Crystal Towers 3 SPRC #1

February 23rd, 2023



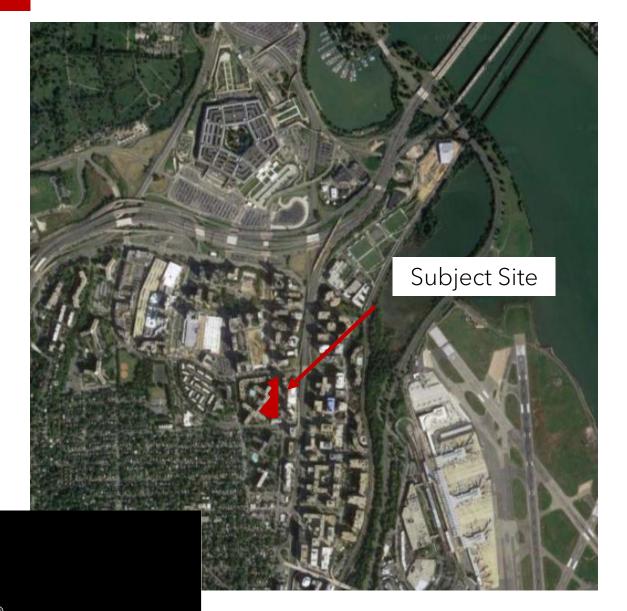


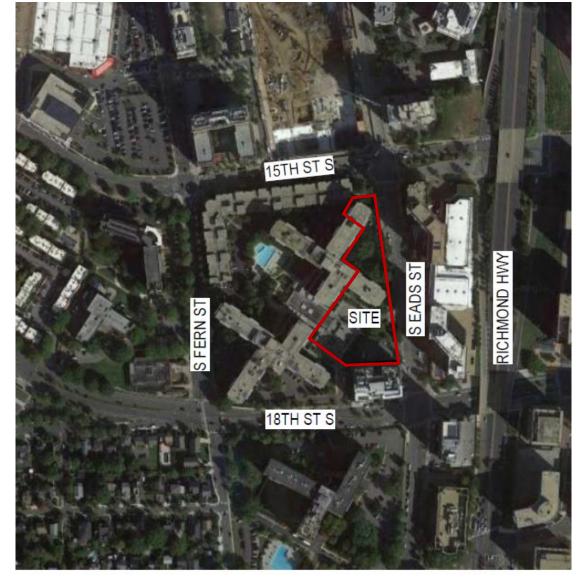
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Site Location / Context Slide







Property Overview

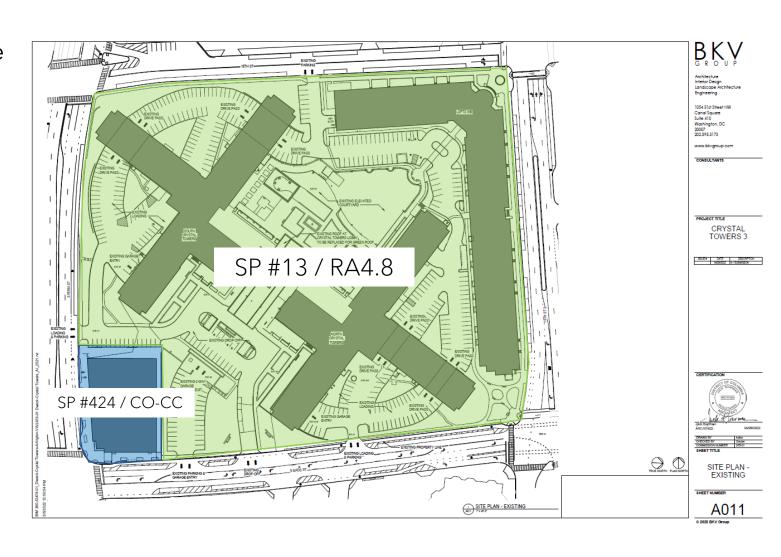
- Dweck owns & operates 1,110 existing units on the block
 - Crystal Towers 912 Units
 - > Crystal Flats 198 Units
- > Crystal Towers Property 451,297 SF (9.7 Acres) Land Area





