

CCCA Annual Meeting Agenda

November 11, 2020

Congratulations to Veterans!



- Election of new CCCA Officers
- Proposed Minor Amendment to CCCA ByLaws
- Updates on Development in Crystal City from 12th Street to 2525 Crystal Drive (VP Judy Freshman and JBG Smith EVP Andy Van Horn)
- Updates on Livability22202 Working Groups and Issues

Ground Rules for CCCA Zoom Meeting

- Keep videos and microphones off at beginning of meeting and during all presentations (this saves bandwidth).
- You may ask questions via the Zoom chat function during the presentations. We will take as many questions as possible during the time allotted.
- If you wish to speak to make a comment or ask a question, raise your hand (icon at bottom of screen under “Participants”). Wait until you’ve been recognized before unmuting and talking. You may also turn your video on at this time. Lower hand when finished.
- Please be concise and respectful when using the chat function and asking questions of our presenters.
- The meeting is being live streamed on the CCCA Facebook page and recorded for posting later on the CCCA website.

Election of Officers

- Slate will be presented by Election Committee: Aaron Bethencourt, Harry Edelman, Pat Heath
- Candidates will have 2 minutes to present themselves to the membership
 - Vice President for Policy and Planning (Christopher Wimbush)
 - Treasurer (Eric Cassel)
 - Communications Director (Idris Clay)
 - Membership Liaison (Emily Norton)
- Since nominations may not be made from the floor, a motion will be entertained to elect the slate by acclamation in a simple yes/no poll.

Proposed Amendment to ByLaws

CCCA Current ByLaws (approved September 16, 2015)

2. Membership

2.1. Members

Any person aged 18 years or older who resides in a dwelling unit in Crystal City (as defined in Section 1.3) is considered to be a member of the Association.

In addition, residents in that area covered by the Crystal City Section Plan, which is outside the CCCA boundaries established in Section 1.3, may be accepted as members, provided that they are not active members of another civic association.

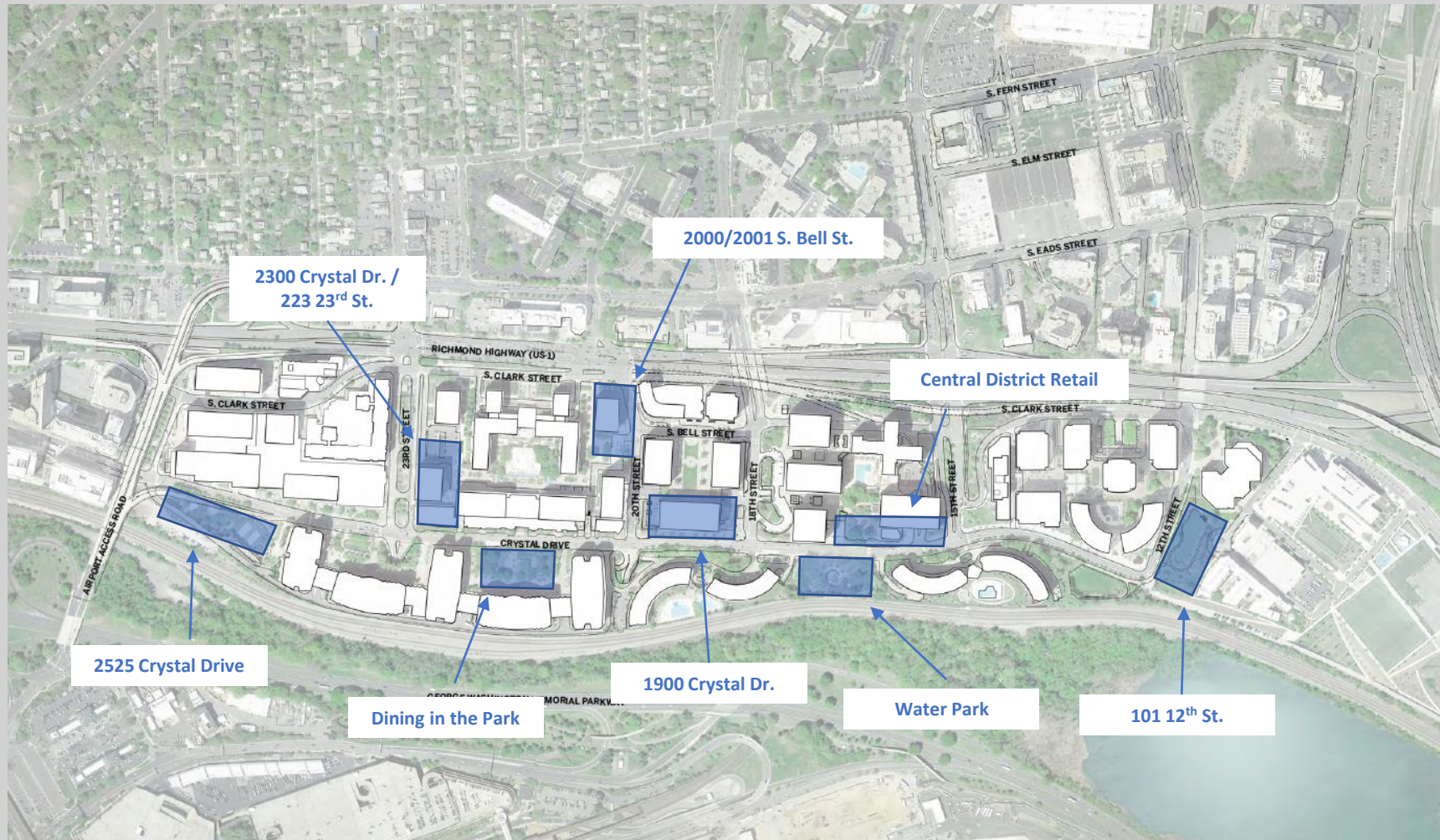
Further, residents of Potomac Yards/Arlington, an area that is outside the CCCA boundaries established in Section 1.3 but currently not covered by any civic association, may be considered as non-voting Associate Members, provided that they are not active members of another civic association.

