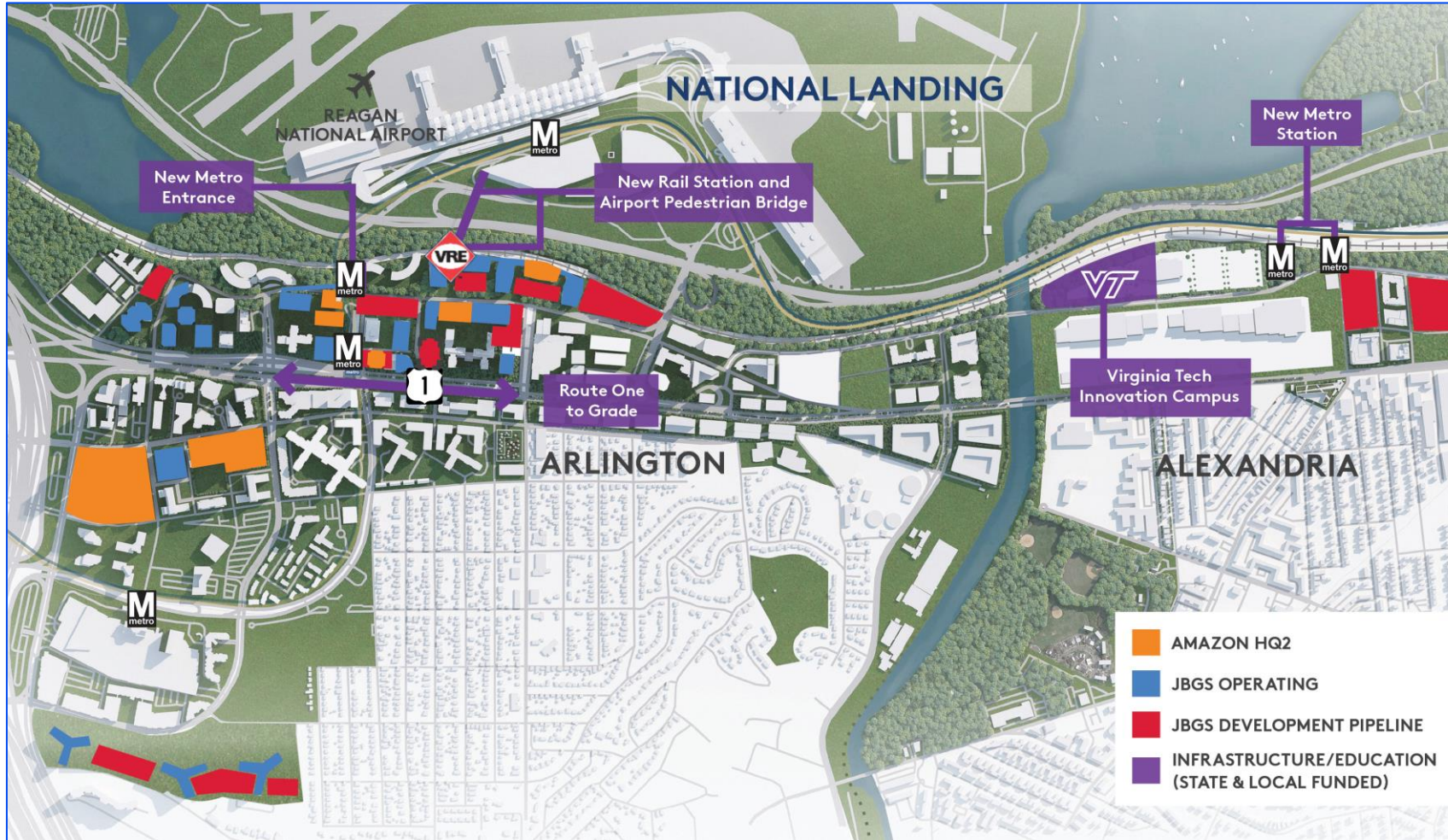


National Landing

Overview for Crystal City Civic
Association 9-20-23



JBG SMITH in National Landing



- 6m SF of operating assets + 7.2m SF development pipeline
- Development partner on Amazon's HQ2 and VT's Innovation Campus

