

# Site Plan Review Committee (SPRC)

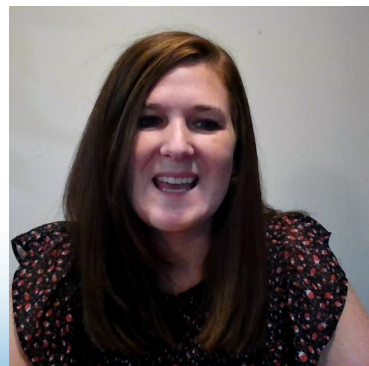
## Feb 2023

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### Crystal Towers 3

Site Plan Amendment (SPLA22-00018)

1600 Eads St. (RPC #35-011-011, -010)

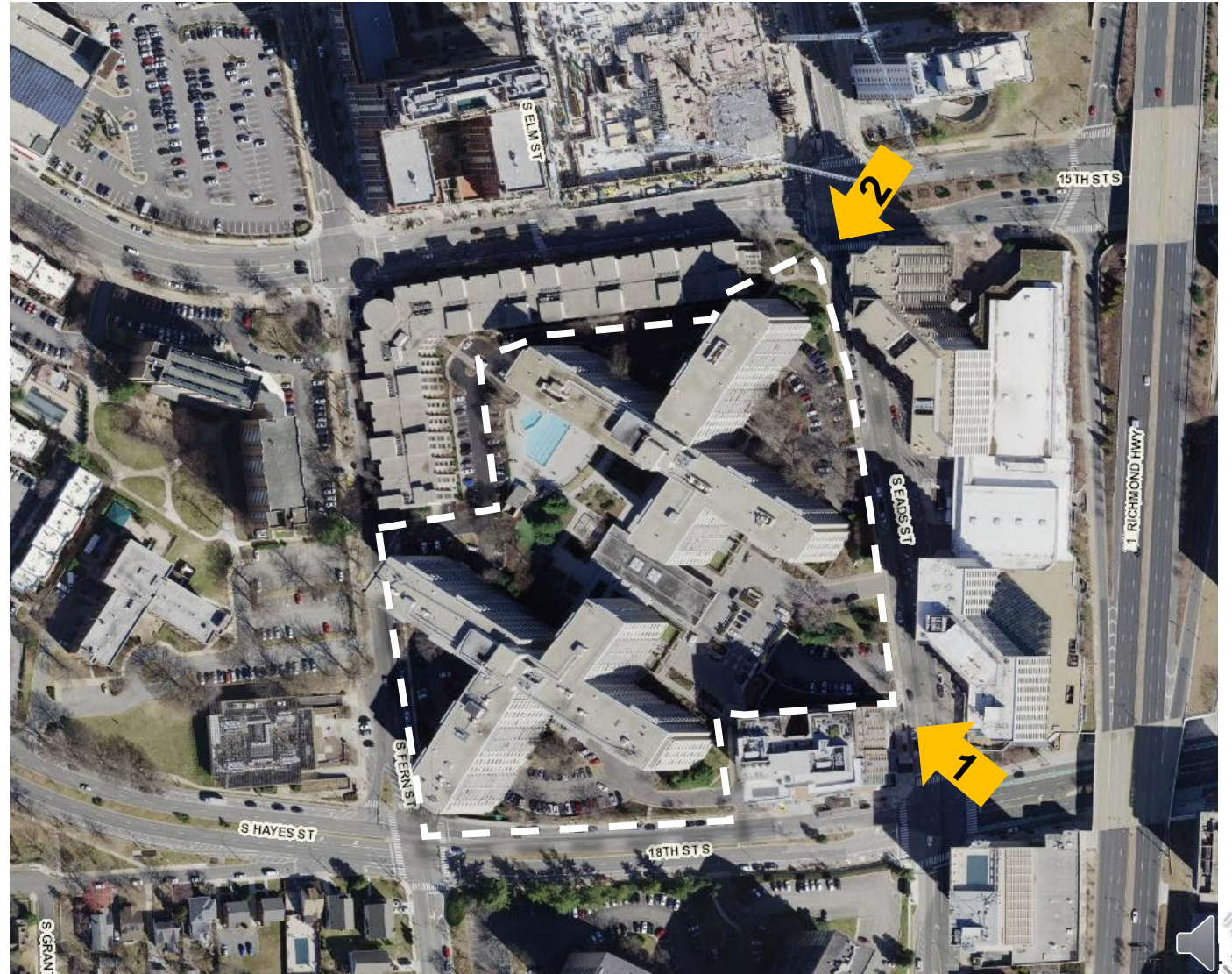


# Agenda Topics

- Introduction
- Land Use
- Building Height
- Building Form & Architecture
- Site Design



