



AMERICANA SITE

CCCA Preview, November 2022

Americana Site

4.1 Application Submission	April 15 th 2022
Individual Meetings, On-Site Preview, Etc.	April – October 2022
Online Engagement	October 17 th – 27 th 2022
SPRC Meeting #1	November 28 th 2022 <i>*presentation shared week prior</i>
SPRC Meeting #2	Date TBD
Update on Americana Hotel Signage	February 2023



Crystal City



Embassy Suites Hotel
1393 S Eads St



The Paramount Apartments
1425 S Eads St



The Bartlett Apartments
520 12th St



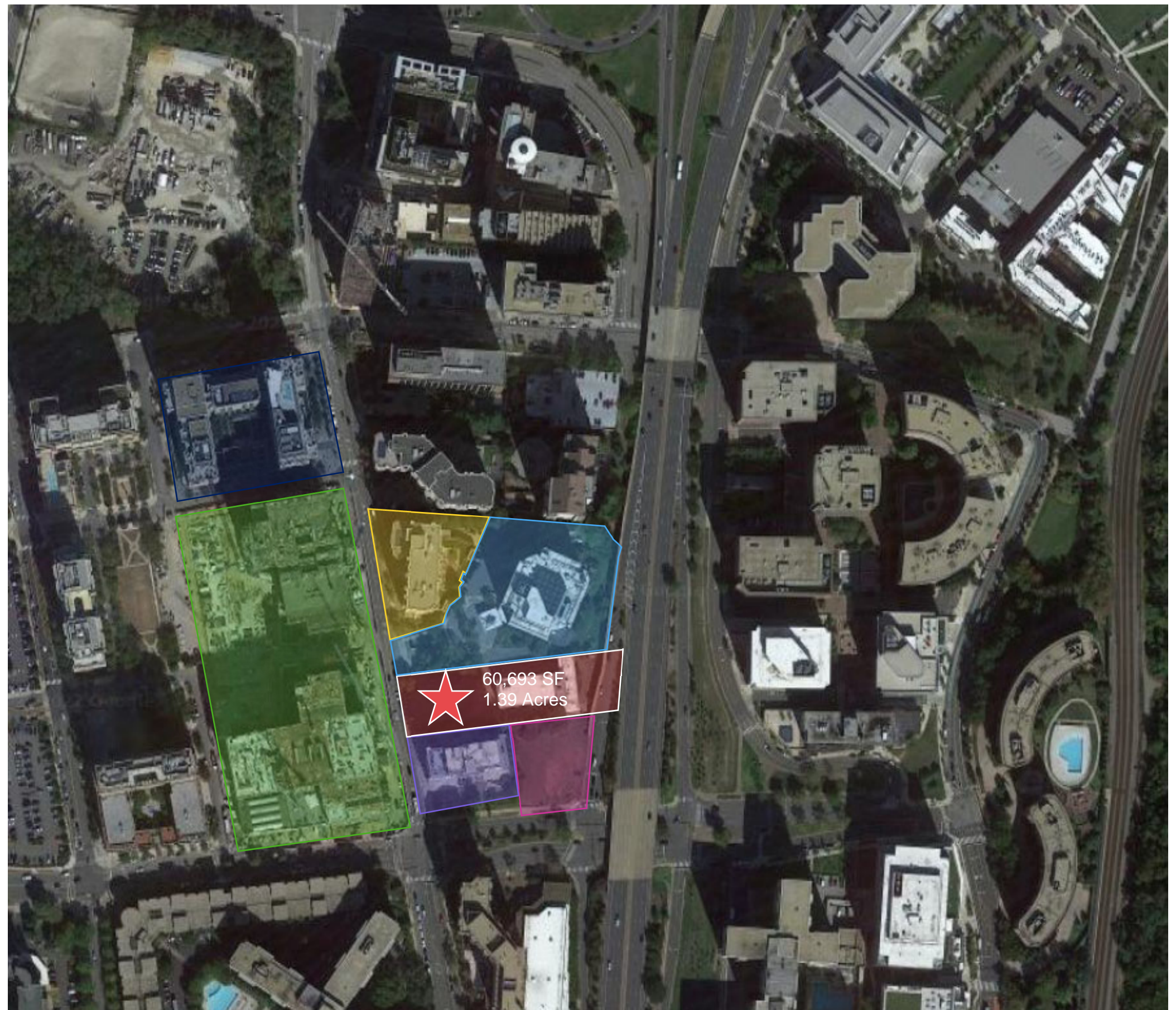
**Met Park
Amazon HQ2**



Aura Pentagon City Apartments
