

JBG SMITH

101 12th Street

Pre-Briefing of Plans

June 8th, 2020



Public Outreach

- 11/01/2019: Preliminary 4.1 Submission
- 1/16/20: Visited 5+ floors at Waterford House to meet with residents and take balcony view photos
- 1/21/20: Presented Project to Waterford House and Crystal Gateway Association
- 1/31/20: Visited an additional 15 Units of Waterford House and Crystal Gateway to enhance digital view studies
- 1/31/2020: 2nd Preliminary Submission
- 2/14/20: Staff Acceptance of 4.1 Package
- 5/20/20: Met with Property Management of Crystal Lofts to discuss landscaped pathway and stormwater management between both sites

AGENDA

1. Site & Sector Plan Context
2. Development Overview
3. Height & Massing
4. Floor Plans
5. Landscape Plans
6. Community Benefits
 - Open Space Dedication
 - S. Ball Street Extension
7. View Impact
 - Waterford House
 - Crystal Gateway
8. Architectural Feature

SITE & SECTOR PLAN CONTEXT

Crystal City: Aerial View



101 12th Site

Crystal City: Aerial View



Existing Architecture



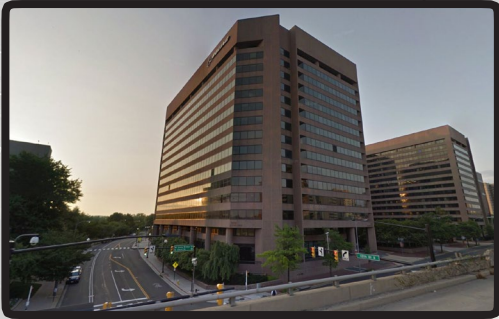
201 12TH STREET SOUTH



292 LONG BRIDGE DRIVE (BOEING)



CRYSTAL CITY LOFTS



1215 S CLARK STREET (CRYSTAL GATEWAY)



200 12TH STREET SOUTH

STING SITE

LONG BRIDGE

US ROUTE 1

RICHMOND HIGHWAY

S BALL STREET

10TH STREET SOUTH

201 12TH

SITE

101 12TH

12TH STREET SOUTH

400' OFFSET

CRYSTAL DRIVE

400' OFFSET

An aerial photograph of a multi-lane highway. A red car is visible on the left side of the road. The road is bordered by green grass and trees. In the background, a sign for 'US ROUTE 1' is visible. The text 'US ROUTE 1' is written vertically along the right edge of the image. The text 'HIGHWAY' is written vertically along the left edge of the image.

LONG B

An aerial photograph of a residential street. A white street sign with black lettering reads "S. BALL STREET". The sign is mounted on a post. The street is paved and has several parked cars. Houses and trees are visible along the street.

201 12TH

SITE

101 12TH

12TH STREET SOUTH

CRYSTAL DRIVE

400' OFFSET

400' OFFSET

SECTOR PLAN GUIDANCE

Sector Plan

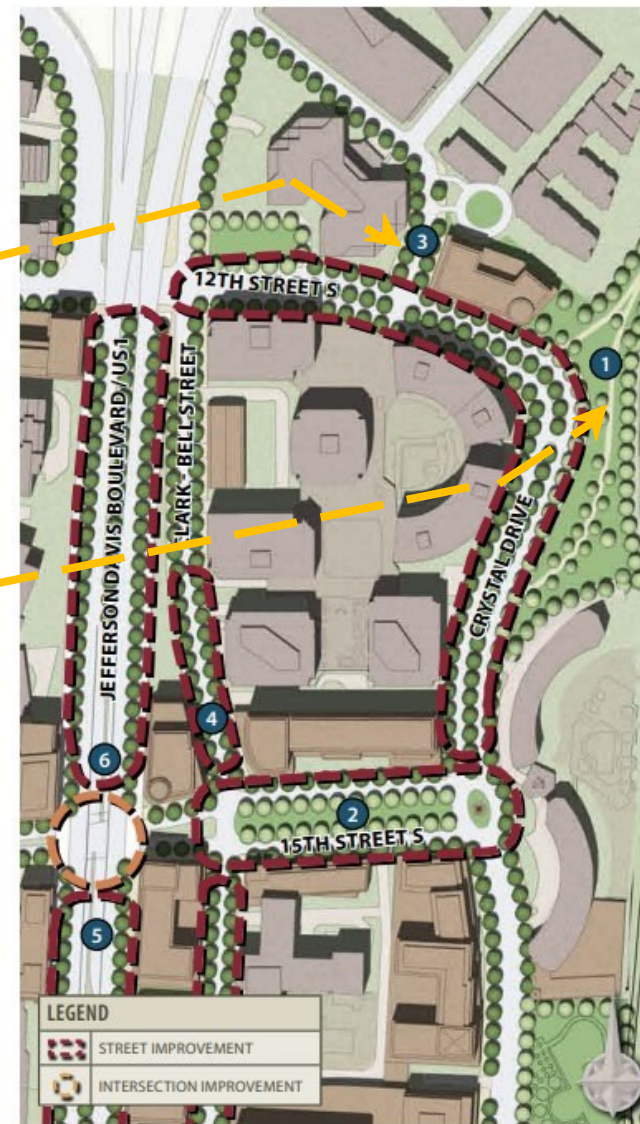
Allowable Height:
110'

S Ball St Extension:
Direct link between
10th & 12th

Gateway Park:
Green connection to
long bridge



Existing Conditions - Figure 3.3.1



Proposed Plan - Figure 3.3.2

PDSP

Approved 3/21/2020

- Dedicated park space
- Committed to installation of S Ball St.
- Committed to LEED Silver

