

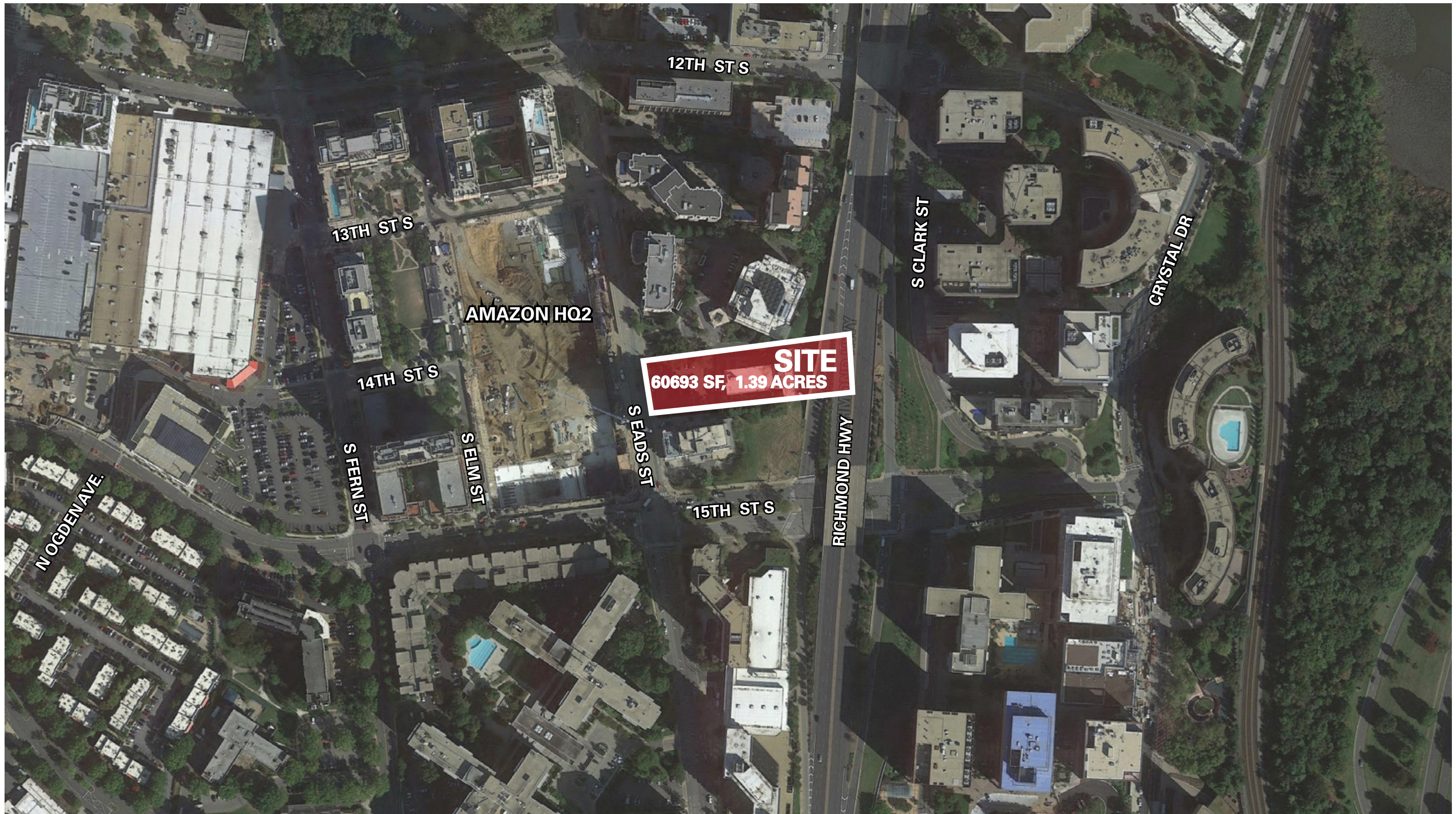


AMERICANA SITE

Project Overview, October 2022



Crystal City



SITE
60693 SF, 1.39 ACRES



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



KEY MAP ①



VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM WEST



KEY MAP ①



