



CRYSTAL CITY BLOCK PLAN #CCBP-Q-1

Block Q

Adopted July 15, 2017



Block Q and Vicinity (existing conditions)

Note: Block Boundary for illustrative purposes only 1

CRYSTAL CITY BLOCK PLAN #CCBP-Q-1

BLOCK Q

SUBMITTED IN CONJUNCTION WITH SP#442 BY: Commonwealth Crystal Holding I Inc, c/o Lowe Enterprises Real Estate Group East

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ELEMENTS OF THIS BLOCK PLAN

INTRODUCTION: BACKGROUND AND PURPOSE

This packet comprises a proposed Crystal City Block Plan (CCBP) for Block Q (Concept Plan Blocks Q1, Q2, Q3 & Q4) as identified in the Crystal City Sector Plan. It is submitted in conjunction with Site Plan #442, which contemplates the construction of a residential tower at the corner of Crystal Drive and 23rd Street South above existing retail. In the Sector Plan, the northern portion of Block Q (Concept Plans Q1 and Q2) is within the Entertainment District, while the southern portion of Block Q (Concept Plan Blocks Q3 and Q4) is within the South End. The scope of work for Site Plan #442 is within the limits of Concept Plan Q2.

As defined in the attachments to the Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County, the **Crystal City Block Plan** document will provide a general, guiding long-range plan for an individual block located in Crystal City, east of Jefferson Davis Highway. The Block Plan will depict existing and proposed general building locations, land use mix, tower coverage, transportation, public open spaces, utilities and other applicable elements. The main objective of the Block Plan will be to support coordinated, incremental redevelopment in Crystal City that is consistent with the design vision for the area as outlined in the Crystal City Sector Plan.

Beyond this introduction, the Crystal City Block Plan is primarily comprised of two parts: 1) the Block Framework and 2) the Block Development Document. The elements provided in each of these parts is described in more detail below.

PART 1 - BLOCK FRAMEWORK

The **Block Framework** comprises Part 1 of this CCBP and includes several components:

Section A includes base plan exhibits that depict a plan view and orthophoto view of the conditions on the block as they existed when the Sector Plan was adopted in 2010.

Section B of the Block Framework presents Sector Plan policy map exhibits cropped to match the geographic extent of the subject block, and includes maps covering elements such as building heights, build-to lines and public open spaces recommended in the sector plan. This section also includes a summary of Sector Plan goals for the block and demonstrates the ways in which the proposed final site plan and proposed block plan can achieve or further advanced specific and general goals of the plan.

Section C includes a variety of exhibits depicting existing conditions and future plans for the block. These exhibits include the proposed final site plan details overlaid on existing and proposed conditions across the block.

Section D provides a cumulative list of deviations from the Sector Plan resulting from each CCBP adopted for the block. The documentation of these deviations will be insightful for future reference when subsequent iterations of the block plan and future site plans are being devised, as they add further detail to or refine the recommendations presented in the Sector Plan.

PART 2 - BLOCK DEVELOPMENT DOCUMENT

The Block Development Document comprises Part 2 of this CCBP. This part of the CCBP includes the technical, legal, and other plan documentation necessary for the County's review and analysis of the proposed final site plan in the context of the entire block. It is comprised primarily of civil engineering drawings, many of which correspond to and, in some instances, provide more detail than exhibits depicted in the Block Plan Framework.

BLOCK PLAN ITERATIONS

As the first adopted version of a block plan for Block Q in Crystal City, this packet represents CCBP-Q-1. With future site plan submissions on the block, this block plan will need to be updated accordingly and again presented to the County Board for adoption. The number at the end of the CCBP identifier (e.g. CCBP-Q-1) shall reflect the adopted version of the CCBP for this particular block.

*****BLOCK PLAN LIMITATIONS*****

Per the details of the Crystal City Block Plan process described herein, it is expected that the Block Plan for a specific Block will change with the adoption of future Block Plans and approval of subsequent final site plans. Correspondingly, all statistics, calculations, building configurations, uses, and other relevant aspects included in the Block Plan for non-site plan areas are planning estimates only, and are especially expected to change as more detailed plans for redevelopment are determined in the future. While their inclusion in the Block Plan is useful in sketching out a preferred vision (or visions) for ultimate build out of a block, they in no way reflect specific development levels approved for such sites, which will be determined through the review/approval of subsequent future site plans.

I. BLOCK FRAMEWORK - A. BASE PLANS

BLOCK Q

BLOCK LOCATION MAP



FIGURE 3.2. 1, P32

I. BLOCK FRAMEWORK - A. BASE PLANS

BLOCK Q

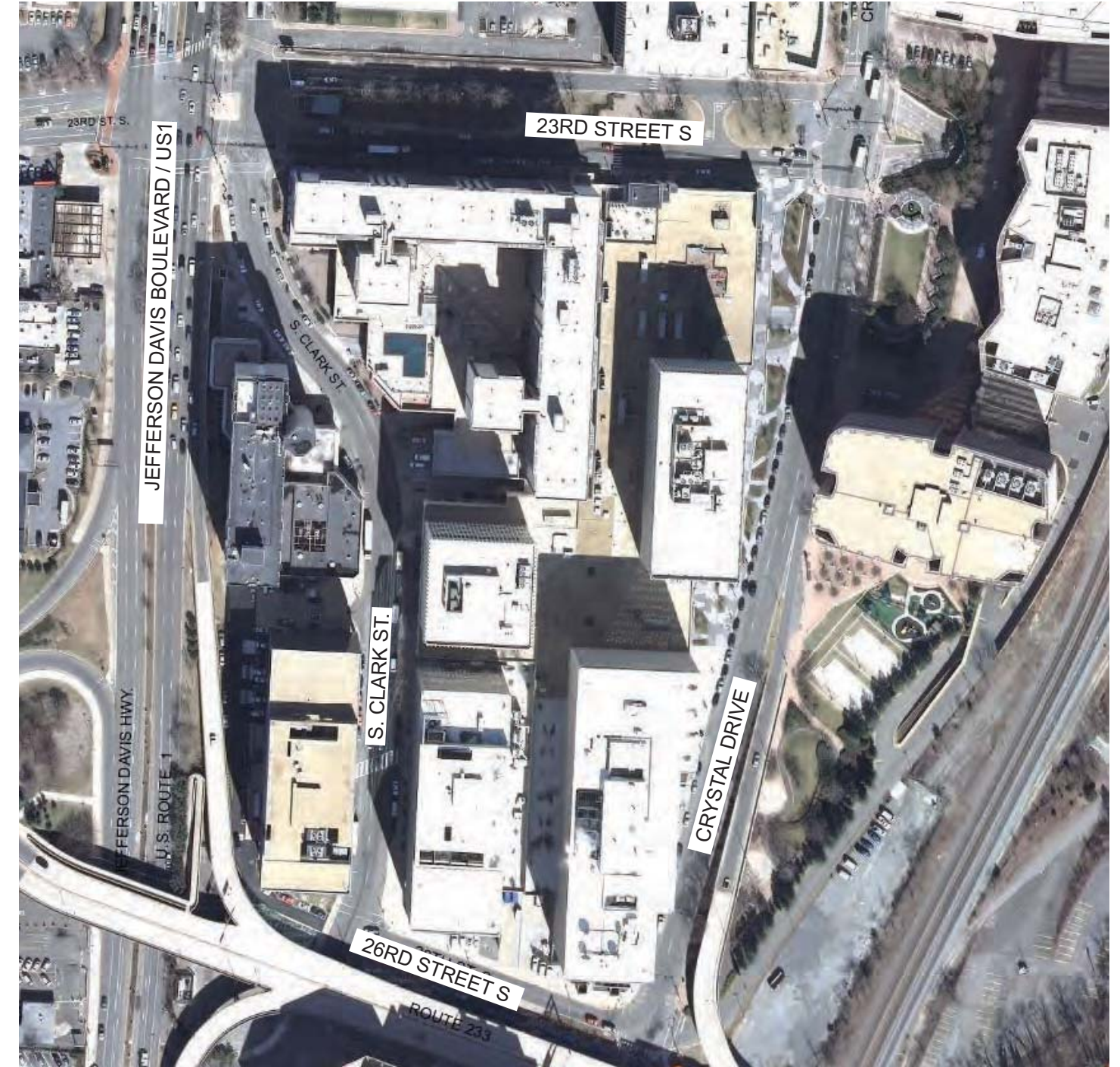
SECTOR PLAN BASE CONDITIONS - PLAN VIEW

AS OF 2010



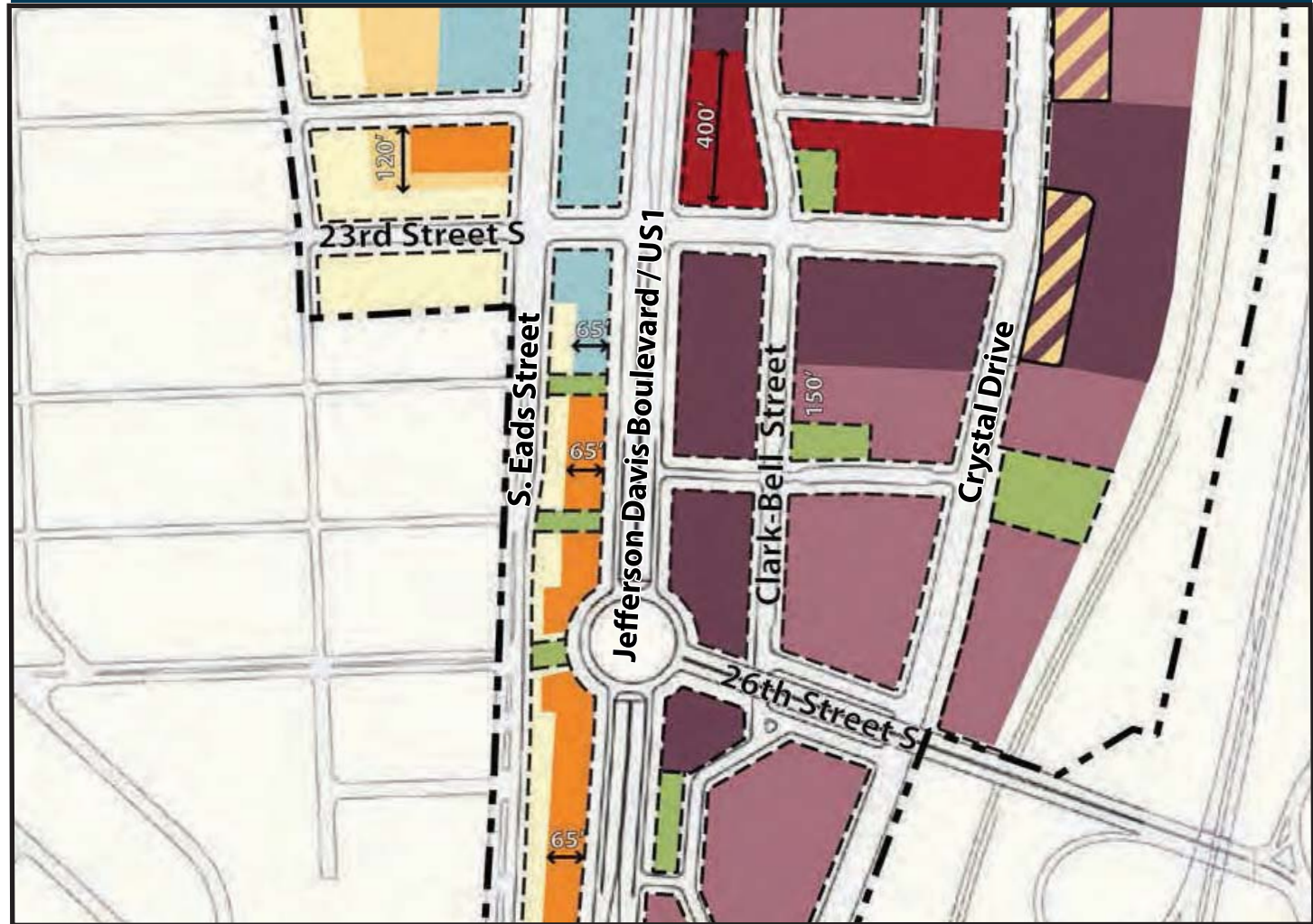
SECTOR PLAN BASE CONDITIONS - ORTHOPHOTO

AS OF 2010



I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS BLOCK Q

BUILDING HEIGHTS MAP



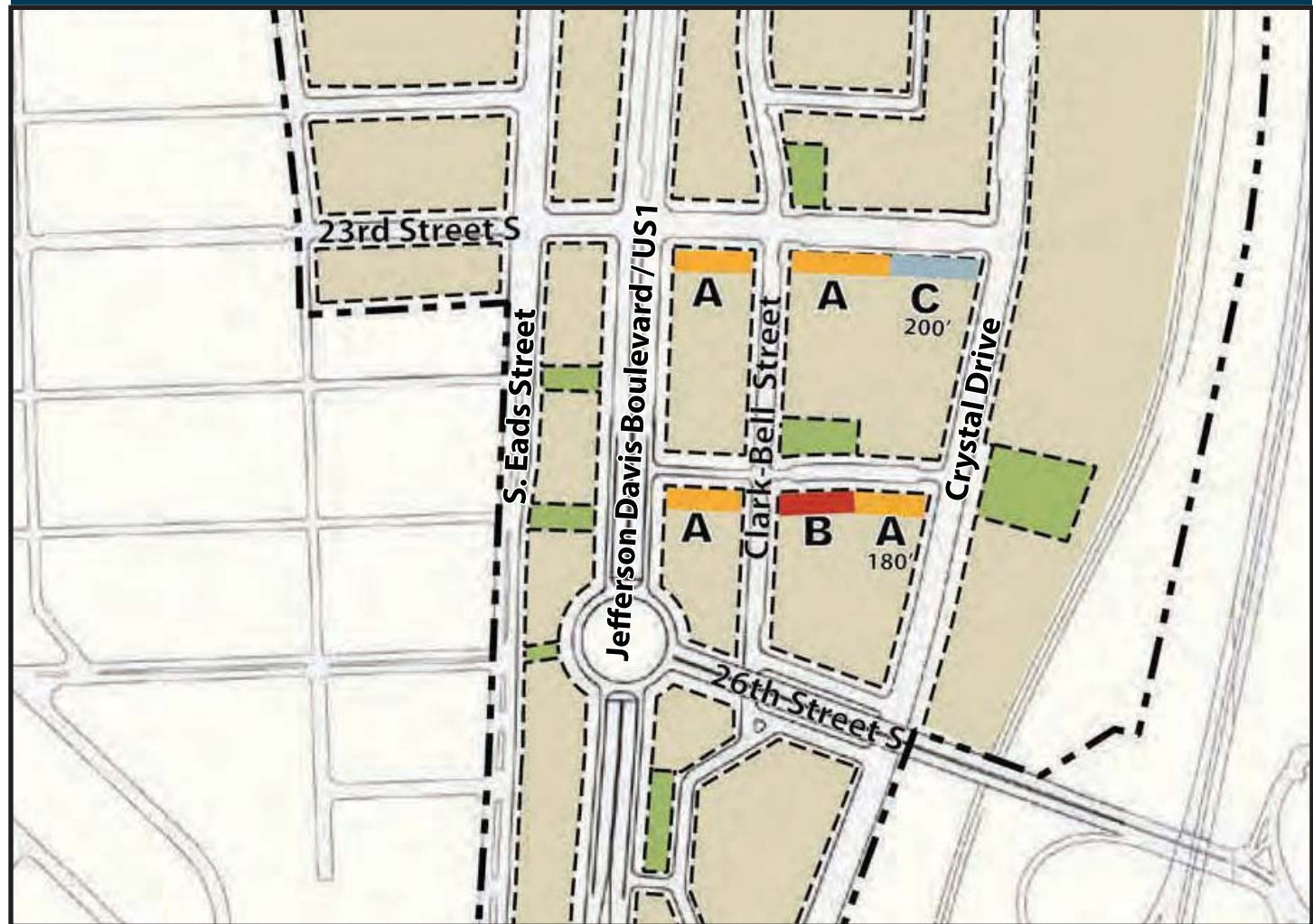
PER FIGURE 3.8.5, P.95

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

NOTES:

- HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT
- A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES
- AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 23RD STREETS.
- IN INSTANCES WHERE EXISTING BUILDING HEIGHTS EXCEED THE BUILDING HEIGHTS SET FORTH IN THIS PLAN, SUCH BUILDINGS SHALL NOT BE DEEMED NON-CONFORMING BY THE ADOPTION OR IMPLEMENTATION OF THIS PLAN AND NOTHING IN THE PLAN SHALL RESTRICT OR PROHIBIT THE RECONSTRUCTION, REDEVELOPMENT, OR MAINTENANCE OF SUCH BUILDINGS IN ACCORDANCE WITH THEIR EXISTING BUILDING HEIGHTS AS PERMITTED IN THEIR APPLICABLE ZONING DISTRICT AND APPROVED SITE PLAN.

BULK PLANE ANGLE MAP



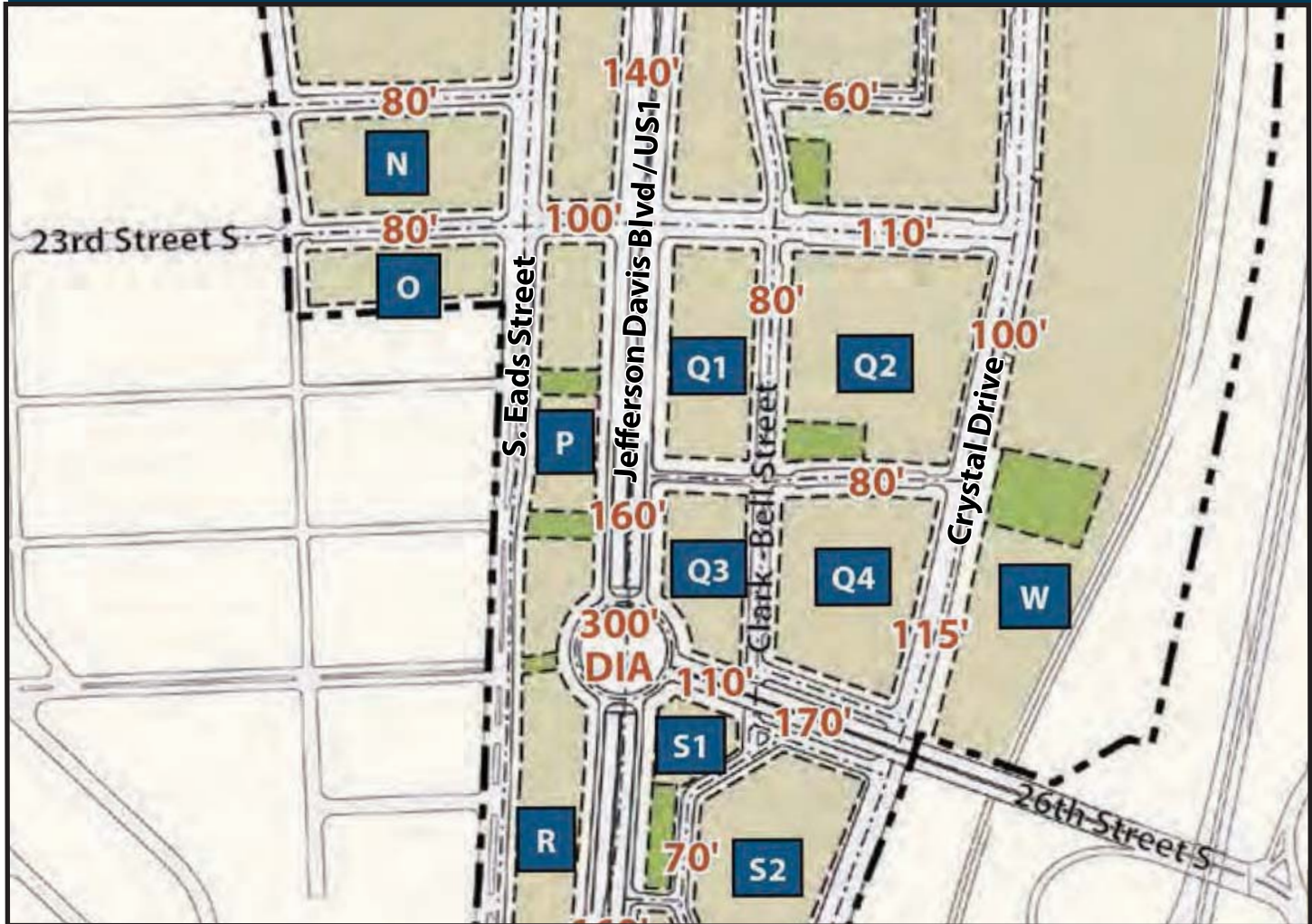
PER FIGURE 3.8.7, P.97

LEGEND	
FRONTAGE	HEIGHT AND ANGLE
	HEIGHT: 140' / ANGLE 50°
	HEIGHT: 120' / ANGLE 50°
	HEIGHT: 200' / ANGLE 50°
	HEIGHT: 180' / ANGLE 50°
	HEIGHT: 180' / ANGLE 43°
	HEIGHT: 220' / ANGLE 50°
	HEIGHT: 160' / ANGLE 43°
	HEIGHT: 100' / ANGLE 50°
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
A DIMENSION, WHEN PROVIDED ON THE MAP, ESTABLISHES A FRONTAGE LENGTH FOR THE BULK PLANE REQUIREMENT, OTHERWISE THE REQUIREMENT APPLIES TO THE ENTIRE FRONTAGE.

