Crystal Towers 3

SPRC #1

February 23rd, 2023

Dweck
PROPERTIES

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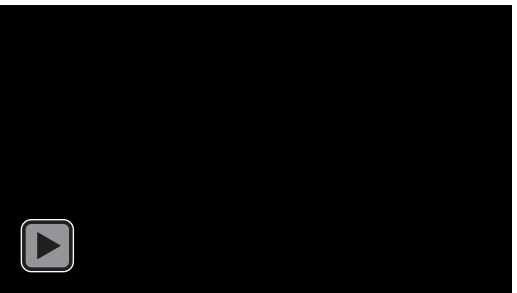


Site Location / Context Slide

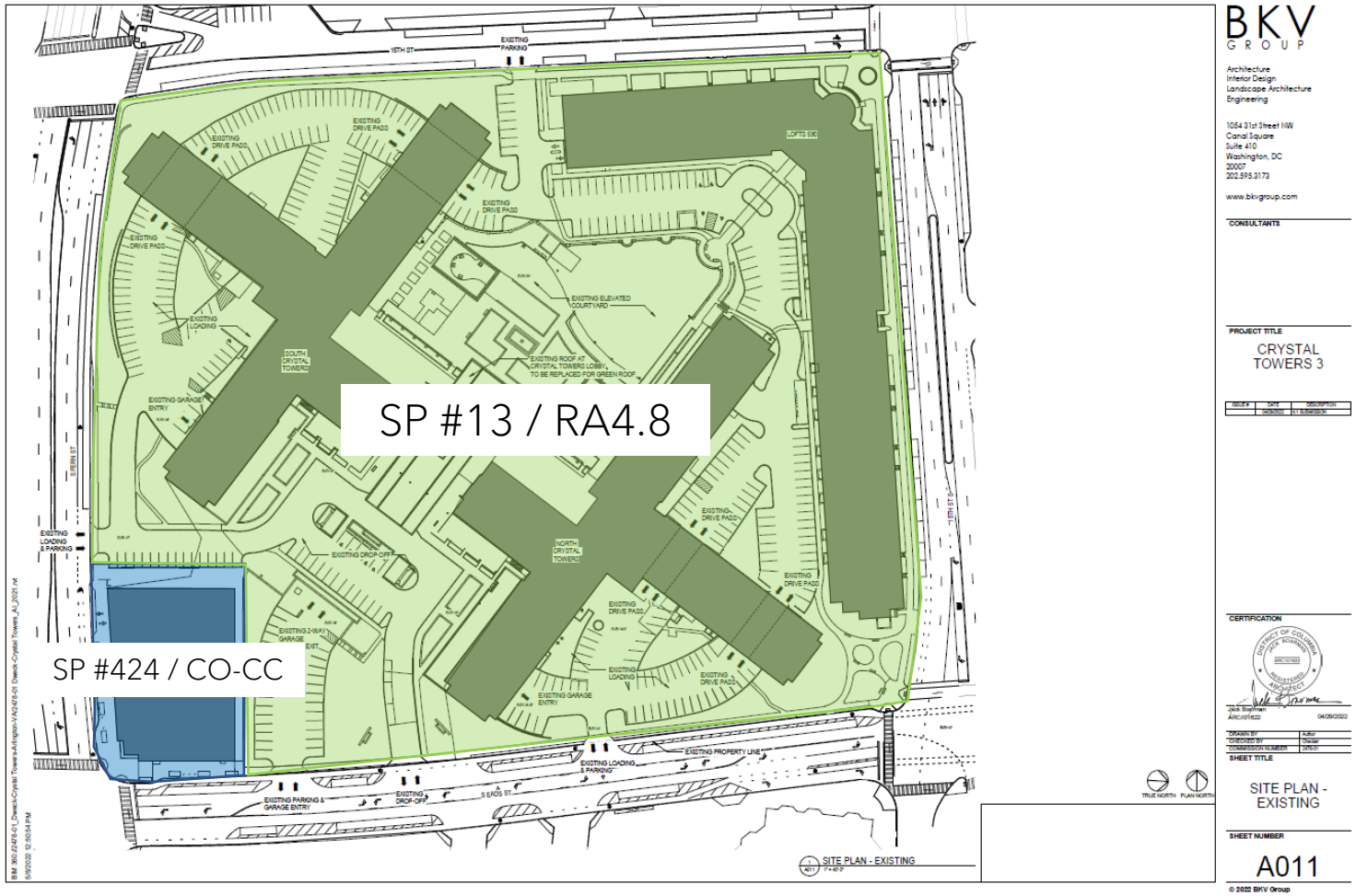
