SPRC)

SPRC #1

February 18, 2021

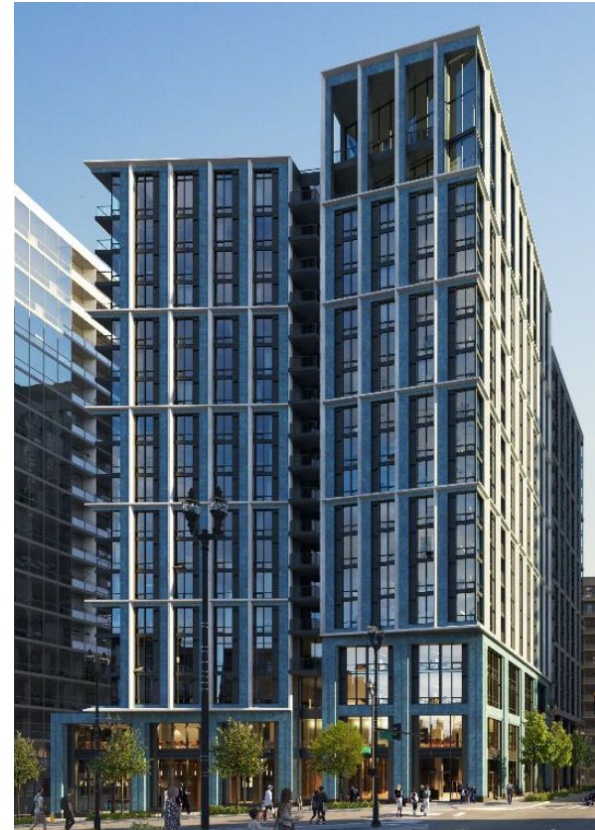
Crystal Plaza 1 (2000/2001 S. Clark St./S. Bell St.)

New Site Plan, Rezoning, PDSP and Site Plan Amendments

Overview

1. Process/Next Steps
2. SPRC Agenda
3. Open Space
4. The Underground

[LINK: View the Online Engagement Results and Responses](#)



East Tower



West Tower

Community Engagement Process/Next Steps

We are here



Note: Anticipated schedule and dates above are subject to change as the public review progresses

SPRC #1 – Agenda and Discussion Topics

1. Building Design / Architecture
2. Open Space (“Pedestrian Connection”) and Landscaping
3. The Underground

- Topics for Future Meetings (tentative):

- SPRC #2 (March 18)

- Project updates
 - Transportation
 - PDSP/Community Benefits

- Wrap-Up Meeting (April 12)

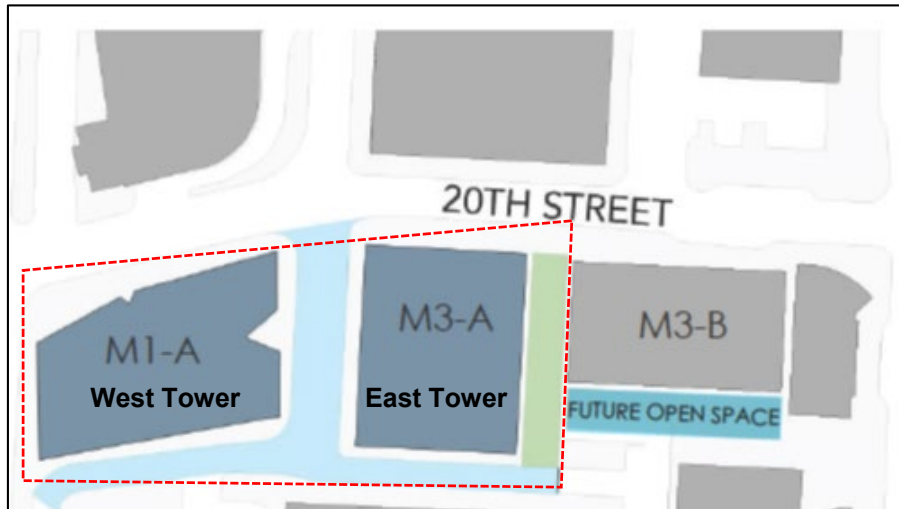
- Final Block Plan (Block M)
 - Final Site Plan (Crystal Plaza 1)

