



# CCCA Meeting

JANUARY 27, 2021

## Agenda:

1. **Washington Housing Conservancy  
& Crystal House**
2. **1900 Crystal Drive**
3. **2000/2001 Bell Street**
4. **Q&A**



# Housing + Opportunity

The Washington Housing Conservancy

# Our Purpose

WHC preserves affordable housing, avoids displacement, and promotes economic mobility, particularly for moderate to low income people of color.



# Washington Housing Conservancy: Key Principles

- Commit to long-term affordability
- Focus on high-opportunity locations across the Washington region
- Invest at scale, with speed, certainty, and flexibility
- Sustain and strengthen inclusive communities
- Build a replicable model

## Goals

- Preserve 3,000 units of naturally occurring affordable workforce housing
- Prevent displacement & address resident needs
- Provide new, private capital for workforce housing

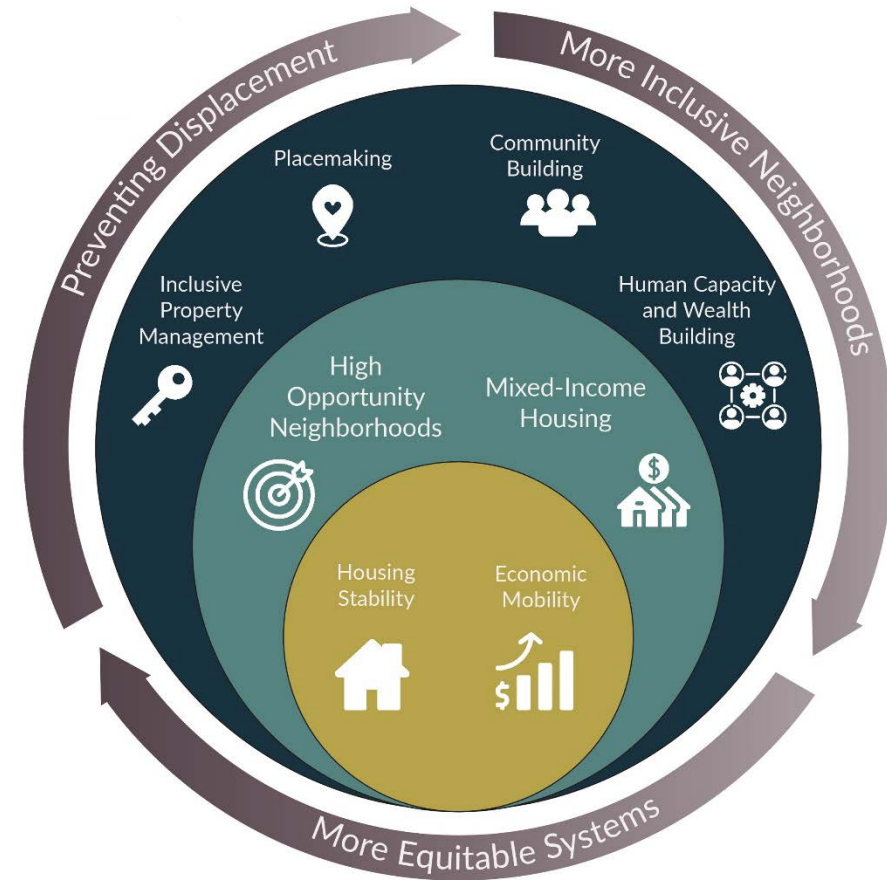


# Housing Stability → Economic Mobility

*WHC aims to promote stability and opportunity for mixed-income residents, creating a path to wellness, economic mobility and greater neighborhood and civic engagement*

## Four Key Strategies:

- Inclusive Property Management
- Human Capacity and Wealth Building
- Placemaking
- Community Building





## Placemaking

Placemaking is using the assets of buildings, shared spaces and neighborhoods to creatively foster a deeper sense of place, cultural preservation and well-being.

# WHC Strategies



## Community Building

Community building is promoting connections and building trust among members of a community to achieve a sense of social cohesion, belonging and mutual well-being.

## Inclusive Property Management

Inclusive property management prioritizes intentionality around respect, support and engagement of all tenants on top of excellent maintenance of a high-quality building and grounds.

## Human Capacity and Wealth Building

Human capital development includes services, supports and experiences that promote economic mobility, educational advancement, self-sufficiency and self-determination.

