

Crystal Plaza Development

LRPC Presentation

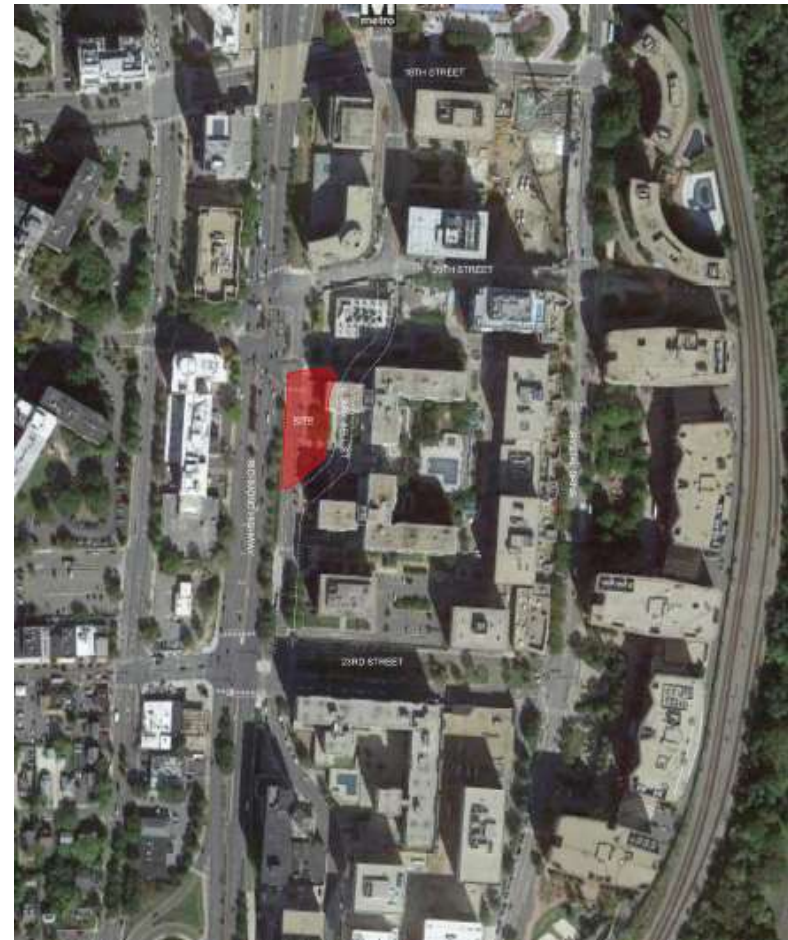
June 24th, 2024

Dweck
PROPERTIES

Agenda

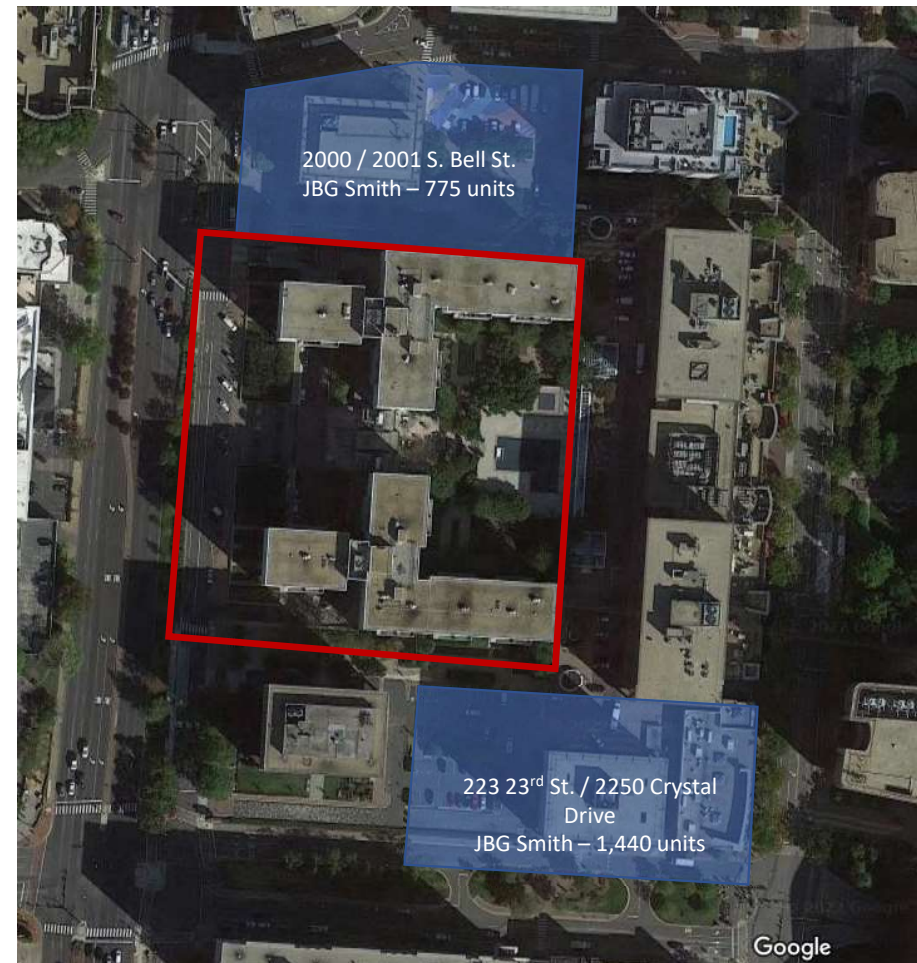
- › Site Context
- › Block M / Plaza Block
- › Crystal Plaza Apartments
- › Sector Plan Guidance
- › Proposed Block Plans
- › Key Development Constraints
- › Proposed Building Program
- › Building Renderings
- › Clark-Bell Realignment
- › Interim & Future Open Space

Site Context



Block M / Plaza Block

- › 539-unit existing building / 5.6 acres of land area
- › Requirement to realign Clark-Bell St.
- › 2000/2001 S. Bell St. currently under construction to the north with realigned Clark-Bell set to open in the fall
- › JBG Smith obtained approval of their 4.1 application to develop ~1440 units just to the south



Crystal Plaza Apartments

- › 243,856 sf of land area
- › 816,660 gross square feet existing
- › 539 residential units
- › Currently zoned RA4.8
- › Originally approved under Site Plan 11 in 1963
- › “High” Office-Apartment-Hotel GLUP Designation
- › Within the Crystal City Coordinated Redevelopment District



Sector Plan Guidance

- › Crystal City Sector Plan provides general guidance for any major redevelopment in the area
- › Realignment of Clark-Bell (currently located immediately adjacent to Route 1) is the key priority envisioned by the Sector Plan
 - › This will require the demolition of the existing “wings” of Crystal Plaza
- › Full realignment of Clark-Bell at the site's southwest corner requires demolition of 2221 S. Clark St, which is owned by JBG Smith
- › Additionally, Sector Plan indicated open space #9 (8,400 sf) should be provided with a redevelopment(s) along Route 1



Sector Plan Guidance

- › Open space #9 called to be a “landscaped space with interactive elements to activate the space, a path, and seating”
- › Given open space #9 spans multiple development sites, this project will be providing the initial portion of the permanent park (approx. 5.4k sf), with the remainder of the permanent park to be provided with a subsequent phase of development
- › Will need to work with Staff & the community to determine what (if any) improvements to the interim open space this project will complete and how that aligns with the permanent vision for the park

CONNECTING THE PARK TO CRYSTAL DRIVE				
9	POCKET PARK	8,400	NO	LANDSCAPED SPACE WITH INTERACTIVE ELEMENTS TO ACTIVATE THE SPACE, A PATH, AND SEATING