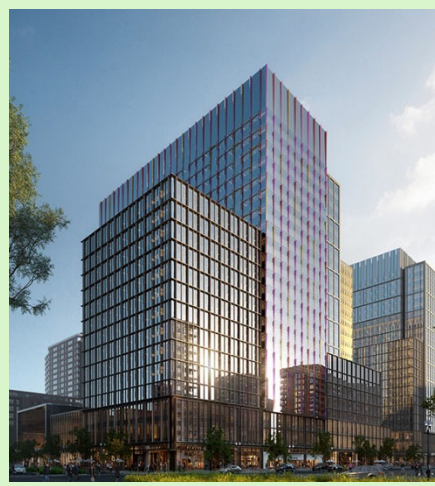
Embassy Suites Hotel
1393 S Eads St



The Paramount Apartments
1425 S Eads St



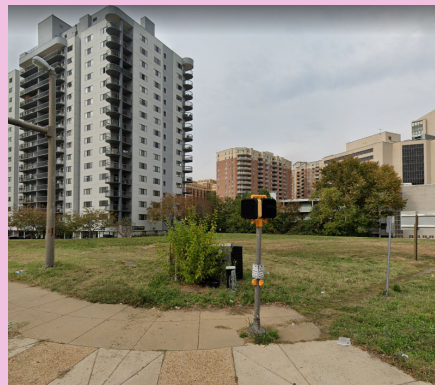
The Bartlett Apartments
520 12th St



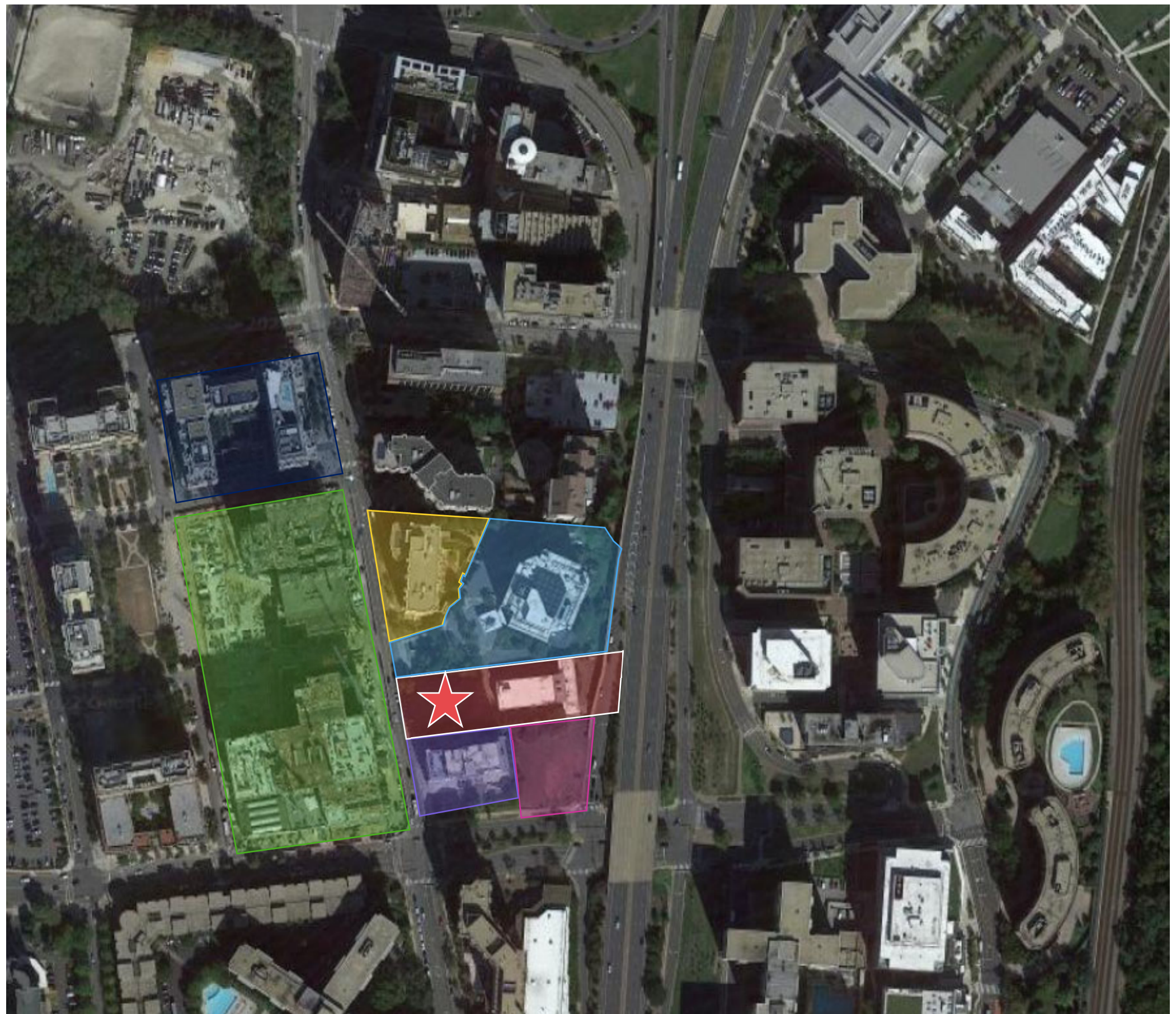
**Met Park
Amazon HQ2**