Pedestrian Connection

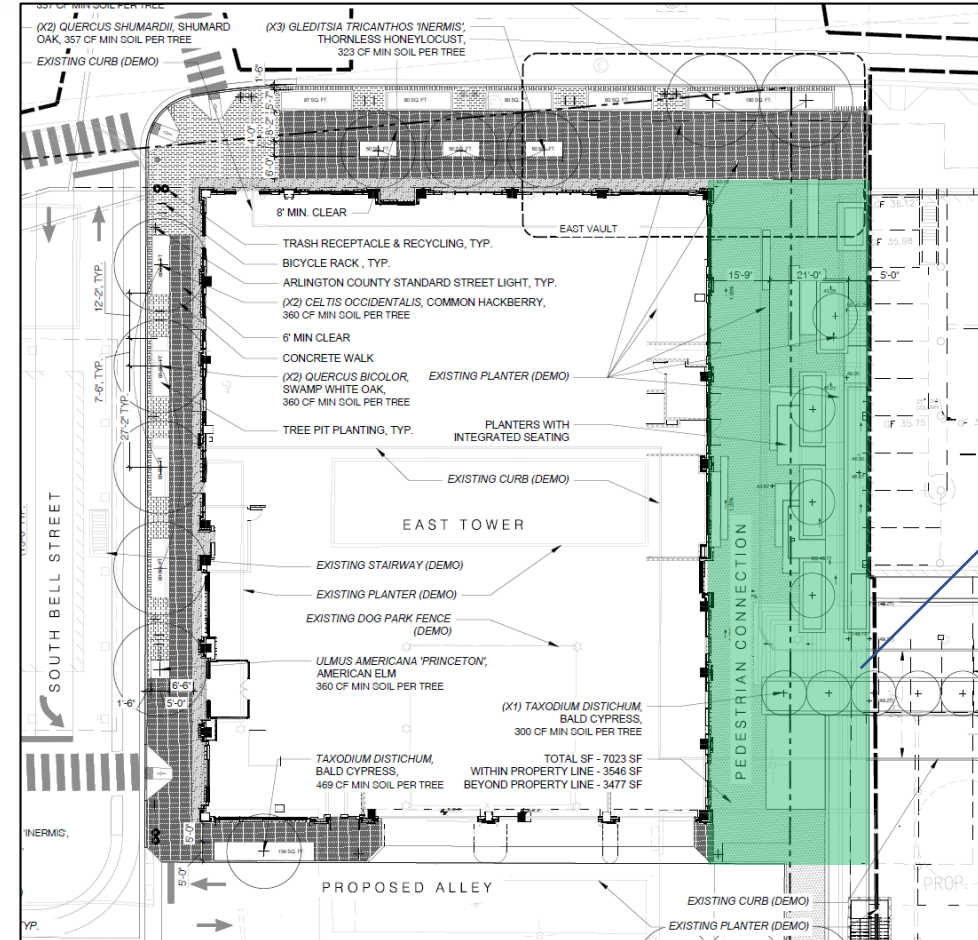
Sector Plan: Public Open Space Map (with Approximate Site Plan Area Boundary)



Proposed Block Plan (with Approximate Site Plan Area Boundary)



Proposed Pedestrian Connection (green)



Connection to existing plaza and future Open Space #8

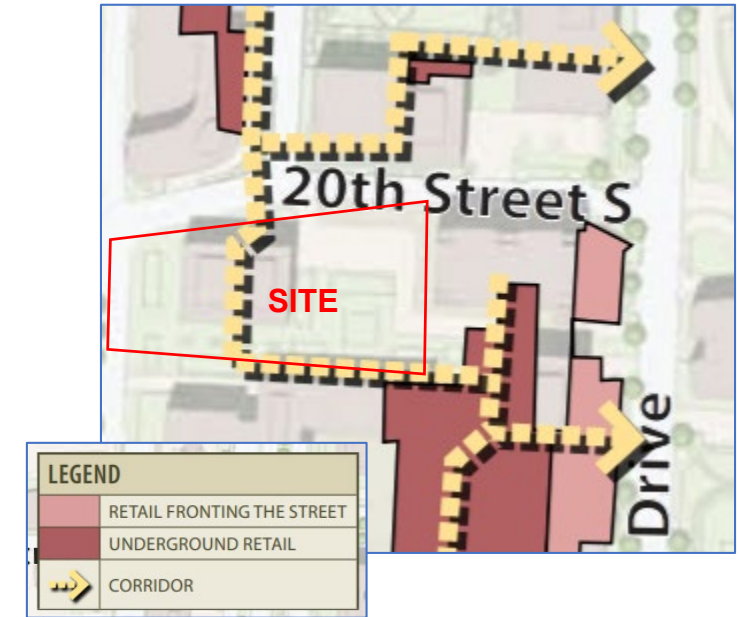
- Proposed Connection is being provided in addition to the future Open Space #8 (“Future Open Space”), as shown in the Block Plan Scenario
- The majority of Open Space #8 is offsite, on the adjacent parcel, and therefore is not part of this Site Plan
- SPRC discussion will focus on the design and programming of the Connection

The Underground: Sector Plan Guidance

- **The Underground:** “an [internal pedestrian concourse system](#), often lined with retail, that connects most buildings on the east side of Crystal City, and a some buildings on the west side. The system provides access to shopping and transit in a climate-controlled environments.”
- “New development that replaces existing buildings [will require an evolution in](#) both its [the Underground] [form and program](#)”
- “**New and existing elements** of the Underground should include:
 - A [continuous pedestrian connection](#) extending from 12th Street south to 23rd Street with connections to hotels on the west side of Richmond Hwy,
 - [Vertical connections](#) to the lobbies of buildings above,
 - [Connections to Metro](#) and other modes of public transportation,
 - Convenient [access to parking](#),
 - Mid-block [access to streets](#),
 - Direct [connections between street-fronting retail](#) and the interior corridor and retail uses,
 - New [cultural and arts features](#) such as theaters, playhouses, galleries, and exhibit space, all located within the Underground with both interior and exterior marquee frontage,
 - [Clear and effective wayfinding signage](#) and other elements that help orient pedestrians,
 - [An active Public Art program](#) with projects specifically targeted for the Underground.”
- “**The goal** is to establish a [dynamic pedestrian experience](#) that grows and [supports a robust marketplace](#), while creating an [attractive, interesting, and fun](#) community and civic life.”

Existing Underground System

Figure 3.7.8



Notes:

- The subject site includes an existing corridor connection, but not any existing underground retail.
- The Sector Plan does not prescribe a specific route for new or replaced Underground segments.
- There are no Zoning Ordinance requirements for the Underground.

For more information visit:

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

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