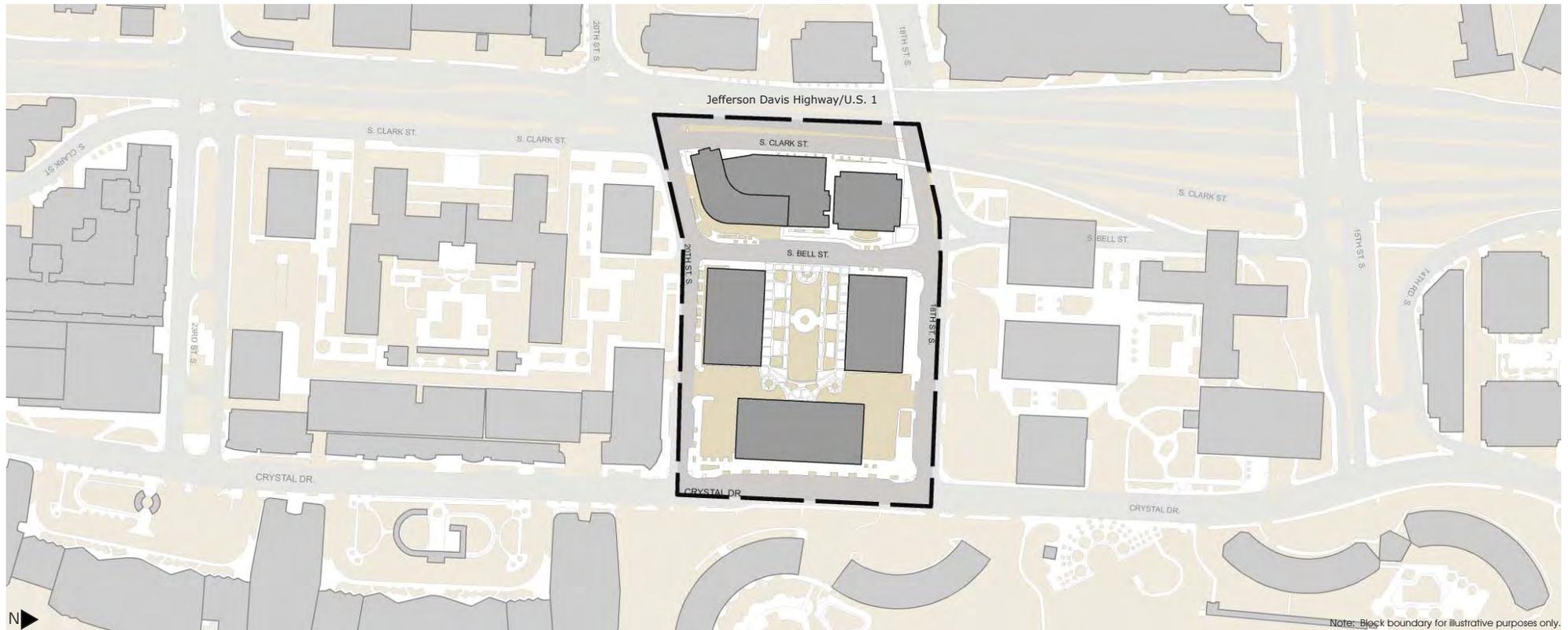


# CRYSTAL CITY BLOCK PLAN # CCBP-JK-1

Blocks J-K

September 12, 2012



Blocks J-K and Vicinity (existing conditions)

# CRYSTAL CITY BLOCK PLAN # CCBP-JK-1 BLOCKS J-K

Submitted in conjunction w/ SP # 421 by: CESC MALL LAND L.L.C.

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## INTRODUCTION/PURPOSE

This packet comprises the proposed Crystal City Block Plan (CCBP) for Blocks J-K submitted in conjunction with Site Plan #421, which contemplates the demolition of 1851 South Bell Street (Mall 3) and the new construction of a 24-story building to be known as 1900 Crystal Drive. The J-K Block is framed by Jefferson Davis Boulevard/US 1 to the west, Crystal Drive to the east, 18th Street to the north and 20th Street to the south. In the Sector Plan, this block is within the Central Business District ("CBD") and denoted as Blocks J and K.