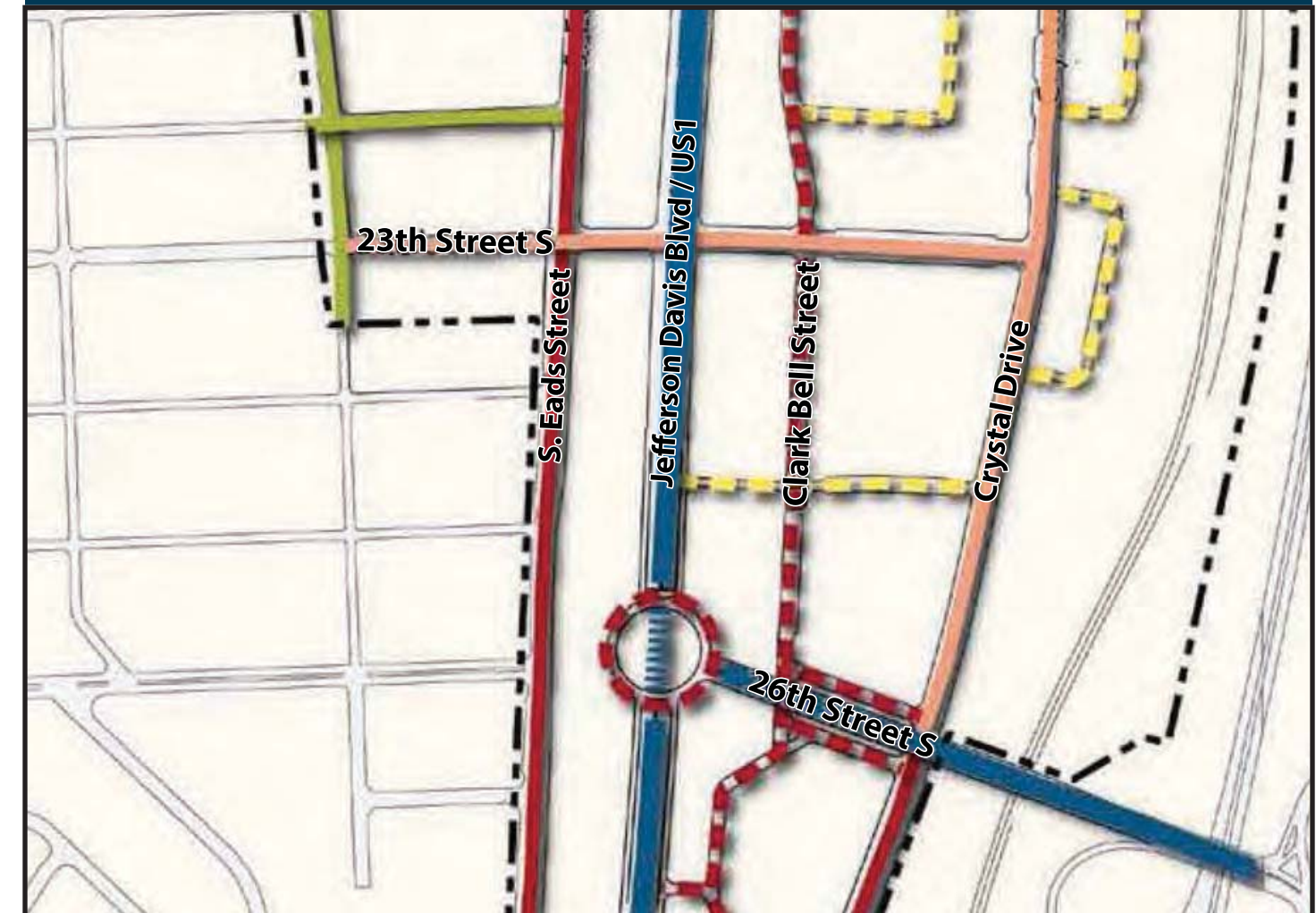
I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS BLOCK Q

BUILD TO LINES MAP

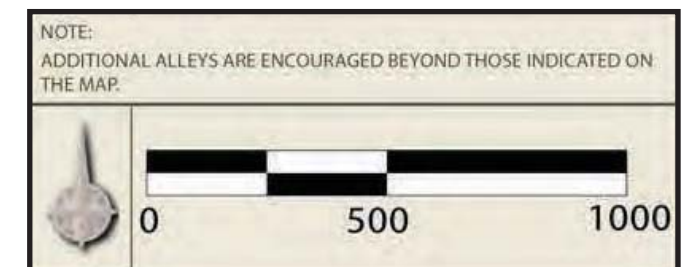
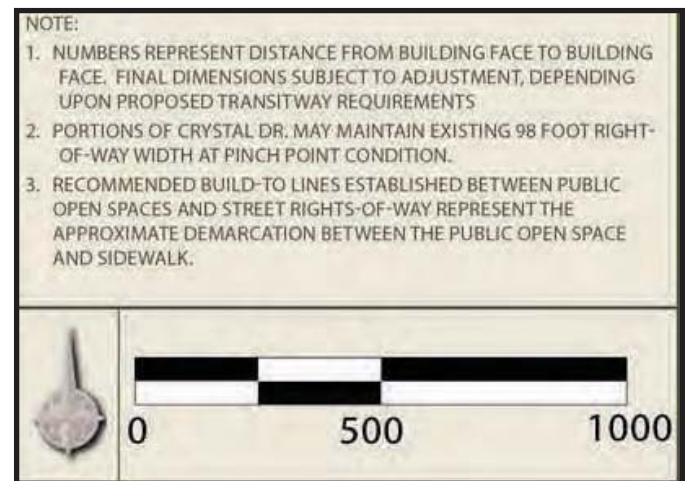
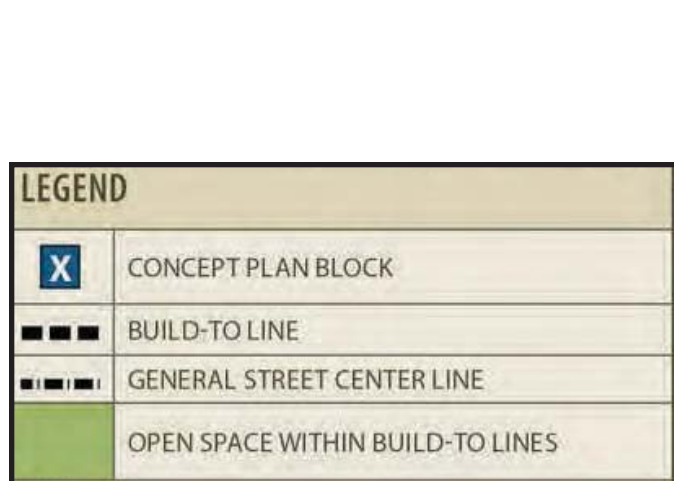


PER FIGURE 3.5.3, P.47

STREET NETWORK AND TYPOLOGY MAP



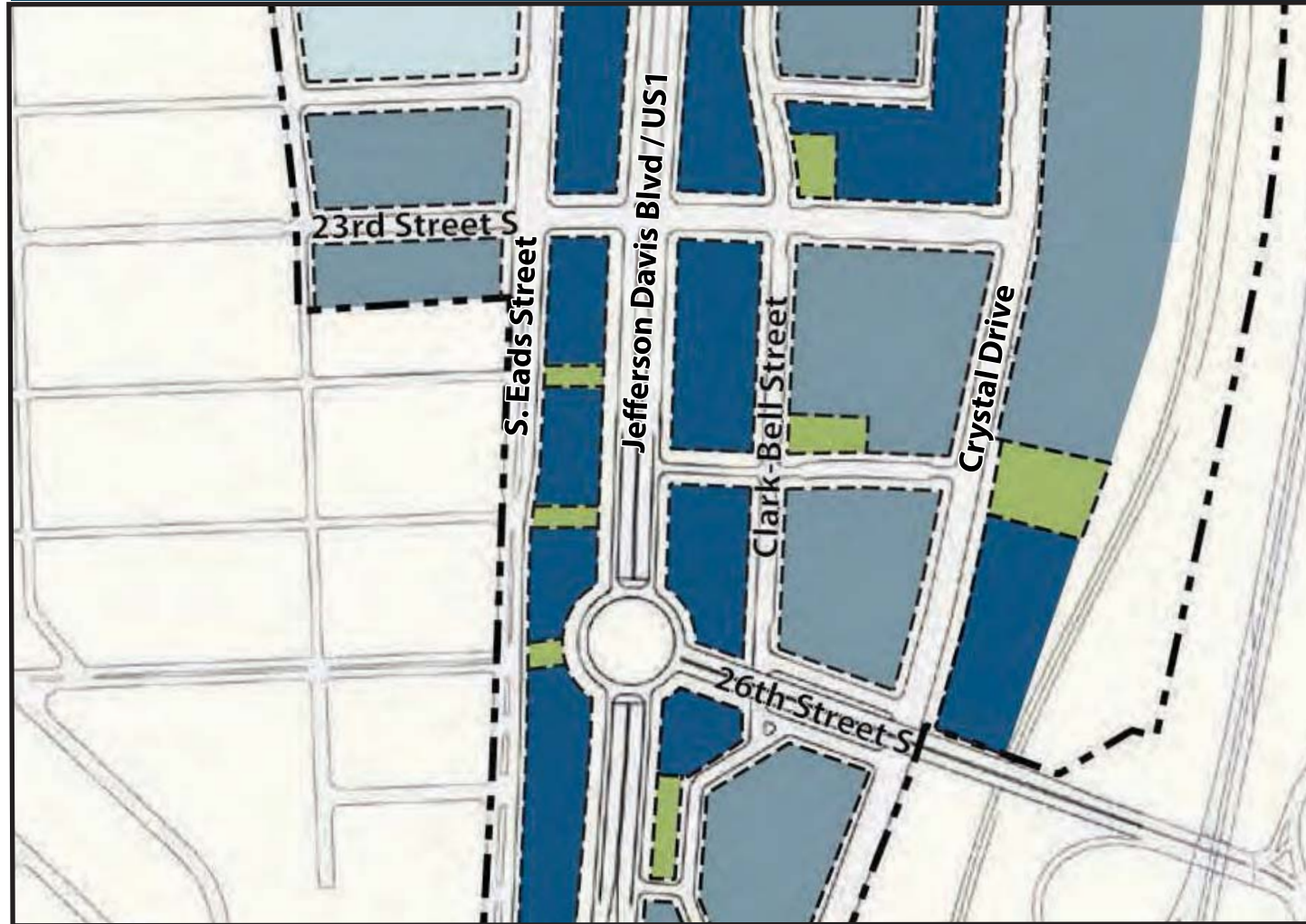
PER FIGURE 3.6.6, P.51



I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS

BLOCK Q

TOWER COVERAGE MAP



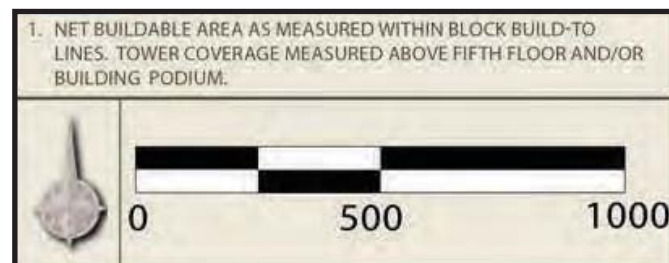
PER FIGURE 3.8.9, P.99

LAND USE MIX MAP

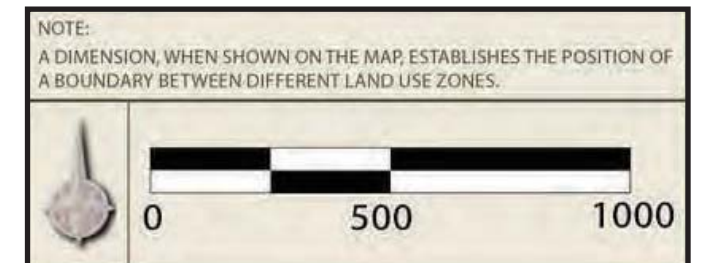


PER FIGURE 3.9.1, P.103

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



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



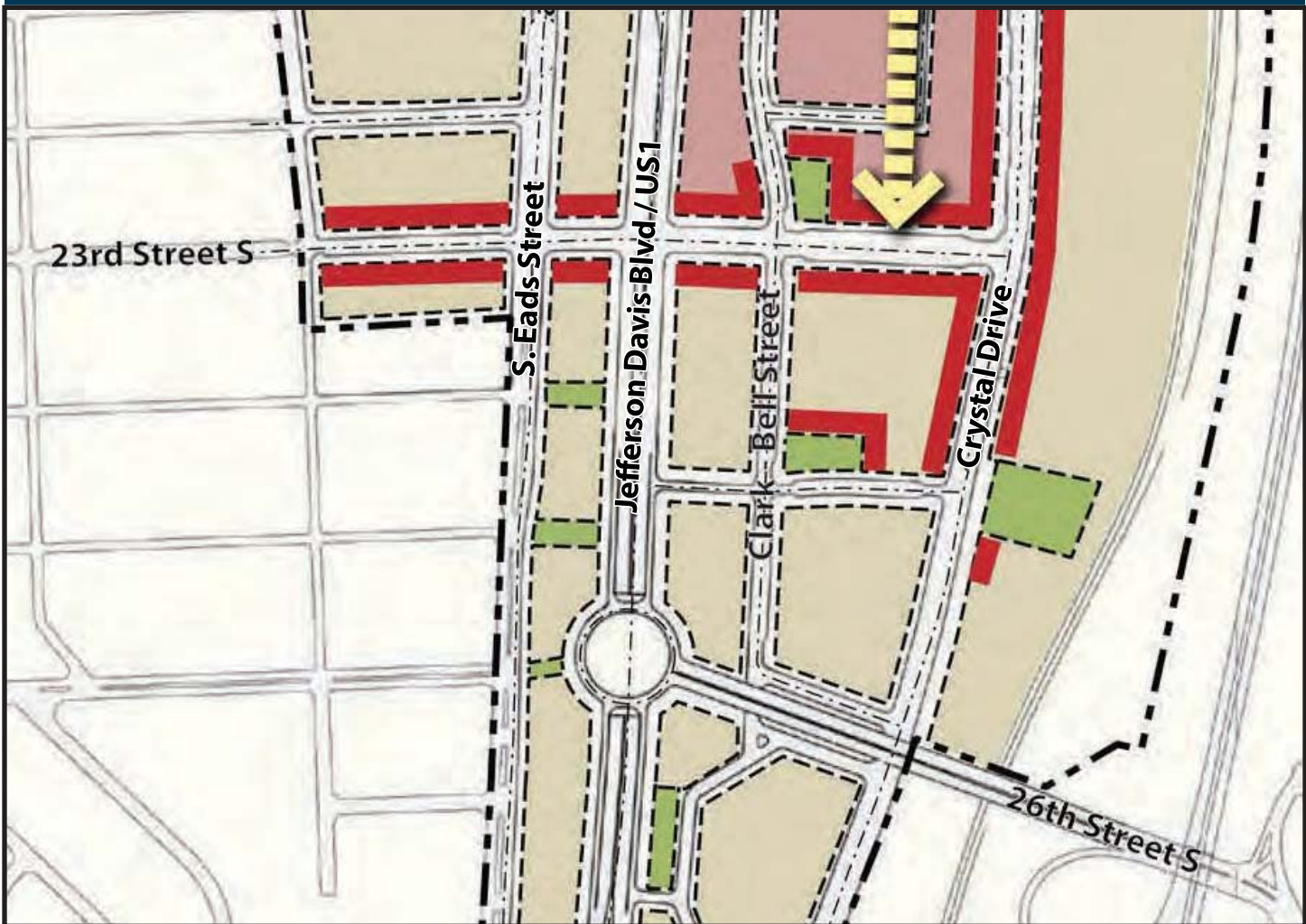
I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS BLOCK Q

PUBLIC OPEN SPACE MAP



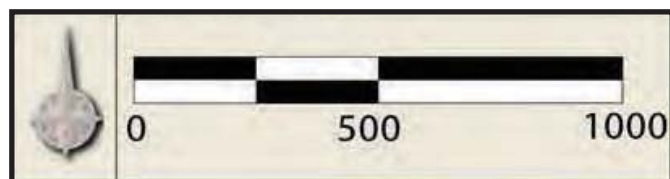
PER FIGURE 3.7.3, P.79

RETAIL FRONTAGE AND UNDERGROUND MAP



PER FIGURE 3.9.3, P.107

LEGEND	
XX	PARK NUMBER
[Green Box]	PUBLIC OPEN SPACE



LEGEND	
[Red Box]	REQUIRED ON-STREET RETAIL FRONTAGE ^{1,2}
[Pink Box]	INTERIOR PEDESTRIAN CONCOURSE RETAIL, CULTURAL AND CIVIC USES ALLOWED
[Yellow Arrow]	PROPOSED CONCEPTUAL INTERNAL PEDESTRIAN CONNECTION
[Green Box]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:

1. RETAIL IS PERMITTED BUT NOT REQUIRED ON ALL OTHER FRONTAGES
2. REQUIRED RETAIL FRONTAGES SHOULD BE PREDOMINANTLY RETAIL-ORIENTED, BUT MAY INCLUDE SPACE FOR LOBBIES, ENTRANCES, AND OTHER ELEMENTS.

I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS BLOCK Q

BASE DENSITY MAP



DENSITY NOTES PERTAINING TO Q BLOCK TO BE INCLUDED HERE PER FIGURE 3.8.2, P.93

ARCHITECTURAL FEATURES MAP



PER FIGURE 3.11.1, P.119

LEGEND	
BASE DENSITY (FAR) ¹	
	1.5 (COM.) OR 72 DU/ACRE (RES.)
	2.5 (COM.) OR 115 DU/ACRE (RES.)
	3.24 (RES. ONLY)
	3.8 (COM.) OR 4.8 (RES.)
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:

1. BASE DENSITY TO BE APPLIED TO SITE AREA ASSOCIATED WITH DEVELOPMENT PROPOSALS.
2. THE 1.5 FAR OR 72 DWELLING UNIT/ACRE CATEGORY FOR BASE DENSITY DOES NOT IMPLY THAT EITHER USE COULD BE PERMITTED ON A SITE; THE LAND USE MAP, FIGURE 3.9.1, DEPICTS RECOMMENDED USES FOR EACH SITE.

LEGEND	
	ARCHITECTURAL FEATURE
	COORDINATED FRONTAGE

I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS

BLOCK Q

SURFACE TRANSITWAY MAP



PER FIGURE 3.6.11, P.57

SERVICE AND LOADING MAP



PER FIGURE 3.9.4, P.111

LEGEND	
	PROPOSED NEAR-TERM TRANSITWAY ALIGNMENT
	PROPOSED MID-TERM TRANSITWAY ALIGNMENT
	PROPOSED LONG-TERM TRANSITWAY ALIGNMENT
	METRO LINE
	VRE
	PROPOSED TRANSIT STOP
	EXISTING METRO STATION ENTRANCE
	POTENTIAL SECOND ENTRANCE TO METRO

NOTE:
THE LOCATIONS OF THE PROPOSED TRANSIT STOPS SHOWN ON THIS MAP ARE ILLUSTRATIVE AND GENERAL, WITH FINAL LOCATIONS TO BE DETERMINED THROUGH FUTURE STUDY, ANALYSIS, AND PLANNING.

LEGEND	
	GENERALLY PREFERRED FRONTAGE WHERE LOADING, SERVICE, AND GARAGE ENTRANCES ARE LOCATED ON A STREET
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
1. WHEREVER POSSIBLE, ALLEYS SHOULD BE PROVIDED WITHIN BLOCKS AND SERVICE, LOADING, AND GARAGE ENTRANCES SHOULD BE LOCATED AT THESE ALLEYS RATHER THAN ON STREET FRONTAGES
2. WHEREVER POSSIBLE, SERVICE AND PARKING ENTRANCES SHALL NOT BE LOCATED ON TYPE A OR B STREETS.

I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS BLOCK Q

Crystal City Sector Plan Summary for Block Q

ILLUSTRATIVE CONCEPT PLAN



PER FIGURE 3.2.2, P.33

PROPOSED DISTRICTS



PER FIGURE 3.2.2, P.33

ILLUSTRATIVE CONCEPT - 3D VIEW



PER FIGURE 3.3.12, P.39

LEGEND	
	EXISTING OR APPROVED BUILDING
	POTENTIAL BUILDING
	SURFACE TRANSITWAY
	0 500 1000
NOTE:	POTENTIAL BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT THE FINAL BUILDING LOCATION MASS AND FORM OR ARCHITECTURAL DESIGN OF FUTURE BUILDINGS.

INTRODUCTION

The Q Block is framed by Jefferson Davis Boulevard/US 1 to the west, Crystal Drive to the east, 23rd Street to the north and 26th Street to the south. In the Sector Plan, this block is split between the Entertainment District and the South End, with the northeast portion (Block Q2) located in the Entertainment District.

The Entertainment District, which encompasses the northern portion of Q Block and the block immediately to its north, is oriented around the entertainment, restaurant and retail program already in place along Crystal Drive, 23rd Street and in the Underground. This location is intended under the Crystal City Sector plan to support new commercial and residential development, much of which will be accommodated on the footprints of demolished existing structures.

I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS

BLOCK Q

1. SUMMARY OF MAJOR SECTOR PLAN RECOMMENDATIONS SPECIFIC TO THE BLOCK

BUILDINGS AND DEVELOPMENT

Density: Many of the existing buildings within the Q Block are envisioned as future redevelopment sites (Figure 3.3.9). The Q Block is split between High Density and Medium Density zones (Figure 3.8.1), with the northern portion of the block located in the High Density zone. The Base Density for development on the Q Block is 3.8 F.A.R. for commercial and 4.8 F.A.R. for residential for the entire block area, with the exception of a portion of Q2 allotted for open space within build-to lines (Figure 3.8.2)

Massing and Placement: Building locations and massing are intended to complement those of surrounding structures on adjacent blocks to the north, east and south of Block Q.

Tower Coverage: The allowable block average Tower Coverage for the Q2 Block is 75 percent, to be calculated by dividing each building's largest floor plate above the fifth floor and/or building podium by the net buildable area for that building (Figure 3.8.9) and then averaging for all buildable area of the block. The allowable block average Tower Coverage for the Q1 Block is 85%, for the Q3 Block is 85% and for the Q4 Block is 75%.

Height and Bulk Plane Angle: The allowable maximum building height for Block Q2 is 250 feet excluding rooftop mechanical penthouses. (Figure 3.8.5). Block Q2 is further subdivided into a northern and southern portion with allowable maximum building heights of 250 feet and 200 feet, respectively. The north-facing frontage of Block Q2 is subject to bulk plane angle requirements (Figure 3.8.7). The allowable maximum building height for Block Q1 is 250 feet, subject to bulk plane angle requirements along the north-facing frontage (per Figure 3.8.7). The allowable maximum building height for Block Q3 is 250 feet and the allowable maximum building height for Block Q4 is 200 feet, both of which are subject to bulk plane angle requirements along the north-facing frontage (per Figure 3.8.7).

Land Use Designation and use Mix Target: The buildable areas of the Q Block are designated as Residential, Commercial, Hotel or Mixed-Use, with a portion dedicated to open space within build-to lines (Figure 3.9.1).

Retail Frontage and Interior Pedestrian Concourse: The Sector Plan denotes retail frontages along the north edges of Blocks Q1 and Q2, along the east edge of Block Q2, and along the north and east edges of the open space designated as "Park 12" (Figures 3.9.3 and 3.7.3). A proposed internal pedestrian connection from the adjoining northern block terminates at 23rd Street.

Cultural Resources and Community Services: The Sector Plan recommends a flexible approach to providing a broad range of resources and services over time.

Parking: A range between a maximum of 1 space per 750 square feet (1:750) and/or a minimum of 1 space per 1,000 square feet (1:1,000) for office uses and between 1 and 1.125 spaces for residential dwelling units, while maximizing the sharing of parking among users.

Architectural Features: The Sector Plan recommends an architectural feature on the northeast corner of Block Q (Figure 3.11.1). Coordinated facade frontages along the north and east faces of Park 12 are also envisioned.

TRANSPORTATION

The Sector Plan calls for substantial modifications to Jefferson Davis Boulevard/US-1, creating a six-lane boulevard which will act as a unifying element of the Crystal City public realm.

Both the 23rd Street Corridor and the intersection of 23rd Street/Jefferson Davis Highway are slated for street improvement under the Sector Plan.

OPEN SPACE

The principal district center will be a new 23rd Street Plaza. The Sector Plan also calls for the location of a public open space in the southwest corner of Block Q2, designated as Park #12. The park is intended to function as a small multipurpose space with a civic character, accommodating informal everyday activity.