1900 Crystal Drive



- **Location:** 1900 Crystal Drive
- **Use:** residential, rental. 808 units (two towers). ~40k square feet of retail.
- **Timing:** expected completion in Spring 2024

2000/2001 South Bell



- **Location:** 2000/2001 South Bell Street
- **Use:** residential, rental. 775 units (two towers).
- **Timing:** under construction. Expected to deliver in 2025

Water Park

- **Location:** 1601 Crystal Drive
- **Use:** retail, park. 10 stand alone kiosks and a bar.
- **Timing:** Any day now!



Dining in the Park

- **Location:** 2121 Crystal Drive
- **Use:** retail, restaurant
- **Timing:** Q4 2023

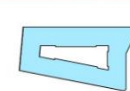


2525 Crystal Drive

- **Location:** 2525 Crystal Drive
- **Use:** residential, rental. 369 units
- **Timing:** 4.1 filed



Perspective - South /West Corner



Americana

- **Location:** 1400 Richmond Highway
- **Use:** residential, rental. 664 units.
- **Timing:** 4.1 approved, construction TBD.



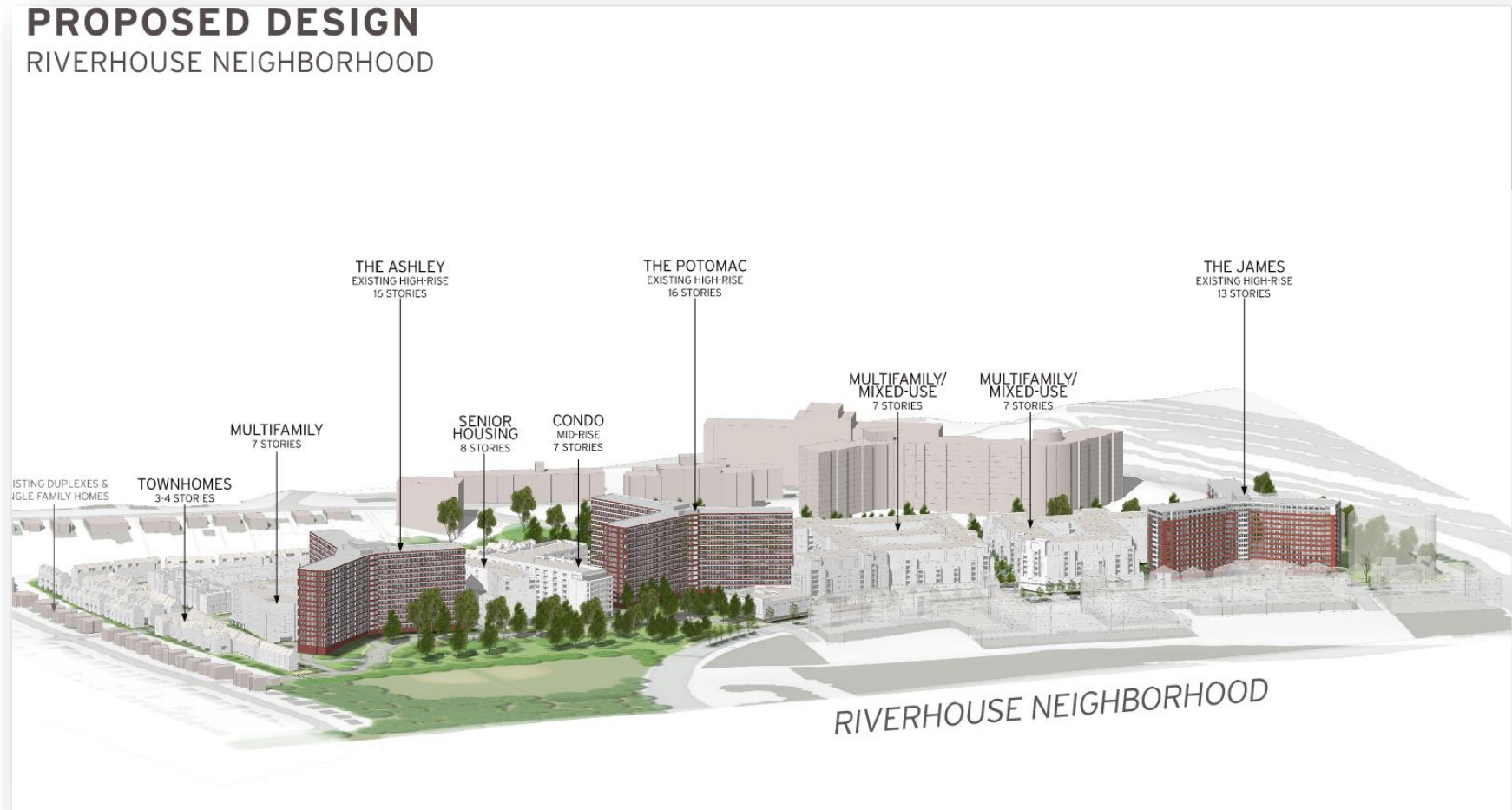