Property Ownership



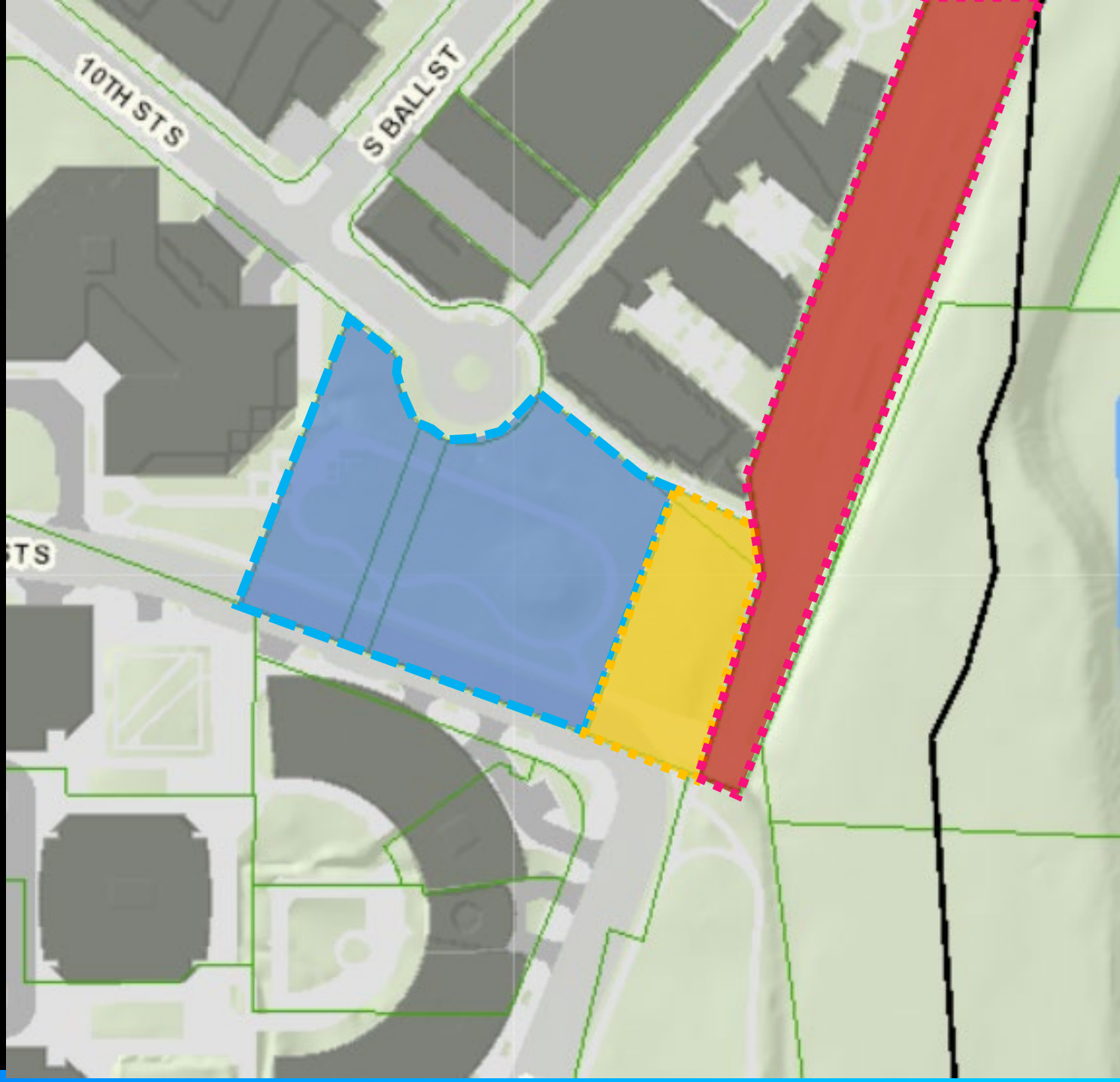
= JBGS Owned



= Arlington County Owned



= To be dedicated to Arlington County



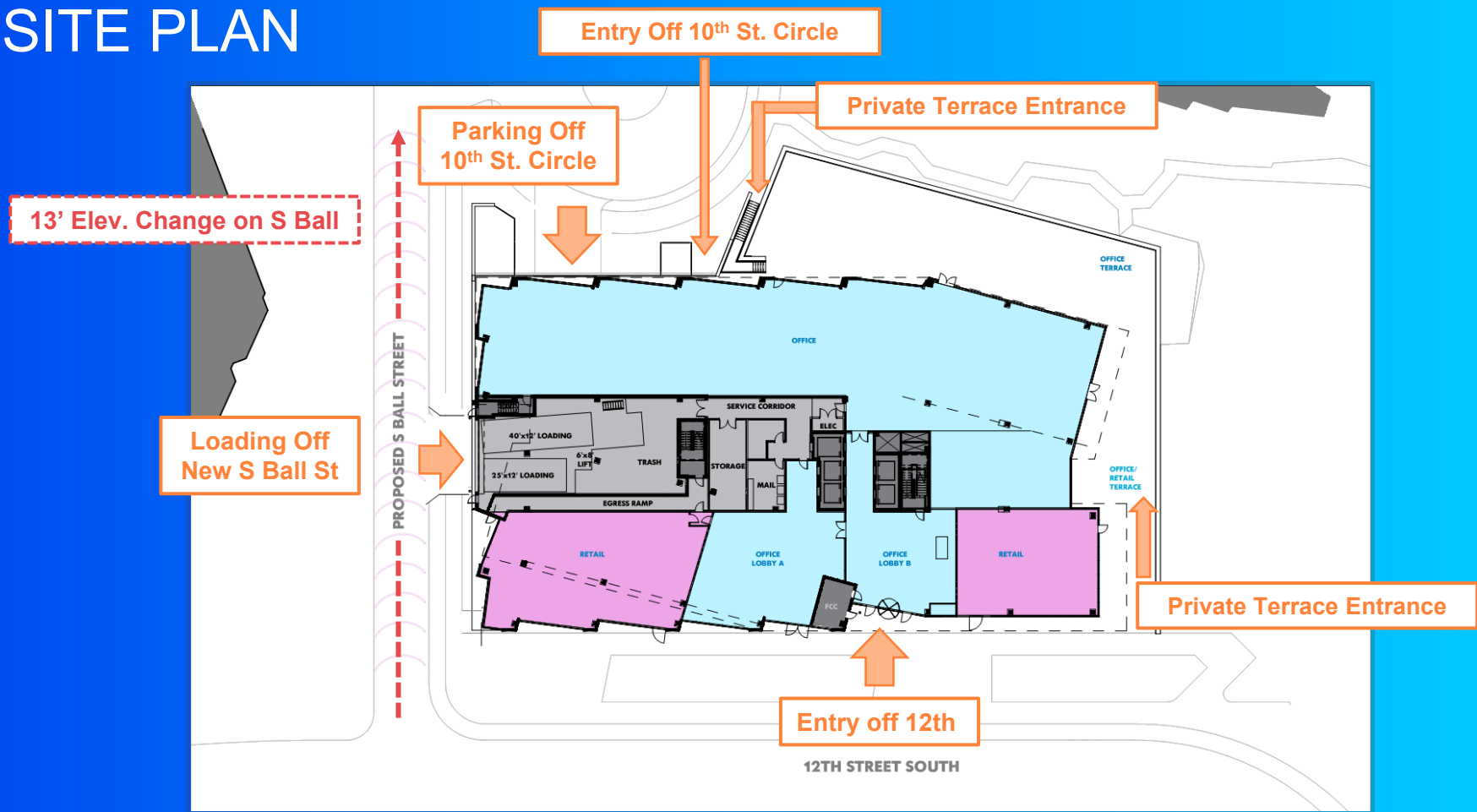
DEVELOPMENT OVERVIEW

ZONING SUMMARY

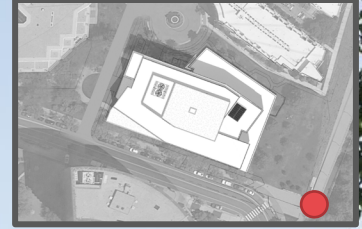
ZONING	C-O Crystal City
HEIGHT	110'
OFFICE GFA	234,427
RETAIL GFA	5,195
PARKING SPACES	68*
BIKE PARKING	50