# Site Location/Existing Conditions



# Crystal City Sector Plan



**Existing Conditions** - *Figure 3.3.17*



**Proposed Plan** - *Figure 3.3.18*

# Development Proposal

## Statistics

- Residential building
  - 10 stories (132' – *to top of penthouse*)
  - 209 residential units
  - 8,586 sqft ground floor retail
  - Underground parking (connected to existing parking structure)
- Retail building
  - 1 story (16-22' height)
  - 19,315 sqft retail gross floor area









# Development Proposal



# Land Use







# General Land Use Plan (GLUP)

- “High – Medium” Residential
- Crystal City Coordinated Redevelopment District

Land Use Designation*	Range of Density/Typical Use	Zoning**
<b>Residential</b>		
 Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
 Low	11-15 units per acre	R2-7, R15-30T
 Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
 Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
 High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
 High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn

### Legend

#### Symbols

-  Metro Station (Existing)
-  General Location for Public Space
-  Memorial
-  Public Ownership
-  Planning Districts
-  Roads, Medians





# Zoning

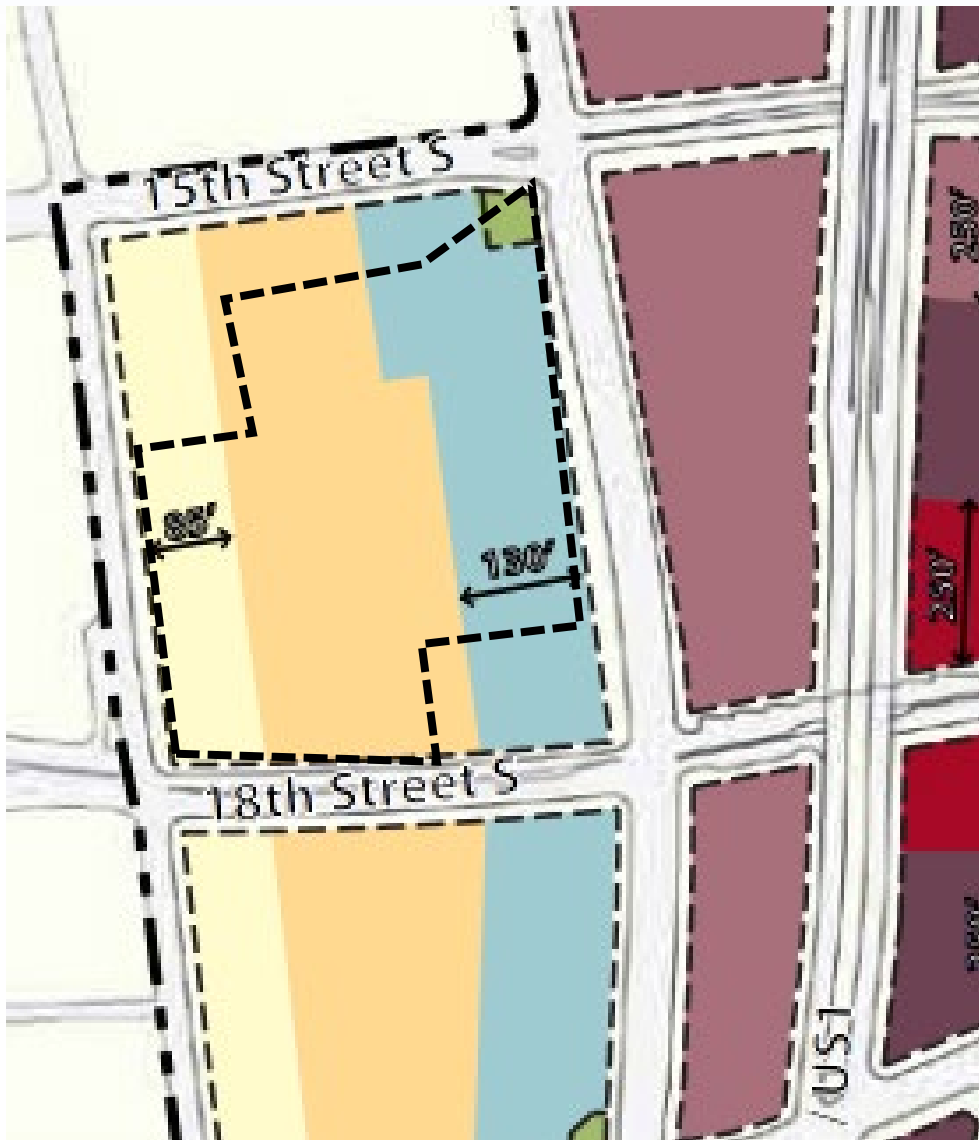
## Zoning:

