

An architectural rendering of a modern multi-story residential building named 'Block W'. The building features a mix of dark grey and light grey facades with large windows and balconies. A vertical sign on the corner reads 'Block W'. The ground floor has a 'Neighborhood Cafe' with large glass windows. The scene includes trees, a street with cars, and people walking, set against a clear blue sky.

BLOCK W

SPRC #2

07.25.2024

AGENDA

- 1 **SPRC #1 UPDATES**
- 2 **DES COORDINATION UPDATES**
- 3 **LANDSCAPE & OPEN SPACE**
- 4 **TRANSPORTATION**
- 5 **COMMUNITY BENEFITS**
- 6 **SUSTAINABILITY**

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EAST FAÇADE PODIUM DIFFERENTIATION

WHAT WE HEARD: GREATER ARTICULATION AT THE PODIUM TO PROVIDE DIFFERENTIATION ON CSX FACADE

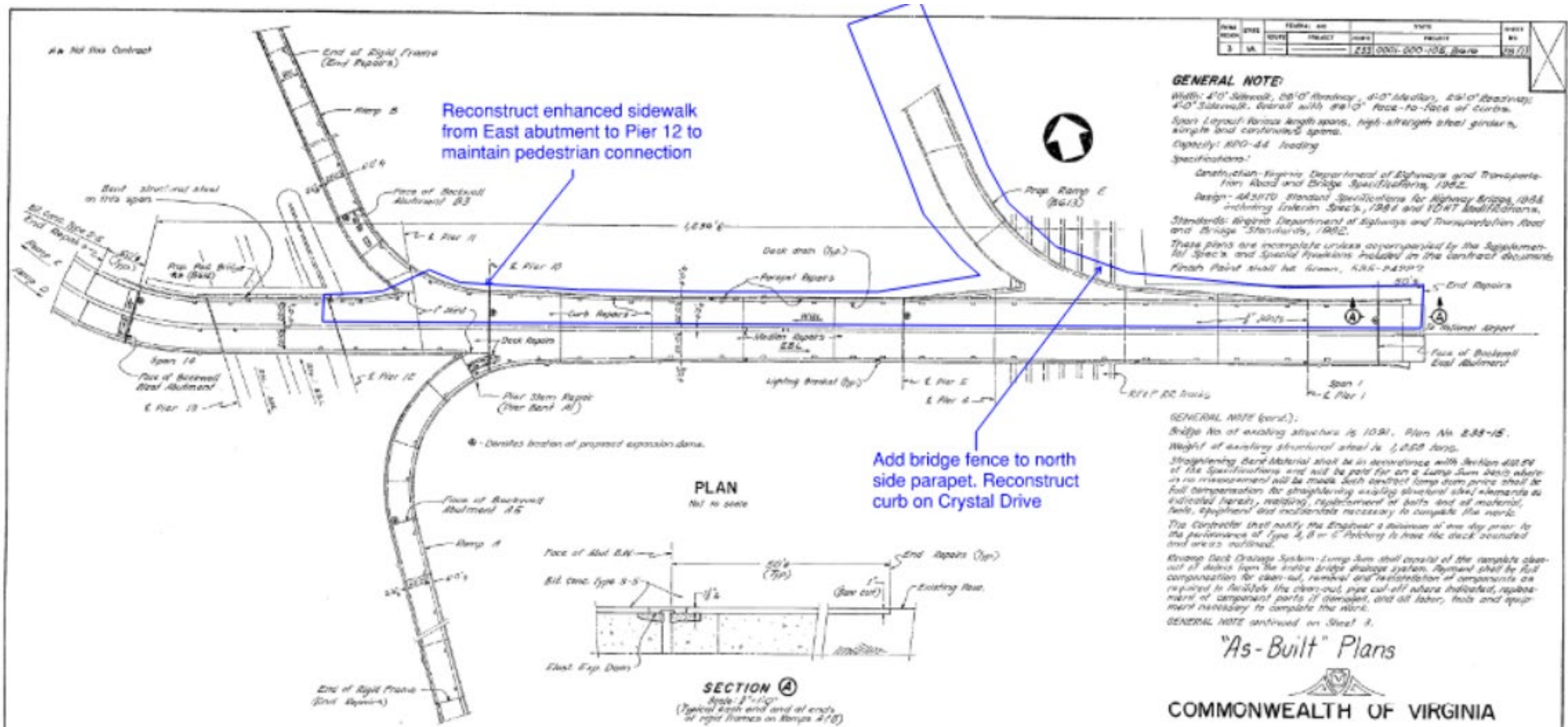


RENDERING DRIVING NORTH

WHAT WE HEARD: WANT TO SEE VIEW HEADING NORTH ON CRYSTAL DRIVE



ANTICIPATED SCOPE FOR RAMP REMOVAL

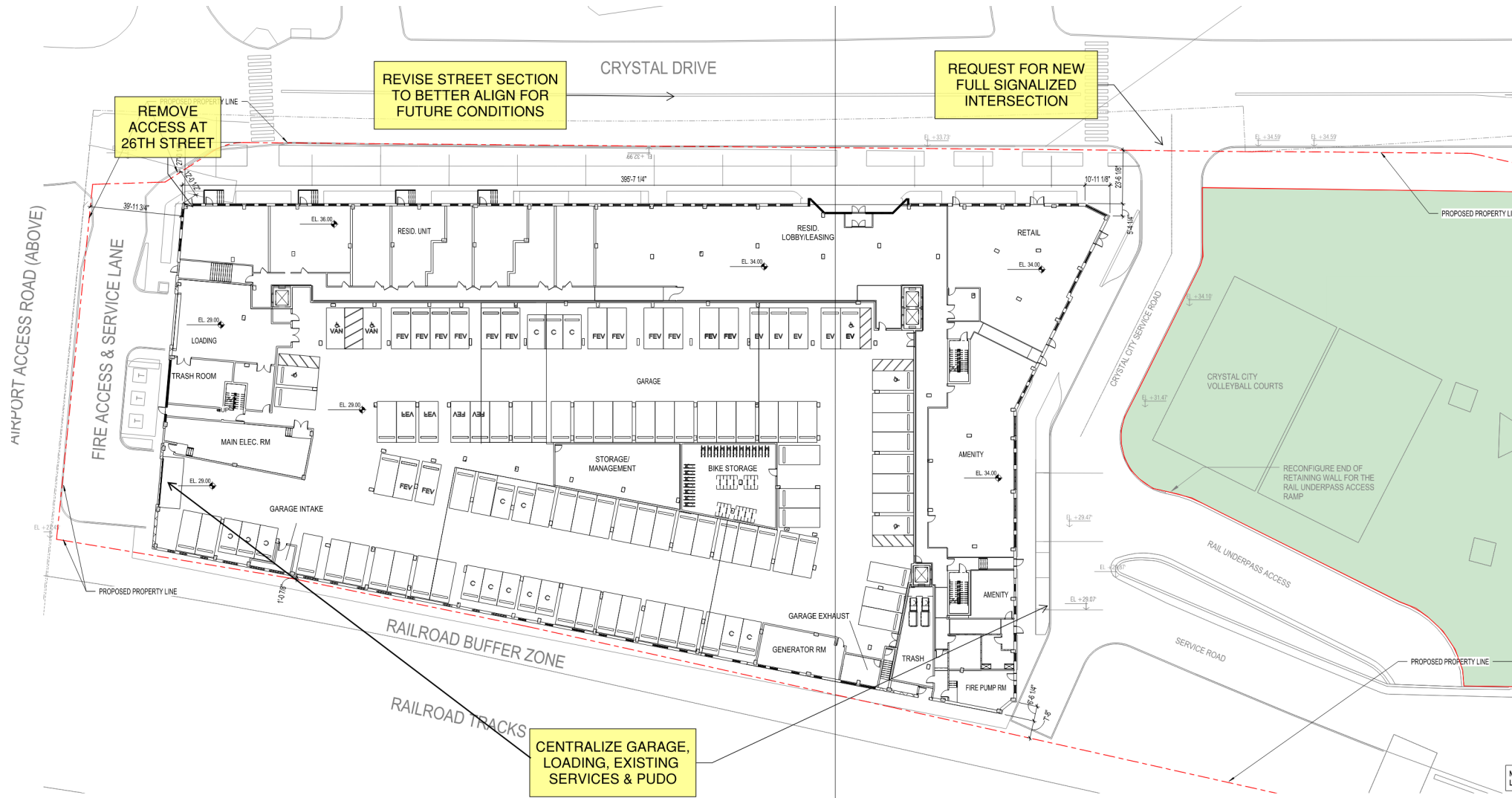


"As-Built" Plans
 COMMONWEALTH OF VIRGINIA

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DES FEEDBACK POST SPRC #1



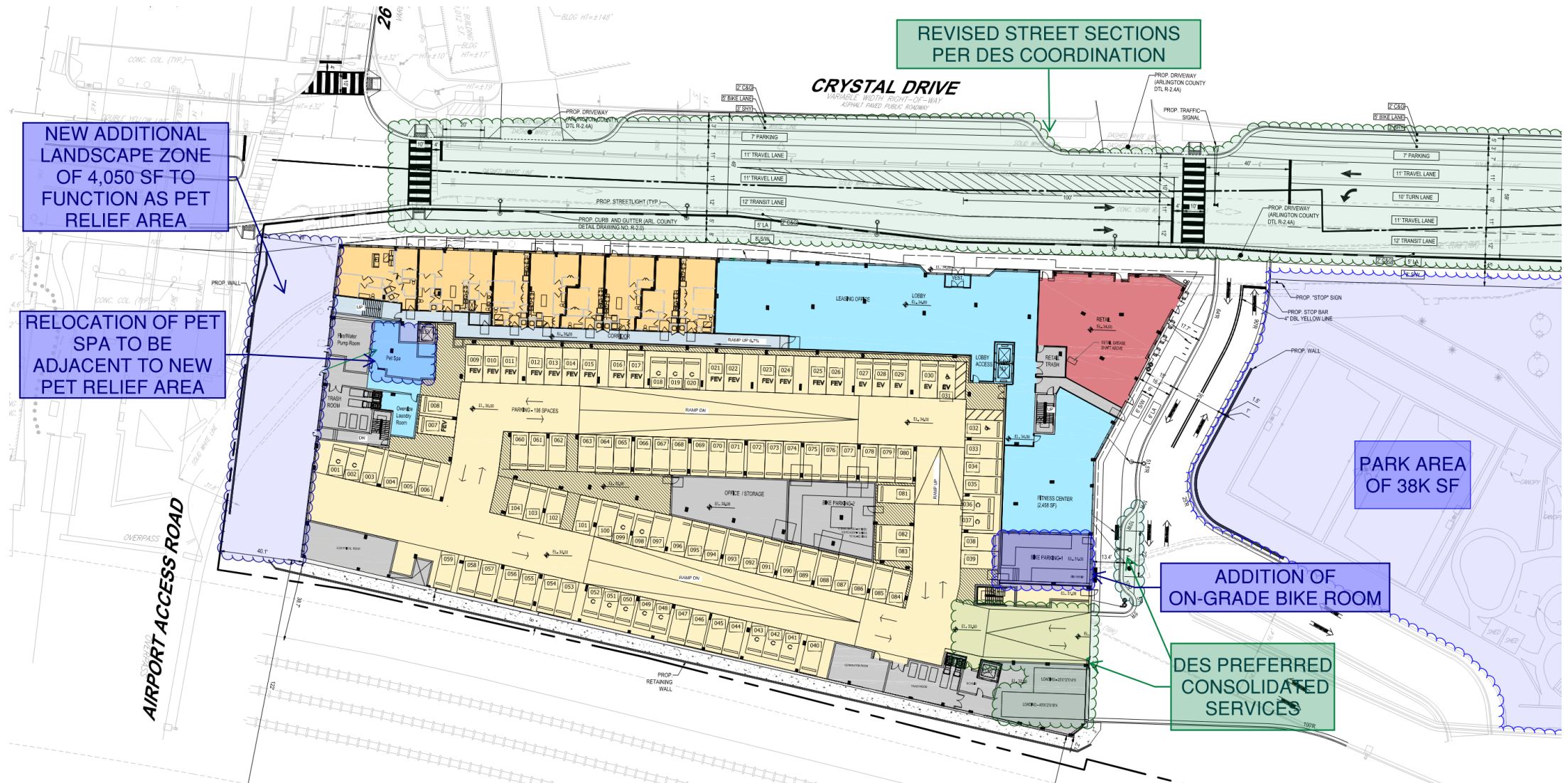
REMOVE ACCESS AT 26TH STREET

REVISE STREET SECTION TO BETTER ALIGN FOR FUTURE CONDITIONS

