



JBG SMITH Development Update

CCCA Executive Committee Meeting

JULY 2021

Agenda

- 241/251 18th St. Plaza Upgrades
- 2250 Crystal/223 23rd Site Plan Submission
- Updates on active projects and Q&A

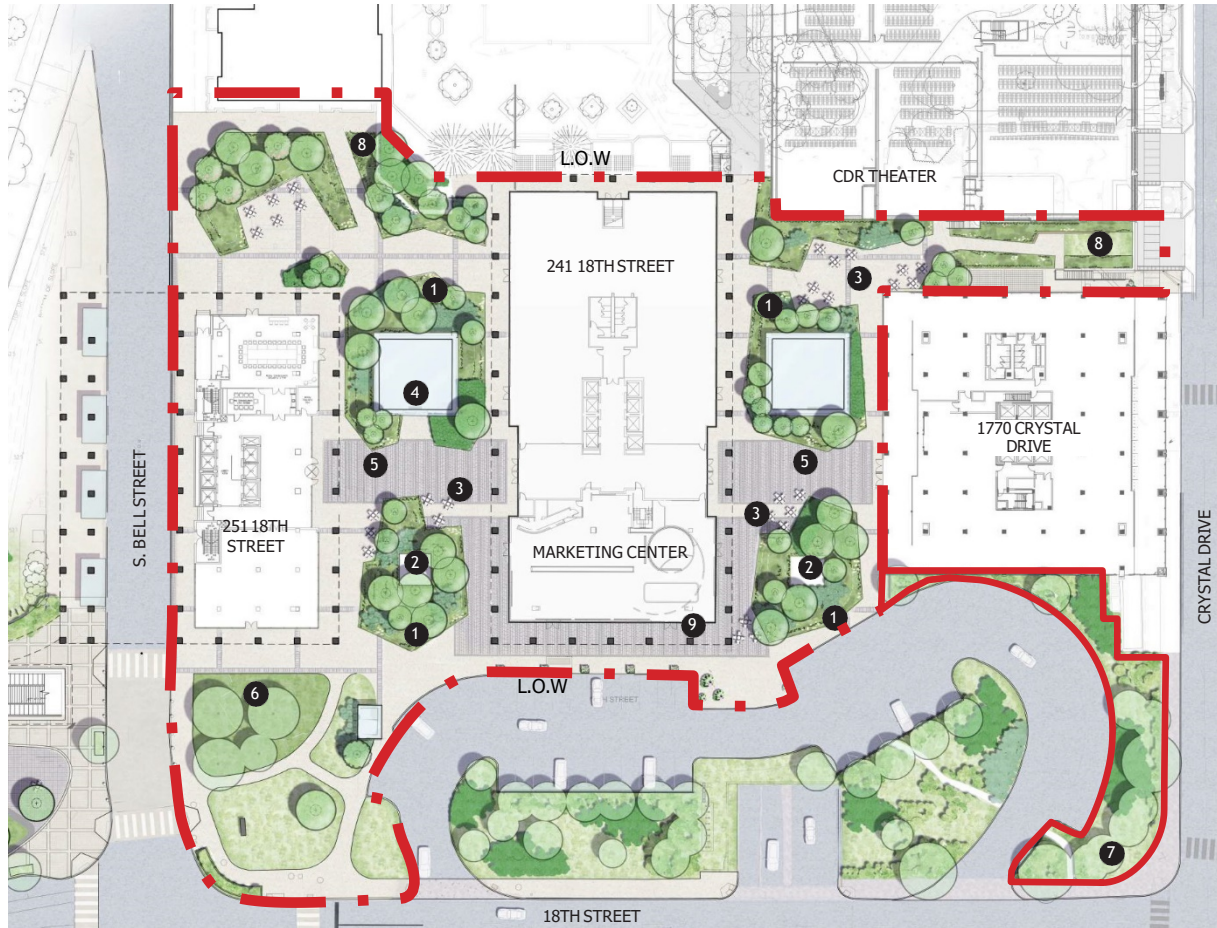
