

# Crystal City/Pentagon City Development Activity

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Crystal & Pentagon Cities Council

March 2025



# 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
16	Pentagon Centre PDSP (Update)	2024
17	12 <sup>th</sup> Street Landing PDSP (TSA Site)	2024
18	750 23 <sup>rd</sup> Street (Melwood)	2025

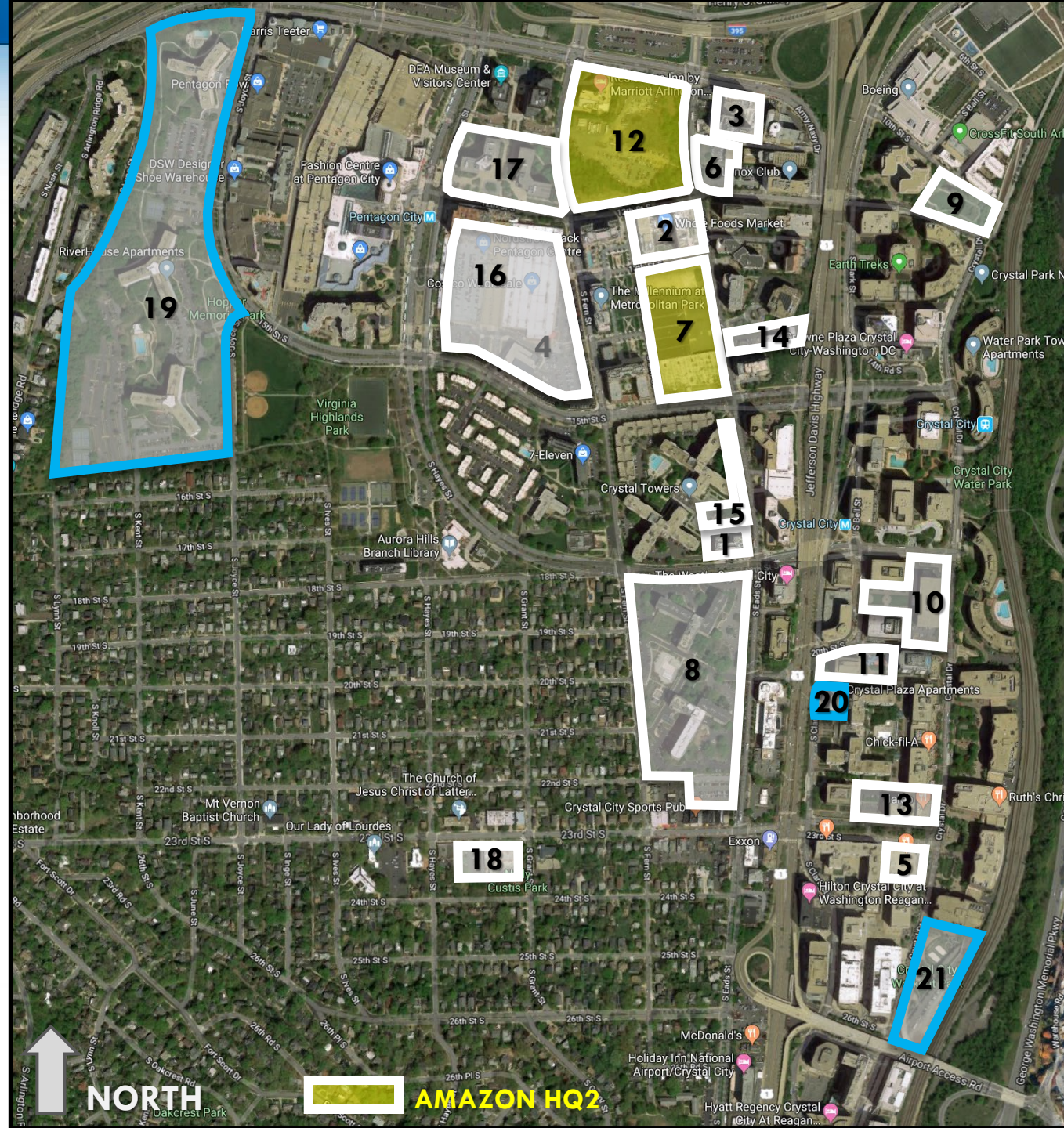




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#	Active (Final) Site Plan Applications
19	RiverHouse Neighborhood
20	Crystal Plaza Apartments
21	2525 Crystal Drive



# Status of Final Applications/Upcoming Engagement

- RiverHouse Neighborhood
  - Awaiting major resubmission by JBG Smith
  - Subsequent SPRC meetings could begin in Spring 2025 (pending submission)
- Crystal Plaza Apartments (Crystal City Block Plan M)
  - Currently on-hold
- 2525 Crystal Drive (Crystal City Block Plan W)
  - Currently on-hold
- Met Park Site Plan Amendment (Relocation of Arlington Community High School)
  - Anticipated to be heard at the March County Board hearing



# Nature of Approved Site Plans (2013-2025)

#	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
16	750 23 <sup>rd</sup> Street (Melwood)	February 2025	---	105 units	17,000 SF *

\* Melwood's proposal includes approximately 17,000 SF of institutional uses (not retail)