- **RA4.8 Multiple Family Dwelling District**
- **Max Height – 136'**  
*(including penthouse)*
- **No proposed rezoning**



# Building Height

# Building Height



## BUILDING HEIGHTS MAP

Figure 3.8.5

### LEGEND

Yellow	35'
Orange	60'
Light Blue	75'
Dark Blue	110'
Purple	150'
Red	200'
Dark Red	250'
Dark Red	300'
Green	OPEN SPACE WITHIN BUILD-TO LINES

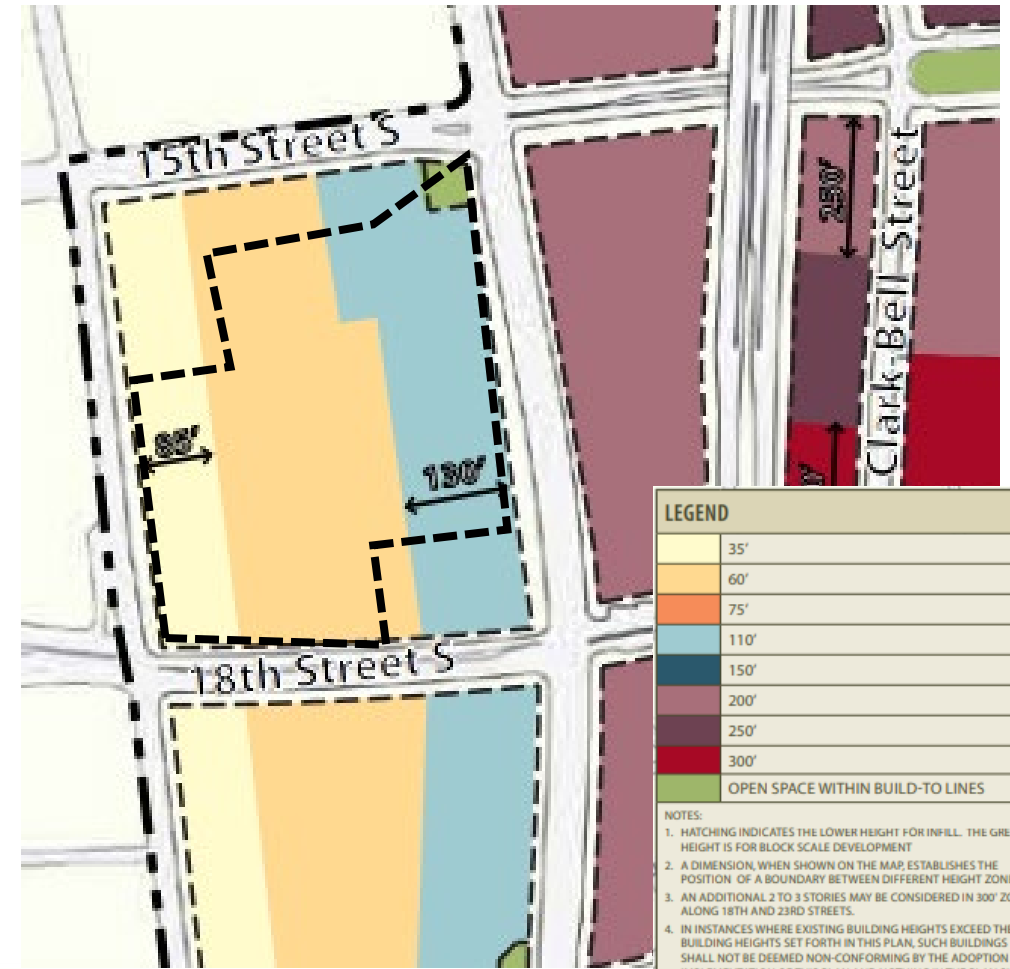
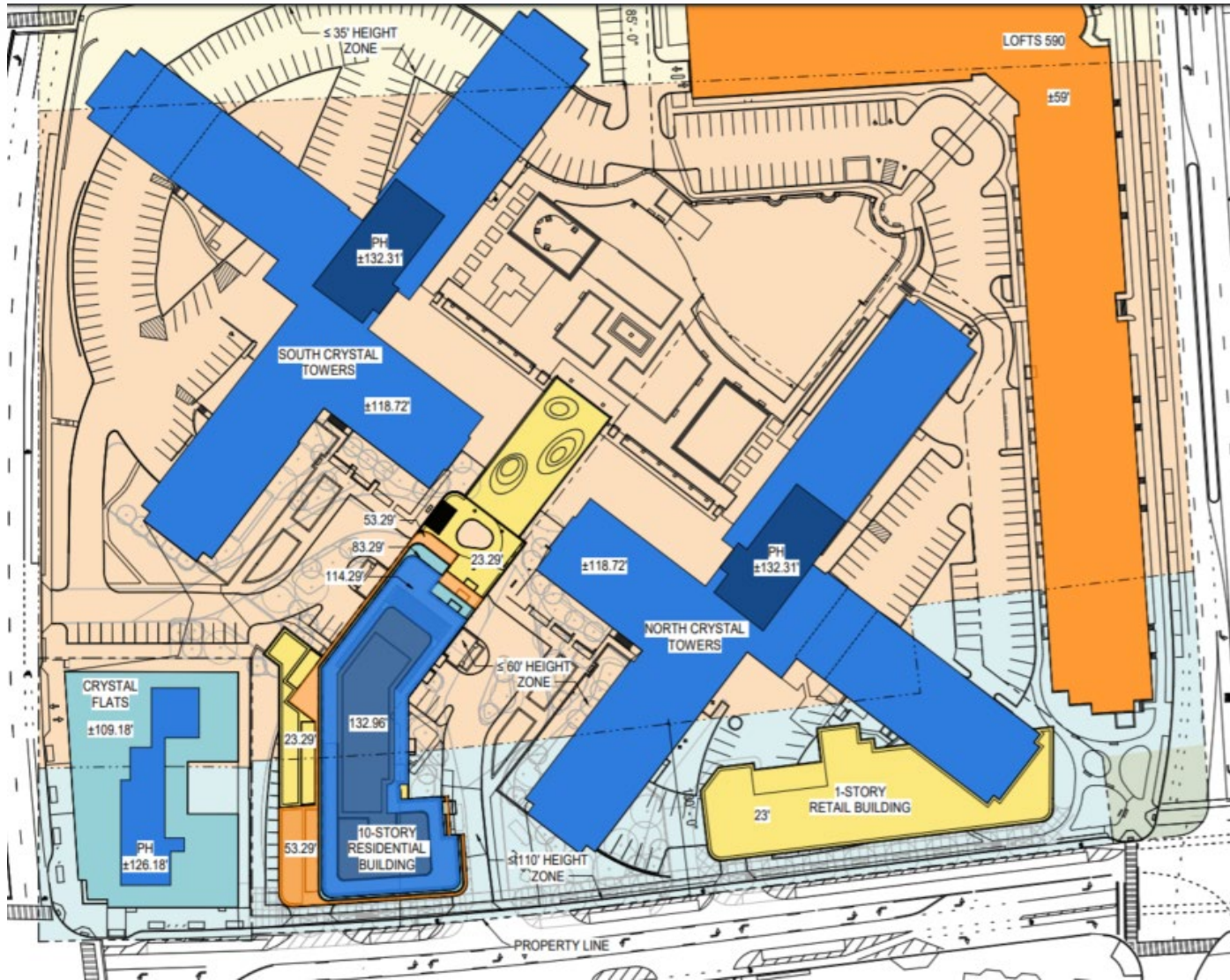
### NOTES:

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 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.