Property Overview

- 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

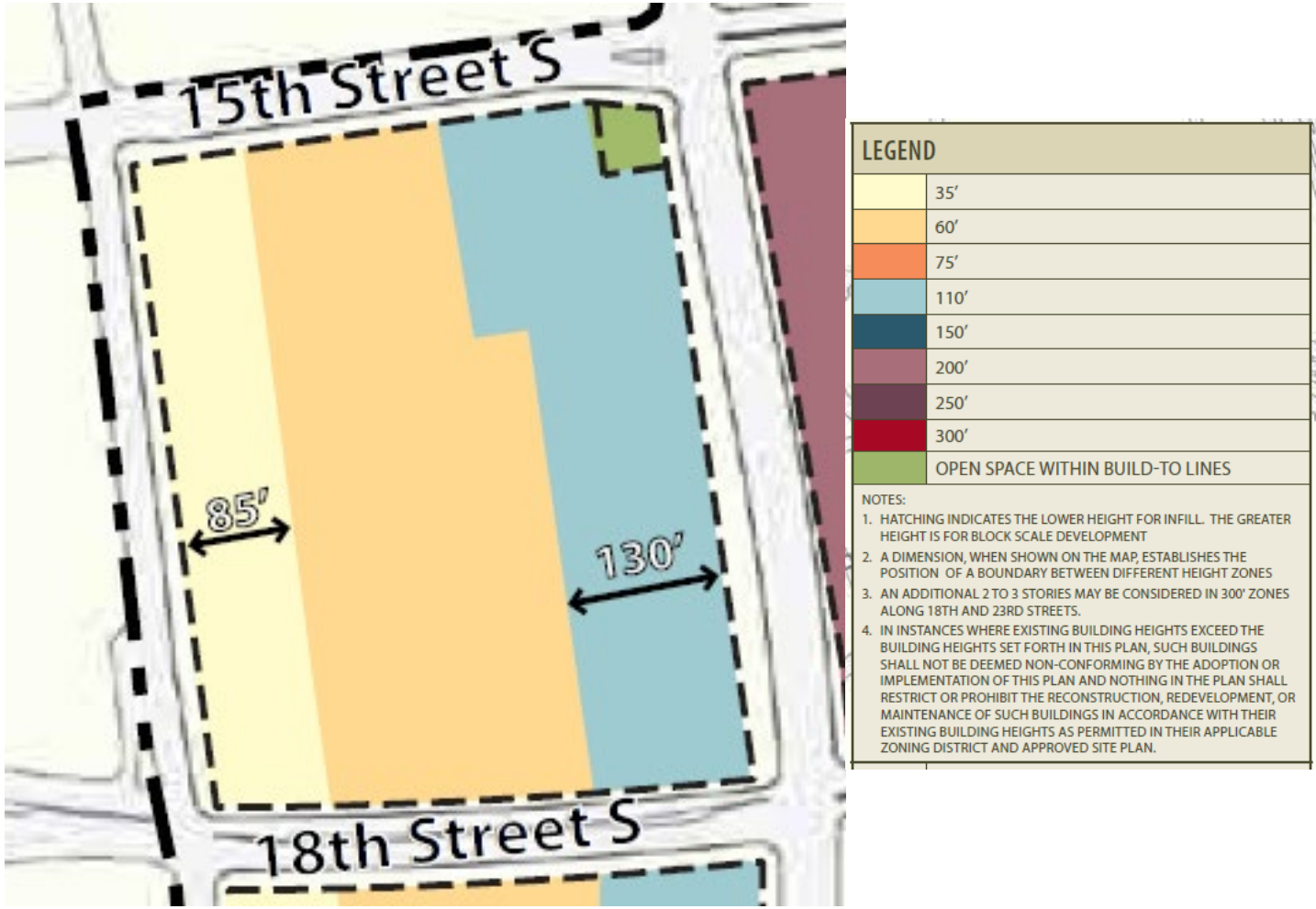
Existing Property Zoning

- 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′.