2250/223 23rd Street

- **Location:** 2250 Crystal Drive and 223 23rd Street
- **Use:** residential, rental.
 - West Tower (223 23rd Street): 613 units
 - East Tower (2250 Crystal Drive): 826 units
- **Timing:** 4.1 approved, construction TBD.



Riverhouse

- **Location:** 1111 Army Navy Drive, 1400 S. Joyce St., and 1600 S. Joyce St.
- **Use:** residential, rental. 1,668 new units total
 - Landbay N:
 - N1 (Multifamily): 551
 - N2 (Multifamily): 402
 - Landbay C:
 - C1 (Multifamily): 102
 - C2 (Senior building): 185
 - C3 (Condo building): 164
 - Landbay S:
 - Townhome/multifamily: 265
- **Timing:** LRPC, September 27th 7pm



101 12th Street



- **Location:** 101 12th street
- **Use:** Office, 234,417 sq. ft.
- **Timing:** TBD

America's Most Connected Downtown



3 Metrorail stations served by Blue and Yellow lines

5 Arlington Transit bus routes

9 WMATA bus routes

3 commuter bus routes

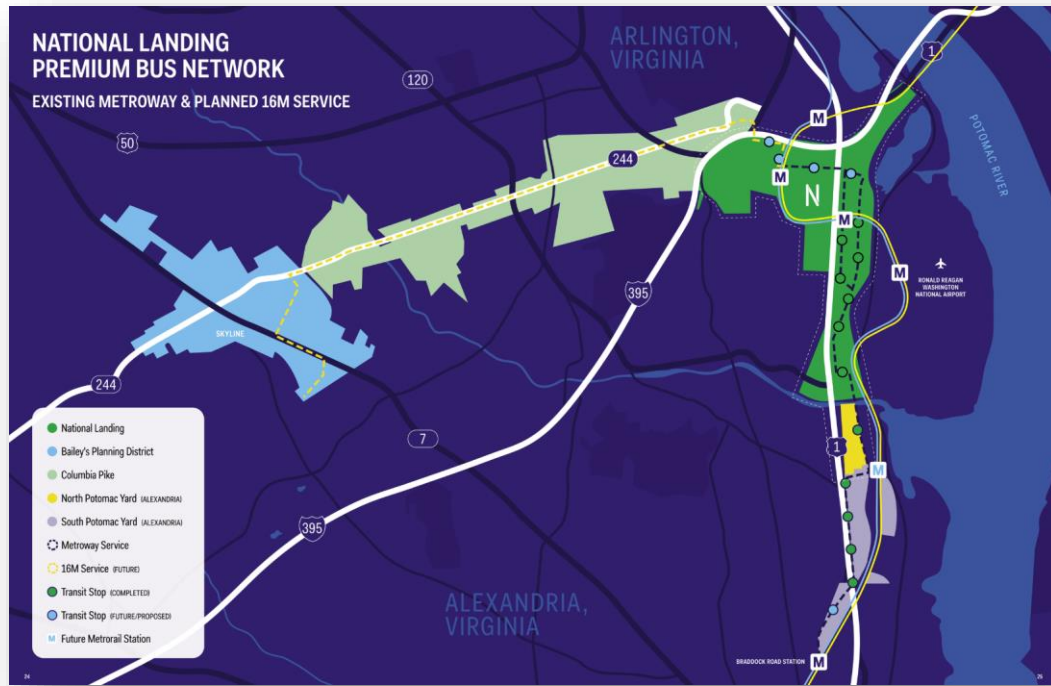
Two trailheads accessing hundreds of miles of regional trails