The purpose of this CCBP is to analyze hypothetical scenarios in order to illustrate different ways that the block could possibly redevelop in the future while advancing goals of the Sector Plan. More specifically, the CCBP helps:

- Evaluate the consistency of a proposed site plan as it relates to the Sector Plan, and to ensure that proposed new buildings do not preclude future planned improvements;
- Track the incremental redevelopment on a block to ensure that Crystal City, circa 2050, reflects the vision established in the Sector Plan, and monitors the build out in relation to the timing and sequencing of desired community improvements; and
- Provide opportunities to update or refine the Sector Plan policies or vision for a block.

The Block Plan provides a range of potential use mix options for the ultimate redevelopment of the J-K Block in order to provide flexibility. As the actual use mix will depend on the size of each future building and the uses it contains, the scenarios are not intended to be binding or prescriptive.

Section I of this CCBP provides the base plan, which primarily depicts the Sector Plan policy maps for the subject block. Section II of this CCBP provides more information on existing conditions and future plans, and culminates in several Crystal City Block Map Scenarios showing how the block could be fully built out in the future.

On the following page (3), a cumulative list of deviations from the Sector Plan resulting from each CCBP adopted for the block is documented, primarily for future reference.

### \*\*\*\*BLOCK PLAN LIMITATIONS\*\*\*\*

**Per the details of the Crystal City Block Plan process described herein, it is expected that the Block Plan for a specific block will change with the adoption of subsequent site plans. Correspondingly, all statistics, calculations, building configurations, uses, and other relevant aspects included in the Block Plan for non-site plan areas are planning estimates only, and are especially expected to change as more detailed plans for future redevelopment are determined in the future. While their inclusion in the Block Plan is useful in sketching out a preferred vision (or visions) for ultimate build out of a block, they in no way reflect specific development levels approved for such sites, which will be determined through the review/approval of subsequent future site plans.**

## DEVIATIONS FROM CRYSTAL CITY SECTOR PLAN GUIDANCE

### CCBP-JK-2 | (Reserved for future use)

The main purpose of this section is to document, in one place, how and why various elements of adopted Crystal City Block Plans for a specific block may deviate from guidance originally provided in the Crystal City Sector Plan. As future iterations of the block plan are approved for a particular block, the list of deviations in this section may grow accordingly. In this way, this section will provide a record that presents the history of all deviations to date on a particular block, and provide a rationale for why such deviations were deemed appropriate.

### CCBP-JK-1 | Related to Actions on Final Site Plan #421 (September 15, 2012)

This is the first Crystal City Block Plan for Blocks J-K. This block plan was submitted in conjunction with Site Plan #421, which proposed the demolition of 1851 South Bell Street (Mall 3) and the new construction of a 24-story office-building with ground floor retail to be known as 1900 Crystal Drive.

The proposed block plan, inclusive of the proposed Site Plan #421 are seen as deviating from the Crystal City Sector Plan as follows:

