

1700 S Eads St. Development

Project Overview – CCCA May Meeting

May 18th, 2022

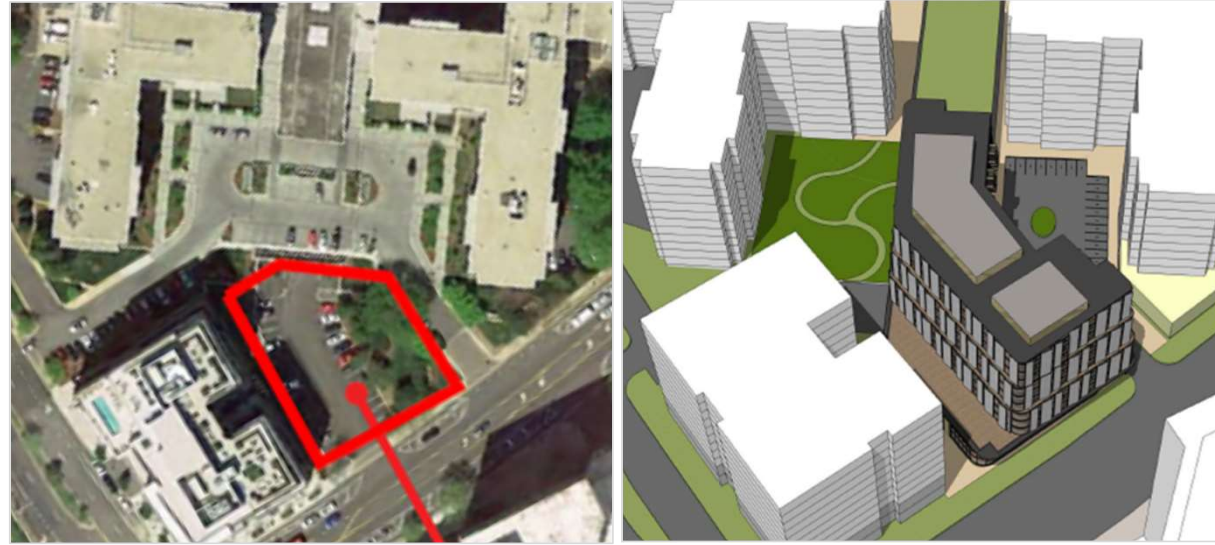
Existing Property Overview

- › 1,110 Total Existing Units
 - 912 units at Crystal Towers
 - 198 Units at Flats
- › 1,241,790 SF at Crystal Towers ("Towers")
- › 208,889 SF at Crystal Flats ("Flats")
- › 451,297 SF (10.3 Acres) Land Area
- › 1,132 Existing Parking Spaces
 - 161 Spaces Currently Under-utilized at Towers
 - 106 Spaces Currently Under-utilized at Flats



BKV Design Concept

- › Proposed infill development of two existing surface parking lots off Eads St.
- › 11 Story, Mixed-Use Building
 - › 133' in height
- › 209 Multifamily Units
 - › 0.3 spaces per unit
 - › 127 bike parking spaces (0.6 spaces / unit)
- › 800 Average SF Unit Size
- › 27K SF of Ground Floor Retail
- › LEED Gold