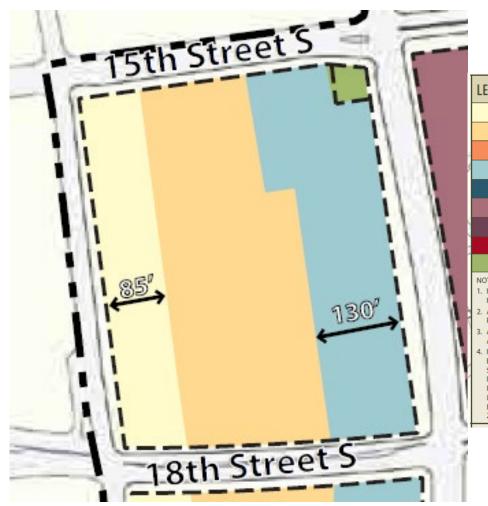
Existing Property Zoning

- Currently Zoned RA4.8 & indicated on the GLUP as High-Medium which is consistent with existing zoning
- > Property falls withing the Crystal City Sector Plan Boundary
- > Proposing the new buildings under an amendment to SP #13 without a rezoning to CO-Crystal City
- RA4.8 allows for 3.24 FAR (including ground floor commercial) and 136' in height (including mechanical penthouses and parapets)
- > Existing agreement allocates 130,690 sf of remaining base density to the Crystal **Towers Property**



Building Height Guidance

- > RA4.8 Zone permits buildings up to 136' in height including mechanical penthouse and parapet walls
- The Sector Plan provides a recommendation for 110' in main building height with a 23' penthouse for a total building height of 133' along the eastern portion of the site.
- The Sector Plan calls for the main building height to taper down as you move from east to west across the block from 110' to 35'.



LEGEND					
	35'				
	60′				
	75'				
	110′				
	150′				
	200'				
	250'				
	300′				
	OPEN SPACE WITHIN BUILD-TO LINES				
2. A DIME POSITIO 3. AN ADI ALONG 4. IN INST	NOTES: 1. HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT 2. A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES 3. AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 23RD STREETS. 4. IN INSTANCES WHERE EXISTING BUILDING HEIGHTS EXCEED THE BUILDING HEIGHTS ESTEPORTH IN THIS PLAN, SUCH BUILDINGS				
SHALL	SHALL NOT BE DEEMED NON-CONFORMING BY THE ADOPTION OR IMPLEMENTATION OF THIS PLAN AND NOTHING IN THE PLAN SHALL				

Building Heights

Sector Plan Guidance



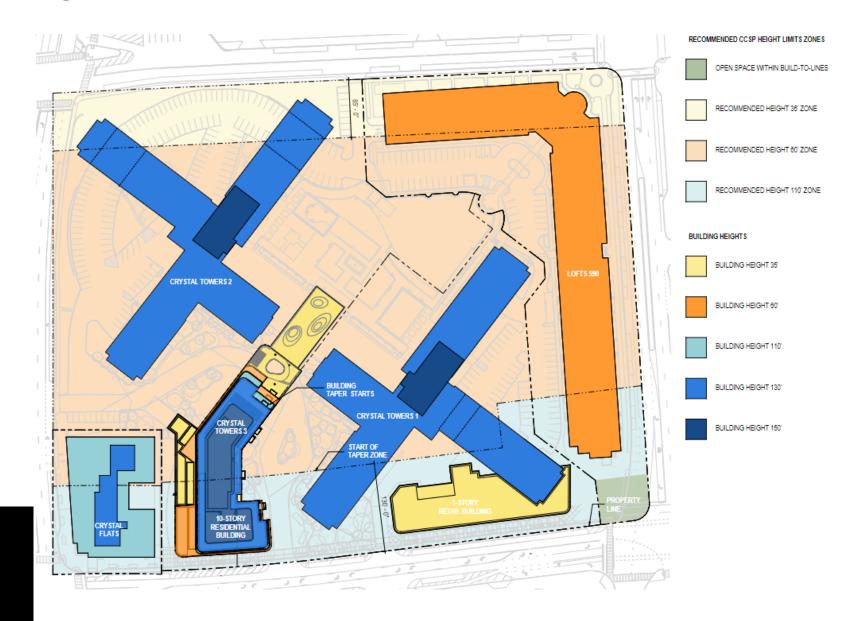


Figure 3.6.16

- > The Illustrative Plan contemplated two developments on this block.
- > For the contemplated development at Crystal Towers, the illustrative plan showed a building height and mass consistent with existing RA4.8 zoning.



Building Height Deviation



Program Overview

Proposed Crystal Towers Application				
	Mixed-Use Building	Retail Building	Combined	
Zoning	RA4.8	RA4.8	RA4.8	
Height	133'*	23′		
Residential GFA	205,929	0	205,929	
Unit Count	209	0	209	
Retail GFA	8,586	19,315	27,901	
Parking	42**	30**	N/A	

