

July 9, 2017

Ms. Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

Kedrick N. Whitmore

T 202.344.4455
F 703.821.8949
knwhitmore@venable.com

Re: Minor Site Plan Amendment (RPC Number 34020249), (the "Property"),
to be known as 1750 Crystal Drive

Dear Ms. Vonhm:

On behalf of CESC Square L.L.C. (the "Applicant"), Venable LLP hereby submits two copies of the following documents as part of the above-referenced application:

1. Site Plan Application
2. Disclosure Statement
3. Justification Statement
4. Owner's Authorization

Sincerely,



Kedrick N. Whitmore

Enclosures

Site Plan Application



SITE PLAN APPLICATION

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING DIVISION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
(703) 228-3883 • Fax (703) 228-3896

In accordance with the requirements of Administrative Regulation 4.1, Site Plan Approval Procedure, the following plan is submitted for administrative review and transmittal to the County Board for its consideration.

Original Plan []

Amendment [x]

Case Number Site Plan #90 Date: July 9, 2018

Address: 1750 Crystal Drive (RPC# 34-020-249)

Requested Use: Applicant requests the following modifications to current zoning approval for office uses: (1) modifications to streetscape design; and (2) related amendments to site plan condition language. Please refer to statement of support and drawings.

Drawings submitted [x] Yes [] No

Print Name CESC Square L.L.C. c/o JBG Smith
Of Owner By: Kedrick N. Whitmore, attorney/agent

Owner's signature [Handwritten Signature] (REQUIRED)

Mailing Address: 4445 Willard Avenue

City Chevy Chase State Maryland Zip 20815 Phone 240-333-3600

By: (x) agent
Print name Kedrick N. Whitmore (x) attorney, Signature [Handwritten Signature]

Mailing Address: Venable LLP, 8010 Towers Crescent Drive, Suite 300

City Tysons Corner State Virginia Zip 22182 Phone 703-760-1600

(Office Use Only)

Date:

This application is scheduled for the County Board meeting of

Zone Receipt No. Fee Date Paid

Received by

Make checks payable to: Treasurer of Arlington County

Disclosure Statement

ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 ZONING DIVISION
 2100 CLARENDON BOULEVARD SUITE #1000
 ARLINGTON, VIRGINIA 22201
 (703) 228-3883 • Fax (703) 228-3896

Disclosure Statement

TYPE OR PRINT IN INK

Case No. SP #90

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and sub-division of all parcels **only** if the properties have not been subdivided.

Address(es) 1750 Crystal Drive (RPC# 34-020-249)

Lot(s) Parcel 3 Crystal Square Block _____

Section _____ Subdivision _____

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES



If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
1750 Crystal Drive (RPC 34-020-249)	CESC Square L.L.C.	4445 Willard Ave., Chevy Chase, MD 20815	Owner

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

CESC Square L.L.C. c/o JBG Smith
 By: Kedrick N. Whitmore, attorney/agent

Applicant's signature Matthew J. Allman for XRLW

Applicant's address Venable LLP, 8010 Towers Crescent Drive, Suite 300
 Tysons Corner, VA 22182

STATE OF VIRGINIA, COUNTY OF Fairfax TO WIT: Matthew J. Allman

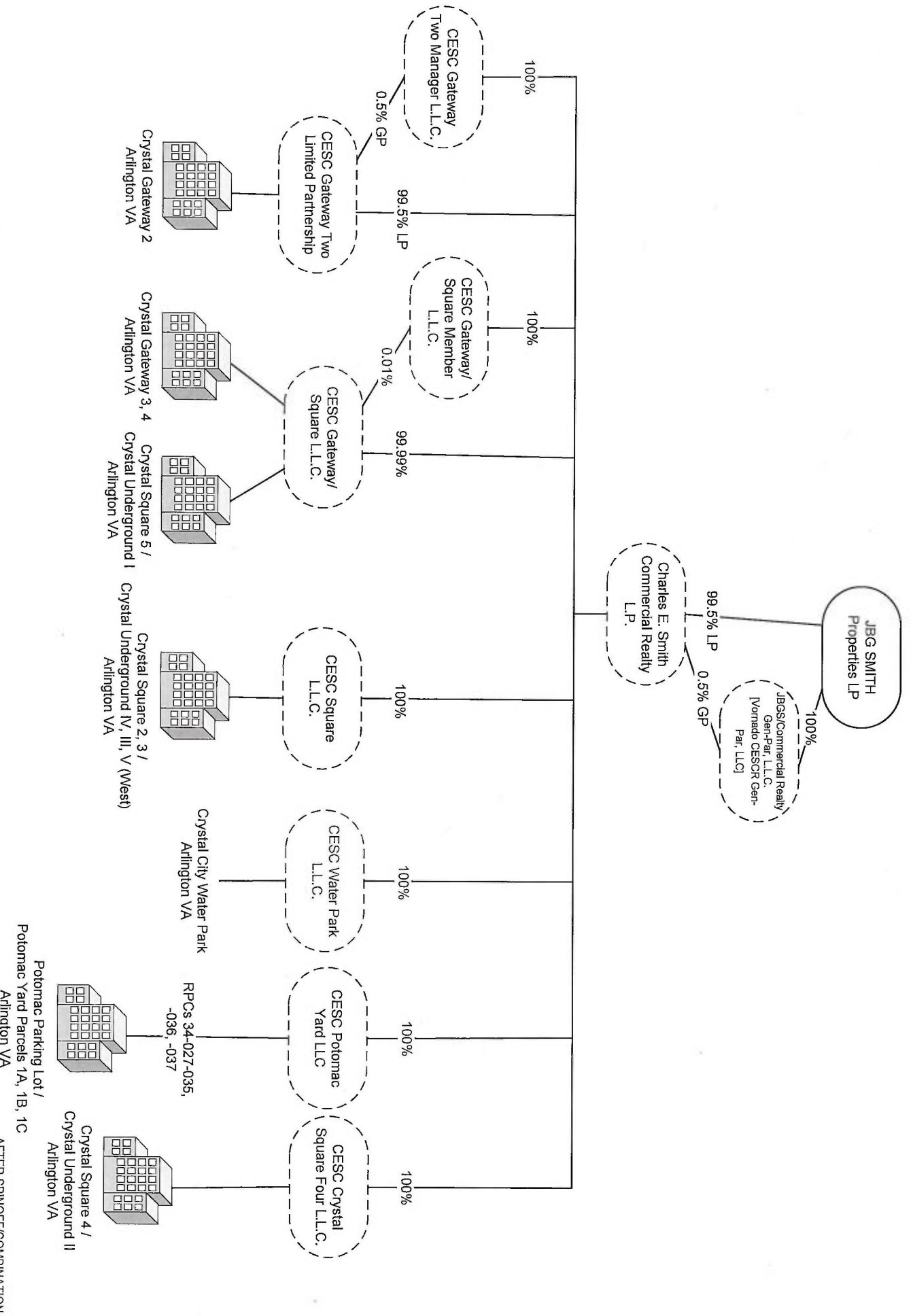
Subscribed and sworn before me on this 9th day of July, 2018



Notary Susan Joanne Lokey

My commission expires December 31, 2018

CRYSTAL GATEWAY, CRYSTAL SQUARE



JBG Smith – Corporate Officers

- W. Matthew Kelly
- David P. Paul
- Stephen W. Theriot
- James Iker
- Brian Coulter
- Kai Reynolds
- Patrick Tyrell
- Steven A. Museles
- Angela Valdes

JBG Smith – Board of Directors

- Steven Roth
- Robert Stewart
- W. Matthew Kelly
- Scott Estes
- Alan Forman
- Michael J. Glosserman
- Charles E. Haldeman, Jr.
- Carol Melton
- William Mulrow
- Mitchell N. Schear
- Ellen Shuman
- John F. Wood

Owner's Authorization



July 2, 2018

Ms. Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

Re: Consent and Authorization for Minor Site Plan Amendment – SP #90
Property: 1750 Crystal Drive (RPC# 34-020-249)
Owner/Applicant: CESC Square L.L.C. c/o JBG Smith

Dear Ms. Vonhm:

The undersigned are the title owners of 1750 Crystal Drive (RPC# 34-020-249) located in Crystal City, Arlington, Virginia. The purpose of this letter is to consent to the filing of a minor site plan amendment application for the Property and Site Plan, including all related applications, and to authorize Venable LLP to act as attorneys on our behalf in connection with this matter. The boundaries of the application includes the undersigned's land. Please direct all correspondence relating to this application to Kedrick Whitmore and/or Matt Allman at Venable LLP.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]



JBG SMITH

CESC SQUARE L.L.C

C/O JBG SMITH

By: _____

Name: Andrew Vanhorn

Title: Authorized Signatory

Date: 07/02/2018

Justification Statement

July 9, 2018

Via Hand Delivery

Ms. Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

T 703.905.1514
F 703.821.8949
knwhitmore@Venable.com

Re: Statement of Support for Minor Site Plan Amendment – SP #90
Property: 1750 Crystal Drive (RPC# 34-020-249)
Owner/Applicant: CESC Square L.L.C. c/o JBG Smith

Dear Ms. Vonhm:

This firm represents CESC Square L.L.C., an affiliate of JBG Smith and the owner of the above-referenced Property (“JBGS” or “Applicant”). On behalf of the Applicant, please accept this letter as a statement of support for a minor site plan amendment application. With this submission, the Applicant requests modifications to the current zoning entitlement for the Property, including upgrades to the streetscape design and installation of an in-building wireless responder network.

By way of background, the Property is zoned to the “C-O” Zoning District and is subject to Site Plan #90, which was originally approved by the Arlington County Board in September 1972 (“Site Plan”). The original Site Plan approval permitted a multi-building, mixed-use development featuring 1,337,980 square feet of office space, 155,000 sq. ft. of commercial retail space, and 378 residential units. Relative to the Property, the Site Plan permits a 12-story commercial office building with ground-floor retail. The Site Plan has been amended on several occasions subsequent to its initial approval.

