Proposed Block M Plan

LRPC

September 2020
TABLE OF CONTENTS

1. Block M Overview

2. 2000 / 2001 S. Bell St.
   a. Street Network / Circulation
   b. Open Space
   c. Underground Modifications

2. 223 23rd St. / 2300 Crystal Drive
   a. Street Network / Circulation
   b. Open Space
   c. Underground Modifications
Goal: Improve Scale of Super-Blocks
Goal: Improve Scale of Super-Blocks
Block M Ownership

= JBG SMITH OWNED

= Dweck OWNED
The Sector Plan calls for:

**Clark-Bell Street**
Substantial realignment of Clark-Bell Street and removal of elevated portions of the existing street.

**Open Space**
Preservation of the Jaleo building at the corner of 23rd Street and Crystal Drive, as well as a pocket park at this intersection.

**Underground**
Retail frontage that connects to open space and is along the North, South, and East frontages of the block.
Proposed Plan Aligns with Sector Plan

Adherence to / Advancement of Sector Plan

The proposed plan for Block M (Plaza Block) is consistent with the sector plan:

- High Density Redevelopment
- Building Massing, Separation, and Setbacks
- Height
- Tower Coverage
- Land Use and Use-mix Target
- Retail Frontages
- Architectural Features
- Intersection Improvements
Deviations from Sector Plan

Alignment of Clark-Bell Street through the Block
Shift Clark-Bell Street to the East for more regular development block geometry and size

Open Space
Shift the location of 23rd Street Plaza to complement the realigned Clark-Bell Street and better address the 23rd Street site frontage

Revised Access to Crystal City Underground Space
Uncover portions of the Crystal City Underground, resulting in a more urban walkable environment while maintaining access to main portion of Crystal Plaza Shops
2000 & 2001 S. BELL STREET
STREET NETWORK / CIRCULATION
CLARK-BELL REALIGNMENT
Clark-Bell St Alignment

Existing Conditions

Sector Plan: Proposed Final Condition

Interim Conditions/Phasing Not Included in Sector Plan
Interim and Proposed Street Conditions

Existing Street Network

Proposed Phase One Clark-Bell Realignment

- **TYPE F (REGIONAL CONNECTOR)**
- **TYPE A (RETAIL ORIENTED MIXED USE ARTERIAL)**
- **URBAN CENTER LOCAL EXISTING/PROPOSED**

- **OFFICE**
- **RESIDENTIAL**
- **EXISTING TO REMAIN**
- **GREEN SPACE**
Phasing Dictated By Which Building Group Starts First

2000/2001 Phase 1

223/2300 Phase 1
Proposed Phasing Aligns with Follow-on Redevelopment

2000/2001 Redevelopment & 223/2300 Redevelopment

2221 Redevelopment

Dweck Redevelopment
Goals of Sector Plan
Public open spaces should provide a range of activities and programming to meet the needs of the community

When existing public open space is displaced by new development, the developer will provide the County with a new comparable public open space or with an improved existing public open space

Figure 3.7.3 (left) points out the public open spaces in Block M

NOTE: JBG SMITH does not own the property associated with Park 9
Park 8 : 9,700 SF  
Park 11: 3,300 SF  
Total: 13,000SF  
  
Pedestrian Plaza: 7,200 SF  
Interim Total: 7,200 SF  
  
Pedestrian Plaza: 7,200 SF  
Modified Park 8: 5,800 SF  
Total: 13,000 SF  

Pedestrian Plaza: Delivered with 2000/2001 S Bell  
Modified Park 8: Satisfies area requirements of Park 11  
Delivered with a future phase
Though not explicitly part of the 2000 & 2001 S. Bell project, the project does not preclude the potential for a modified Park 8 to open at some point in the future with an alternate site.
UNDERGROUND CONNECTION
Sector Plan Guidance: Underground Pedestrian Network

**SECTOR PLAN FIGURE 3.9.3**

**EXISTING**

- Crystal City Shops Pedestrian Corridor
- Existing Street Level Point of Access to Underground
- Existing Underground Retail Zones

**PROPOSED**

- Crystal City Shops Pedestrian Corridor
- Proposed Retail Zones

Legend:
- Required on Street/Real Property
- Existing Pedestrian/Concourse Retail, Cultural, and Commercial (as allowed)
- Proposed Tactical/Integral Pedestrian Connection
- Open space with pedestrian access

Notes:
1. Details of proposed connectivity are subject to refinement.
2. Proposed facilities may be subject to future real estate negotiations.
3. Existing connections vary in purpose, capacity, and extent.
4. Proposals reflect current planning priorities for pedestrian network enhancement.

