

# Crystal City/Pentagon City Development Activity

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Crystal & Pentagon Cities Council Meeting

April 2024



# Development Summary

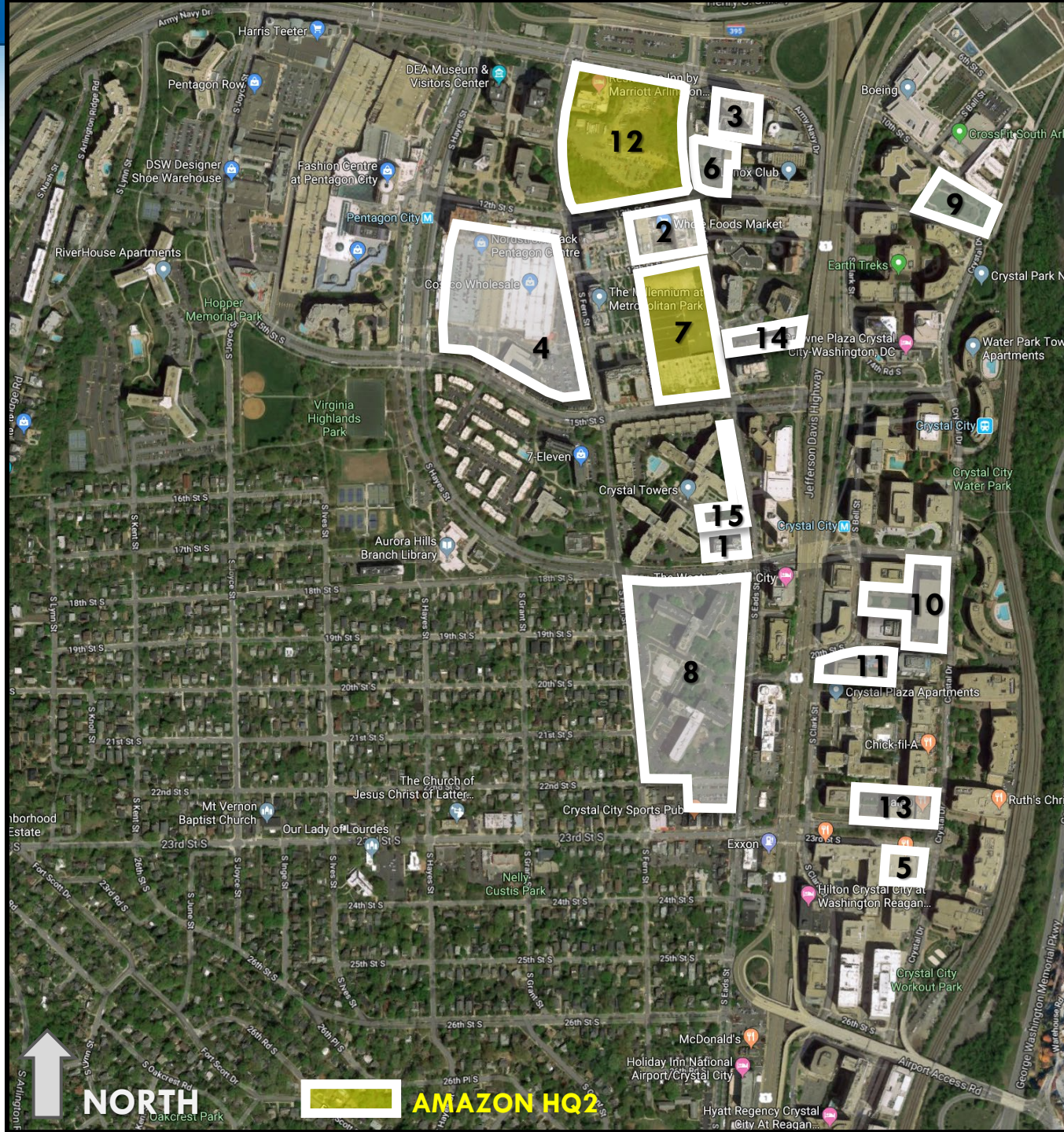
# Current Development Activity

## Distinct Stages of Site Plan Review

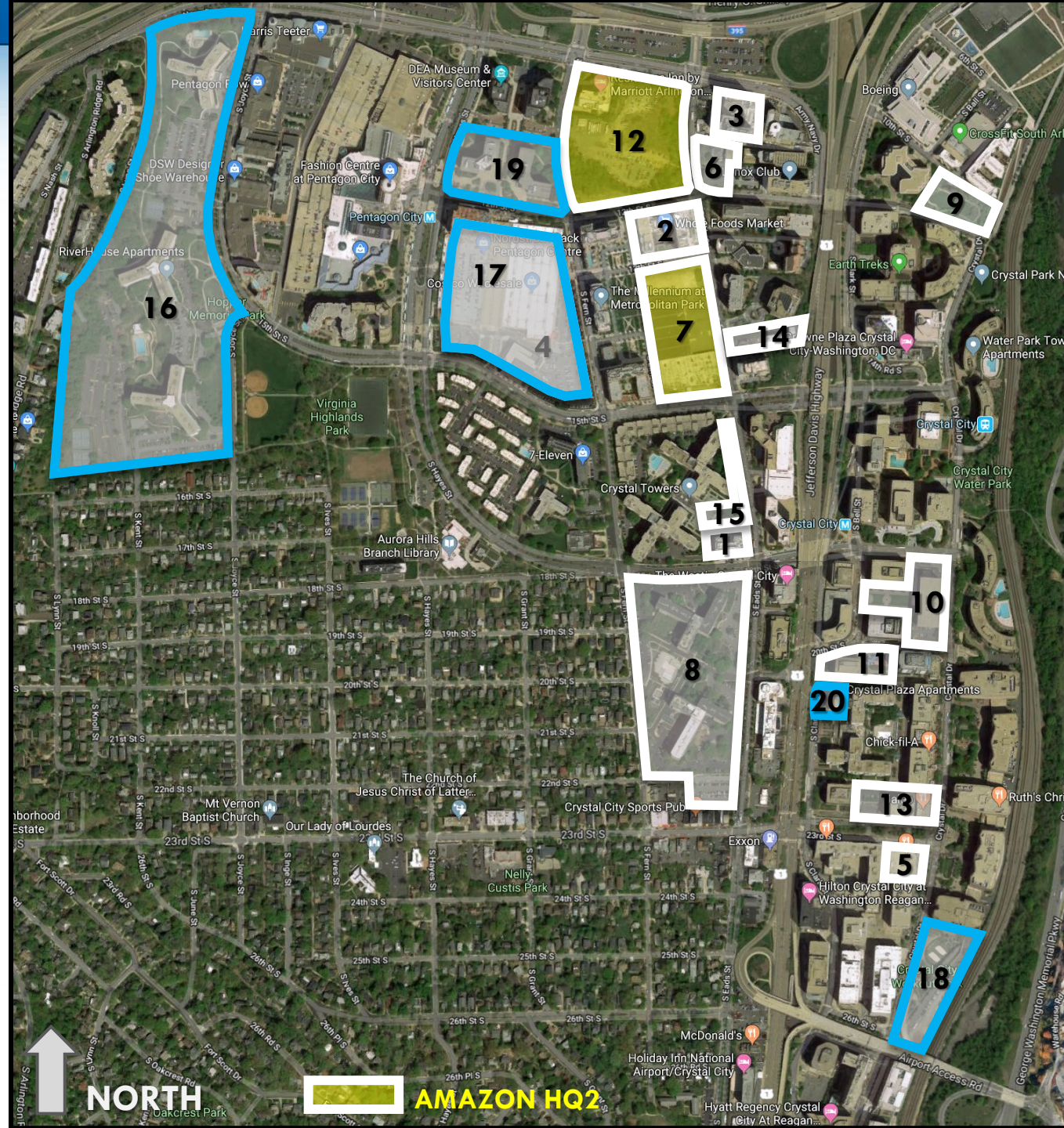
	Conceptual Site Plan Applications	Preliminary Site Plan Applications	Final Site Plan Applications
Level of Plan Development	High level drawings and vision for how a particular site could redevelop	More refined set of plans depicting detailed elements of the proposal	Complete set of civil engineering, landscape, and architecture plans meeting County's submission requirements
Review Type	Review by Staff; Report used as the basis for SPRC review if project proceeds to the Final Site Plan stage	Detailed review by staff to ensure compliance with filing requirements	Rigorous staff review related to compliance with adopted plans, policies, and practices; community engagement; Public review process (SPRC); PC and CB hearings

## 22202 Major Site Plan Development Summary

#	Approved Site Plans	Year
1	1720 Eads Street (Crystal Flats)	2013
2	Metropolitan Park 4/5	2013
3	400 Army Navy Drive (Altaire)	2015
4	Pentagon Centre PDSP	2015
5	2351 Richmond Hwy. (Century Center)	2017
6	400 11 <sup>th</sup> St. (Verizon Site)	2019
7	Met Park 6-8 (HQ2)	2019
8	Crystal Houses	2019
9	101 12 <sup>th</sup> Street	2020
