

(Inactive)

General Information

Owner CESC PLAZA LIMITED PARTNERSHIP % JBG SMITH PROPERTIES		Legal Description PARCEL B-44 CRYSTAL PLAZA 73,841 SQFT	
Mailing Address 4747 BETHESDA AVE #200 BETHESDA MD 20814		Trade Name	
Year Built N/A	Units N/A	EU# N/A	
Property Class Code 112-Off bldg 7+ stories	Zoning C-O/C-O	Lot Size 73841	
Neighborhood# 960000	Map Book/Page 075-16	Polygon 34020281	
Site Plan 458	Rezoning N/A	Tax Exempt No	
This is the Special District description - National Landing BID Commercial Rate			
National Landing BID Commercial Rate: This property is part of a special tax district and is taxed accordingly.			

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2022	01- Annual	\$20,399,400	\$57,054,400	\$77,453,800

34-020-281 CRYSTAL DR ARLINGTON VA 22202**(Inactive)****Property Sales History**

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
CESC PLAZA LIMITED PARTNERSHIP	9/23/2021	\$0	D-Resub/Declaration	/	20210100031980

Neighborhood 960000 Sales between 7/1/2020 and 12/31/2024

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
34-027-583	2733 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-584	2777 CRYSTAL DR	1/24/2024	\$0		/	20240100000757
34-027-584	2777 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-027-583	2733 CRYSTAL DR	12/29/2023	\$0	D-Resub/Declaration	/	20230100014906
34-020-286	2351 RICHMOND HWY	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
34-020-287	2450 CRYSTAL DR	2/2/2023	\$0	D-Resub/Declaration	/	20230100001056
18-054-008	2716 WASHINGTON BLVD	1/27/2023	\$1,150,000		/	20230100000892
34-024-340	1400 CRYSTAL DR	12/28/2021	\$188,500,000		/	20220100000068
34-024-352	S CLARK ST	12/28/2021	\$14,500,000		/	20220100000895
34-024-353	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-024-352	S CLARK ST	12/21/2021	\$0	D-Resub/Declaration	/	20210100040326
34-027-071	CRYSTAL DR	12/15/2021	\$32,127,284		/	20210100039747
34-020-281	CRYSTAL DR	9/23/2021	\$0	D-Resub/Declaration	/	20210100031980
35-003-843	510 15th ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
35-003-842	525 14TH ST S	8/20/2021	\$0	D-Resub/Declaration	/	20210100028789
34-020-034	2450 CRYSTAL DR	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-035	2461 S CLARK ST	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-032	2351 RICHMOND HWY	8/11/2021	\$0	D-Resub/Declaration	/	20210100027859
34-020-032	2351 RICHMOND HWY	8/10/2021	\$0	5-Not Market Sale	/	20210100027857
34-020-034	2450 CRYSTAL DR	8/10/2021	\$0	5-Not Market Sale	/	20210100027858
15-086-012	3461 WASHINGTON BLVD	11/20/2020	\$5,500,000	4-Multiple RPCs, Not A Coded S	/	20200100033381
34-026-037	1901 S BELL ST	10/29/2020	\$0	D-Resub/Declaration	/	20200100030153
34-026-037	1901 S BELL ST	10/29/2020	\$0	D-Resub/Declaration	/	20200100030154
34-020-274	1750 CRYSTAL DR	10/7/2020	\$0	D-Resub/Declaration	/	20200100027204
18-054-008	2716 WASHINGTON BLVD	9/29/2020	\$0	7-Partial Interest	/	20200100026950
34-020-274	1750 CRYSTAL DR	9/2/2020	\$0	D-Resub/Declaration	/	20200100022805

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B2102460	--	CTBO	\$2,000
B2102461	--	CTBO	\$2,000

Note: Permits are issued and tracked by the [Community Planning, Housing & Development Department](#). The permits reflected above are considered in the property's assessment. *Cost Estimates are provided by the permit applicants.

Site Plan and Rezoning

34-020-281 CRYSTAL DR ARLINGTON VA 22202**(Inactive)**

Note: Site Plans and Rezoning are reviewed and approved by the Arlington County Board. The Site Plans and/or Rezoning listed below are considered in the property's annual assessment and may not reflect the latest amendments considered by the Board.

Site Plan #	Name		
458	Crystal Plaza 1 Site - 2001 S. Clark St		
Amendment	Status	Action Date	Commercial GFA
Yes	Approved	5/15/2021	22250
Office	Retail	Hotel	Stories
	22059		25
Residential GFA	Residential Units	Town houses	Parking
701101	758		302

Comments: Demo 2001 S Clark Street and build 2 multi-family mixed-use high-rises totaling 6.9 FAR: Site area of 104,404 sq. ft. (2.396 acres) --West Tower (2000 S. Bell Street) --338 dwelling units --12,053 sq. ft. of retail --250 feet in height --East Tower (2001 S. Bell Street) --420 dwelling units --10,006 sq. ft. of retail --200 feet in height --Underground parking structure (302 total spaces) 0.32 spaces per dwelling unit 17% compact spaces --Replacement of existing underground pedestrian concourse segment --New extension of South Bell Street, connecting to South Clark Street; and a new alley south of the proposed East Tower --New pedestrian plaza (aka "pedestrian passageway" or "pedestrian connection") along the east side of the proposed East Tower

Note: Associated parcels are 34-020-266, -267, -268, & -269 Additional project details include: --Rezoning (Z-2619-19-1): to rezone the area of the new site plan for Crystal Plaza 1 from "M-2, Service Industrial and C-O", Mixed Use District to "C-O Crystal City", Mixed Use Crystal City district. --Crystal City Block Plan: Block Plan for "Block M" as required by the proposed rezoning above. --Phased Development Site Plan (PDSP) Amendment (SP #454): an amendment to the existing "Crystal City PDSP" (SP #454) to incorporate the new site plan into the PDSP. Site Plan Amendment (SP #11): site plan amendment to remove 104,404 sq. ft. from the existing SP #11.

Associated Parcels

34-020-268, 34-020-269, 34-020-281, 34-020-282, 34-020-283, 34-020-284