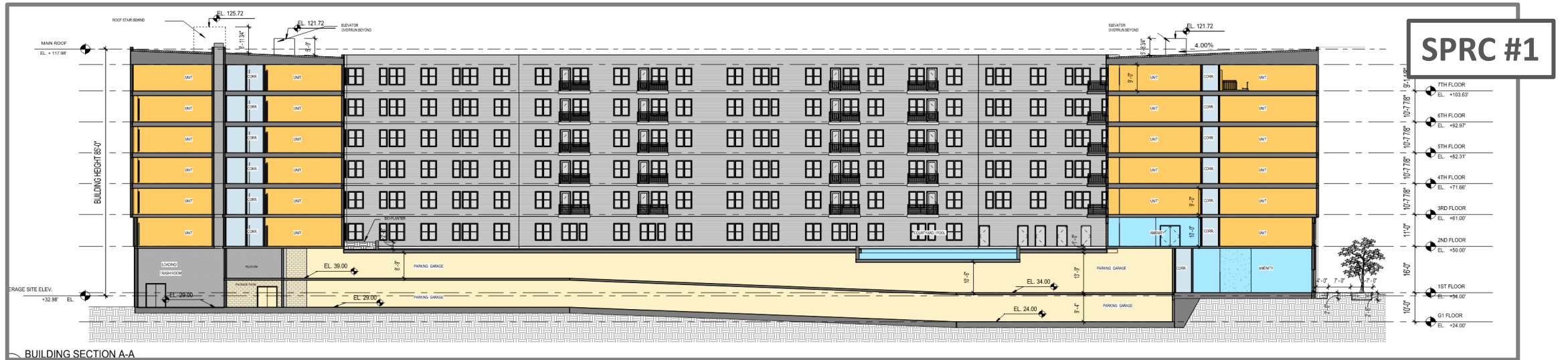
REQUEST FOR NEW FULL SIGNALIZED INTERSECTION

CENTRALIZE GARAGE, LOADING, EXISTING SERVICES & PUDO

DES COORDINATED & REVIEWED REVISED DESIGN



SECTION COMPARISON & PARKING OPTIMIZATION



AMENDED COORDINATED FRONTAGE

SUBTLE EXPANSION OF MASONRY FAÇADE TO BLEND LOADING AND PARKING ACCESS TUCKED IN NORTHEAST CORNER WHILE PRESERVING COORDINATED FRONTAGE WRAPPING THE PARK

SPRC #1



REVISED DESIGN



LANDSCAPE BUFFER PET RELIEF AREA



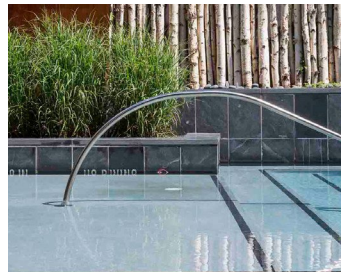
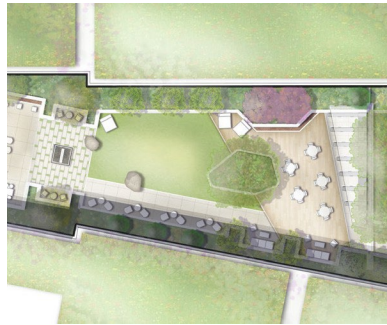
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OUR BIOPHILIA APPROACH

FORM + FUNCTION

Nature-inspired patterns and design forms – along with light, textures, and color – will all create a sensory experience designed to connect and engage site users with the outdoors.

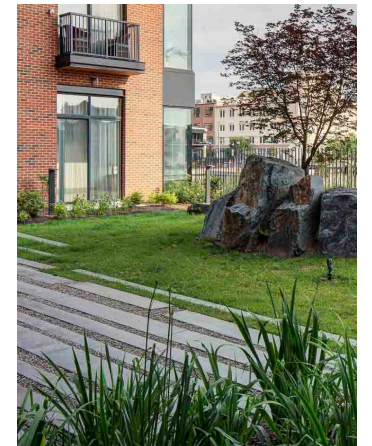
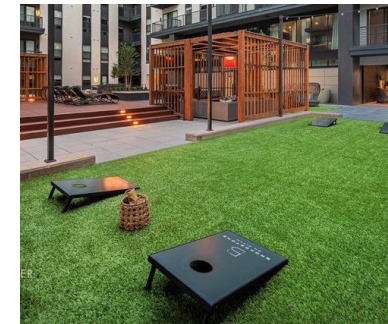


LANDSCAPE

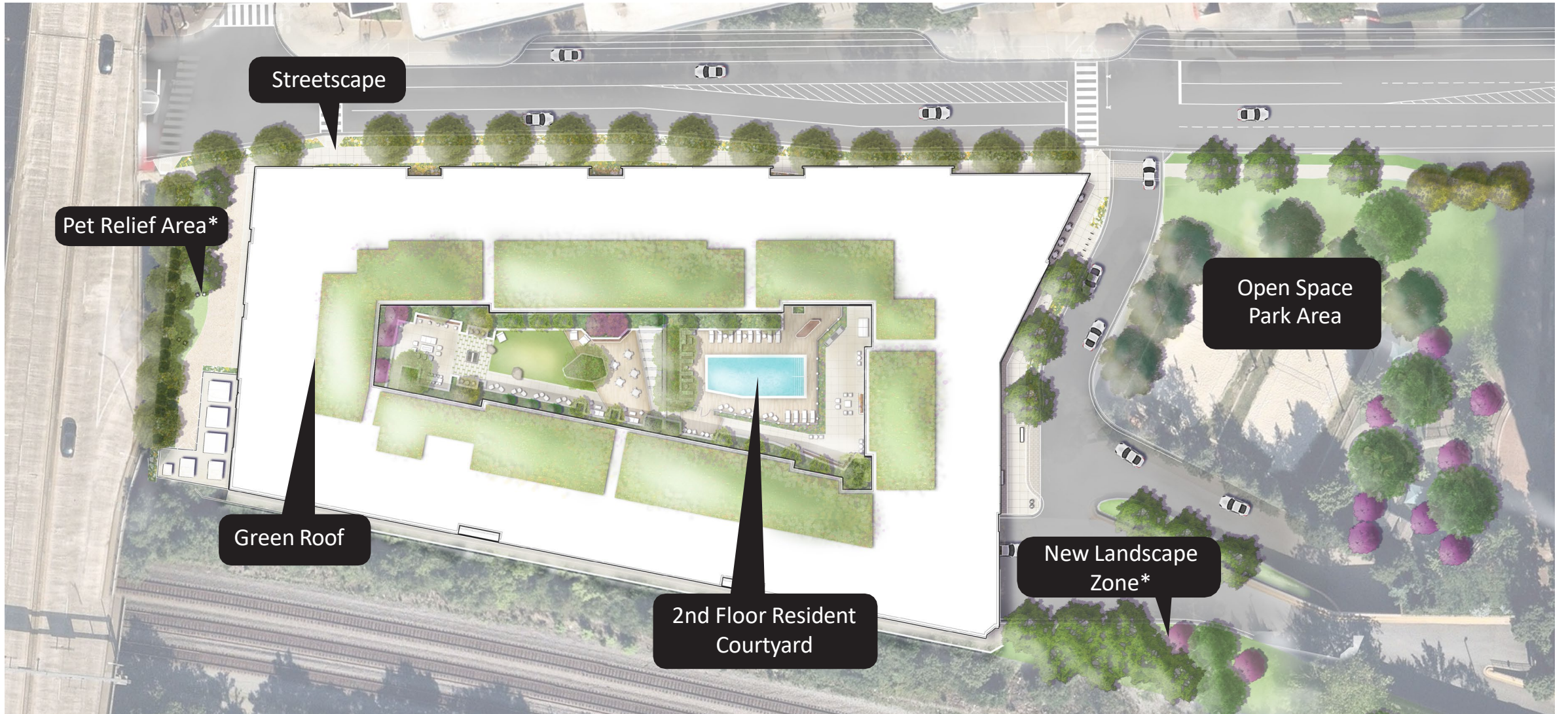
A naturalized landscape of primarily native species will engage the senses year-round with a range of textures, scents, and color. Natives are highly-adaptable and generally low maintenance; provide wildlife habitat; and are proven performers in harsher urban settings.