Aura Pentagon City Apartments
1331 S Eads St



VDOT Parcel



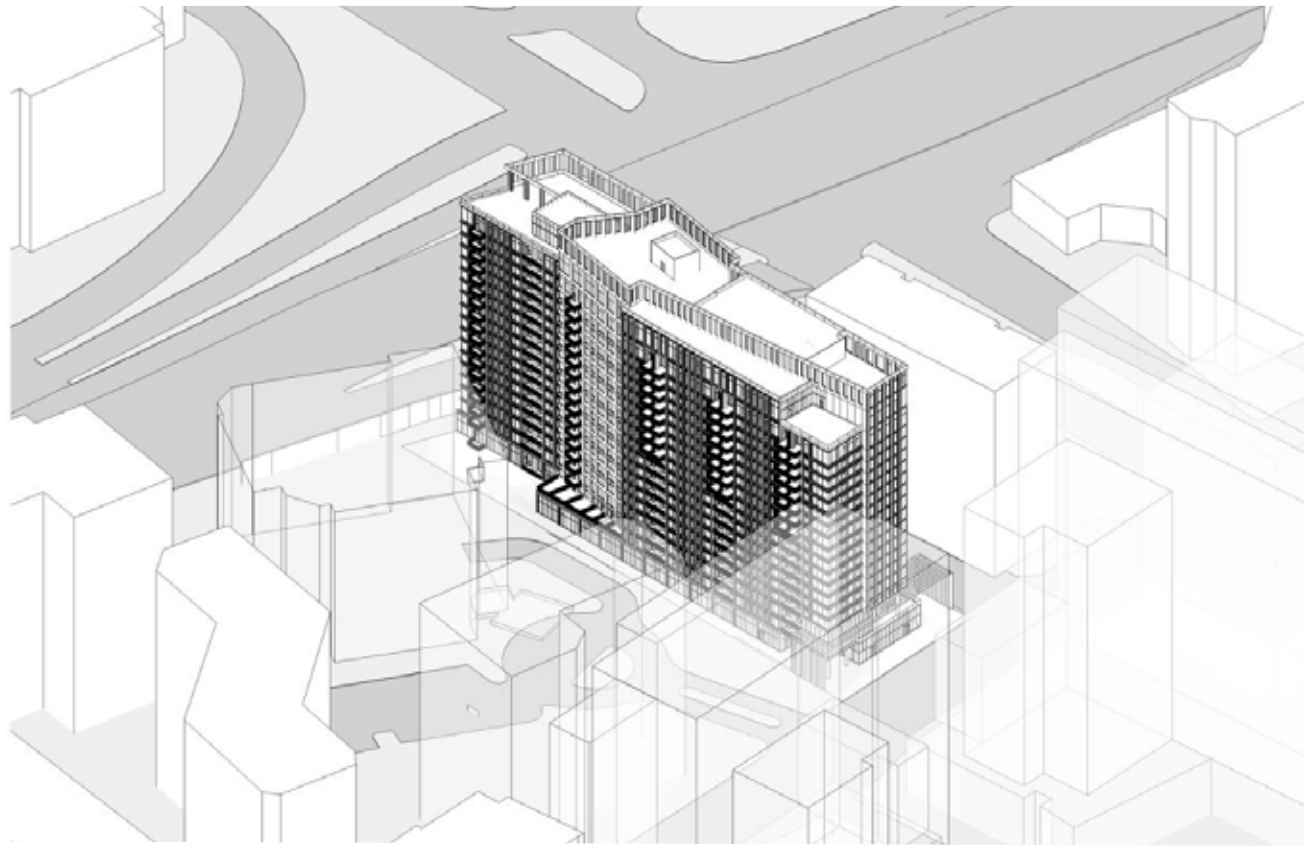
PROJECT OVERVIEW

Proposed Americana Site

Zoning	C-O Crystal City
Height*	200'
Residential GFA	525,331
Unit Count	636
Retail GFA	3,801
Parking Spaces**	188 on-site (0.30x) / 204 off-site (0.32x)

