

2001 S. Clark St. (2001 S. Bell St.) – Crystal Plaza 1 Site Plan

Action – May 6, 2021

Location

2001 S. Clark St. (a map of the site is located at the end of this document).

Site Plan Application

The applicant, JBG Smith, has applied for:

- A Site Plan (SP) amendment to remove ~104,404 SF from the existing SP #11,
- A Phased Development Site Plan Amendment (PDSP) to the existing “Crystal City PDSP” to incorporate the new site plan into the PDSP, and
- A new Site Plan (#458) to redevelop the site located at 2001 S. Clark St. that contains an existing office building.

The proposed redevelopment will include two new multifamily residential towers containing 758 units with ground floor retail space. The applicant is requesting a rezoning from C-O Mixed Use District to C-O Crystal City, Mixed Use Crystal City District.

Affordable Housing Program

The Applicant has committed to meet the base affordable housing requirements of the Zoning Ordinance (choice of \$3,356,772 or about 22 on-site units, 32 off-site nearby units or 43 off-site units). In accordance with the Crystal City Sector Plan, adopted by the County Board in September 2010, the applicant has committed to make an additional contribution of seven off-site committed affordable units (CAFs), consisting of three 1-br units and four 2-br units, affordable up to 60% of Area Median Income (AMI).

The Crystal City Sector Plan serves as the main policy document for Crystal City. Specifically, the plan guides the County to:

“Maximize a stock of committed affordable housing within Crystal City. To the extent that a developer’s affordable housing commitment is not met by providing such housing within the Crystal City Planning Area, work to ensure that such housing is provided as close to Crystal City as feasible.”

For residential projects, one of the goals of the Crystal City Sector Plan is that 20% of the GFA above the standard site plan base density be provided as on-site units affordable up to 60% of the area median income (AMI) for a term of 30 years. However, applicants may submit an alternative affordable housing plan for consideration by the County Board. The proposed off-site affordable housing contribution is consistent with the off-site CAFs that were approved as part of the [1900 Crystal Drive site plan and Crystal City PDSP in March 2020](#).

The offsite units will be within the RiverHouse James Building, which is located within walking distance from the Pentagon City metro station at 1111 Army Navy Drive. Currently, the rents at the RiverHouse James building are within 80% of AMI. However, it is anticipated market rents

will begin to increase annually. In addition, JBG has begun renovations to some units. The combination of these two factors will result in rents that will exceed 80% of AMI.

The affordable housing contribution is part of the overall community benefits package, which includes significant transportation, open space, and sustainable design commitments. Specifically, the community benefits package includes major improvements to the Route 1/20th Street intersection and constructing the interim and ultimate alignment of the beginning of a relocated Clark-Bell Street. Other improvements include an on-site public open space improvement, open space land dedication, underground improvements, public art, and sustainable design commitments.

The delivery of the off-site units will occur in two installments within a defined period, should the County Board approve this site plan. All CAF units will be affordable for a term of 30 years.

The proposed development meets the following County's Goals, Objectives and Policies of the County Board adopted Affordable Housing Master Plan (AHMP):

1. Policy 1.1.1 – Project will create seven CAFs through the CO Crystal City zoning
2. Policy 1.1.8 – Project will provide four family sized 2-br units
3. Policy 1.1.9 and 3.2.2 – Project will create CAFs located close to transit.

In addition to the off-site units up to 60% AMI, the applicant has indicated they will provide a cash contribution due to the base ordinance. The \$3,356,772 will be due prior to the Shell and Core Certificate of Occupancy (CO).

Staff Recommendation: County staff supports the proposed affordable housing program which includes seven CAFs up to 60% AMI at RiverHouse James building and a base ordinance contribution of \$3,356,772 towards the AHIF.

Housing Commission

2001 S. Clark St. Location of Proposed Site Plan