MATERIALS

The softness of wood and turf. The ruggedness of stone and cor-ten steel. “Pops” of color in earth-toned furnishings with nature-inspired materials. All of these elements combine to create an urban experience that emulates nature.

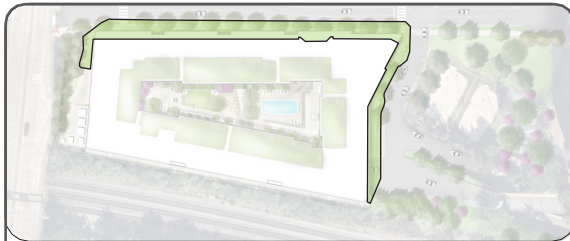


SITE PLAN



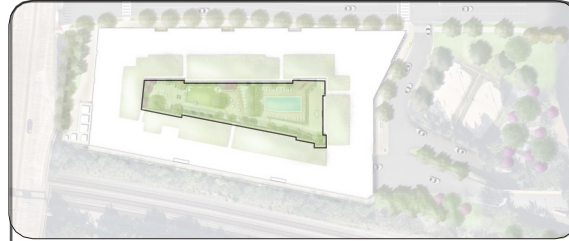
THE SITE UNWRAPPED

Each site layer plays a unique role in the overall design story and informs its biophilic approach



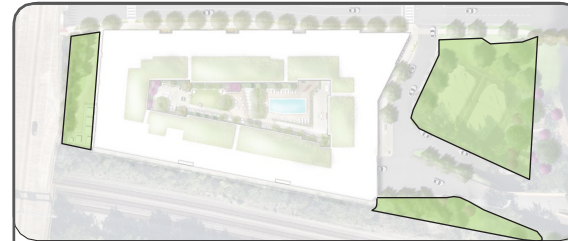
STREETSCAPE

An activated, safe, and lushly-planted residential and retail street designed to engage the senses and promote a happy community



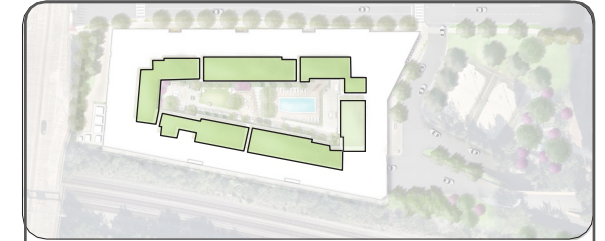
COURTYARD

A vibrant outdoor hub for residents to meet and greet their neighbors



PARK & OPEN SPACE

Enhanced activity hubs that will further engage residents with nature and community



GREEN ROOF

A 0.5-acre, 6"-thick plant layer to reduce heat island effect, help absorb runoff, reduce runoff rates, and promote sustainability

STREETSCAPE + RETAIL EXPERIENCE

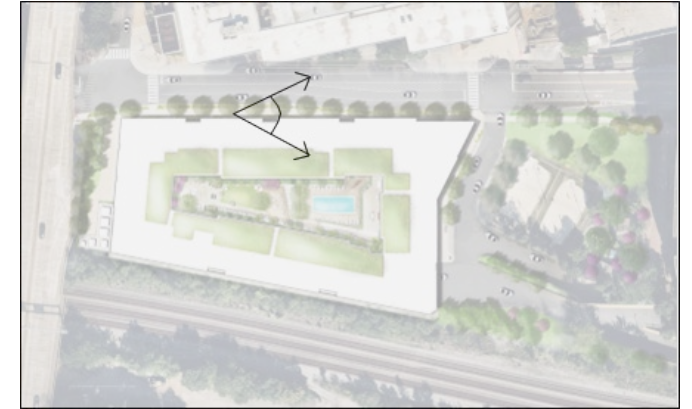


**A WARMER TAKE ON
INDUSTRIAL AND RAILROAD
INSPIRED DESIGN.**



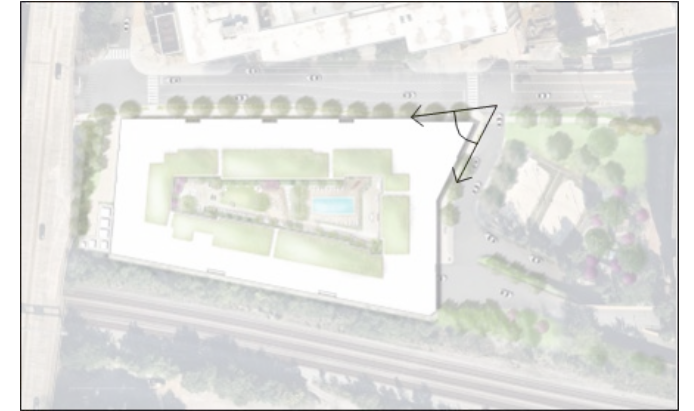
Drawing inspiration from the adjacent railway corridor, our intent is to combine soft, naturalized, and textural landscape with a warm, rich, and “raw” hardscape palette to create something that feels both industrial and nature-infused. Angular forms in furnishing selections are a playful response to the building’s sharp angles and rigid geometry.

RESIDENTIAL STREETSCAPE EXPERIENCE



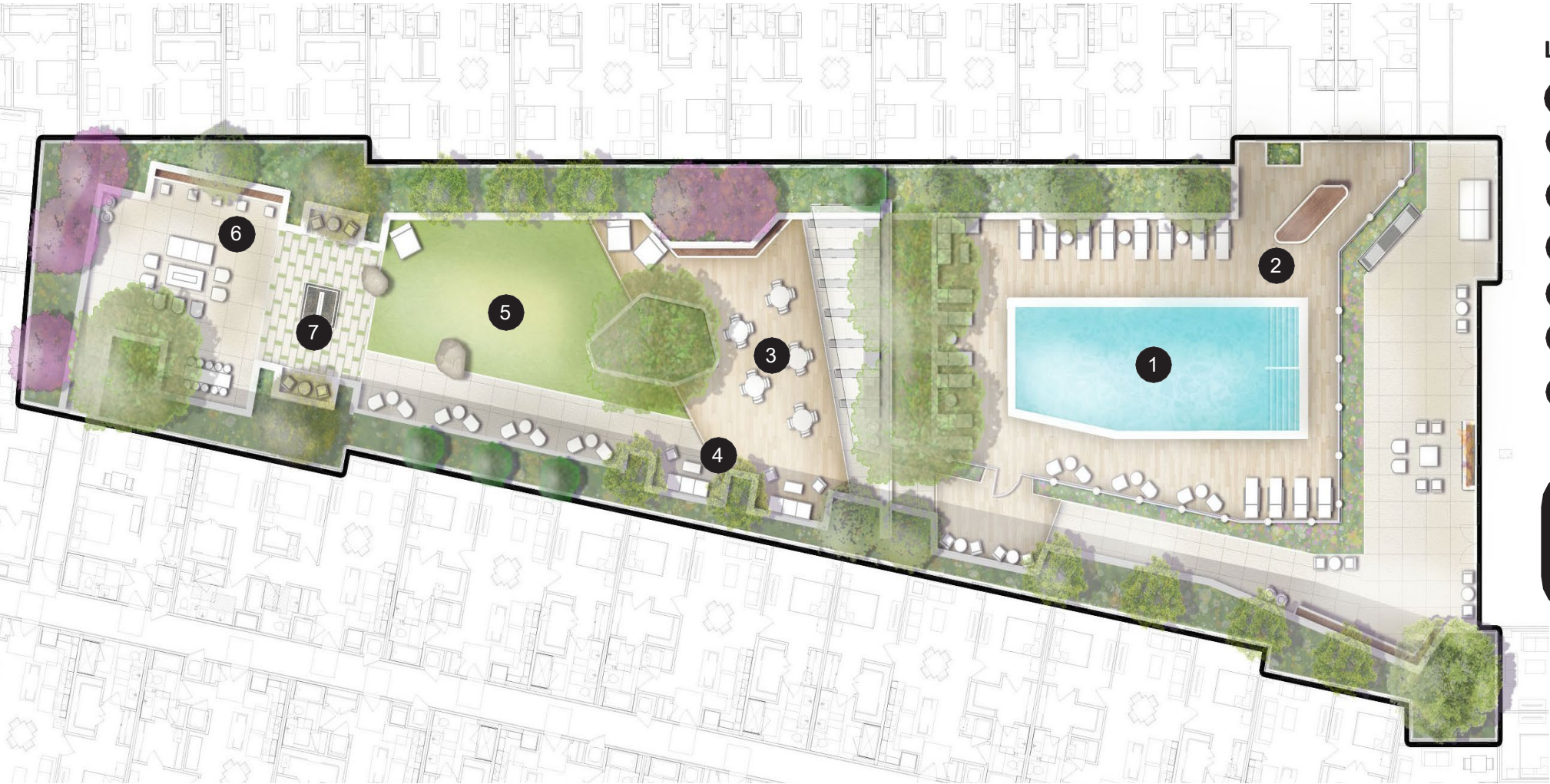
- 1 Native trees
- 2 Evergreen foundation planting clear of windows
- 3 Lower perennial or shrub layer that engages the senses with texture, color, and/or fragrance
- 4 8' clear concrete walkway zone

RETAIL EXPERIENCE



- ① Native trees
- ② Vibrant corner retail reinforces connection to adjacent park
- ③ Outdoor dining
- ④ Richly-textured, primarily native landscape understory with year-round interest
- ⑤ Container gardens and climbing vines add vibrant “green” character to the retail corner