Bus rapid transit with dedicated lanes

Only 34% of National Landing employees drive alone to work, compared with a national average of 76%¹



Transitway Extension



NL Premium Bus Network



Transitway Extension Groundbreaking

- Transitway extension to Pentagon City underway

Crystal City East Entrance



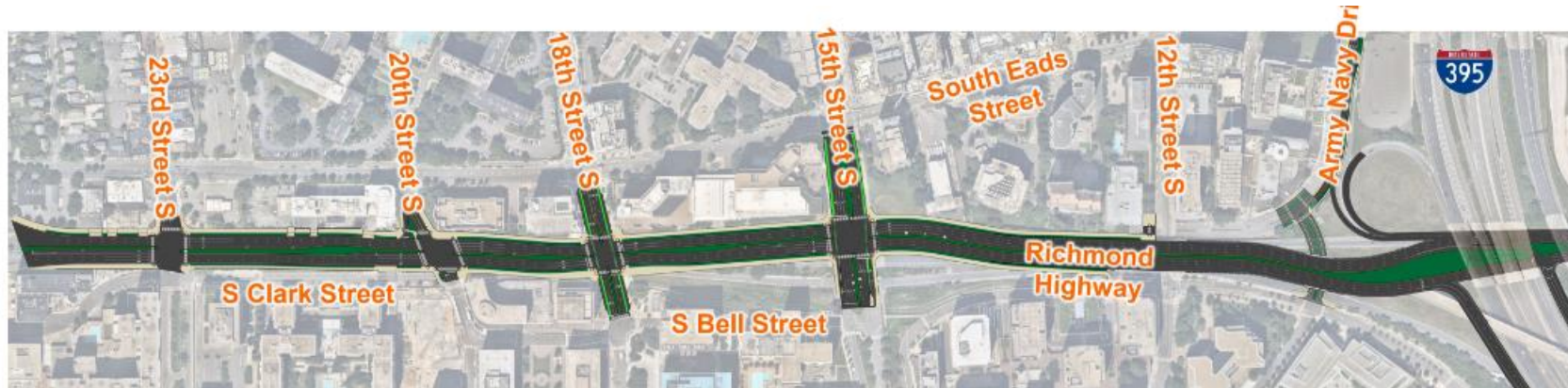
View from Crystal Drive



View from 18th Street

- Construction expected to start mid 2024 and be complete by Q1 2027

Route 1 Boulevard



At-Grade Boulevard Diagram



