



**NATIONAL  
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

January 20, 2022

Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

Item 32: Crystal Plaza 5, 223 23rd Street and 2250 Crystal Drive

Dear Chair Dorsey and Members of the County Board:

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) strongly supports the approval of the proposed site plan amendment and related actions for Crystal Plaza 5 – 2250 Crystal Drive and 223 23<sup>rd</sup> Street.

The applicant's proposed development for Block Plan M as presented during the SPRC process meets the Crystal City Sector Plan's vision for the neighborhood. The applicant's proposal aligns with the goal to establish a vibrant and pedestrian-centric street façade along Crystal Drive and 23<sup>rd</sup> Street. The BID appreciates the applicant and County staff's efforts during the SPRC process to address community concerns regarding the project's massing. Increasing the height and introducing setbacks above the podium on 23<sup>rd</sup> Street and Crystal Drive has helped to further the Sector plan's intent to foster an exciting street-activated intersection, while still encouraging strong architectural design.

The BID supports the applicants design improvements for the project's interim open space areas and looks forward to future collaborations to activate and program this part of the project. Most notably, the provision of new protected bike lanes along 23<sup>rd</sup> Street will contribute to the expansion of a safe, connected network throughout National Landing.

Given the Sector Plan's guidance for the Crystal City Underground, which states, "...a continuous pedestrian connection extending from 12<sup>th</sup> Street South to 23<sup>rd</sup> Street...", the BID supports the provision of a new entrance to the Underground along the east/west connection to Crystal Drive. This new east/west pedestrian connection also offers further permeability along 23<sup>rd</sup> street.

This project's community benefits package will advance the County and our business community's vision of a more inclusive and sustainable future for the area by providing 35 committed affordable units and a \$8.1M contribution to the County's Affordable Housing Investment Fund. It also achieves robust sustainability goals in terms of LEED Gold and energy performance.

In sum, the BID strongly supports the proposed project, which will advance the vision for our downtown. We encourage your approval of the site plan amendment and related actions. Thank you for your consideration.

Sincerely,

Tracy Sayegh Gabriel  
President & Executive Director

**NATIONAL LANDING  
BUSINESS  
IMPROVEMENT  
DISTRICT**

2011 Crystal Drive  
Suite 205  
Arlington, VA 22202  
nationallanding.org