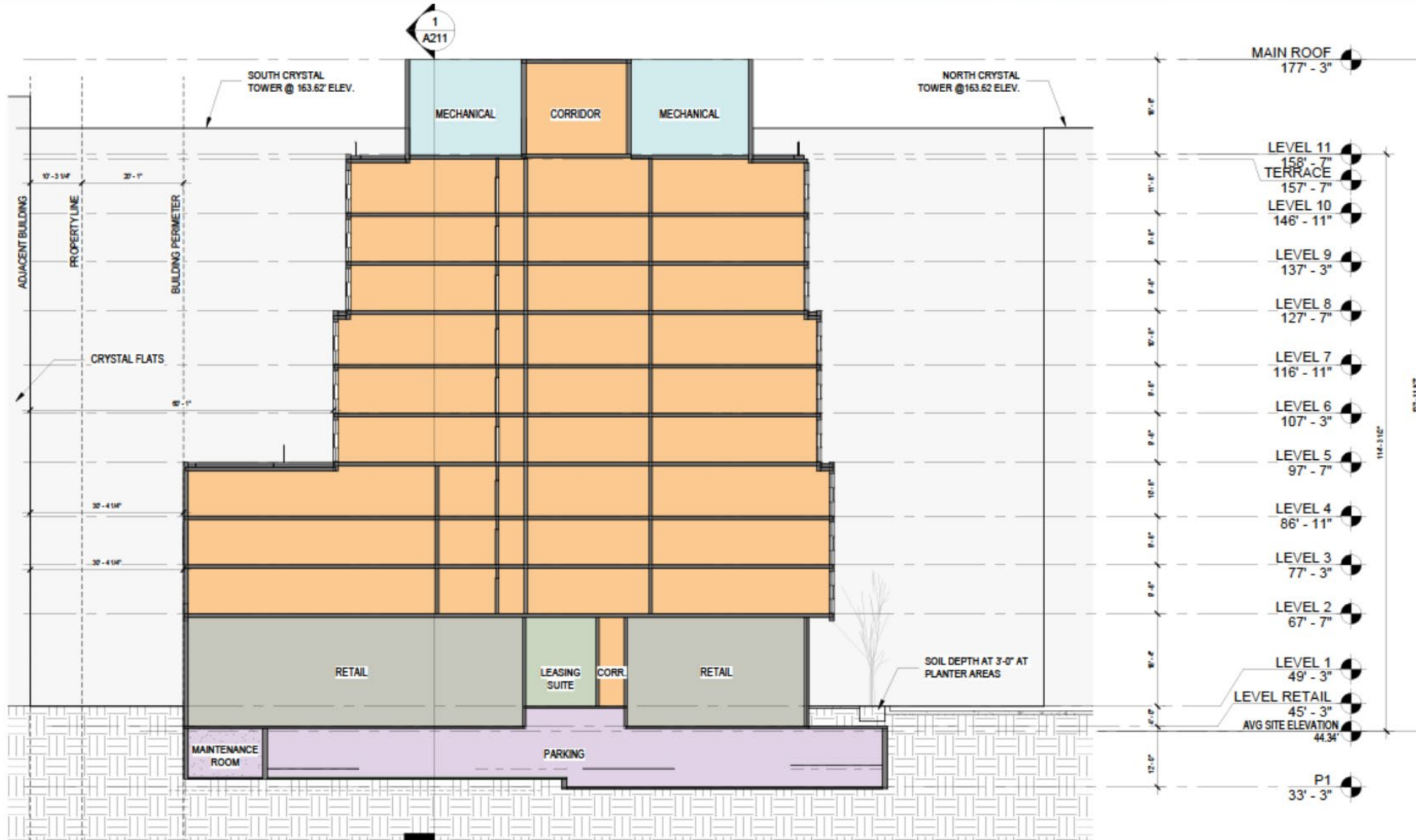
## Building Height

- **Applicant Proposal:**
  - 132' max height
  - Including penthouse
- **RA4.8 Zoning:**
  - 136' max height
  - Including penthouse
- **CC Sector Plan:**
  - 110' height
  - + 18' mechanical equipment
  - Taper to 60'