# Our Operating Principles

1

Advance  
Racial Equity  
and Inclusion

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2

Aim for  
Universal  
Quality

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3

Maximize  
Resident  
Choice and  
Voice

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4

Innovate,  
Improve and  
Be Agile

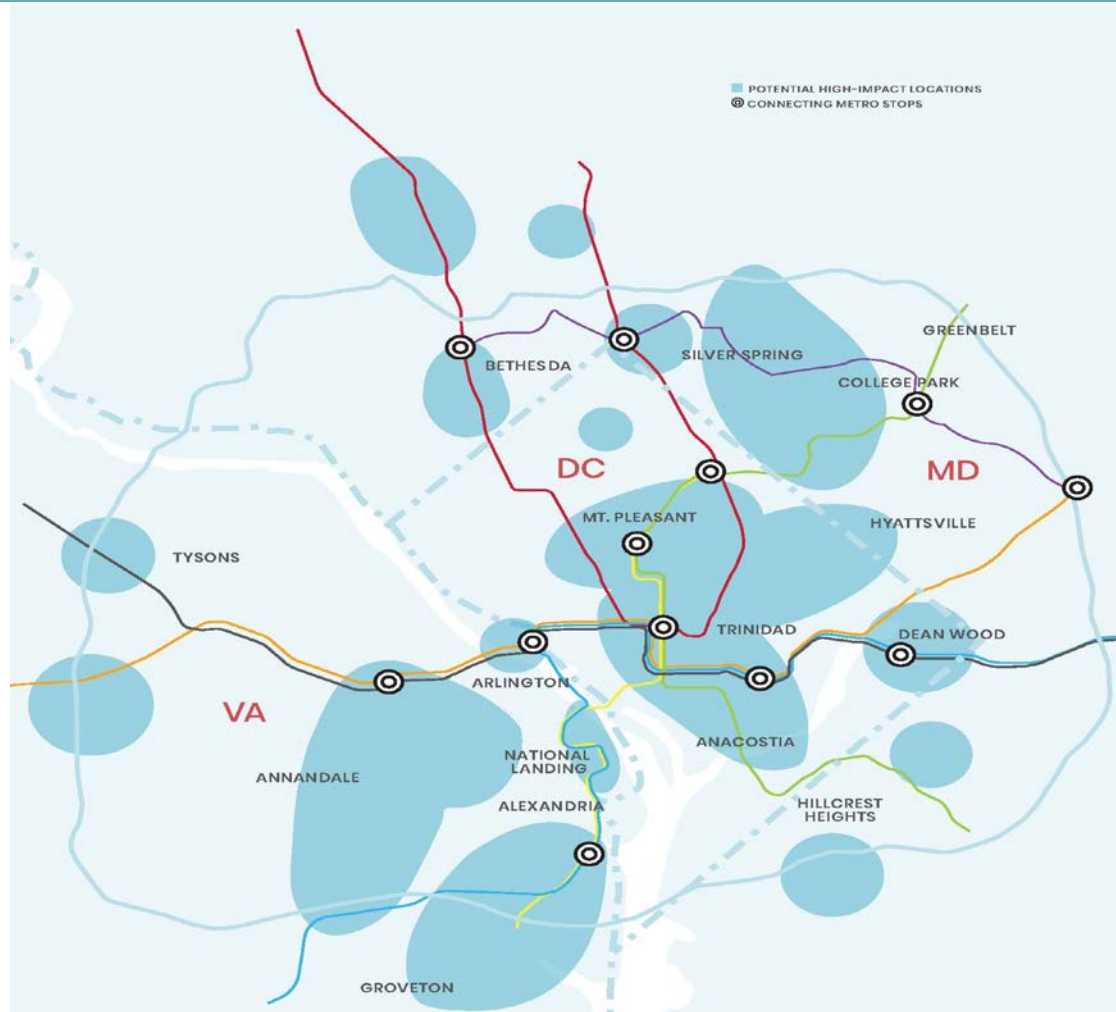
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5

Promote  
Trust and  
Respect

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# Focus on High-Opportunity Neighborhoods



**High-Opportunity Neighborhoods** are places that are relatively affordable today, but growing rapidly

- Above-average population growth
- Proximity to jobs & transportation
- Large rental housing stock
- Mixed income areas
- Private investment will drive change:
  - More retail and family amenities
  - Less affordability