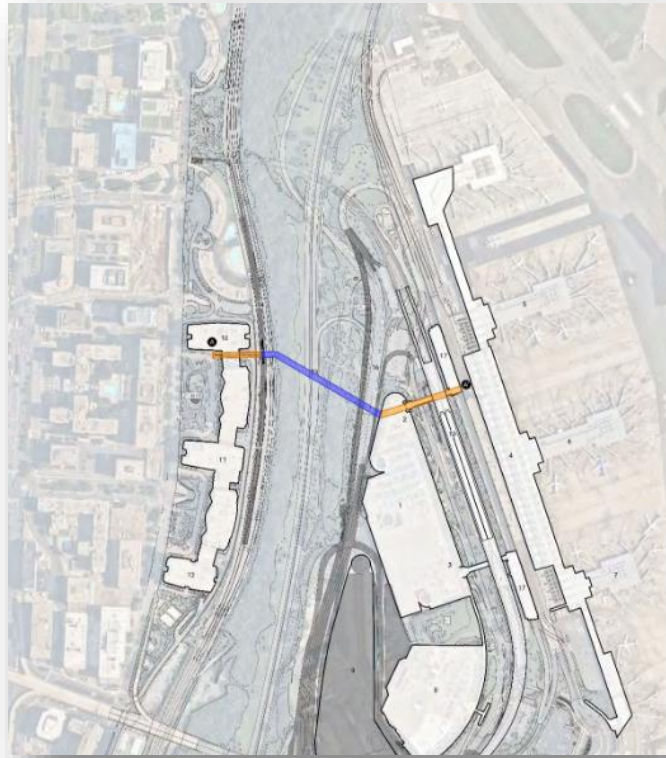
Existing



Proposed

- Convert existing elevated highway into at-grade, urban boulevard
- VDOT finalized initial recommendation October 2021
- Expected to complete Phase 2 study by end of year.
- Project would “create” over 5 acres for new development

CC2DCA



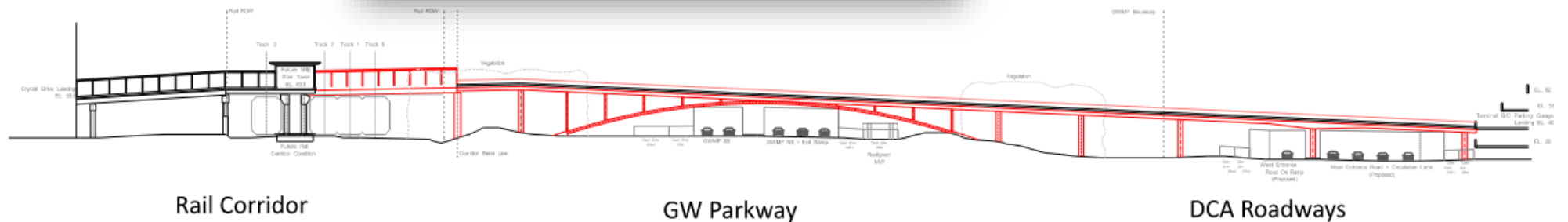
Selected Route for CC2DCA



View from the GW Parkway



- Preferred Alternative Selected.
- Final NEPA approval expected by Thanksgiving
- Projected to deliver in 2028