RESIDENTIAL COURTYARD EXPERIENCE



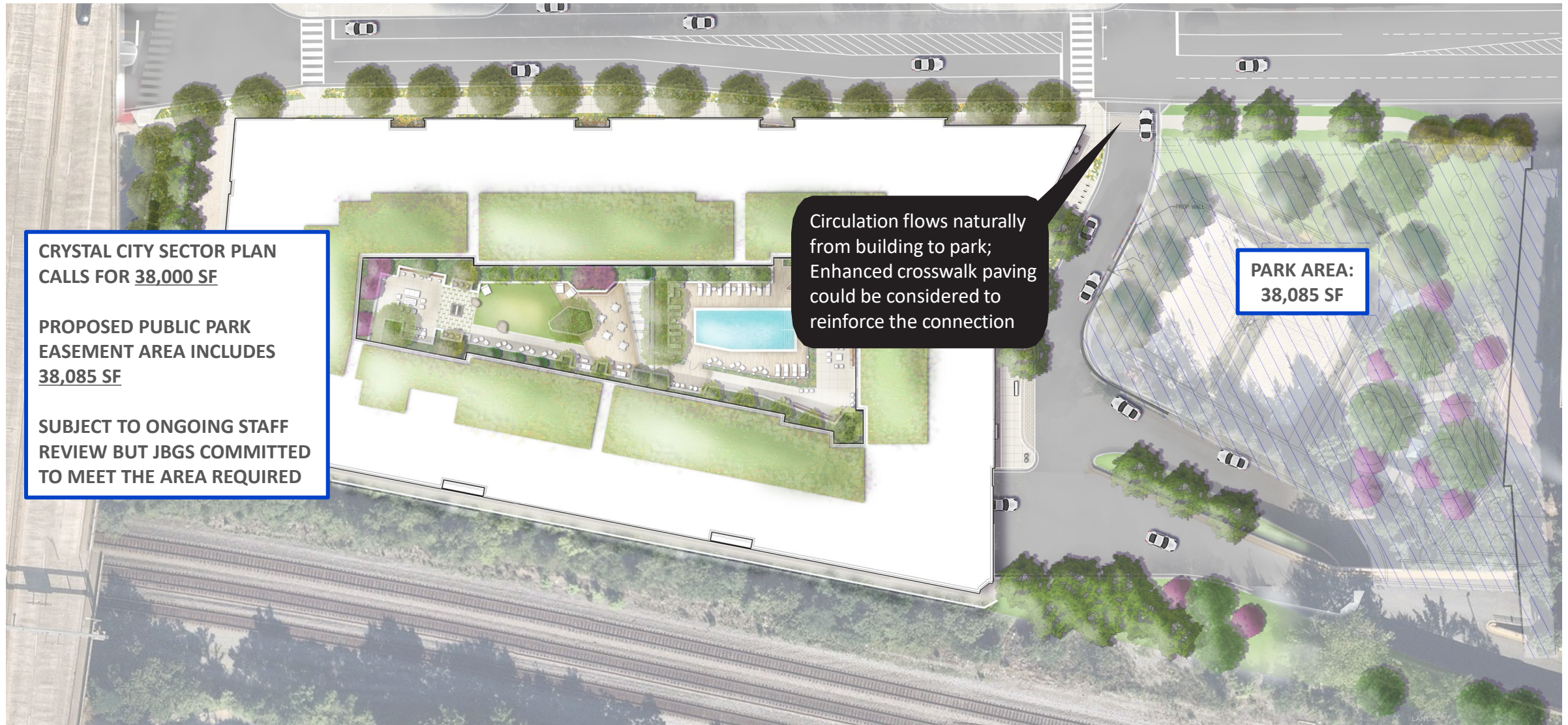
LEGEND:

- 1 Pool
- 2 Pool deck
- 3 Outdoor kitchen and dining
- 4 Lounge "rooms"
- 5 Lawn
- 6 Outdoor work lounge
- 7 Contemplative garden with water feature

Design reflects addition of 31 trees in project's courtyard to maximize canopy coverage

OPEN SPACE EASEMENT

Park improvements and modifications to current programming are to be decided **subject to DPR's processes**



CRYSTAL CITY SECTOR PLAN
CALLS FOR 38,000 SF

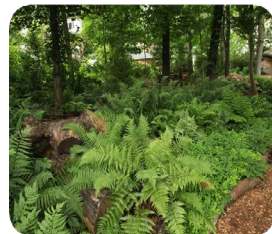
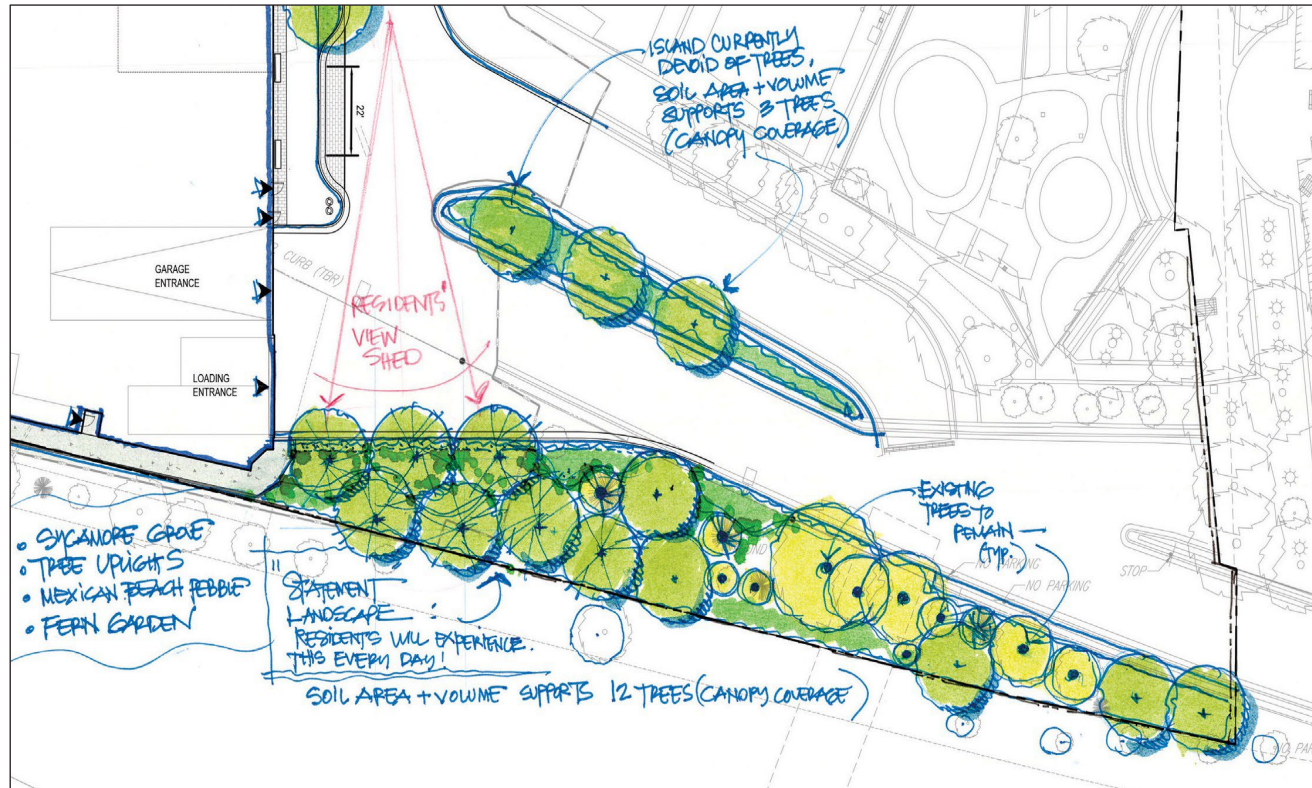
PROPOSED PUBLIC PARK
EASEMENT AREA INCLUDES
38,085 SF

SUBJECT TO ONGOING STAFF
REVIEW BUT JBGS COMMITTED
TO MEET THE AREA REQUIRED

Circulation flows naturally
from building to park;
Enhanced crosswalk paving
could be considered to
reinforce the connection

PARK AREA:
38,085 SF

NEW LANDSCAPE ZONE



WOODLAND FERN MIX



SYCAMORE GROVE



RHODODENDRON



RIVER ROCK BORDER



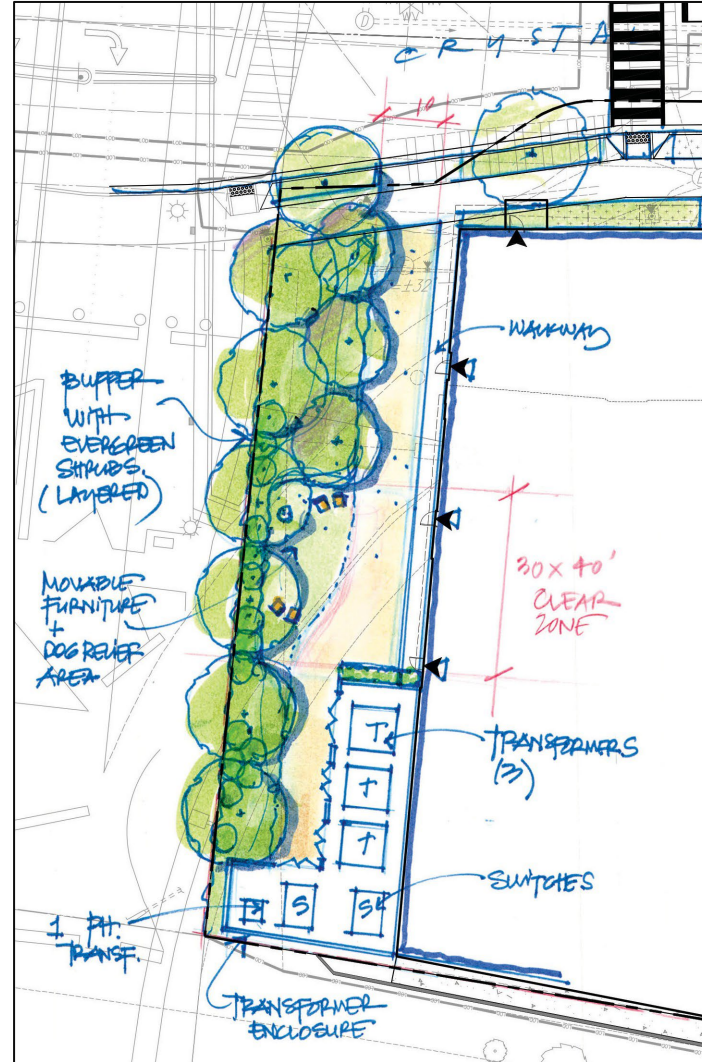
UPLIT SPECIMEN TREES



Based on SPRC #1 feedback in Mar-24, incorporated additional landscape area to maximize green space and tree canopy on the site