^{*}Measurement to the top of penthouse consistent with RA4.8 Zoning Ordinance

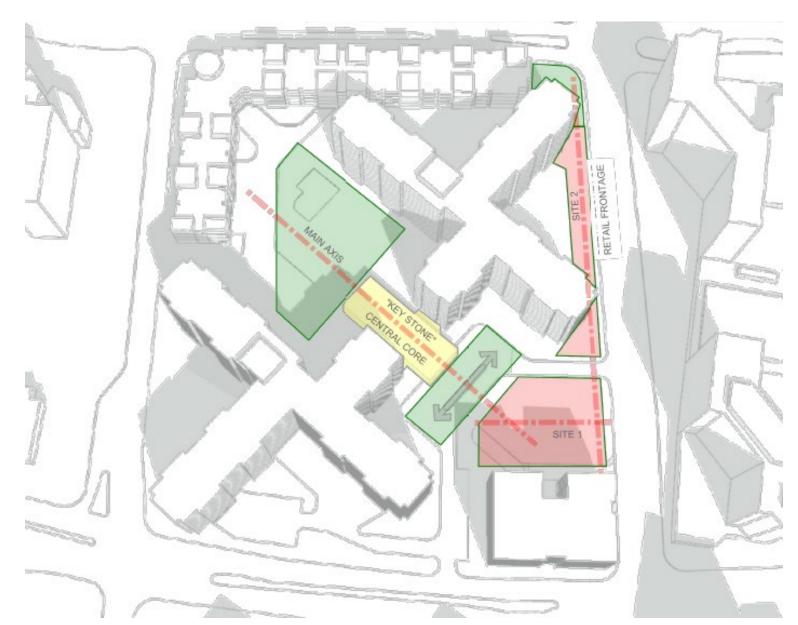


^{**}Existing under utilized parking at Crystal Towers will serve future development