Justification: We have frequently received requests to join the CCCA from residents in Potomac Yard/Arlington which is not within the CCCA boundaries established in Section 1.3 of the Crystal City Sector Plan but also not currently included in the boundaries of any other civic association. The Executive Committee had therefore planned to start an outreach process in March 2020 to residents in the four buildings there (The Clark, Camden Potomac Yard Apartments, The Sur, The Eclipse Condominiums) to see if there was sufficient interest for us to approach them and the Civic Federation about expanding our CCCA boundaries to include them. COVID intervened. To expand our boundaries officially would require an extensive process of approval by the County that could take up to two years. We have therefore taken an unofficial, flexible approach in the last year to let a few folks join and/or attend meetings, but not vote. It's time to officially approve associate membership which does not require the official process of expanding our association borders.

Updates on Development Projects

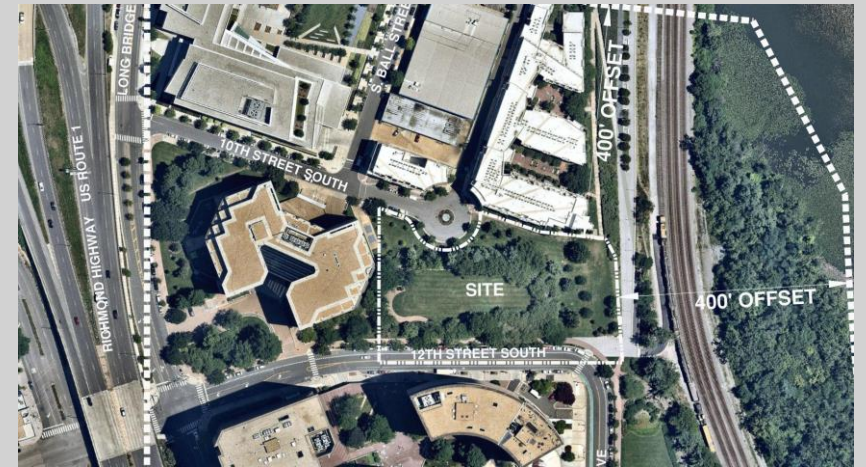
- CCCA VP for Policy and Planning Judy Freshman will present a brief explanation of the following projects and take questions.
- JBGS EVP for Development Andy VanHorn has agreed to assist and answer questions.
- Project List:
 - 101 S. 12th Street
 - Water Park
 - Crystal Square block (grocery, Alamo draft house, Amazon offices, etc.)
 - 1900 Crystal Drive
 - 2150 Crystal Drive (Dining in the Park)
 - 2525 Crystal Drive
 - Crystal Plaza Block Plan (4 JBGS sites plans between 20th and 23rd Streets)
 - 2000 & 2001 South Bell St.