On December 15, 2015, the Arlington County Board approved an amendment to the Site Plan to add approximately 10,000 sf GFA of commercial uses, to re-skin the building façade, to modify the landscaping and streetscape design, and to make other design improvements to the 12th floor penthouse level, garage, and plaza level (the “2015 Approval”).

In 2017, the Applicant filed for a major site plan amendment related to proposed retail structures within the Site Plan. The Applicant now proposes an additional site plan amendment to update the 2015 Approval to ensure consistency with the changes proposed in this major amendment.

July 9, 2018
Page 2

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or require additional information.

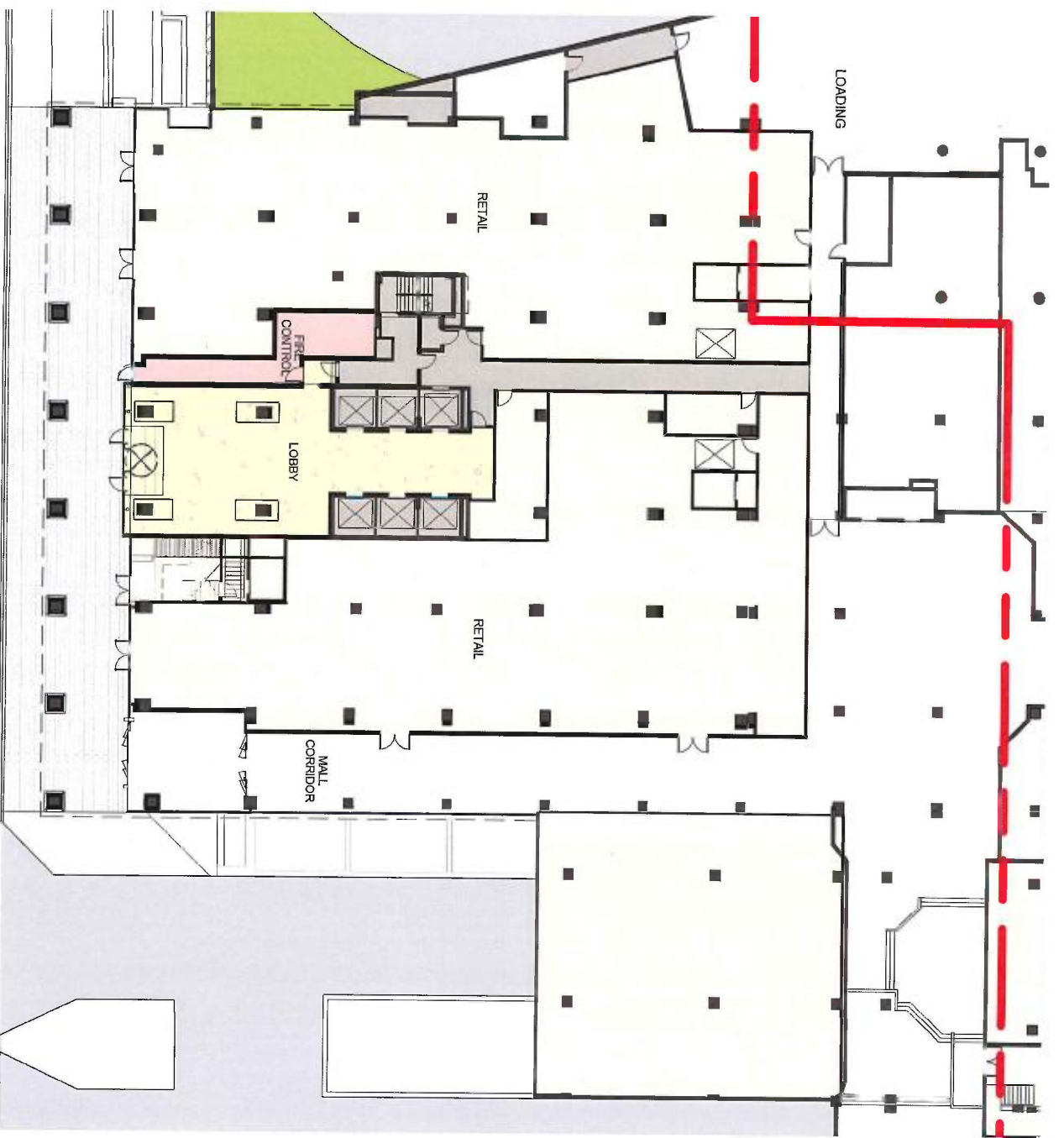
Sincerely,

Matth J. Allman for KRW

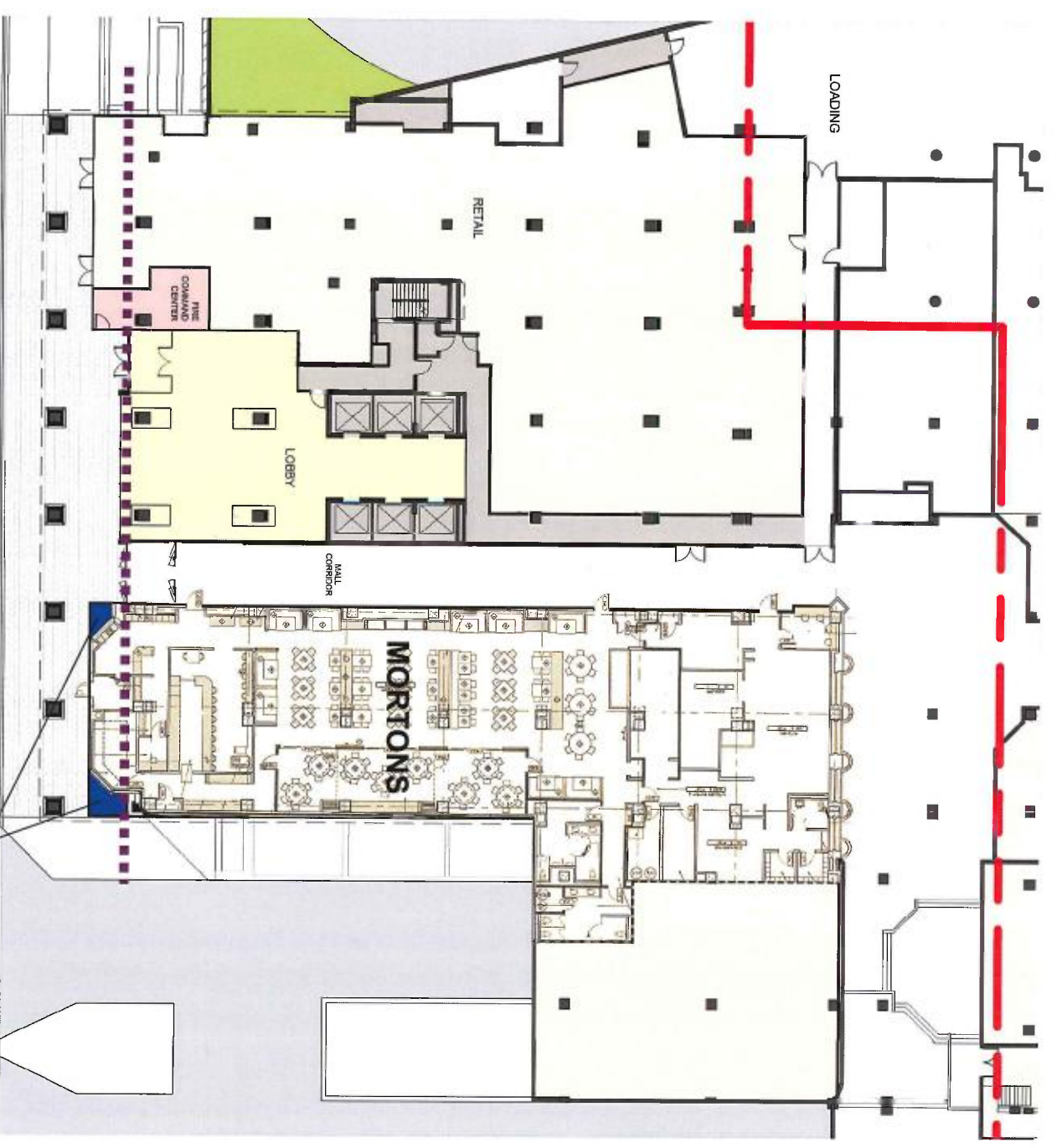
Kedrick N. Whitmore

Enclosures

Cc: Matthew Allman



CRYSTAL DRIVE



CRYSTAL DRIVE

POTENTIAL MALL DISPLAY

CURRENT DESIGN - G1 LEVEL

1770 CRYSTAL DRIVE RENOVATION

Gensler

MORTON'S IN CURRENT LOCATION - G1 LEVEL

1770 CRYSTAL DRIVE RENOVATION

G1 PLAN - CURRENT DESIGN VS. EXISTING MORTON'S TO REMAIN

OPTION 2

10/29/15

09.9011.000 © 2015 Gensler

1770 Crystal Drive & 18th Street Park
Arlington, VA 22202



JBG SMITH
4445 Willard Avenue
Suite 400
Cherry Chase, MD 20815
Tel 240.333.3600

Gensler
2020 K Street NW
Washington, DC 20006
United States
Tel 202.271.6200
Fax 202.672.6697

△	Date	Description
	04/09/2018	Planning Commission - 1770 Crystal Drive & 18th Street Park 4.1 Submission