241/251 18th St. Plaza Upgrades

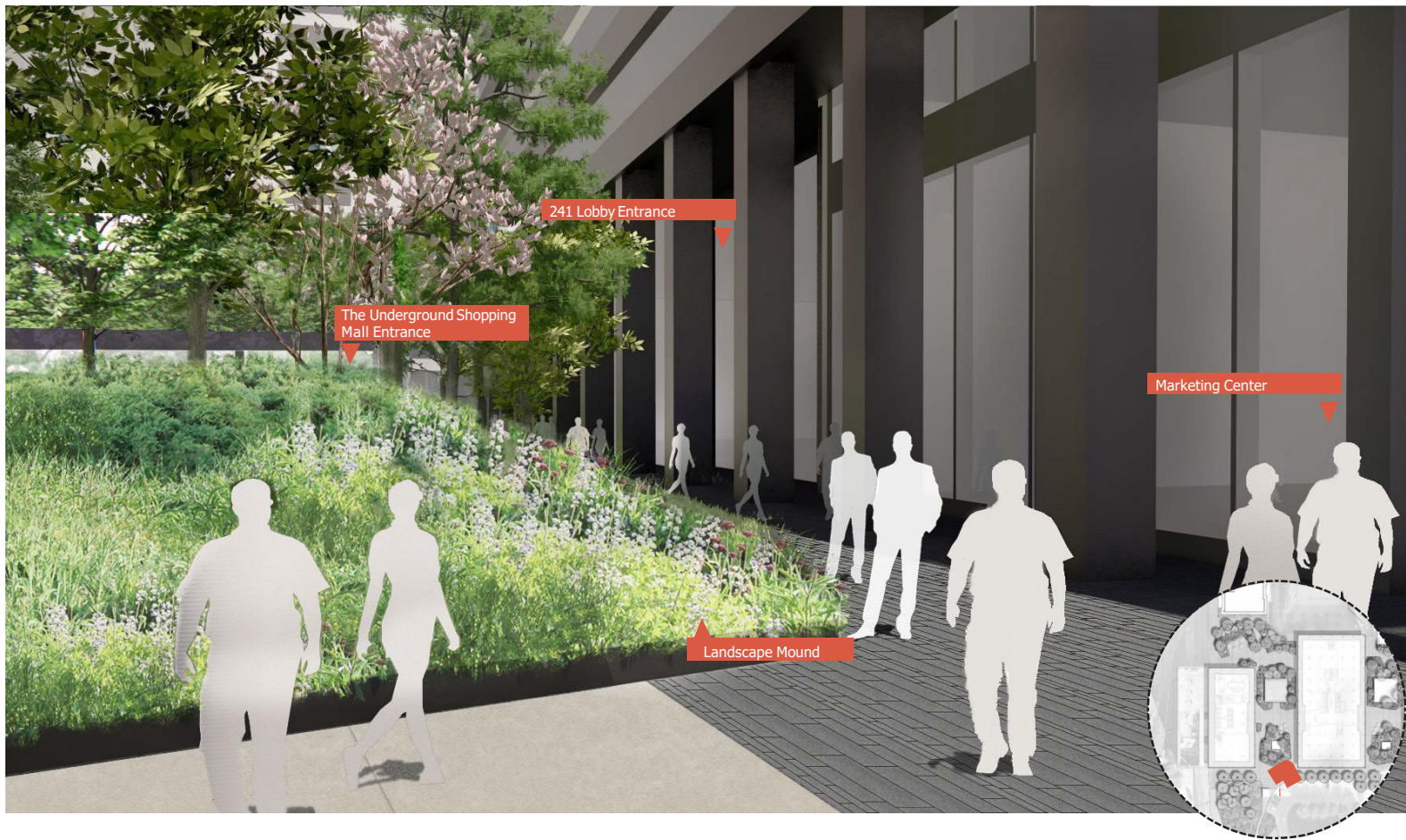
Crystal City Context















Schedule

- August 2021 – Construction Start
- December 2021 – Phase I Complete
- March 2022 – Full Project Complete