10	1900 Crystal Drive	2020
11	2001 Clark Street (Plaza 1)	2021
12	PenPlace (HQ2)	2022
13	2250 Crystal Dr./223 23 <sup>rd</sup> St. (Plaza 5)	2023
14	Americana Hotel Site	2023
15	Crystal Towers 3 (infill)	2023



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#	Active (Final) Site Plan Applications
16	RiverHouse Neighborhood
17	Pentagon Centre PDSP (Update)
18	2525 Crystal Drive
19	12 <sup>th</sup> Street Landing (TSA Site)
20	Crystal Plaza Apartments

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#	Anticipated Site Plan Applications
21	1800 Bell Street



# Status of Active Applications

1. Pentagon Centre Phased Development Site Plan (PDSP) Only
  - Public Hearings anticipated in late Spring 2024
2. 12<sup>th</sup> Street Landing Phased Development Site Plan (PDSP) Only
  - Public Hearings anticipated in late Spring 2024
3. 2525 Crystal Drive (Crystal City Block Plan W)
  - SPRC #1 took place on March 14; process to continue through Spring 2024
  - Public Hearings anticipated in Summer 2024
4. RiverHouse Neighborhood
  - Long Range Planning Committee (LRPC) has concluded in late 2023
  - Major Resubmission now anticipated in Q2 2024 which needs to address significant site-wide updates
  - Site Plan Review Committee (SPRC) and Park Master Planning could begin in Summer 2024
5. Crystal Plaza Apartments Infill (Crystal City Block Plan M)
  - LRPC #1 will target Spring/early Summer 2024