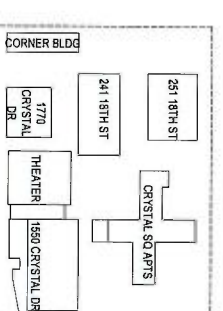
Seal / Signature

Project Name
1770 Crystal Drive & 18th Street Park

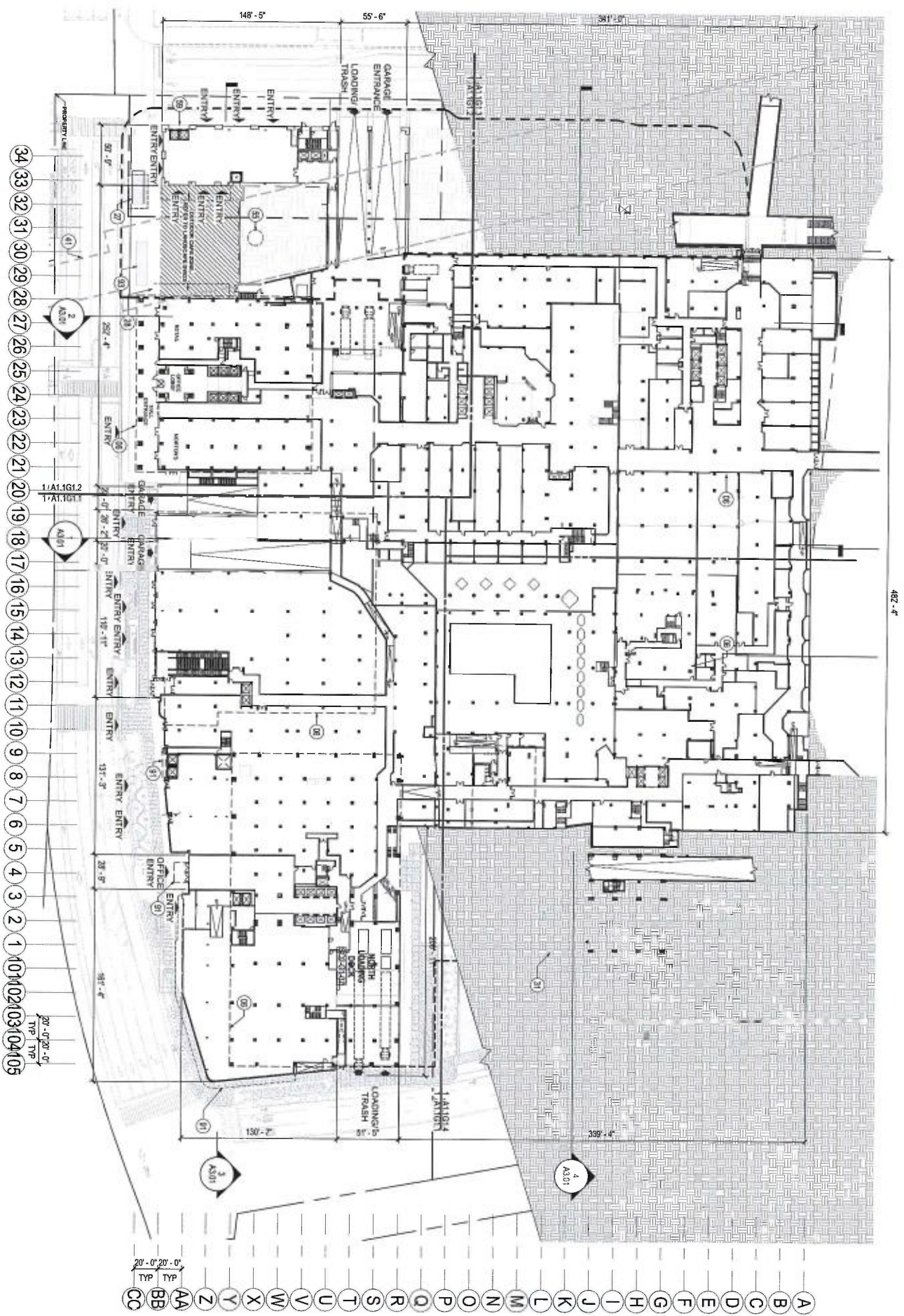
Project Number
09.6202.000

Scale
As Indicated

Description
FLOOR PLAN - G1 LEVEL OVERALL



SCALE: 50'-0"=1"
0'-12"=25'-0" 50'-0" 100'-0"



1 FLOOR PLAN - G1 LEVEL OVERALL
SCALE: 1"=50'-0"

SHEET NOTES

- 06 BUILDING FOOTPRINT ABOVE AND CANOPIES FROM CRYSTAL DRIVE TO WMAATA MEZZANINE BY WMAATA
- 27 PROPOSED WMAATA STRUCTURE AND CANOPY LOCATION BY WMAATA
- 28 EXISTING WMAATA STAIR AND GRATE TO BE RELOCATED BY WMAATA IN COORDINATION WITH ARLINGTON COUNTY
- 31 DASHED LINE INDICATES APPROXIMATE EXTENT OF PARKING GARAGE STRUCTURE BELOW GRADE
- 41 EXISTING WMAATA TUNNEL UNDERGROUND. REFER TO CIVIL DWGS
- 55 EXISTING WMAATA EXHAUST VENT
- 59 PROPOSED WMAATA ELEVATORS AND CANOPIES FROM CRYSTAL DRIVE TO WMAATA MEZZANINE BY WMAATA
- 91 CANOPY ABOVE EXISTING WMAATA GRATE BY WMAATA IN COORDINATION WITH ARLINGTON COUNTY

GENERAL NOTES

- PROPERTY LINE
- WMAATA
- NIC
- WMAATA COMPONENTS SUBJECT TO WMAATA AND ARLINGTON COUNTY REVIEW
- PARTIAL AREA OF WORK
- DESIGN AND CONSTRUCTION OF AREA BY ARLINGTON COUNTY
- A SOLID GRAY ANOGLACK PARTITIONS AND COLUMNS ARE EXISTING TO REMAIN.
- B REFER TO AREA CALCULATION SHEETS FOR GFA
- C REFER TO CIVIL AND LANDSCAPE SHEETS FOR SITE INFORMATION
- D REFER TO PARKING SHEETS P1 AND P2 SERIES FOR PARKING CALCULATIONS

1770 Crystal Drive & 18th Street Park

1500 17th Crystal Drive
Arlington, VA 22202



JBG SMITH

4445 Willard Avenue
Suite 400
Cherry Chase, MD 20815
Tel: 240.333.9303

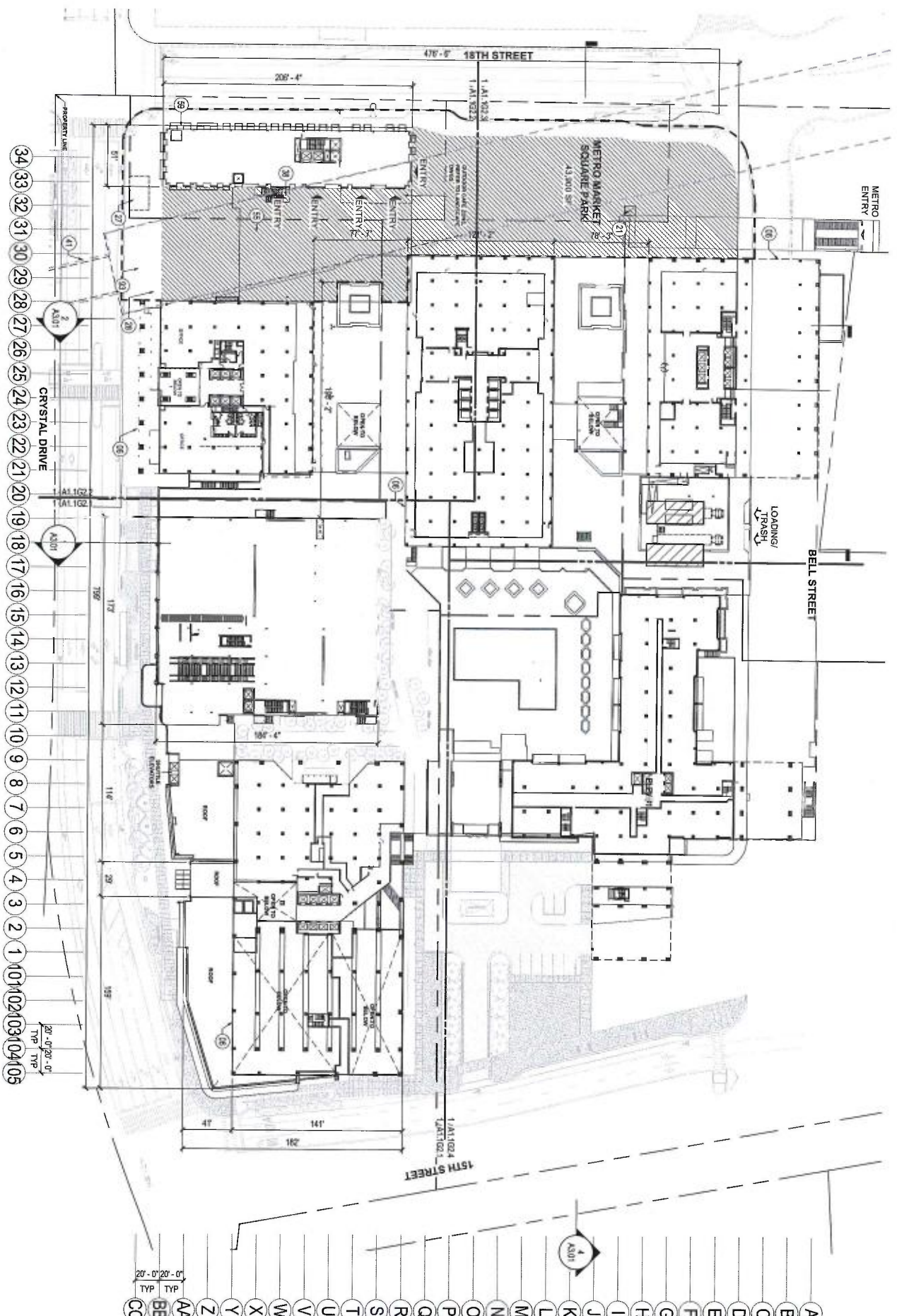
Gensler

2020 K Street NW
Washington, DC 20006
United States

Tel: 202.271.5200
Fax: 202.672.2597

Date: 04/08/2018 Description: Planning Commission - 1770 Crystal Drive & 18th Street Park 4.1 Submission