Updates on Development Projects - Map



101 S 12th Street

- JBG Smith Site Plan for 9-story commercial building
- 2 community engagement meetings; SPRC and PC meetings; scheduled to go to County Board Nov. 14
- Positive features:
 - LEED Gold
 - Solar array / green roof / 15% energy reduction over ASHRAE
 - Enhanced Stormwater Management
 - Gateway park (54,500 sq ft) dedicate in fee simple to County; \$300,000 for park design
- Remaining concerns:
 - Ball Street extension 12th to 10th: not “our” community benefit; poses safety risks; TC and PC recommend additional design to minimize traffic and emphasize pedestrians
 - Architectural feature: is glass wall enough?
- Construction 2021 dependent on signed tenant lease



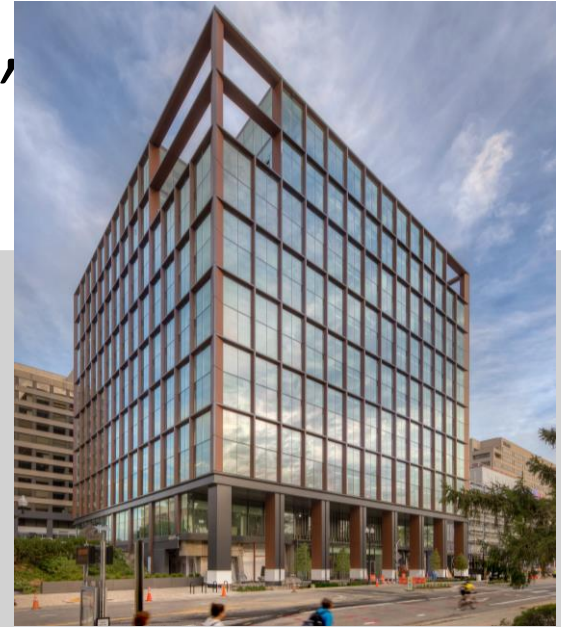
Crystal Square block (grocery, Alamo Draft House, etc.)

- Exterior construction finished and sidewalks reopened by end of 2020
- Tenants control timing of fit out and announcements; opening dates remain uncertain



Crystal Square block (Amazon Offices, Mortons)

- Timing:
 - Construction
 - Occupation by Amazon
 - Mortons Restaurant
- Other Retail?
- Other vacancies on the block?
- Second Metro entrance and 18th Street Park



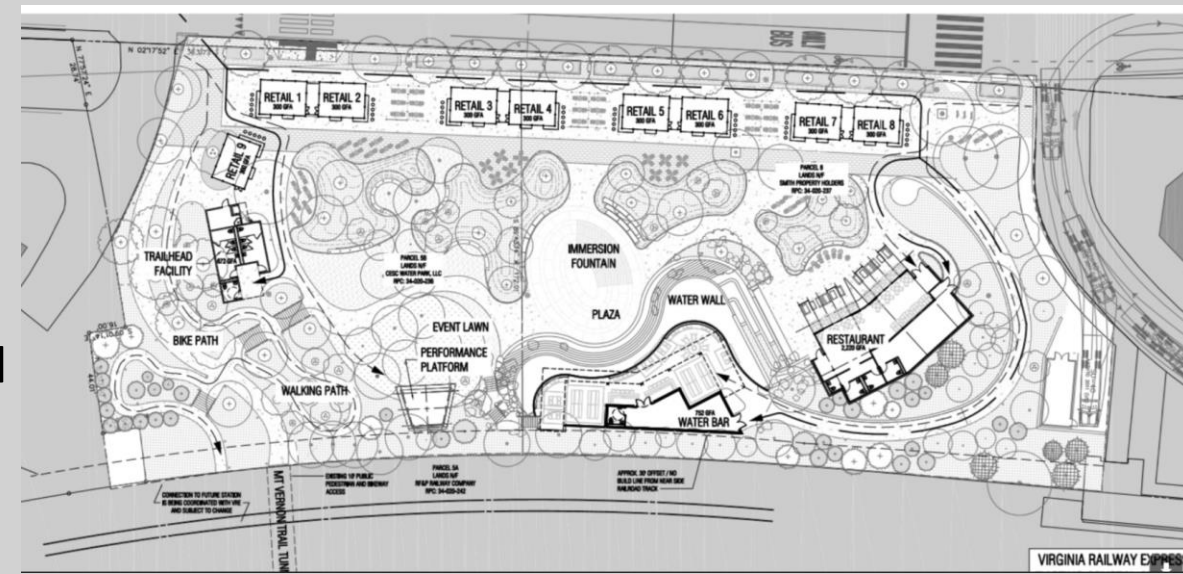
1900 Crystal Drive

- JBG site plan for 2 residential towers and Center Park approved by County Board March 2020
- Construction anticipated to start in first half of 2021
- Anticipate meeting with civic associations to review construction logistics in coming months



