



*Block W*

# **BLOCK W**

## **PROJECT INTRODUCTION**

*DECEMBER 2023*

# BLOCK FRAMEWORK

- Block W on southern end of Crystal Drive contains development parcel and Crystal Park



CRYSTAL CITY SECTOR PLAN, ILLUSTRATIVE SECTOR PLAN



# SITE AERIAL





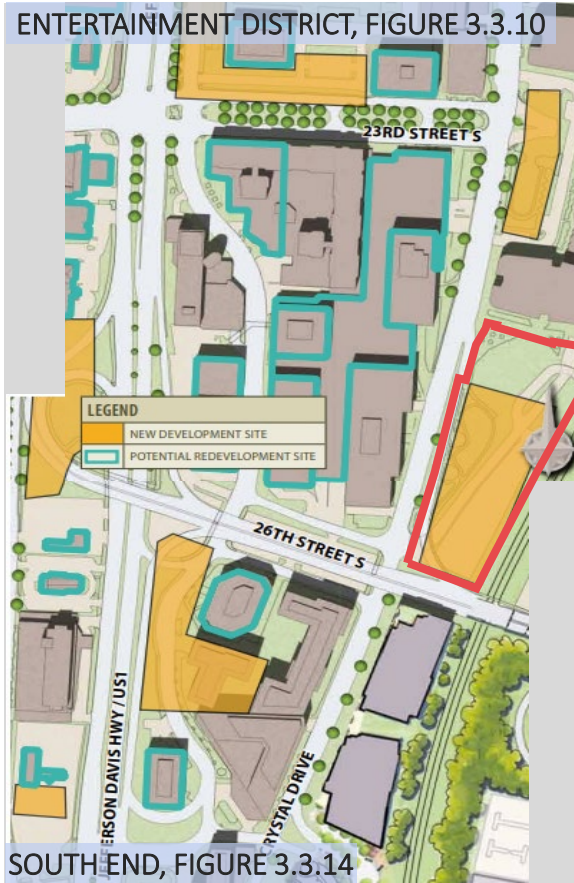




## ORTHOPHOTO



## EXISTING CONDITIONS



## PROPOSED CONDITIONS



## PROPOSED DEVELOPMENT





AIRPORT ACCESS ROAD

# CRYSTAL DRIVE VARIABLE WIDTH RIGHT OF WAY

ASPHALT PAVED PUBLIC ROADWAY

SERVICE ROAD

11' STC  
HEIGHT  
USE

PEPCO  
DUCT BANK

RAILROAD  
UNDERPASS

RAILROAD TRACKS  
VARIABLE WIDTH RIGHT

RAILROAD CORRIDOR  
EASEMENT AND BUFFER

EXISTING SITE CONSTRAINTS



AIRPORT ACCESS ROAD

SERVICE ROAD

BLOCK W  
PROPOSED

OPEN  
SPACE

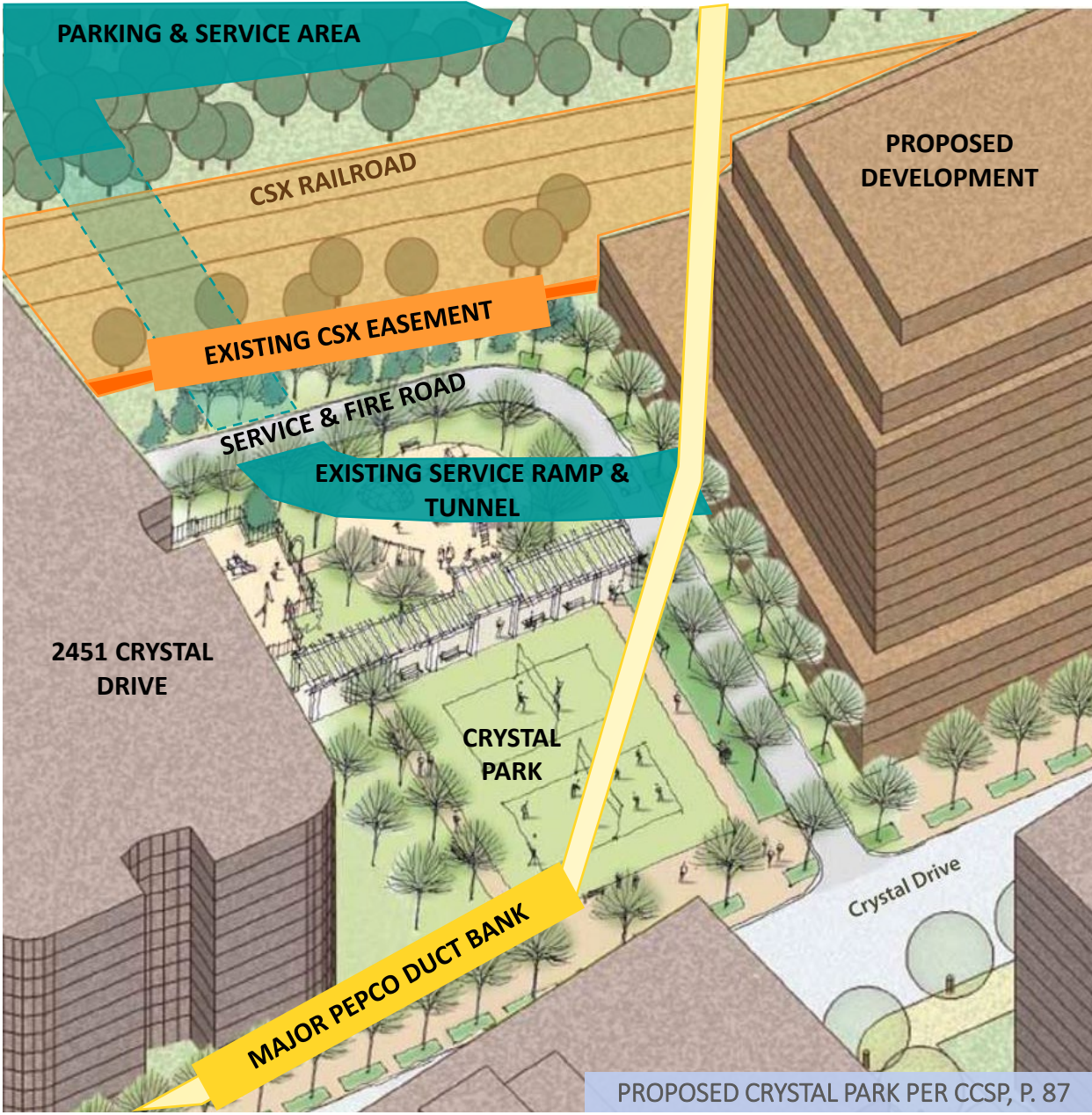
PEPCO  
DUCT BANK

RAILROAD  
UNDERPASS

RAILROAD CORRIDOR  
EASEMENT AND BUFFER

EXISTING SITE CONSTRAINTS + PROPOSED SITE PLAN











# SECTOR PLAN:

## SITE & BUILDING DESIGN

- ✓ Building massing and placement separation adhere to Sector Plan
- ✓ Height of 85' within 200' limit
- ✓ Tower coverage within 85% threshold
- ✓ Land use and use-mix target
- ✓ Retail frontage along NW corner of Crystal Drive
- ✓ Parking within podium is concealed on CSX train track side
- ✓ Facilitates new public open space

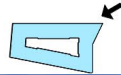


SF	383,000 SF including 3,360 SF of retail
UNITS	370 residential units averaging 1,025 GSF
PARKING	200 parking spaces / 0.54x parking ratio
TYPE	5-over-2 wood frame





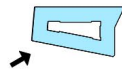
Perspective - North/West



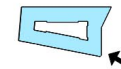
Perspective - Building Entrance



Perspective - East Facade



Perspective - East / North Corner





# JBG SMITH RESIDENTIAL PIPELINE

