



May 14, 2021

Dear LRPC Members:

On behalf of JBG Smith, please accept this letter related to the Crystal City Height Study (the “Study”). We appreciate the commitment of members of the community, commissions, and County Staff for their efforts in conducting and reviewing the Study.

The ability to obtain additional height in certain areas is an important element in creating world-class architecture that will fulfill the intent of the Sector Plan and truly activate Crystal City. At the LRPC meeting that took place on March 24, there was a significant amount of discussion around whether this additional height would be accompanied by additional density beyond that contemplated in the Sector Plan.

Although it is possible that the densities approved as part of the Crystal City Sector Plan are insufficient for the current environment of Crystal City, we also acknowledge that any approval of additional density along with this height would require significant study and review to understand the impacts of this additional density. Given the scope and timeline of this process, including a review of this nature is not possible at this time.

As such, we propose that any height flexibility recommended by the Study be permitted only to the levels of density that could be achieved under the Sector Plan today, and we request that the Study exclude the review of additional Sector Plan density at this time. However, we are supportive of reallocating density within the Sector Plan to support additional height opportunities, and in fact believe this reallocation of density from site to site is a critical element to incentivize owners to take advantage of additional height opportunities, which in turn provide for the near-term realization of sector plan goals.

JBG Smith remains committed to creating an environment of world class architecture and placemaking in Crystal City, and the Study will help to achieve these results.

Thank you for your time and consideration.

Sincerely,

*Robert Vaughan*

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