VRE Crystal City Station



South entrance

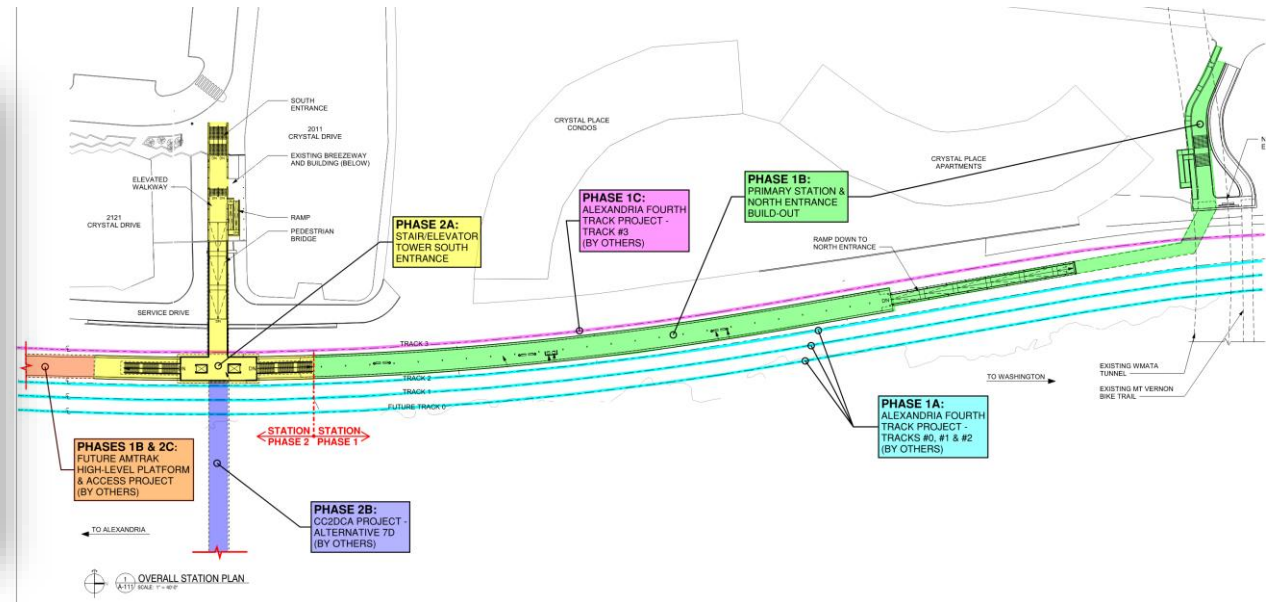
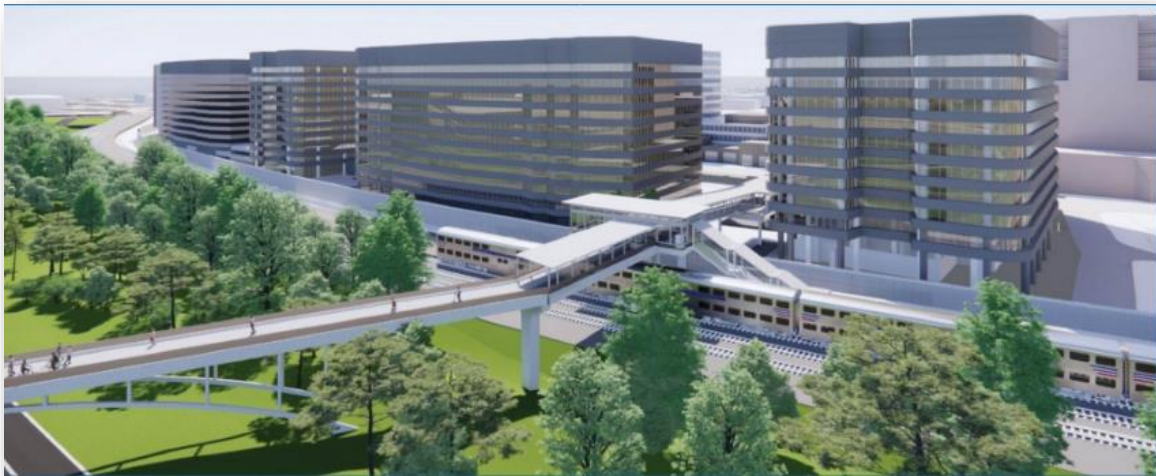


North entrance



- Coordinating with CSX and VPRA on track alignment.
- VRE at 60% design. No construction timing yet.

VRE Crystal City Station + CC2DCA



VRE and Arlington are continuing coordination efforts on design criteria related to the VRE Crystal City Station and CC2DCA to determine the feasibility of delivering the VRE Crystal City Station in a single phase

An architectural rendering of a modern urban courtyard. The scene is viewed from an elevated position, looking down into a central plaza. In the foreground, a man in a patterned sweater and jeans stands with his back to the camera, talking on a phone and holding a brown bag. To his right, a woman in a floral dress and another woman in a white dress are walking. The plaza is paved with light-colored tiles and features a central area with a bicycle lane. People are seen walking, pushing a stroller, and riding a bicycle. The courtyard is surrounded by modern buildings with large glass windows and balconies. A prominent feature is a large, curved wooden canopy structure that covers the upper part of the courtyard. The sky is bright and clear. A blue horizontal bar with the word "QUESTIONS?" in white capital letters is overlaid on the center of the image.

QUESTIONS?