*Additional parking provided in adjacent 201 12th St garage

SITE PLAN

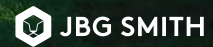


12th St. S & Crystal Drive

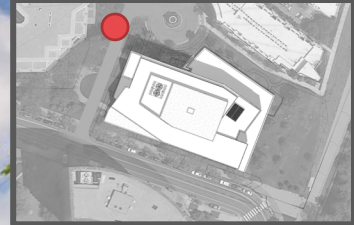


BOEING FIELDS
LONG BRIDGE PARK
A Public Space for the
Long Bridge Park

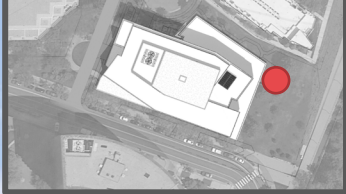
STUDIOS
architecture



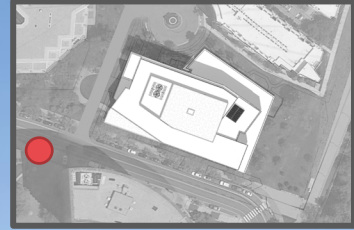
10th St. S Looking East



Long Bridge Park Looking West

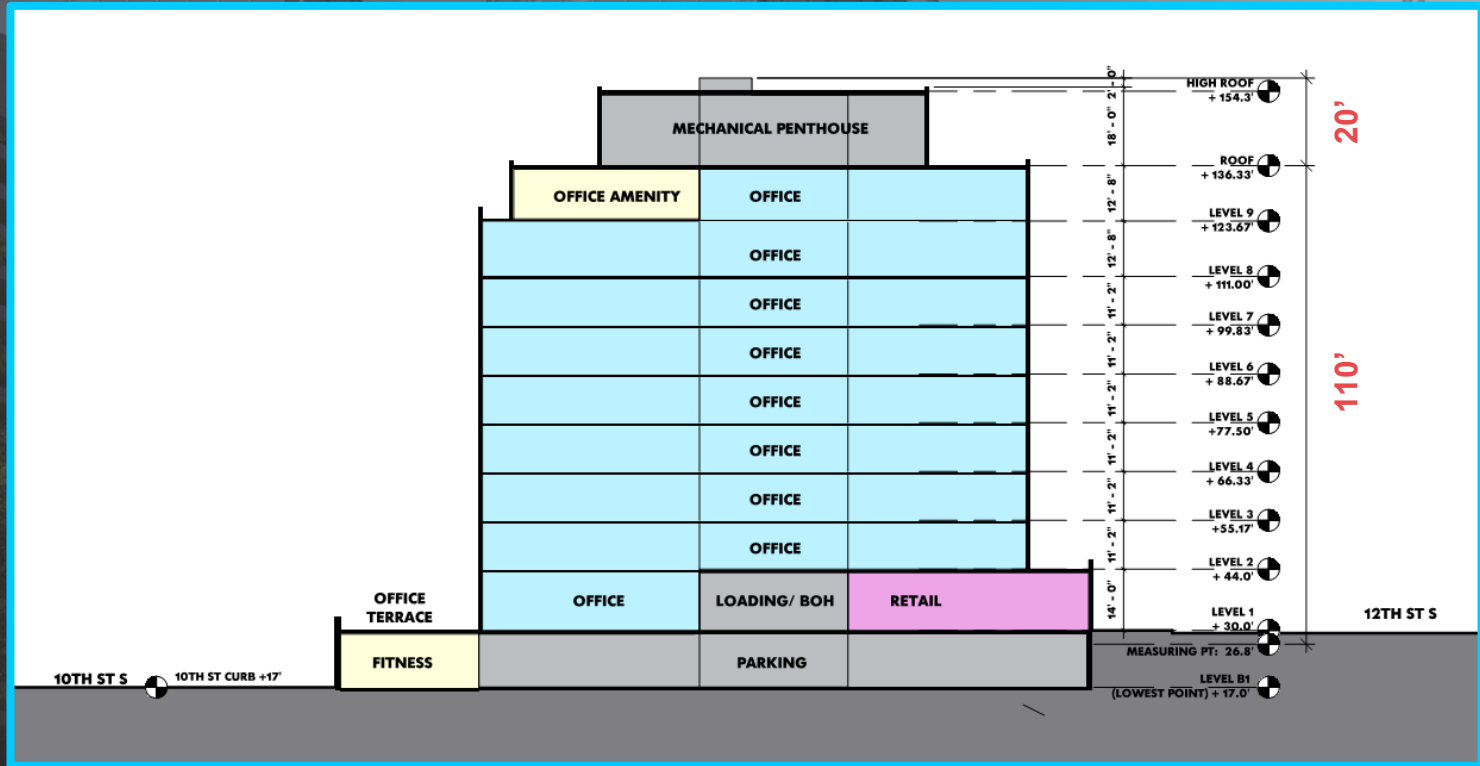


12th St. S Looking East



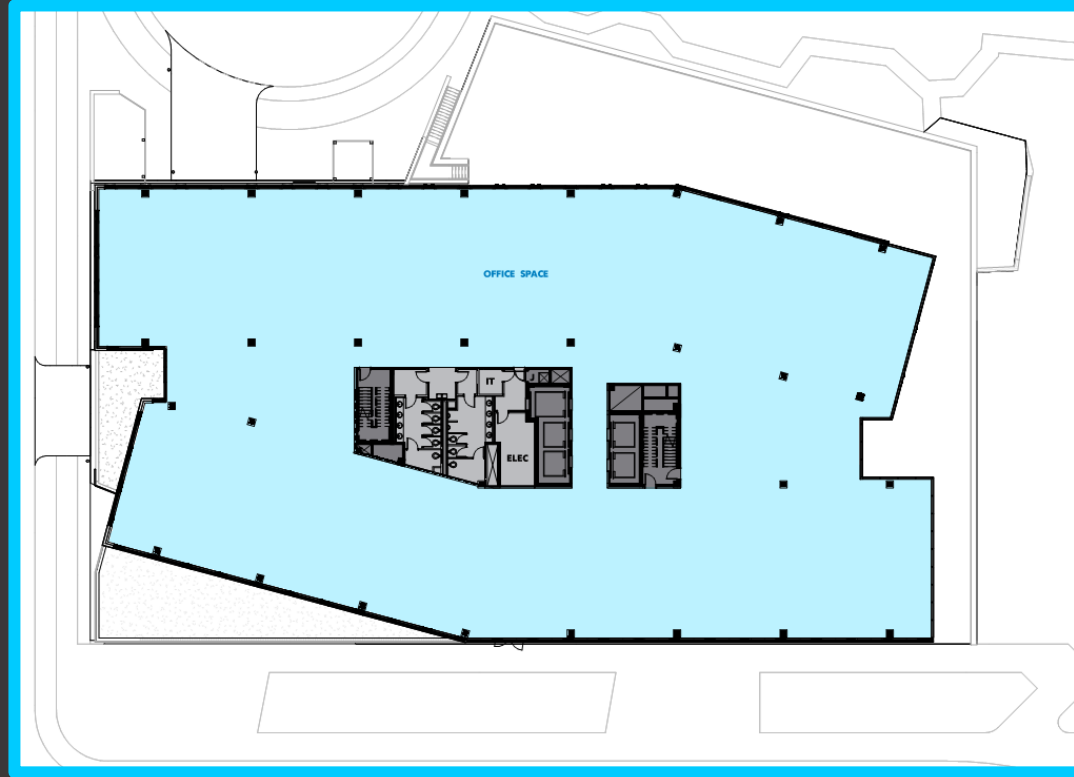
HEIGHT & MASSING

SECTION VIEW



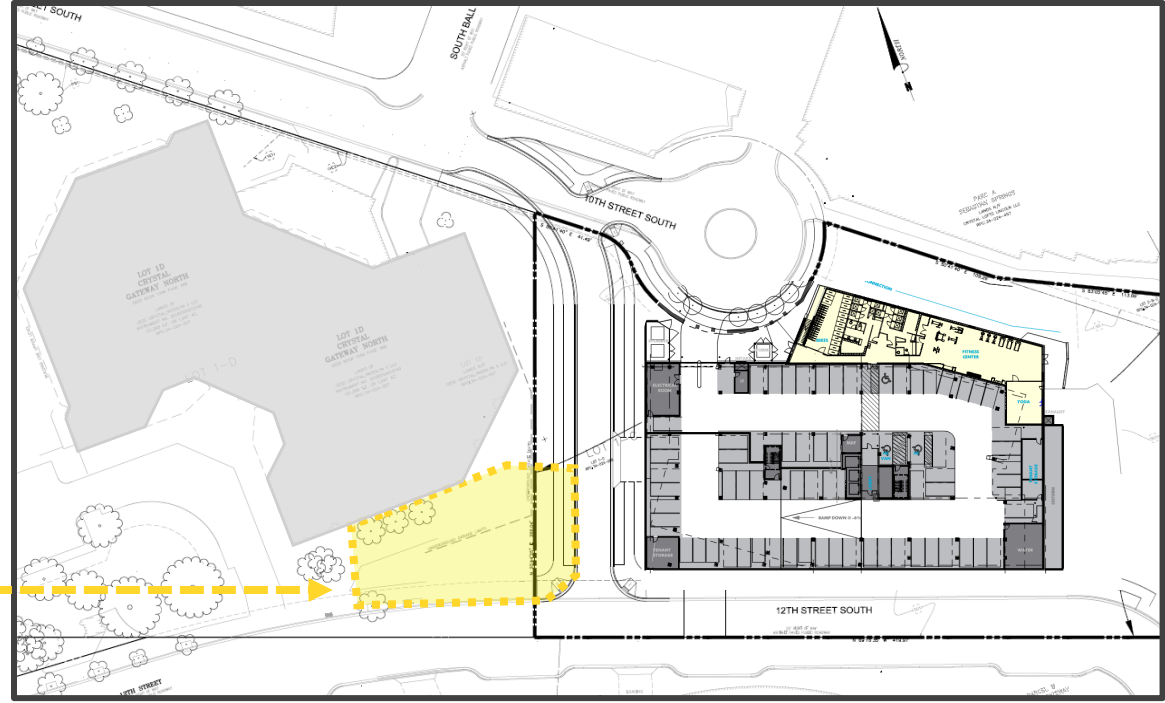
PLANS

Typical Floor: Approximately 24,000 SF

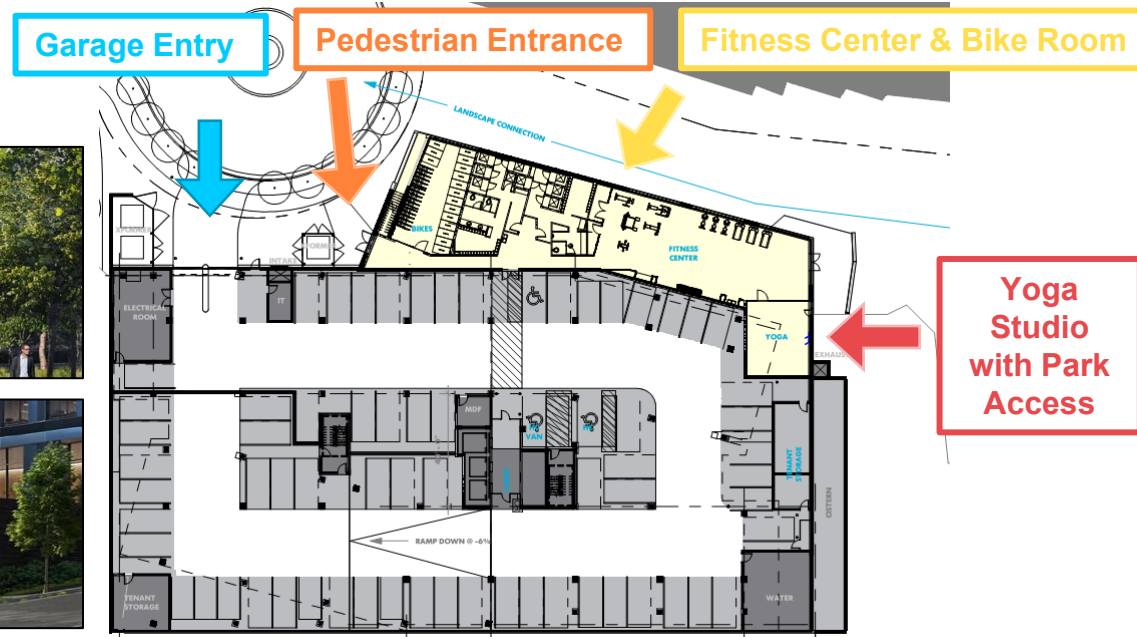


Garage Level & Parking Strategy

- **68 New Spaces** to be on level B1 of New 101 12th Garage
- **Remaining spaces** covered by excess in Existing 201 12th street garage
- **Enhanced Pedestrian experience** to accommodate workers who park in 201 12th



