

# Crystal Towers 3

## Project Overview - CCCA

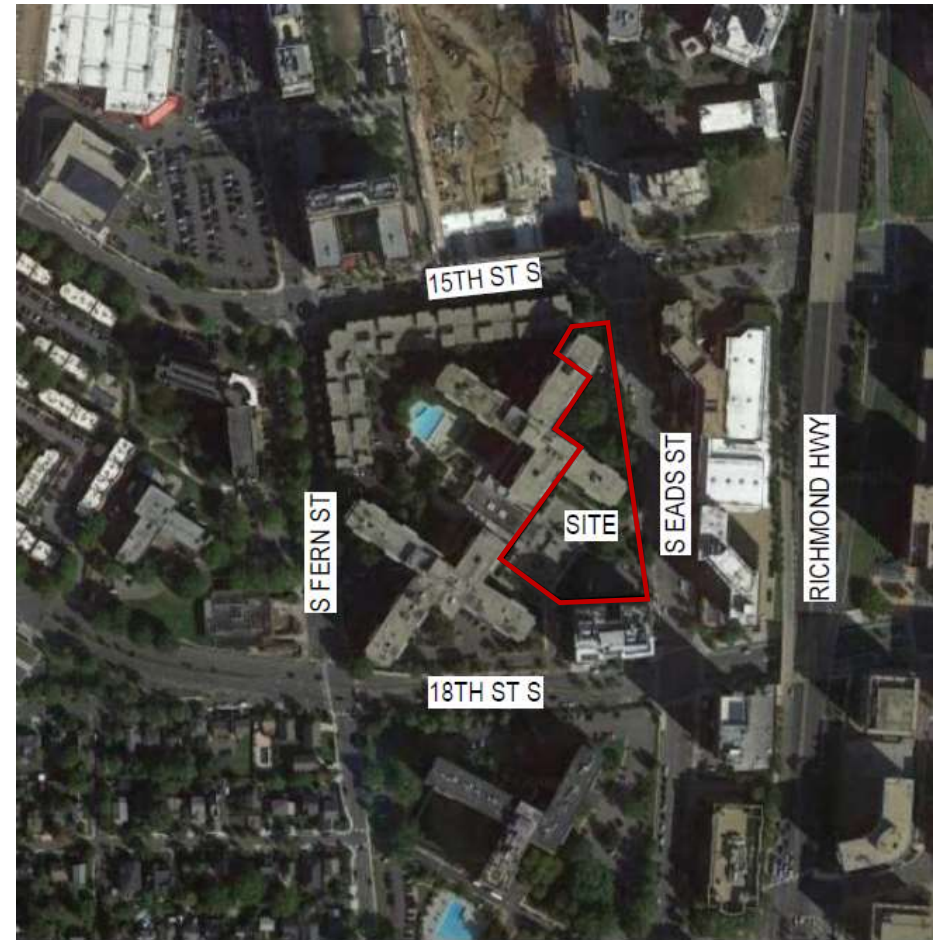
November 16<sup>th</sup>, 2022



## Agenda

- › Site Location & Property Overview
- › Development Overview
- › Project Renderings
- › Landscape & Streetscape Improvements
- › Proposed Circulation Changes
- › Community Engagement
- › Questions

## 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
- › 1,132 Existing Parking Spaces
  - 205 Spaces Currently Under-utilized at Towers
  - 106 Spaces Currently Under-utilized at Flats