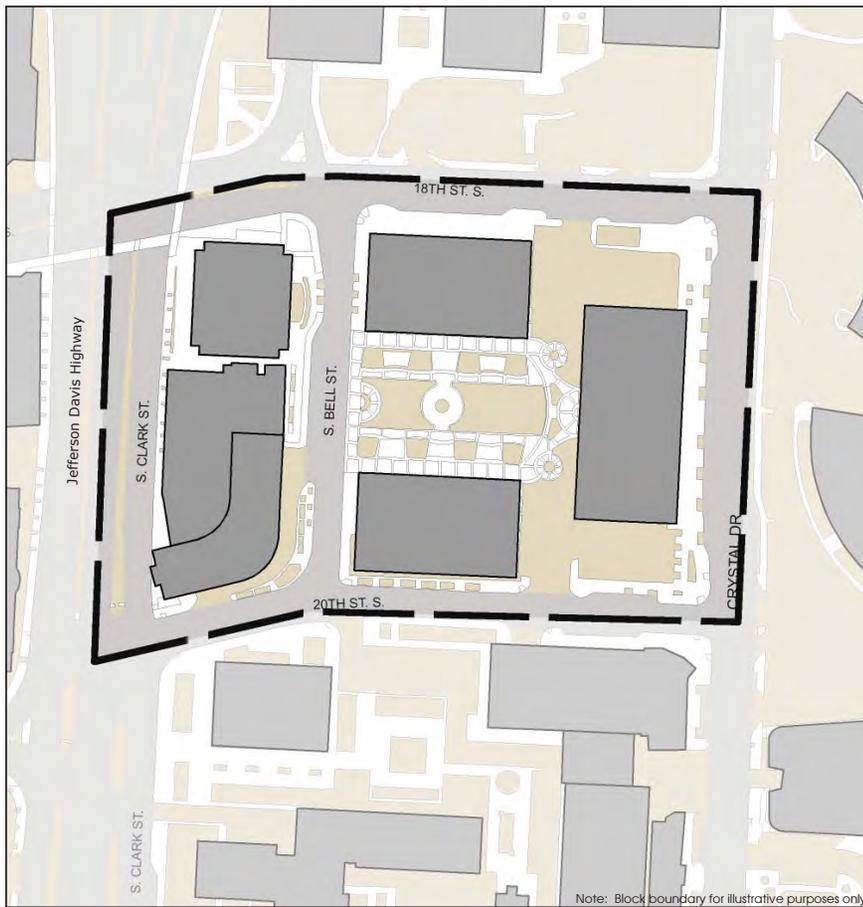
**Use Mix:** The Crystal City Sector Plan identifies a target use mix goal of at least 70% office for the combined development on Blocks J-K. Scenarios 1 and 2 of this block plan meet this target, whereas Scenario 3 does not (approximately 60% office). Given other key Sector Plan goals that Scenario 3 would achieve, such as increasing the overall share of residential development (especially near the Metro station), the 60% office use mix across the block may be an acceptable condition and should be retained for future consideration.

**Service and Loading:** The Crystal City Sector Plan identifies 20th Street South near Crystal Drive as one of three generally preferred frontage areas for loading, service, and garage entrances for Blocks J-K. In addition to this location, the block plan also retains the existing loading and garage access location along 18th Street South. The retention of this existing access area is appropriate as it helps support over 1.8 million square feet of development (and associated parking spaces) existing and currently proposed on the block. The provision of connectivity from 18th to 20th Streets also supports the block's grid and allows directional choices for vehicles to reduce congestion and circling through blocks.

**Retail Frontage:** The Crystal City Sector Plan identifies the Crystal Drive and Center Park frontages of the block as required on street retail frontage. From north to south, the Center Park frontage of the proposed site plan comprises a retail/flex space, a building lobby, another retail/flex space, and a fitness center for building tenants. Although not commonly viewed as retail, this use is appropriate here given its challenged location in the southeast corner of the existing courtyard, which overlooks the 20th Street South service and loading area. Also, this space would have a similar vision glass façade treatment as the rest of the frontage, allowing for views both in and out to help add visual interest to the existing central courtyard. In the future, this space could physically be retrofitted to provide additional retail lining Center Park if desired.

Sector Plan Base Conditions - Plan View

as of 2010



Sector Plan Base Conditions - Orthophoto

as of 2010



Sector Plan Maps

Building Heights Map



From Figure 3.8.5, pg. 95

Bulk Plane Angle Map



From Figure 3.8.7, pg. 97

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

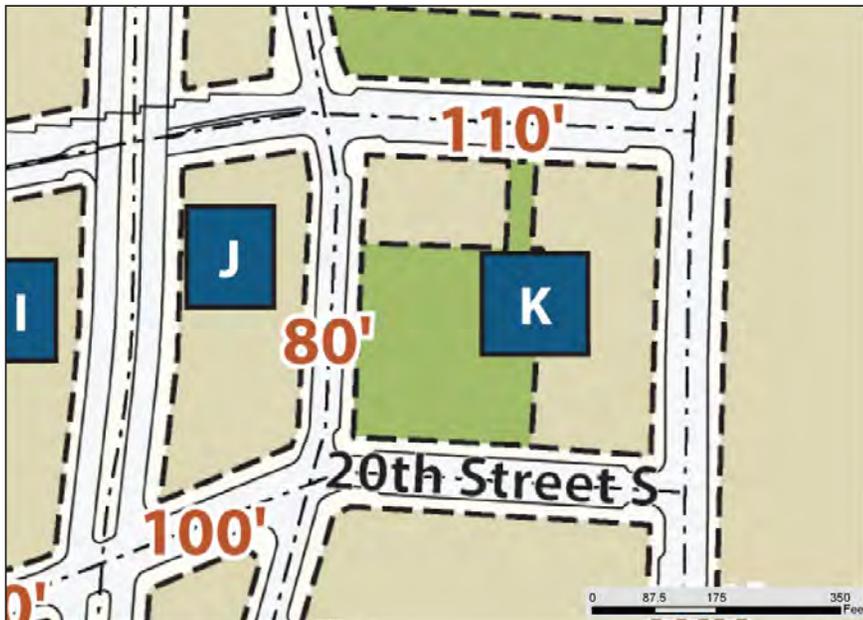
- NOTES:
1. HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT.
  2. A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES.
  3. AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 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.