References:
- JBG Smith
- Richmond Highway US 1
- 23rd Street
- Crystal Drive

Scale: 0 to 2500

- 2500
- 2000
- 1500
- 1000
- 500
- 250
The Sector plan focuses on the Underground as a tool to preserve connectivity to transit modes and one that must evolve based on above ground development.

“In particular, the internal pedestrian circulation and resulting connectivity to transportation options in the Crystal City Underground will be retained, but sections may be relocated in some instances, to adapt to redevelopment above ground.”

“In the Master Plan, the Underground will be preserved in much of its current form, although new development that replaces existing buildings will require an evolution in both its form and program.”

“Recognizing the value of this existing system, it is recommended to preserve its connectivity over-time with the understanding that the current layout may need to be modified to support the area’s redevelopment.”

Retail SF Current Block M Underground: 54,937 SF
Retail SF Proposed Site Plans: 63,040 SF
Underground – Proposed Buildings over Existing Condition

Future buildings dashed in red
Underground – Proposed Revised Condition

Future buildings dashed in red
Phase Comparison: North End of Block

Existing

Proposed

Distance outside = 225 ft
Underground – 2000 / 2001 S. Bell Connection
STREET NETWORK / CIRCULATION
JALEO BUILDING + 23RD STREET UNDERGROUND ENTRANCE
Two Building Program Requires New Street In Between

Sector Plan: Proposed Final Condition

Combined Phase 1

Sector Plan Assumes Jaleo Building Remains, One Large Building Along 23rd Street
Phase 1: 223 23rd St

Proposed Residential Construction – Aerial View

Entrance to Underground
Phase 2: 2300

Proposed Office Construction – Aerial View
UNDERGROUND CONNECTION
Underground – Proposed Buildings over Existing Condition

- Future buildings dashed in red

Future buildings dashed in red
223 23rd Street Phase

Lower Level Plan
Underground – Proposed Revised Condition

Future buildings dashed in red
Phase Comparison: South End of Block

Existing

Proposed
OPEN SPACE
**Goals of Sector Plan**

Public open spaces should provide a range of activities and programming to meet the needs of the community.

When existing public open space is displaced by new development, the developer will provide the County with a new comparable public open space or with an improved existing public open space.

Figure 3.7.3 (left) points out the public open spaces in Block M.
Long-Term: 23rd Street Plaza

Proposed

Sector Plan
Long-Term: 23rd Street Plaza

**Proposed**

- Proposal revises the location but includes 13,000 SF to be provided with the future development at the corner of 23rd Street and Clark-Bell.

**Sector Plan**

- Sector plan calls for a 13,000 SF plaza at the corner of 23rd Street and Clark-Bell.
Open Space Opportunities

+/- 13,000 SF of *Interim* Park Space with 223 Construction

11,000 SF of *Interim* Park Space with 223 Construction
23rd Street Interim Public Open Space

Existing Conditions

TEMPORARY

EXISTING ROAD

EXISTING WALL

TEMPORARY

PERMANENT

UPPER PARK

TRANSITION

LOWER PARK

STREETSCAPE

REALIGNED 23RD STREET
## Open Space Defined By Sector Plan

<table>
<thead>
<tr>
<th>Park Space</th>
<th>Size</th>
<th>Delivers With:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park #8</td>
<td>9.7K sf</td>
<td>2100 Crystal Dr Redevelopment</td>
</tr>
<tr>
<td>Park #10</td>
<td>13K sf</td>
<td>223 23rd St. Redevelopment</td>
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<tr>
<td>Park #11</td>
<td>3.3K sf</td>
<td>Narrowing of 23rd Street</td>
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## JBG SMITH Interim Open Space Plan

<table>
<thead>
<tr>
<th>Park Space</th>
<th>Size</th>
<th>Delivers With:</th>
<th>Earliest Timing</th>
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<tbody>
<tr>
<td>Ped Plaza</td>
<td>7.2K sf</td>
<td>2001 S. Clark St Redevelopment</td>
<td>2023</td>
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<tr>
<td>Interim Park #10</td>
<td>13K sf</td>
<td>Narrowing of 23rd Street (223 23rd St)</td>
<td>2022</td>
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<tr>
<td>Permanent Park #10</td>
<td>13K sf</td>
<td>Redvelopment of 2221 S. Clark St.</td>
<td>TBD</td>
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<tr>
<td>Park #8</td>
<td>5.8K sf</td>
<td>2100 Crystal Dr Redevelopment</td>
<td>TBD</td>
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