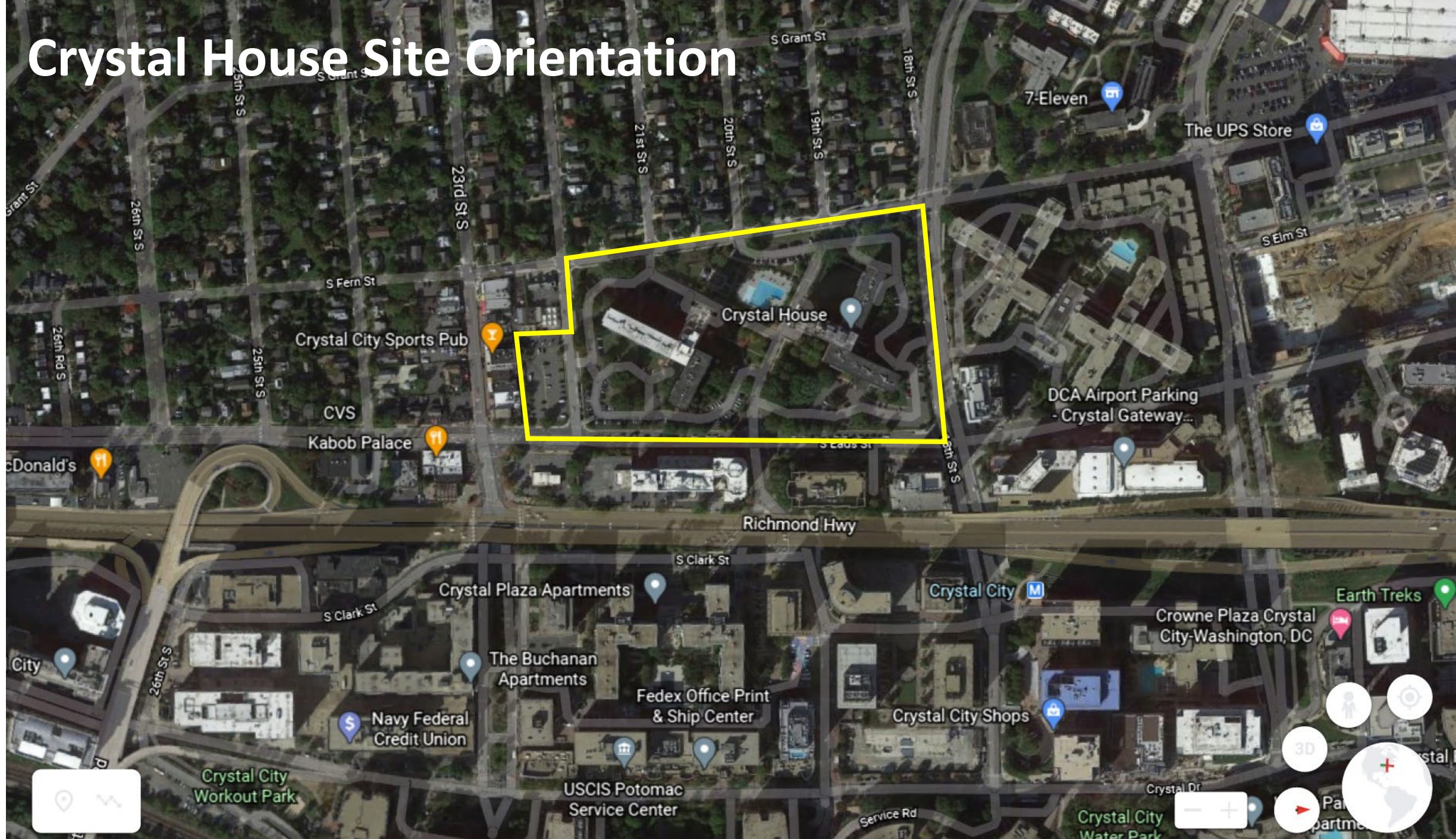
## Location drives impact:<sup>1</sup>

- Growing up in a high-opportunity neighborhood improves a child's outcomes:
  - 27% more likely to go to college
  - 30% higher earnings over their lifetime

<sup>1</sup> Adapted from *More Than a Home*, Enterprise Community Partners, November 2017



# Crystal House Site Orientation





# Crystal House Acquisition Overview

- Amazon provided a \$336 million below-market loan to the WHC and grants totaling \$42 million to preserve Crystal House's existing 825 apartments
- In addition to Amazon's \$378 million investment, WHC is investing \$5 million in equity in the acquisition and the Washington Housing Initiative, through its Impact Pool, is providing \$6.7 million in loans.
- JBG Smith will manage the property on behalf of WHC