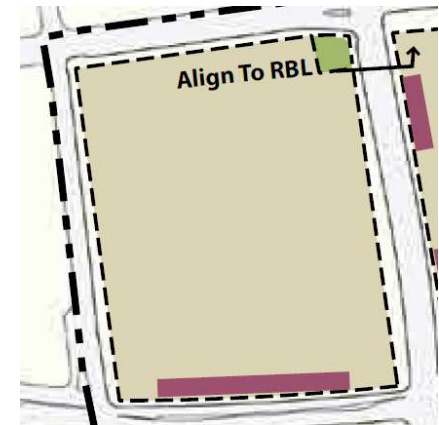
# Sector Plan Guidance



Existing Plan



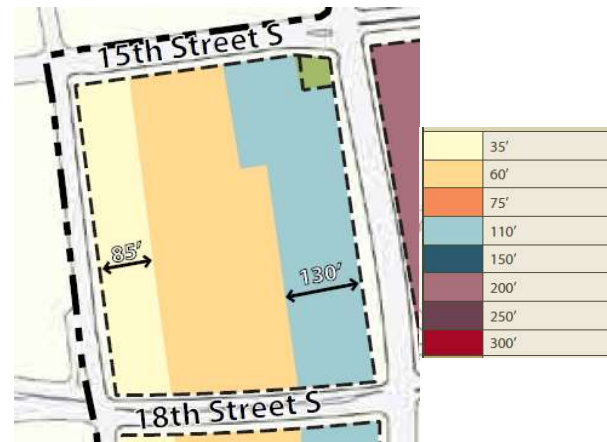
Open Space



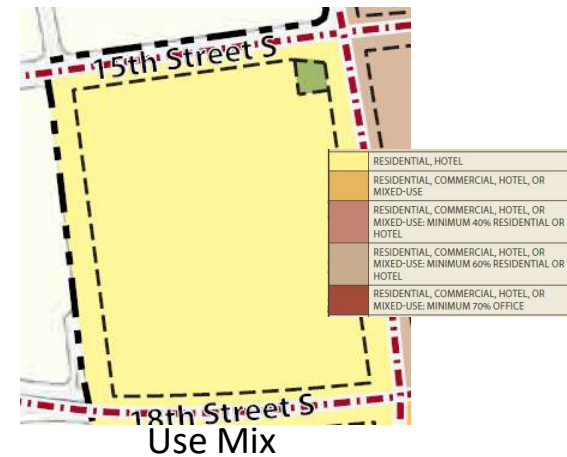
Parking & Loading



Proposed Plan



Building Heights

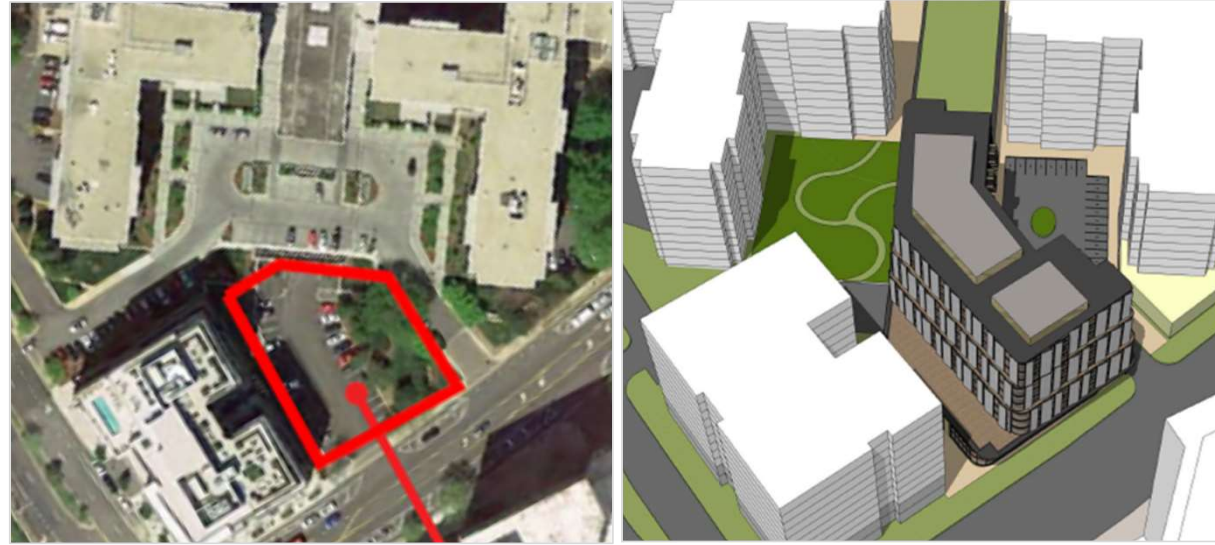


Use Mix



# 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
  - › Intending to participate in the new Arlington County Green Building Incentive Program



