

Crystal House 3

Affordable Family Housing Development

Crystal City
Arlington, VA

January 17, 2024



Arlington Partnership
For Affordable Housing

APAH's Mission & Vision



Our Vision

Everyone deserves a place to call home – a foundation to live their dreams.

Our Mission

We exist to provide affordable housing and resident-centered programming to help our residents make the most of their home.



Values

Excellence | Integrity | Collaboration | Innovation
Compassion | Impact | Racial Equity

Crystal House | Overview



• Project Overview

- Four new multi-family rental buildings
- Three new for-sale buildings
- Family and Senior
- ~844 new units
- At least 655 affordable units
- 30%, 50%, 60%, 80% AMI
- Delivered in phases through 2030
- Public Parks
- Replacement Parking

• Construction Phasing*

- CH-6: Q3 2024 - Q4 2026
- CH-3: Q3 2025 - Q4 2027
- Eads Park: Q4 2027 - Q3 2028
- CH-7/8: TBD - Q4 2027
- CH-4: TBD - early 2030
- Neighborhood Park: TBD - late 2030
- CH-5: TBD - early 2030

*All dates subject to change



Updated Site Plan

Crystal House 6 Approved Rendering



Crystal House 3 | Overview



• Affordable Family Housing (30% to 80% AMI)

Three Bedroom Units	59
Two Bedroom Units	147
One Bedroom Units	161
Studio Units	65
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Total	432

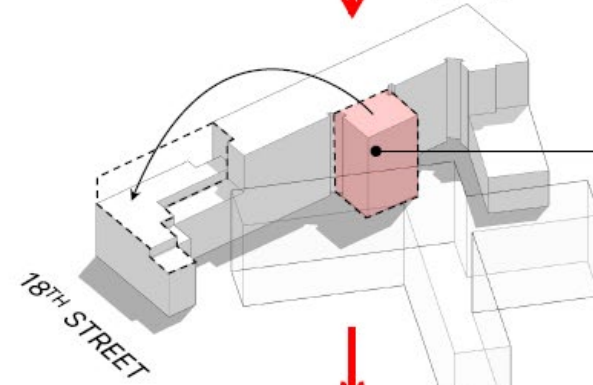
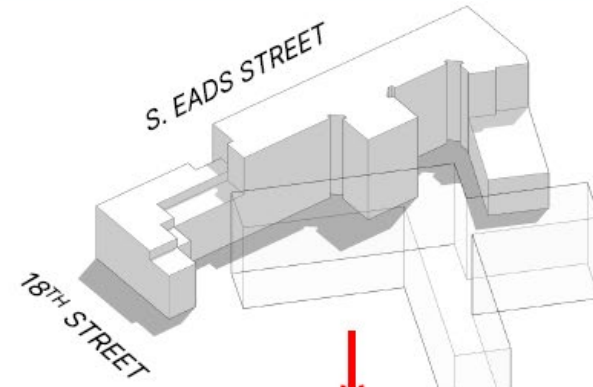
• Amenities

- Public Park
- Community Rooms
- Fitness Center
- Leasing and Resident Services
 - Potential County Service office space
- Indoor/outdoor play spaces
- 2nd Level Courtyard with BBQs and amenities
- Telehealth Center
- Three levels of parking – 389 spaces
 - Resident (190) and Replacement/Park (199)
- 198 bike parking spaces
- EarthCraft Gold Certification

Crystal House 3 – Massing Development

MASSING DEVELOPMENT

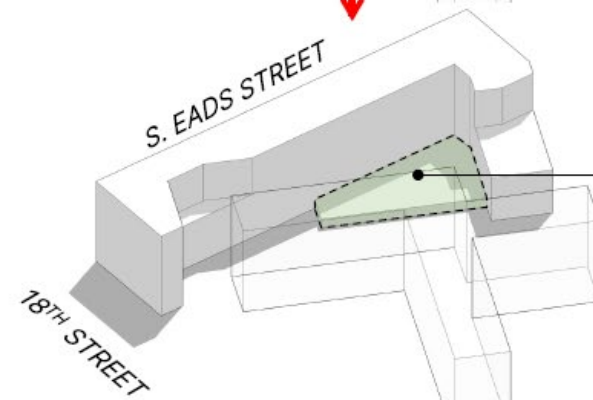
APPROVED MASSING



TRANSFER THE BUILDING MASS ON TO THE ROOF FOR THE FOLLOWING REASONS:

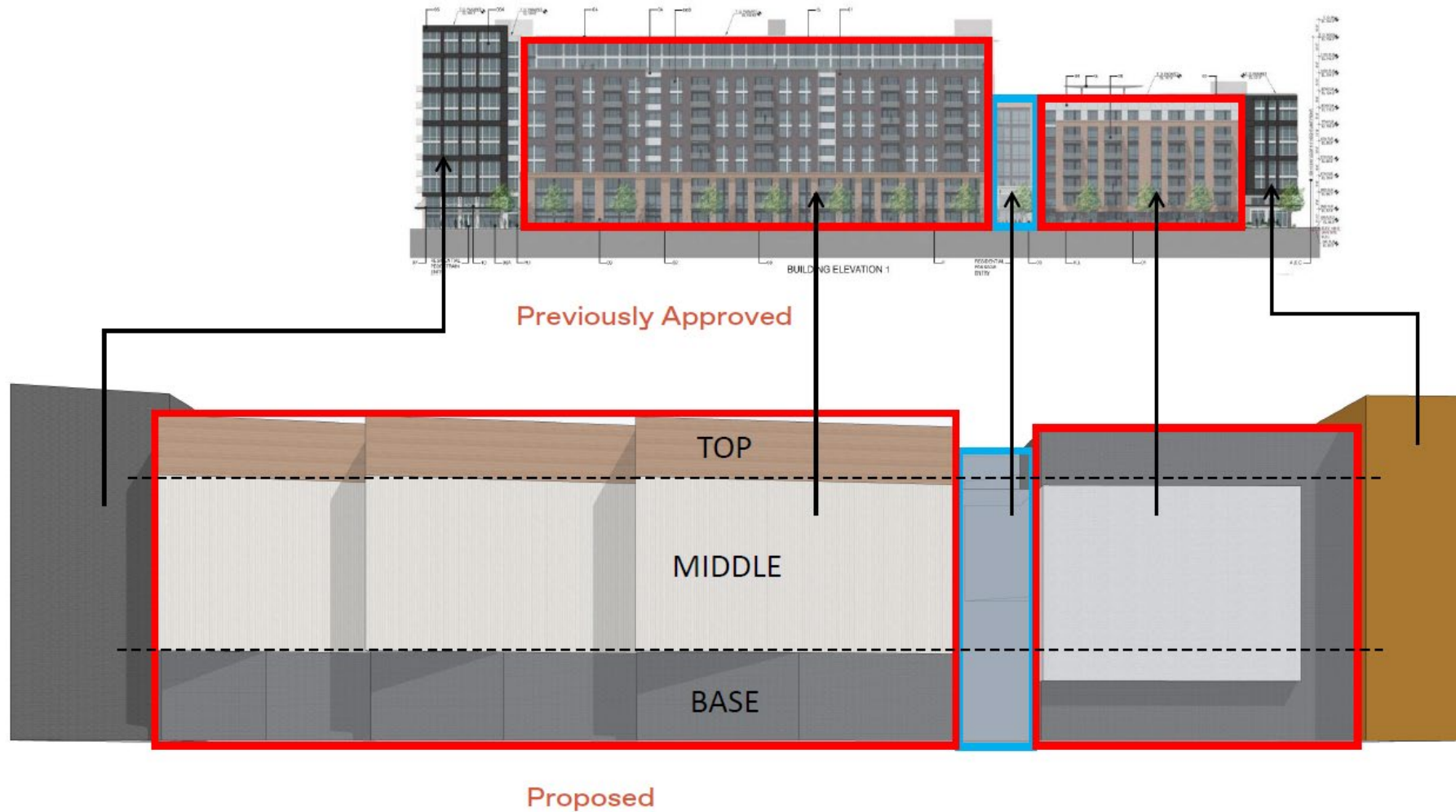
1. TO COMPLY WITH ARLINGTON COUNTY SECTOR PLAN AND COMPLETE THE STREET EDGES ALONG EADS ST. AND 18TH ST.;
2. TO PROVIDE BETTER SPACING BETWEEN CH-3 AND CH-1;
3. IMPROVE THE BUILDING TYPICAL FLOOR EFFICIENCY.

PROPOSED MASSING



GARAGE & LOADING PODIUM ADDED WITH BIO-RETENTION, AMENITY TERRACE AND BIOPHILIC GREEN ROOF

Crystal House 3 Massing Development - S Eads Street Elevation



Crystal House 3 - Eads Street Bird's Eye View



Crystal House 3 - Eads Street Bird's Eye View



Crystal House 3 - S Eads Street Pedestrian Experience



Crystal House 3 Schedule

- Anticipated CB Meeting: Feb 24
- 9% Tax Credit Application: DUE March 14
- Start of Construction: Q2/3 2025
- Completion: Q4 2027



Thank you!