VIEW OF 23RD STREET PLAZA

I. BLOCK FRAMEWORK - B. SECTOR PLAN MAPS AND GOALS

BLOCK Q

2. HOW THE PROPOSED SITE PLAN ACHIEVES SPECIFIC AND GENERAL SECTOR PLAN GOALS

The Block Plan advances and is consistent with the goals of:

- High density redevelopment
- Building massing, separation and setbacks
- Height
- Tower coverage
- Land use and use-mix target
- Retail frontage and interior concourse
- Parking*
- Architectural features
- 23rd Street modifications*
- Intersection improvements
- Street sections and road alignment

* Though Parking and 23rd Street modifications are not fully consistent with the CCSP, refer to justifications below for additional explanation

3. JUSTIFICATION FOR SECTOR PLAN DEVIATIONS

Though the proposed Block Plan is largely compliant with the Sector Plan parameters, the Century Center Site Plan proposes construction of a 24-story residential tower which includes some deviations from the Crystal City Sector Plan:

- Building placement (with regard to Build-To Lines)
- Bulk Plane Angle
- Parking (shared parking program)*
- 23rd Street modifications (for future 23rd Street modifications)*
- **Building Placement** - The CCSP indicates a build-to line 50 feet from the center of Crystal Drive. However, this is prohibited by the existing conditions of the property being developed. The location of the new residential tower structure is being set by an existing grid of columns that was specifically designed to support a future tower. The structure of the existing 3 levels of parking beneath the public green space/plaza at the corner of Crystal Drive and 23rd Street cannot support a tower addition. Instead, the proposed design repurposes this exterior space as an unanticipated public open space as an additive element to Crystal City's public open space network.
- **Bulk Plane Angle** - The CCSP indicates a bulk plane angle along 23rd Street. This plane has been incorporated into the design, but levels 23, 24 and the penthouse infringe upon this plane, due to limitations imposed on the vertical circulation core for the residential tower by existing conditions. The proposed core cannot be relocated without conflicting with the existing retail space to remain (BWW), and needs to be positioned within the footprint of the existing garage ramp being removed (between column lines F and G) to avoid further reducing existing parking.

- **Parking** - The proposed parking plans provide the following:

Residential:	0.80 spaces per unit (to include residents, residential visitors, accessible spaces & residential building employees)
Office:	1 space per 665 square feet of GFA (to include office employees, office visitors, building management employees, and accessible spaces)
Commercial/Retail:	40 spaces on the first level of the garage

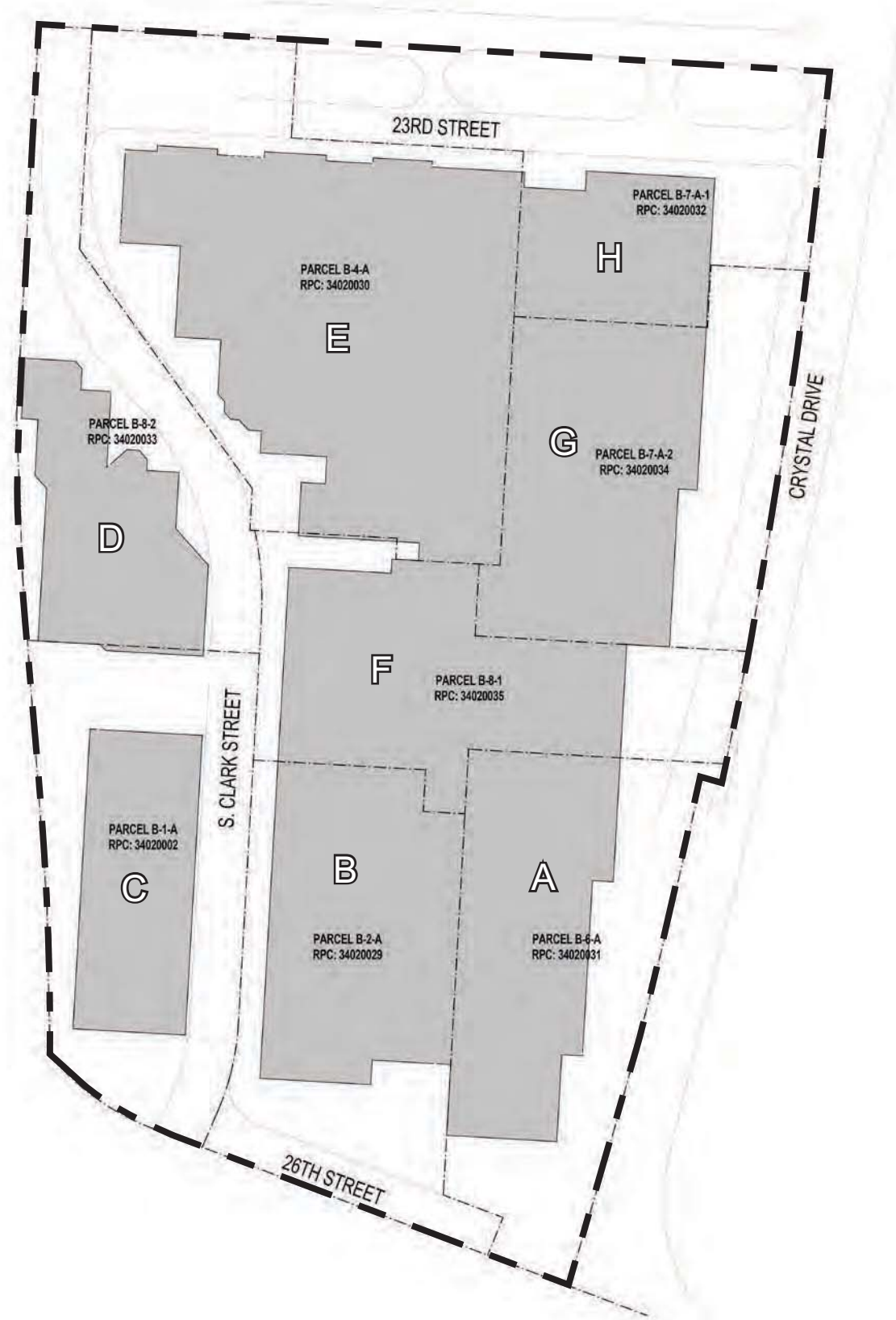
4. HOW THE PROPOSED BLOCK PLAN COULD FURTHER ADVANCE SPECIFIC AND GENERAL SECTOR PLAN GOALS

In addition to advancement of block-wide goals through the Block Plan, the Site Plan for Century Center (located within Block Q2) is the next step under the new Sector Plan and furthers the vision of the block as a fully-realized mixed-use development. Specifically, the Site Plan provides:

- Construction of a new residential tower above an existing retail podium.
- Pedestrian-friendly streetscape with amenities such as increased and improved retail, enhanced landscaping and hardscape to provide dining and casual seating, and possible food truck locations.
- Improved building entrance at 23rd Street South to draw pedestrian traffic to interior retail spaces.
- Vanpool and accessible van parking in below-grade garage.
- Potential for green roof construction on multiple floors of residential tower.
- FAA-approved building height.
- Contributions to the Arlington County Affordable Housing Program.
- Public Arts contribution or on-site public art feature.
- Utility Fund Contribution.
- The project is proposing a minimum LEED Silver certification.
- Inclusion of a variable refrigerant flow (VRF) system that will significantly improve energy efficiency. It is anticipated that this VRF system will allow the project to significantly exceed the County's minimum level of energy savings for residential development of 18% above the ASHRAE 90.1-2007 baseline.
- Sidewalks/curb and gutter improvements in concert with streetscape improvements.
- The dedication of the 23rd Street South land to allow the realization of the newly planned 23rd Street South contemplated in the sector plan.
- Utilize existing parking garage and entrances to limit disturbance to the pedestrian realm and the reduction of curb cuts at the site from two to one.
- The proposed building was architecturally created to establish a distinguishable, contemporary, and elegant presence at the prominent intersection of Crystal Drive and 23rd Street South.
- An integrated TDM program is included to encourage use of transit and alternative modes of transportation.
- The provision of new, unanticipated open space at the corner of 23rd Street South and Crystal Drive.
- The improvement of pedestrian ways through the site to adjoining buildings within the block.

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS BLOCK Q

EXISTING CONDITIONS - REAL ESTATE PARCELS AND LOTS



EXISTING BLOCK AREA TABULATIONS				
BUILDING DESIGNATION	BUILDING NAME	RPC NUMBER	PARCEL NUMBER	AREA (SF)
A	TAYLOR BUILDING	34020031	B-6-A	87,120
B	POLK BUILDING	34020029	B-2-A	87,120
C	NATIONAL CENTER	34020002	B-A-1	87,120
D	HILTON	34020033	B-8-2	77,336
E	BUCHANAN HOUSE	34020030	B-4-A	152,460
F	CENTURY CENTER 2	34020035	B-8-1	73,339
G	CENTURY CENTER 1	34020034	B-7-A-2	87,120
H	CENTURY CENTER RESIDENTIAL	34020032	B-7-A-1	87,120
TOTAL AREA				738,735

OWNERSHIP PARCEL		
ZONING	PARCEL NUMBER	LAND OWNER
C-O	B-6-A	Polk and Taylor Property LLC c/o Beacon Capital Partners LLC
C-O	B-2-A	Polk and Taylor Property LLC c/o Beacon Capital Partners LLC
C-O	B-A-1	Presidential Tower Property LLC c/o Beacon Capital Partners LLC
C-O	B-8-2	JBG/Crystal City Hotel LLC c/o JBG Companies
C-O	B-4-A	JM-Circle Buchanan LLC et al JM-Forde Buchanan LLC
C-O	B-8-1	Commonwealth Crystal Holding II Inc.
C-O	B-7-A-2	Commonwealth Crystal Holding I Inc.
C-O	B-7-A-1	Commonwealth Crystal Holding I Inc.

NOTES AND LEGENDS

- Q PARCEL BOUNDARIES
- EXISTING BUILDING FOOTPRINTS

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS

BLOCK Q

EXISTING CONDITIONS - PLAN VIEW OF DEVELOPMENT



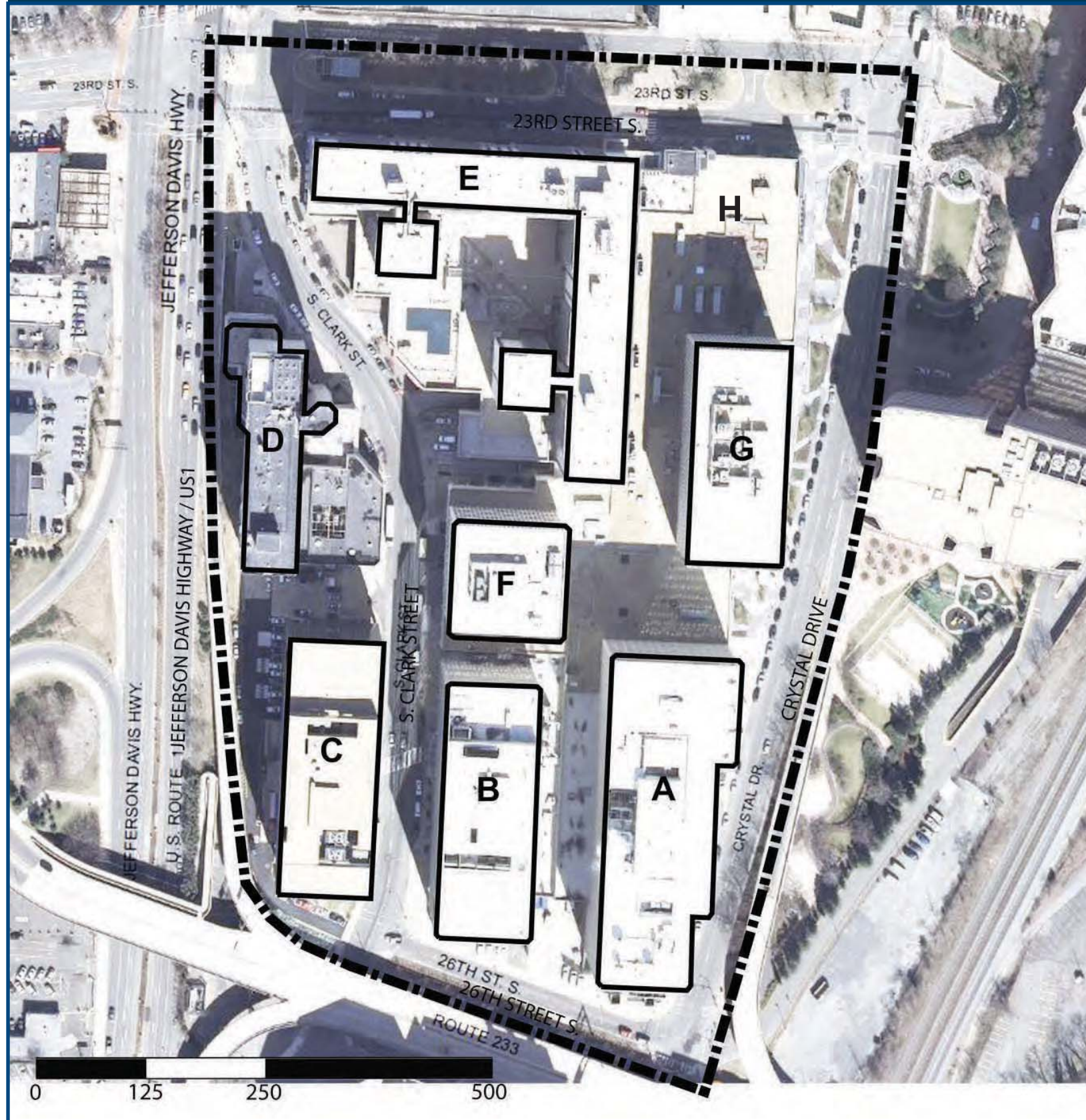
EXISTING BLOCK AREA TABULATIONS								
BUILDING DESIGNATION	BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR
A	TAYLOR BUILDING	524,389				524,389	87,120	6.02
B	POLK BUILDING	362,058				362,058	87,120	4.16
C	NATIONAL CENTER	338,445		7,900		346,345	87,120	3.98
D	HILTON		235,394	16,700		252,094	77,336	3.26
E	BUCHANAN HOUSE			53,549	582,895	636,444	152,460	4.17
F	CENTURY CENTER 2	189,078		85,000		274,078	73,339	3.74
G	CENTURY CENTER 1	214,185		77,000		291,185	87,120	3.34
H	CENTURY CENTER RESIDENTIAL			52,328		52,328	87,120	0.60
TOTAL AREA						2,738,921	738,735	3.71

(1) Required Site Area is calculated with base density of 3.8 for Office, Commercial, Hotel and 4.8 for Residential

EXISTING USE MIX RATIO	
USE	% OF BLOCK GFA
COMMERCIAL	59.4%
HOTEL	8.6%
RETAIL	10.7%
RESIDENTIAL	21.3%
TOTAL	100.0%

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS **BLOCK Q**

EXISTING CONDITIONS - ORTHOPHOTO (2010)

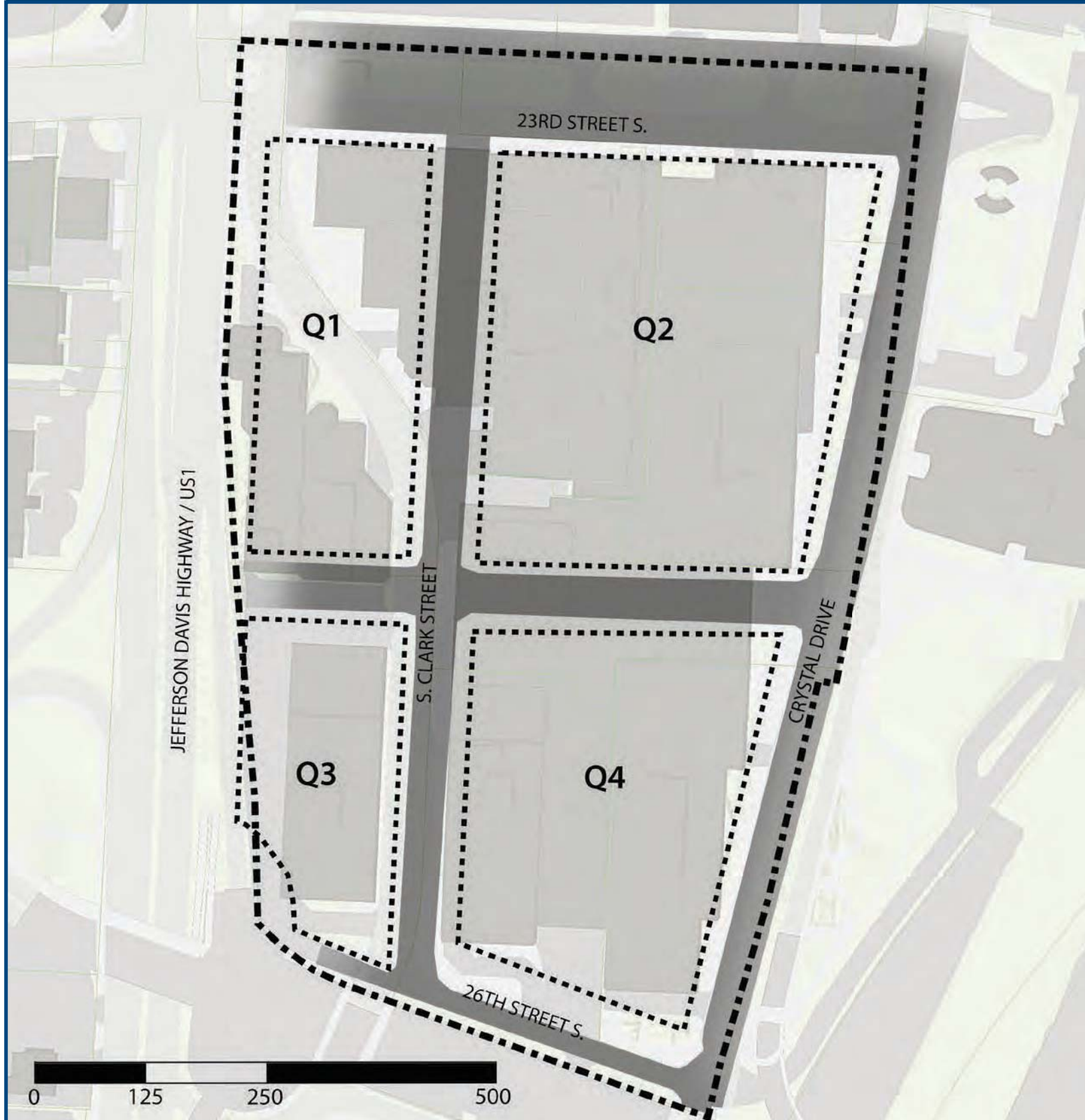


	BUILDING NAME
A	TAYLOR BUILDING
B	POLK BUILDING
C	NATIONAL CENTER
D	HILTON HOTEL
E	BUCHANAN HOUSE
F	CENTURY CENTER 1
G	CENTURY CENTER 2
H	CENTURY CENTER RESIDENTIAL

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS

BLOCK Q

NET BUILDABLE AREA



NET AREA BY SUB-BLOCK			
SUB-BLOCK ID	SITE AREA	NET AREA	NET BUILDABLE AREA
Q1	152,197	82,831	82,831
Q2	294,127	179,360	179,360
Q3	89,409	58,065	58,065
Q4	203,002	119,088	119,088
TOTAL AREA	738,735	439,344	439,344

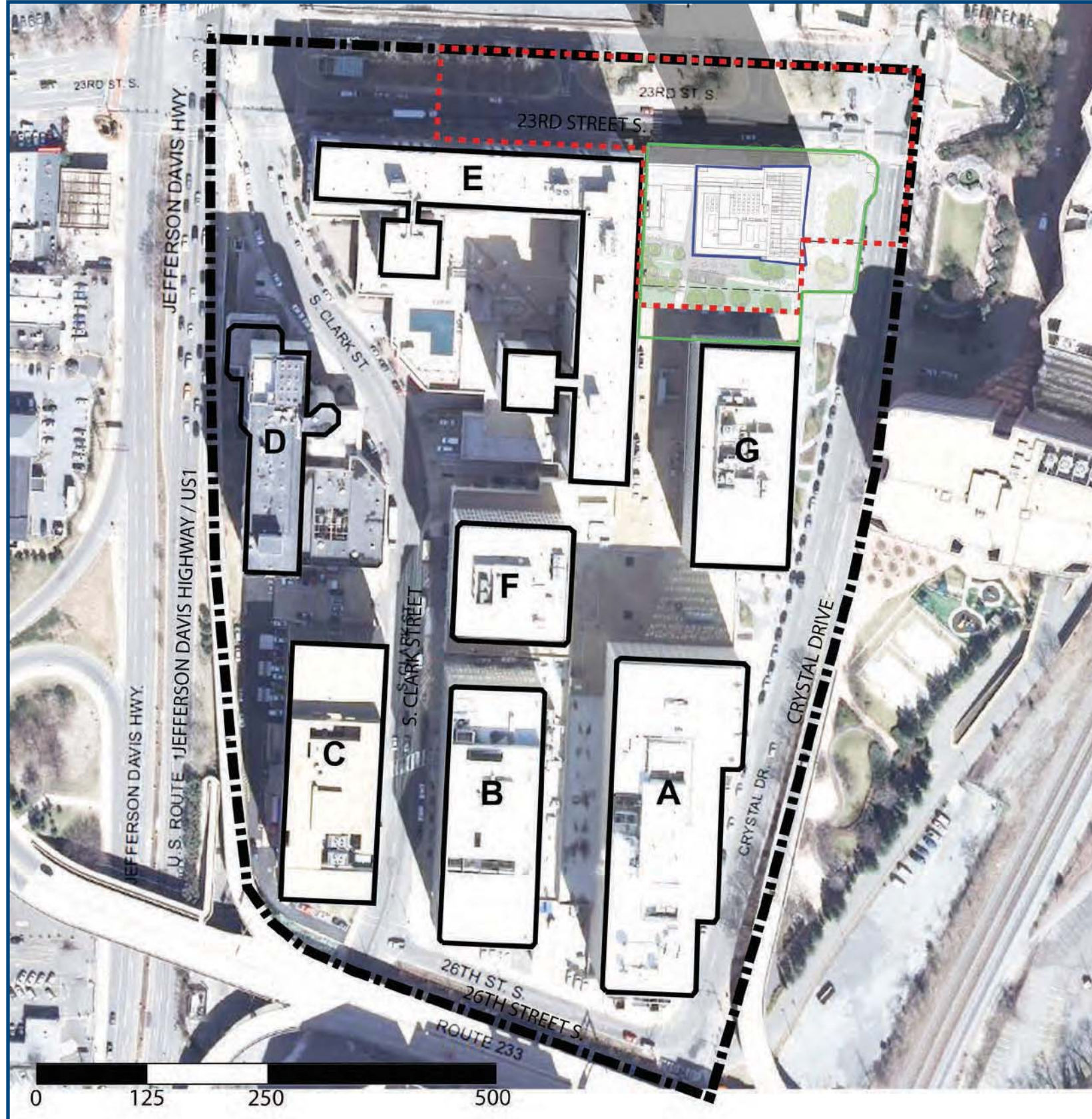
(1) Note - the Site Areas are approximate SF based on the illustrative graphic in the Crystal City Sector plan