## Existing Site Aerial





# Proposed Site Rendering

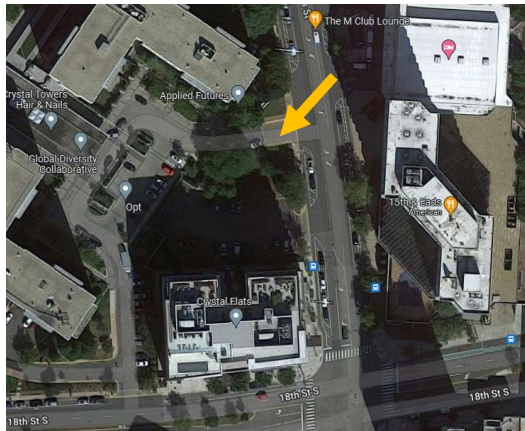




## Existing vs. Proposed Site Aerial

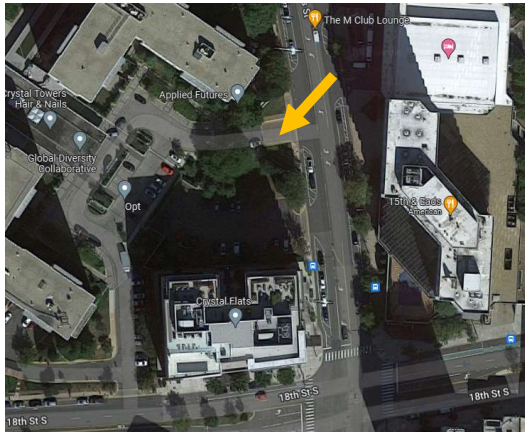


## Existing Eads St. Driveway





# Proposed Eads St. Driveway

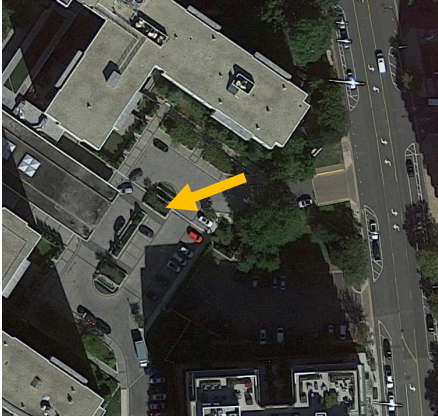


## Existing vs. Proposed Eads St. Driveway



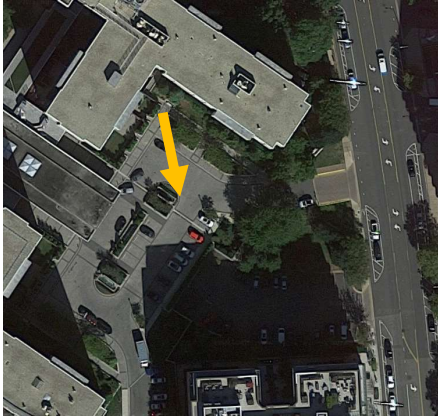


# Proposed Drop-off

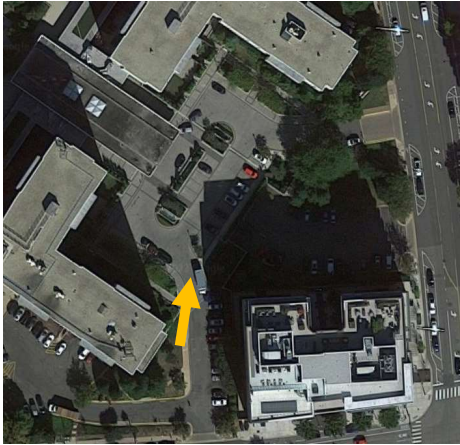




# Proposed Drop-off



## Proposed South side of new lobby



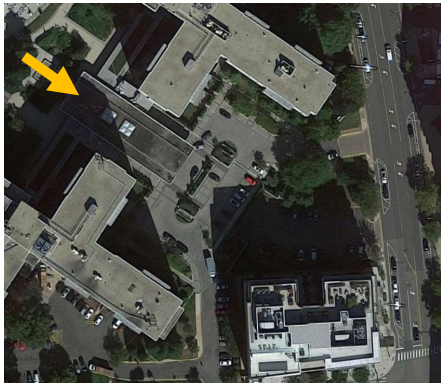


# Proposed Pedestrian Alley

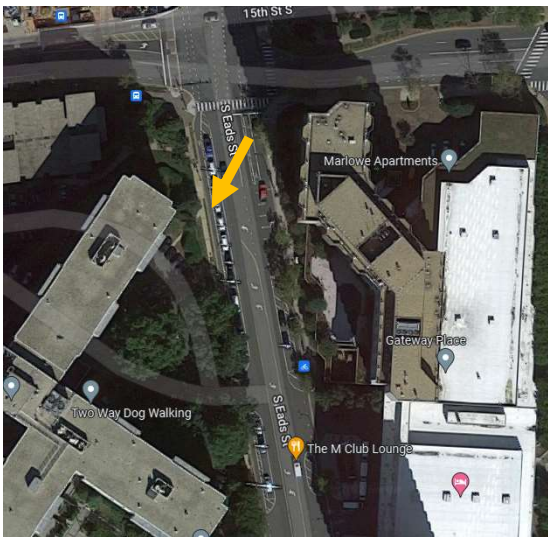