*Excludes mechanical penthouse per Arlington County standards

** Off-site parking would be across the street at The Bartlett



SOUTHEAST AXONOMETRIC VIEW



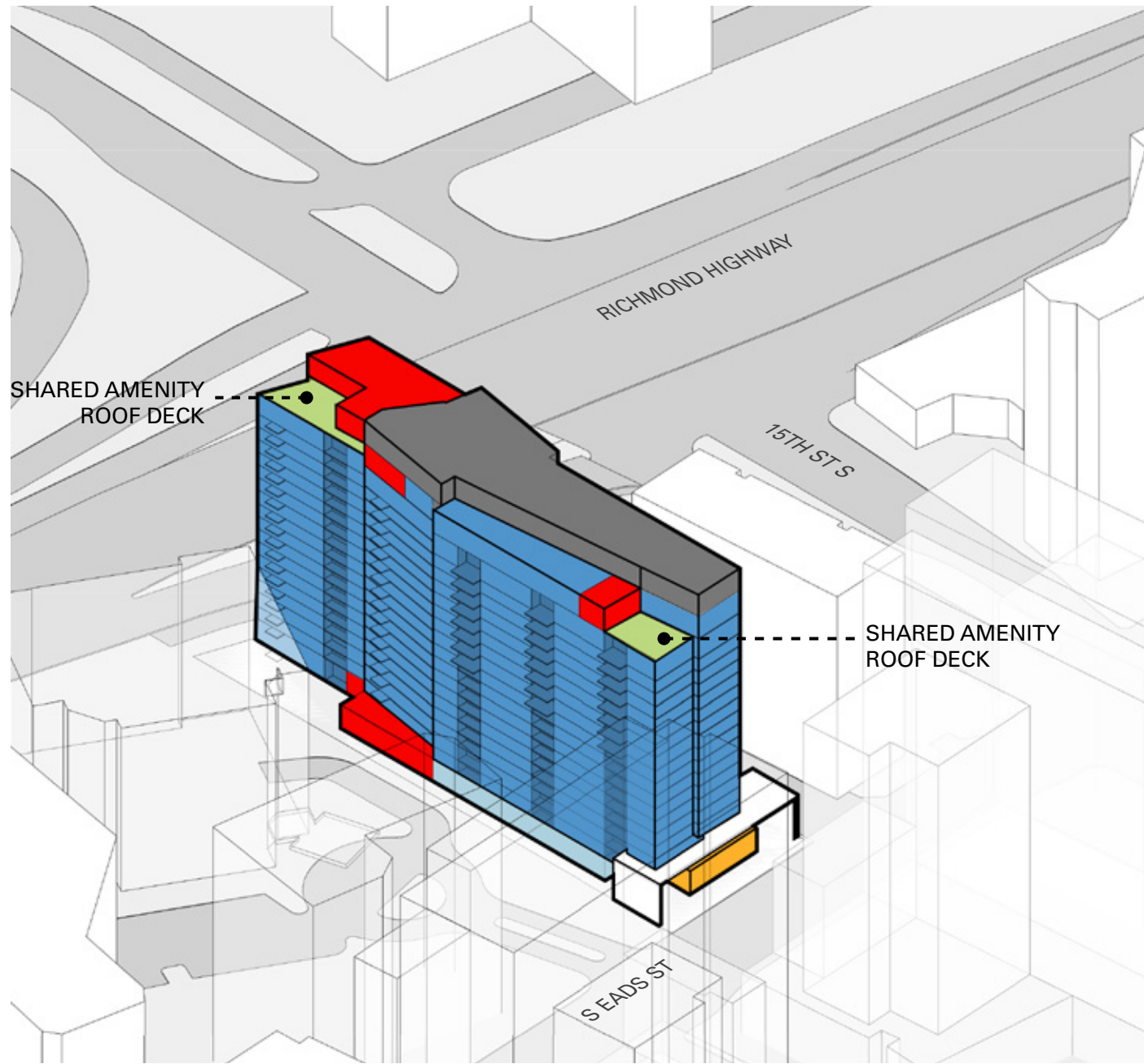
SOUTHWEST AXONOMETRIC VIEW



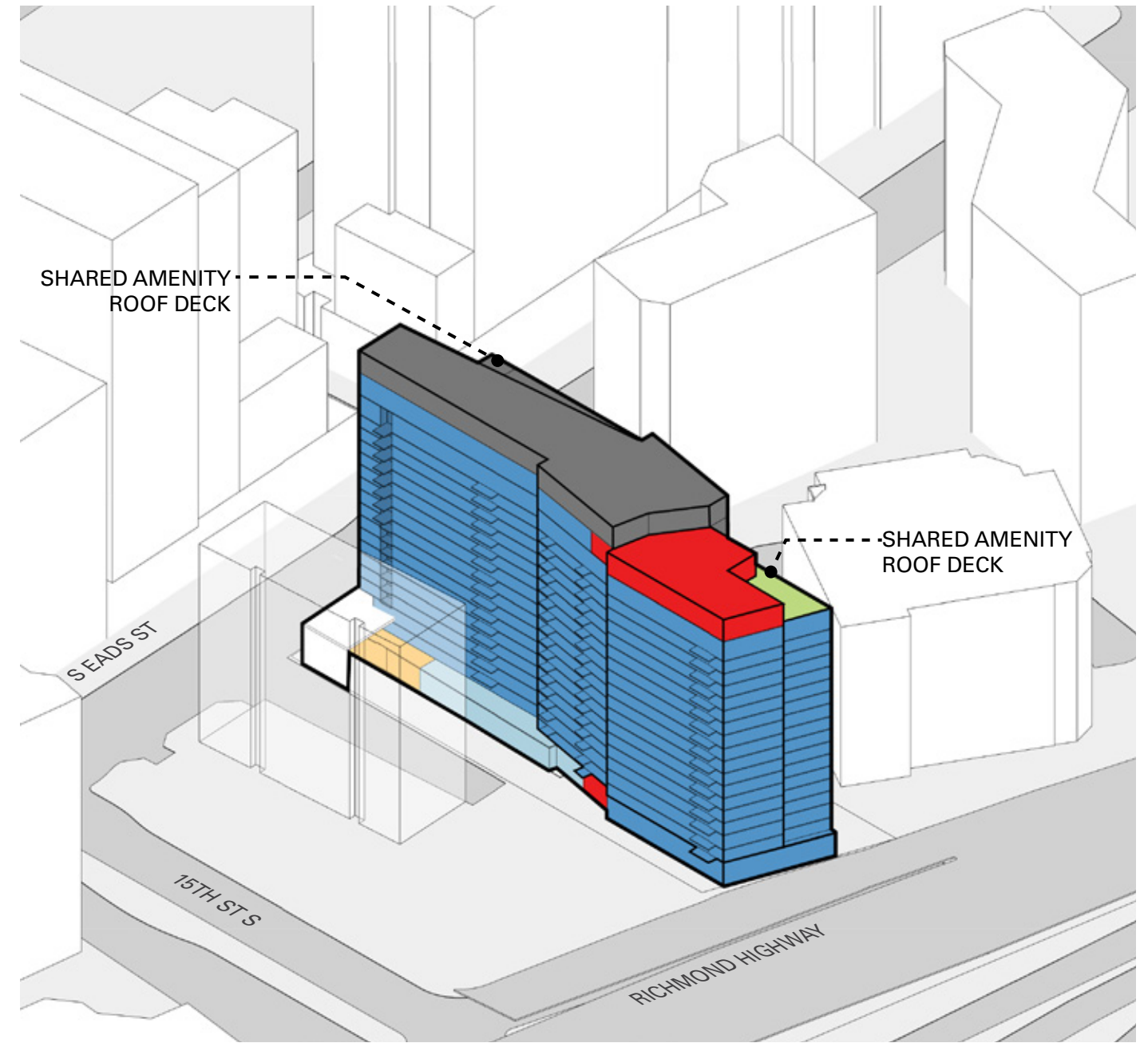
SOUTHEAST AXONOMETRIC VIEW



SOUTHWEST AXONOMETRIC VIEW



