

# Crystal City/Pentagon City Development Activity

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Crystal and Pentagon Cities Council

December 2023



# 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

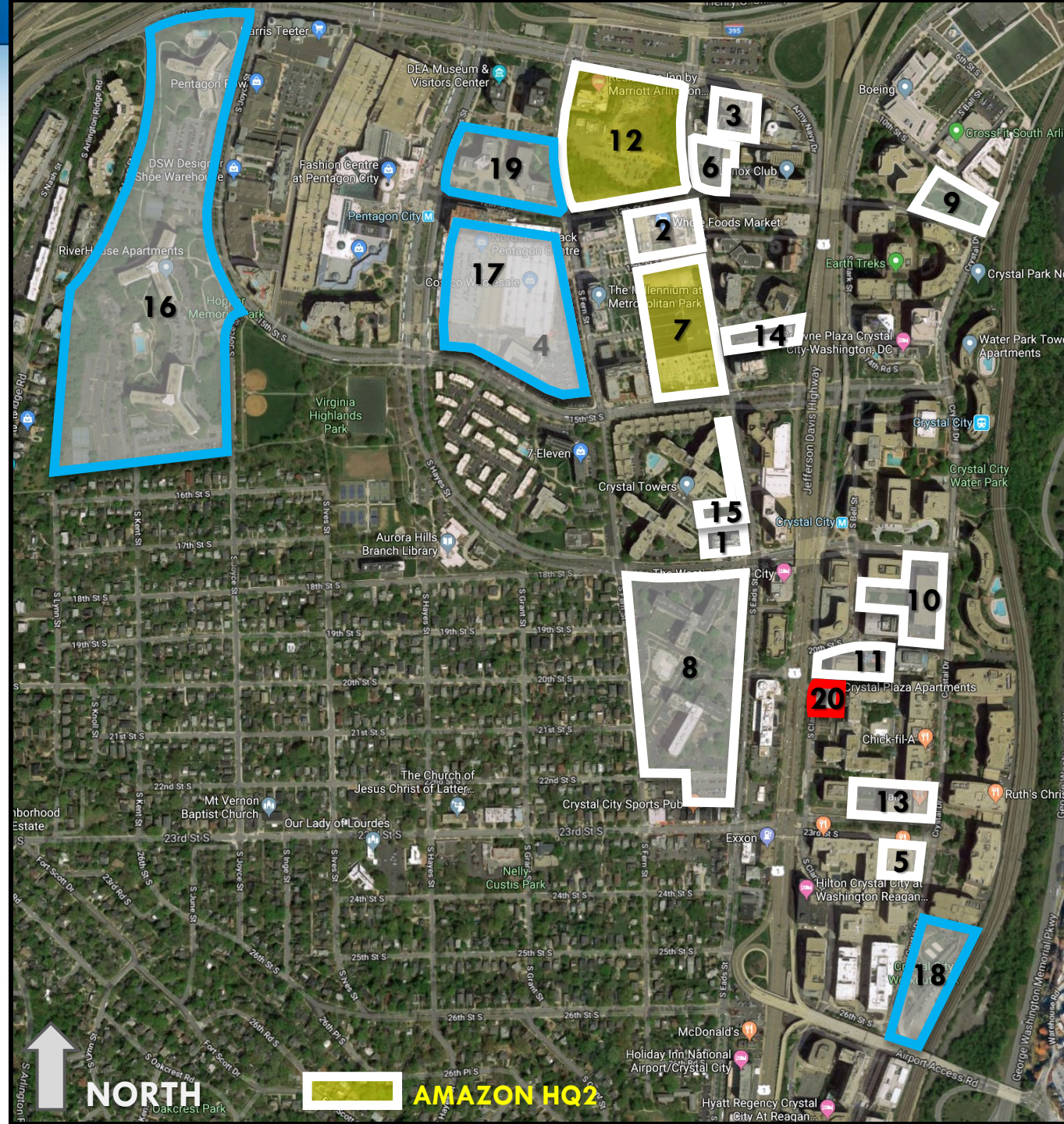
#	Approved Site Plans	Year
1	1720 Eads Street (Crystal Flats)	2013
2	Metropolitan Park 4/5	2013
3	400 Army Navy Drive (Altaire)	2015
4	Pentagon Centre PDSP	2015
5	2351 Richmond Hwy. (Century Center)	2017
6	400 11 <sup>th</sup> St. (Verizon Site)	2019
7	Met Park 6-8 (HQ2)	2019
8	Crystal Houses	2019
9	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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12	PenPlace (HQ2)	2022
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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)

#	Anticipated Site Plan Applications
20	Crystal Plaza Apartments

# Status of Final Applications

- RiverHouse Neighborhood
  - Long Range Planning Committee (LRPC) has concluded in mid-November
  - Major Resubmission anticipated this winter
  - Site Plan Review Committee (SPRC) and Park Master Planning to begin in Q1 2024
- Pentagon Centre Phased Development Site Plan (PDSP) Only
  - LRPC #1 took place in late November
  - LRPC #2 is anticipated in late January
- 2525 Crystal Drive (Crystal City Block Plan W)
  - LRPC #1 is scheduled for tomorrow evening (Dec 12)
  - Subsequent engagements anticipated in early 2024
- 12<sup>th</sup> Street Landing Phased Development Site Plan (PDSP) Only
  - This application was just accepted
  - Initial LRPC engagement is targeting early 2024



# Nature of Approved Site Plans (2013-2023)

#	APPROVED APPLICATIONS	APPROVAL DATE	OFFICE	RESIDENTIAL	RETAIL
1	1720 Eads Street (Crystal Flats)	February 2013	---	198 units	---
2	Metropolitan Park 4/5	July 2013	---	699 units	40,413 SF
3	400 Army Navy Drive (Altaire)	January 2015	---	453 units	---
4	Pentagon Centre PDSP	September 2015	---	693 units	138,240 SF
5	3352 Richmond Highway (Century Center)	July 2017	---	302 units	22,000 SF
6	400 11 <sup>th</sup> Street (Verizon Site)	October 2019	---	306 units	11,000 SF
7	Met Park 6-8 (Amazon HQ2)	December 2019	2,100,000 SF	---	67,000 SF
8	Crystal Houses	December 2019	---	819 units	
9	1900 Crystal Drive	March 2020	---	811 units	40,000 SF
10	101 12 <sup>th</sup> Street	November 2020	235,000 SF	---	5,200 SF
11	2001 Clark Street (Plaza 1)	May 2021	---	760 units	22,000 SF
12	PenPlace (Amazon HQ2)	April 2022	3,200,000 SF	---	115,000 SF
13	223 23 <sup>rd</sup> Street/2250 Crystal Drive (Plaza 5)	January 2023	---	1,440 units	17,500 SF
14	Americana Hotel Site	April 2023	---	644 units	3,700 SF
15	Crystal Towers 3 (Infill)	June 2023	---	209 units	36,500 SF