# Building Height



# Building Height

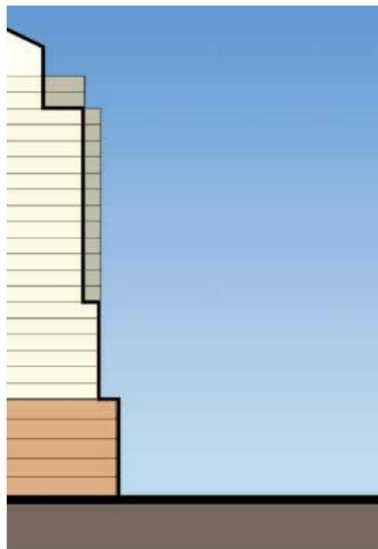


# Building Form

# Architecture

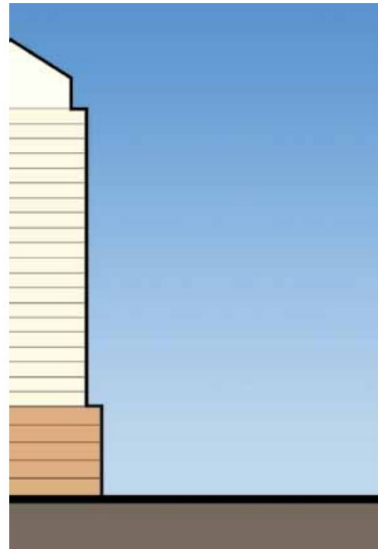
## Sector Plan Design Guidelines

- Buildings are comprised of a podium, tower, and top
- Multiple step-back or single step-back approach
- Engage Build-to-Lines