NORTHWEST AXON

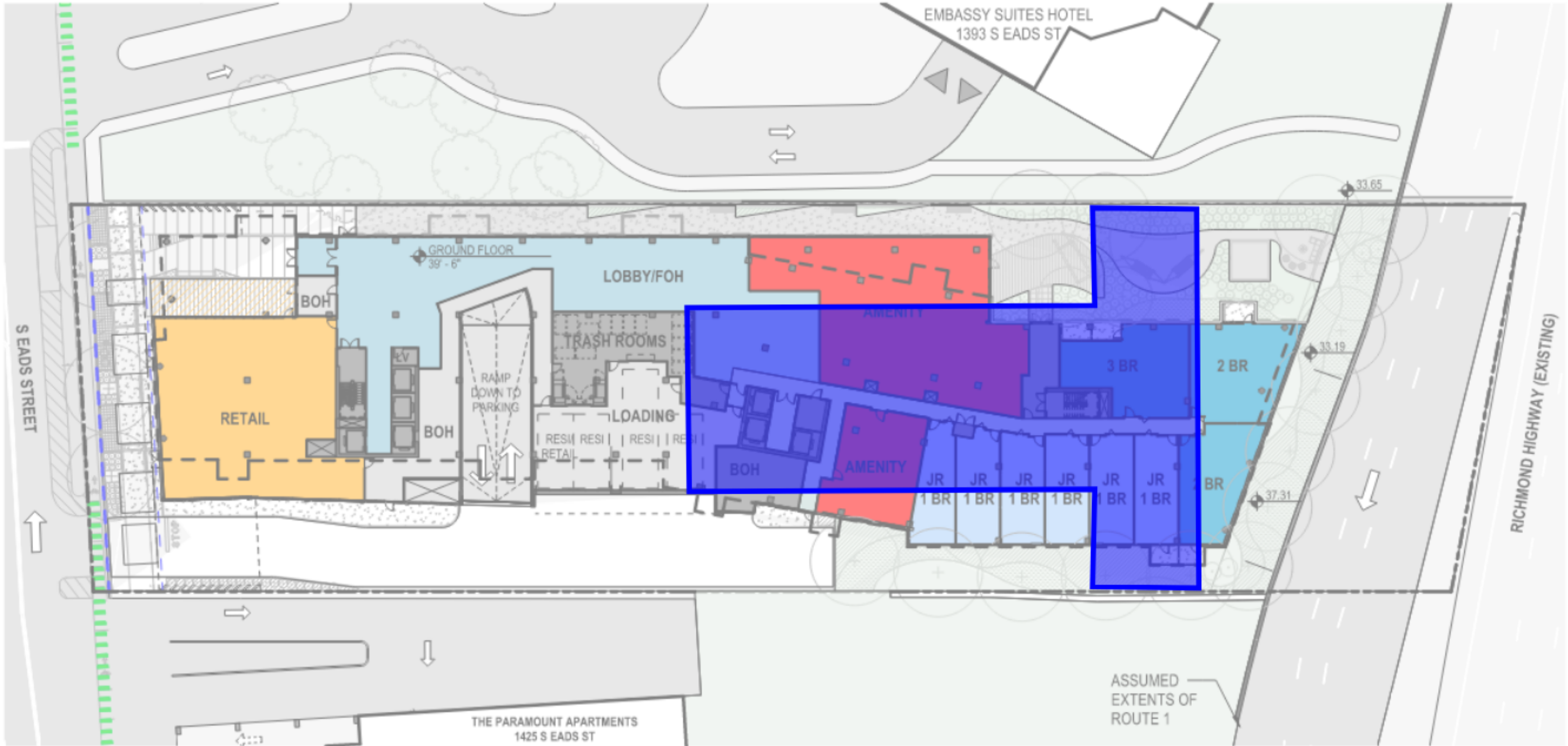


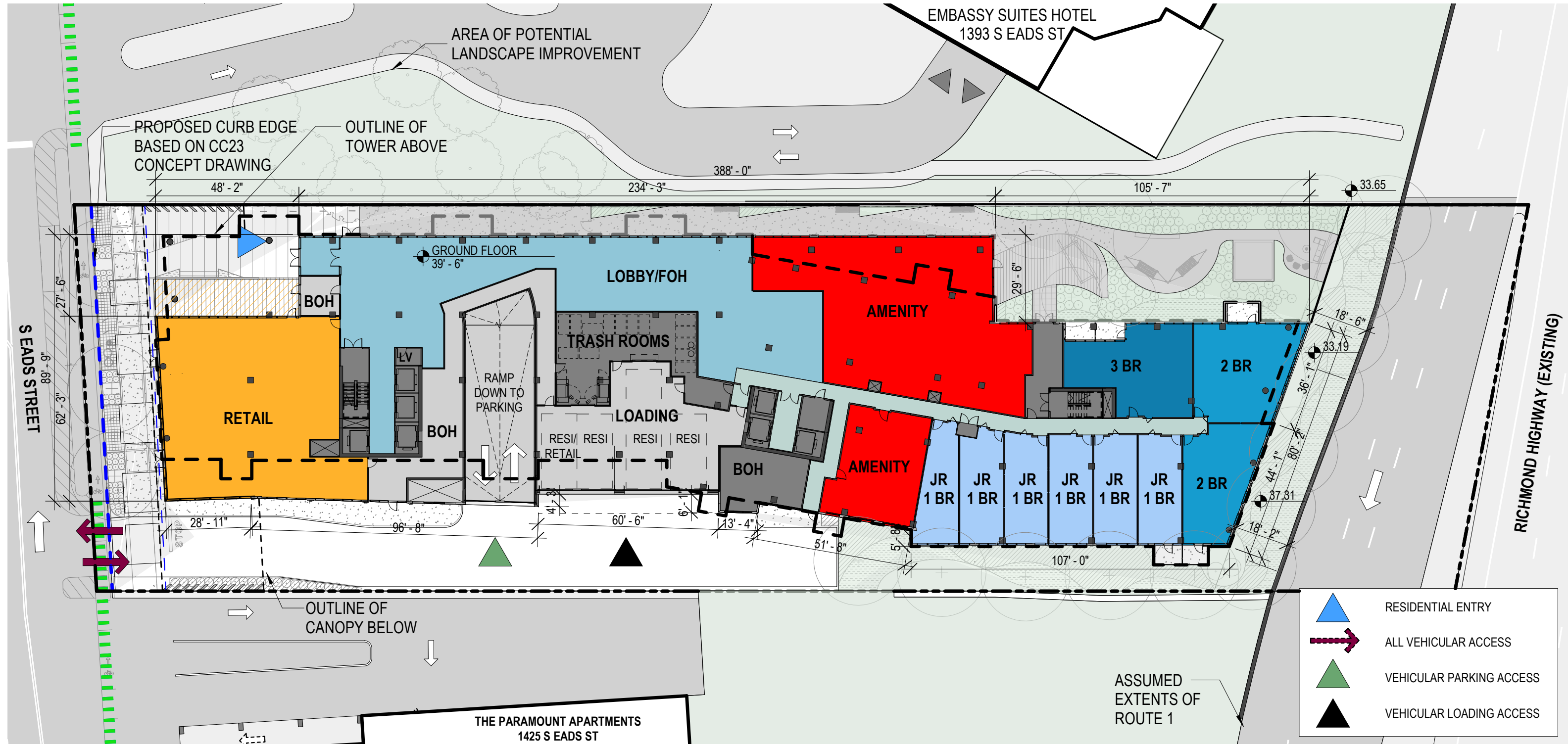
SOUTHEAST AXON



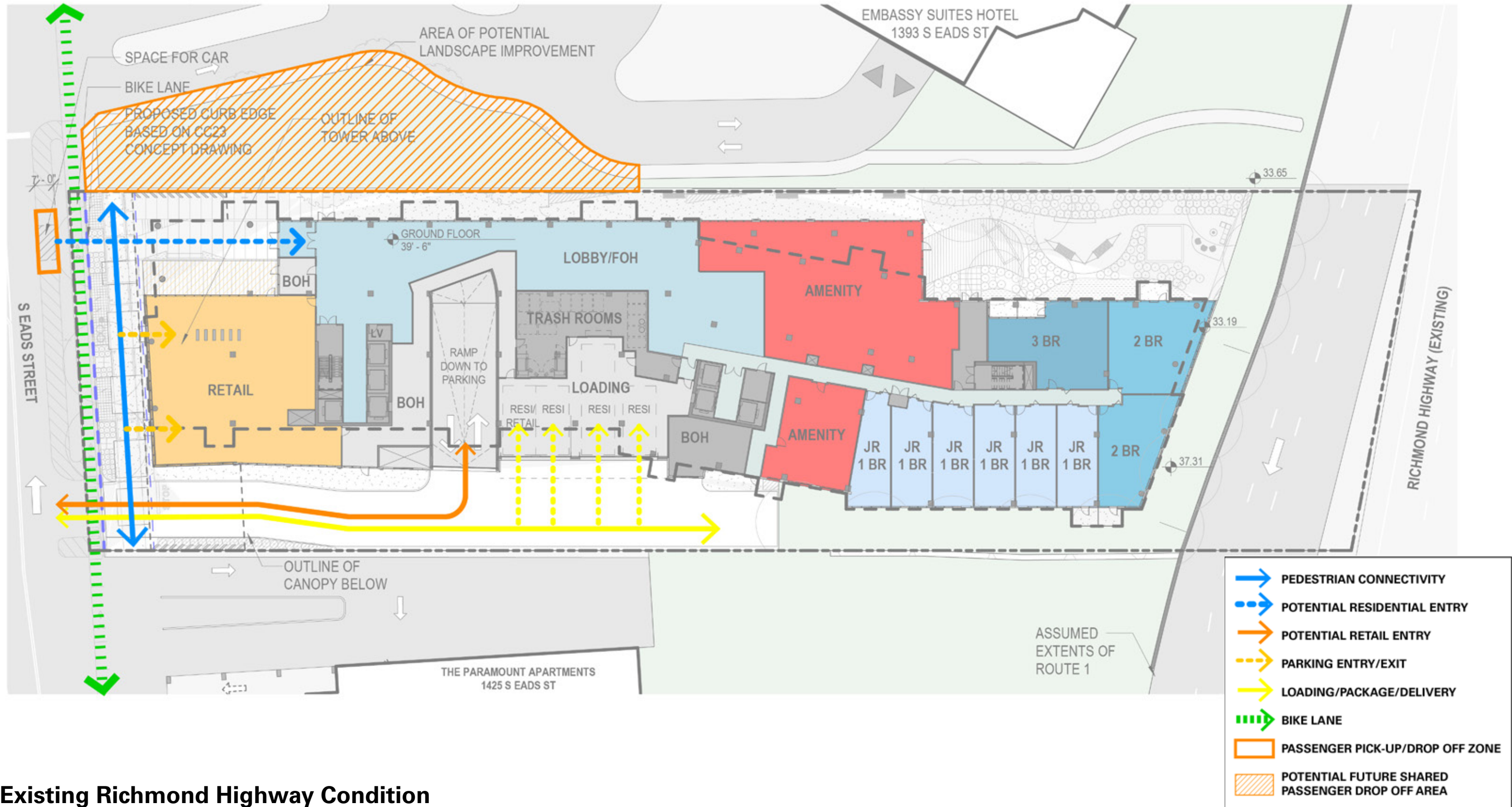








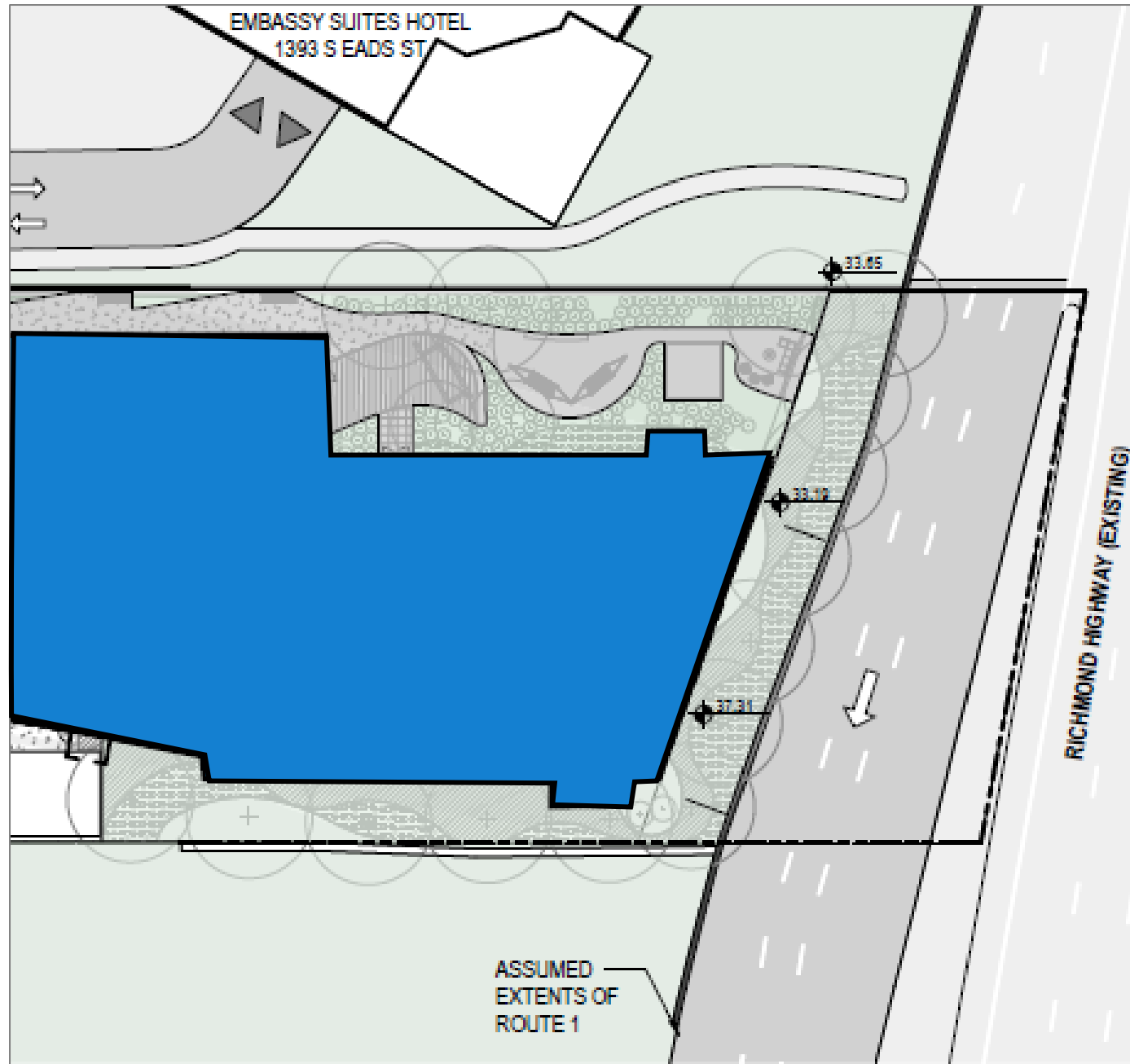
*Existing Richmond Highway Condition



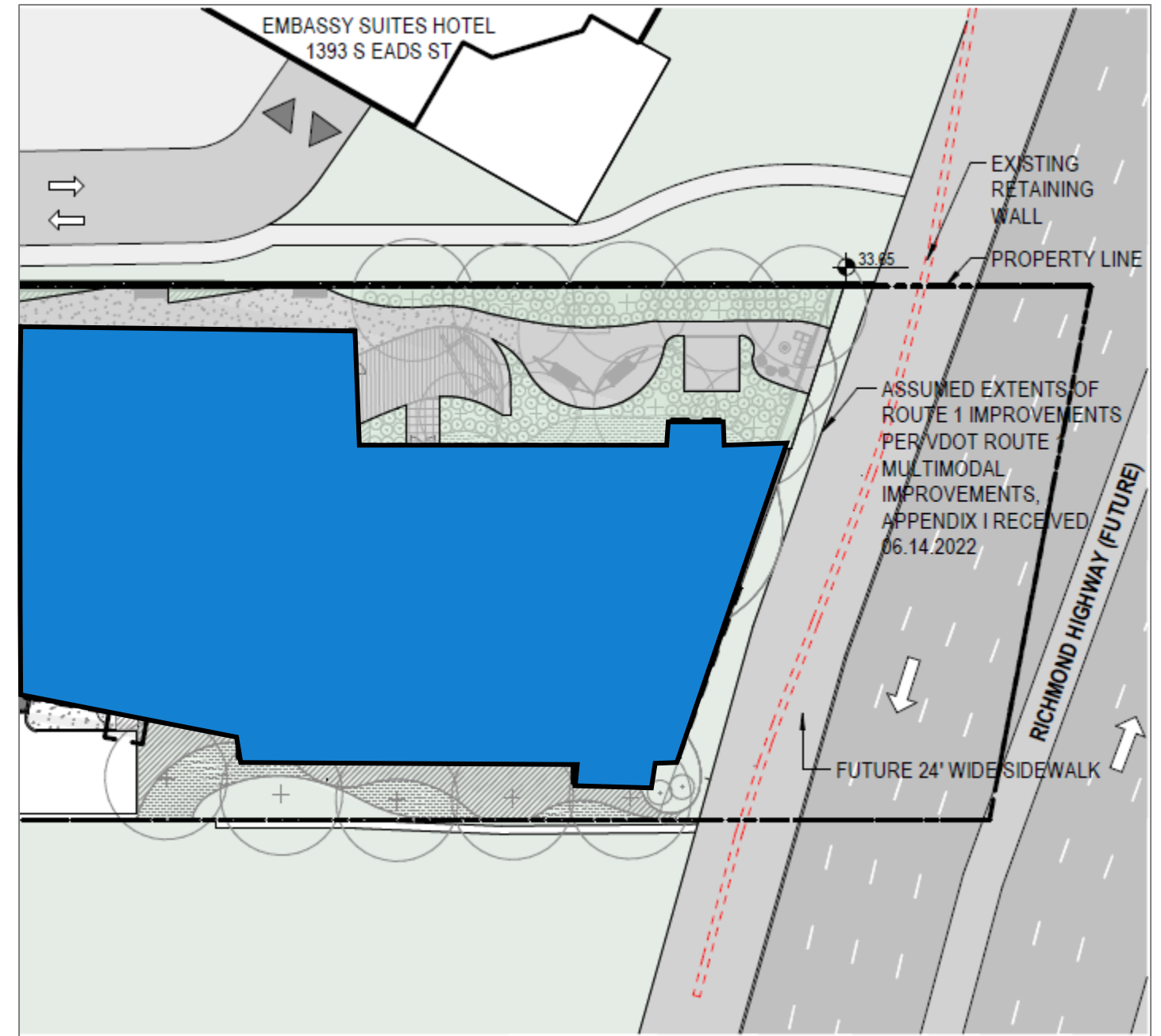