7,080 SF OF AREA

NEW PET RELIEF AREA



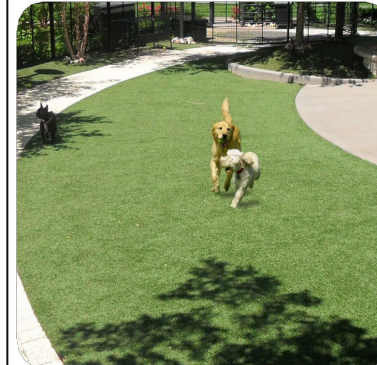
PIN OAK



SHINGLE OAK



RIVER BIRCH



ARTIFICIAL TURF DOG RUN



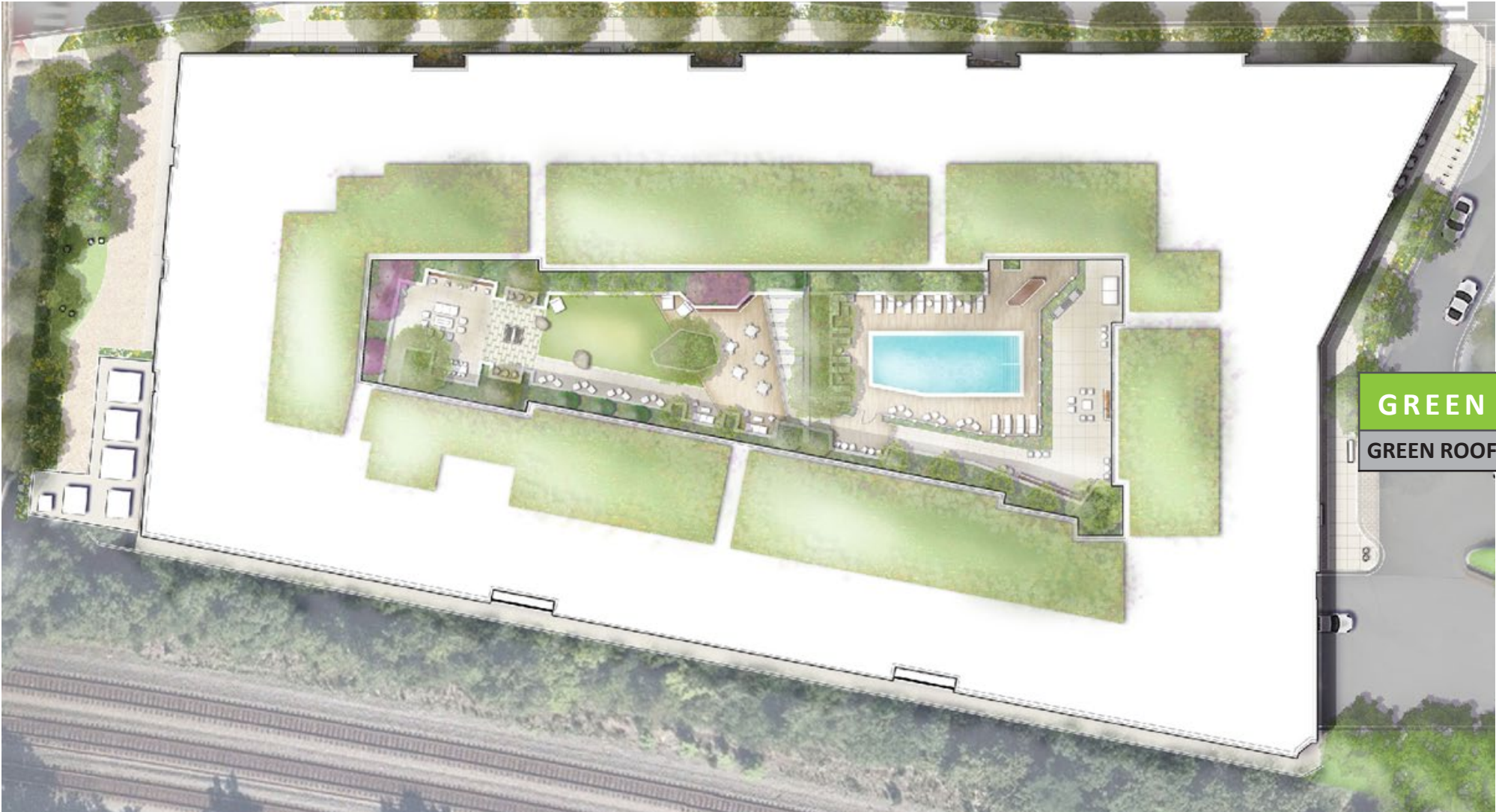
MOVABLE SEATING



PET WASTE STATION

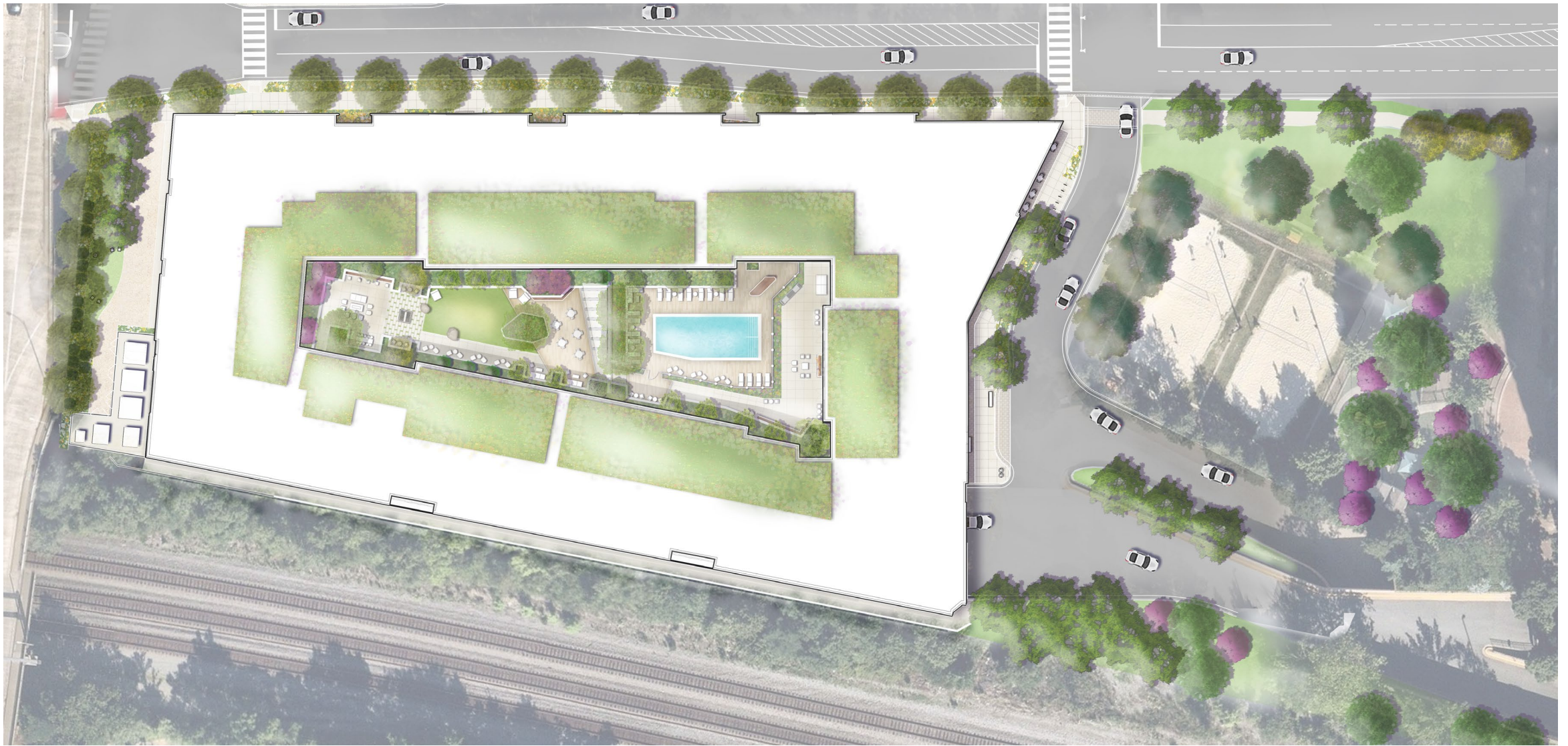
*TO BE SELECTED IN BLACK OR GREEN

GREEN ROOF



GREEN ROOF SUMMARY	
GREEN ROOF TOTAL AREA	19,006 sf

OVERALL SITE CANOPY

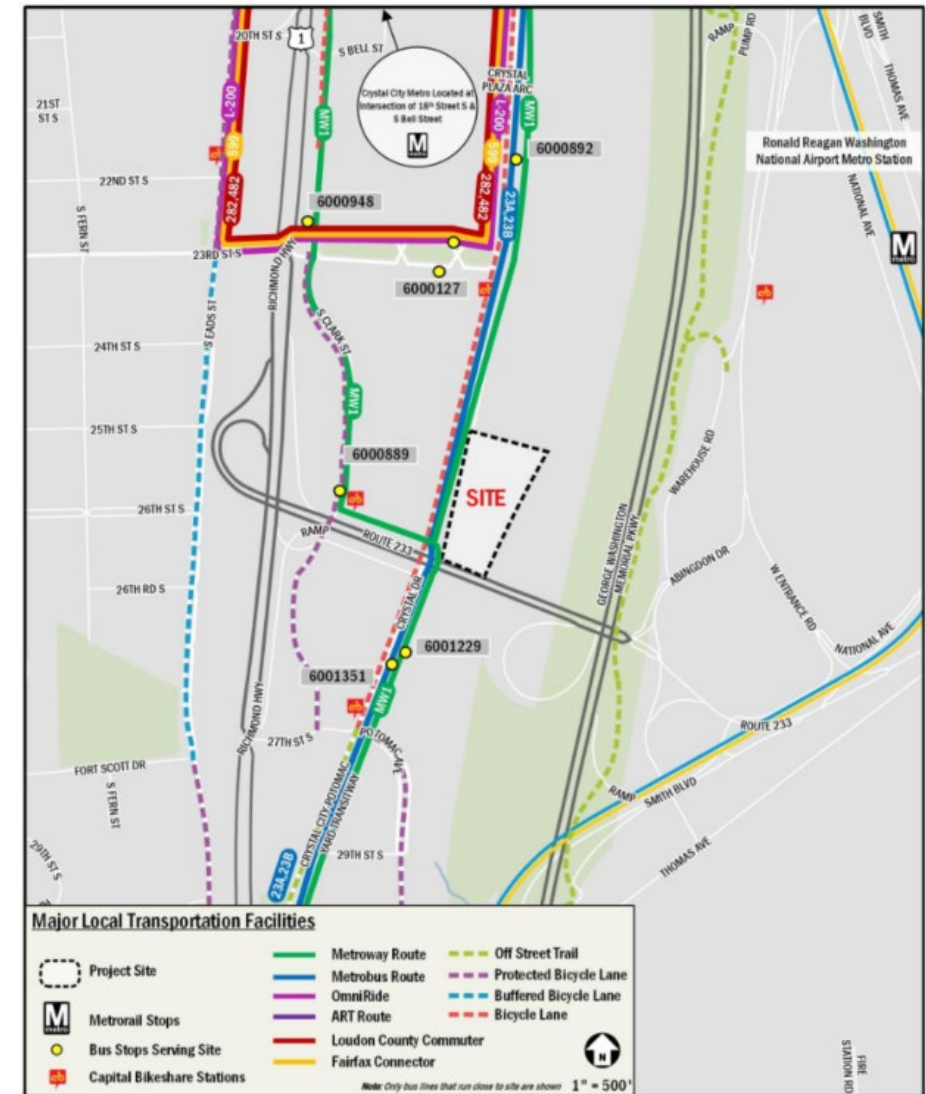


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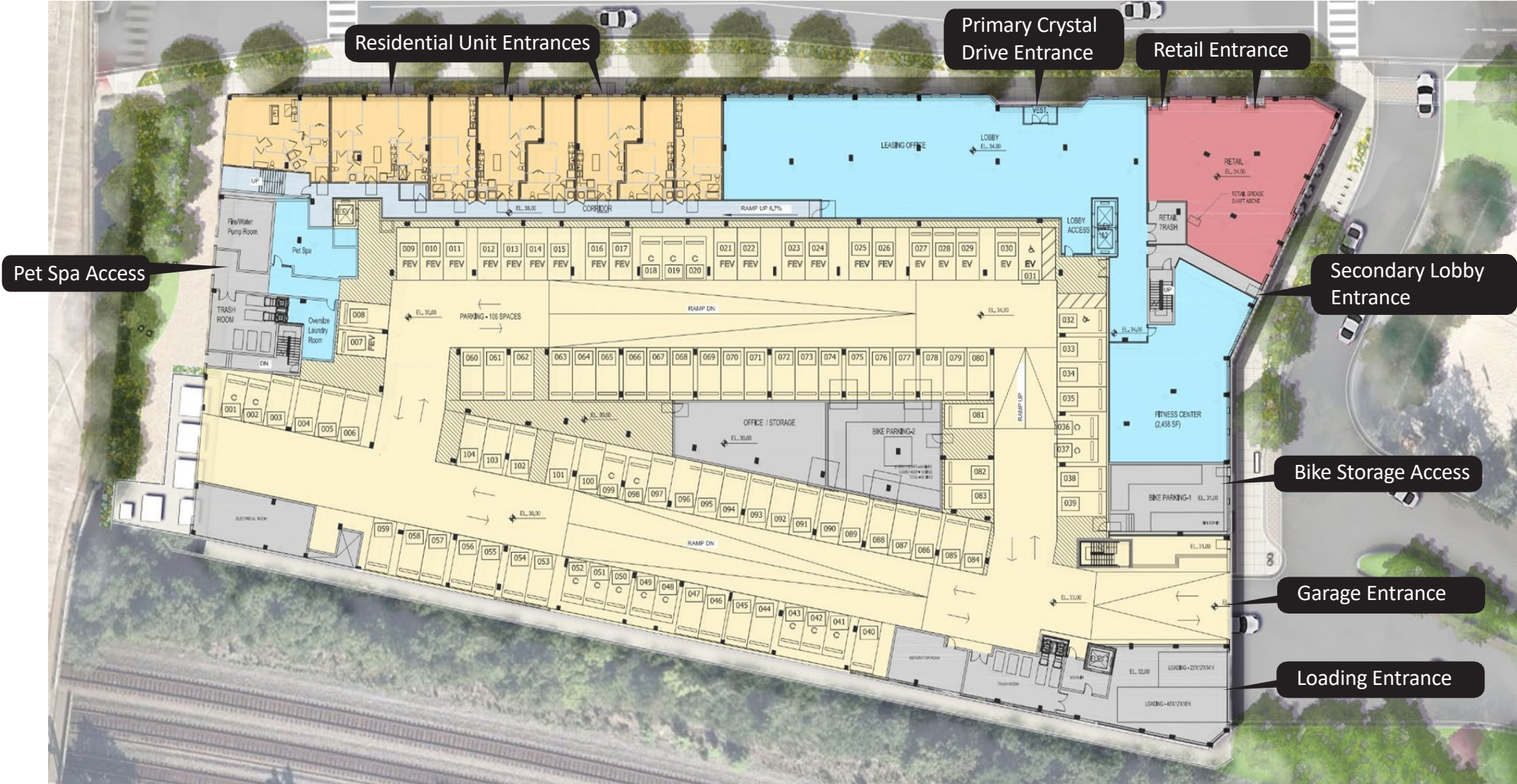
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TRANSPORTATION OVERVIEW

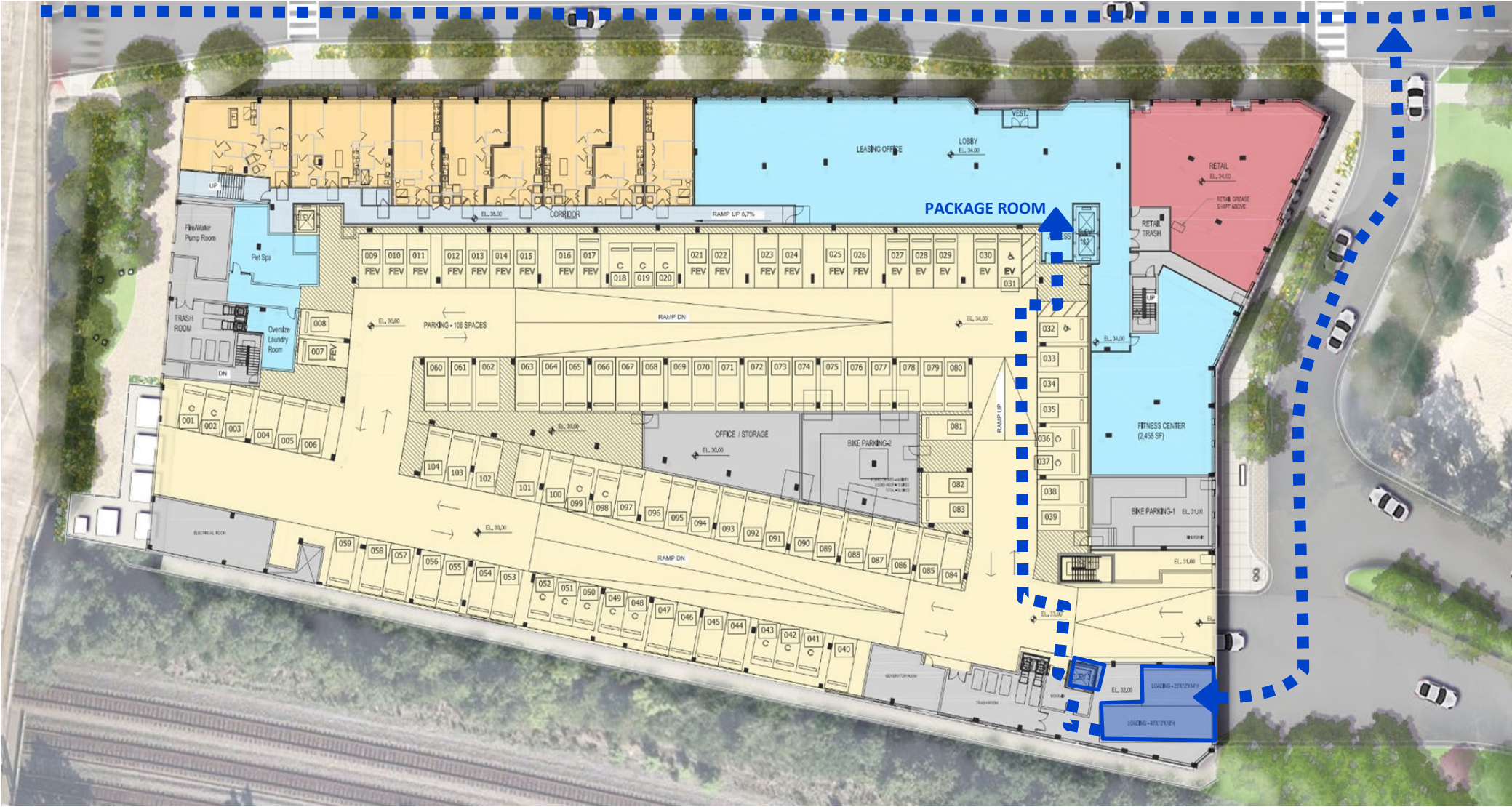
- “Very Walkable” with walk score of 82
- “Very Bikeable” with score of 84
- 0.5 miles from the Crystal City Metro Station
- 0.5 miles from VRE
- 0.2 miles from the 27th and Crystal Drive Metroway station
- Seven (7) bus stops within a quarter-mile of the site
 - These stops are directly served by WMATA (Metrobus), Metroway, and Arlington Transit (ART) OmniRide, Fairfax Connector, and Loudoun County Commuter routes
- Crystal City to National Airport Intermodal Connector (CC2DCA) is fully funded as of 7/11. County intends to hire design-builder in 2025 targeting project completion in 2030
- Future planned transit improvements in the vicinity of the site include an expanded and relocated VRE station, a second entrance to the Crystal City Metro Station, and the Transitway Extension to Pentagon City. These will further improve connectivity by providing expanded facilities and more convenient access to transit