2250 Crystal & 223 23rd Site Plan Submission

Crystal City Context



Sector Plan

- Massing: two towers
- Open Space: 13k sf park at southwest corner
3k sf plaza on east side
- Streets: Narrowed 23rd Street
- Height: 300' + an additional 2 to 3 stories
- Use: Mixed-use; minimum 40% residential



Existing Conditions 3D view - Figure 3.3.11

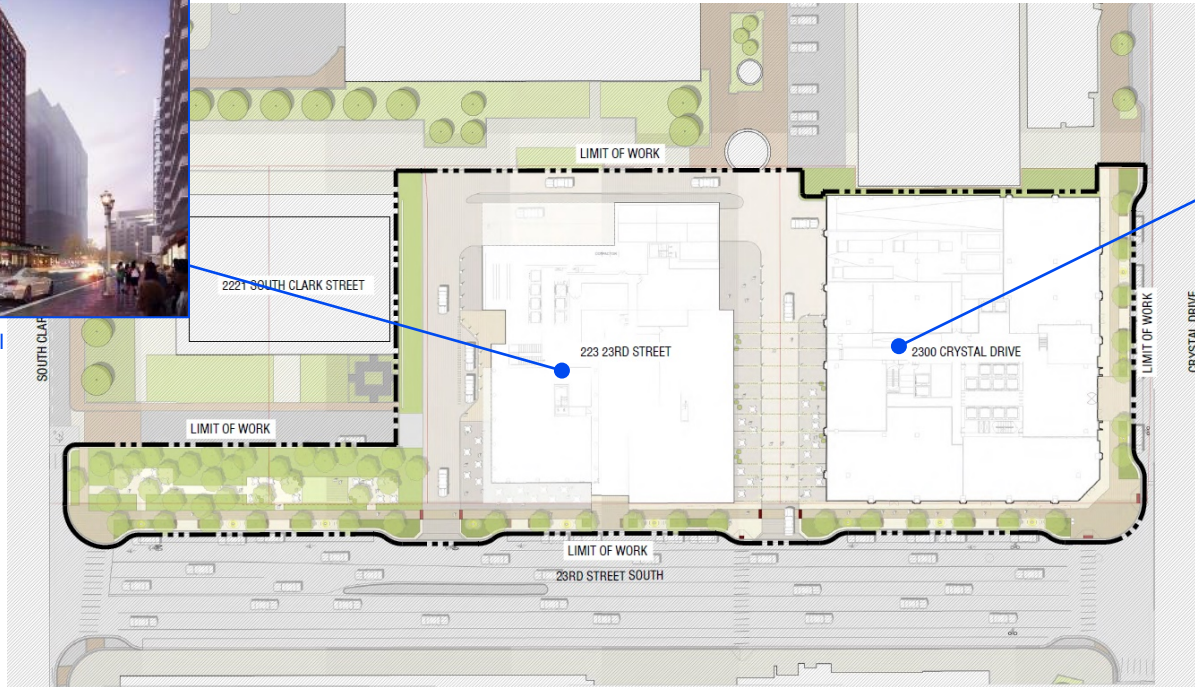


Proposed Plan 3D View - Figure 3.3.12

Previous Scheme



223 23rd St Residential



2300 Crystal Office

Program Comparison

Previous Proposal

	2300 Crystal	223 23 rd	Total
Residential Units		528 units	528 units
Residential GSF		520K SF	~520K SF
Office GSF	520K SF		~520K SF
Retail GSF	15K SF	20K SF	~35K SF
Parking	269 spaces	194 spaces	463 spaces

Current Proposal

	2250 Crystal	223 23 rd	Total
Residential Units	827 units	613 units	1,440 units
Residential GSF	670K SF	500K SF	~1.17M SF
Office GSF			
Retail GSF	17K SF	5K SF	~22K SF
Parking Ratio	.3 / Unit Portion parked across the street		