Seal / Signature



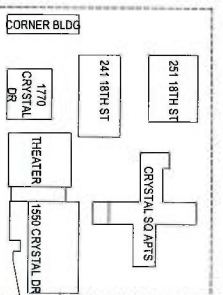
1 FLOOR PLAN - PLAZA LEVEL OVERALL

SCALE: 1"=50'-0"

- ### SHEET NOTES
- 08 BUILDING FOOTPRINT ABOVE
 - 21 EXISTING WMAATA ELEVATOR TO REMAIN
 - 27 PROPOSED WMAATA STRUCTURE AND CANOPY LOCATION BY WMAATA
 - 28 EXISTING WMAATA STAIR AND GRATE TO BE RELOCATED BY WMAATA IN COORDINATION WITH ARLINGTON COUNTY
 - 38 EGRESS STAIR
 - 41 EXISTING WMAATA TUNNEL UNDERGROUND. REFER TO CIVIL DWGS
 - 55 EXISTING WMAATA EXHAUST VENT
 - 59 PROPOSED WMAATA ELEVATORS AND CANOPIES FROM CRYSTAL DRIVE TO WMAATA MEZZANINE BY WMAATA
 - 93 PROPOSED RELOCATION OF EXISTING WMAATA GRATE BY WMAATA IN COORDINATION WITH ARLINGTON COUNTY

- ### GENERAL NOTES
- NIC
 - WMAATA COMPONENTS SUBJECT TO WMAATA AND ARLINGTON COUNTY REVIEW
 - PARTIAL AREA OF WORK
 - DESIGN AND CONSTRUCTION OF AREA BY ARLINGTON COUNTY
 - PEDESTRIAN ENTRY FROM METRO LEVEL
 - VEHICULAR ENTRY FROM METRO LEVEL
 - PEDESTRIAN ENTRY FROM PLAZA LEVEL
 - VEHICULAR ENTRY FROM PLAZA LEVEL
 - PROPERTY LINE
 - WMAATA
 - SOLID GRAY AND BLACK PARTITIONS AND COLUMNS ARE EXISTING TO REMAIN.
 - REFER TO AREA CALCULATION SHEETS FOR GFA
 - REFER TO CIVIL AND LANDSCAPE SHEETS FOR SITE INFORMATION
 - REFER TO PARKING SHEETS P1 AND P2 SERIES FOR PARKING CALCULATIONS

KEY PLAN



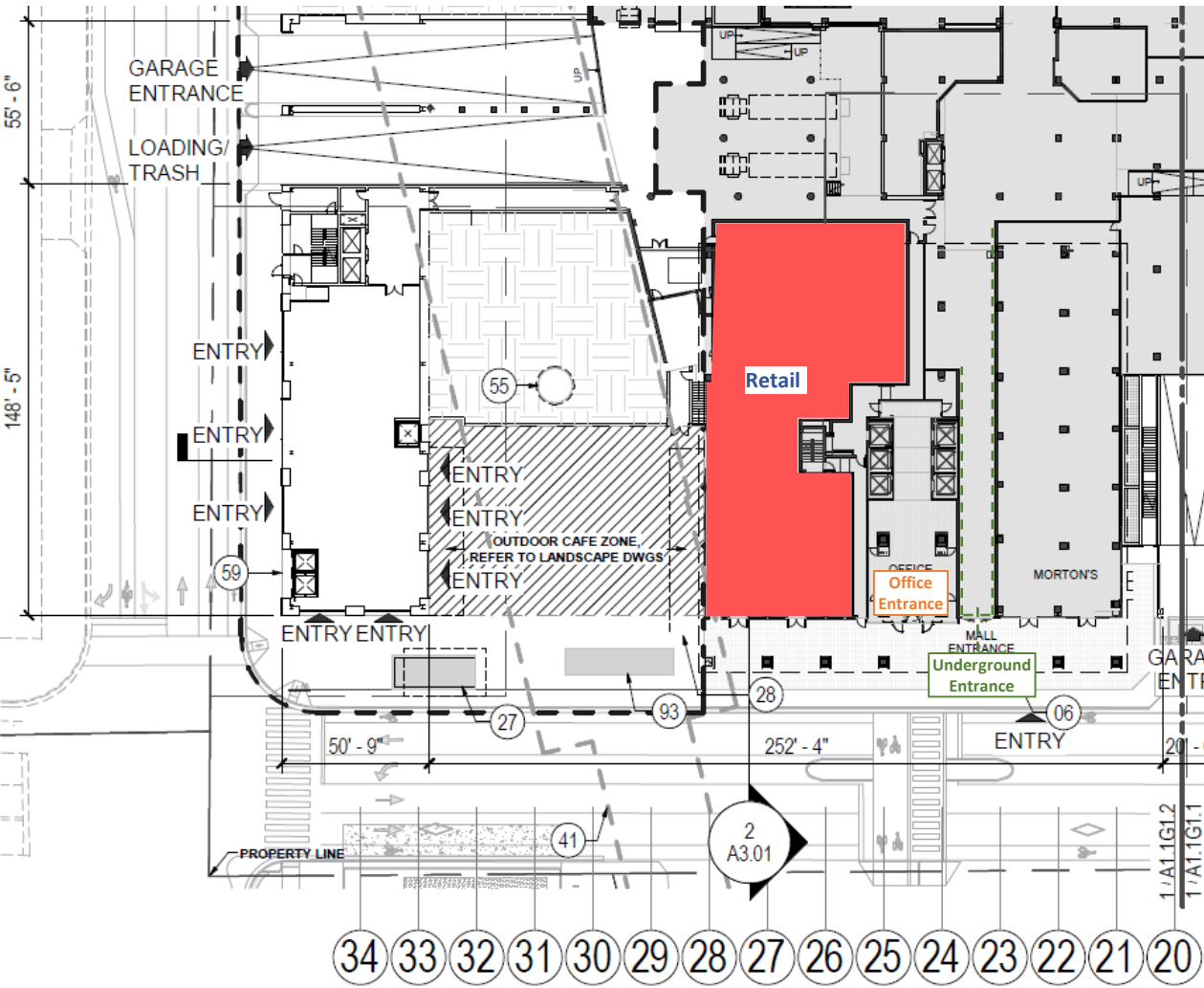
SCALE: 50'-0"=1"
0'-12'-0" 50'-0" 100'-0"

A1.101

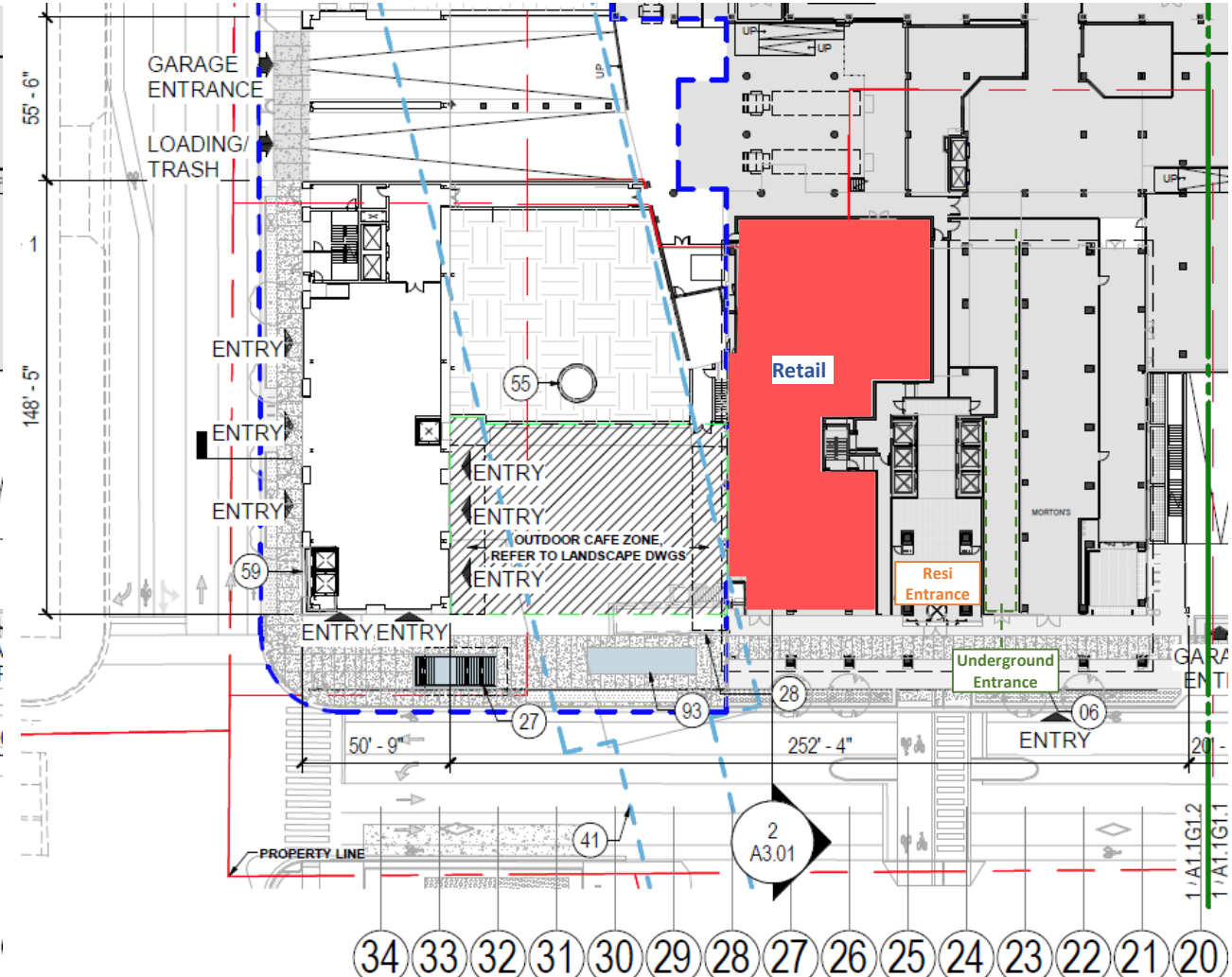
Project Name: 1770 Crystal Drive & 18th Street Park
Project Number: 09.802.000
Scale: As Indicated
Description: FLOOR PLAN - PLAZA LEVEL OVERALL

