April 28, 2023

Arlington County Planning Commission
2100 Clarendon Blvd
Arlington, VA 22201

Letter of Support – Crystal Towers 3 - 1600 S. Eads St.

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) expresses its support for Dweck Properties' site plan application for 1600 S. Eads Street (Crystal Towers 3) to redevelop and construct a 10-story residential building with ground floor retail and a retail pavilion.

The proposed development will deliver a balance of residential and commercial uses all within walking distance of the Metro, and the soon-to-be delivered Transitway alignment along 12th Street. As proposed, the new development is consistent with the Crystal City Sector Plan guidance while also aligning well with the adjacent Pentagon City Sector Plan's goals of realizing a pedestrian-oriented design and enhancing the creation of a green, open-space network.

The BID commends the applicant's overall design, with quality architecture that ensures the infill development relates well to the existing buildings and a thoughtful approach to improving the site's open space and public realm. The sustainable site design enhances public amenities, including seating, tables, lush landscaping, trees, and a new boardwalk for pedestrians. The improved facade along S. Eads will create a stronger street wall and engaging streetscape to enhance the pedestrian experience.

The BID supports the applicant's proposal as presented during Arlington County's Site Plan Review Committee process.

This project is a key component of the area's transformation into a more urban, people-centric, and vibrant downtown and we look forward to championing its progress through the final stages of the review process.

Sincerely,

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