Site Plan

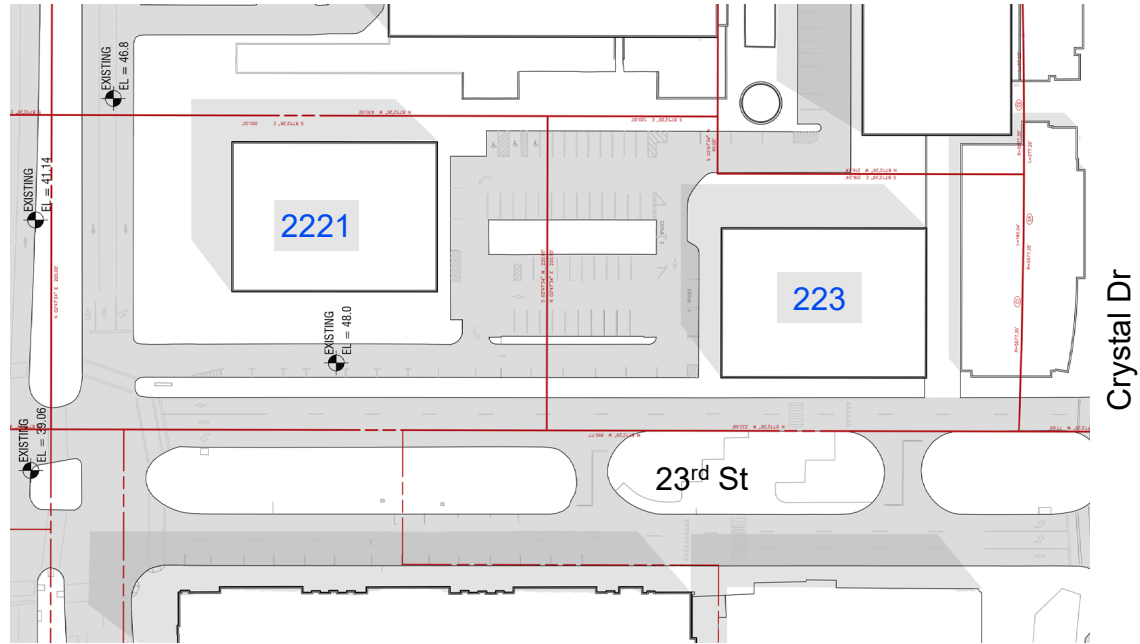
- ▶ Building Entry
- ▶ Parking Entry
- ▶ Loading