Water Park

- Private park owned by JBGS and Equity Realty
- JBGS plan to activate park under discussion with County (Minor Site Plan Amendment)
- Community engagement process promised by County
- Positive features:
 - Water / Wine Bar
 - Splash fountain for kids
 - Meandering pathways
- Remaining concerns:
 - Trying to do too much
 - Removal of side fountain walls
 - “Retail wall” concern with kiosks
 - Resolving VRE connection and Mt. Vernon trail



2150 Crystal Drive (Dining in the Park)

- 4.1 approved previously, minor site plan amendment under consideration by County by end 2020
- Full-service restaurant with garden dining on northern half of park



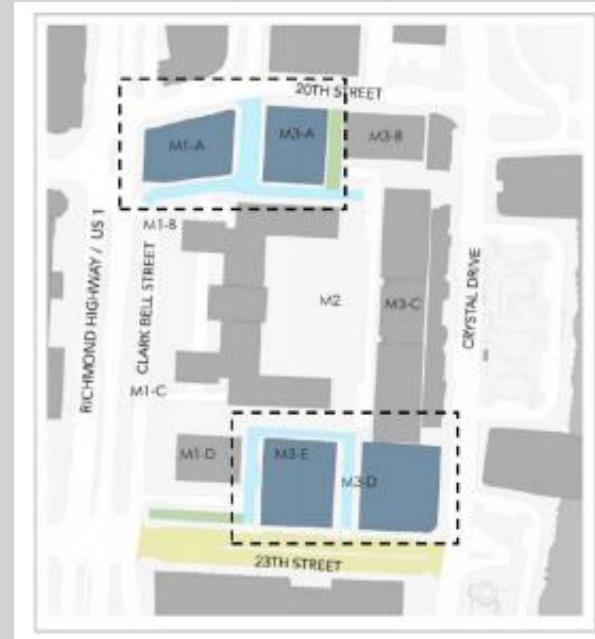
2525 Crystal Drive

- JBG SMITH currently anticipates developing a two-tower concept with ground floor retail on the site.
- The development will improve the adjacent park, Crystal Park, that is included in the sector plan.
- Revised 4.1 application on hold pending ongoing County Height Study.
- One of the sites proposed by Livability22202 for a Two-Venue theater



Crystal Plaza Block Plan (Block M)

- JBGS site plan for Plaza Block (Block M) proposed redevelopment
 - 2 residential towers proposed at northern end of block
 - 1 residential tower and 1 office building proposed at southern end of block
- 2 LRPC meetings held to review overall block evolution over time
- Positive features:
 - Block infrastructure delivers Clark-Bell Street in both functional and interim final conditions as contemplated by Sector Plan
 - 26,000 sf of permanent open space
- Remaining concerns:
 - Underground connectivity
 - Interim open space



2000/2001 S. Bell redevelopment & 223 23rd St/2300 Crystal redevelopment



Final Block M Condition

2000 & 2001 S. Bell Street

- JBGS site plan for two residential towers with ground floor retail and a shared parking garage
 - 2000 S. Bell – 24 stories, 365 units, 18,500 sf retail
 - 2001 S. Bell – 19 stories, 421 units, 11,060 sf retail
- 2 LRPC meetings held in conjunction with Block M review; SPRC meetings to start soon
- Positive features:
 - Instituting portion of realigned of Clark-Bell per Sector Plan (2000 S. Bell design adjusted post LRPC meetings to accommodate gentler curve)
 - Building locations and massings intended to complement surrounding buildings and bring new architecture to the block
 - Retail frontage that connects to open space along North, South, and East frontages of block
- Remaining concerns:
 - Underground connectivity
 - Small modifications to bulk plane angles
 - Architectural feature on 2001 S. Bell

