

May 19, 2023

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County  
2100 Clarendon Boulevard, Suite 1000  
Arlington, Virginia 22201

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**Re: Statement of Justification — Block W**  
**Property: 2451 Crystal Drive (RPCs #34-020-243, -244, -263)**  
**Owner/Applicant: Fifth Crystal Park Associates Limited Partnership and CESC Park Five Land L.L.C.**

Dear Ms. Vonhm:

This firm represents Fifth Crystal Park Associates Limited Partnership and CESC Park Five Land L.L.C. (collectively, the “Applicant”), both affiliates of JBG Smith (“JBGS”) and title owners of 2451 Crystal Drive (RPCs #34-020-243, -244, -263) (the “Property”). On behalf of the Applicant, please accept this letter as a statement of justification for new rezoning, final site plan, and Crystal City Block Plan applications for a development site to be created within a portion of the Property (the “Development Site”), as well as a minor site plan amendment to Site Plan #167.

The approximate location of the Development Site is bounded by the mixed-use office building commonly known as Crystal Park 5 on the north, the CSX railway on the east, the Airport Access Road viaduct on the south, and Crystal Drive on the west. The Development Site is currently undeveloped; it consists of open space with recreational amenities and surface parking uses and does not include the Crystal Park 5 building, which will remain as-is.

The Development Site is designated for “Low” Office-Apartment-Hotel use on the Arlington County General Land Use Plan and is located within the boundaries of the Crystal City Sector Plan (“Sector Plan”). The Development Site is zoned to the “C-O-1.5” commercial zoning district. Further, the Development Site is subject to existing Site Plan #167, which was initially approved by the Arlington County Board on May 17, 1980. The County Board has approved numerous amendments to the Site Plan #167 since its initial approval. Site Plan #167 is a multi-building site plan which permits a mix of retail, office, residential, and open space uses.

With this application, the Applicant proposes infill development of the Development Site consisting of a new mixed-use residential building with ground floor retail. The proposed seven-story building will be approximately 86 feet tall and contain approximately 370 residential units and 3,360 square feet of retail GFA. The retail area—and the residential entry—will be located in the 27’ two-story podium, contributing to an active frontage along Crystal Drive. Above the podium, the building consists of a series of five-story framed projections that provide architectural variation across the site.

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Approximately 200 parking spaces for the proposed building will be provided onsite in a two-level garage that will be partially open on the east side. Additionally, the building's service areas, such as refuse, loading, and parking garage entrance, will be located on a new service lane on the south side of the Development Site, adjacent to elevated Airport Access Road. The placement of these back-of-house elements respond to the Development Site's constrained position against the CSX railway and George Washington Parkway to the east and the elevated Airport Access Road to the south and minimizes disruptions in the Crystal Drive right-of-way.

The proposed development also includes significant site improvements, including but not limited to improved circulation and connectivity arising from the reconfiguration of the airport access off ramp, street and sidewalk improvements along Crystal Drive, and new infrastructure. Further, the proposed development will facilitate implementation of Crystal Park (Sector Plan Open Space #13).

To facilitate the proposed development, the Applicant proposes to remove the site area needed for the new development from the existing Site Plan #167 boundary, rezone the site area to the "C-O-Crystal City" Zoning District, and create a new final site plan for the Development Site. This approach is consistent with other recent redevelopment approvals in Crystal City. Additionally, the Applicant proposes modifications for bonus density, density exclusions, parking ratios, and other modifications as may be necessary to support the proposed development. The Applicant proposes to achieve bonus density in consideration of a community benefits package to be developed in coordination with Arlington County Staff.

Bringing this concentration of mixed uses and residents into Crystal City is a significant goal of the Sector Plan. Consistent with Sector Plan recommendations, the proposed development will help to create an 18-hour active environment, provide substantial transportation upgrades along Crystal Drive, and enhance the retail environment. Additionally, the infusion of new residents and mixed uses will not only activate the existing fabric of Crystal City, but will also provide a built-in market for the recently proposed retail projects elsewhere in the neighborhood.

Thank you for your attention to this request. Please do not hesitate to contact me if you require additional information on the Applicant's proposal.

Sincerely,



Kedrick N. Whitmore

cc: Matt Ginivan  
Jack Kane  
Karolina Pazdrazdis