LEGEND	
FRONTAGE	HEIGHT AND ANGLE
[Orange]	A HEIGHT: 140' / ANGLE 50°
[Red]	B HEIGHT: 120' / ANGLE 50°
[Light Blue]	C HEIGHT: 200' / ANGLE 50°
[Medium Blue]	D HEIGHT: 180' / ANGLE 50°
[Dark Blue]	E HEIGHT: 180' / ANGLE 43°
[Purple]	F HEIGHT: 220' / ANGLE 50°
[Dark Red]	G HEIGHT: 160' / ANGLE 43°
[Red]	H HEIGHT: 100' / ANGLE 50°
[Green]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:  
A DIMENSION, WHEN PROVIDED ON THE MAP, ESTABLISHES A FRONTAGE LENGTH FOR THE BULK PLANE REQUIREMENT, OTHERWISE THE REQUIREMENT APPLIES TO THE ENTIRE FRONTAGE.

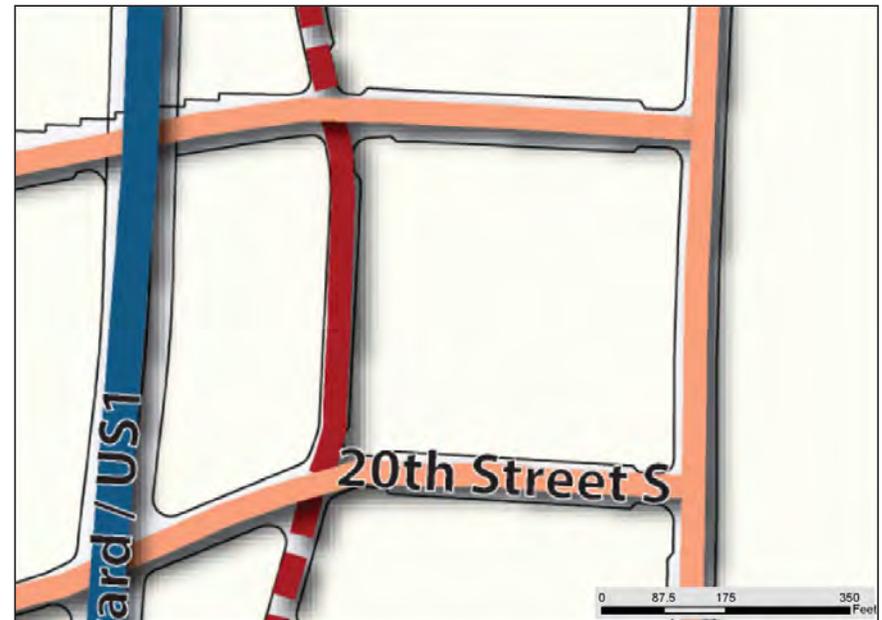
Sector Plan Maps

Build to Lines Map



From Figure 3.5.3, pg. 47

Street Network and Typology Map



From Figure 3.6.6, pg. 51

LEGEND	
	CONCEPT PLAN BLOCK
	BUILD-TO LINE
	GENERAL STREET CENTER LINE
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:  
 1. NUMBERS REPRESENT DISTANCE FROM BUILDING FACE TO BUILDING FACE. FINAL DIMENSIONS SUBJECT TO ADJUSTMENT, DEPENDING UPON PROPOSED TRANSITWAY REQUIREMENTS  
 2. PORTIONS OF CRYSTAL DR. MAY MAINTAIN EXISTING 98 FOOT RIGHT-OF-WAY WIDTH AT PINCH POINT CONDITION.  
 3. RECOMMENDED BUILD-TO LINES ESTABLISHED BETWEEN PUBLIC OPEN SPACES AND STREET RIGHTS-OF-WAY REPRESENT THE APPROXIMATE DEMARCATION BETWEEN THE PUBLIC OPEN SPACE AND SIDEWALK.