Sector Plan Guidance

BUILDING HEIGHTS MAP



LEGEND	
35'	
60'	
75'	
110'	
150'	
200'	
250'	
300'	
OPEN SPACE WITHIN BUILD-TO LINES	



BULK PLANE ANGLE MAP



LEGEND	
FRONTAGE	HEIGHT AND ANGLE
A	HEIGHT: 140' / ANGLE 50°
B	HEIGHT: 120' / ANGLE 50°
C	HEIGHT: 200' / ANGLE 50°
D	HEIGHT: 180' / ANGLE 50°
E	HEIGHT: 180' / ANGLE 43°
F	HEIGHT: 220' / ANGLE 50°
G	HEIGHT: 160' / ANGLE 43°
H	HEIGHT: 100' / ANGLE 50°
OPEN SPACE WITHIN BUILD-TO LINES	



TOWER COVERAGE MAP



LEGEND	
PERCENT OF NET BUILDABLE AREA ¹	
65%	
75%	
85%	
OPEN SPACE WITHIN BUILD-TO LINES	

1. NET BUILDABLE AREA AS MEASURED WITHIN BLOCK BUILD-TO LINES. TOWER COVERAGE MEASURED ABOVE FIFTH FLOOR AND/OR BUILDING PODIUM.



LAND USE MIX MAP



LEGEND	
LAND USE DESIGNATION	
	RESIDENTIAL, HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED USE
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED USE WITH 30% OR 40% RESIDENTIAL OR HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED USE WITH 40% OR 60% RESIDENTIAL OR HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED USE WITH 60% OR 70% OFFICE
	PLANNING BLOCK BOUNDARY
	OPEN SPACE WITHIN BUILD-TO LINES