A1.1G1

1770 Office

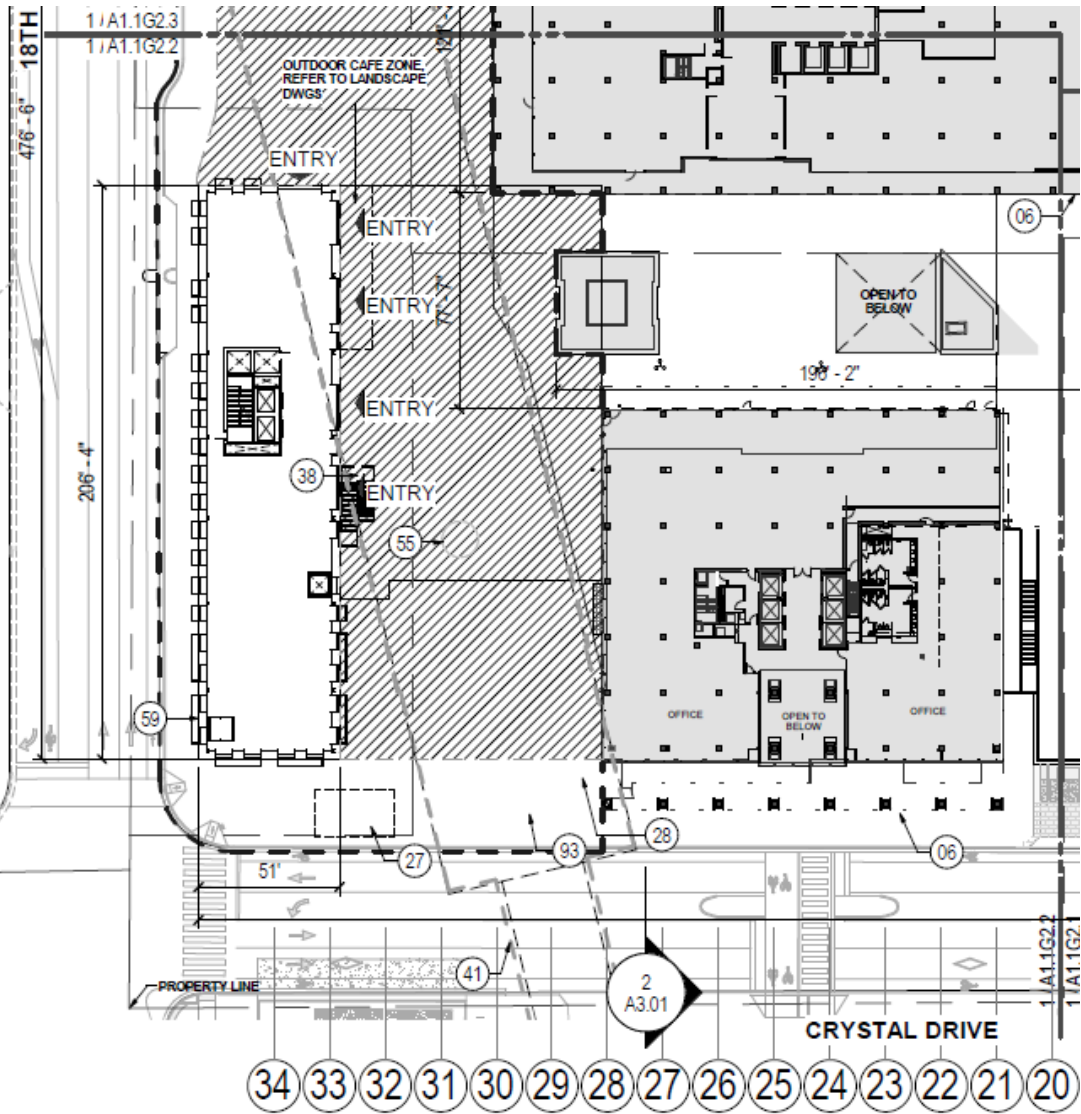


1770 Resi

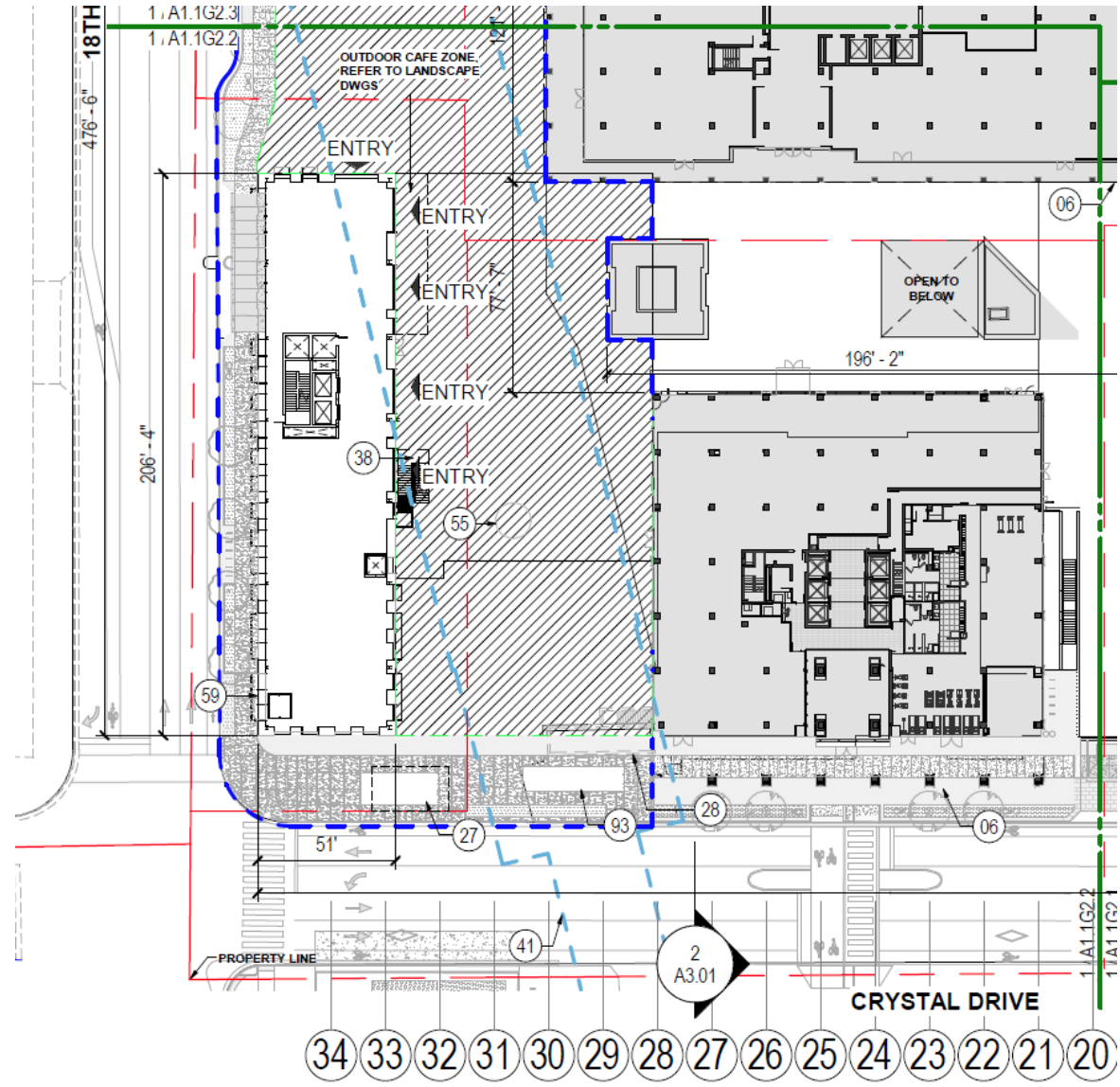


A1.101

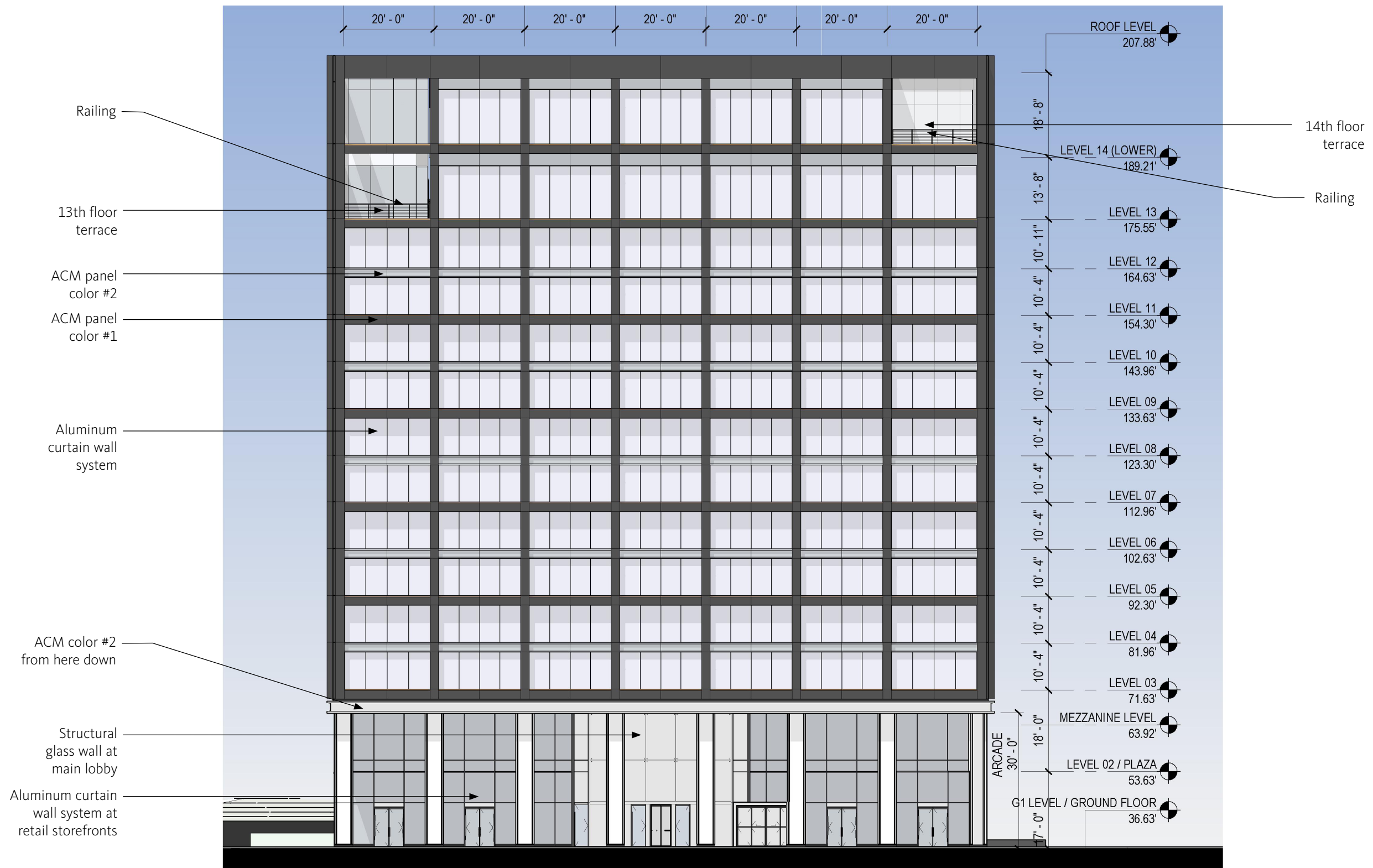
1770 Office



1770 Resi



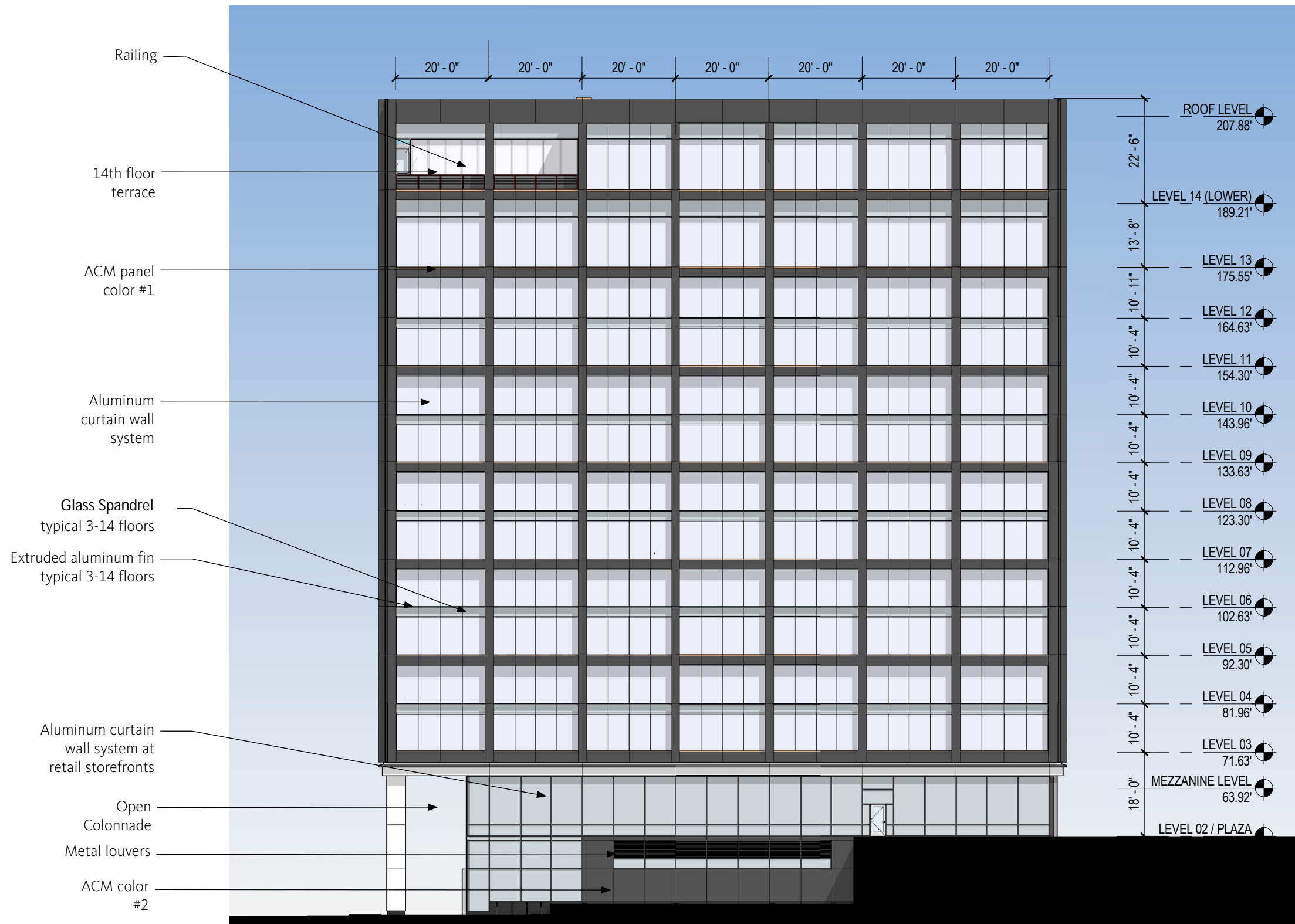
BUILDING ELEVATIONS // EAST ELEVATION



NOTE: Administrative change may be approved to substitute retail frontage shown in whole or in part with revised retail frontage. Temporary enclosures may be located at the ground level prior to finalizing retail frontage design. Certificates of occupancy for the building may be issued during the time that temporary enclosures are in place.