1331 S Eads St



VDOT Parcel







EXISTING CONDITION



FUTURE CONDITION



EXISTING CONDITION

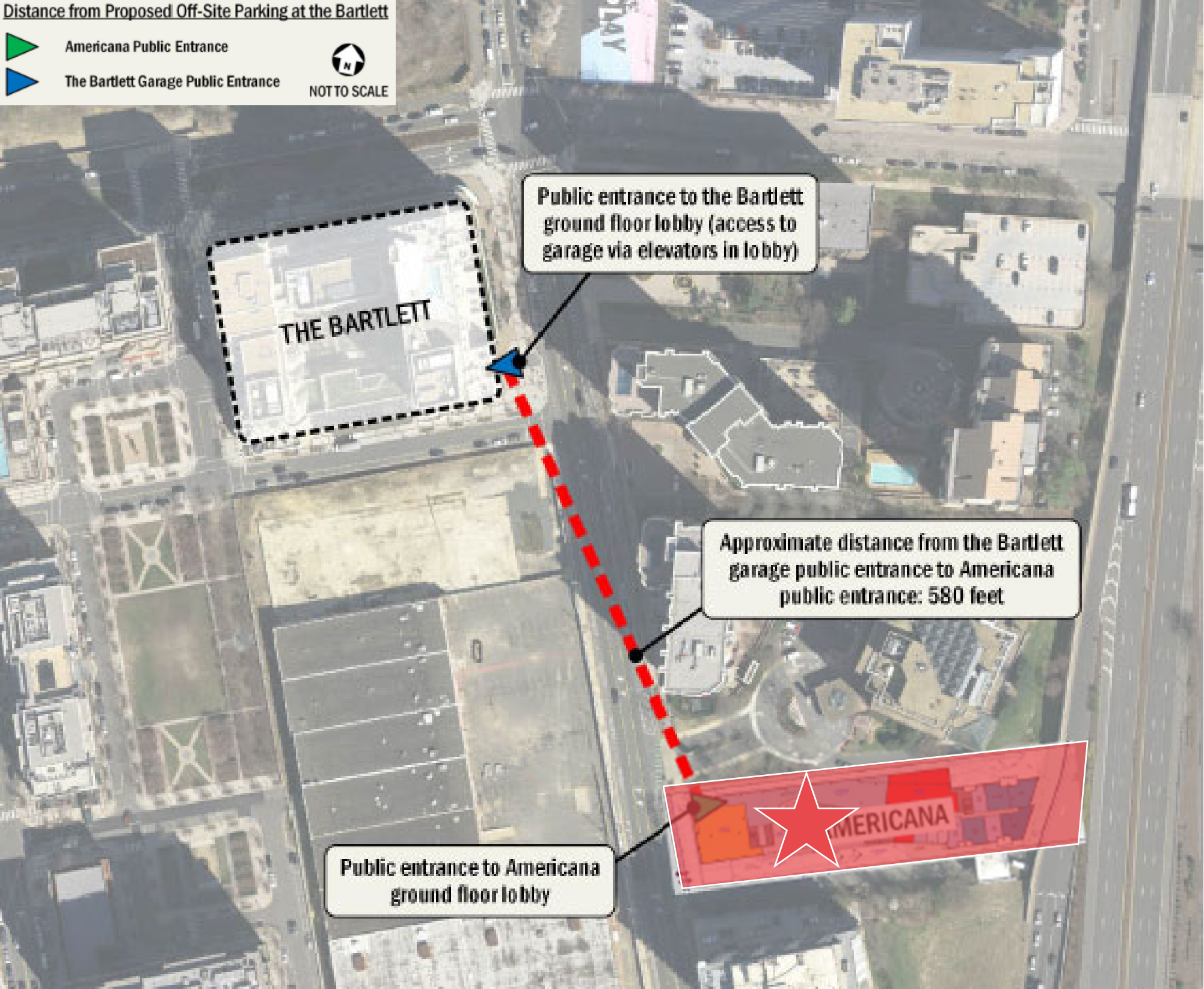


FUTURE CONDITION

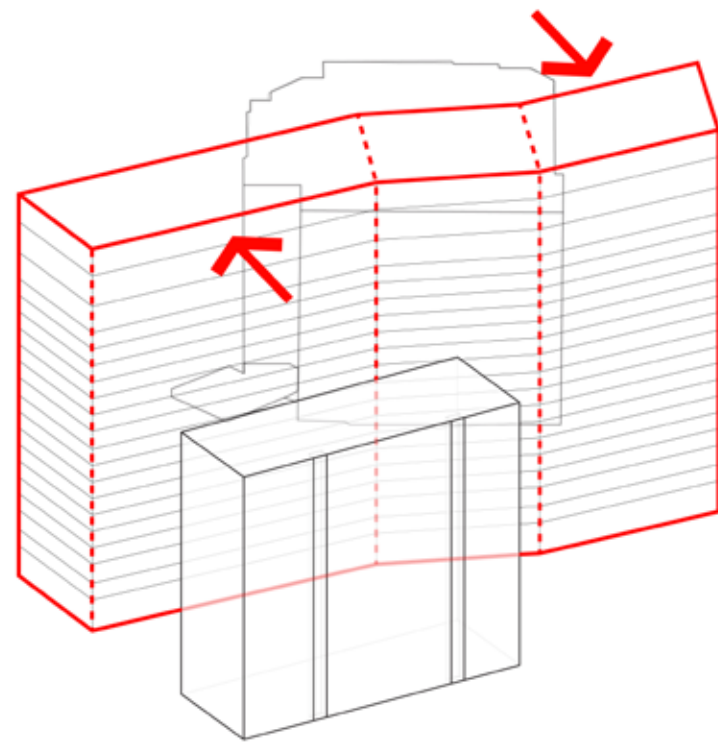
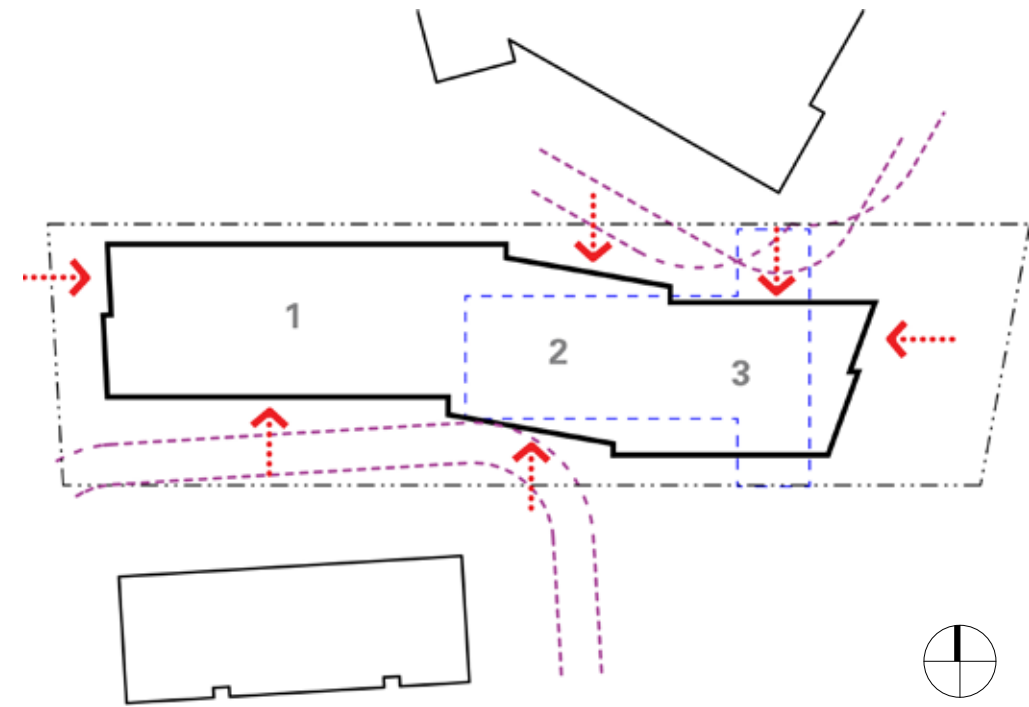
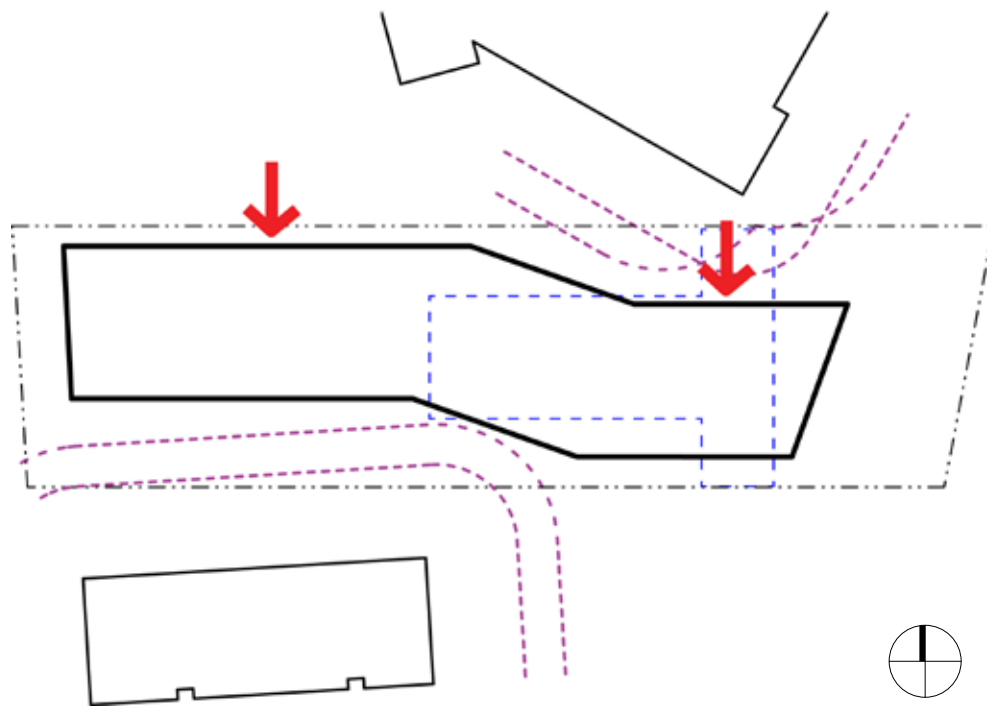