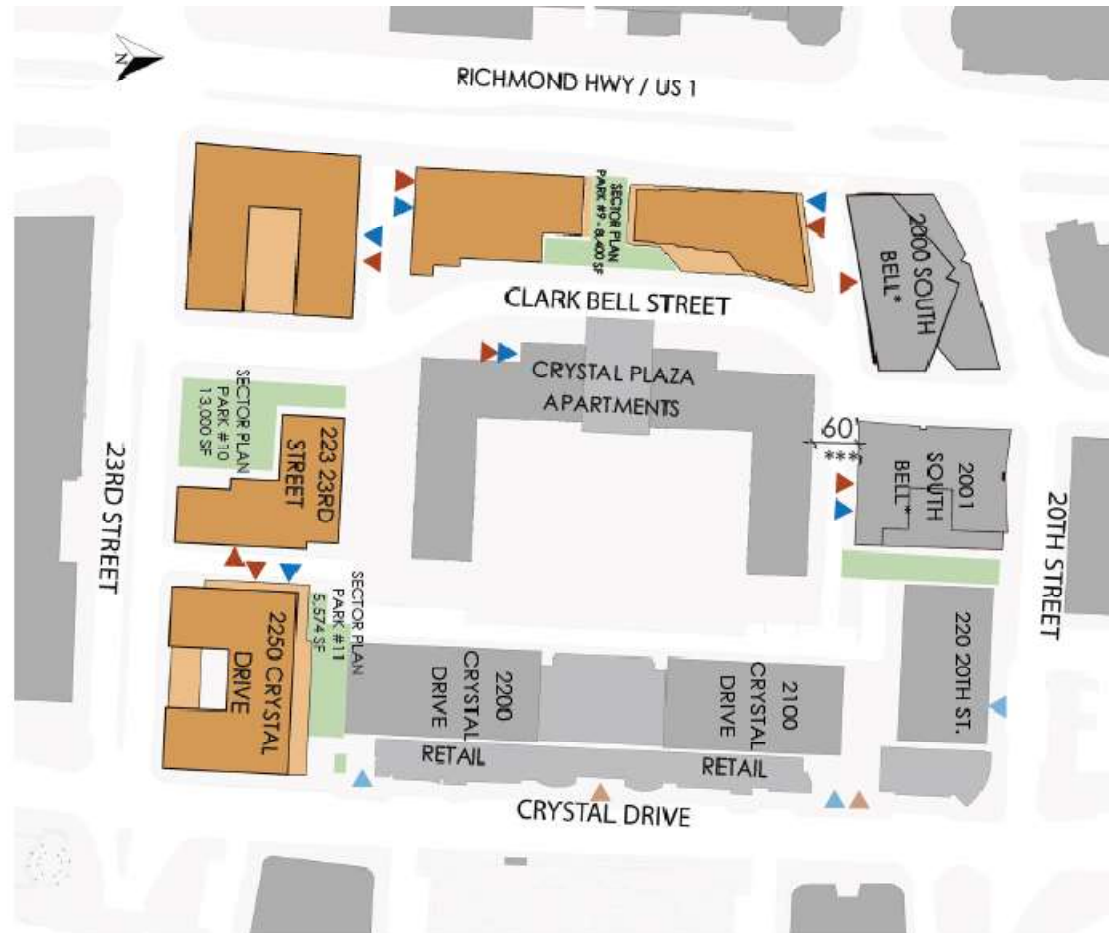
Block Plan - Existing



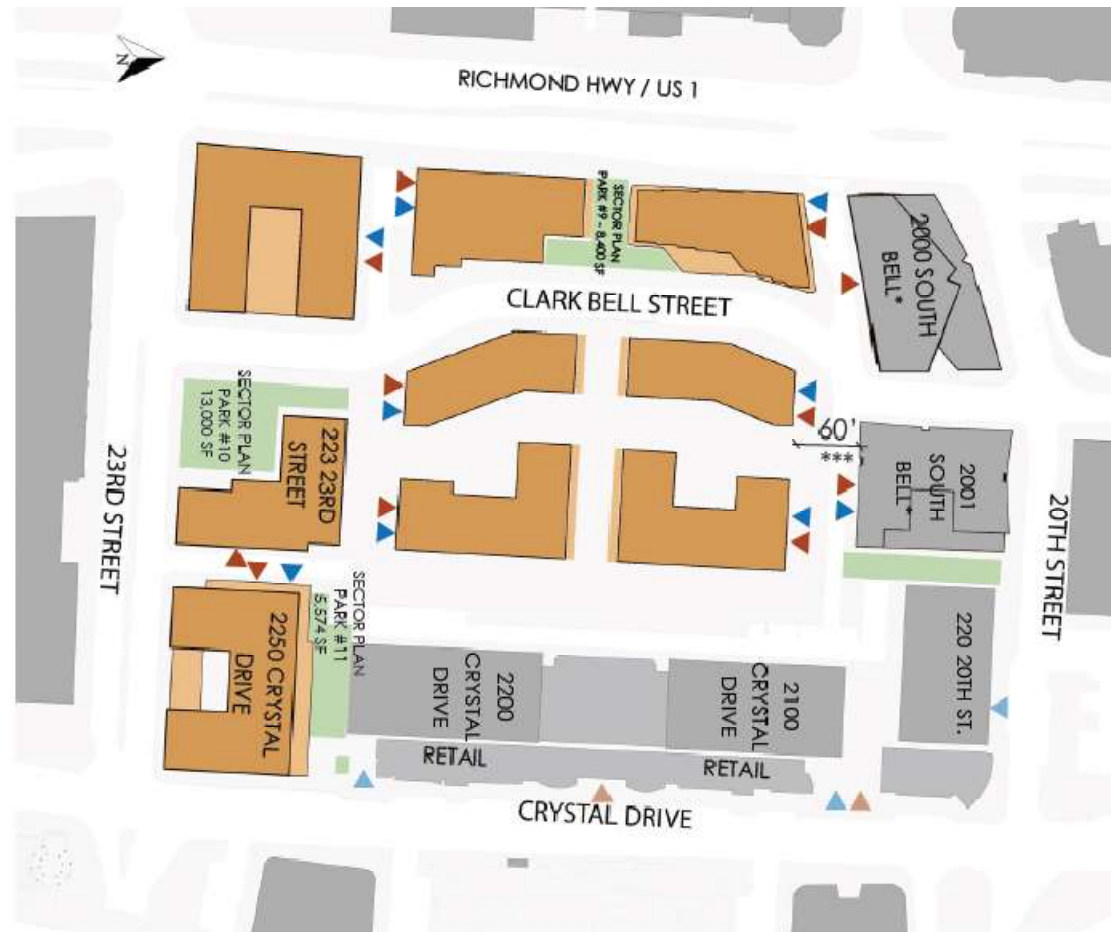
Block Plan - Proposed



Block Plan – Future Plan A

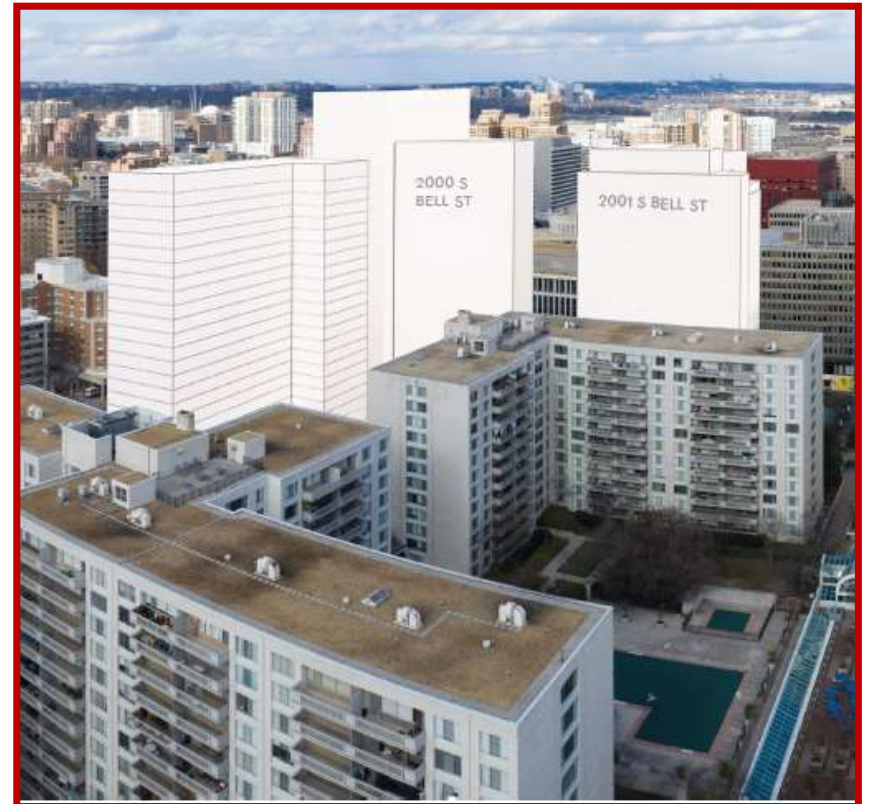


Block Plan – Future Plan B



Key Development Constraints

- › 250' height max (excluding the mech penthouse)
- › 80' ROW for Clark-Bell St.
- › Development needs to advance initial realignment of Clark-Bell St., while considering the future complete realignment to 23rd St.
- › 3.8 FAR / 4.8 FAR - Resi / Comm. Base density
- › 85% max tower coverage
- › Parking and loading access must be located on the north building face
- › Site is long & narrow with significant Route 1 frontage



Proposed Building Program

- › 24 Story, Mixed-Use Building
 - › 273' maximum height / 250' to top of occupiable space
- › 403 units / 800 sf average unit size
 - › 70 (0.17 spaces / unit) newly constructed parking spaces in a two-level below grade garage with the plan to utilize 51 existing excess parking spaces
- › 7.8K sf ground floor retail
- › Permanent removal of 55 units from the existing building