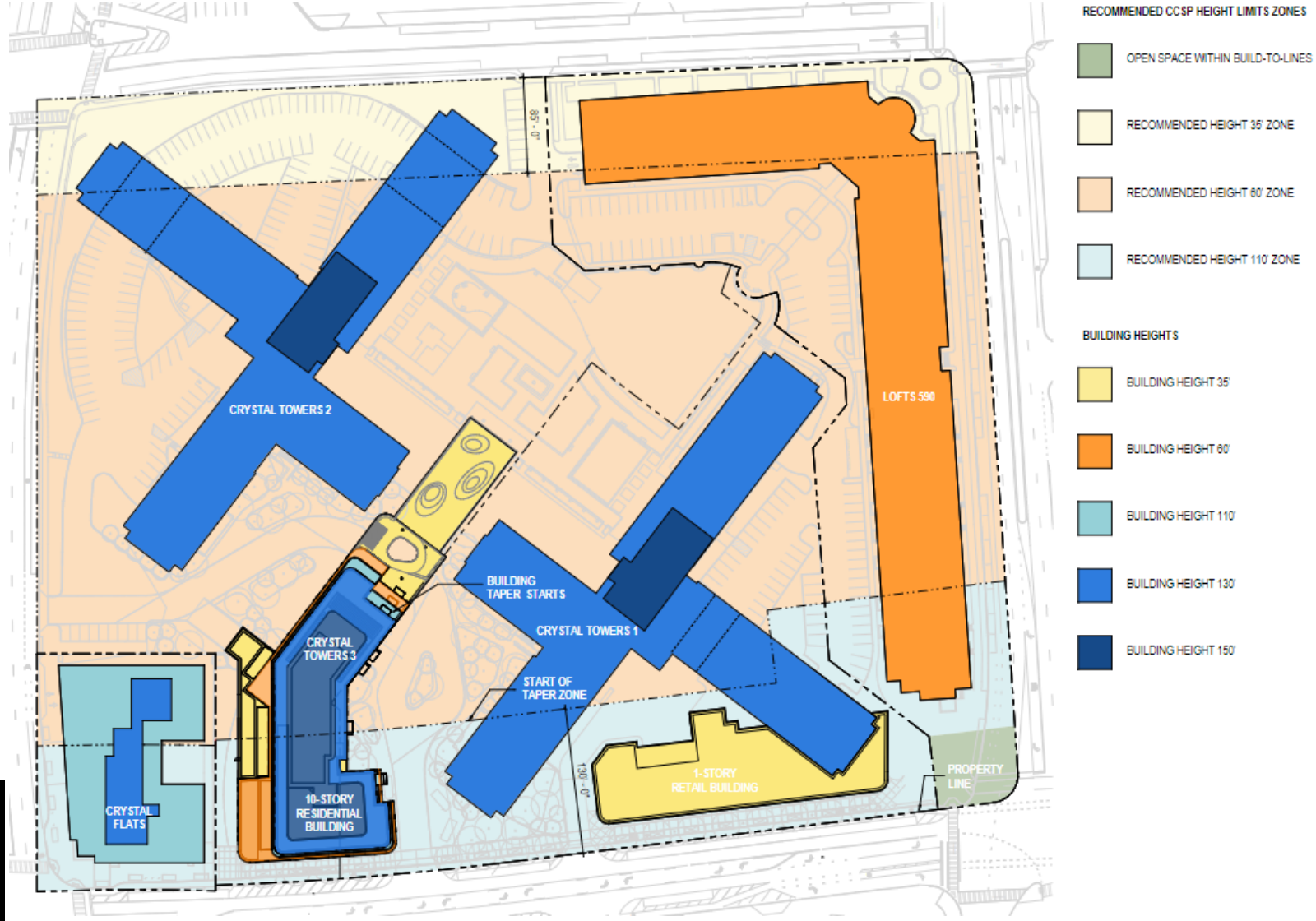
Building Heights

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

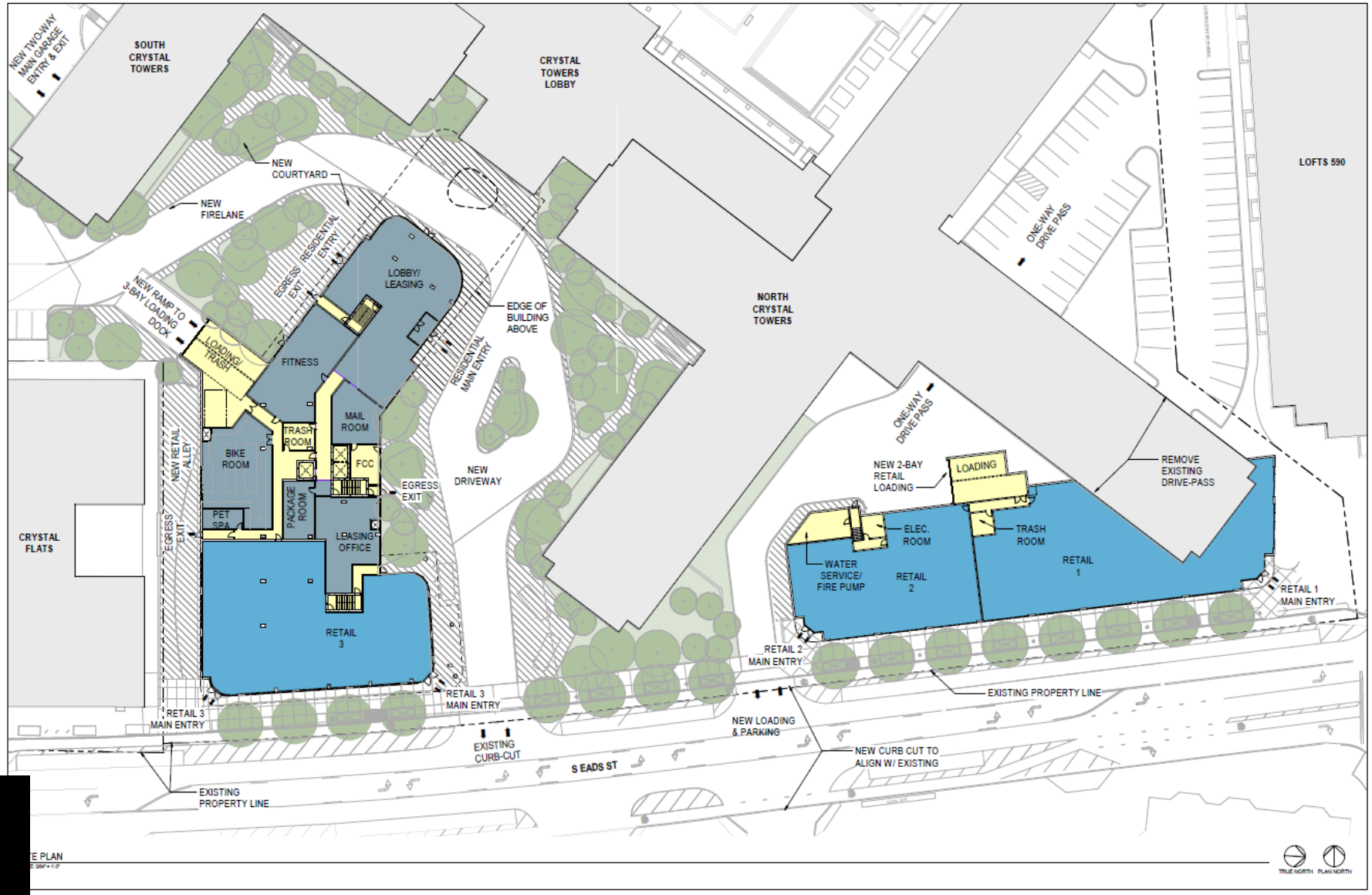


Program Overview

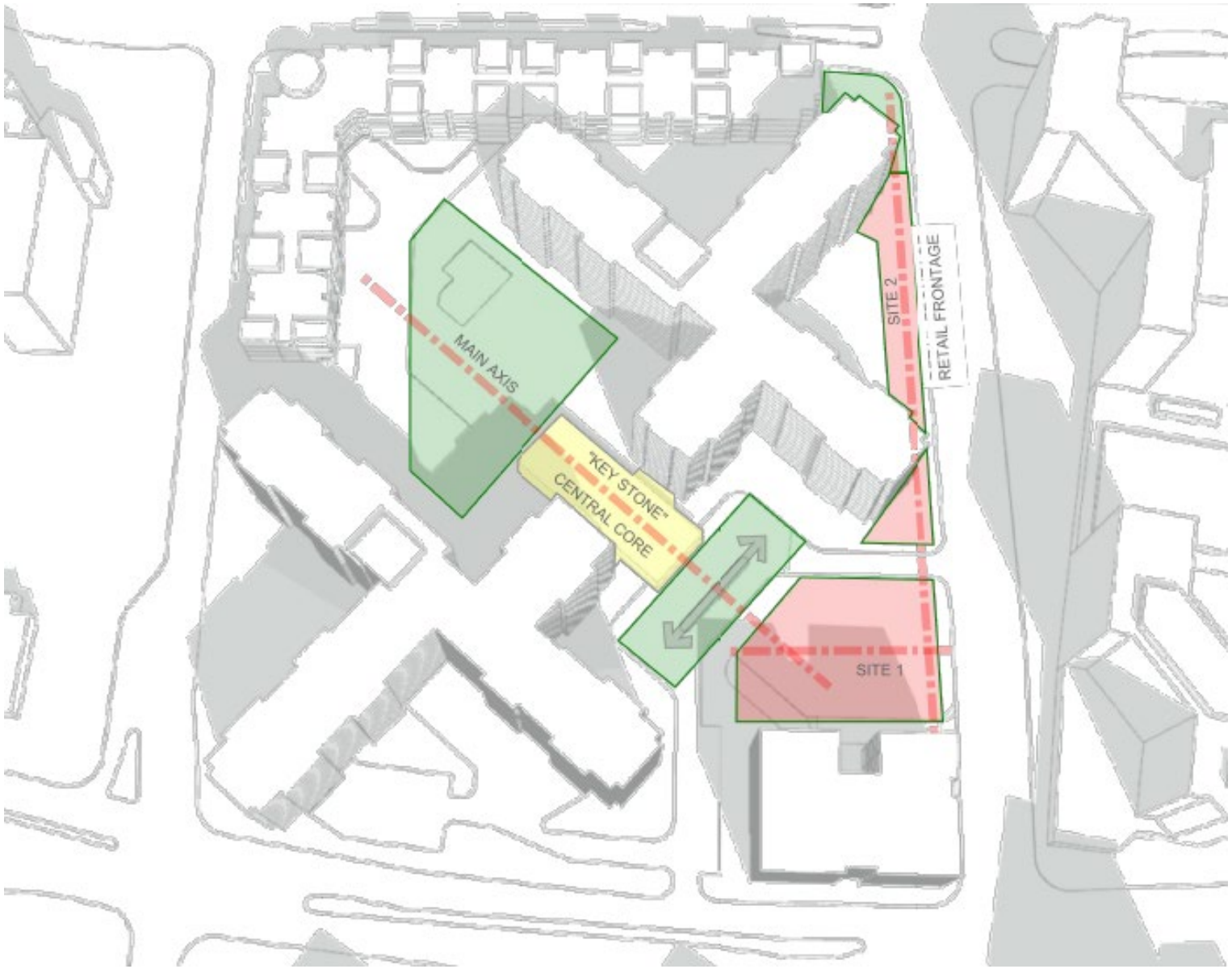
Proposed Crystal Towers Application			
	Mixed-Use Building	Retail Building	Combined
Zoning	RA4.8	RA4.8	RA4.8
Height	133'*	23'	
Residential GFA	205,929	0	205,929
Unit Count	209	0	209
Retail GFA	8,586	19,315	27,901
Parking	42**	30**	N/A

*Measurement to the top of penthouse consistent with RA4.8 Zoning Ordinance
**Existing under utilized parking at Crystal Towers will serve future development