***Existing Richmond Highway Condition**

RELATION TO ROUTE 1 FUTURE IMPROVEMENTS

EXISTING CONDITION



FUTURE CONDITION



SUBJECT TO CHANGES RELATED TO ROUTE 1 CONDITION, AND FOR REPRESENTATIONAL PURPOSES ONLY

EXISTING CONDITION



FUTURE CONDITION



*SUBJECT TO CHANGES RELATED TO ROUTE 1 CONDITION, AND FOR REPRESENTATIONAL PURPOSES ONLY;
IMAGE IS MEANT TO DEMONSTRATE THE DIFFERENT IN GRADES BETWEEN THE TWO CONDITIONS AND DOES NOT REPRESENT THE FINAL SIDEWALK DESIGN OR CONDITION*



*SUBJECT TO CHANGES RELATED TO ROUTE 1 CONDITION, AND FOR REPRESENTATIONAL PURPOSES ONLY;
IMAGE IS MEANT TO DEMONSTRATE THE DIFFERENCE IN GRADES BETWEEN THE TWO CONDITIONS AND DOES NOT REPRESENT THE FINAL SIDEWALK DESIGN OR CONDITION*



*SUBJECT TO CHANGES RELATED TO ROUTE 1 CONDITION, AND FOR REPRESENTATIONAL PURPOSES ONLY;
IMAGE IS MEANT TO DEMONSTRATE THE DIFFERENCE IN GRADES BETWEEN THE TWO CONDITIONS AND DOES NOT REPRESENT THE FINAL SIDEWALK DESIGN OR CONDITION*



JBG SMITH