NOTES AND LEGENDS

- ⋯⋯⋯ Q BLOCK BOUNDARY PER SECTOR PLAN
- ▬▬▬ Q BLOCK BUILD-TO LINES PER SECTOR PLAN
- FUTURE STREET NETWORK

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS BLOCK Q

PROPOSED SITE PLAN ON EXISTING CONDITIONS PLAN



PROPOSED SITE PLAN ON EXISTING CONDITIONS								
BUILDING DESIGNATION	BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR
A	TAYLOR BUILDING	524,389				524,389	87,120	6.02
B	POLK BUILDING	362,058				362,058	87,120	4.16
C	NATIONAL CENTER	338,445		7,900		346,345	87,120	3.98
D	HILTON		235,394	16,700		252,094	77,336	3.26
E	BUCHANAN HOUSE			53,549	582,895	636,444	152,460	4.17
F	CENTURY CENTER 2	189,078		85,000		274,078	73,339	3.74
G	CENTURY CENTER 1	214,185		77,000		291,185	87,120	3.34
H	CENTURY CENTER RESIDENTIAL			22,256	312,014	334,270	87,120	3.84
TOTAL AREA						3,020,863	738,735	4.09

(1) Required Site Area is calculated with base density of 3.8 for Office, Commercial, Hotel and 4.8 for Residential

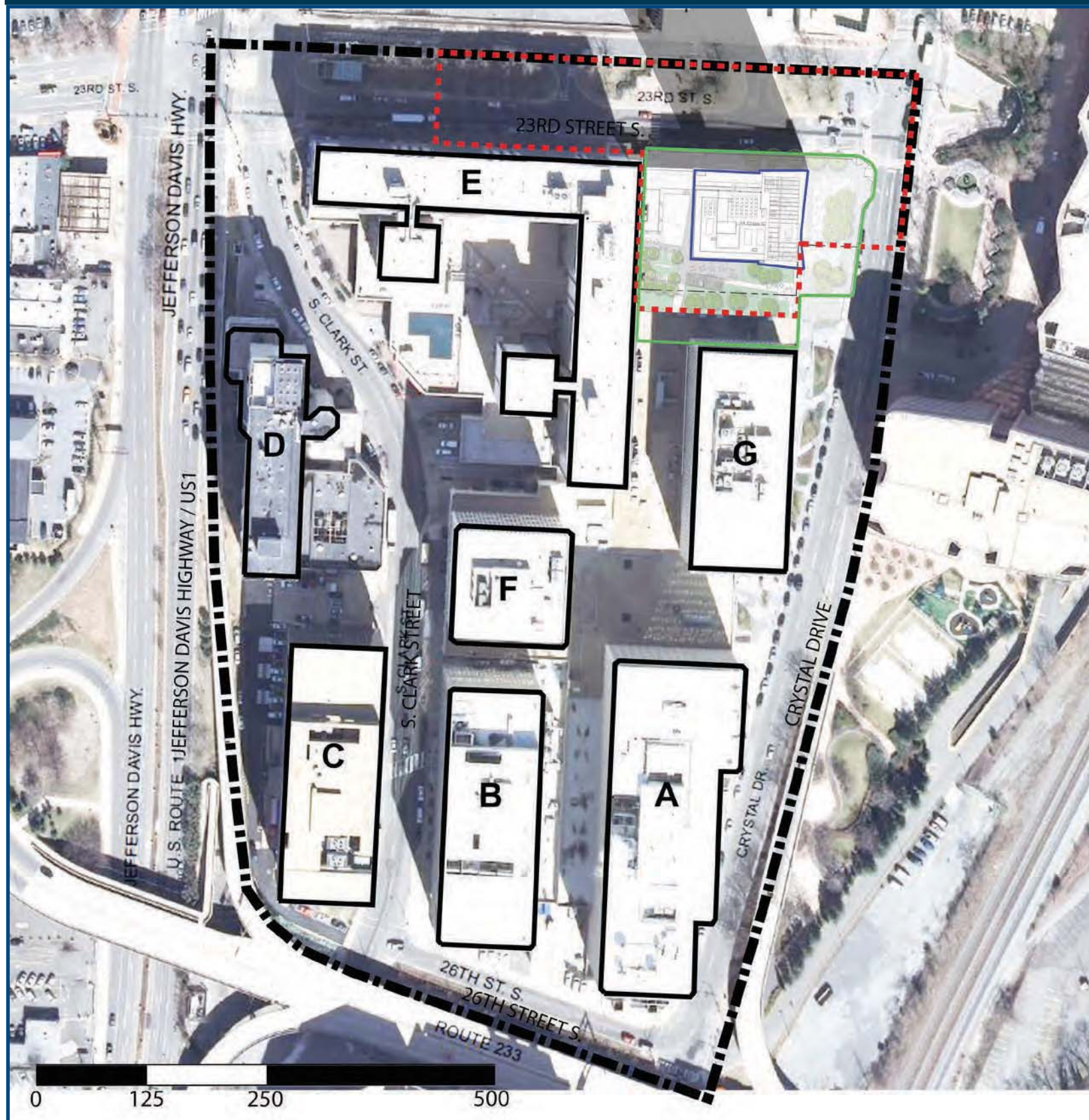
RESULTING USE MIX RATIO			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	PERCENT CHANGE
COMMERCIAL	59.4%	53.9%	-5.5%
HOTEL	8.6%	7.8%	-0.8%
RETAIL	10.7%	8.7%	-2.0%
RESIDENTIAL	21.3%	29.6%	8.3%
TOTAL	100.0%	100.0%	0.0%

USE MIX TARGET FOR BLOCK NOTES AND LEGENDS

- LIMITS OF PROPOSED WORK
- PROPOSED RESIDENTIAL TOWER
- PARCEL BOUNDRIES
- EXISTING BUILDINGS

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS BLOCK Q

PROPOSED SITE PLAN, and C-O CRYSTAL CITY ZONING



PROPOSED SITE PLAN AREAS IN SP #65 C-O ZONING								REQUIRED AREA (1)	EXCESS LAND		
BUILDING DESIGNATION	BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR			
A	TAYLOR BUILDING	524,389				524,389	87,120	6.02	137,997	(50,877)	
B	POLK BUILDING	362,058				362,058	87,120	4.16	95,278	(8,158)	
C	NATIONAL CENTER	338,445		7,900		346,345	87,120	3.98	91,143	(4,023)	
D	HILTON		235,394	16,700		252,094	77,336	3.26	66,341	10,995	
E	BUCHANAN HOUSE			53,549	582,895	636,444	152,460	4.17	135,528	16,932	
F	CENTURY CENTER 2	189,078		85,000		274,078	73,339	3.74	72,126	1,213	
G	CENTURY CENTER 1	214,185		77,000		291,185	87,120	3.34	76,628	10,492	
H	CENTURY CENTER RESIDENTIAL	REMOVED FROM SP #65 C-O ZONING									
TOTAL AREA						2,686,593	651,615	4.12	675,041	(23,426)	

(1) Required Site Area is calculated with base density of 3.8 for Office, Commercial, Hotel and 4.8 for Residential

PROPOSED SITE PLAN AREAS IN C-O CRYSTAL CITY ZONING								REQUIRED AREA (1)	EXCESS LAND	
BUILDING DESIGNATION	BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR		
A	TAYLOR BUILDING									
B	POLK BUILDING									
C	NATIONAL CENTER									
D	HILTON									
E	BUCHANAN HOUSE									
F	CENTURY CENTER 2									
G	CENTURY CENTER 1									
H	CENTURY CENTER RESIDENTIAL			22,256	312,014	334,270	87,120	3.84	65,003	22,117
TOTAL AREA						334,270	87,120	3.84	65,003	22,117

(1) Required Site Area is calculated with base density of 3.8 for Office, Commercial, Hotel and 4.8 for Residential

RESULTING USE MIX RATIO			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	PERCENT CHANGE
COMMERCIAL	59.4%	53.9%	-5.5%
HOTEL	8.6%	7.8%	-0.8%
RETAIL	10.7%	8.7%	-2.0%
RESIDENTIAL	21.3%	29.6%	8.3%
TOTAL	100.0%	100.0%	0.0%

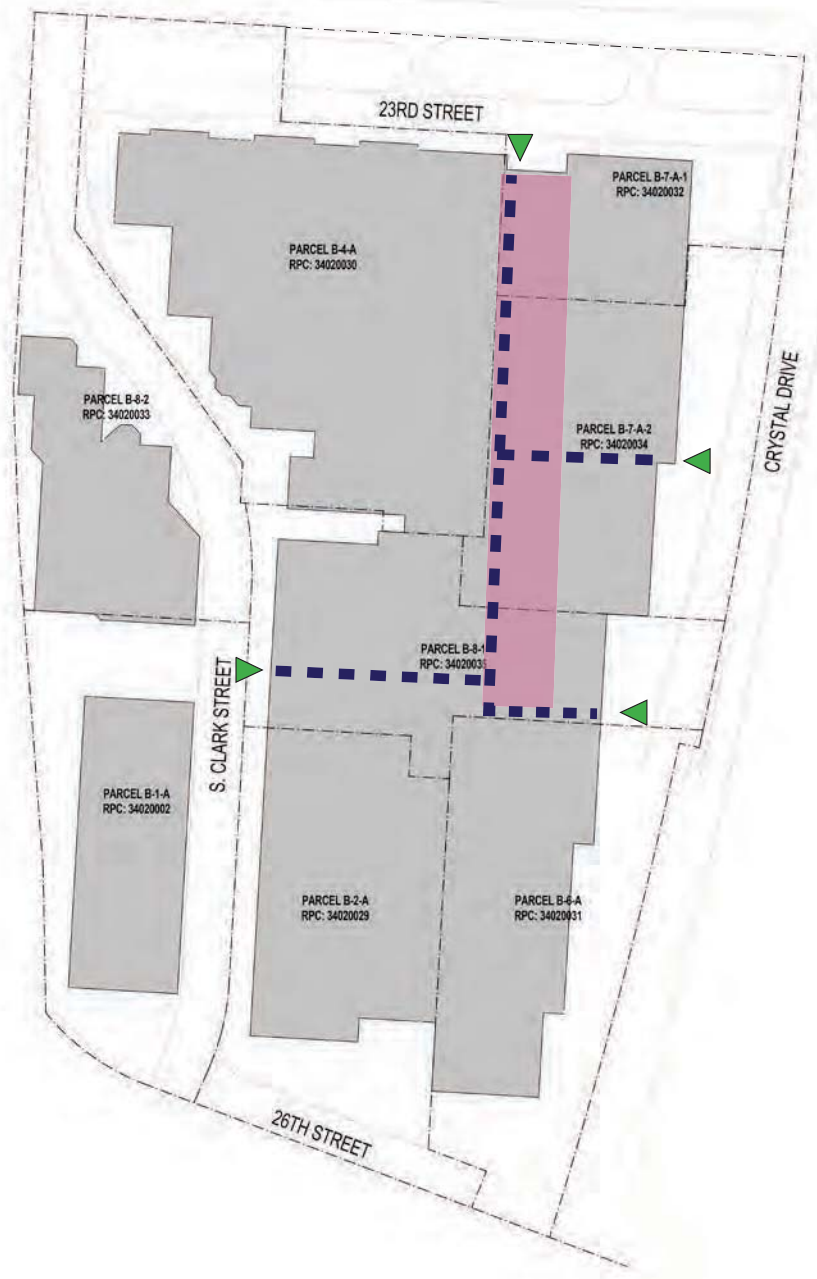
USE MIX TARGET FOR BLOCK NOTES AND LEGENDS

- LIMITS OF PROPOSED WORK
- PROPOSED RESIDENTIAL TOWER
- PROPOSED SITE AREA
- EXISTING BUILDINGS

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS BLOCK Q

UNDERGROUND LEVEL PEDESTRIAN CONNECTIONS - EXISTING

UNDERGROUND LEVEL PEDESTRIAN CONNECTIONS - PROPOSED



NOTES AND LEGENDS

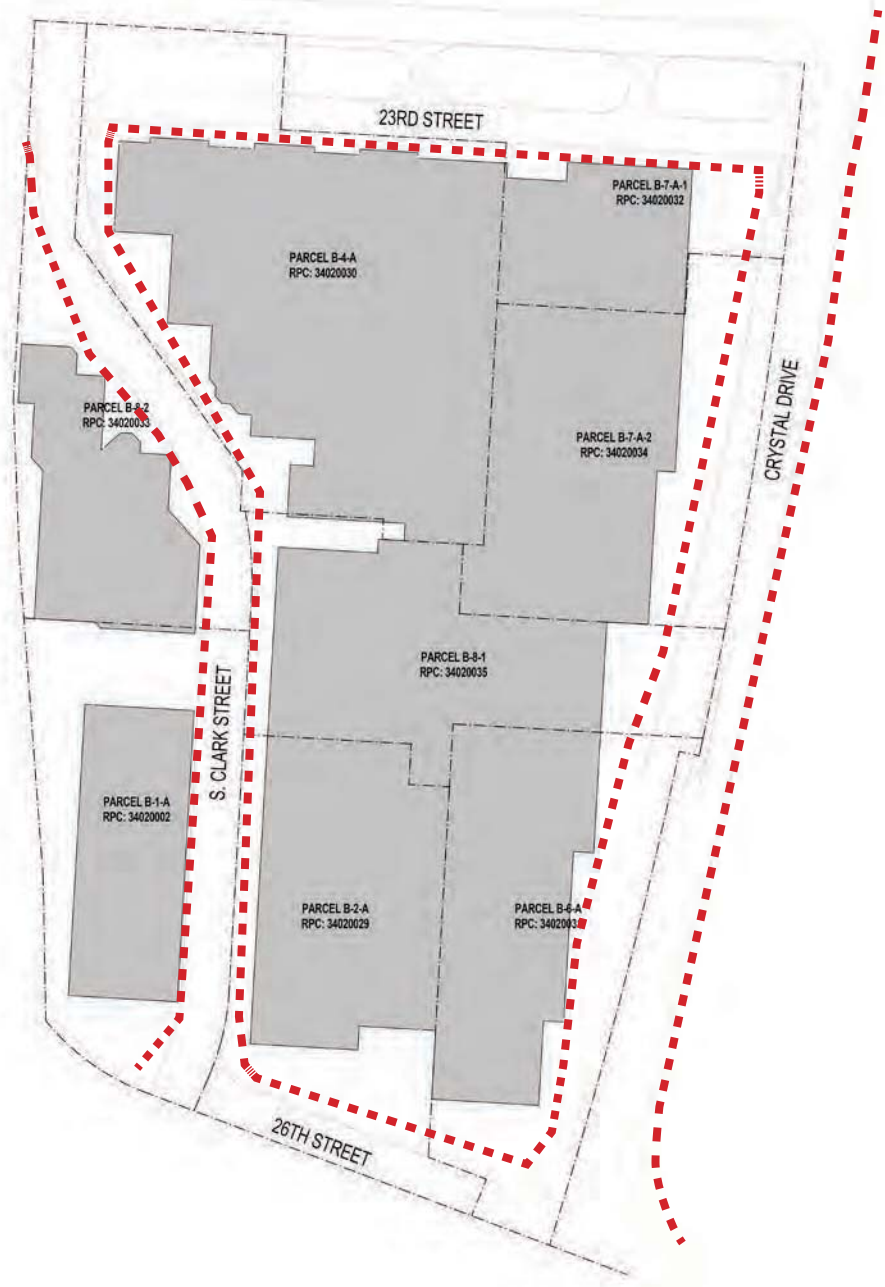
- ■ ■ CRYSTAL CITY SHOPS PEDESTRIAN CORRIDOR
- ▲ EXISTING STREET LEVEL POINT OF ACCESS TO UNDERGROUND
- EXISTING UNDERGROUND RETAIL ZONES

NOTES AND LEGENDS

- ■ ■ CRYSTAL CITY SHOPS PEDESTRIAN CORRIDOR
- ▲ EXISTING STREET LEVEL POINT OF ACCESS TO UNDERGROUND
- EXISTING UNDERGROUND RETAIL ZONES
- ▲ PROPOSED STREET LEVEL POINT OF ACCESS TO UNDERGROUND
- PROPOSED RETAIL

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS BLOCK Q

STREET LEVEL (AT GRADE) PEDESTRIAN CONNECTIONS - EXISTING



NOTES AND LEGENDS

■■■■ PEDESTRIAN PATHWAYS

STREET LEVEL (AT GRADE) PEDESTRIAN CONNECTIONS - PROPOSED

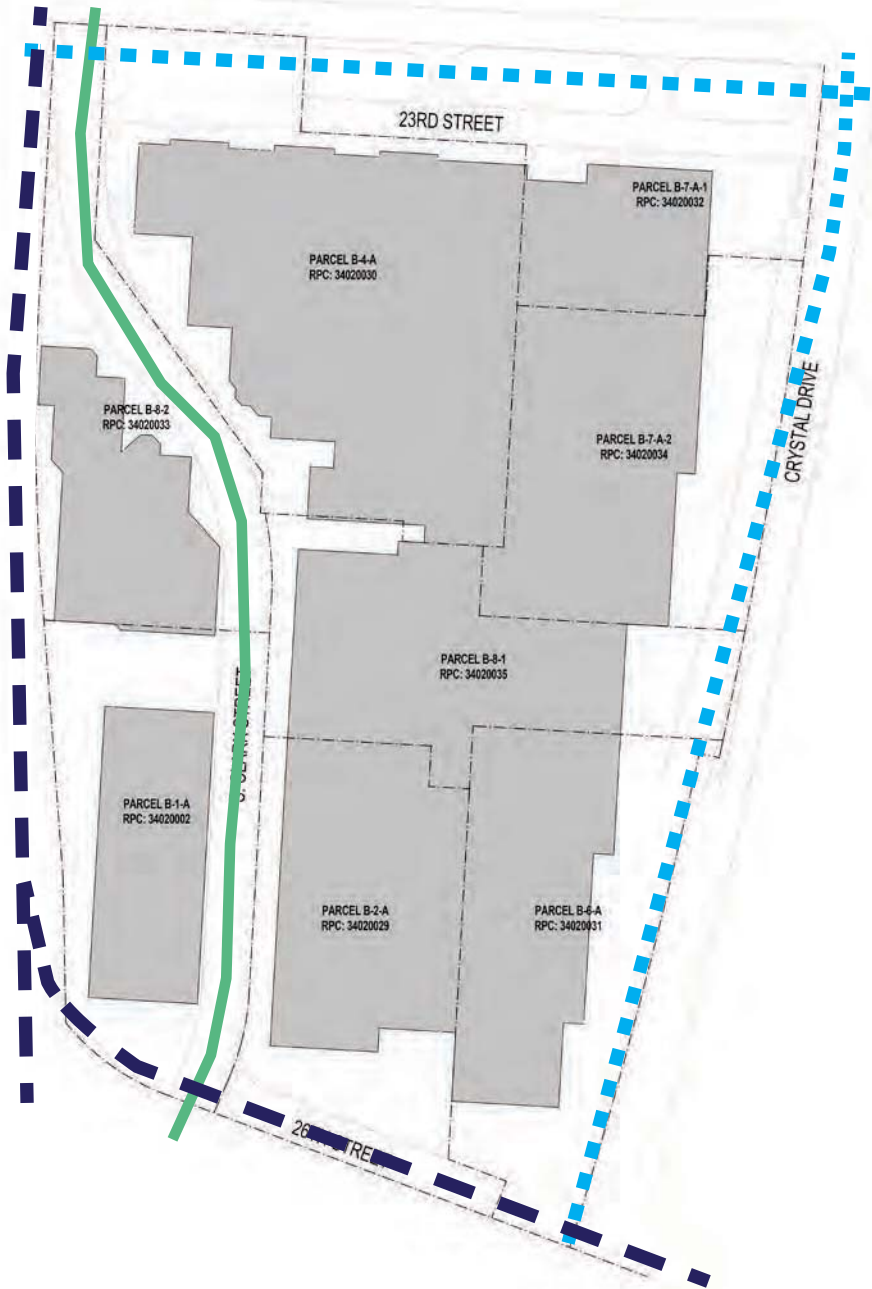


NOTES AND LEGENDS

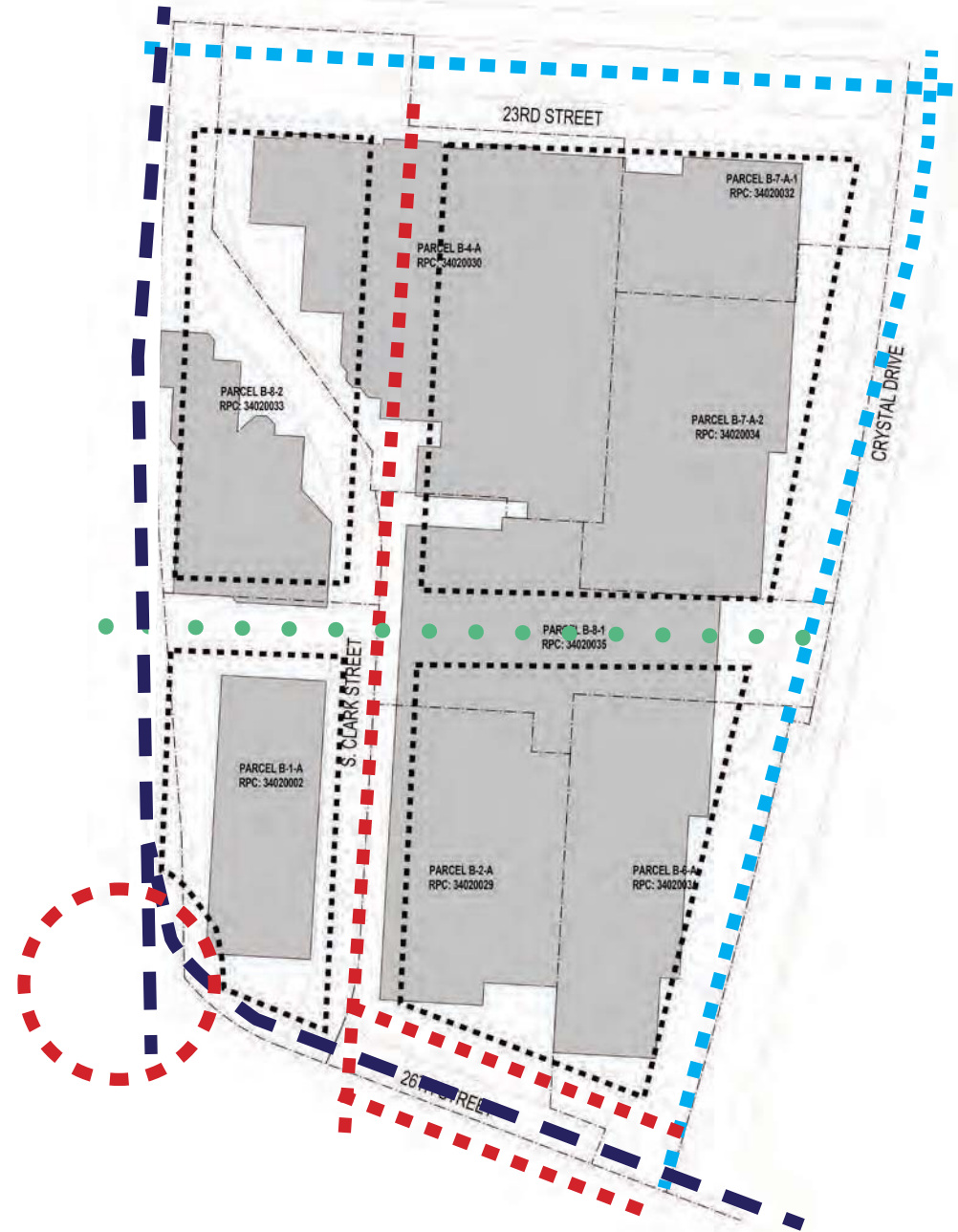
■■■■ PEDESTRIAN PATHWAYS

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS BLOCK Q

STREET NETWORK - EXISTING



STREET NETWORK - PROPOSED



NOTES AND LEGENDS

- ▬ TYPE F (REGIONAL CONNECTOR)
- ▬▬▬ TYPE A (RETIAL ORIENTED MIXED USE ARTERIAL)
- ▬ URBAN CENTER LOCAL EXISTING

NOTES AND LEGENDS

- ▬ TYPE F (REGIONAL CONNECTOR)
- ▬▬▬ TYPE A (RETIAL ORIENTED MIXED USE ARTERIAL)
- ▬▬▬ TYPE B URBAN MIXED USE ARTERIAL (PROPOSED OR REALIGNED)
- URBAN CENTER LOCAL PROPOSED