Garage Level: Program & Activation

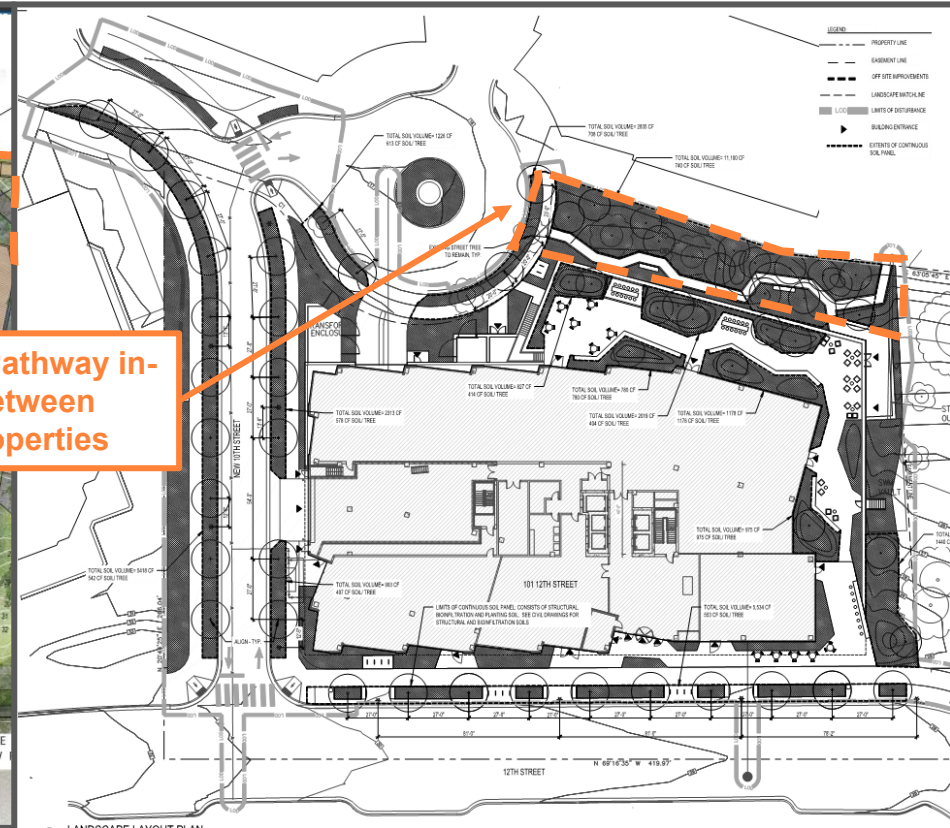


LANDSCAPE DESIGN

Current Landscape Plan



Illustrative Plan



4.1 Submission

Landscape Design Precedents




OPEN SPACE DEDICATION

Sector Plan Guidance: Open Space

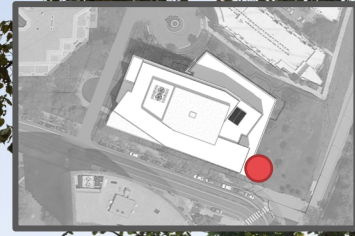


Key

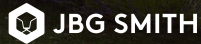
: Developed through Arlington County process



Retail Adjacency to Open Space



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NEW S. BALL STREET

New S. Ball Street

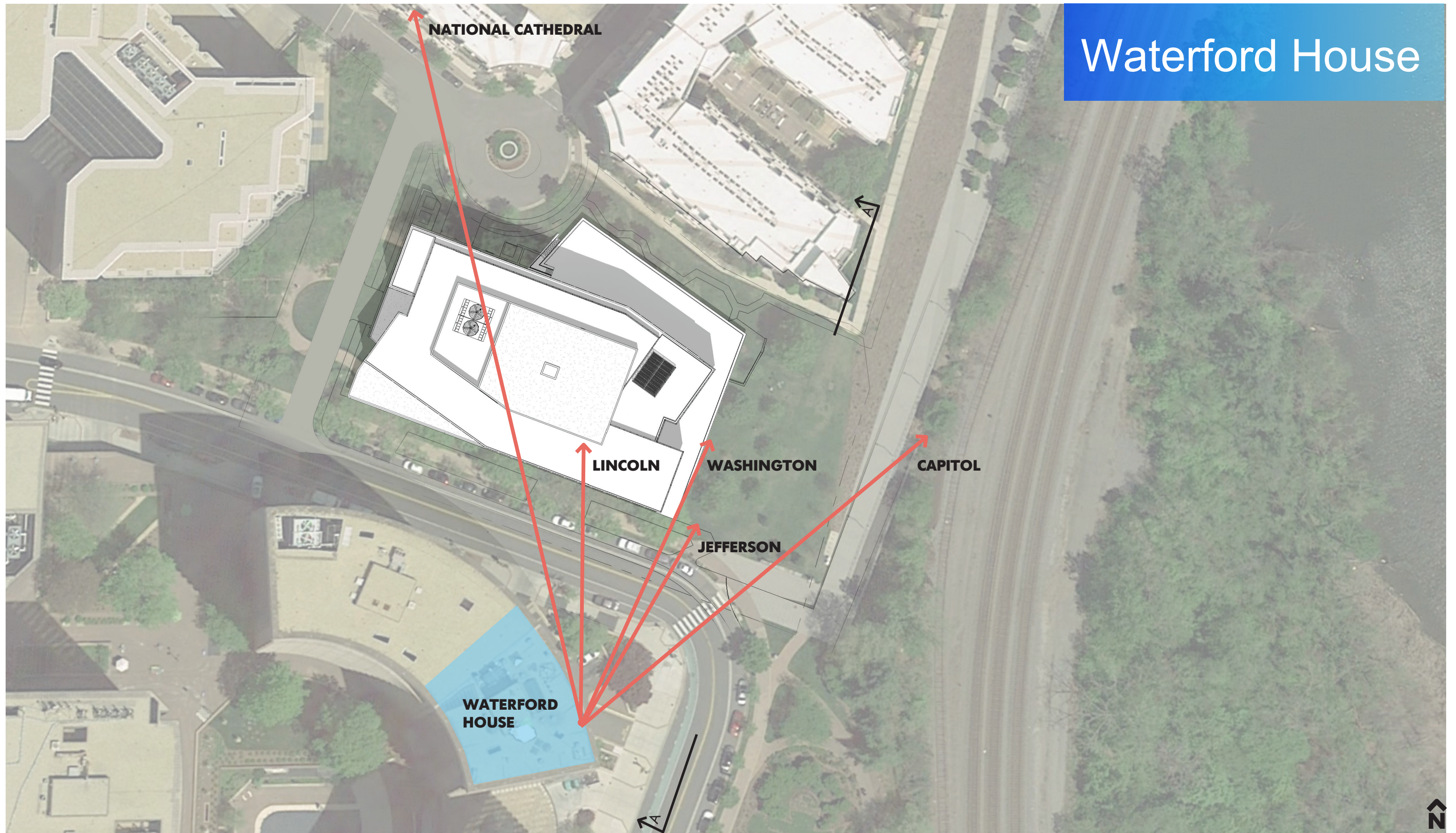
Roadway connection between
10th & 12th to be installed to
satisfy [sector plan](#)
requirements