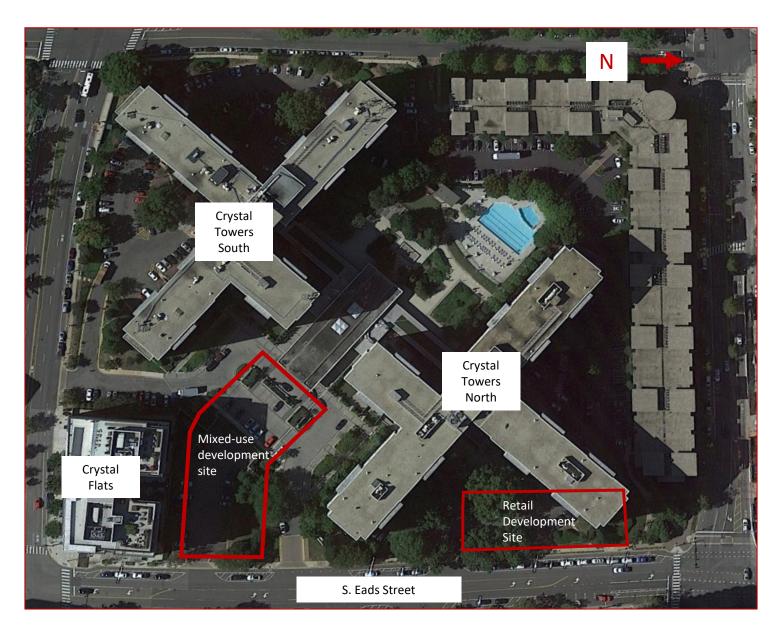
Ground Floor Plan



Design Approach



Existing Site Aerial



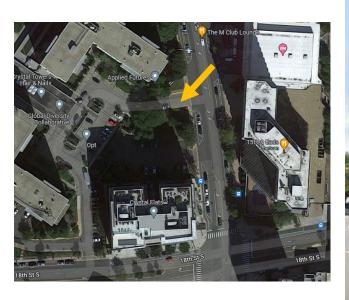


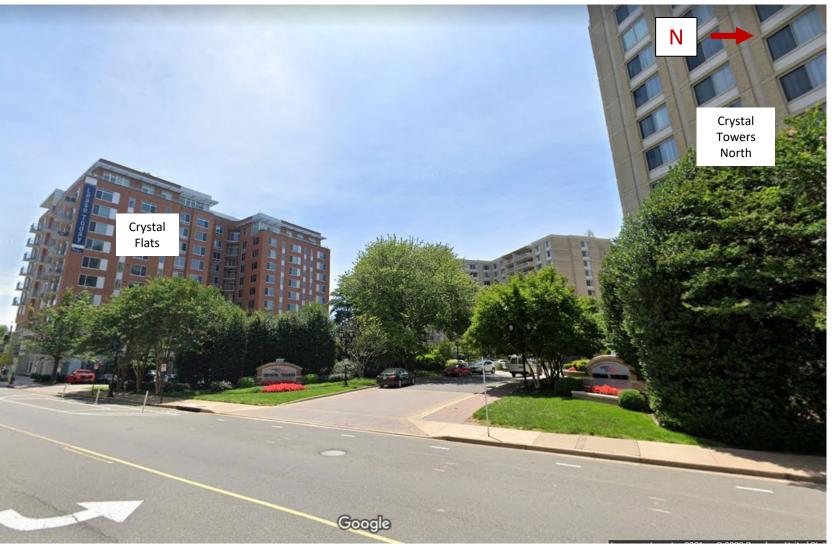
Proposed Site Rendering





Existing Eads St. Driveway

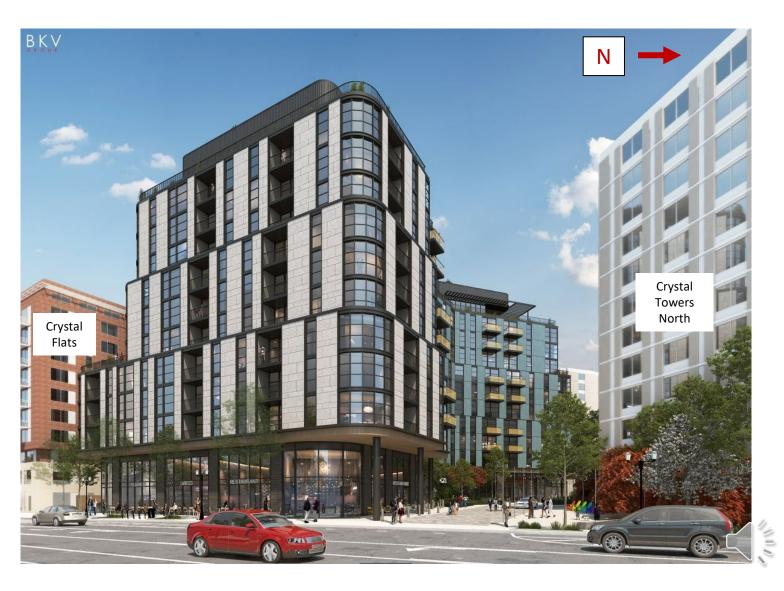




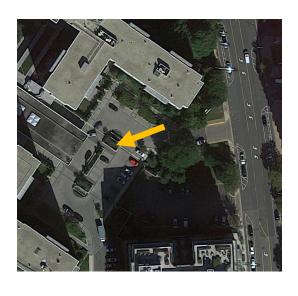


Proposed Eads St. Driveway



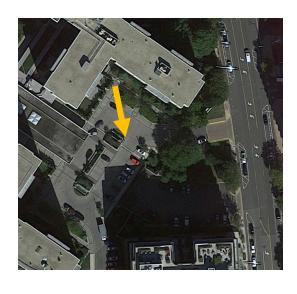


Proposed North Circulation



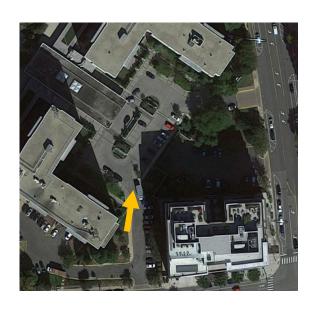


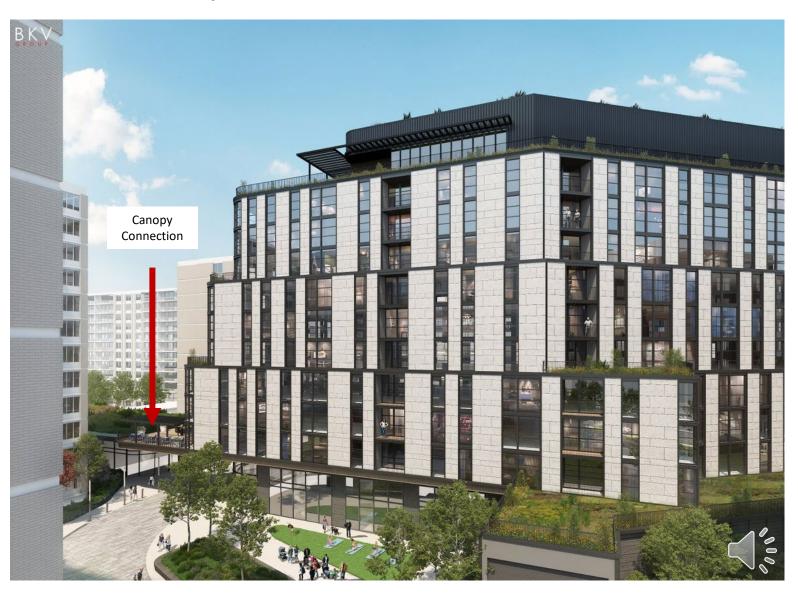
Proposed North Courtyard





Proposed South side of new lobby



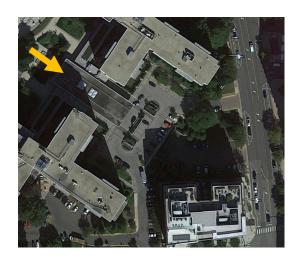


Proposed South Sidewalk





Proposed Green Roof





Existing Eads St.





Proposed Eads St. Retail





Building Fly-Through





Thank You!



