

1550 Crystal Drive

Crystal City, VA

The existing superblock adjacent to Crystal Drive between 15th and 18th Streets is reimaged with renovation and select infill mixed-use building programming. This adaptation is built among the complex underground and street level connection of enhanced multimodal transportation networks.

Crystal Drive Retail Adaptive Reuse is a transformational project within the heart of Crystal City, VA. The multi-phased plan includes creating an enhanced metro arrival experience, improving pedestrian circulation through and around the block, and creating opportunities for destination and experiential retail.

In phase one, now in construction, 100,000 SF of retail is paired with renovation of an existing building into Class A office space, anchoring the new neighborhood with a vibrant streetscape and amenities such as a movie theater and grocery store. Future phases include a new retail building at the northwest corner of Crystal Drive and 18th Street South to be built above a new east entrance to the Crystal City Metro station, along with a public park.

A key component of the long-range plan will be a plaza space along 18th Street, which is programmed and flexible to the ever-changing needs of a lively urban space. The one-acre plaza also provides important connections from the metro to Crystal Drive and acts as a transition between the heavily sloping surrounding streetscape.

Client

JBG Smith

Dates

2016 - 2021

Size

1.5 acres

Team

Architect: Gensler

Civil: Bowman

Irrigation: Carter Design Group