Proposed Americana Site

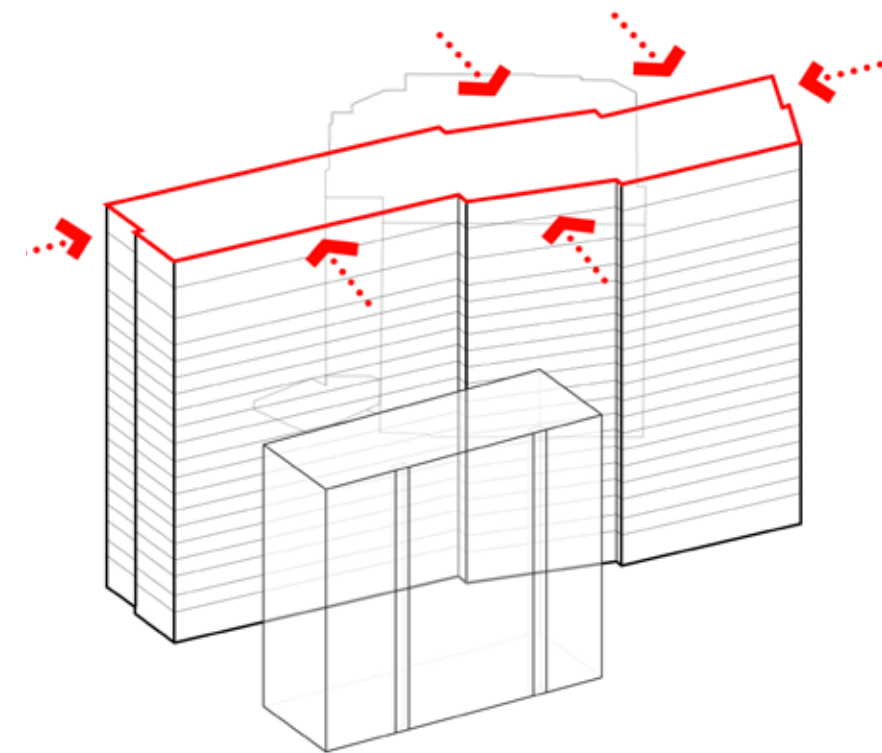
Zoning	C-O Crystal City
Height*	200'
Residential GFA	525,331
Unit Count	636
Retail GFA	3,801
Parking Spaces**	188 on-site (0.30x) / 204 off-site (0.32x)
*Excludes mechanical penthouse per Arlington County standards	
** Off-site parking would be across the street at The Bartlett	