# Proposed Green Roof

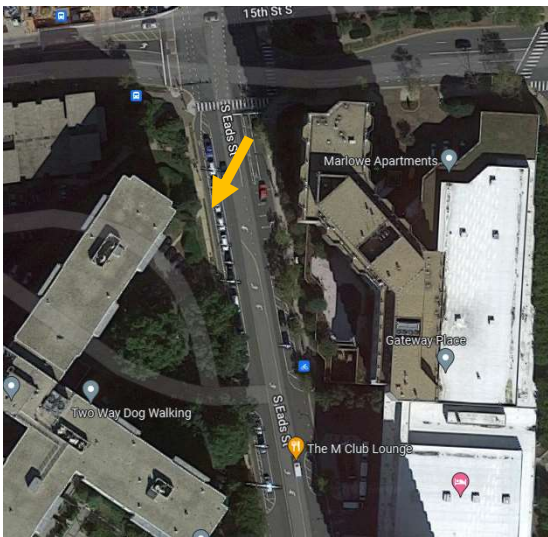


## Existing Eads St.





# Proposed Eads St. Retail





## Existing vs. Proposed Eads St.



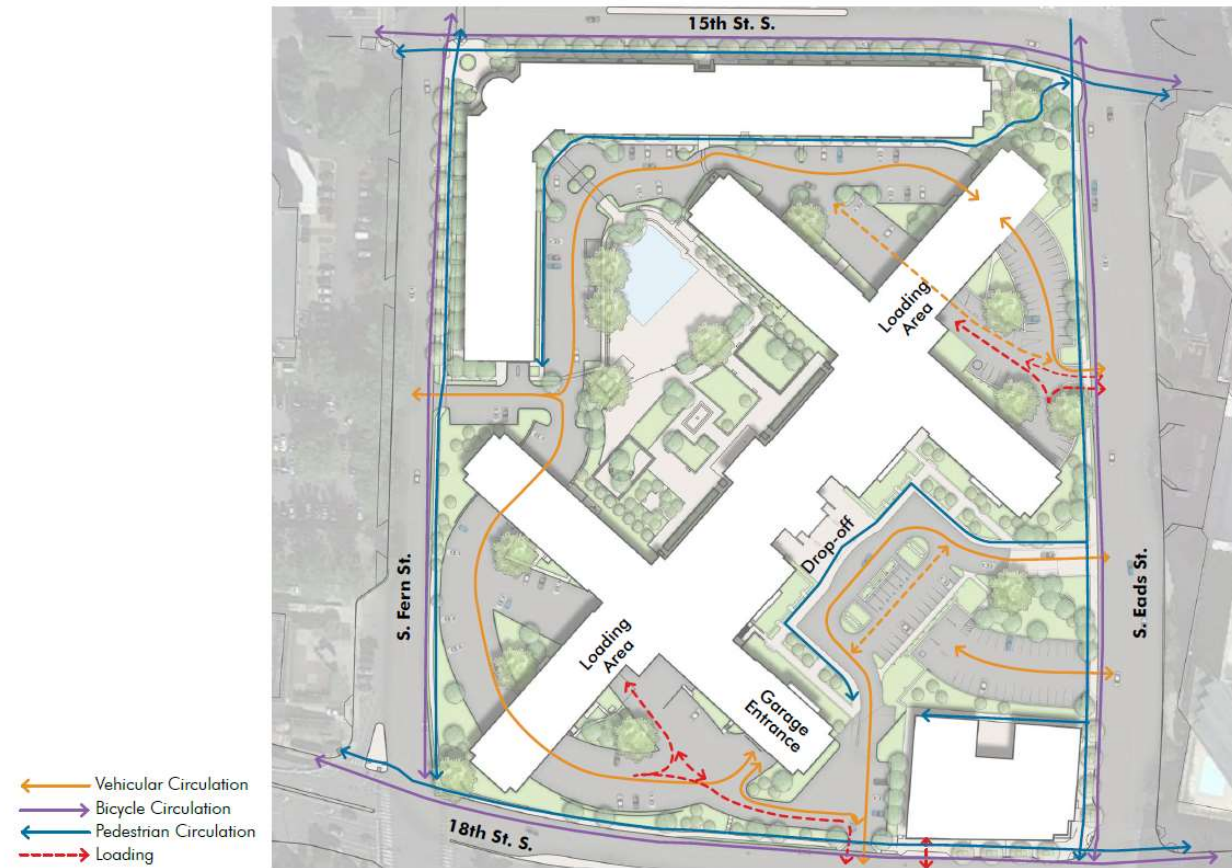
## Site Landscape & Streetscape Improvements

- › Expanded and potentially improved open space
- › New streetscape along S. Eads St. including new planting areas and expanded sidewalks
- › Expansive green roof areas overtop proposed buildings
- › Improved 11.5K sf landscape area
- › Flexible program area (i.e. food trucks)
- › Green wall
- › Artificial turf lawn