Initial Concept Design



Initial Concept Design



Initial Concept Design



Initial Concept Design

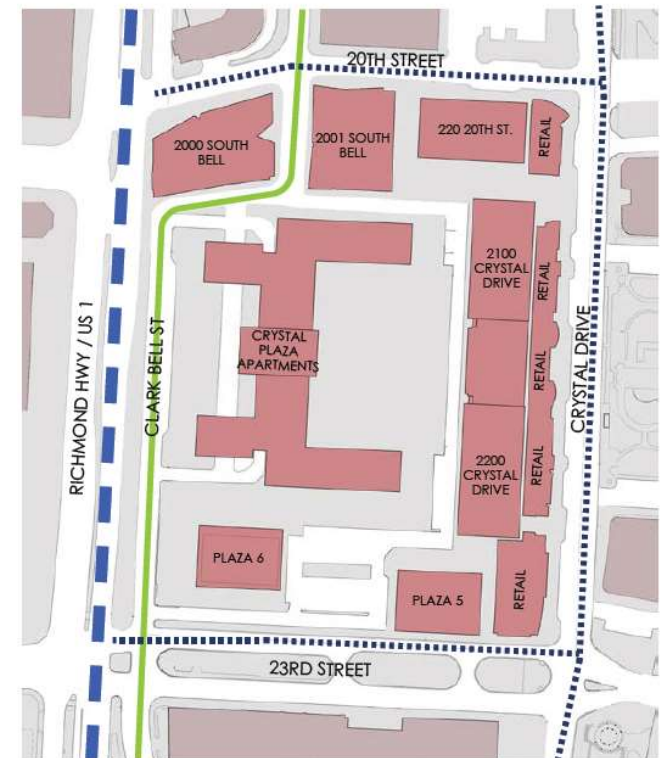


Sector Plan Clark-Bell Connection

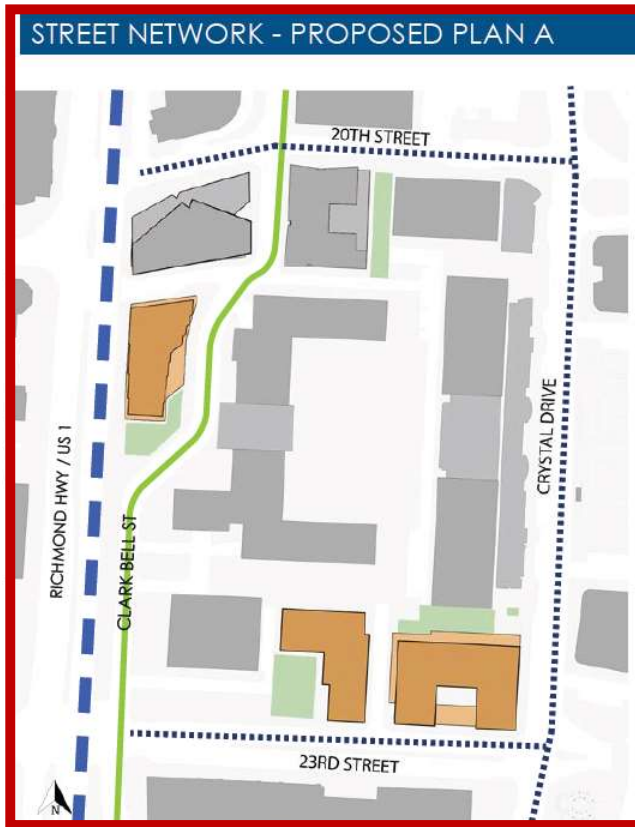
SURFACE TRANSITWAY MAP



STREET NETWORK - EXISTING



Proposed Clark-Bell Connection



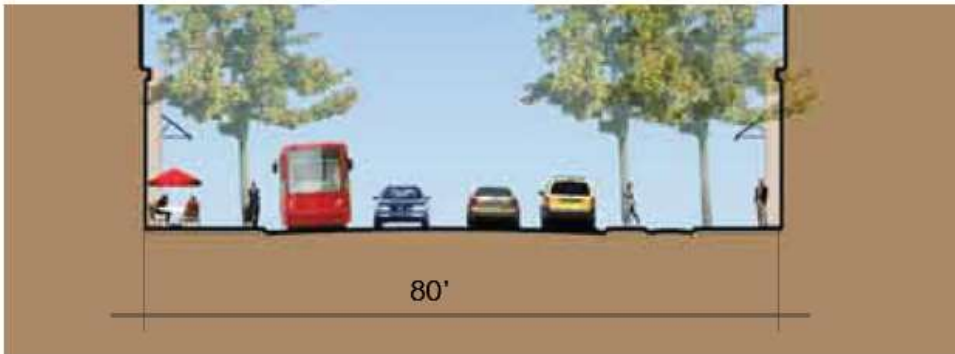
Plan with Proposed Application



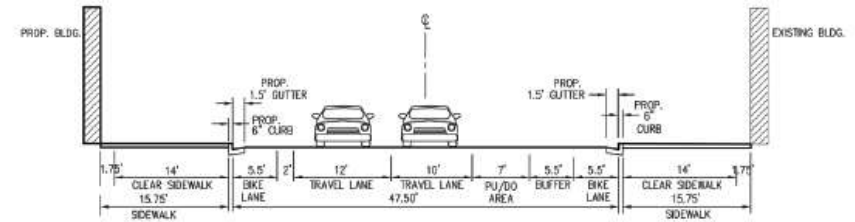
General Configuration with Future Development

Proposed Clark-Bell Connection

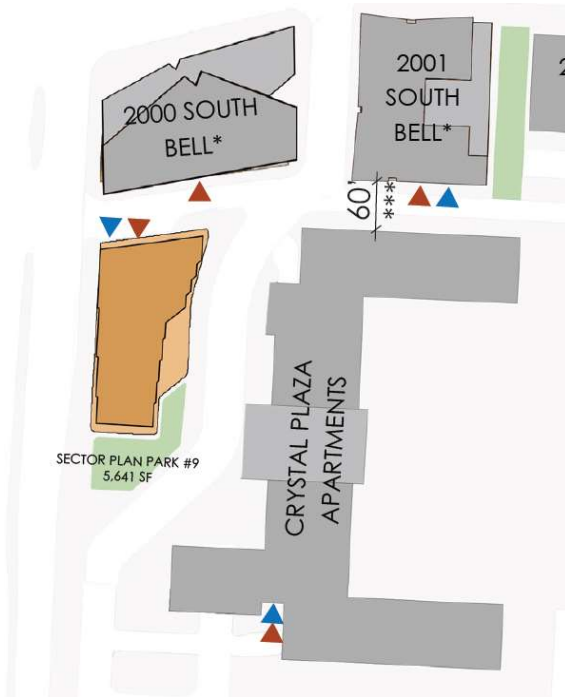