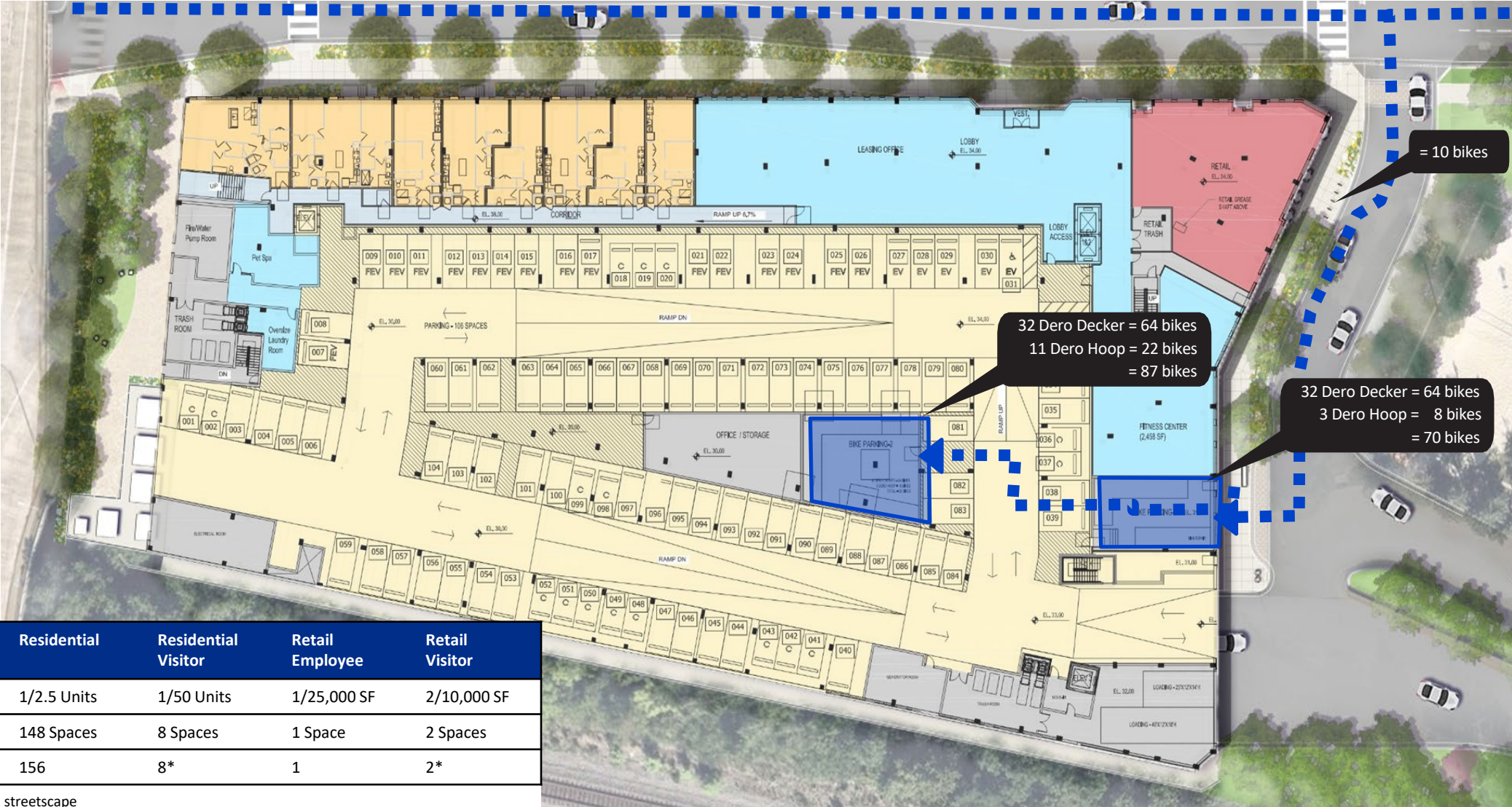
BUILDING ACCESS LOCATIONS



LOADING & PACKAGE ROOM



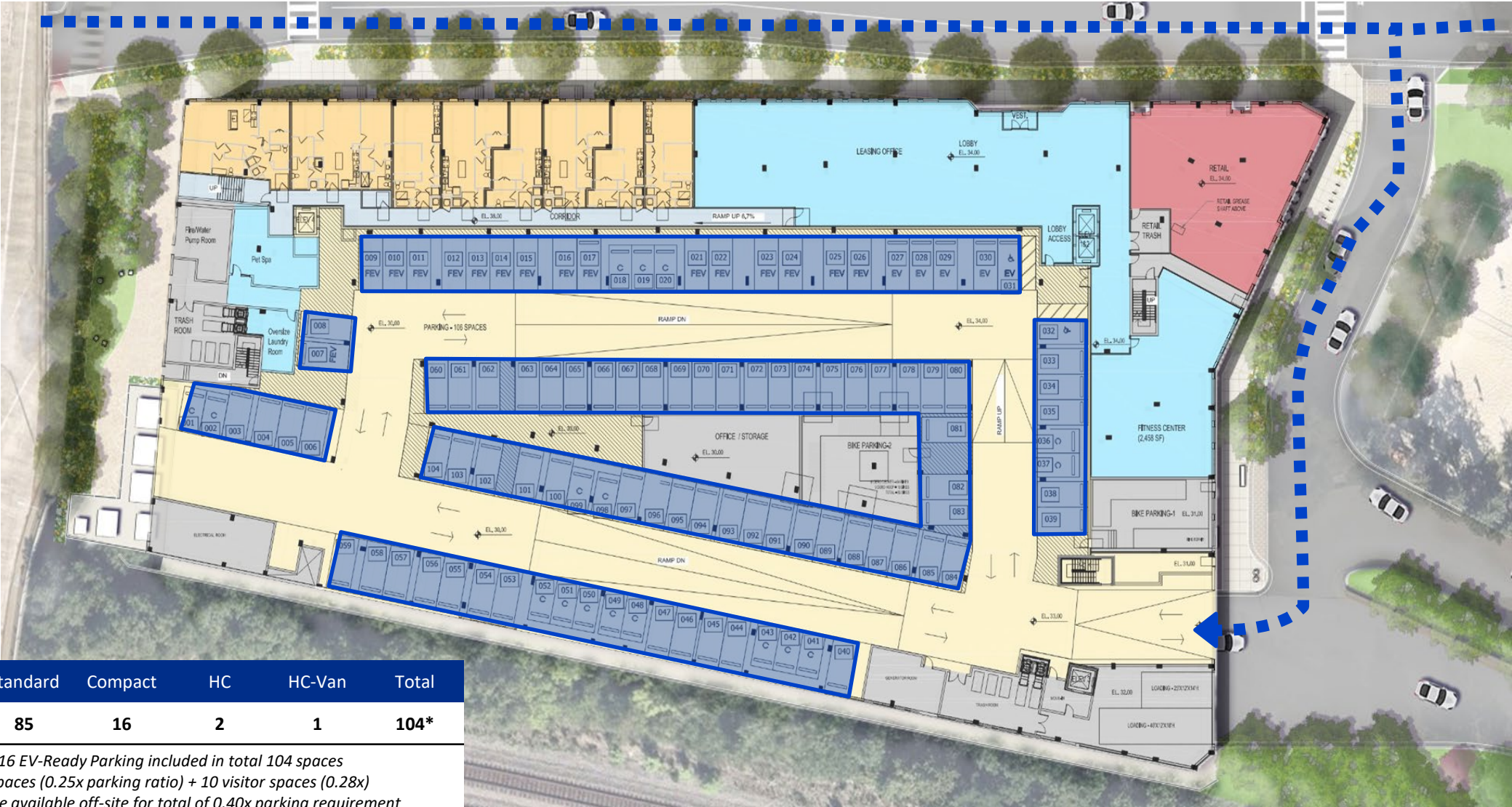
BIKE ROOM ACCESS



	Residential	Residential Visitor	Retail Employee	Retail Visitor
Code	1/2.5 Units	1/50 Units	1/25,000 SF	2/10,000 SF
Requirements	148 Spaces	8 Spaces	1 Space	2 Spaces
Proposed Spaces	156	8*	1	2*