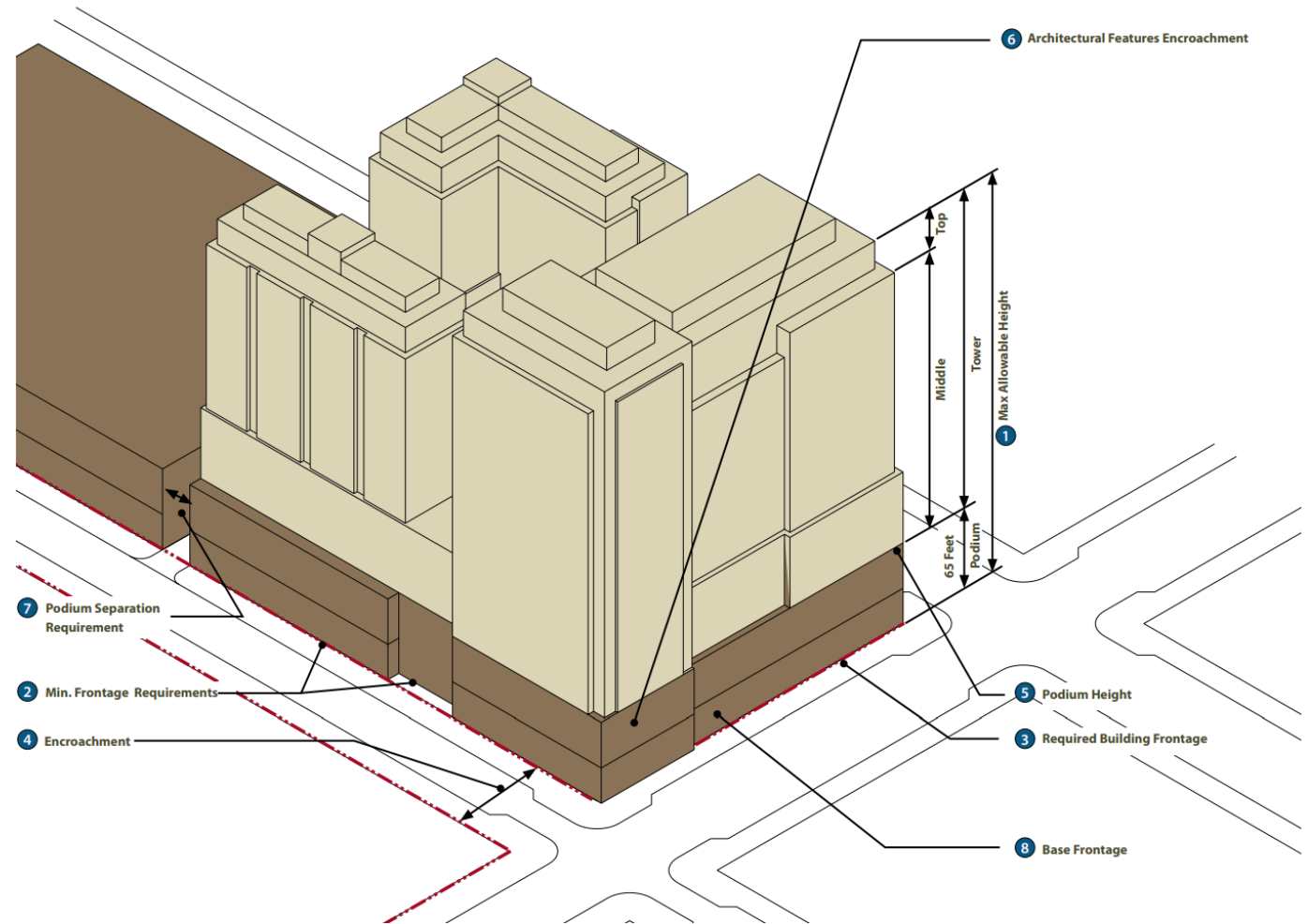
Major Street Profile

Multiple Step-back