VIEW IMPACT

Waterford House & Crystal Gateway

Waterford House



MONUMENT VIEWS

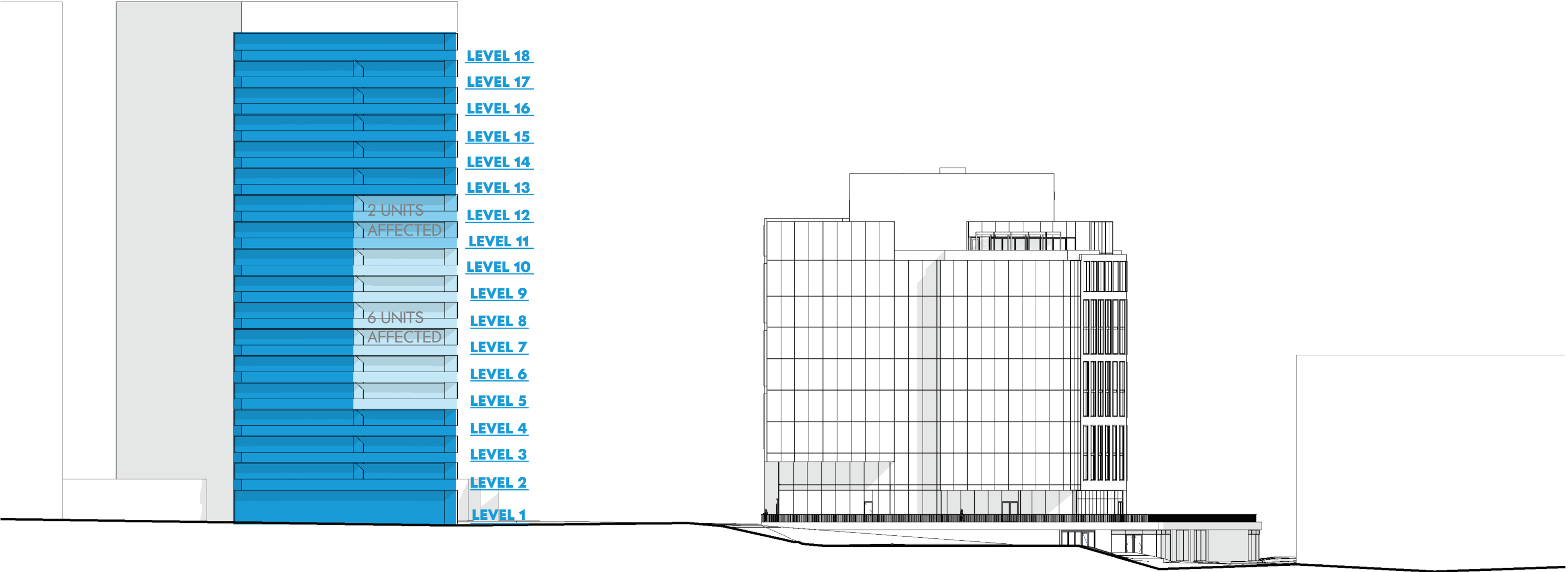
101 12TH STREET / CRYSTAL GATEWAY NORTH



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VIEWS



SITE SECTION AA
101 12TH STREET / CRYSTAL GATEWAY NORTH



CURRENT VIEW FROM WATERFORD HOUSE, 5TH FLOOR SOUTH
101 12TH STREET / CRYSTAL GATEWAY NORTH

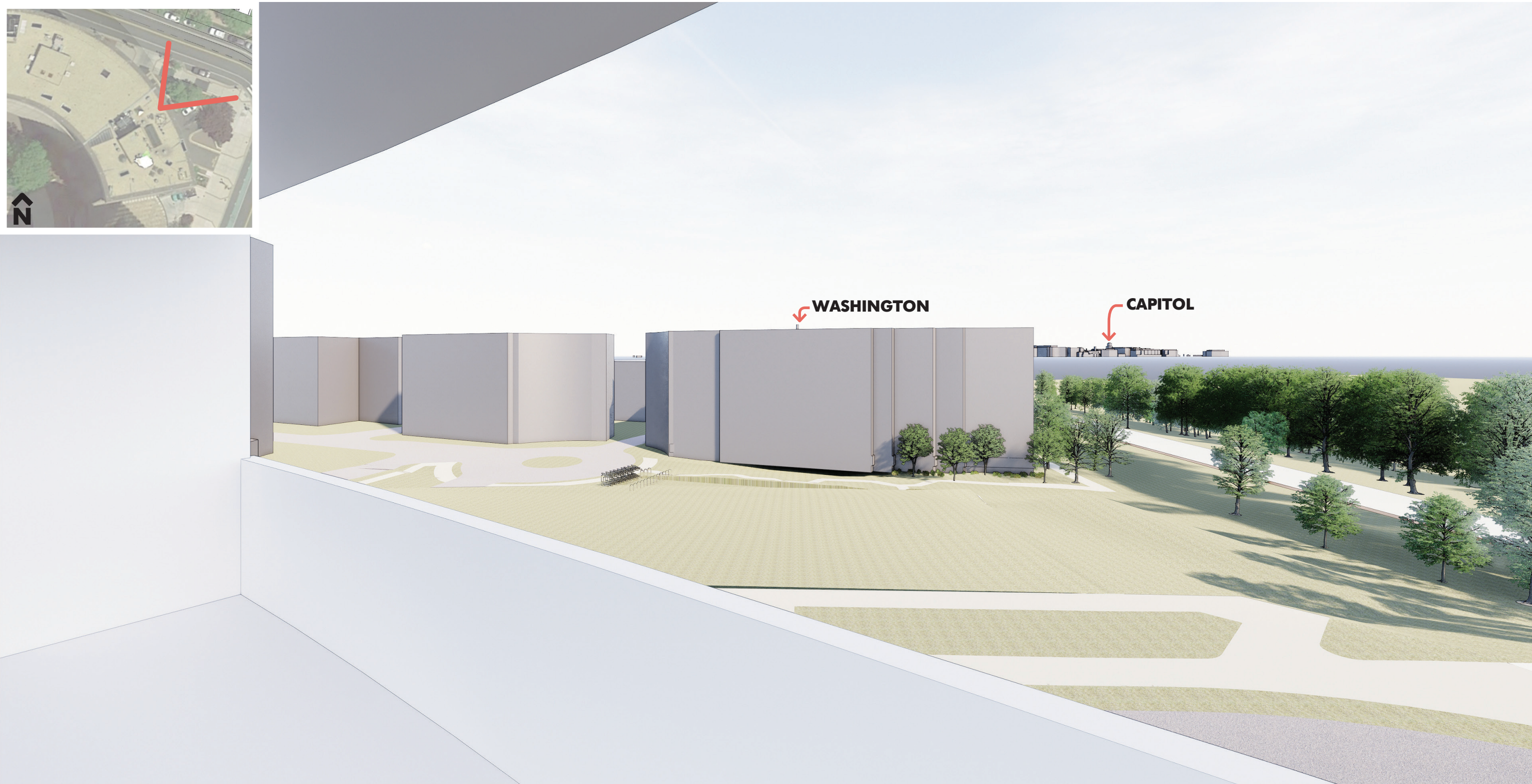


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PROPOSED VIEW FROM WATERFORD HOUSE, 5TH FLOOR SOUTH
101 12TH STREET / CRYSTAL GATEWAY NORTH



CURRENT VIEW FROM WATERFORD HOUSE, 5TH FLOOR NORTH
101 12TH STREET / CRYSTAL GATEWAY NORTH



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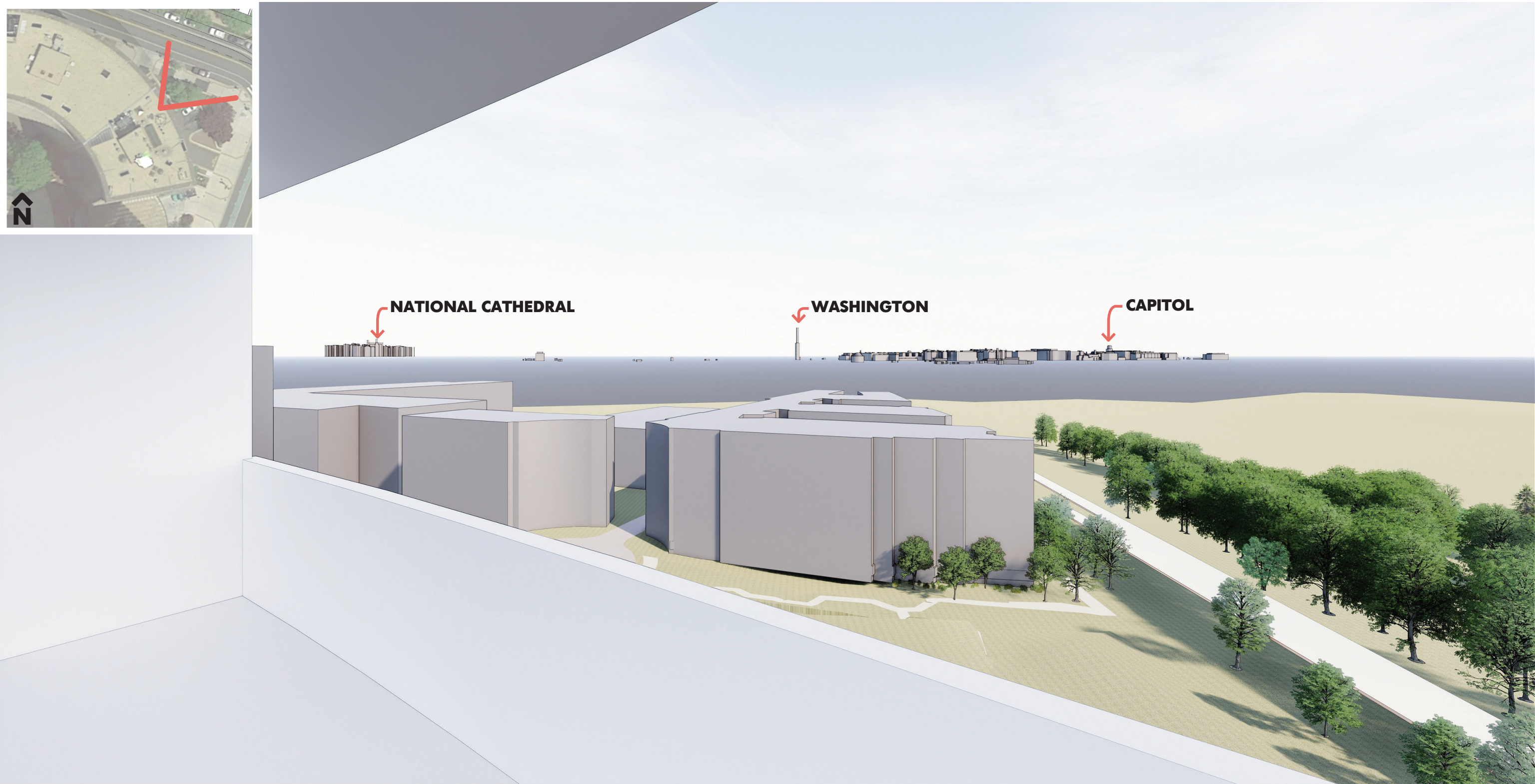
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PROPOSED VIEW FROM WATERFORD HOUSE, 5TH FLOOR NORTH
101 12TH STREET / CRYSTAL GATEWAY NORTH