LEGEND	
	TYPE A (RETAIL-ORIENTED MIXED-USE ARTERIAL)
	TYPE B (URBAN MIXED-USE ARTERIAL) EXISTING
	TYPE B (URBAN MIXED-USE ARTERIAL) PROPOSED OR REALIGNED
	TYPE F (REGIONAL CONNECTOR)
	URBAN CENTER LOCAL EXISTING
	URBAN CENTER LOCAL PROPOSED
	NEIGHBORHOOD MINOR
	ALLEY PROPOSED <sup>1</sup>

NOTE:  
 ADDITIONAL ALLEYS ARE ENCOURAGED BEYOND THOSE INDICATED ON THE MAP.

Sector Plan Maps

Tower Coverage Map



From Figure 3.8.9, pg. 99

LEGEND	
PERCENT OF NET BUILDABLE AREA <sup>1</sup>	
	65%
	75%
	85%
	OPEN SPACE WITHIN BUILD-TO LINES

1. NET BUILDABLE AREA AS MEASURED WITHIN BLOCK BUILD-TO LINES. TOWER COVERAGE MEASURED ABOVE FIFTH FLOOR AND/OR BUILDING PODIUM.

Land Use Mix Map



From Figure 3.9.1, pg. 103

LEGEND	
LAND USE DESIGNATION	
	RESIDENTIAL, HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 40% RESIDENTIAL OR HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 60% RESIDENTIAL OR HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 70% OFFICE
	PLANNING BLOCK BOUNDARY
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE: A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT LAND USE ZONES.

Sector Plan Maps

Public Open Space Map



From Figure 3.7.3, pg. 79

Retail Frontage and Underground Map



From Figure 3.9.3, pg. 107

LEGEND	
XX	PARK NUMBER
[Green Box]	PUBLIC OPEN SPACE

LEGEND	
[Red Box]	REQUIRED ON-STREET RETAIL FRONTAGE <sup>1,2</sup>
[Light Red Box]	INTERIOR PEDESTRIAN CONCOURSE RETAIL, CULTURAL AND CIVIC USES ALLOWED
[Yellow Box]	PROPOSED CONCEPTUAL INTERNAL PEDESTRIAN CONNECTION
[Green Box]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:  
 1. RETAIL IS PERMITTED BUT NOT REQUIRED ON ALL OTHER FRONTAGES  
 2. REQUIRED RETAIL FRONTAGES SHOULD BE PREDOMINANTLY RETAIL-ORIENTED, BUT MAY INCLUDE SPACE FOR LOBBIES, ENTRANCES, AND OTHER ELEMENTS.

Sector Plan Maps

Base Density Map



Note: The Base Density for development on the J-K Block is 3.8 (commercial) or 4.8 (residential) for the entire block area of 413,238 SF, which includes the future Center Park land area. The Base Density associated with the land area for the future Center Park will be attributed to other development parcels, at the landowner's discretion. From Figure 3.8.2, pg. 93

Architectural Features Map



From Figure 3.11.1, pg. 119

LEGEND	
BASE DENSITY (FAR) <sup>1</sup>	
[Light Purple Box]	1.5 (COM) OR 72 DU/ACRE (RES.)
[Brown Box]	2.5 (COM) OR 115 DU/ACRE (RES.)
[Dark Purple Box]	3.24 (RES. ONLY)
[Medium Purple Box]	3.8 (COM) OR 4.8 (RES.)
[Green Box]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:  
 1. BASE DENSITY TO BE APPLIED TO SITE AREA ASSOCIATED WITH DEVELOPMENT PROPOSALS.  
 2. THE 1.5 FAR OR 72 DWELLING UNIT/ACRE CATEGORY FOR BASE DENSITY DOES NOT IMPLY THAT EITHER USE COULD BE PERMITTED ON A SITE; THE LAND USE MAP, FIGURE 3.9.1, DEPICTS RECOMMENDED USES FOR EACH SITE.