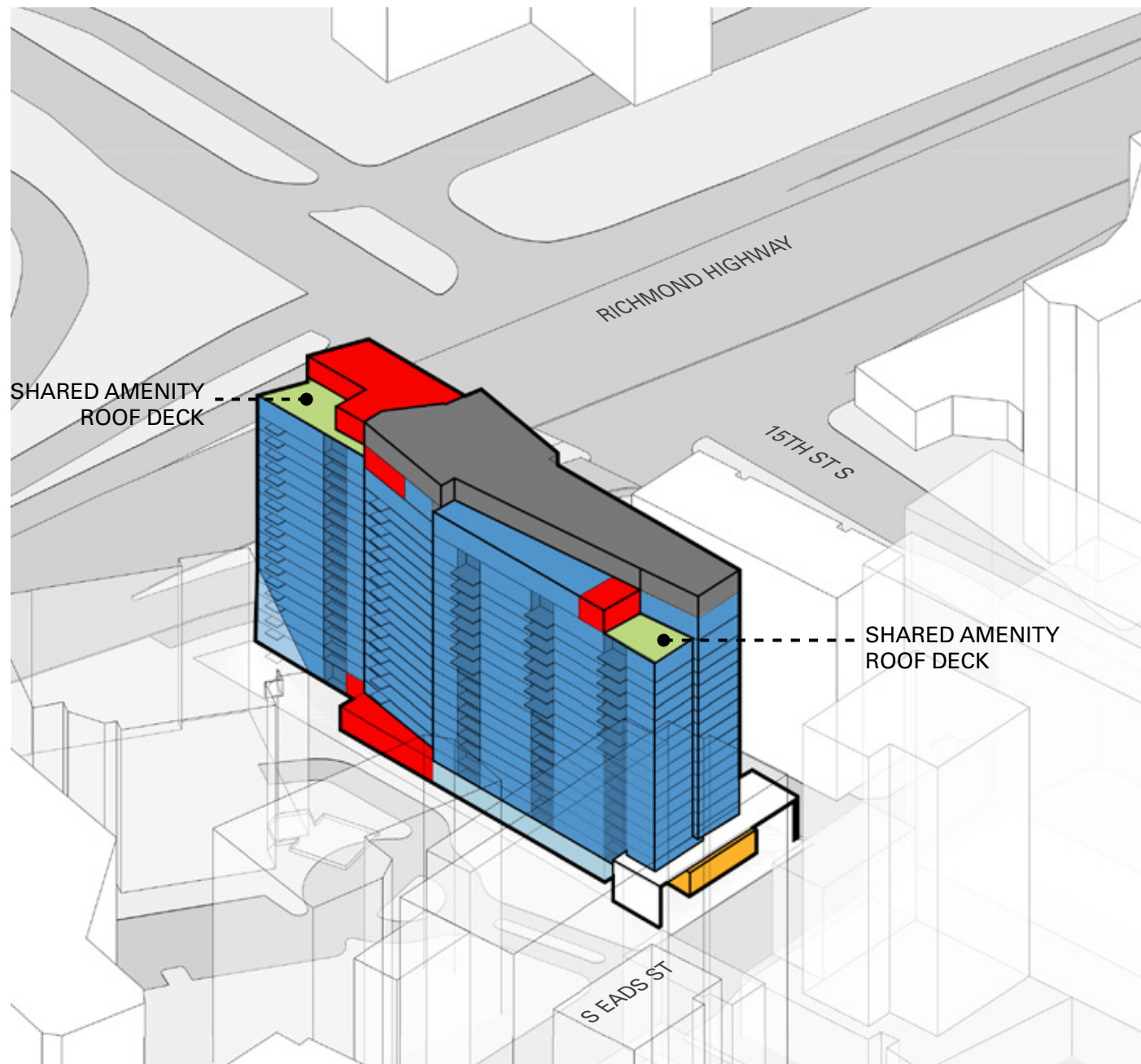
PROJECT DESIGN OVERVIEW