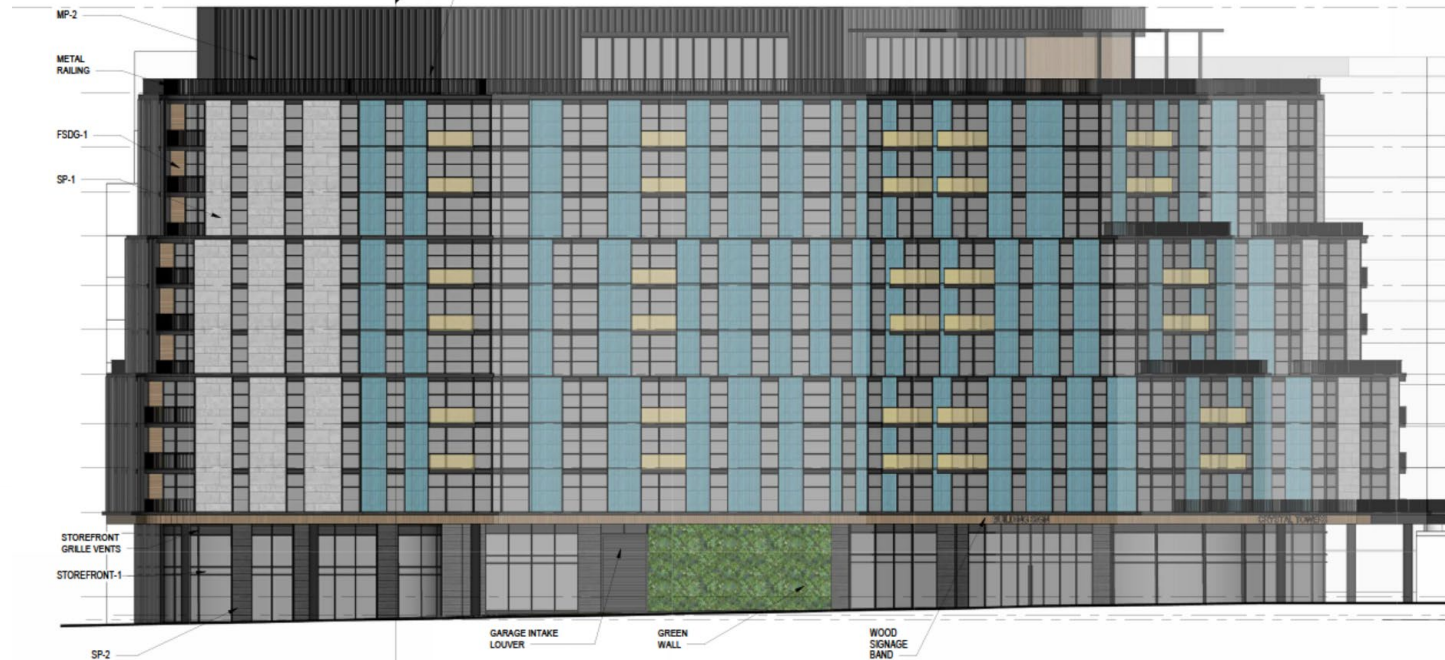
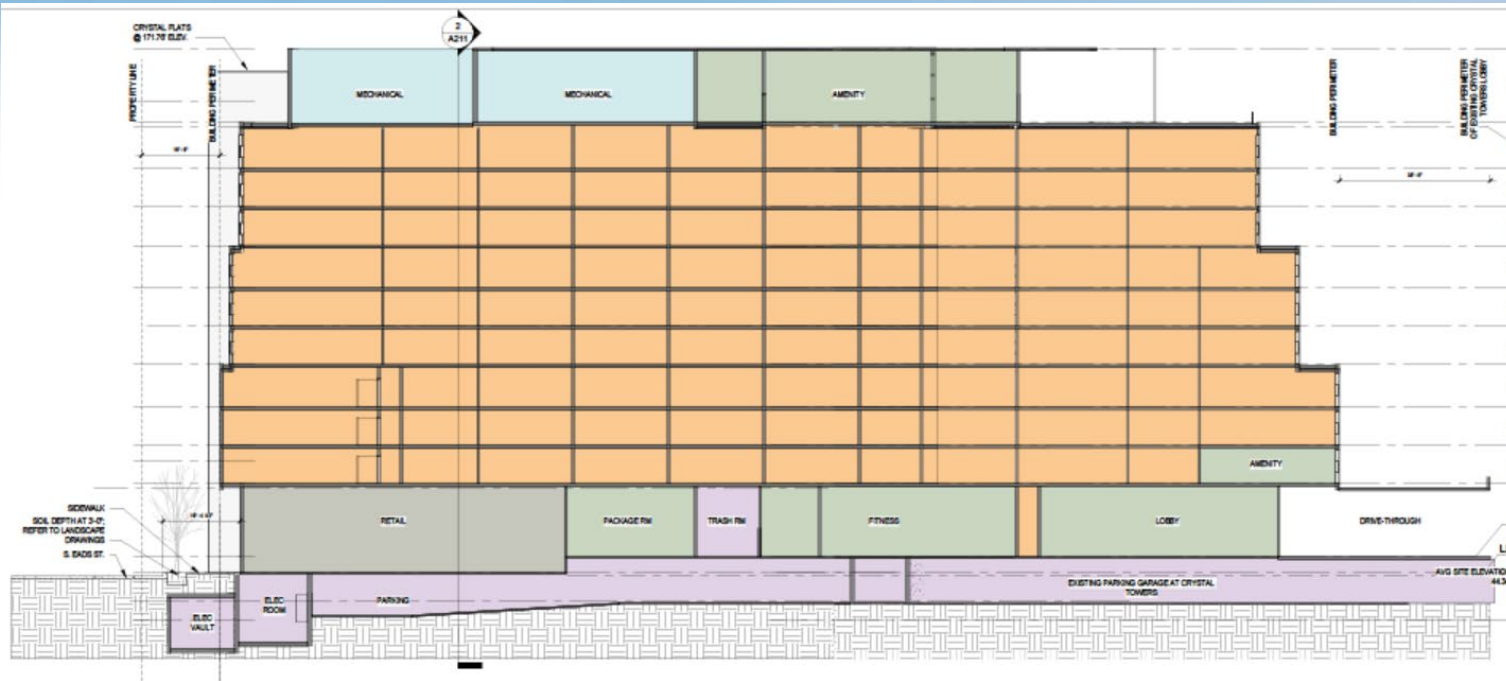
Major Street Profile

