

Crystal City Phased Development Site Plan (PDSP) and 1900 Crystal Drive, Site Plan #56 and #421

Action – March 12, 2020

Crystal City PDSP

The purpose of this PDSP is to define the community benefits among three site plans located within the Crystal City Coordinated Redevelopment District, which include 1900 Crystal Drive, 101 12th St S., & 223 23rd St S. As shown below, affordable housing is a key part of the Crystal City Sector Plan and is a significant part of this PDSP community benefits package.

Crystal City Sector Plan:

Policy Directive H3 states the following:

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. Applicants may submit an alternative affordable housing plan for consideration by the County Board.

PDSP Affordable Housing Proposal:

JBG Smith proposes that 83,140 square feet (approximately 88 units) be committed affordable off-site at The RiverHouse James building, located within walking distance from the Pentagon City metro station at 1111 Army Navy Drive. The proposed 83,140 affordable square feet is equal to 20% of the additional residential density of the residential components of the 1900 Crystal Drive and 223 23rd St. site plans.

The units would consist of a minimum of 50% as 2-bedroom units, and could be provided as follows:

- 44 1-bedroom units (755 – 785 sf each)
- 44 2-bedroom units (1,130 – 1,140 sf each)

The PDSP affordable housing condition specifies that the units be delivered in two installments within a defined period following approval of the 1900 Crystal Drive and 223 23rd St. final site plans, which are both anticipated to be heard by the County Board in 2020.

Housing Commission

Currently, some 1-bedroom units within the RiverHouse James building meet the definition of MARKs affordable to households earning between 70-80% AMI; however, the 2-bedroom units do not. The market rents continue to increase annually at RiverHouse, and JBG Smith has begun renovations to some units. The combination of these two factors will result in units exceeding the definition of MARKs. As proposed, converting MARKs to CAFs at the RiverHouse James Building is consistent with the County’s Affordable Housing Master Plan, MARKs-related policies, and the Crystal City Sector Plan.

1900 Crystal Drive Final Site Plan

Affordable Housing Program

The affordable housing program for the site will consist of the following elements:

1. Affordable Housing Ordinance (ZO §15.5.8) Contribution: Due to the proposed site plan base density of 4.8 FAR for residential and 3.8 FAR for commercial, the Applicant has the choice of:
 - a cash contribution = \$4,387,250;
 - on-site units at 5% of gross floor area (GFA) of the base density = 26,263 sq. ft. or approximately 28 units;
 - off-site nearby units at 7.5% GFA of the base density = 39,394 sq. ft. or approximately 41 units; or
 - off-site units at 10% GFA of the base density = 52,526 sq. ft. or approximately 55 units.

2. C-O Crystal City Additional Density (ZO §7.16.5): Per the proposed PDSP detailed above, the applicant would deliver 41,570 square feet (approximately 44 CAF units) at the RiverHouse James building within a defined period of time of the 1900 Crystal Drive final site plan approval.

Proposed Affordable Units*

Unit Type	Number of Units	Number of Bedrooms
1-br	22	22
2-br	22	44
Total	44	66

*Final unit count may vary depending upon size(s) of units committed

Staff Recommendation

County staff supports the proposed affordable housing program for the Crystal City PDSP, which is consistent with the Affordable Housing Ordinance and the Crystal City Sector Plan and allows the opportunity to obtain a significant number of CAF units on an accelerated schedule. Staff

Housing Commission

supports the proposal that 50% of the total amount of the PDSP commitment, 41,570 square feet (approximately 44 units) be delivered within a defined period of time after the 1900 Crystal Drive final site plan approval.

Housing Commission

Location of Site Plans in Crystal City PDSP