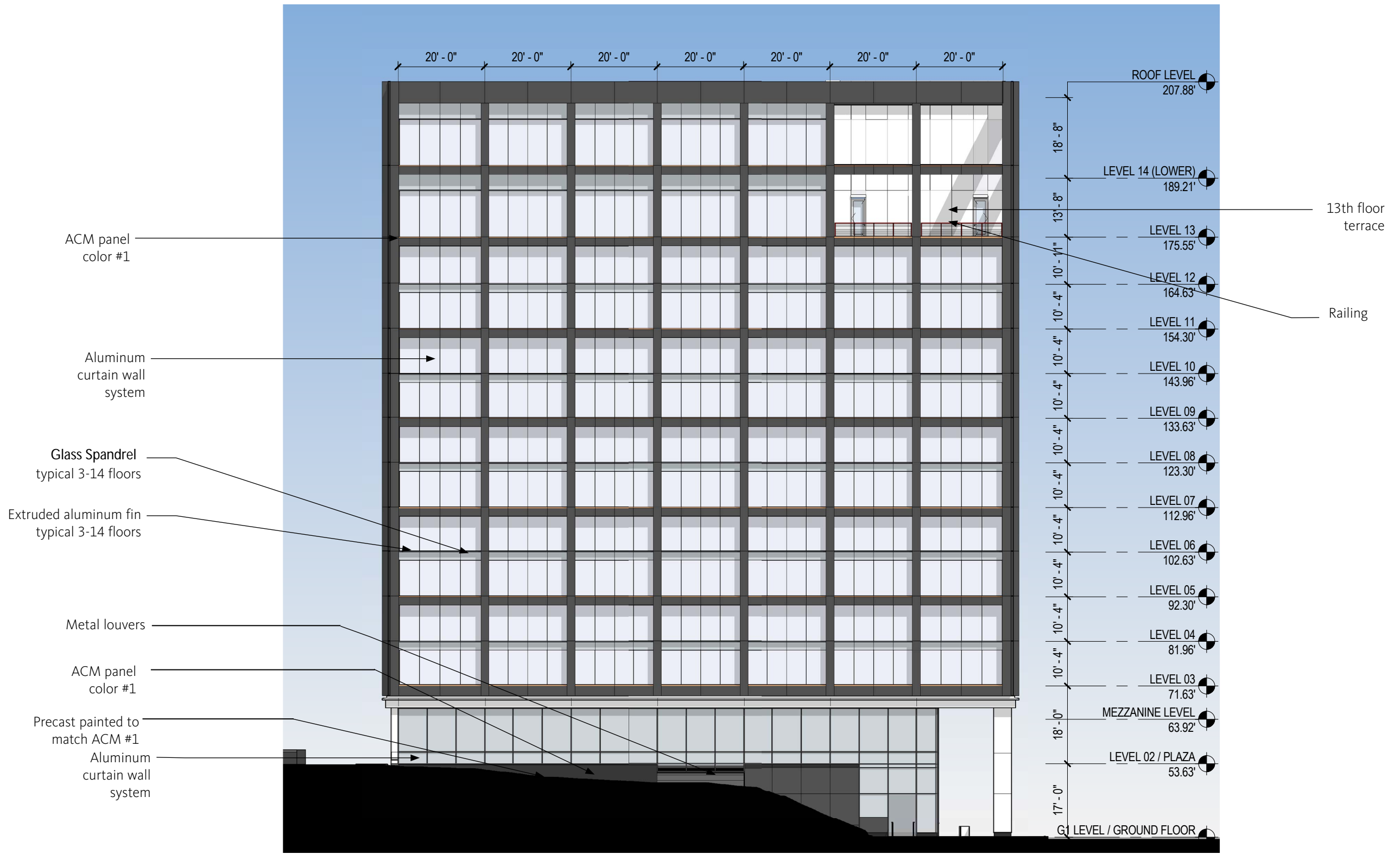
EAST ELEVATION

BUILDING ELEVATIONS // NORTH ELEVATION



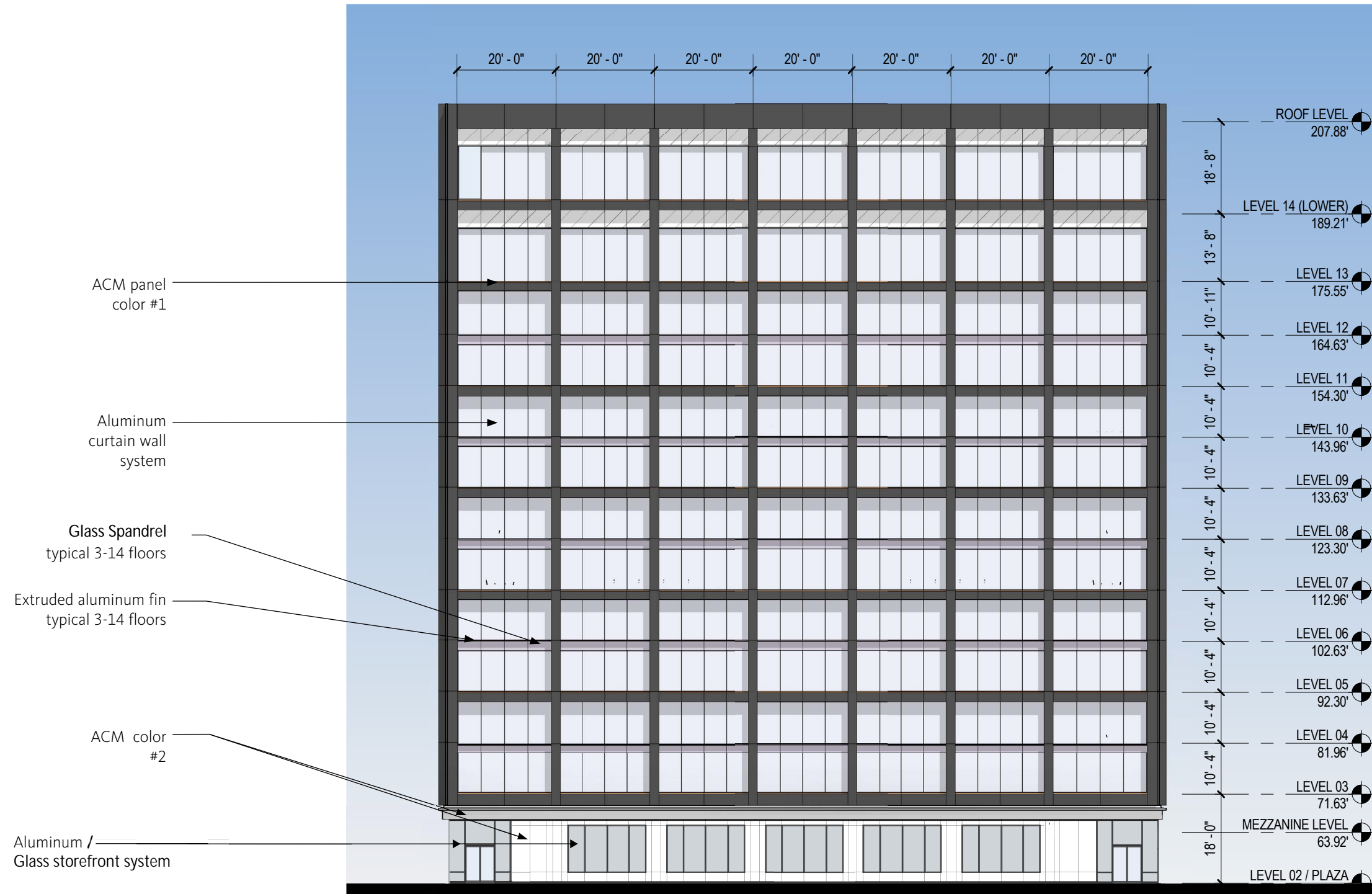
NORTH ELEVATION

BUILDING ELEVATIONS // SOUTH ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS // WEST ELEVATION



WEST ELEVATION

1770 Crystal Drive & 18th Street Park

1770 Crystal Drive
Arlington, VA 22202



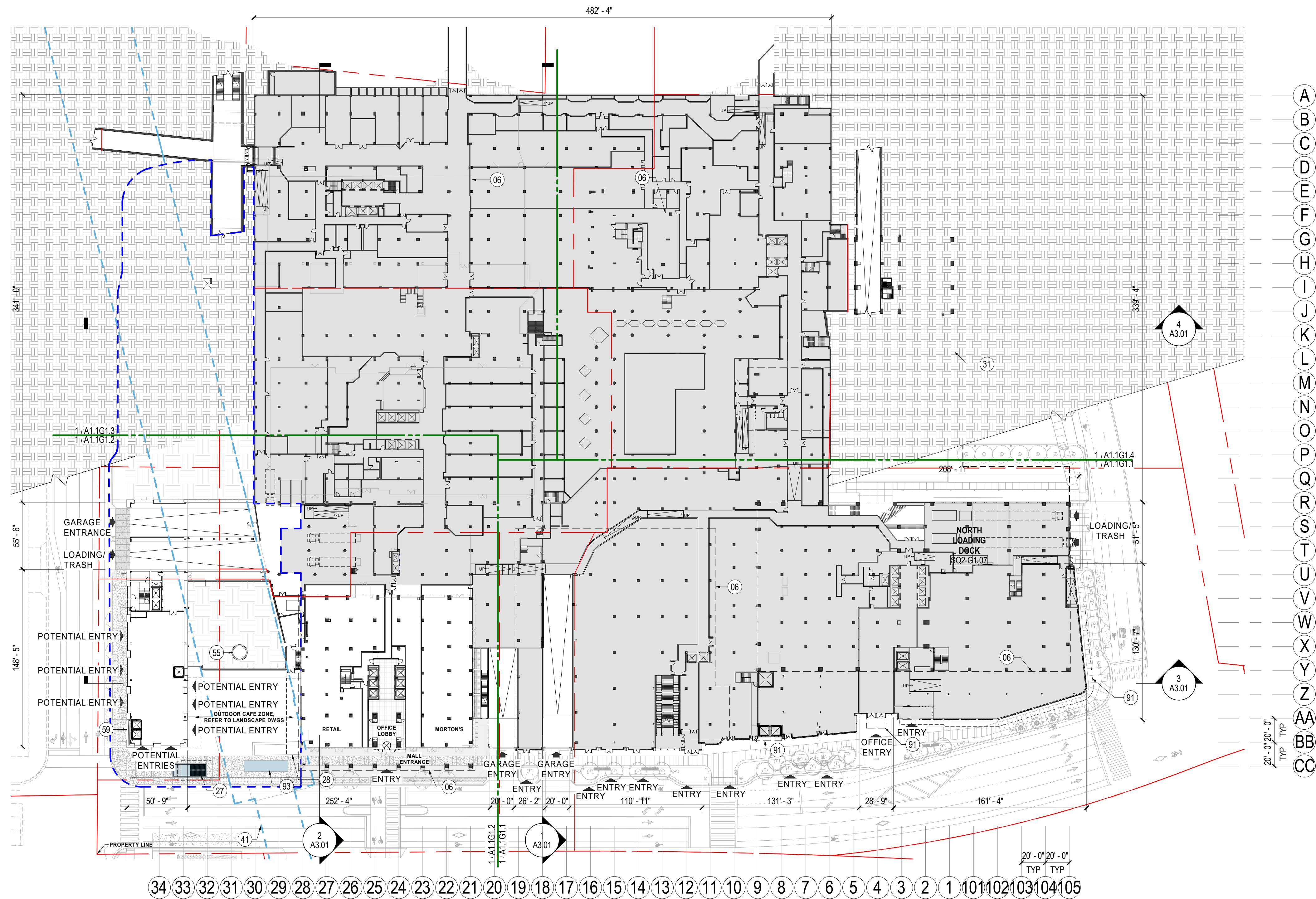
JBG SMITH

4445 Willard Avenue
Suite 400
Chevy Chase, MD 20815
Tel: 240.333.3600

Gensler

2020 K Street NW
Washington, DC 20006
United States

Tel: 202.721.5200
Fax: 202.872.8587



1 FLOOR PLAN - G1 LEVEL_OVERALL

SCALE: 1" = 50'-0"

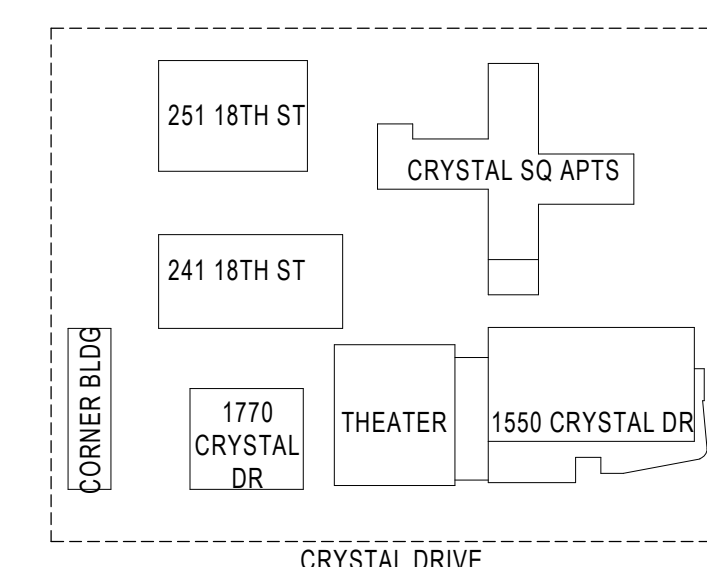
SHEET NOTES

- 06 BUILDING FOOTPRINT ABOVE
- 27 PROPOSED WMATA STRUCTURE AND CANOPY LOCATION BY WMATA
- 28 EXISTING WMATA STAIR AND GRATE TO BE RELOCATED BY WMATA IN COORDINATION WITH ARLINGTON COUNTY
- 31 DASHED LINE INDICATES APPROXIMATE EXTENT OF PARKING GARAGE STRUCTURE BELOW GRADE.
- 41 EXISTING WMATA TUNNEL UNDERGROUND. REFER TO CIVIL DWGS
- 55 EXISTING WMATA EXHAUST VENT
- 59 PROPOSED WMATA ELEVATORS AND CANOPIES FROM CRYSTAL DRIVE TO WMATA MEZZANINE BY WMATA
- 91 CANOPY ABOVE
- 93 PROPOSED RELOCATION OF EXISTING WMATA GRATE BY WMATA IN COORDINATION WITH ARLINGTON COUNTY

