



**NATIONAL
LANDING**

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD

March 8, 2024

Arlington County Board
2100 Clarendon BLVD, Suite 700
Arlington, VA 22201

Re: Minor Site Plan Amendment for Crystal House 3 at 1900 S. Eads St. (SPLA23-00050, SP #451)

Dear Chair Garvey 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) offers its support for the approval of the proposed minor site plan amendment for Crystal House 3 located at 1900 S. Eads St. (SPLA23-00050, SP #451).

The BID prides itself on its commitment to supporting economic opportunity, elevating diversity and representation, fostering inclusion in community-building, and advancing racial equity in its programs and practice. The proposed amendments for Crystal House 3, if approved, will make progress toward solving the region's affordable housing crisis by enabling development of critical affordable units in a highly accessible neighborhood.

As National Landing evolves, it is important to support development that furthers the community vision as expressed in the Crystal City Sector Plan – one that aligns with the BID's vision and goals, particularly as it relates to walkability and housing options in an increasingly urbanized area. The proposed amendments to shift building mass and revise the parking layout achieves three major outcomes while remaining in line with zoning and sector plan guidance: first, the increased gross floor area allows for 59 family-sized units – a product for which there is great need in National Landing; second, it enables an on-site open space with tenant amenities and bio-retention; and third, it accommodates reduced on-site parking with acknowledgment of its Metro-accessible location. Furthermore, the proposed façade and rooftop amendments ensure lasting, quality architectural finishes and sustainability features that ensure this affordable housing choice complements surrounding market-rate housing while doing its part to meet sustainability goals. In all, the amendments ensure this project increases quality, deeply affordable housing options in Crystal City and National Landing, more broadly, for traditionally underserved populations, including families.

The National Landing BID commends the applicant's thorough responses to community concerns. We value the addition of affordable housing and the advancement of walkable, urban development that strengthens National Landing as a livable downtown. We look forward to this site plan amendment request being approved.

Sincerely,

Tracy Sayegh Gabriel
President & Executive Director
National Landing Business Improvement District

**NATIONAL LANDING
BUSINESS
IMPROVEMENT
DISTRICT**

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