LEGEND	
[Red Box]	ARCHITECTURAL FEATURE
[Orange Box]	COORDINATED FRONTAGE

Sector Plan Maps

Surface Transitway Map

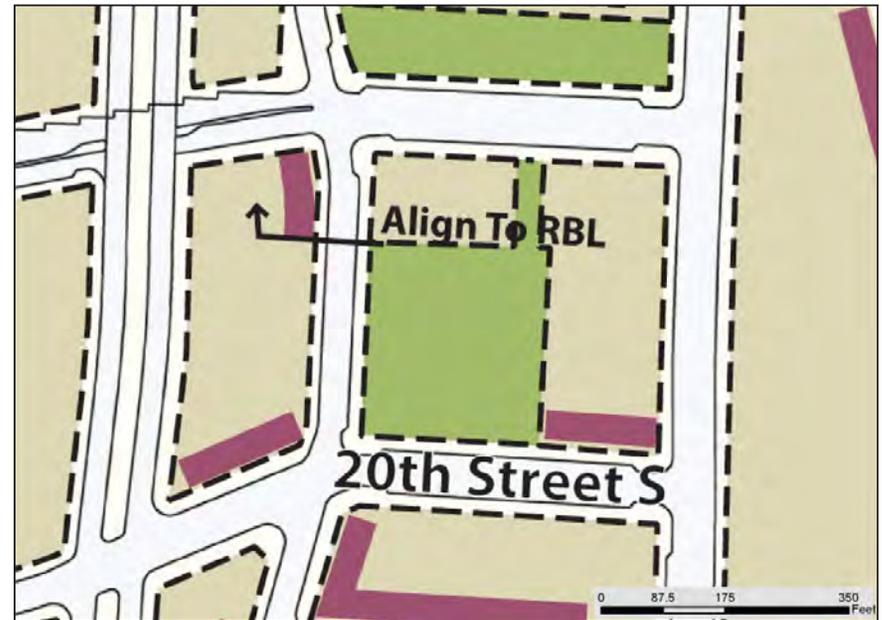


From Figure 3.6.11, pg. 57

LEGEND	
	PROPOSED NEAR-TERM TRANSITWAY ALIGNMENT
	PROPOSED MID-TERM TRANSITWAY ALIGNMENT
	PROPOSED LONG-TERM TRANSITWAY ALIGNMENT
	METRO LINE
	VRE
	PROPOSED TRANSIT STOP
	EXISTING METRO STATION ENTRANCE
	POTENTIAL SECOND ENTRANCE TO METRO

NOTE:  
THE LOCATIONS OF THE PROPOSED TRANSIT STOPS SHOWN ON THIS MAP ARE ILLUSTRATIVE AND GENERAL. WITH FINAL LOCATIONS TO BE DETERMINED THROUGH FUTURE STUDY, ANALYSIS, AND PLANNING.

Service and Loading Map



From Figure 3.9.4, pg. 111

LEGEND	
	GENERALLY PREFERRED FRONTAGE WHERE LOADING, SERVICE, AND GARAGE ENTRANCES ARE LOCATED ON A STREET
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:  
1. WHEREVER POSSIBLE, ALLEYS SHOULD BE PROVIDED WITHIN BLOCKS AND SERVICE, LOADING, AND GARAGE ENTRANCES SHOULD BE LOCATED AT THESE ALLEYS RATHER THAN ON STREET FRONTAGES  
2. WHEREVER POSSIBLE, SERVICE AND PARKING ENTRANCES SHALL NOT BE LOCATED ON TYPE A OR B STREETS.

Crystal City Sector Plan Summary for Blocks J-K

Illustrative Concept Plan



From Figure 3.2.2, pg. 33

LEGEND	
	EXISTING OR APPROVED BUILDING
	POTENTIAL BUILDING

**INTRODUCTION**

The J-K Block is framed by Jefferson Davis Boulevard/US 1 to the west, Crystal Drive to the east, 18th Street to the north and 20th Street to the south. In the Sector Plan, this block is within the Central Business District (“CBD”) and denoted as Blocks J and K.