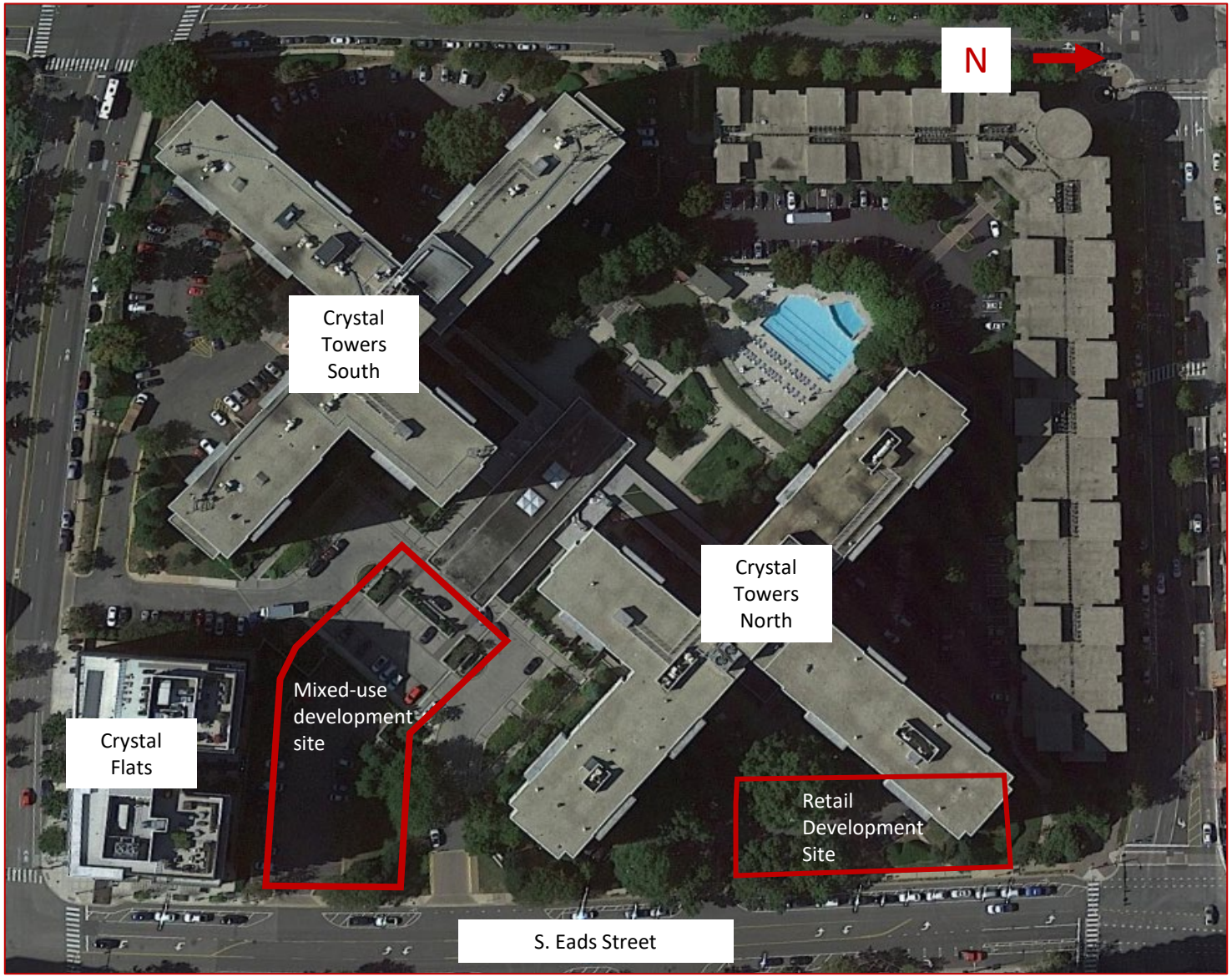
Ground Floor Plan



Design Approach

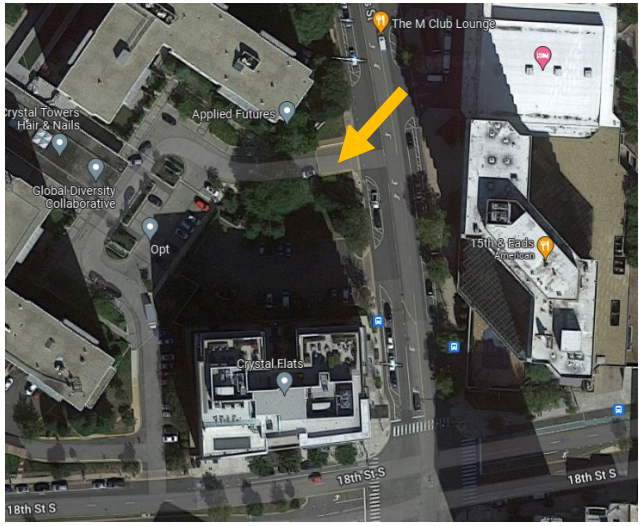


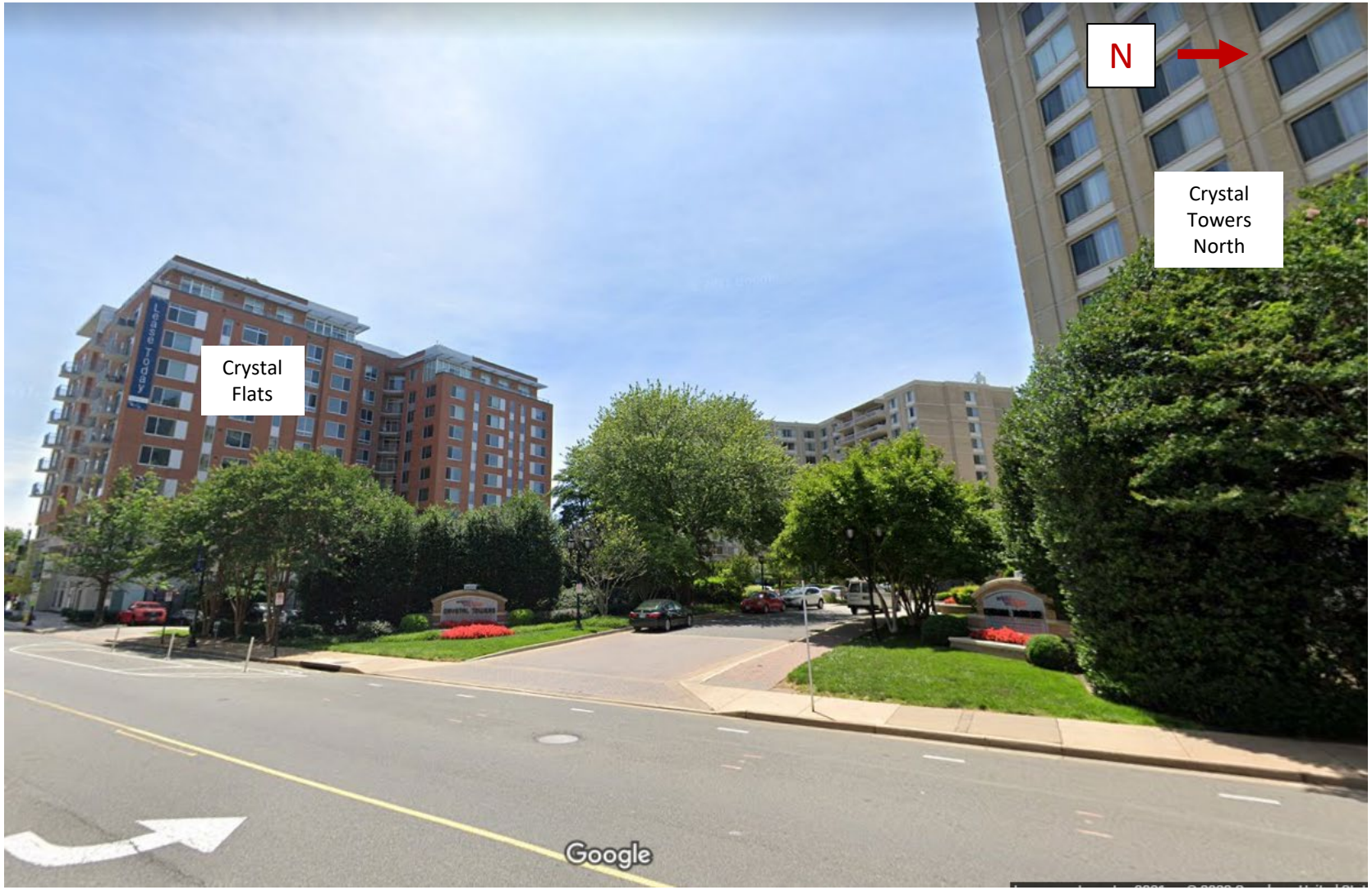
Existing Site Aerial



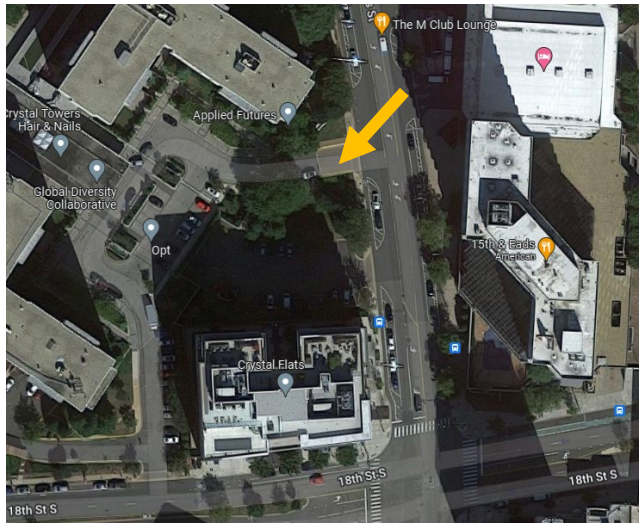
Proposed Site Rendering