Single Step-back



## 3.11 DESIGN GUIDELINES

Eads Street





# Site Design

# Site Design



# Site Design

## Podium Separation

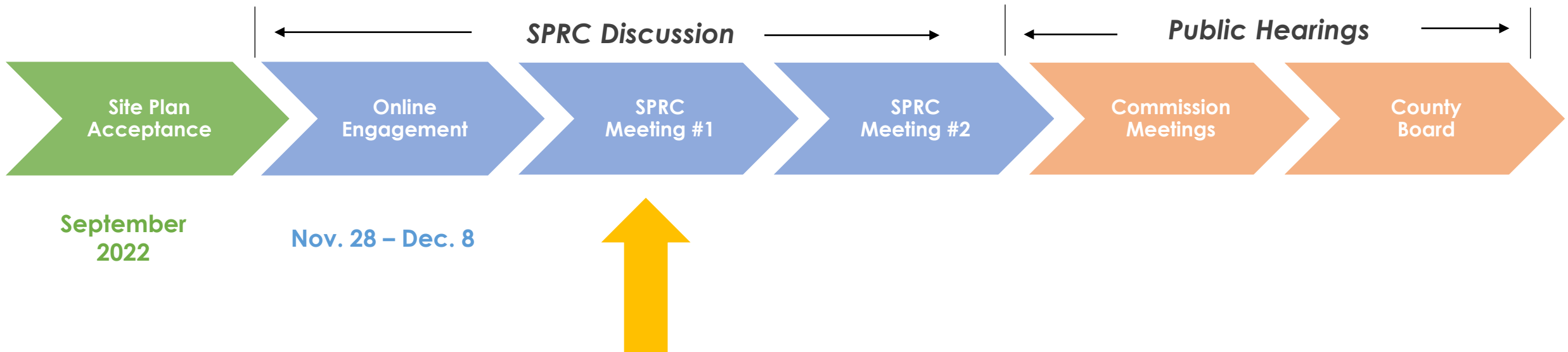
- Sector Plan – 40'
- Proposed – 30'





# Next Steps

# Process – Next Steps



# For More Information

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