GENERAL NOTES

- NIC
- WMATA COMPONENTS SUBJECT TO WMATA AND ARLINGTON COUNTY REVIEW
- PARTIAL AREA OF WORK
- DESIGN AND CONSTRUCTION OF AREA BY ARLINGTON COUNTY
- PROPERTY LINE
- WMATA
- A SOLID GRAY AND/BLACK PARTITIONS AND COLUMNS ARE EXISTING-TO REMAIN.
- B REFER TO AREA CALCULATION SHEETS FOR GFA.
- C REFER TO CIVIL AND LANDSCAPE SHEETS FOR SITE INFORMATION.
- D REFER TO PARKING SHEETS P1 AND P2 SERIES FOR PARKING CALCULATIONS.

KEY PLAN



SCALE: 50'-0" = 1"
0" 12'-6" 25'-0" 50'-0" 100'-0"

Date	Description
04/09/2018	Planning Commission - 1770 Crystal Drive & 18th Street Park 4.1 Submission

Seal / Signature

Project Name
1770 Crystal Drive & 18th Street Park

Project Number
09.8202.000

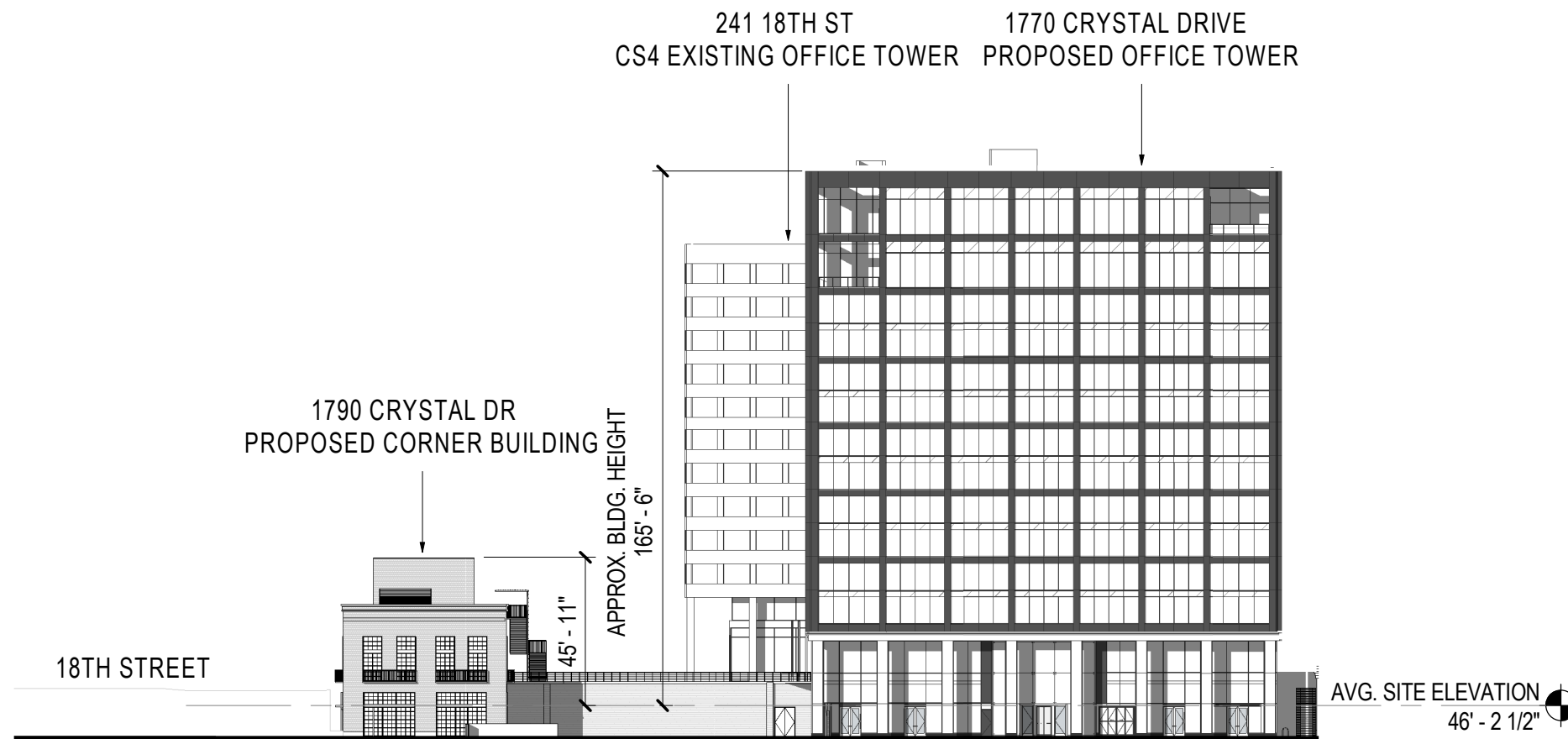
Scale
As indicated

Description
FLOOR PLAN - G1 LEVEL_OVERALL

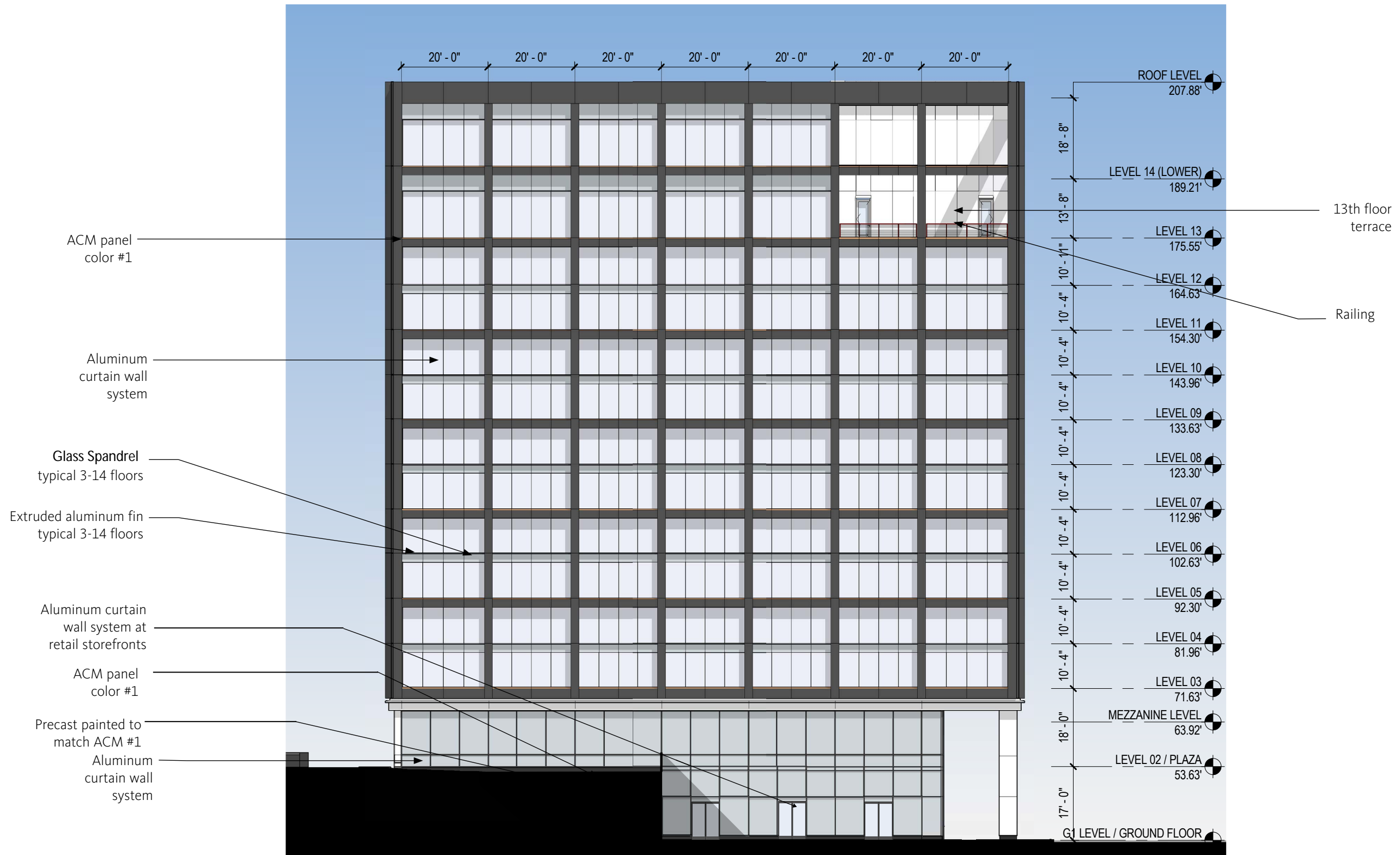
A1.1G1

Site Elevation

East Elevation



BUILDING ELEVATIONS // SOUTH ELEVATION



SOUTH ELEVATION