*Spaces available on streetscape

PARKING ACCESS



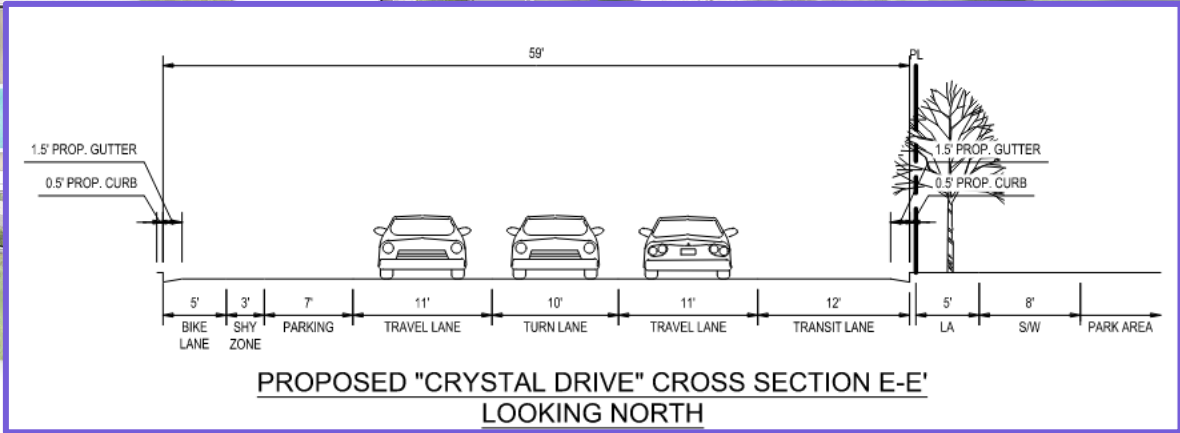
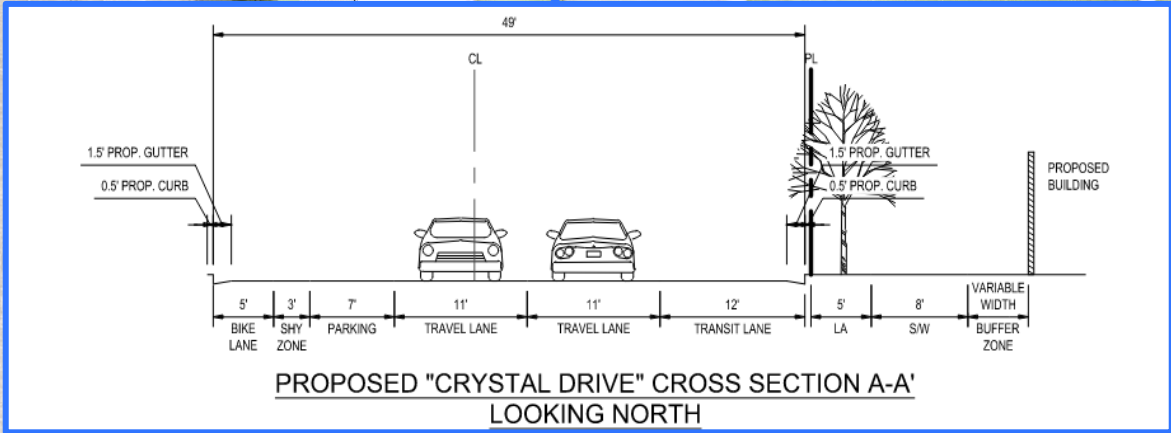
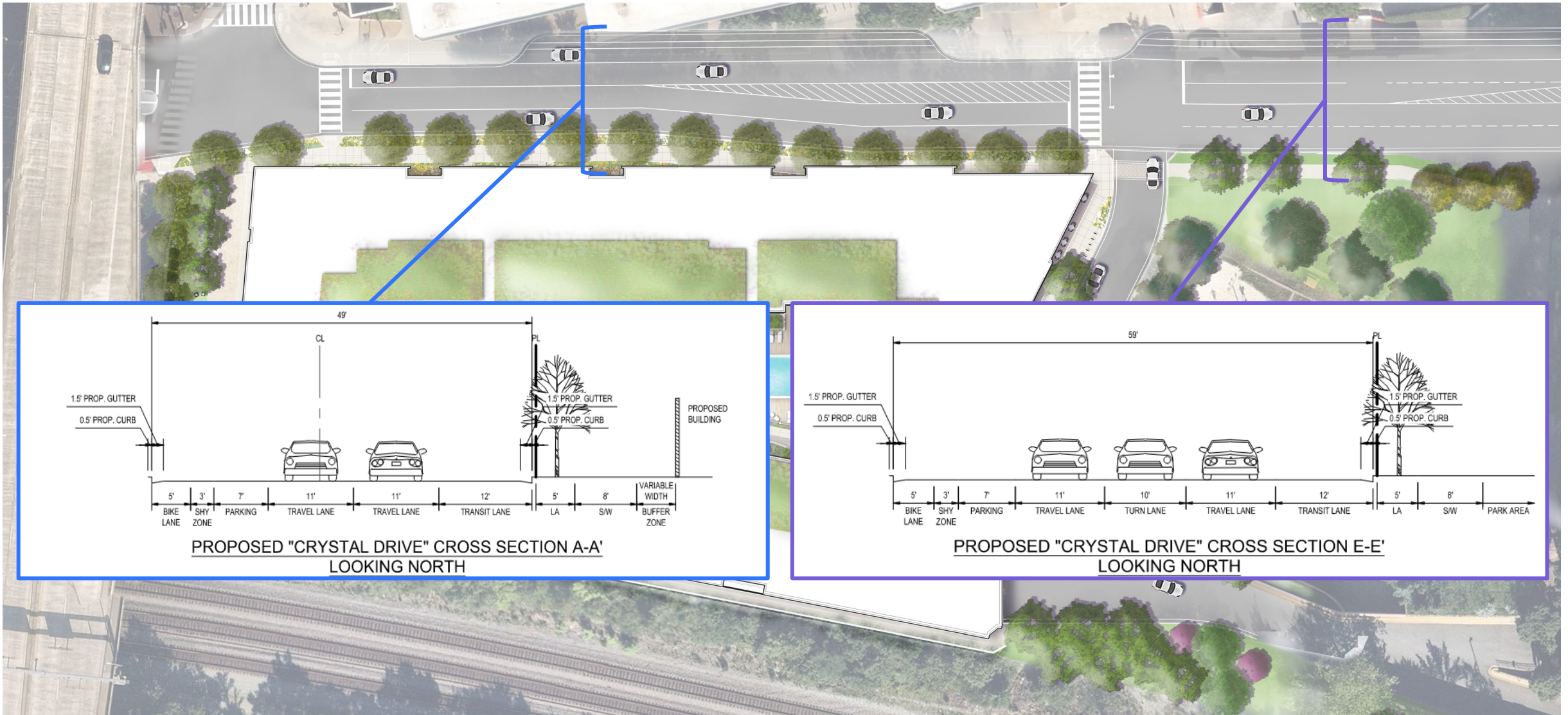
	Standard	Compact	HC	HC-Van	Total
Total	85	16	2	1	104*

*5 EV Parking & 16 EV-Ready Parking included in total 104 spaces
 *94 residential spaces (0.25x parking ratio) + 10 visitor spaces (0.28x)
 *54 spaces will be available off-site for total of 0.40x parking requirement

OFF-SITE PARKING LOCATION



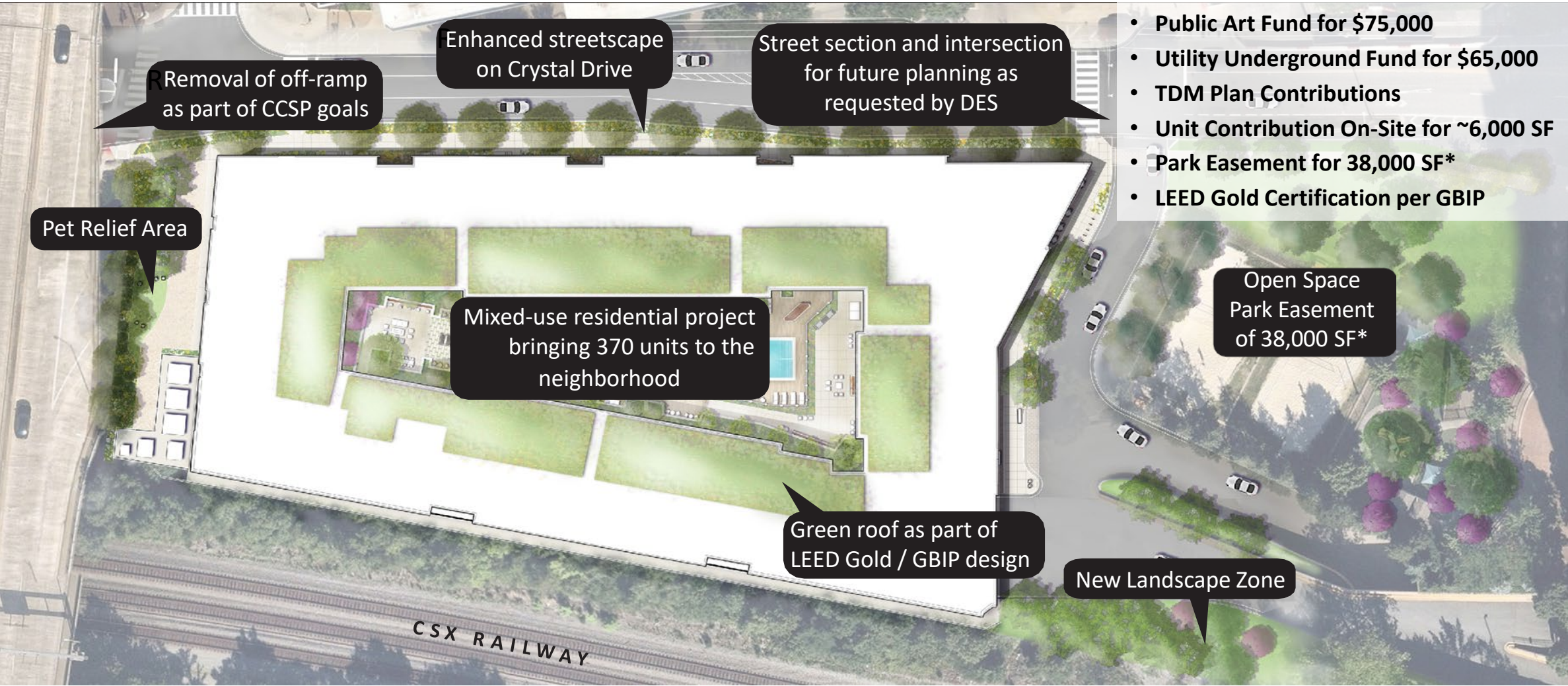
CRYSTAL DRIVE CROSS SECTION



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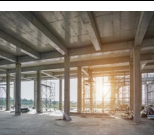

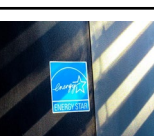


COMMUNITY BENEFITS & PUBLIC IMPROVEMENTS



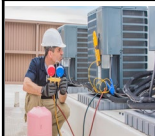

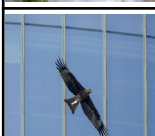
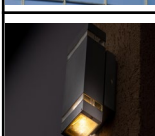



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GREEN BUILDING INCENTIVE POLICY

	LEED Gold	✓
	Zero Carbon Feasibility Study	✓
	Embodied Carbon Reduction	✓
	Path to 24% Energy Performance	✓
	ENERGY STAR Certification & Benchmarking	✓
	Electric Vehicle Charging Station & EV ready	✓
	Off-Site Tier 2 Solar	✓

	ENERGY STAR Appliances	✓
	WaterSense Plumbing Fixtures	✓
	Refrigerant Charge Oversight	✓
	Biophilic Pedestrian Oriented Design	✓
	Bird Friendly Façade (36ft)	✓
	Dark Sky Friendly	✓
	JBGS Commitment to EDI	✓

BIRD FRIENDLY GLASS



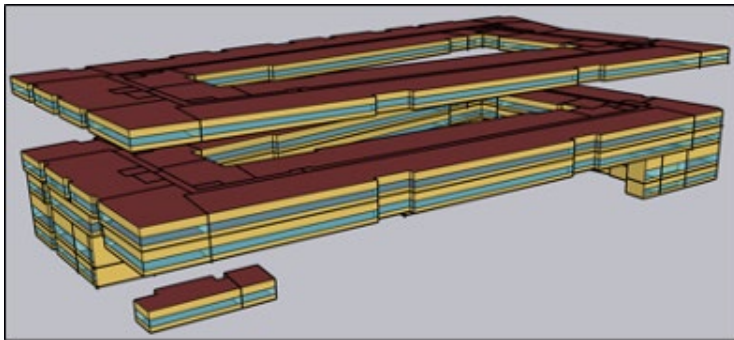
ENERGY PERFORMANCE

Water-Source Heat Pumps

- ClimateMaster Tranquility 30
- 16.8 – 17.4 EER / 5.1 – 6.0 COP
- Equipped with ECMs

High Performance DOAS

- Heat Pump with Gas Backup
- Heat pipe energy recovery (pre-cool/reheat configuration)
- DAT reset controls
- VFD Compressors
- Premium Motors
- Corridor Ventilation <0.15 cfm/sf



Lighting Power Reductions

- Garage - $\geq 25\%$ reduction (anticipated)
- Interior - $\geq 15+\%$ reduction (anticipated)

ENERGY STAR Appliances

- Fridge, dishwasher, clothes washer, dryers

Low Flow Plumbing Fixtures

- 1.75 GPM Showers, 1.0 GPM Lav. Faucets

High Performance DHW

- Condensing boilers

Occupancy Controls

- Occupied Standby controls in fitness, lounges, and other intermittently occupied spaces

THANK YOU