Existing Eads St. Driveway

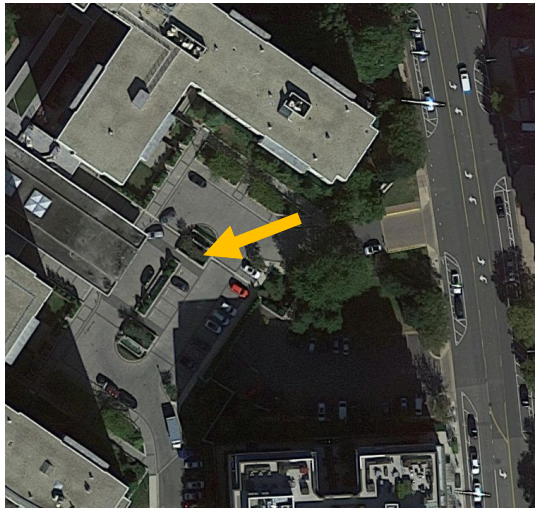




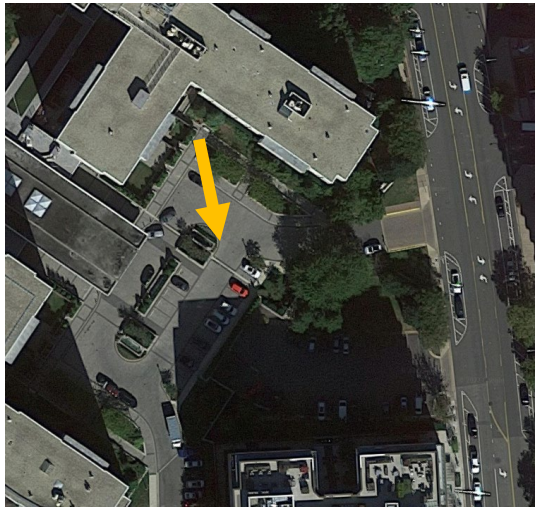
Proposed Eads St. Driveway



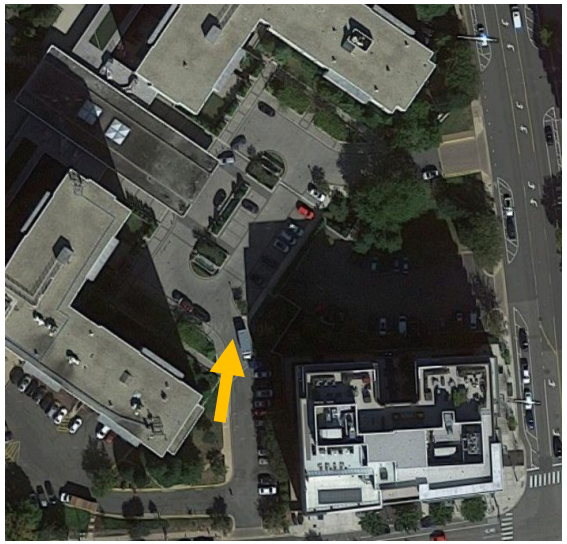
Proposed North Circulation



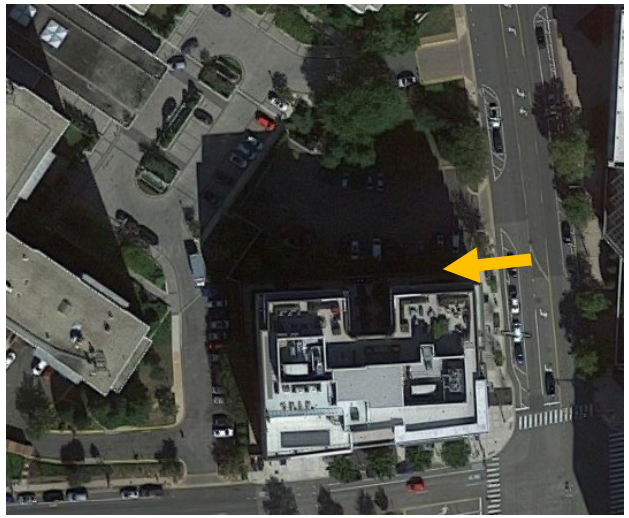
Proposed North Courtyard



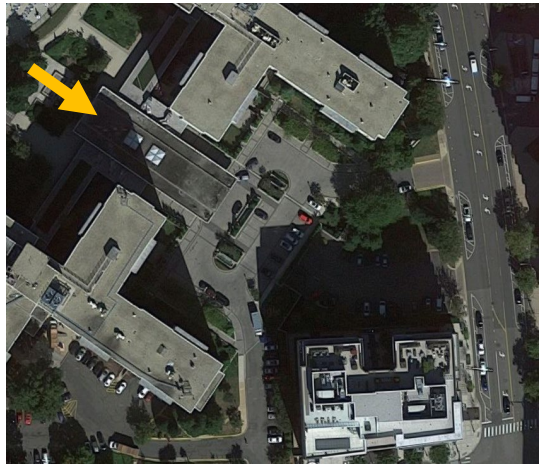
Proposed South side of new lobby



Proposed South Sidewalk



Proposed Green Roof



Existing Eads St.

Proposed Eads St. Retail

Building Fly-Through

Thank You!