CLARK-BELL EXTENSION - SECTOR PLAN



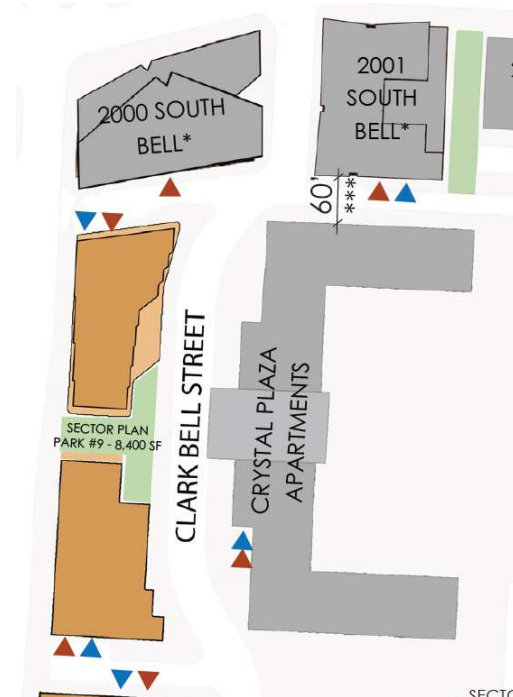
CLARK-BELL EXTENSION - PROPOSED



Proposed Interim & Future Open Space



Proposed Interim Open Space
*5,641 sf
(current proposal)



Proposed Complete Open Space
8,400 sf

Anticipated Timeline

- › 5/5/2023 - Initial 4.1 Application Submission
- › 6/24/2024 - LRPC #1
- › July 2024 - Potential LRPC #2
- › September - Walking Tour / Online Engagement
- › October / November / December - SPRC & Commission Meetings
- › 1Q 2025 - Potential Board Meeting



Thank You!