# Crystal House Site





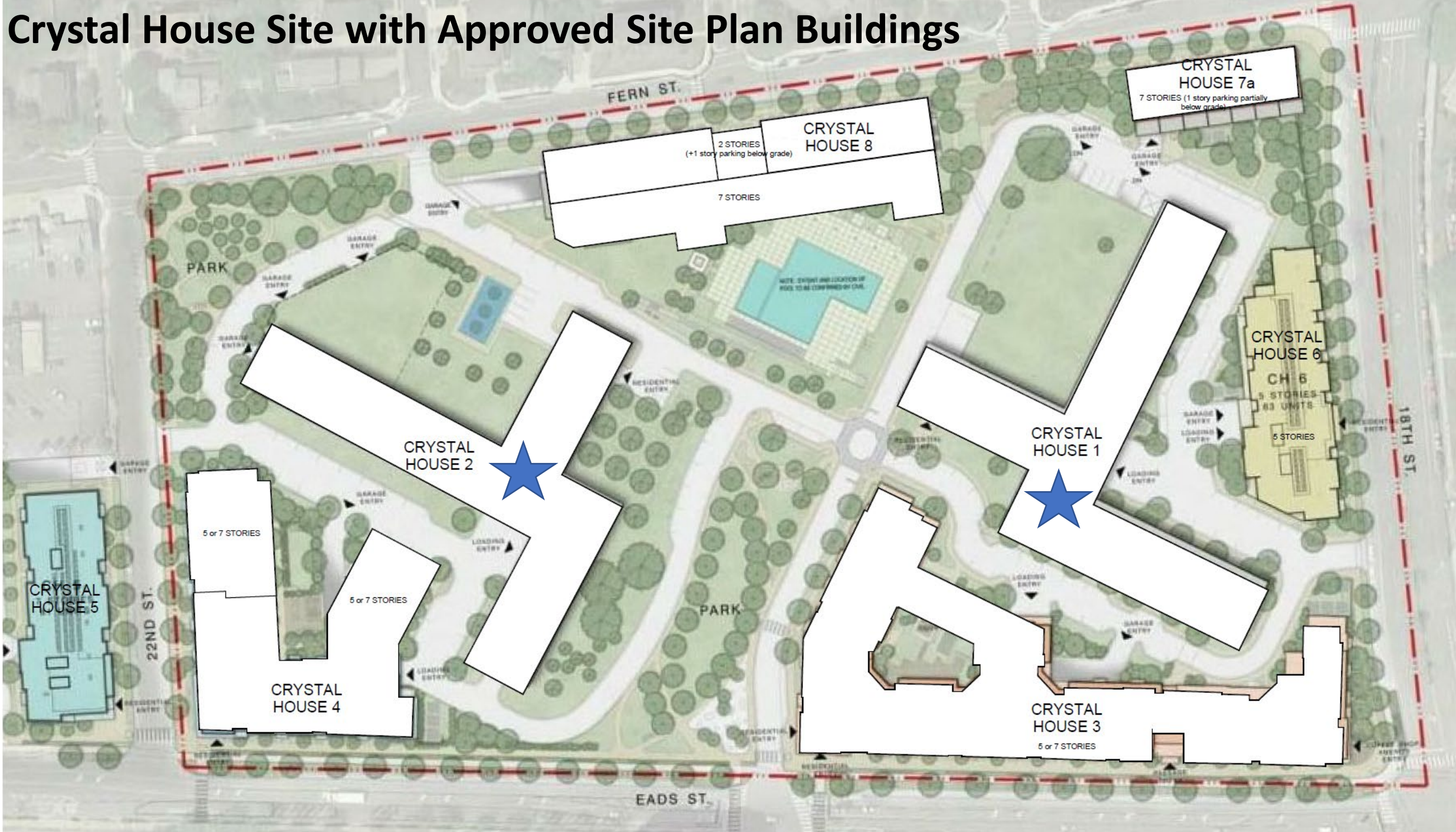
# Affordability Overview

- Workforce and affordable units will be phased in through naturally occurring vacancies so that at the end of five years 75% of the units (619 units) will be restricted to households earning no more than 80% of AMI
  - Of the 619 income-restricted units, 165 will be further restricted to households earning no more than 50% of AMI
  - There remains an opportunity to develop an additional 717 apartments and 21 townhomes on the site.
- The affordable units will be spread among the unit types at Crystal House so that there are affordable options for singles, couples, and families. The target mix of affordable units is below:

Unit Type	Number of Units at or below 80% AMI
Studio	199
1BR	284
2BR	118
3BR	18

- The remaining 206 units in the buildings will be unrestricted to prevent an ‘income cliff’ at Crystal House

# Crystal House Site with Approved Site Plan Buildings





**1900 Crystal Drive**

**CCCA Meeting**

JANUARY 27, 2021



View from  
Southeast







View from  
Northeast



View from East

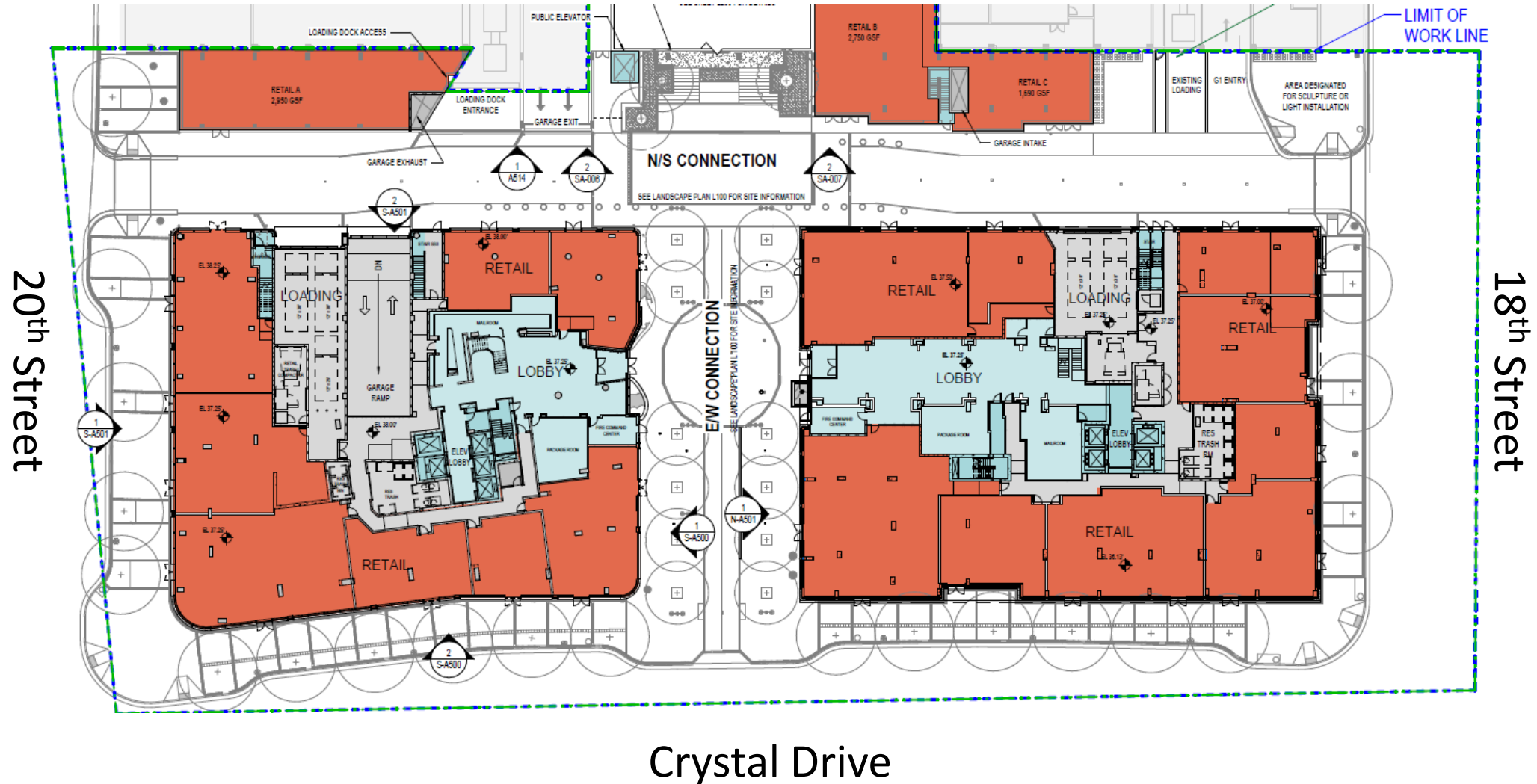




# 1900 Crystal Drive Program

	North Tower	South Tower	Total
Units	337 units	471 units	808 units
Residential GSF	375K SF	413K SF	~788K SF
Retail GSF	18K SF	22K SF	~40K SF
Parking Ratio	.33 / Unit Ability to share parking with office use		
Bike Parking	1 per unit; ~300 at ground floor Covered visitor bike & scooter parking		