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS

BLOCK Q

Crystal City Block Plan Map- Scenario 1: With Retail Liner



EXISTING BLOCK AREA TABULATIONS									
BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA	SUB BLOCK	SITE AREA	SITE FAR	
13H	TAYLOR BUILDING	468,897	55,492		524,389	Q4	203,002	2.58	
Q6	Q6 TOWER			70,000	501,500	Q4	203,002	2.82	
QPOD2	QPOD2	198,600		47,400	247,000	Q3	89,409	2.76	
Q5	Q5 TOWER	459,800			459,800	Q3	89,409	5.14	
Q4	Q4 TOWER			103,300	103,300	Q3	89,409	1.16	
13E	HILTON		238,942		238,942	Q1	152,197	1.57	
Q3	Q3 TOWER	429,600		26,400	456,000	Q1	152,197	3.00	
13C	BUCHANAN HOUSE			315,637	315,637	Q2	294,127	1.07	
Q2	Q2 TOWER		32,000	45,700	77,700	Q2	294,127	0.26	
13F	CENTURY CENTER 1	214,185		77,000	291,185	Q2	294,127	0.99	
QPOD1	QPOD1	72,302		51,200	123,500	Q2	294,127	0.42	
Q1	CENTURY CENTER RESIDENTIAL			32,250	312,021	Q2	294,127	1.17	
TOTAL AREA					3,753,224		738,735	5.08	

	% TOWER COVERAGE	% TOWER COVERAGE
	37%	
Q4	24%	61%
	N/A	
Q3	49%	69%
	20%	
Q1	21%	50%
	29%	
	13%	
	9%	
Q2	14%	43%
	N/A	
	8%	

(1) Required Site Area is calculated with base density of 3.8 for Office, Commercial, Hotel and 4.8 for Residential

USE MIX RATIO	
USE	% OF BLOCK GFA
COMMERCIAL	49.1%
HOTEL	7.8%
RETAIL	9.0%
RESIDENTIAL	34.1%
TOTAL	100.0%

Tower Coverage is the area footprint as a percentage of the existing site's built area above the 5th floor of the existing podium(s)

#NOTE: Actual use mix will depend on the site plan for each building and the use it contains. The scenarios included in the block plan present a range of potential outcomes and are not binding or prescriptive.

- NOTES AND LEGENDS**
- ▬ PROPOSED RESIDENTIAL TOWER
 - ▬ PROPOSED SITE AREA
 - ▬ Q BLOCK BOUNDARY PER SECTOR PLAN
 - ▬ Q BLOCK BUILD-TO LINES PER SECTOR PLAN
 - ▬ FUTURE STREET NETWORK

I. BLOCK FRAMEWORK - C. EXISTING CONDITIONS AND FUTURE PLANS

BLOCK Q

Crystal City Block Plan Map- Scenario 2: With Unanticipated Open Space



EXISTING BLOCK AREA TABULATIONS									
BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA	SUB BLOCK	SITE AREA	SITE FAR	
13H	TAYLOR BUILDING	468,897	55,492		524,389	Q4	203,002	2.58	
Q6	Q6 TOWER			70,000	501,500	Q4	203,002	2.82	
QPOD2	QPOD2	198,600		47,400	247,000	Q3	89,409	2.76	
Q5	Q5 TOWER	459,800			459,800	Q3	89,409	5.14	
Q4	Q4 TOWER			103,300	103,300	Q3	89,409	1.16	
13E	HILTON		238,942		238,942	Q1	152,197	1.57	
Q3	Q3 TOWER	429,600		26,400	456,000	Q1	152,197	3.00	
13C	BUCHANAN HOUSE			315,637	315,637	Q2	294,127	1.07	
Q2	Q2 TOWER		32,000	45,700	77,700	Q2	294,127	0.26	
13F	CENTURY CENTER 1	214,185		77,000	291,185	Q2	294,127	0.99	
QPOD1	QPOD1	72,302		42,191	114,493	Q2	294,127	0.39	
Q1	CENTURY CENTER RESIDENTIAL			22,250	334,270	Q2	294,127	1.14	
TOTAL AREA					3,734,216		738,735	5.05	

(1) Required Site Area is calculated with base density of 3.8 for Office, Commercial, Hotel and 4.8 for Residential

EXISTING USE MIX RATIO	
USE	% OF BLOCK GFA
COMMERCIAL	49.4%
HOTEL	7.9%
RETAIL	8.5%
RESIDENTIAL	34.3%
TOTAL	100.0%

	% TOWER COVERAGE	% TOWER COVERAGE
	37%	
Q4	24%	61%
	N/A	
Q3	49%	69%
	20%	
Q1	21%	50%
	29%	
	13%	
	9%	
Q2	14%	43%
	N/A	
	8%	

Tower Coverage is the area footprint as a percentage of the existing site's built area above the 5th floor of the existing podium(s)

#NOTE: Actual use mix will depend on the site plan for each building and the use it contains. The scenarios included in the block plan present a range of potential outcomes and are not binding or prescriptive.

NOTES AND LEGENDS

- PROPOSED RESIDENTIAL TOWER
- PROPOSED SITE AREA
- Q BLOCK BOUNDARY PER SECTOR PLAN
- Q BLOCK BUILD-TO LINES PER SECTOR PLAN
- FUTURE STREET NETWORK

I. BLOCK FRAMEWORK - D. CATALOG OF BLOCK PLAN DEVIATIONS FROM SECTOR PLAN GUIDANCE

HOW THE PROPOSED SITE PLAN/BLOCK PLAN DEVIATE FROM SECTOR PLAN GUIDANCE

The main purpose of this section is to document, in one place, how and why various elements of adopted Crystal City Block Plans for a specific block may deviate from guidance originally provided in the Crystal City Sector Plan. As future iterations of the block plan are approved for a particular block, the list of deviations in this section may grow accordingly. In this way, this section will provide a record that presents the history of all deviations to date on a particular block, and provide a rationale for why such deviations were deemed appropriate.

CCBP-Q-1 | Related to Actions on Final Site Plan #442 (_____, 2017)

This is the first Crystal City Block Plan for Block Q. This block plan was submitted in conjunction with Site Plan #442 (and amendments to Site Plan #65), which proposed the new construction of a 23-story residential building above existing ground floor retail to be known as Century Center Residential, to be located at the corner of 23rd Street South and Crystal Drive.

The proposed block plan, inclusive of the proposed Site Plan #442 are seen as deviating from the Crystal City Sector Plan as follows:

- **Building Placement** - The CCSP indicates a build-to line 50 feet from the center of Crystal Drive. However, this is prohibited by the existing conditions of the property being developed. The location of the new residential tower structure is being set by an existing grid of columns that was specifically designed to support a future tower. The structure of the existing 3 levels of parking beneath the public green space/plaza at the corner of Crystal Drive and 23rd Street cannot support a tower addition. Instead, the proposed design repurposes this exterior space as an unanticipated public open space that could accommodate outdoor restaurant seating, landscape and hardscape improvements, public seating and possible food truck locations.
- **Bulk Plane Angle** - The CCSP indicates a bulk plane angle along 23rd Street. This plane has been incorporated into the design, but levels 23, 24 and the penthouse infringe upon this plane. The reason for this is that the vertical circulation core for the residential tower is limited by existing conditions. The proposed core cannot be relocated without conflicting with the existing retail space to remain (BWW), and needs to be positioned within the footprint of the existing garage ramp being removed (between column lines F and G) to avoid further reducing existing parking.
- **Parking** - The proposed parking plans provide the following: Residential: 0.80 spaces per unit (to include residents, residential visitors, accessible spaces & residential building employees) Office: 1 space per 665 square feet of GFA (to include office employees, office visitors, building management employees, and accessible spaces) Commercial/Retail: 40 spaces on the first level of the garage.

II. BLOCK DEVELOPMENT DOCUMENT - Cover Sheet

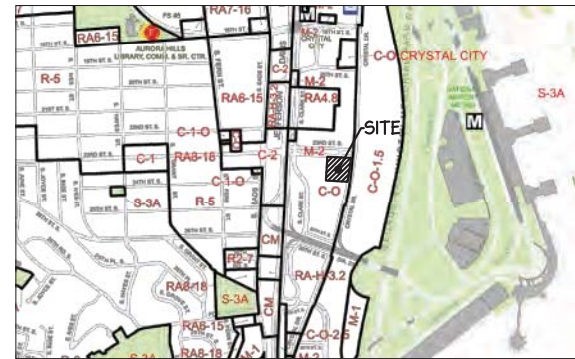
Block Q

CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT CENTURY CENTER ARLINGTON, VA

- LEGEND**
- 20' : EX. CONTOUR
 - 48.3' : EX. SPOT ELEVATION
 - (Tree Symbol) : EX. DECIDUOUS TREE
 - (Dashed Line) : EX. STREET CENTER LINE
 - (Double Line) : EX. CURB & GUTTER
 - (Dotted Line) : EX. BOUNDARY
 - (Dashed Line) : EX. EDGE OF PAVEMENT (EP)
 - (Line with 'W') : EX. WATER LINE (W/L)
 - (Line with 'X') : EX. FENCE (ALL TYPES)
 - (Line with 'OHU') : EX. OVERHEAD UTILITY LINE
 - (Line with 'G') : EX. GAS LINE
 - (Line with 'W') : EX. WATER LINE
 - (Line with 'E') : EX. ELECTRIC UTILITY LINE
 - (Line with 'T') : EX. TELEPHONE UTILITY LINE
 - (Line with 'S') : EX. STORM SEWER
 - (Line with 'S') : EX. SANITARY SEWER
 - (Line with 'S') : EX. SIGN
 - (Circle with 'P') : EX. PARKING METER
 - (Circle with 'B') : EX. BOLLARD
 - (Circle with 'S') : EX. STORM MANHOLE
 - (Circle with 'G') : EX. STORM GRATE
 - (Circle with 'C') : EX. SANITARY CLEANOUT
 - (Circle with 'S') : EX. SANITARY MANHOLE
 - (Circle with 'H') : EX. FIRE HYDRANT
 - (Circle with 'W') : EX. WATER VALVE
 - (Circle with 'M') : EX. WATER METER (W/M)
 - (Circle with 'U') : EX. UTILITY POLE
 - (Circle with 'L') : EX. LIGHT
 - (Circle with 'L') : EX. OVER HEAD TRAFFIC LIGHT
 - (Circle with 'L') : EX. LIGHT POLE
 - (Circle with 'P') : EX. POWER UTILITY POLE
 - (Circle with 'W') : EX. GUY WIRE
 - (Circle with 'P') : EX. POST
 - (Circle with 'A') : EX. AIR CONDITIONING UNIT
 - (Circle with 'M') : EX. TELEPHONE MANHOLE
 - (Circle with 'M') : EX. UTILITY MARKER
 - (Circle with 'M') : EX. ELECTRIC MANHOLE
 - (Circle with 'M') : EX. GAS METER
 - (Circle with 'M') : EX. GAS VALVE
 - (Circle with 'I') : IRON PIPE
 - (Circle with 'I') : IRON PIPE FOUND
 - (Circle with 'N') : FK NAIL
 - (Circle with 'N') : FK NAIL SET
 - (Circle with 'R') : TO BE REMOVED
 - (Circle with 'R') : TO BE RELOCATED
 - (Circle with 'V') : TO BE VACATED
 - (Circle with 'S') : EX. SANITARY STRUCTURE NUMBER
 - (Circle with 'S') : EX. STORM STRUCTURE NUMBER
 - (Circle with 'S') : EX. PARKING SPACES
 - (Circle with 'S') : EX. CURB & GUTTER
 - (Circle with 'S') : EX. FIRE HYDRANT
 - (Circle with 'S') : LIMITS OF CONSTRUCTION
 - (Circle with 'S') : PROPOSED CONTOUR
 - (Circle with 'S') : PROPOSED SPOT ELEVATION
 - (Circle with 'S') : PROPOSED CURB AND GUTTER
 - (Circle with 'S') : PROPOSED STREET SIGN
 - (Circle with 'S') : PROPOSED STORM STRUCTURE
 - (Circle with 'S') : PROPOSED STORM MANHOLE
 - (Circle with 'S') : PROPOSED STORM SEWER WITH FLOW ARROW
 - (Circle with 'S') : PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
 - (Circle with 'S') : PROPOSED SANITARY SEWER
 - (Circle with 'S') : PROPOSED FIRE HYDRANT
 - (Circle with 'S') : PROPOSED WATER VALVE
 - (Circle with 'S') : PROPOSED WATER METER
 - (Circle with 'S') : PROPOSED WATER FITTINGS
 - (Circle with 'S') : PROPOSED WATER LINE
 - (Circle with 'S') : PROPOSED ELECTRIC LINE
 - (Circle with 'S') : PROPOSED TELEPHONE LINE
 - (Circle with 'S') : PROPOSED GAS LINE
 - (Circle with 'S') : TEST PIT REQUIRED
 - (Circle with 'S') : PROPOSED STANDARD PARKING SPACE
 - (Circle with 'S') : TEST PIT REQUIRED
 - (Circle with 'S') : PROPOSED STREET LIGHT
 - (Circle with 'S') : PROPOSED BUILDING ENTRANCE
 - (Circle with 'S') : BENCH MARK (BM)
 - (Circle with 'S') : RIGHT-OF-WAY
 - (Circle with 'S') : BUILDING
 - (Circle with 'S') : EDGE OF PAVEMENT
 - (Circle with 'S') : PROPOSED
 - (Circle with 'S') : EXISTING
 - (Circle with 'S') : LANDSCAPE AREA
 - (Circle with 'S') : END OF INFORMATION



VICINITY MAP
SCALE: 1" = 1,000'
GRAPHIC SCALE



ZONING MAP
SCALE: 1" = 1,000'
GRAPHIC SCALE

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 PARCEL CERTIFIED SURVEY PLAT
- C3.0 PARCEL ZONING MAP
- C3.1 PARCEL AERIAL VICINITY MAP
- C3.2 BLOCK ZONING MAP
- C4.0 BLOCK AERIAL VICINITY MAP
- C4.1 PARCEL DEDICATION PLAT
- C5.0 BLOCK EXISTING CONDITIONS PLAN
- C5.1 PARCEL EXISTING CONDITIONS PLAN
- C5.2 EXISTING PARCEL TREE SURVEY
- C5.3 BLOCK TABULATIONS
- C6.0 BLOCK PLOT AND LOCATION PLAN
- C6.1 PARCEL PLOT AND LOCATION PLAN
- C6.2 PARCEL GRADING PLAN
- C7.0 BLOCK STRIPING AND MARKING PLAN
- C7.1 PARCEL STRIPING AND MARKING PLAN
- C8.0 EXISTING STREET SECTIONS
- C8.1 PROPOSED STREET SECTIONS
- C9.0 PARCEL PRESENTATION PLAN

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PROFESSIONAL ENGINEER
JOHN L. HELMS
Lic. No. 52485
11/03/2017

PROJECT NO: 04022.005.00
DATE: 11-13-15
DESIGN: JLH
DRAWN: JLH
CHECKED: KTW

P:\Projects\04022 Century Center\04022 Century Center\04022 Century Center\04022 Century Center.dwg, 4/20/2017 9:27:51 AM, jlh@chris.com, 11, christopher consultants, ltd

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202.476.2931

TRAFFIC ENGINEERS:
GOROVE / SLADE
1140 CONNECTICUT AVE, NW
SUITE 600
WASHINGTON, DC 20036
202.540.1924



PLAN PREPARED BY:
christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636

ARCHITECT:
COOPER CARRY
625 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VA 22314
703.519.6152

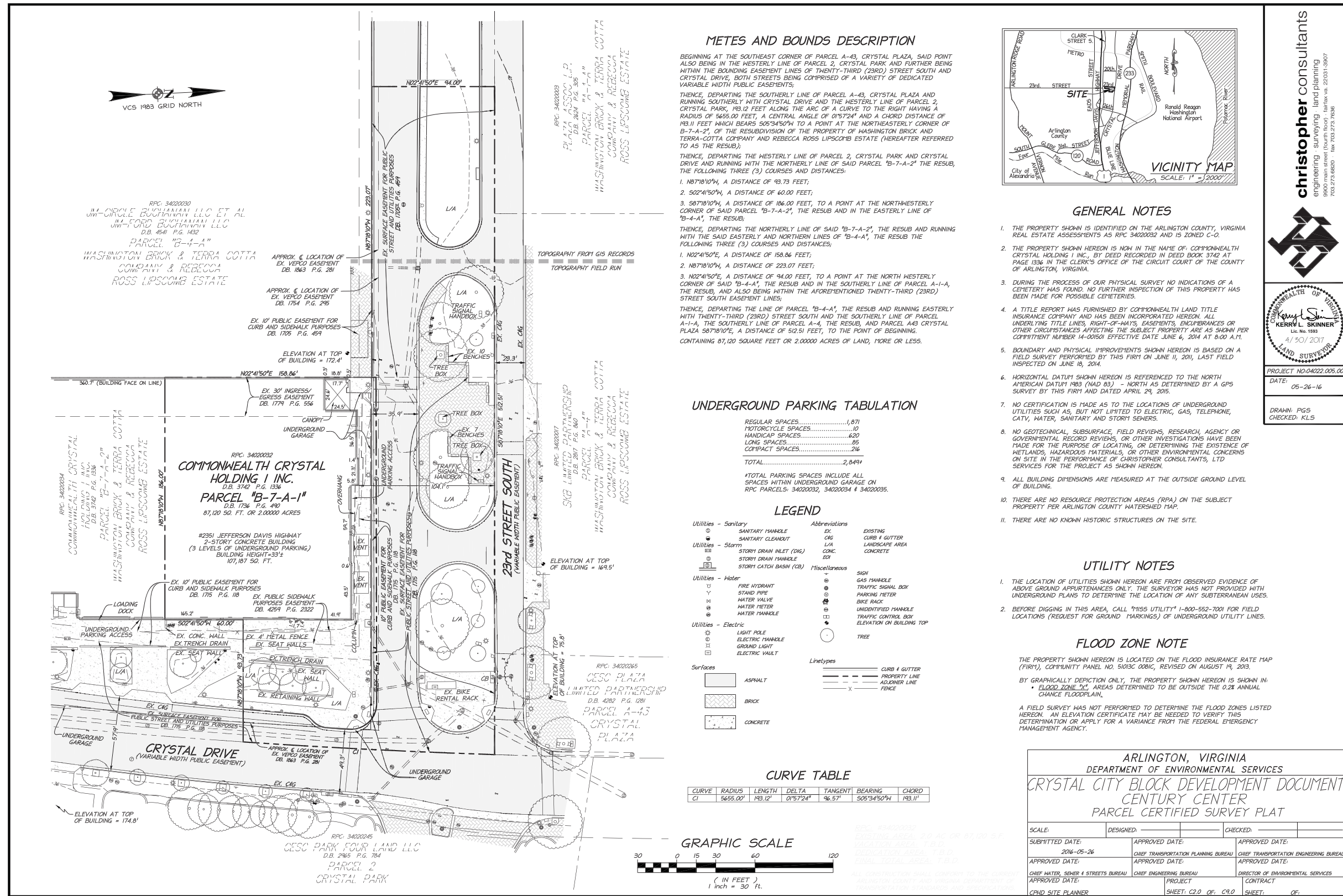
ATTORNEYS:
MCGUIREWOODS LLP
1750 TYSONS BOULEVARD
SUITE 1800
TYSONS CORNER, VA 22102
703.712.5461

RPC: #34020032
EXISTING AREA: 2.0 AC OR 87,120 S.F.
DISTURBED AREA: 0.73 AC OR 31,806 S.F.
VACATION AREA: N/A
DEDICATION AREA: 1.11655 AC OR 48,637 S.F.
FINAL TOTAL AREA: 0.88345 AC OR 38,483 S.F.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT CENTURY CENTER COVER SHEET			
SCALE: SEE DWG.	DESIGNED: JLH	CHECKED: KTW	
SUBMITTED DATE: 2015-08-19	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE: CHIEF WATER SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
APPROVED DATE: CHIEF SITE PLANNER	PROJECT SHEET: C1.0 OF C9.0	CONTRACT OF: SHEET: 103177	

II. BLOCK DEVELOPMENT DOCUMENT - Parcel Certified Survey Plat

Block Q



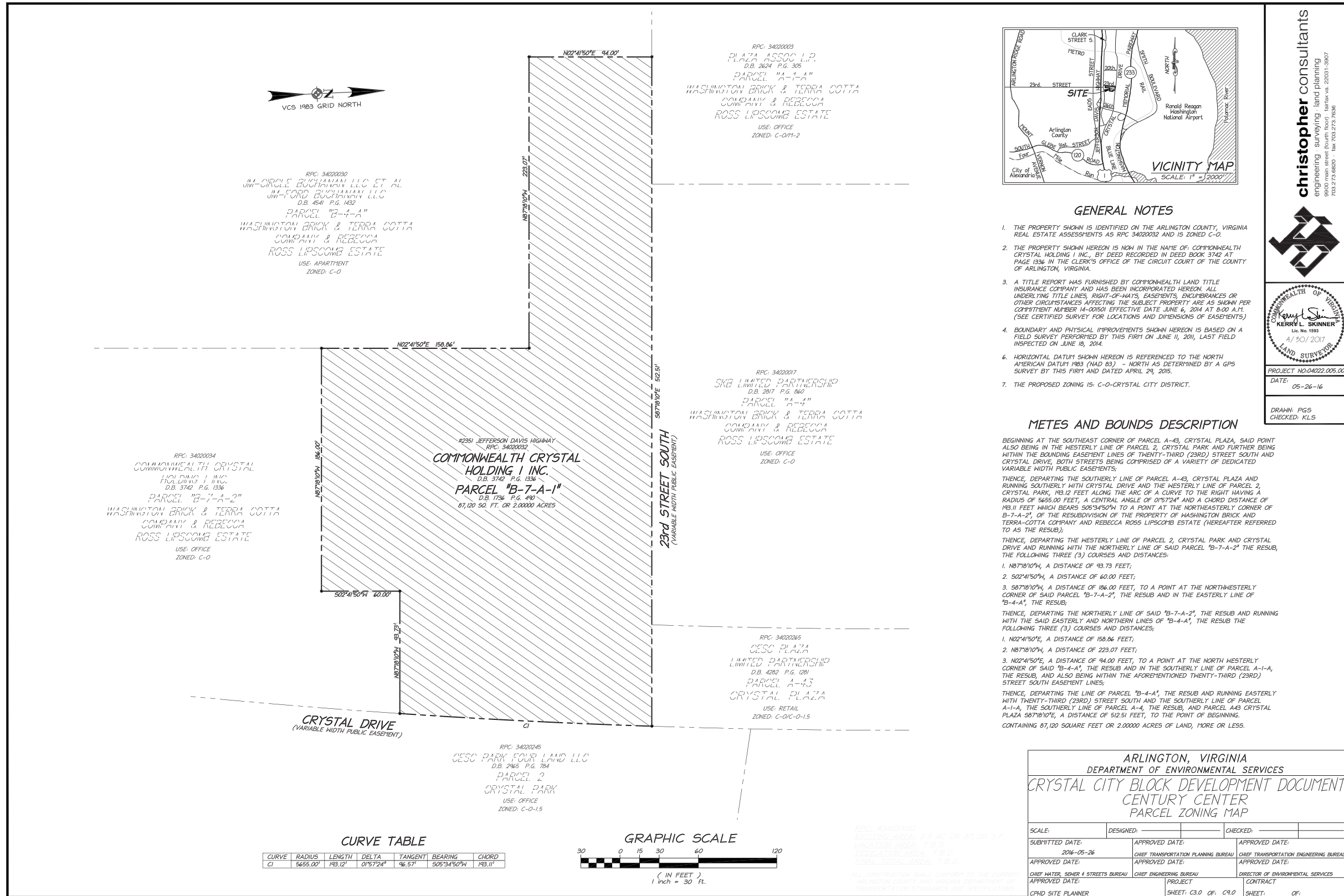
christopher consultants
 engineering · surveying · land planning
 9800 main street (fourth floor) · Fairfax, VA 22031-5907
 703.273.6850 · fax 703.273.7656

PROJECT NO. 04022.005.00
 DATE: 05-26-16
 DRAWN: PGS
 CHECKED: KLS

11/16/2016 10:05:00 AM 04022.005.00 - Block Plat 4.1 - Parcel 031 37.dwg, 4/20/2017 7:31:15 AM, vcrad@christopher.com, 11, christopher consultants, Ltd.