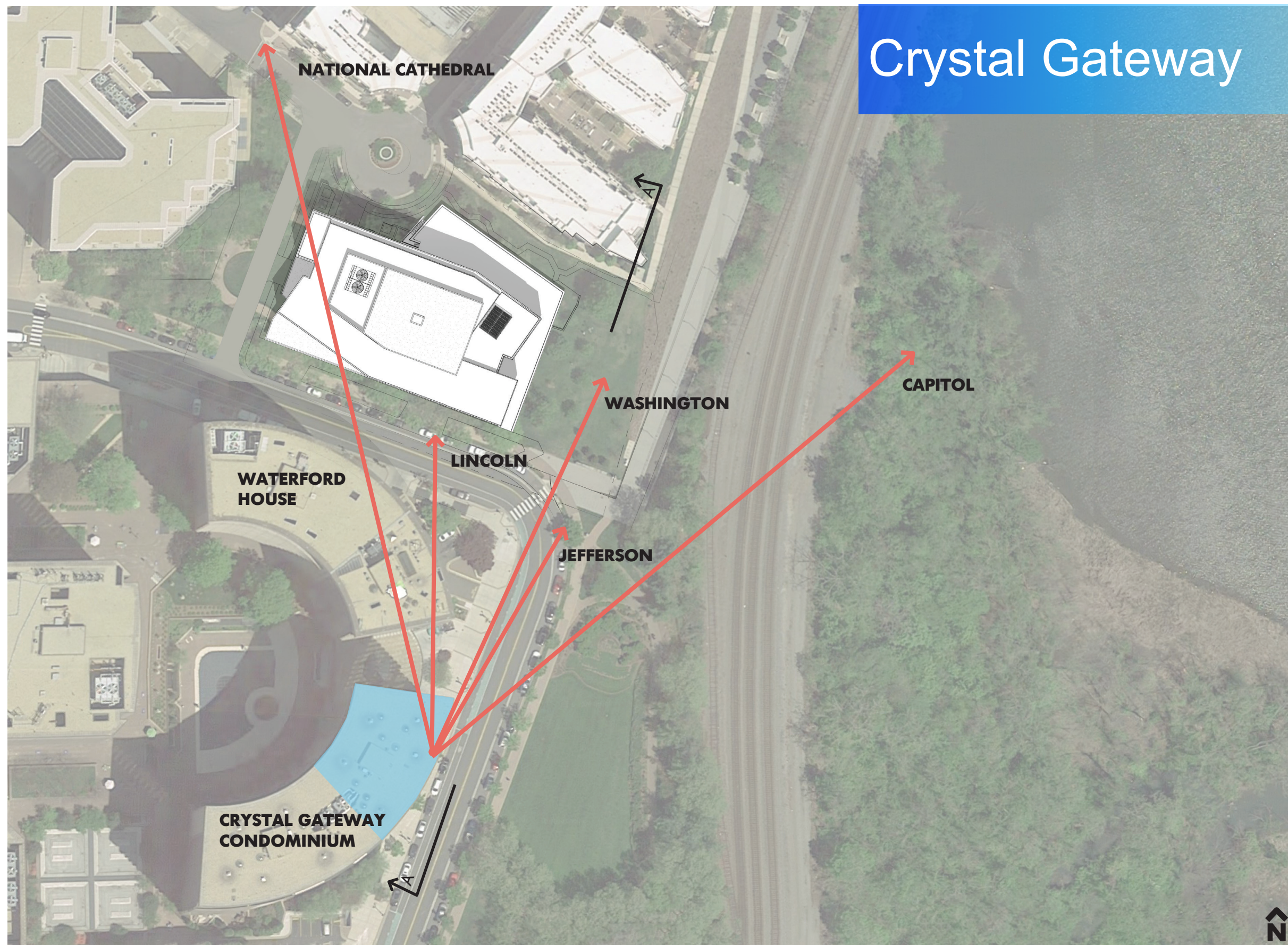
CURRENT VIEW FROM WATERFORD HOUSE, 11TH FLOOR NORTH
101 12TH STREET / CRYSTAL GATEWAY NORTH



CURRENT VIEW FROM WATERFORD HOUSE, 11TH FLOOR NORTH
101 12TH STREET / CRYSTAL GATEWAY NORTH



PROPOSED VIEW FROM WATERFORD HOUSE, 11TH FLOOR NORTH
101 12TH STREET / CRYSTAL GATEWAY NORTH



Crystal Gateway

MONUMENT VIEWS

101 12TH STREET / CRYSTAL GATEWAY NORTH



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CURRENT VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 5TH FLOOR 502S
101 12TH STREET / CRYSTAL GATEWAY NORTH



CURRENT VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 5TH FLOOR 502S
101 12TH STREET / CRYSTAL GATEWAY NORTH



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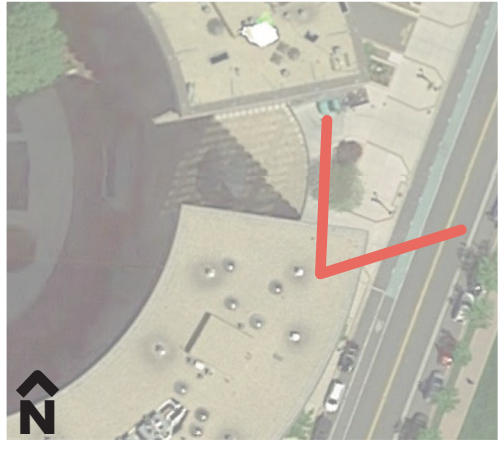


PROPOSED VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 5TH FLOOR 502S
101 12TH STREET / CRYSTAL GATEWAY NORTH



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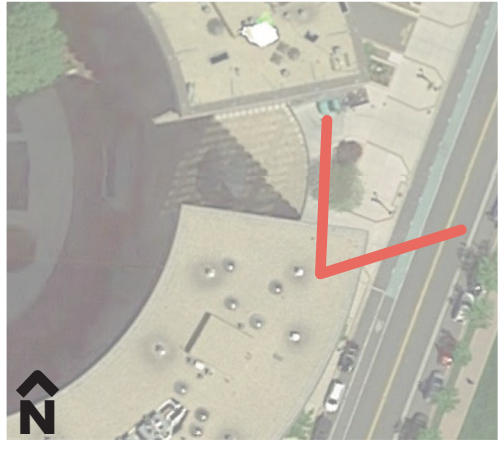


PROPOSED VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 5TH FLOOR 502S LIVING ROOM
101 12TH STREET / CRYSTAL GATEWAY NORTH