# 40,000 SF & 8 Sides of Retail





# Questions?

**1900CrystalDrive@jbgsmith.com**

**Community Meeting: February 2<sup>nd</sup>, 2021 @ 7pm**

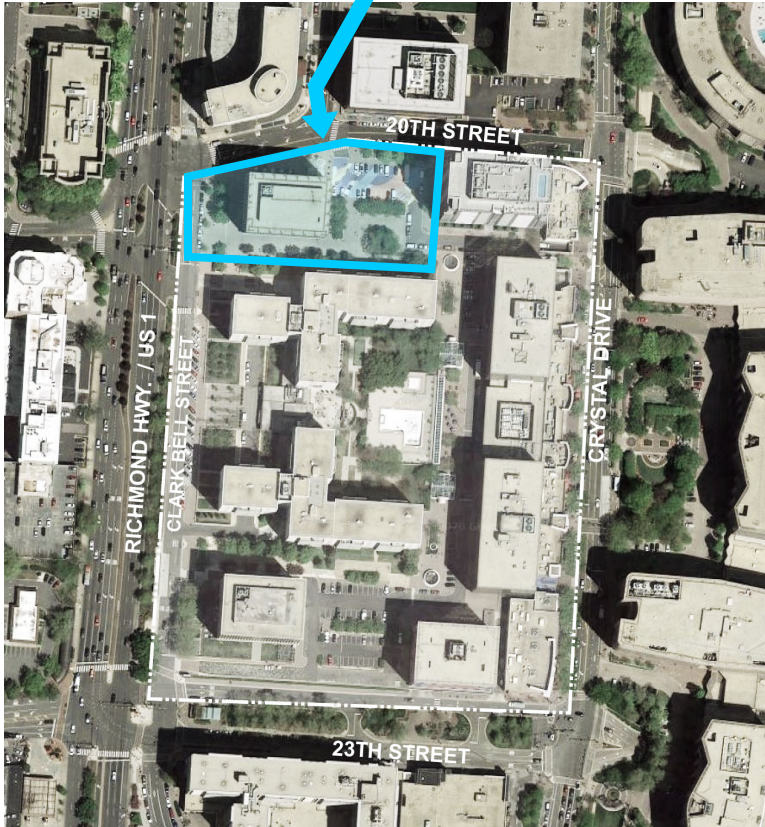
**Signup Here:** [https://jbgsmith.zoom.us/meeting/register/tJMpc-qtpjssE9w1mDk04zSHM1UKP6\\_eir7B](https://jbgsmith.zoom.us/meeting/register/tJMpc-qtpjssE9w1mDk04zSHM1UKP6_eir7B)