II. BLOCK DEVELOPMENT DOCUMENT - Parcel Zoning Map

Block Q



P:\164\032003\032003\032003.dwg - Block Q Parcel 4.1 - Parcel 021 139.dwg - 4/20/2017 8:09:29 AM - rds\rdm\mex\11 - christopher consultants, l.t.

christopher consultants
 engineering · surveying · land planning
 9900 main street (south side) Fairfax va 22031-3907
 703.273.6850 · fax: 703.273.7636

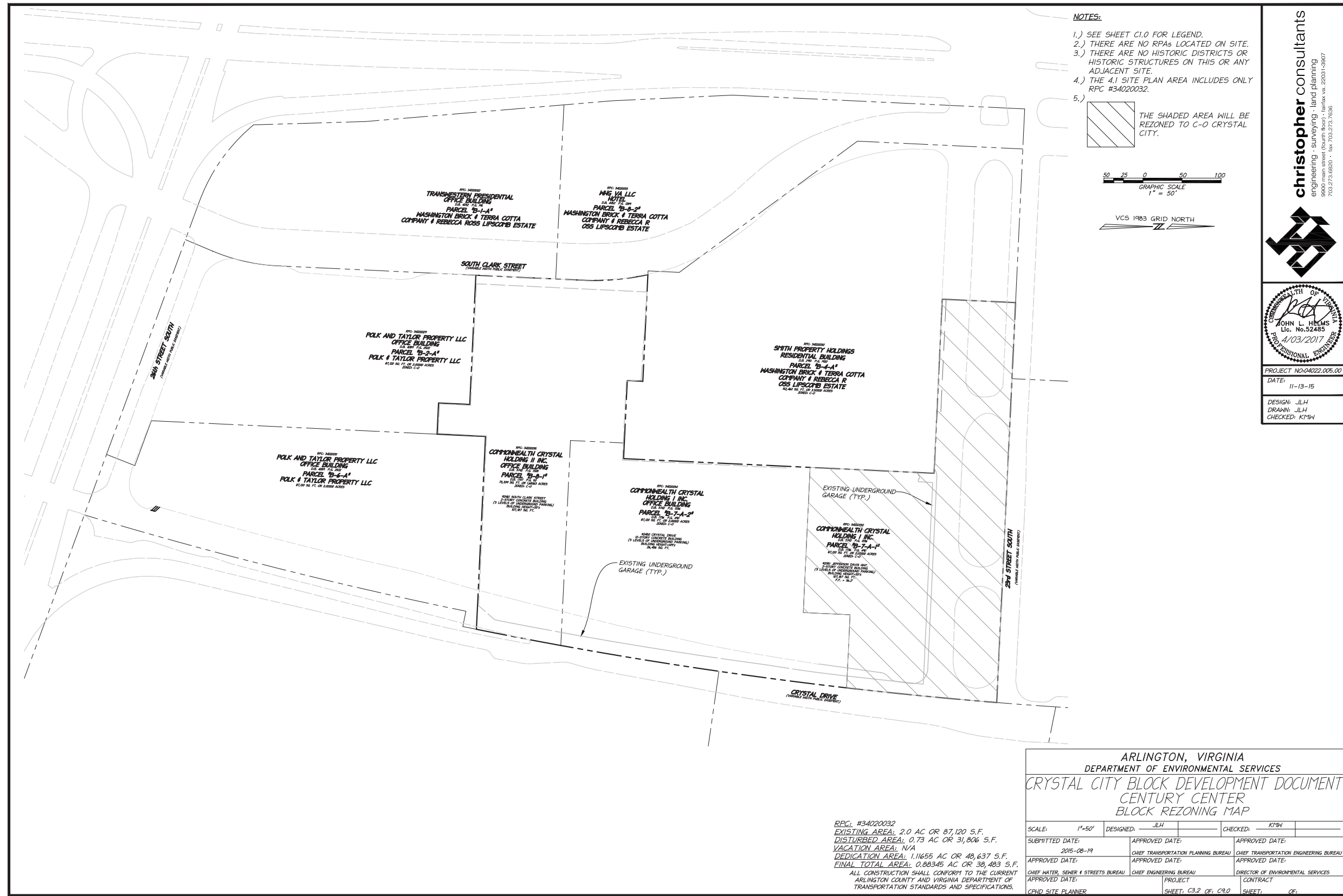
Kerry L. Skinner
 Lic. No. 1993
 4/30/2017
 LAND SURVEYOR

PROJECT NO. 04022.005.00
 DATE: 05-26-16
 DRAWN: PGS
 CHECKED: KLS

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT CENTURY CENTER PARCEL ZONING MAP			
SCALE:	DESIGNED:	CHECKED:	
SUBMITTED DATE: 2016-05-26	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE:	APPROVED DATE:	APPROVED DATE:	
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
APPROVED DATE:	PROJECT	CONTRACT	
CPND SITE PLANNER	SHEET: C3.0 OF C9.0	SHEET: OF	

II. BLOCK DEVELOPMENT DOCUMENT - Block Rezoning Map

Block Q



P:\Projects\04022 Century Center\0500\030956.4.1 Site Plan\03.177 CCBP\C4.0 BLOCK REZONING MAP.dwg 4/20/2017 8:24:34 AM, johndmills, 1:1 christopher consultants, ltd

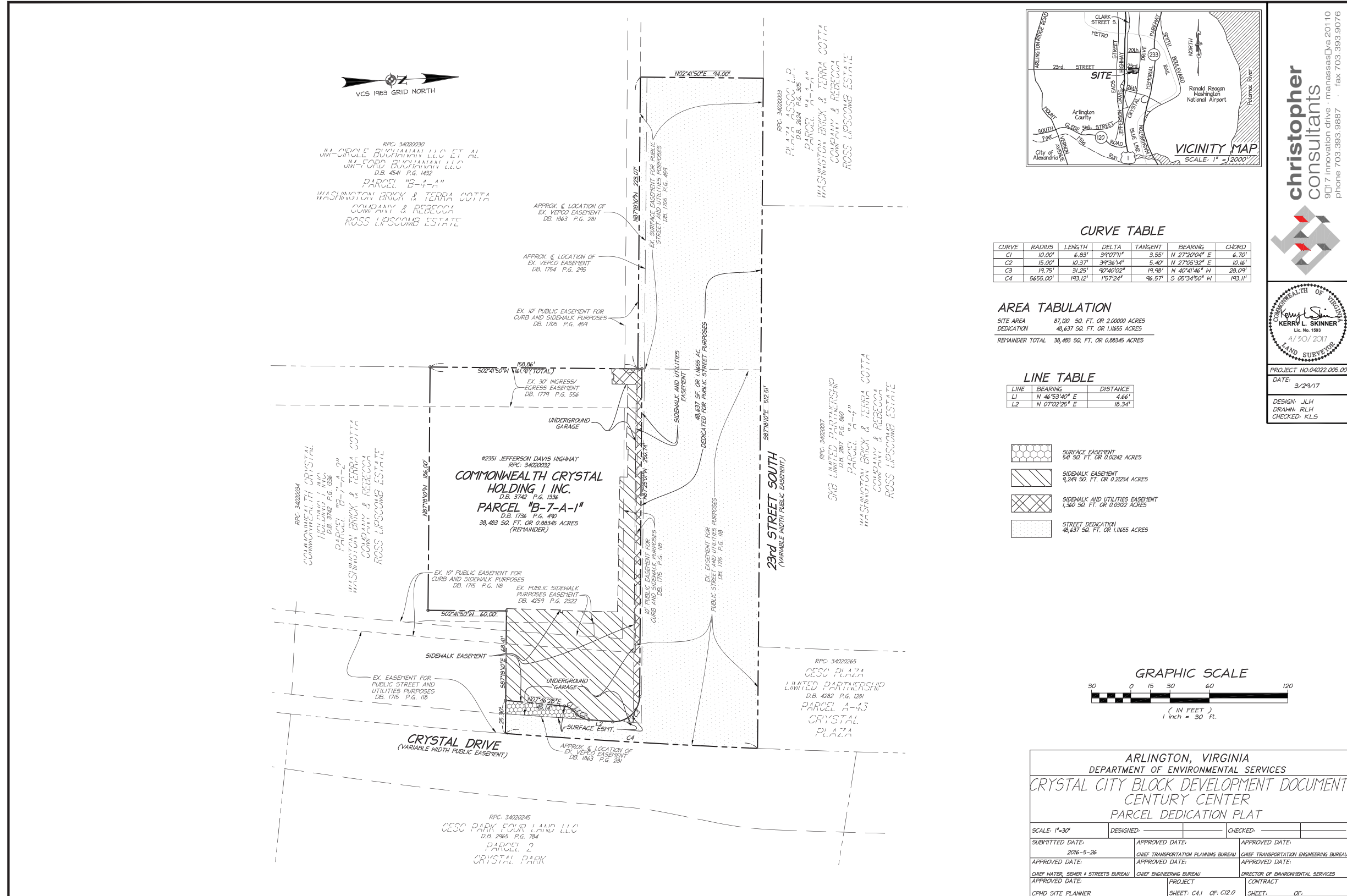
christopher consultants
 engineering • surveying • land planning
 9900 main street (fourth floor) • Fairfax Va. 22031-3907
 703.273.6800 • fax 703.273.7636

PROFESSIONAL SEAL OF JOHN L. HELMS, Lic. No. 52485, dated 11/03/2017.

PROJECT: NG-04022.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWING: JLH
 CHECKED: KMW

II. BLOCK DEVELOPMENT DOCUMENT - Parcel Dedication Map

Block Q



christopher consultants
9017 innovation drive · manassas Va 20110
phone 703.393.9887 · fax 703.393.9076

Kerry L. Skinner
LAND SURVEYOR
Lic. No. 1983
4/30/2017

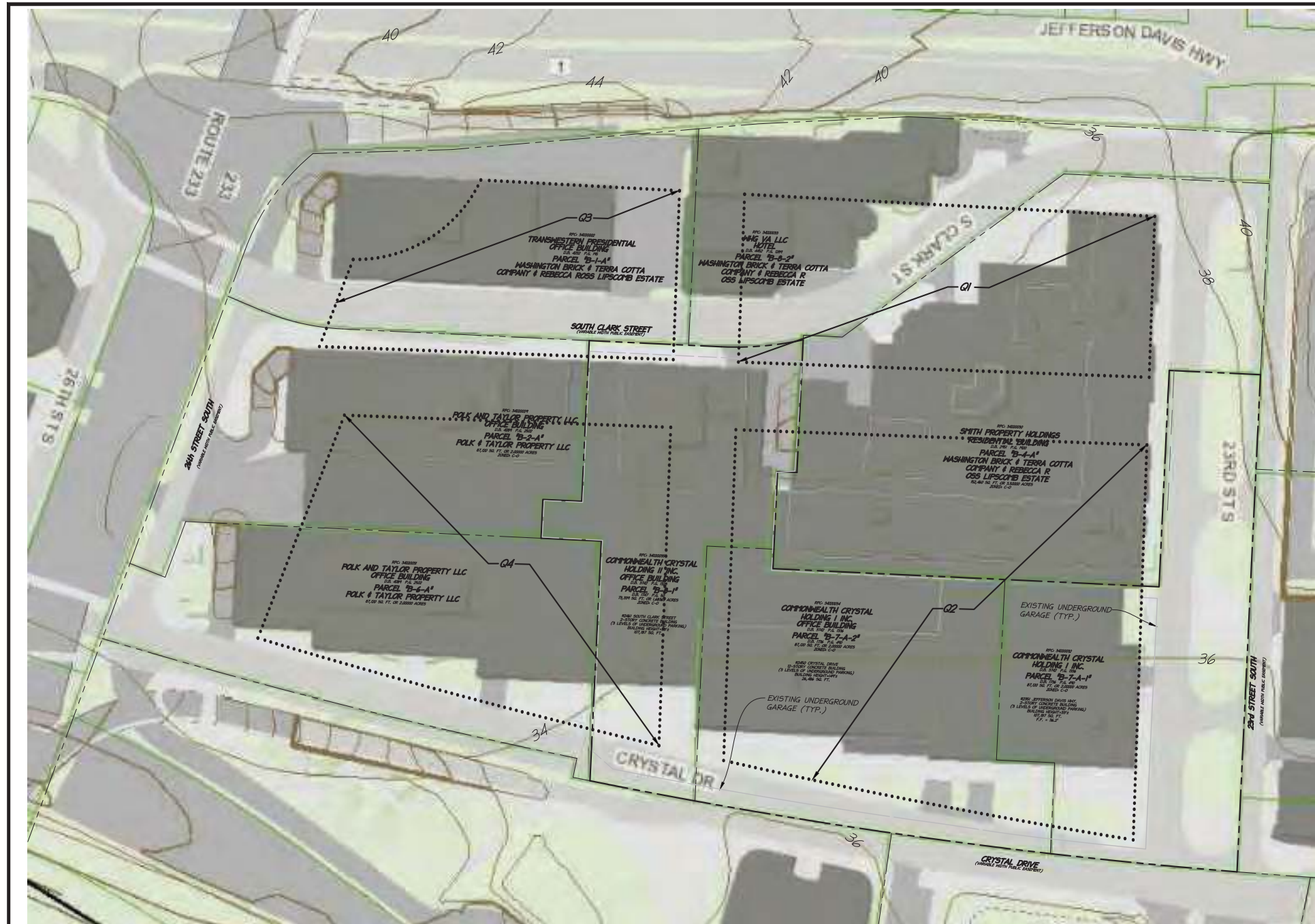
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DATE: 3/29/17
DESIGN: JLH
DRAWN: RLH
CHECKED: KLS

V:\projects\4022\04022005\04022005.dwg, 4/22/2017 9:05:02 AM, richard.hornum, 1:1, christopher consultants, Inc.

106829

II. BLOCK DEVELOPMENT DOCUMENT - Block Existing Conditions Plan

Block Q



- NOTES:**
- 1.) SEE SHEET C1.0 FOR LEGEND.
 - 2.) THERE ARE NO RPAs LOCATED ON SITE.
 - 3.) THERE ARE NO HISTORIC DISTRICTS OR HISTORIC STRUCTURES ON THIS OR ANY ADJACENT SITE.
 - 4.) THE 4.1 SITE PLAN AREA INCLUDES ONLY RPC #34020032.
 - 5.) SEE SHEET C5.3 FOR BLOCK TABULATIONS

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 9900 main street (fourth floor) - Fairfax va. 22031-3907
 703.273.8800 - fax 703.273.7636




PROJECT NO:04022.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KMW

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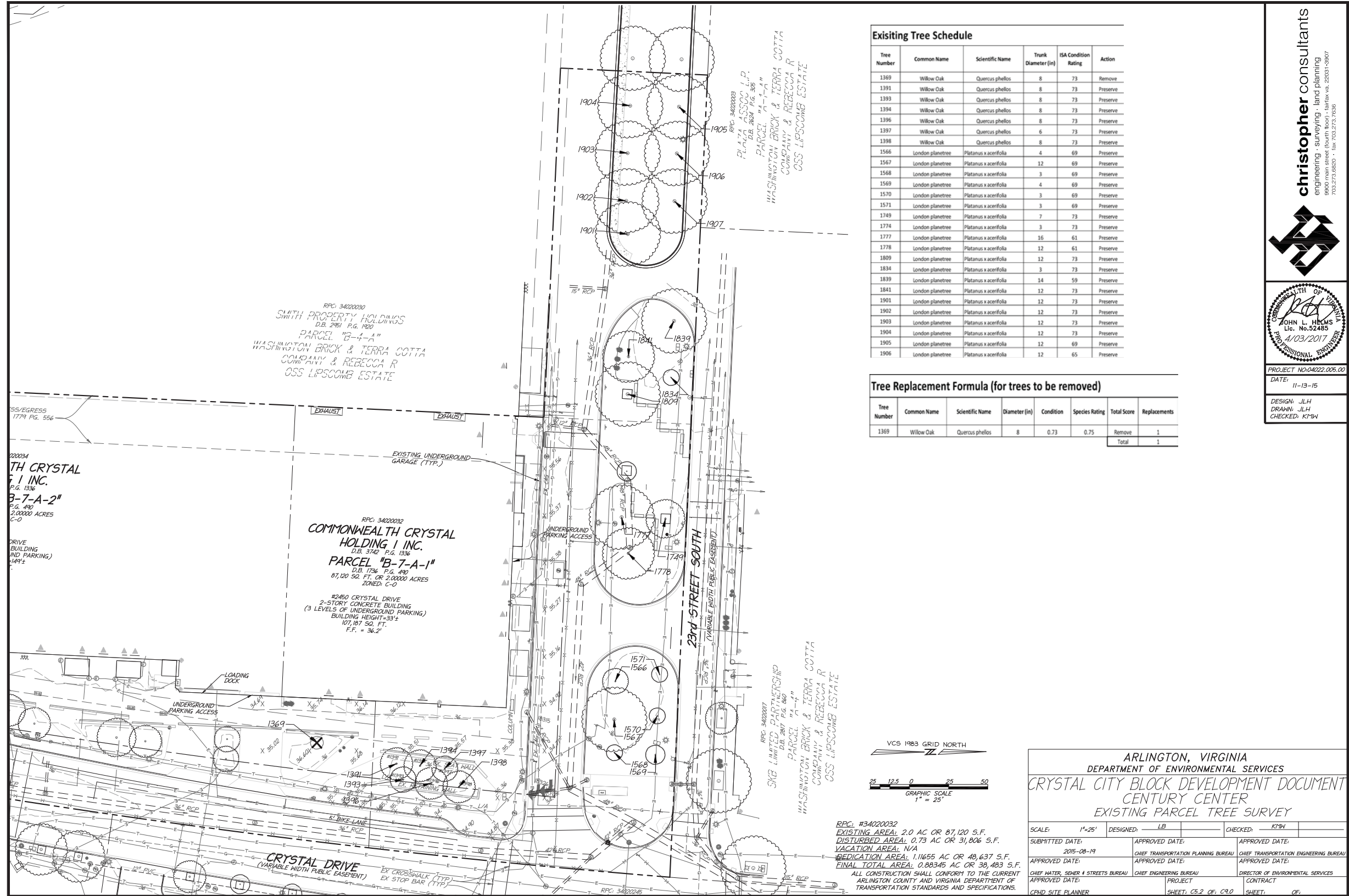
RPC: #34020032
 EXISTING AREA: 2.0 AC OR 87,120 S.F.
 DISTURBED AREA: 0.73 AC OR 31,806 S.F.
 VACATION AREA: N/A
 DEDICATION AREA: 1.11655 AC OR 48,637 S.F.
 FINAL TOTAL AREA: 0.88345 AC OR 38,483 S.F.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT CENTURY CENTER BLOCK EXISTING CONDITIONS PLAN			
SCALE: 1"=50'	DESIGNED: JLH	CHECKED: KMW	
SUBMITTED DATE: 2015-08-19	APPROVED DATE: []	APPROVED DATE: []	APPROVED DATE: []
APPROVED DATE: []	CHIEF TRANSPORTATION PLANNING BUREAU	CHIEF TRANSPORTATION ENGINEERING BUREAU	APPROVED DATE: []
APPROVED DATE: []	CHIEF WATER, SENIOR STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES
CPUD SITE PLANNER	PROJECT SHEET: C5.0 OF: C9.0	CONTRACT	SHEET: OF:

103177

II. BLOCK DEVELOPMENT DOCUMENT - Existing Parcel Tree Survey

Block Q



christopher consultants
engineering - surveying - land planning
9900 main street (fourth floor) - Fairfax va. 22031-1907
703.273.0820 - fax 703.273.7638

PROFESSIONAL ENGINEER
STATE OF VIRGINIA
JOHN L. HEKMS
Lic. No. 52485
4/03/2017

PROJECT NO: 04022.005.00
DATE: 11-13-15
DESIGN: JLH
DRAWN: JLH
CHECKED: KTW

I:\Projects\04022 Century Center\00500\183096-41 Site Plan\108,177 CCBP\5.1 PARCEL EXISTING CONDITIONS.dwg, 4/20/2017 8:13:13 AM, jphelmis, 1:1, christopher consultants, lld