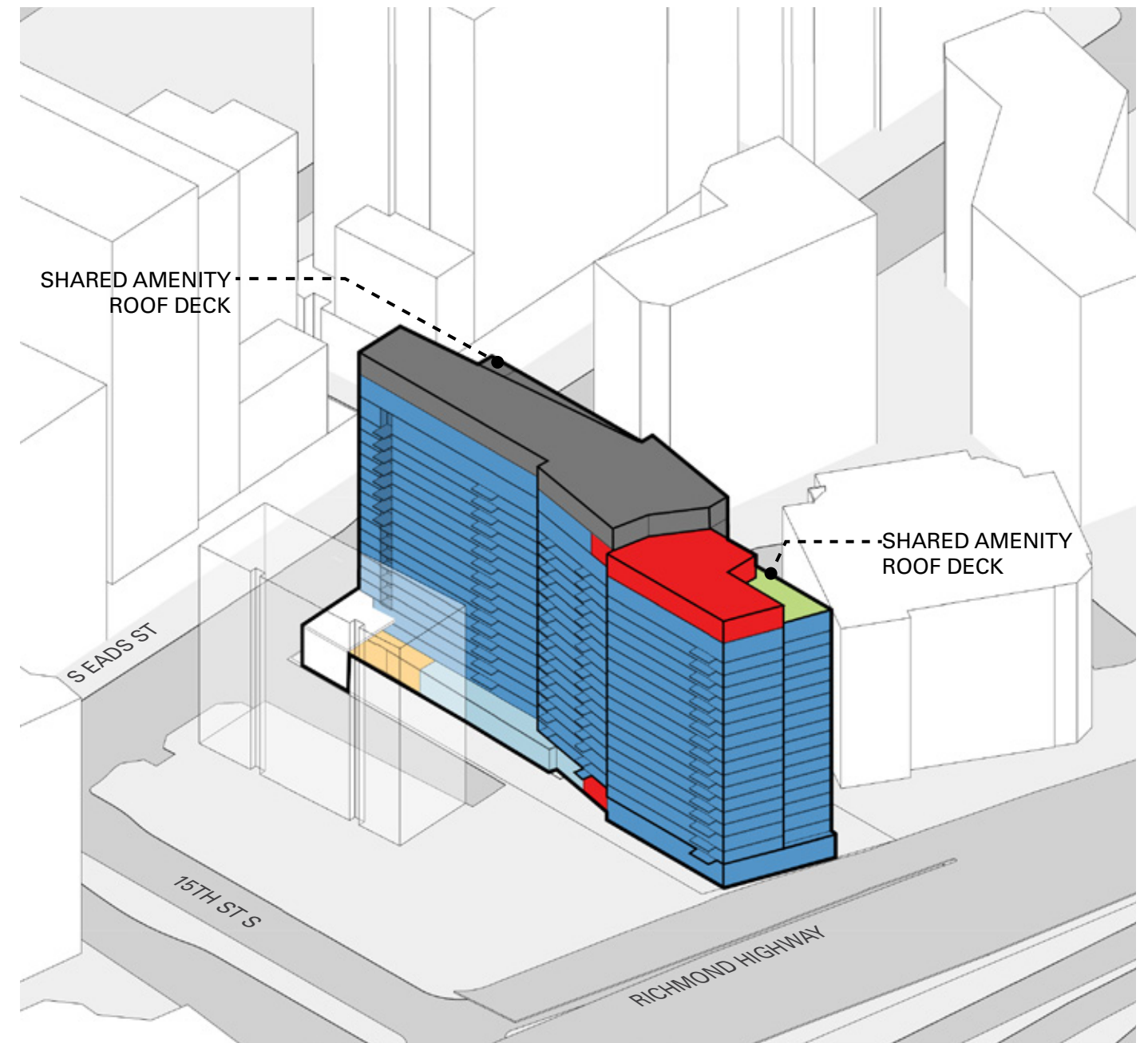
**BASE MASSING RESPONSE TO SITE
FORCES**