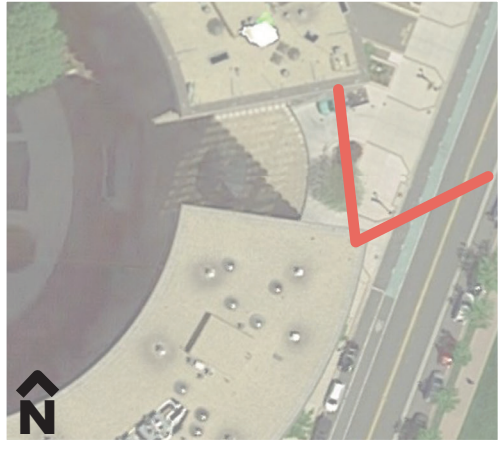


JBG SMITH

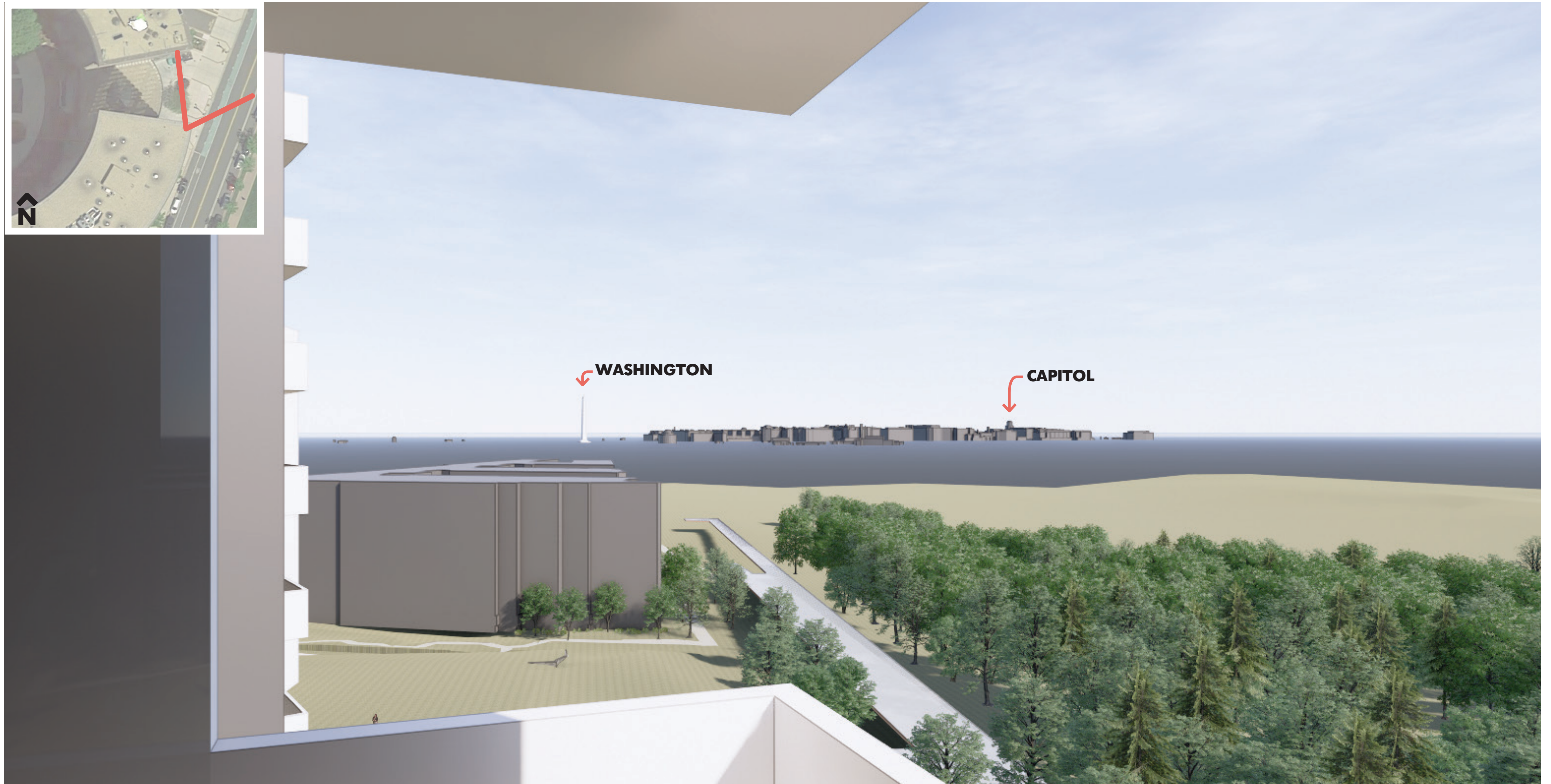
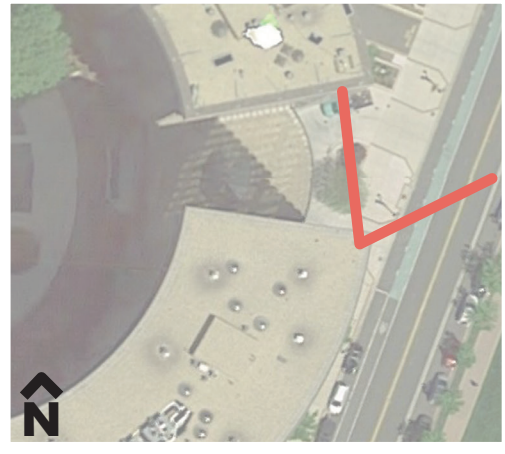
STUDIOS
architecture



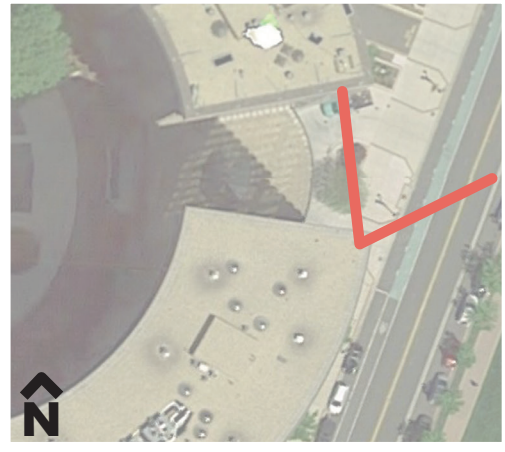
CURRENT VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 5TH FLOOR 502S LIVING ROOM
101 12TH STREET / CRYSTAL GATEWAY NORTH