# Existing Parking/Loading Circulation



**EXISTING CIRCULATION**  
CRYSTAL TOWERS 3 | Arlington, VA

SCALE 1" = 100'-0"

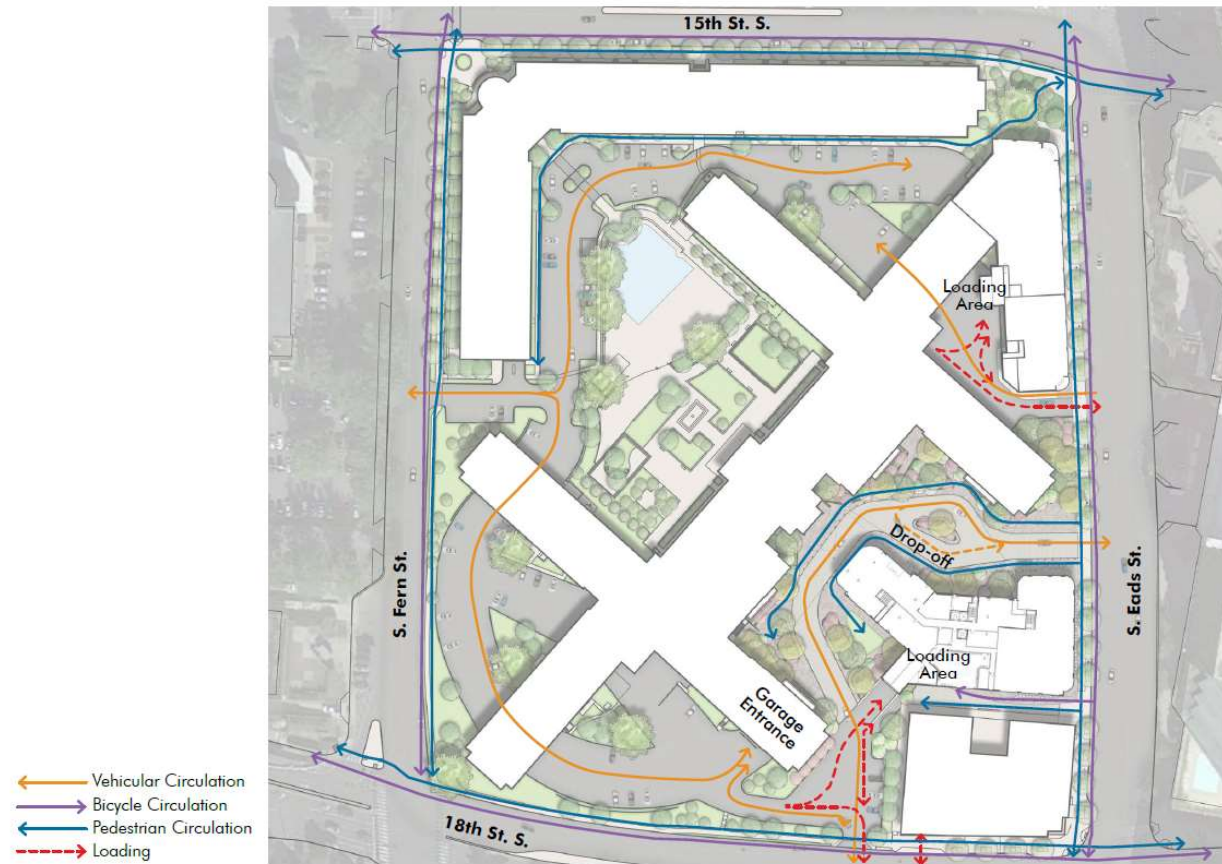


**STUDIO39**

# 22010 | OCTOBER 2022

DWECK PROPERTIES 23

# Proposed Parking/Loading Circulation



**PROPOSED CIRCULATION**  
CRYSTAL TOWERS 3 | Arlington, VA

SCALE 1" = 100'-0"

**STUDIO39**  
# 22010 | OCTOBER 2022

DWECK PROPERTIES 24



## **Previous/Scheduled Community Engagement**

- › October 5th – Virtual meeting with 3CA leadership
- › October 12th – Virtual Presentation to AHCA
- › October 18th – In person meeting with Towers/Flats residents
- › October 20th – Virtual meeting with Towers/Flats residents
- › November 16th – Virtual presentation to CCCA
- › November 28<sup>th</sup> – December 2<sup>nd</sup> – Virtual Engagement
- › December (TBD) – Site Walking Tour
- › January (TBD) – SPRC #1

# Thank You!