2000/2001 SOUTH BELL ST

# Existing Site

## 2000/2001 SITE



## Current Timeline

**Aug. 2020 – Site Plan Acceptance**

**8/3/20 – Block M Online Engagement Opportunity**

**9/10/20 – Virtual LRPC Meeting #1**

**10/19/20 – Virtual LRPC Meeting #2**

**12/28/20 – Virtual Engagement #1**

**2/18/21 – Virtual SPRC #1**

**TBD – Virtual SPRC #2**

**TBD –Virtual-Wrap Up LRPC/SPRC Meeting**

**TBD –Transportation Commission Meeting**

**TBD –Planning Commission Meeting**

**TBD –County Board Approval**

**5/21/21 – Estimated Abatement Completion (2001 Richmond Highway) / Estimated Tower Demolition Start Date**

**Sept. 2021 – Estimated Tower Demo Completion/Construction Start**

**Summer 2025 – Estimated Delivery of Both Towers**

## Project Information

### **West Tower (2000 S. Bell) –**

- 338 Units
- 250' Height
- Designed by KPF

### **East Tower (2001 S. Bell) –**

- 421 Units
- 200' Height
- Designed by STUDIOS Architects

### **Total Site –**

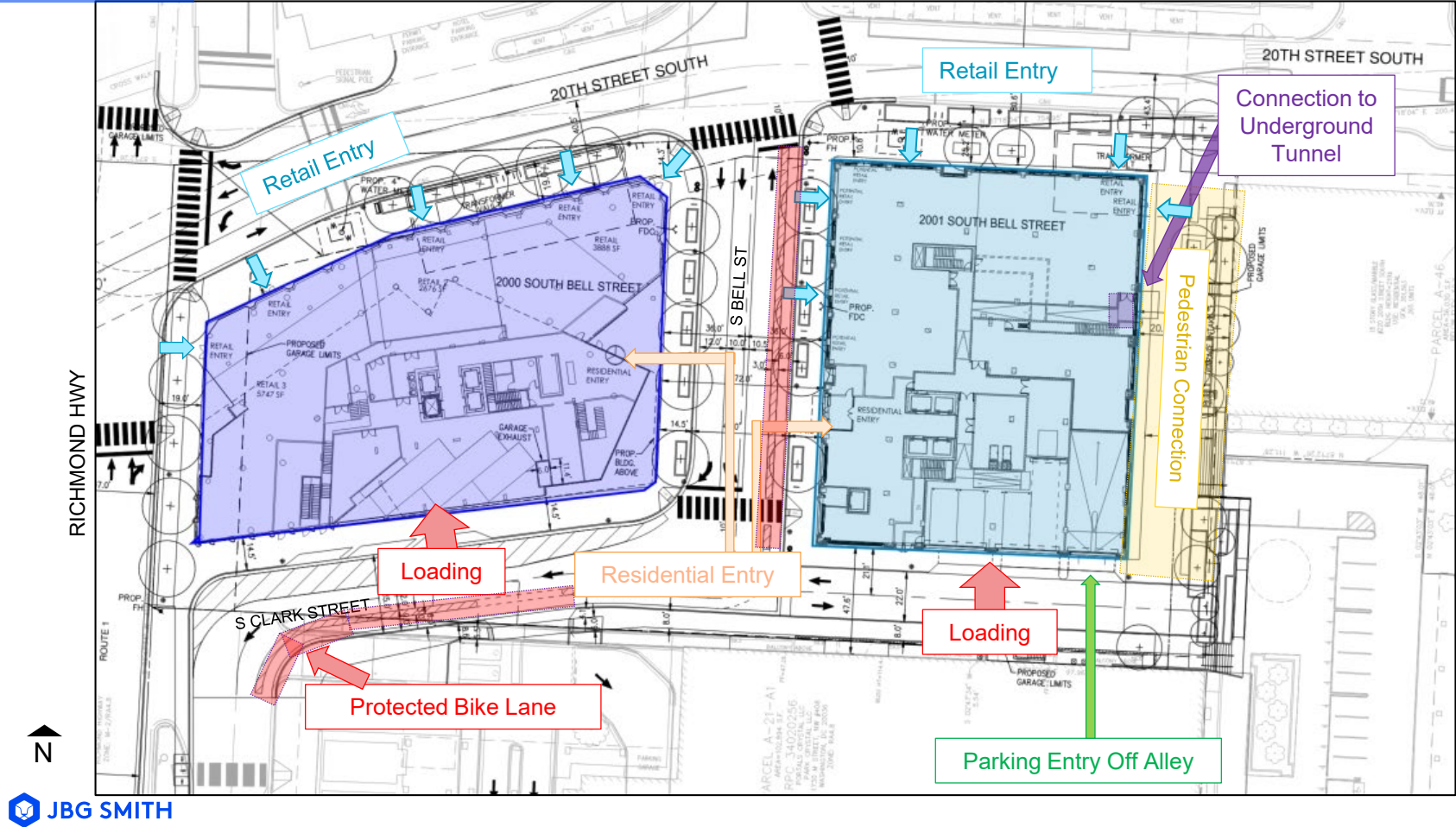
- 321 Parking Spaces
- 332 Bicycle Spaces
- Direct Access to Crystal City Underground and Metro

### **Virtual SPRC #1 Topics –**

- Crystal City Underground
- Site/Plaza Block Open Space
- S. Bell Street Bike Lanes



# Site Plan



# AERIAL VIEW LOOKING SOUTH

## Key areas of feedback:

- Transportation network connections;
- Architecture;
- Sustainability Commitments;
- Underground Connection Design;
- Open Space Design / Commitments;

