



**To:** Emma Martin, Associate Planner, Arlington County

**From:** Eric Cassel, President, Crystal City Civic Association

**Date:** July 30, 2025

**Subject:** Feedback on 2100/2200 Crystal Drive Redevelopment Proposal

Dear Ms. Martin,

The Crystal City Civic Association (CCCA) has reviewed the presentation and filings from JBG Smith (JBGS) regarding the proposed redevelopment of 2100/2200 Crystal Drive. We support the overall concept but have significant concerns regarding the planning process, impacts on the Crystal City Underground, parking provisions, pick-up/drop-off (PUDO) arrangements, and the slow pace of park development in the area. Below, we outline aspects of the proposal we support, followed by our concerns and recommendations.

### Aspects We Support

- **New Hotel Development:** The addition of a new hotel addresses a critical need in Crystal City, where no new hotels have been constructed in over five years, and several have closed, resulting in a net loss of hotel rooms.
- **Repositioning Existing Space:** Repurposing existing structures minimizes the noise and dust associated with new construction, benefiting the community.
- **Residential Unit Mix:** The inclusion of more two- and three-bedroom units compared to other JBGS properties is a positive step toward meeting diverse housing needs.
- **Revitalization of Crystal Drive:** The redevelopment is expected to enhance the vibrancy of Crystal Drive, supporting existing and future retail establishments.

### Concerns and Recommendations

- **Planning Process:** The lack of timely communication and engagement has hindered meaningful community input. Despite our efforts to schedule a presentation by JBGS at our May CCCA meeting, delays in County feedback led to a last-minute cancellation. This limited our members' ability to provide comments, ideas, and suggestions. As this is a novel application, we urge the County to ensure robust community engagement moving forward to avoid setting a precedent of inadequate consultation.

- **Crystal City Underground Access:** We strongly oppose the proposal to exclude portions of the Underground from public access. The Underground is a vital interconnecting feature of Crystal City, and restricting access contradicts both the spirit and intent of the Crystal City Sector Plan. We recommend maintaining public access to the Underground, with secure entry points (e.g., key fobs) for residents and hotel guests to access their respective lobbies. Limiting access risks undermining the Underground's role as a community asset, and we are concerned about JBGS's apparent intent to diminish its functionality.
- **Parking Allocation:** The proposed parking provisions are insufficient for the anticipated demand, particularly for two- and three-bedroom units likely to house families. JBGS has existing, underutilized parking capacity that could address this need. We request a reassessment of parking allocations to better accommodate the residential mix and ensure adequate access for residents.
- **Pick-Up/Drop-Off (PUDO) Facilities:** The designated PUDO spaces along the reconfigured street fronting the buildings are inadequate to meet current and projected demand from both residential and hotel uses. We are concerned about potential double-parking and misuse of bike lanes by delivery vehicles. We recommend that JBGS incorporate dedicated underground PUDO areas, accessible via elevators in the parking garages, as implemented in other local developments.
- **Parks:** We are concerned about the pace of park development in the area. All of the additional housing increases the demand for open space, yet no parks have been delivered from the Sector Plan, and only one small park is under construction. We are dismayed at the slow pace of delivery of promised Sector Plan parks. We recommend that the County and JBGS prioritize and expedite the development of parks as outlined in the Sector Plan to meet the growing recreational needs of the community.

## Conclusion

The CCCA supports the revitalization potential of the 2100/2200 Crystal Drive redevelopment but urges the County and JBGS to address the concerns outlined above, including the critical need for the buildings to access the Underground. We request enhanced community engagement, preservation of Underground access, adequate parking provisions, improved PUDO facilities, and a firm commitment to delivering promised Sector Plan parks in a timely manner. We look forward to continued collaboration to achieve a successful outcome that aligns with the needs and vision of Crystal City. Thank you for considering our feedback.

Sincerely,

Eric Cassel

President, Crystal City Civic Association

**CC:**

Aurora Highlands Civic Association

Arlington Ridge Civic Association  
Arlington County Board  
Arlington County Planning Commission