Mix of Uses

- Over 50 Buildings with Approximately:
  - 11M SF of Office
  - 12 Hotels
  - 6,000 Residential Units
  - 1M SF of Retail & Restaurants

- Parks & Plazas

- Activities & Events
Best Transportation in Metro Area

- Metro
- VRE
- Reagan National Airport
- Commuter Bus
- Bike Trails
Before “Street” Retail
Before “Street” Retail
Two-Way Streets

Crystal City
Go BOTH Ways
Starting June 26th
A masterful approach to Mexican fare, right in your backyard.

Dear John,

We ate at Qyamel in Crystal City last night. We sat at the taco bar and sipped on their signature margaritas as we watched our tacos being created before our very eyes!

Saw a great time! Wish you would have been here.

Best,

Susan
PBS Selects
Crystal City
Location for
Headquarters

The Public Broadcasting Service said yesterday that it signed a deal to move its headquarters from Alexandria to Crystal City, where Charles E. Smith Commercial Realty has renovated offices and plans to serve as a tenant in a new headquarters.

The public television network has spent the past two years looking for a new home in the District or Northern Virginia located to lease or to it.

PBS, which has 189 member television stations, is expected to move to February 2001 or 2002. It said it will work with a new headquarters and complete the move in two years.

The company said it has not decided which office building it will occupy.

Since 1999, the government agency has been moving out of several buildings, totaling nearly 1.5 million square feet, that is located in Crystal City as it moves employees to new headquarters in Alexandria.

The 1.5 million square foot office market in Crystal City has been a target for government, agencies, contractors and financial companies.

Charles E. Smith, Crystal City's chief executive officer, said the company was interested in the project because it will serve as a tenant in a new headquarters.

The developer also has plans to use the building to house the government.

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Other Companies Followed
Adaptive Reuse Redevelopment

13 Story - 200,000 SF
Office Building

19 Stories; 270,000 SF; 265 units
Luxury Rental Apartment Building

Added 6 Floors
Crystal City Sector Plan

- **Three Phase Approval:**
  - Sector Plan Guiding Principles Approved 2008
  - Sector Plan Approved 2010
  - CO Crystal City Zoning Ordinance Approved 2011

- **Five Year Process with over 100 Public Meetings**

- **Takes Crystal City Momentum to the Next Level**

- **Once in a Generation Opportunity:**
  - 60% density increase by 2050 proximate to extensive transit options
  - Better balanced mix of uses
  - New transit way funding approved with Plan
  - Framework for creative quality design and continued urban vitality
Density Growth

Total Gross Floor Area programmed within Crystal City Study Area

<table>
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<th>Millions GFA</th>
<th>Existing</th>
<th>Plan Proposed - 2050</th>
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Source: Arlington Economic Development
Crystal City Transitway Map
Columbia Pike Transitway Map
Transitway Station
Transitway Section

B-B' - CRYSTAL DRIVE - NORTH OF 23RD STREET S

C-C' - CRYSTAL DRIVE - SOUTH OF 26TH STREET S
First “Next Generation” Office Building: 1900 Crystal Drive
1900 Crystal Drive
Crystal City: Evolution & Transformation

Mitch Bonanno
SVP Development