Existing Site Aerial



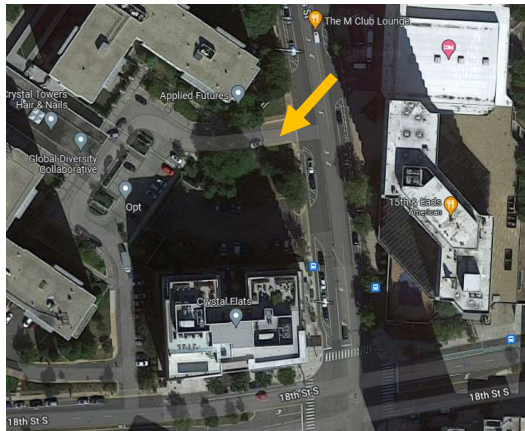
Proposed Site Rendering



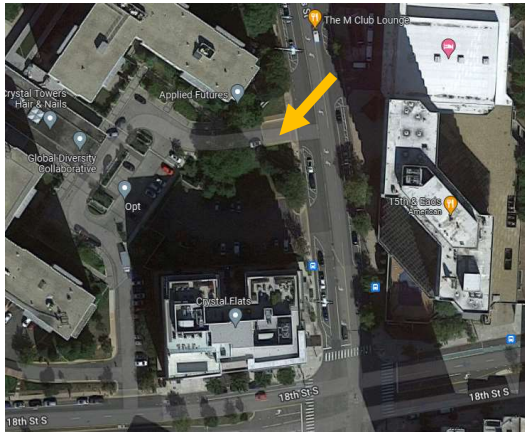
Existing vs. Proposed Site Aerial



Existing Eads St. Driveway



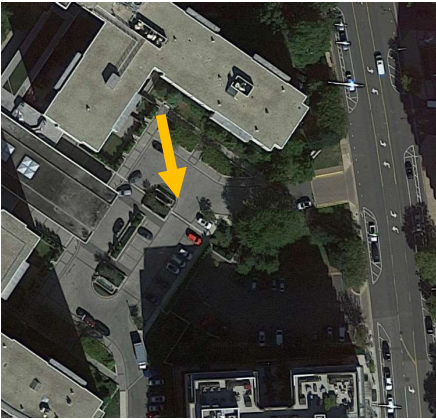
Proposed Eads St. Driveway



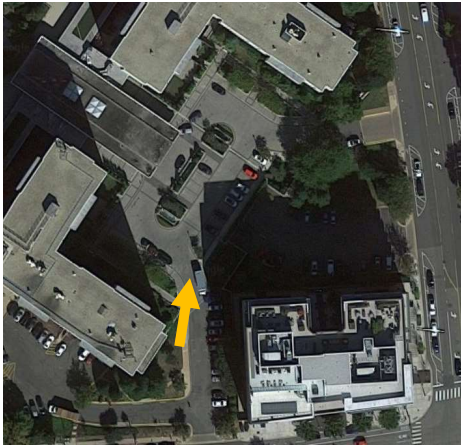
Existing vs. Proposed Eads St. Driveway



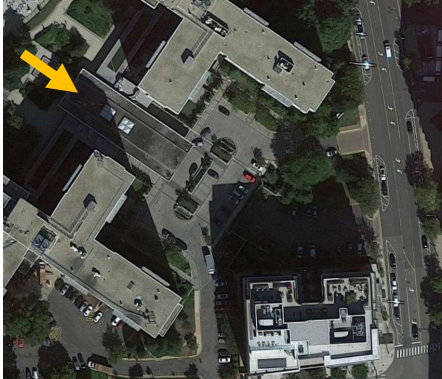
Proposed Drop-off



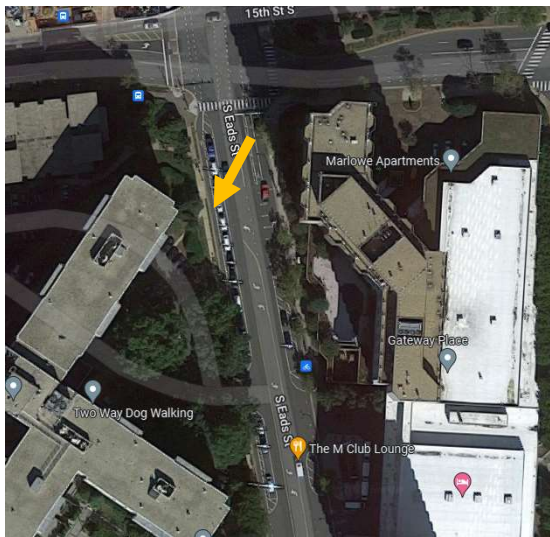
Proposed Residential Courtyard



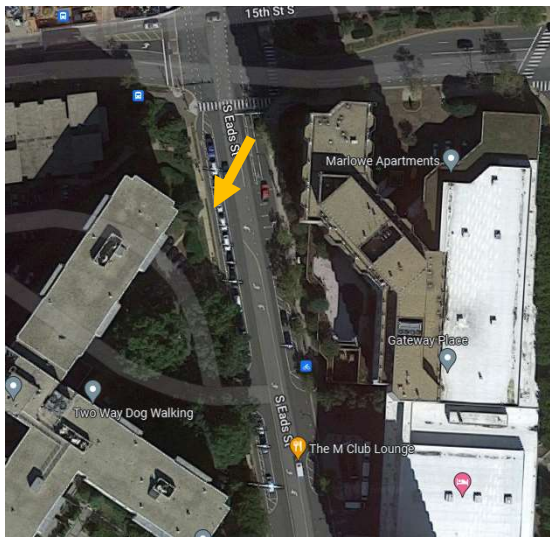
Proposed Green Roof



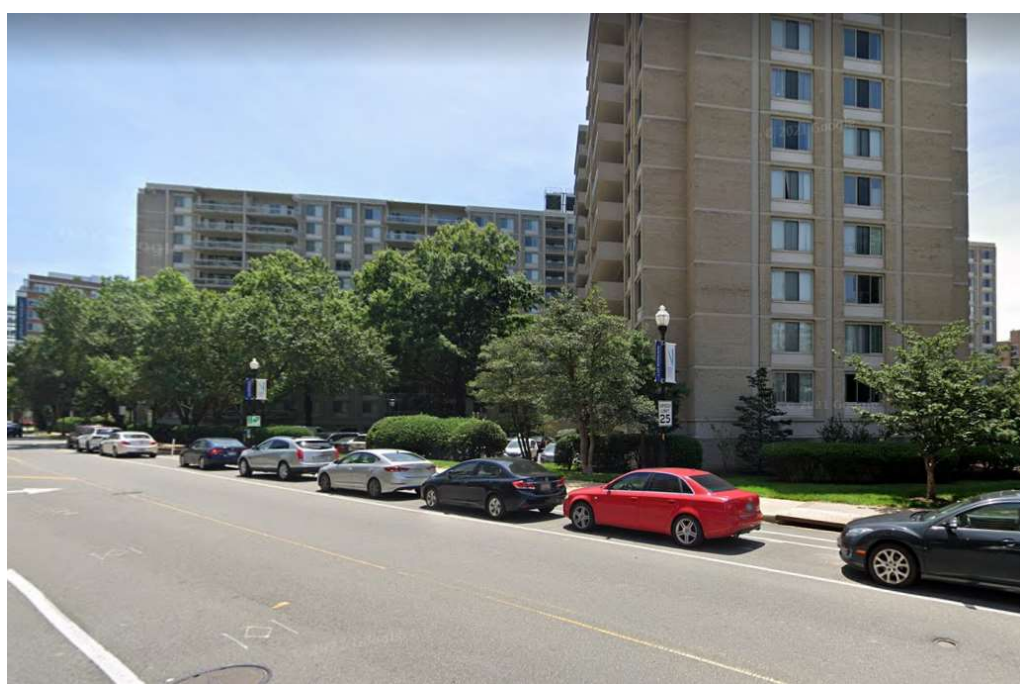
Existing Eads St.



Proposed Eads St. Retail



Existing vs. Proposed Eads St.



Thank You!