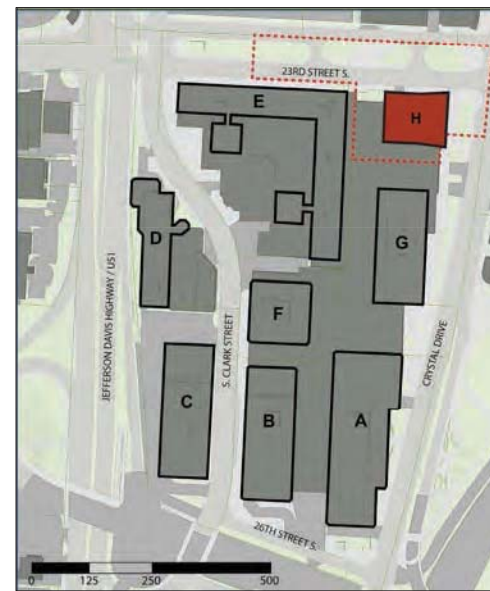
II. BLOCK DEVELOPMENT DOCUMENT - Block Tabulations

Block Q

EXISTING BLOCK LAYOUT:



PROPOSED BLOCK LAYOUT:



PROPOSED BLOCK TABULATIONS:

BUILDING NAME	COMMERCIAL / HOTEL GFA	HOTEL GFA	NETAL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR
A TAYLOR BUILDING	524,889				524,889	87,120	6.02
B POLK BUILDING	362,058				362,058	87,120	4.16
C NATIONAL CENTER	338,445		7,900		346,345	87,120	3.98
D HILTON		235,394	16,700		252,094	77,316	3.26
E BUCHANAN HOUSE	53,549		582,895		636,444	152,460	4.17
F CENTURY CENTER 2	189,078			85,000	274,078	73,339	3.74
G CENTURY CENTER 1	214,185			77,000	291,185	87,120	3.34
H CENTURY CENTER RESIDENTIAL							
TOTAL AREA					2,884,993	652,425	4.32

BUILDING NAME	COMMERCIAL / HOTEL GFA	HOTEL GFA	NETAL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR
A TAYLOR BUILDING							
B POLK BUILDING							
C NATIONAL CENTER							
D HILTON							
E BUCHANAN HOUSE							
F CENTURY CENTER 2							
G CENTURY CENTER 1							
H CENTURY CENTER RESIDENTIAL							
TOTAL AREA							

USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
COMMERCIAL	59.4%	53.9%	-5.5%
HOTEL	0.0%	7.8%	7.8%
NETAL	10.7%	8.7%	-2.0%
RESIDENTIAL	21.3%	29.6%	8.3%
TOTAL	100.0%	100.0%	0.0%

REQ. AREA (1)	EXCESS LAND
137,997	(50,877)
95,278	(8,158)
91,143	(4,073)
66,361	10,995
135,538	16,932
72,126	2,213
76,628	10,492
18,771	73,349
688,812	49,923

REQ. AREA (1)	EXCESS LAND
65,003	22,117
65,003	22,117

EXISTING BLOCK TABULATIONS:

BUILDING NAME	RPC NUMBER	PARCEL NUMBER	AREA (SF)
A TAYLOR BUILDING	34020031	B-6-A	87,120
B POLK BUILDING	34020029	B-2-A	87,120
C NATIONAL CENTER	34020002	B-A-1	87,120
D HILTON	34020033	B-8-2	77,336
E BUCHANAN HOUSE	34020030	B-4-A	152,460
F CENTURY CENTER 2	34020035	B-8-1	73,339
G CENTURY CENTER 1	34020034	B-7-A-2	87,120
H CENTURY CENTER RESIDENTIAL	34020032	B-7-A-1	87,120
TOTAL AREA			738,735

OWNERSHIP PARCEL	Land Owner
B-6-A	Polk and Taylor Property LLC c/o Beacon Capital Partners LLC
B-2-A	Polk and Taylor Property LLC c/o Beacon Capital Partners LLC
B-A-1	Presidential Tower Property LLC c/o Beacon Capital Partners LLC
B-8-2	JBG/Crystal City Hotel LLC c/o JBG Companies
B-4-A	JM-Circle Buchanan LLC et al JM-Ford Buchanan LLC
B-8-1	Commonwealth Crystal Holding II Inc.
B-7-A-2	Commonwealth Crystal Holding I Inc.
B-7-A-1	Commonwealth Crystal Holding I Inc.

PROPOSED BLOCK TABULATIONS:

BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	NETAL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR
A TAYLOR BUILDING	524,889				524,889	87,120	6.02
B POLK BUILDING	362,058				362,058	87,120	4.16
C NATIONAL CENTER	338,445		7,900		346,345	87,120	3.98
D HILTON		235,394	16,700		252,094	77,316	3.26
E BUCHANAN HOUSE	53,549		582,895		636,444	152,460	4.17
F CENTURY CENTER 2	189,078			85,000	274,078	73,339	3.74
G CENTURY CENTER 1	214,185			77,000	291,185	87,120	3.34
H CENTURY CENTER RESIDENTIAL							
TOTAL AREA					3,030,863	738,735	4.09

USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
COMMERCIAL	59.4%	53.9%	-5.5%
HOTEL	0.0%	7.8%	7.8%
NETAL	10.7%	8.7%	-2.0%
RESIDENTIAL	21.3%	29.6%	8.3%
TOTAL	100.0%	100.0%	0.0%

REQ. AREA (1)	EXCESS LAND
137,997	(50,877)
95,278	(8,158)
91,143	(4,073)
66,361	10,995
135,538	16,932
72,126	2,213
76,628	10,492
18,771	73,349
745,981	(7,166)

EXIST. TOWER COVERAGE
80%
79%
100%
61%
67%
30%
49%
57%

BUILDING NAME	COMMERCIAL GFA	HOTEL GFA	NETAL GFA	RESIDENTIAL GFA	TOTAL GFA	SITE AREA	SITE FAR
A TAYLOR BUILDING	524,889				524,889	87,120	6.02
B POLK BUILDING	362,058				362,058	87,120	4.16
C NATIONAL CENTER	338,445		7,900		346,345	87,120	3.98
D HILTON		235,394	16,700		252,094	77,316	3.26
E BUCHANAN HOUSE	53,549		582,895		636,444	152,460	4.17
F CENTURY CENTER 2	189,078			85,000	274,078	73,339	3.74
G CENTURY CENTER 1	214,185			77,000	291,185	87,120	3.34
H CENTURY CENTER RESIDENTIAL							
TOTAL AREA					3,178,821	738,735	4.31

USE	% OF BLOCK GFA
COMMERCIAL	59.4%
HOTEL	0.0%
NETAL	10.7%
RESIDENTIAL	21.3%
TOTAL	100.0%

NET BUILDABLE AREA	NET AREA	NET BUILDABLE AREA
C1	152,197	82,831
C2	294,127	179,360
C3	89,409	58,065
C4	203,002	119,088
TOTAL AREA	738,735	439,344

REQ. AREA (1)	EXCESS LAND
137,997	(50,877)
95,278	(8,158)
91,143	(4,073)
66,361	10,995
135,538	16,932
72,126	2,213
76,628	10,492
18,771	73,349
688,812	49,923

NOTES:

- SEE SHEET C1.0 FOR LEGEND.
- THERE ARE NO RPAs LOCATED ON SITE.
- THERE ARE NO HISTORIC DISTRICTS OR HISTORIC STRUCTURES ON THIS OR ANY ADJACENT SITE.
- THE 4.1 SITE PLAN AREA INCLUDES ONLY RPC #34020032.

RPC: #34020032
 EXISTING AREA: 2.0 AC OR 87,120 S.F.
 DISTURBED AREA: 0.73 AC OR 31,806 S.F.
 VACATION AREA: N/A
 DEDICATION AREA: 1.1865 AC OR 49,637 S.F.
 FINAL TOTAL AREA: 0.88345 AC OR 38,483 S.F.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT
 CENTURY CENTER
 BLOCK TABULATIONS

SCALE: 1"=25'
 DESIGNED: JLH
 CHECKED: KPM

SUBMITTED DATE: 2015-08-19
 APPROVED DATE: 2015-08-19
 CHIEF TRANSPORTATION PLANNING BUREAU
 CHIEF ENGINEERING BUREAU
 CHIEF WATER, SEWER & STREETS BUREAU
 PROJECT SHEET: C5.3 OF: C9.0

CHECKED: KPM
 APPROVED DATE:
 CHIEF TRANSPORTATION ENGINEERING BUREAU
 APPROVED DATE:
 DIRECTOR OF ENVIRONMENTAL SERVICES
 CONTRACT SHEET: OF:

christopher consultants
 engineering - surveying - land planning
 9900 main street (fourth floor) - Fairfax va. 22031-3967
 703.275.0820 - fax 703.275.7636

JOHN L. HELMS
 Lic. No. 52485
 4/03/2017
 PROFESSIONAL REVIEWER

PROJECT: NG-04022.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KPM

\\Projects\04022-Century Center\04022-005\04022-005-005-01-Site Plan\04022-005-005-01-Block Tabulations.dwg, 4/30/2017 8:35:58 AM, jhelms, 11, christopher consultants, ltd

II. BLOCK DEVELOPMENT DOCUMENT - Block Plot and Location Plan

Block Q



- NOTES:**
- 1.) SEE SHEET C1.0 FOR LEGEND.
 - 2.) THERE ARE NO RPA's LOCATED ON SITE.
 - 3.) AVERAGE FINISHED GRADE = 36.2'



RPC: #34020032
 EXISTING AREA: 2.0 AC OR 87,120 S.F.
 DISTURBED AREA: 0.73 AC OR 31,806 S.F.
 VACATION AREA: N/A
 DEDICATION AREA: 1.1855 AC OR 48,637 S.F.
 FINAL TOTAL AREA: 0.88345 AC OR 38,483 S.F.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT CENTURY CENTER BLOCK PLOT AND LOCATION PLAN		
SCALE: 1"=50'	DESIGNED: JLH	CHECKED: KPM
SUBMITTED DATE: 2015-08-19	APPROVED DATE: [blank]	APPROVED DATE: [blank]
APPROVED DATE: [blank]	APPROVED DATE: [blank]	APPROVED DATE: [blank]
CHIEF WATER, SENIOR & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES
PROJECT: CRD SITE PLANNER	SHEET: C6.0 OF: C9.0	CONTRACT: [blank]

christopher consultants
 engineering - surveying - land planning
 9900 main street fourth floor - Fairfax va. 22031-3907
 703.275.0820 • fax 703.273.7636

COMMONWEALTH OF VIRGINIA
 JOHN L. HELMS
 Lic. No. 52485
 4/03/2017
 PROFESSIONAL ENGINEER

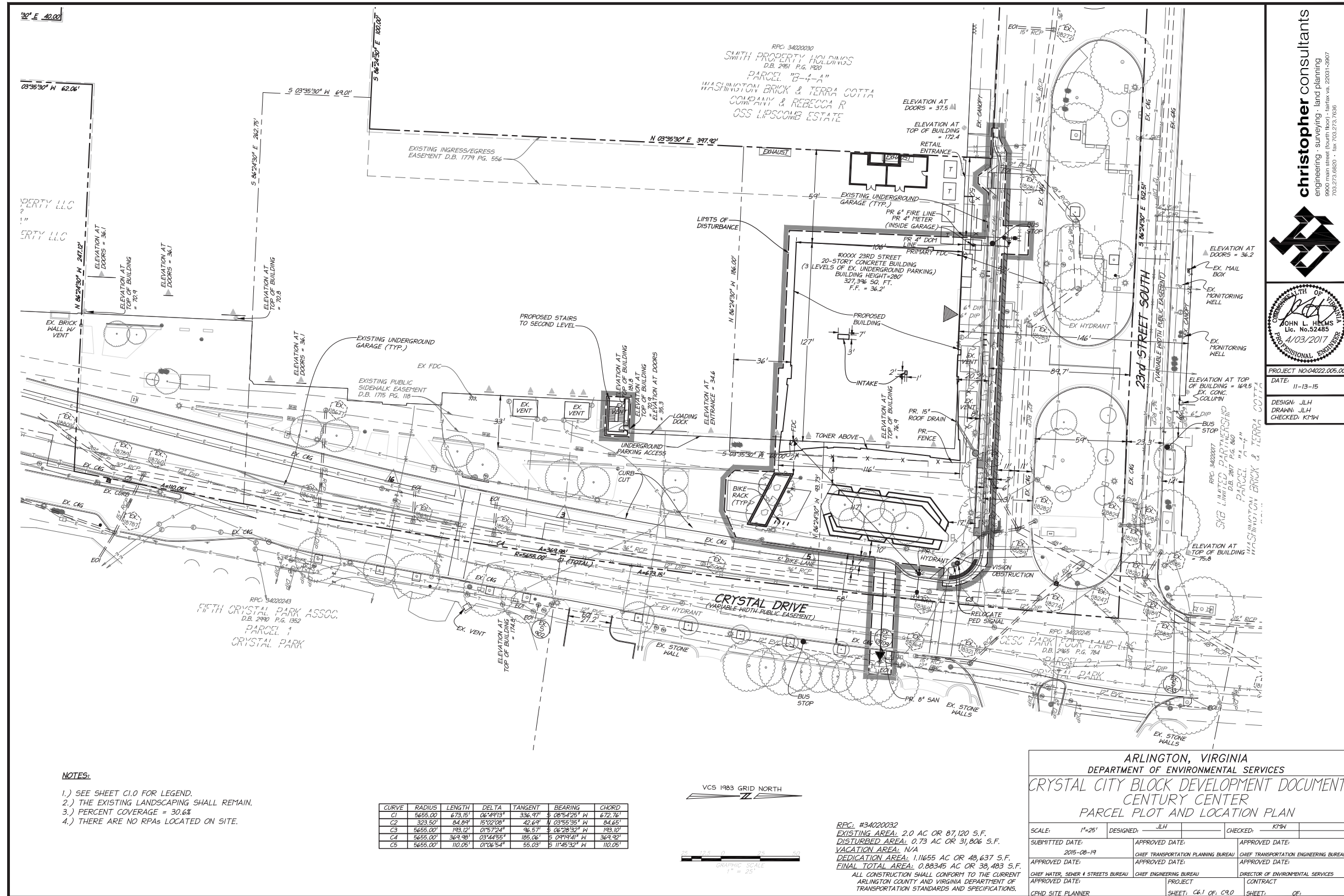
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 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KPM

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103177

II. BLOCK DEVELOPMENT DOCUMENT - Parcel Plot and Location Plan

Block Q



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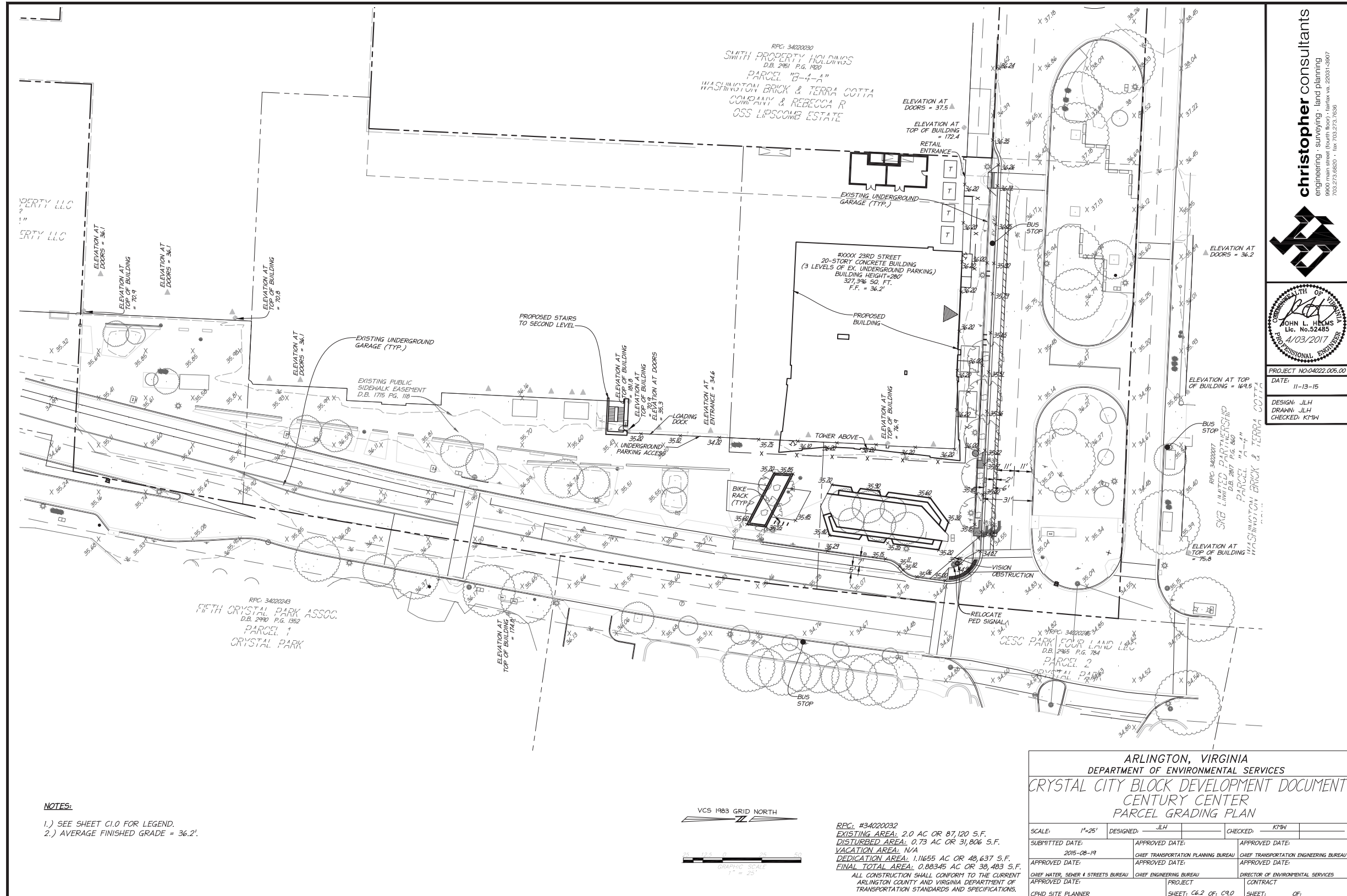
christopher consultants
engineering • surveying • land planning
9800 main street fourth floor • Fairfax Va. 22031-5807
703.273.6850 • fax 703.273.7656

JOHN L. HELMS
Lic. No. 52483
PROFESSIONAL ENGINEER
4/03/2017

PROJECT NO: 04022.005.00
DATE: 11-13-15
DESIGN: JLH
DRAWING: JLH
CHECKED: KTW

II. BLOCK DEVELOPMENT DOCUMENT - Parcel Grading Plan

Block Q



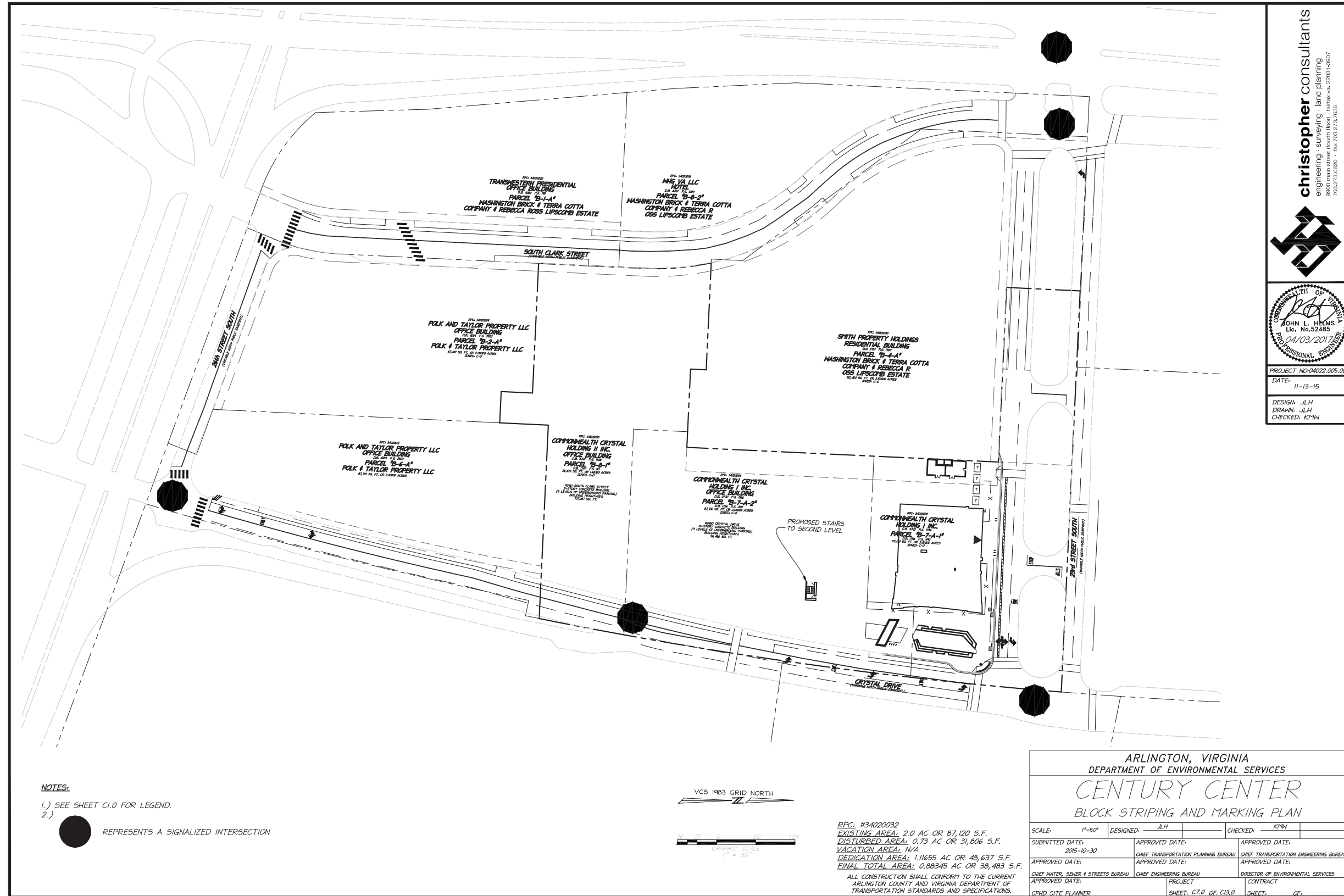
christopher consultants
 engineering · surveying · land planning
 9900 main street (fourth floor) · Fairfax, VA 22031-3907
 703.273.6800 · fax 703.273.7036

PROFESSIONAL SEAL OF JOHN L. HELMS
 Lic. No. 52485
 4/03/2017
 PROFESSIONAL ENGINEER

PROJECT NO: 04022.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KPM

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II. BLOCK DEVELOPMENT DOCUMENT - Block Striping and Marking Plan Block Q