**FURTHER ARTICULATION TO PROVIDE
SCALE AND TEXTURE**

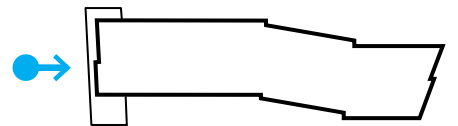


NORTHWEST AXON



SOUTHEAST AXON

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL



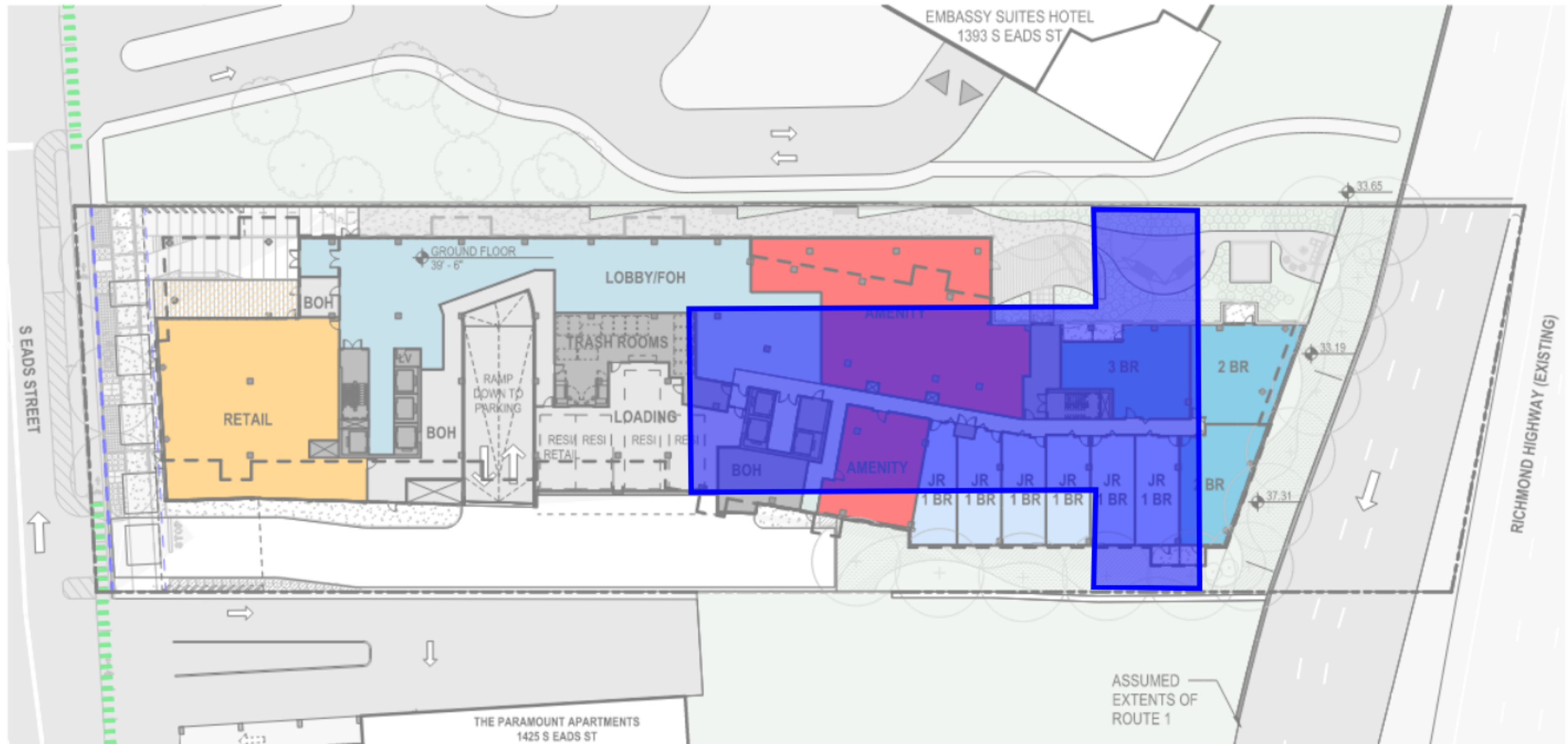








PROPOSED DEVELOPMENT SITE PLAN



Active Studies

- ❖ Proposed Building Relationship to Route 1
- ❖ Biophilic Elements
- ❖ East & West Connection
- ❖ Pick-Up & Drop-Off



JBG SMITH