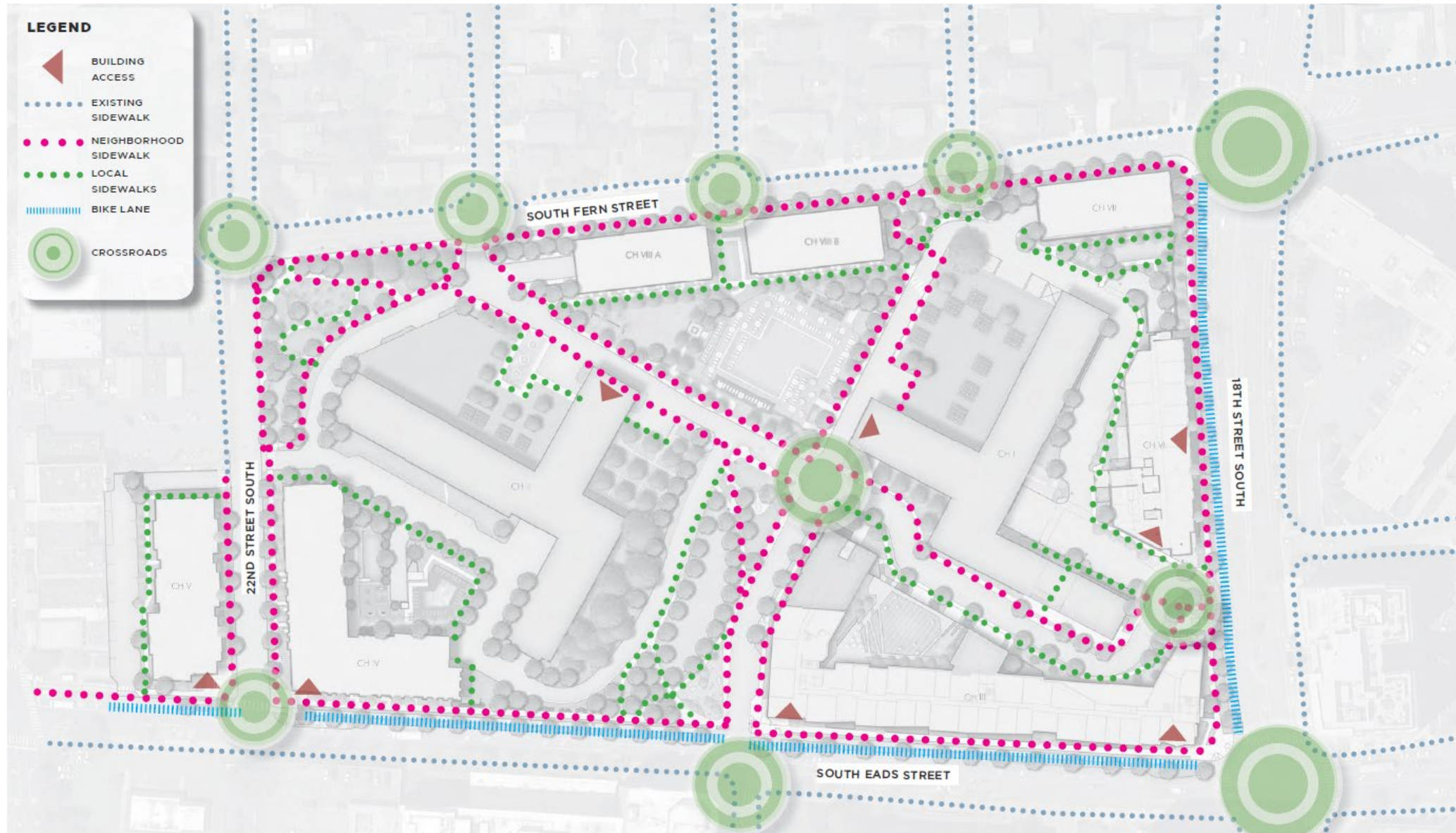
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Appendix: Internal Pedestrian Circulation

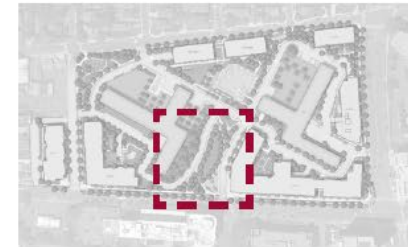


Appendix: New Park Plan



LEGEND

- 01 MULTIUSE LAWN
- 02 PLAY AREA
- 03 GAMES AREA
- 04 MAIN PATHWAY
- 05 BIKE RACKS
- 06 SEATING
- 07 PLANTING
- PARK EXTENTS
- ▲ PARK ACCESS



New Park Plan
(as approved)