CURRENT VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 9TH FLOOR 902S
101 12TH STREET / CRYSTAL GATEWAY NORTH

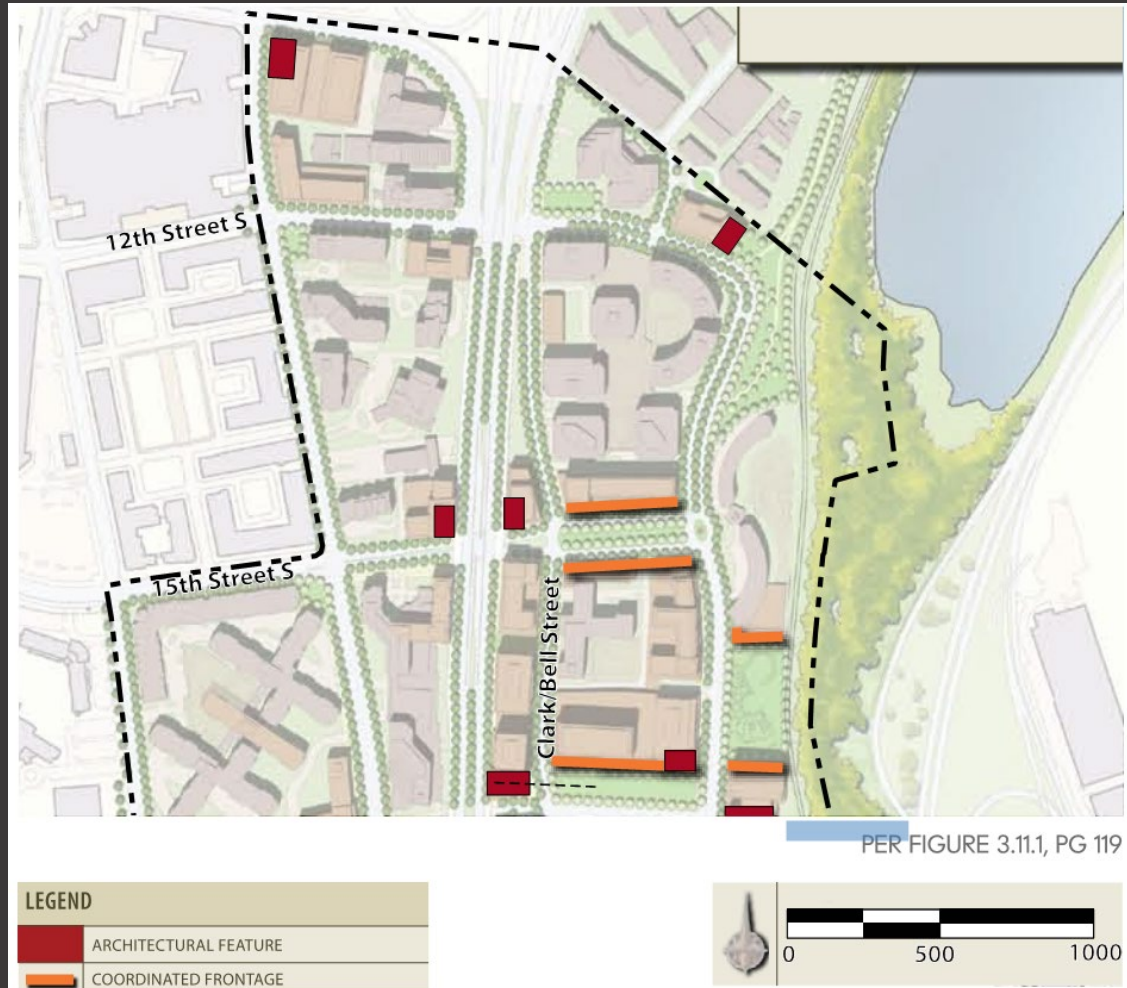


CURRENT VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 9TH FLOOR 902S
101 12TH STREET / CRYSTAL GATEWAY NORTH



PROPOSED VIEW FROM CRYSTAL GATEWAY CONDOMINIUM, 9TH FLOOR 902S
101 12TH STREET / CRYSTAL GATEWAY NORTH

ARCHITECTURAL FEATURE



Goals of **Architectural Feature** from Crystal City Sector Plan

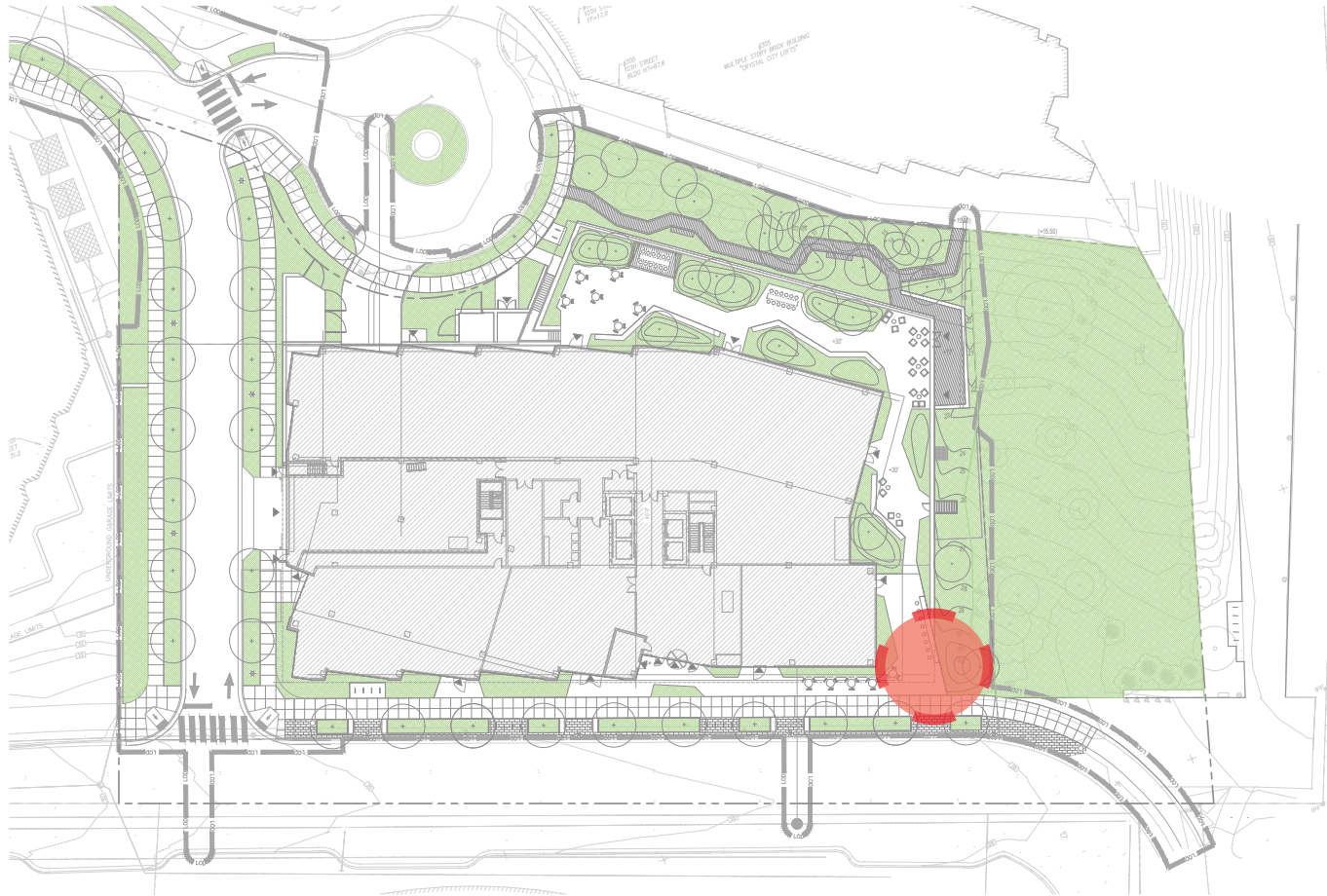
- Establish identifiable landscape, public art, or architectural features at gateway locations between Crystal City and adjoining lower-density residential neighborhoods
- Mark the gateway to long bridge park
- Enrich individuals' experience of place
- Establish a distinct identity of place, symbolically mark gateways and significant points of interest, and contribute to the visual and architectural character of the Crystal city streetscape

Architectural Feature Corner

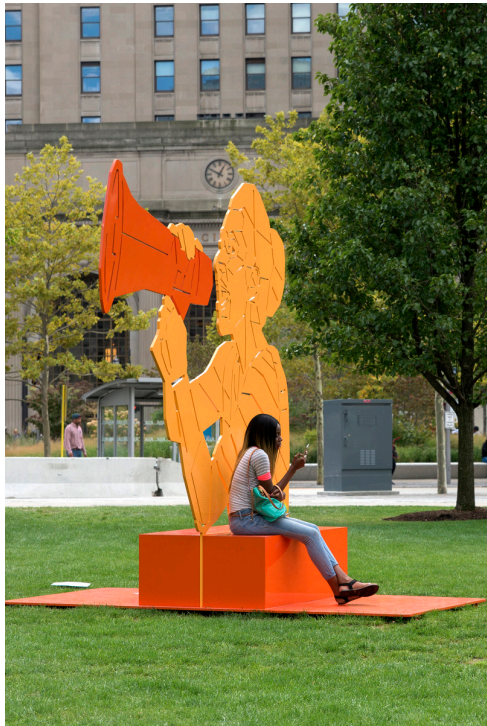




Oscar Tuazon- Growth Rings



KEY PLAN - NTS

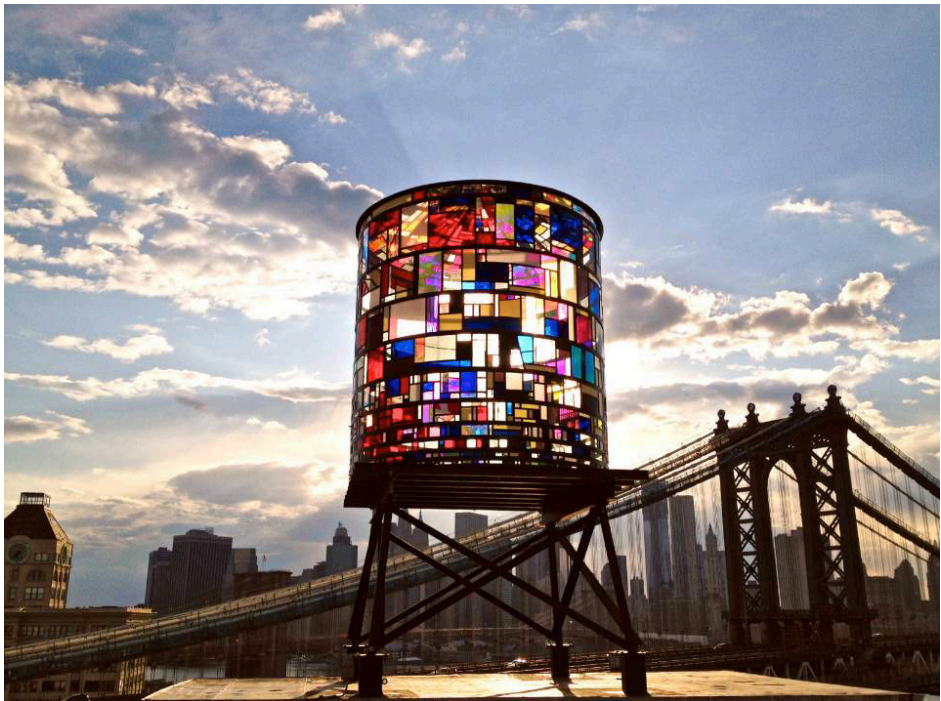


Olalekan Jeyifous - Protest!



- GOALS AND OBJECTIVES
(FROM CRYSTAL CITY SECTOR PLAN):**
- ESTABLISH IDENTIFIABLE LANDSCAPE, PUBLIC ART, OR ARCHITECTURAL FEATURES AT GATEWAY LOCATIONS BETWEEN CRYSTAL CITY AND ADJOINING LOWER-DENSITY RESIDENTIAL NEIGHBORHOODS
 - MARK THE GATEWAY TO LONG BRIDGE PARK
 - ENRICH INDIVIDUALS’ EXPERIENCE OF PLACE
 - ESTABLISH A DISTINCT IDENTITY OF PLACE, SYMBOLICALLY MARK GATEWAYS AND SIGNIFICANT POINTS OF INTEREST, AND CONTRIBUTE TO THE VISUAL AND ARCHITECTURAL CHARACTER OF THE CRYSTAL CITY STREETScape

FUTURE	GREEN			LANDSCAPE SCHEMATIC DESIGN	ARCHITECTURAL FEATURE- PUBLIC ART	
				101 12TH STREET		



Tom Fruin - Water Tower



Olalekan Jeyifous - Condition of Exile



Olalekan Jeyifous - Crown Ether



Diana al Hadid - Delirious Matter



Hank Willis Thomas - MLK and Coretta Scott King Memorial

FUTURE	GREEN			LANDSCAPE SCHEMATIC DESIGN	ARCHITECTURAL FEATURE- PUBLIC ART
				101 12TH STREET	



Jeppe Hein - Please Touch the Art



Teresita Fernandez - Fata Morgana



FUTURE	GREEN			LANDSCAPE SCHEMATIC DESIGN 101 12TH STREET	ARCHITECTURAL FEATURE- PUBLIC ART	
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Thank you