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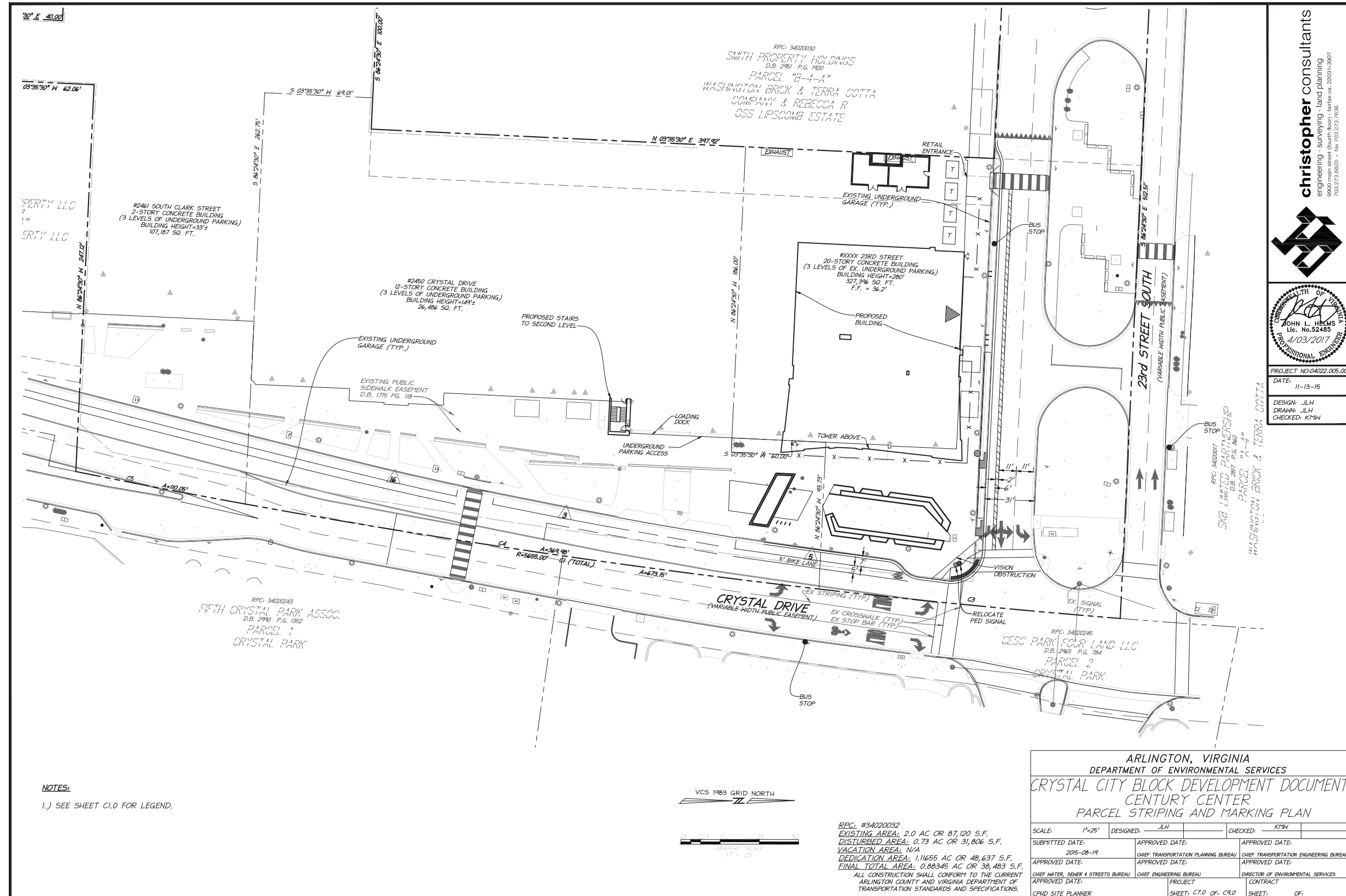
christopher consultants
 engineering - surveying - land planning
 703.273.6850 • fax 703.273.7636

JOHN L. HEIMS
 LIC. No. 52485
 04/03/2017
 PROFESSIONAL ENGINEER

PROJECT No: 04022.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KPM

II. BLOCK DEVELOPMENT DOCUMENT - Parcel Striping and Marking Plan

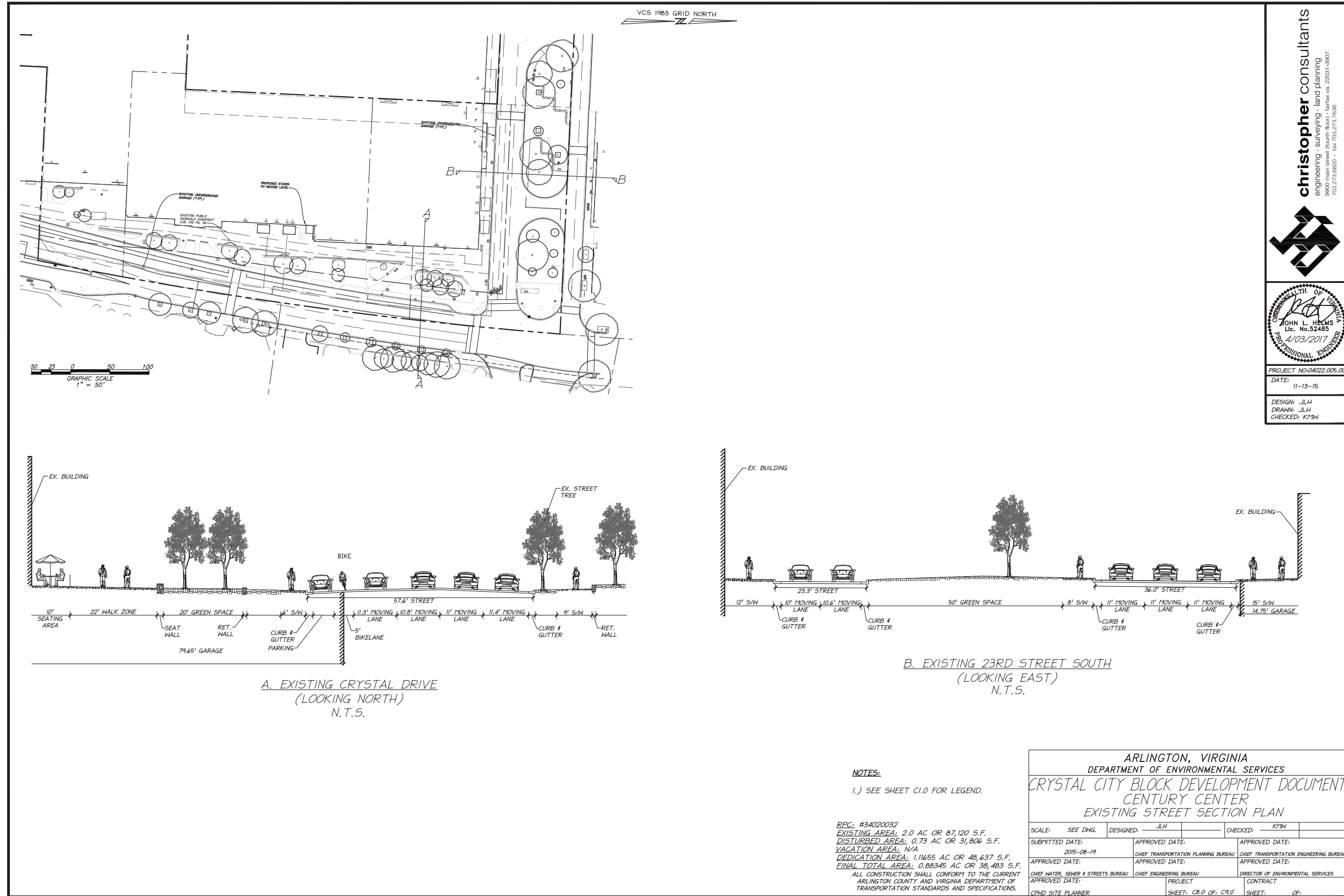
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II. BLOCK DEVELOPMENT DOCUMENT - Existing Street Section Plan

Block Q



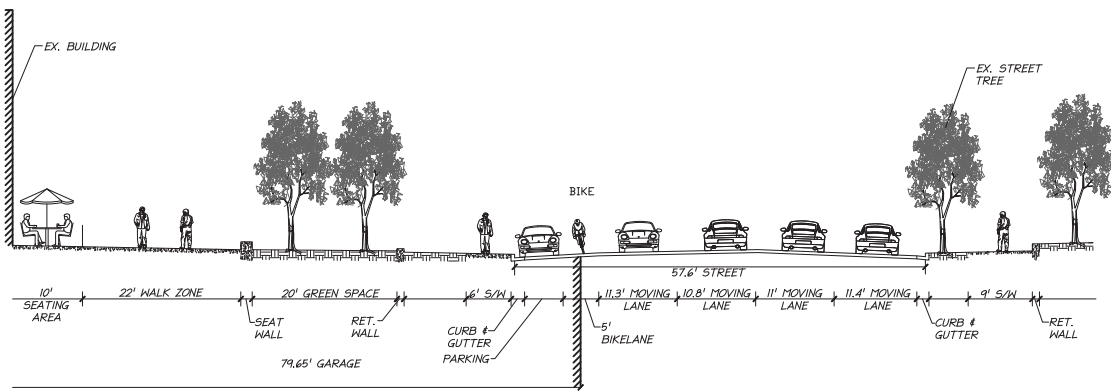
GRAPHIC SCALE
1" = 50'

VCS 1983 GRID NORTH

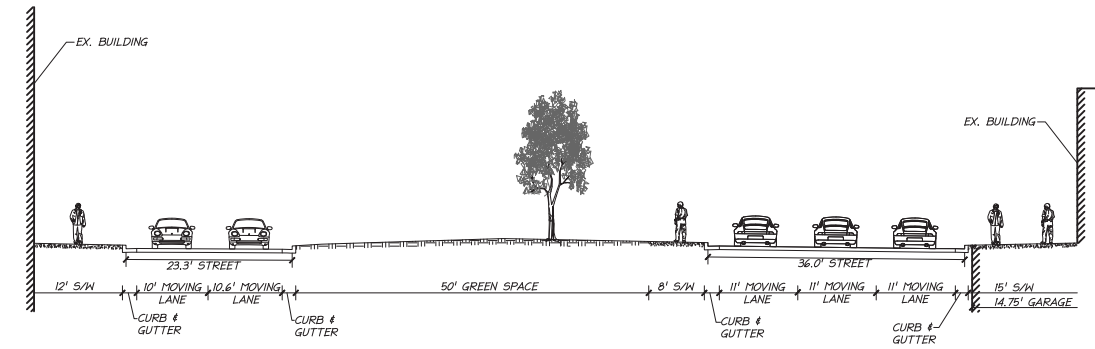
christopher consultants
engineering · surveying · land planning
9900 main street (south face) · Fairfax, VA 22031-5907
703.273.6850 · fax: 703.273.7636



PROJECT: No-04222.005.00
DATE: 11-13-15
DESIGN: JLH
DRAWN: JLH
CHECKED: KTW



**A. EXISTING CRYSTAL DRIVE
(LOOKING NORTH)
N.T.S.**



**B. EXISTING 23RD STREET SOUTH
(LOOKING EAST)
N.T.S.**

NOTES:
1.) SEE SHEET C1.0 FOR LEGEND.

RPC: #34020032
EXISTING AREA: 2.0 AC OR 87,120 S.F.
DISTURBED AREA: 0.73 AC OR 31,806 S.F.
VACATION AREA: N/A
DEDICATION AREA: 1.11655 AC OR 48,637 S.F.
FINAL TOTAL AREA: 0.88345 AC OR 38,403 S.F.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

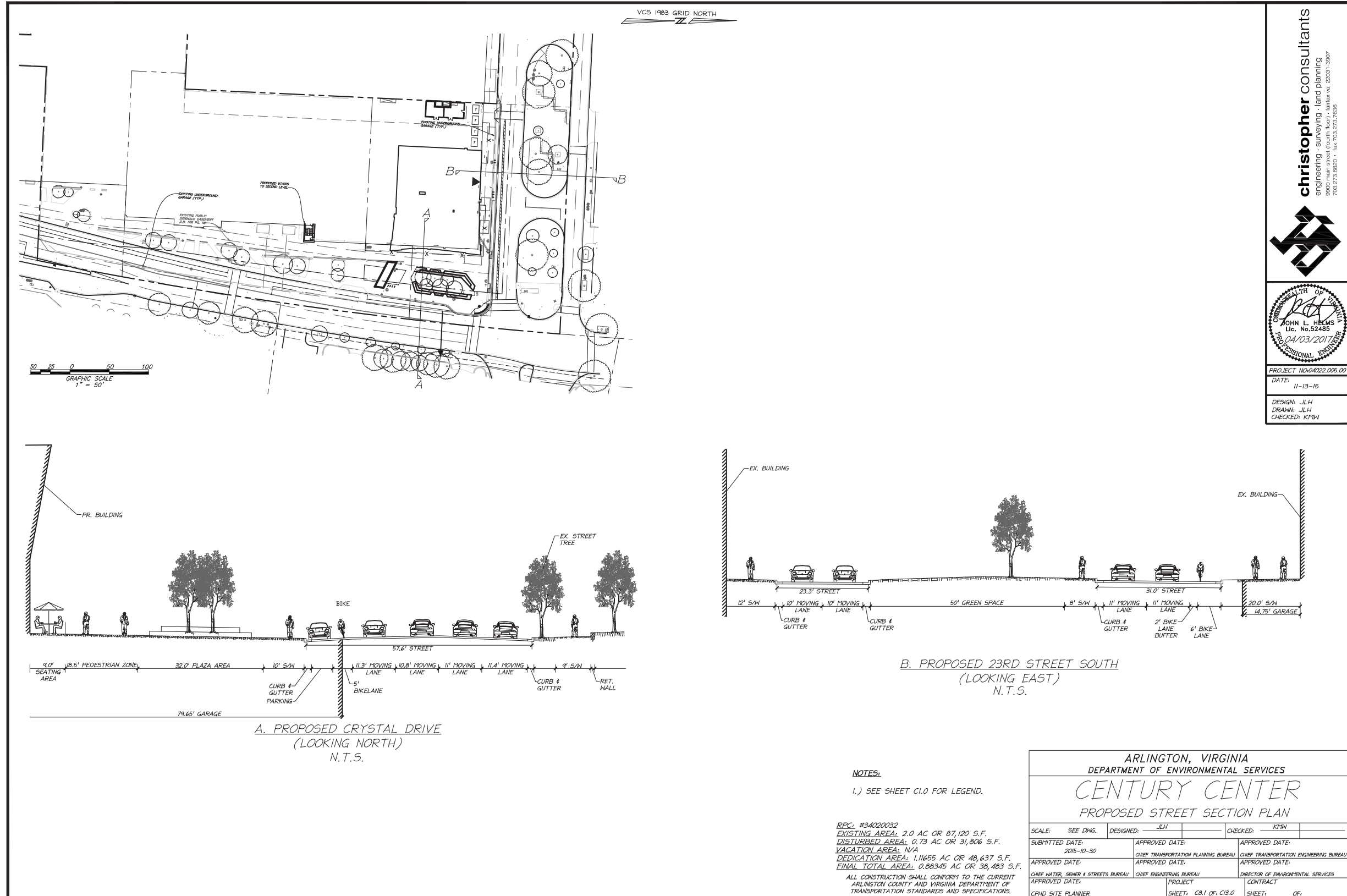
ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT CENTURY CENTER EXISTING STREET SECTION PLAN			
SCALE: SEE DWG.	DESIGNED: JLH	CHECKED: KTW	
SUBMITTED DATE: 2015-08-19	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
CPHD SITE PLANNER	PROJECT SHEET: CB.0 OF: C9.0	CONTRACT SHEET: OF:	

103177

I:\Projects\04222 Century Center\0600\10806 4.1 Site Plan\108.177 CCBP\CR.0 STREET SECTION PLAN.dwg, 4/20/2017 8:21:20 AM, johhelms.11, christopher consultants, ltd

II. BLOCK DEVELOPMENT DOCUMENT - Proposed Street Section Plan

Block Q



christopher consultants
 engineering · surveying · land planning
 703.273.6820 · fax 703.273.7536
 25001 F-3907
 Fairfax, VA

JOHN L. HELMS
 Lic. No. 52485
 01/03/2017
 PROFESSIONAL ENGINEER

PROJECT NO: 04222.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KPM

NOTES:
 1.) SEE SHEET C1.0 FOR LEGEND.

RPC: #34020032
 EXISTING AREA: 2.0 AC OR 87,120 S.F.
 DISTURBED AREA: 0.73 AC OR 31,806 S.F.
 VACATION AREA: N/A
 DEDICATION AREA: 1.11655 AC OR 48,637 S.F.
 FINAL TOTAL AREA: 0.88345 AC OR 38,483 S.F.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

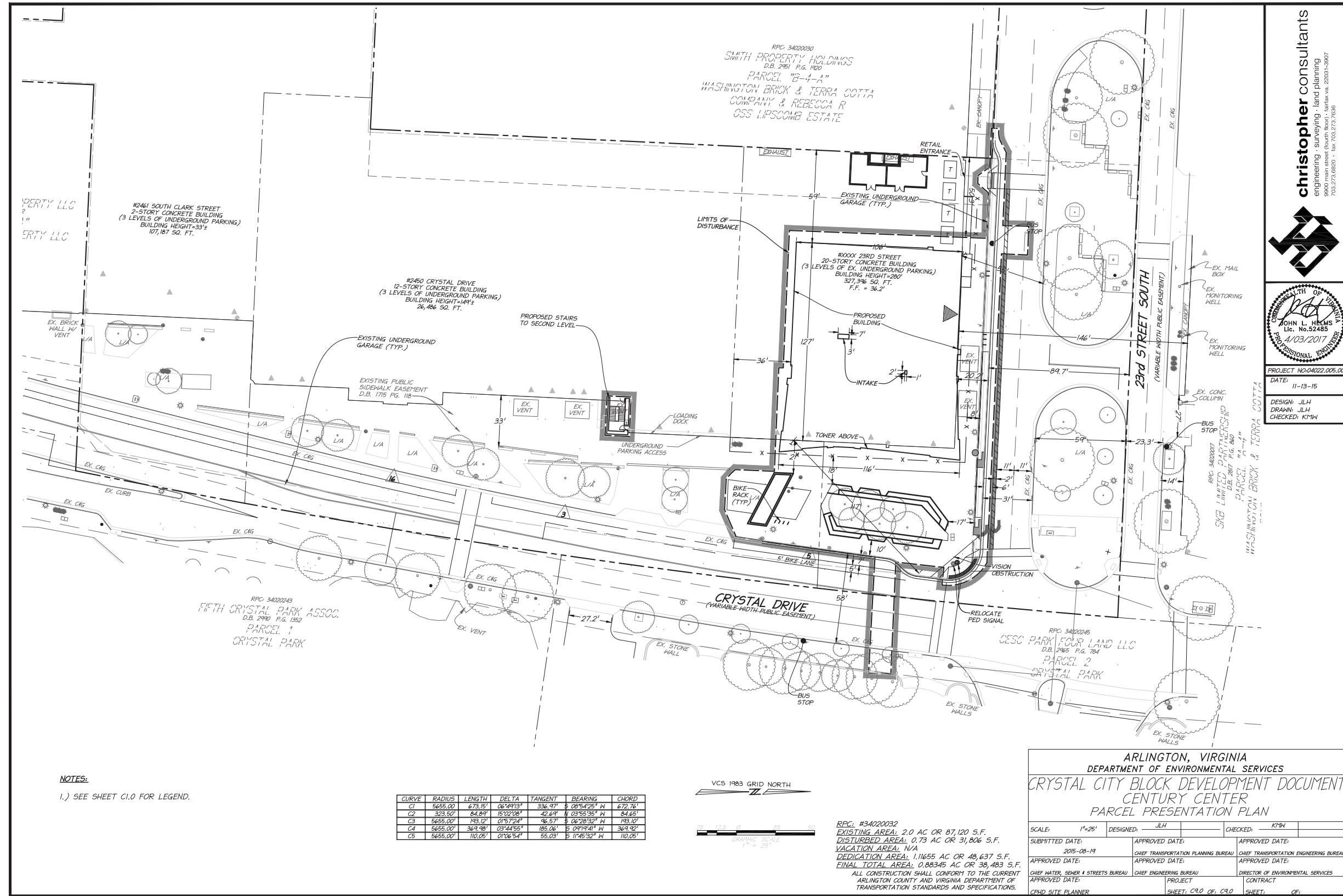
ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
CENTURY CENTER			
PROPOSED STREET SECTION PLAN			
SCALE: SEE DWG.	DESIGNED: JLH	CHECKED: KPM	
SUBMITTED DATE: 2015-10-30	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
CEHD SITE PLANNER	PROJECT SHEET: CB.1 OF: CB.0	CONTRACT SHEET: OF:	

103096

I:\Projects\04022 Century Center\00500\03396 4.1 Site Plan\03.177 CCBP\08.1 STREET SECTION PLAN.dwg, 4/20/2017 8:23:03 AM, johnhelms, 11, christopher consultants, Ltd

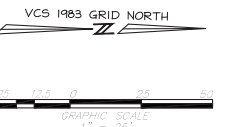
II. BLOCK DEVELOPMENT DOCUMENT - Parcel Presentation Plan

Block Q



NOTES:
1.) SEE SHEET C1.0 FOR LEGEND.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	5655.00'	673.15'	06°49'13"	336.97'	S 08°54'25" W	672.76'
C2	323.50'	84.89'	15°02'08"	42.64'	N 03°55'35" W	84.65'
C3	5655.00'	193.12'	01°57'24"	96.57'	S 06°28'32" W	193.10'
C4	5655.00'	369.98'	03°44'55"	185.06'	S 04°19'41" W	369.92'
C5	5655.00'	110.05'	01°06'54"	55.03'	S 11°45'52" W	110.05'



RPC: #3402032
 EXISTING AREA: 2.0 AC OR 87,120 S.F.
 DISTURBED AREA: 0.73 AC OR 31,806 S.F.
 VACATION AREA: N/A
 DEDICATION AREA: 1.11655 AC OR 48,637 S.F.
 FINAL TOTAL AREA: 0.88345 AC OR 38,483 S.F.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT
 CENTURY CENTER
 PARCEL PRESENTATION PLAN

SCALE: 1"=25'	DESIGNED: JLH	CHECKED: KPM
SUBMITTED DATE: 2015-08-19	APPROVED DATE: _____	APPROVED DATE: _____
APPROVED DATE: _____	APPROVED DATE: _____	APPROVED DATE: _____
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES
PROJECT SHEET: C1.0 OF C1.0	SHEET: _____	SHEET: _____

christopher consultants
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 9800 main street (south beach) · fort lauderdale, fl 33308-1987
 703.273.6820 · fax 703.273.7636

STATE OF FLORIDA
 JOHN L. HELMS
 Lic. No. 52485
 4/03/2017
 PROFESSIONAL ENGINEER

PROJECT NO. 04022.005.00
 DATE: 11-13-15
 DESIGN: JLH
 DRAWN: JLH
 CHECKED: KPM

I:\Projects\04022 Century Center\0500\103096 a.1 Site Plan\103.177 CCBP\03.0 PRESENTATION PLAN.dwg, 4/20/2017 8:11:07 AM, johnhelms.l1, christopher consultants, ltd