Open Space

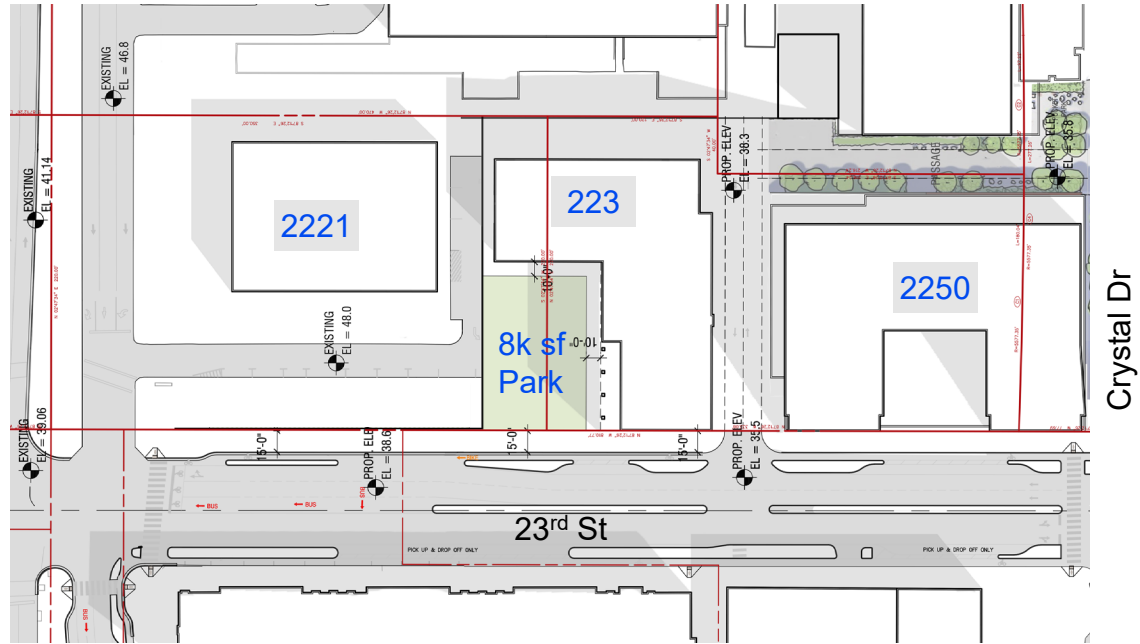


Open Space



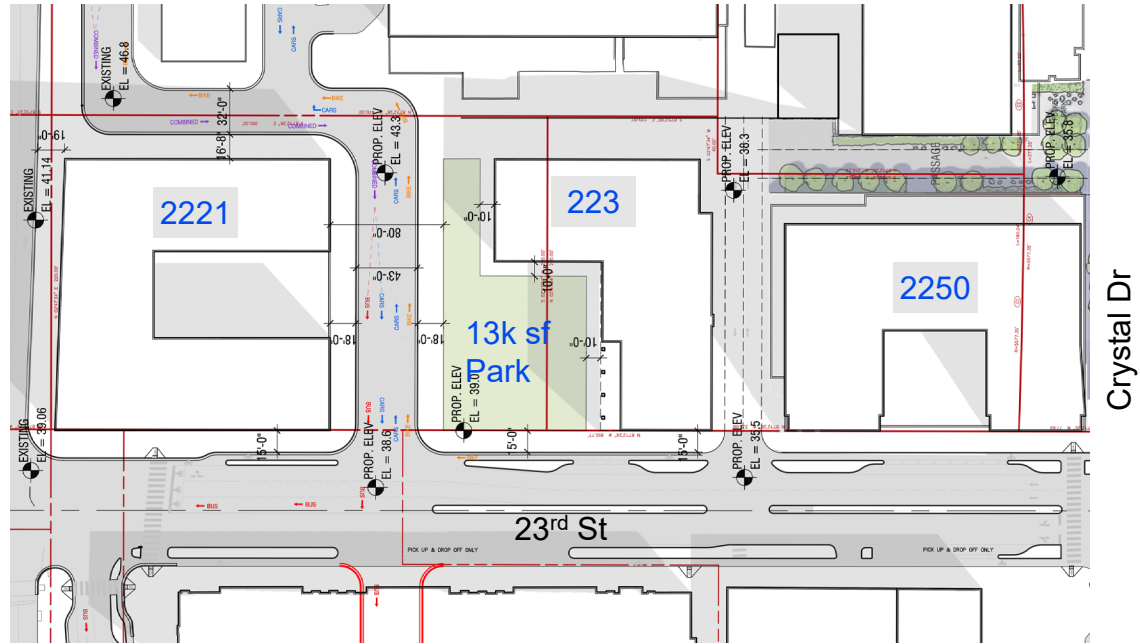
Existing Condition

Open Space



2250/223 Proposed Site Plan

Open Space



Future 2221 Development

Parking



2250 Renderings



2250 Renderings



223 Renderings



223 Renderings



Schedule

- July 2021 – 4.1 application submitted
- October 2021 – Estimated first LRPC Meeting
- April 2022 – Estimated County Board date
- December 2022 – Earliest potential construction start

Other Project Updates

1900 Crystal Drive

- March 2021- Construction started
- November 2021 – Excavation complete
- March 2022 – Concrete completed to grade
- Q1 2023 – Concrete top out
- Q1 2024 – Sitework complete
- Q2 2024 – Towers complete

2000/2001 S Bell St.

- July 2021 – Tower Demolition Start
- November 2021 – Tower Demolition Completion
- December 2021 – Construction Start
- Q1 2025 – Estimated 2001 S. Bell Completion
- Q2 2025 – Estimated 2000 S. Bell Completion

Water Park

- Late August 2021 – Early demolition work
- October 2021 – Construction start
- April 2023 – Construction completion

QUESTIONS?