The CBD, encompassing the J-K Block and the block immediately to its north, is oriented around the existing Metro Station entrance, Metro Market Square and Center Park (Figure 3.3.6). With the convergence of the existing and proposed public transportation components in Crystal City (Metro, transit, VRE, bus, carpool), this location is intended under the Crystal City Sector Plan to support the highest

3D Model - Bird’s Eye Perspective View (from southwest)



levels of commercial density within the planning area. While a Class A office district is envisioned on both sides of 18th Street, increased residential density is also planned for areas within the Central Business District.

**1. Summary of Major Sector Plan Recommendations Specific to the Block**

**BUILDINGS AND DEVELOPMENT**

**Density:** Most of the existing buildings within the J-K Block are envisioned as future redevelopment sites (Figure 3.3.5). The J-K Block is in a High Density zone (Figure 3.8.12). The Base Density

for development on the J-K Block is 3.8 (commercial) or 4.8 (residential) for the entire block area of 413,238 SF, which includes the future Center Park land area. The Base Density associated with the land area for the future Center Park will be attributed to other development parcels, at the landowner’s discretion. (Figure 3.8.2)

**Massing and Placement:** Building locations and bulk plane angle are intended to frame and support the future Center Park as well as the Metro Market Square park north of 18th Street.



From Figure on pgs. 36, 77 & 155

**Tower Coverage:** The allowable block average Tower Coverage for the J-K Block is 85 percent, to be calculated by dividing each building's largest floor plate above the 5th floor by the net buildable area for that building (Figure 3.8.9) and then averaging for all buildable area of the block. The future Center Park is considered non-buildable area.

**Height and Bulk Plane Angle:** The allowable maximum building height for most of the block is 300 feet, excluding rooftop mechanical penthouses. One sub-block (JK-6) has a maximum building height of 250 feet, and an additional 2 to 3 stories may be considered along 18th Street (Figure 3.8.5). Sub-blocks JK-3, JK-4, JK-5 and JK-6 are subject to bulk plane angle requirements (Figure 3.8.7).

**Land Use Designation and Use Mix Target:** The buildable areas of the J-K Block are designated as Residential, Commercial, Hotel or Mixed-use, and Center Park is designated as Open Space (Figure 3.9.1). The Use Mix target is a minimum 70 percent office (Figure 3.9.1). According to the Sector Plan, there should be flexibility in meeting these minimums when doing so would

further other goals of the plan (such as increased residential or hotel to further balance daytime versus nighttime population of Crystal City).

**Retail Frontage and Interior Pedestrian Concourse:** In addition to on-street retail, the Sector Plan denotes retail frontages along the north and east edges of Center Park. A north-south connection of the interior pedestrian concourse is to be maintained through Block J-K (Figure 3.9.3). The existing concourse runs along the west edge of South Bell Street.

**Cultural Resources and Community Services:** The Sector Plan recommends a flexible approach to providing a broad range of resources and services over time.

**Parking:** A range between a maximum of 1 space per 750 square feet (1:750) and/or a minimum of 1 space per 1,000 square feet (1:1,000) for office uses and between 1 and 1.125 spaces for residential dwelling units while maximizing the sharing of parking among users.

**Architectural Features:** The Sector plan recommends an architectural feature on the north-east corner of the Mall Block on sub-block JK-2 (Figure 3.11.1). Coordinated façade frontages along the east and west faces of Center Park are also envisioned.

#### TRANSPORTATION

The Sector Plan calls for substantial modifications to Jefferson Davis Boulevard/US 1 ("JDB") creating a six-lane boulevard which will act as a unifying element of the Crystal City public realm.

Three intersections adjacent to the J-K Block are to be improved: 20th Street/JDB, 20th Street/Clark-Bell Street and 18th Street/Clark-Bell.

Additionally, significant transit improvements are planned for Crystal Drive and Clark Street to accommodate the proposed streetcar transitway.

#### OPEN SPACE

The Sector Plan calls for the creation of at least one primary, centrally located public space to serve as a venue for significant, programmed events for the entire community, Center Park, at the northeast corner of 20th and Clark-Bell Streets. Center Park is imagined as a multi-purpose park, with a civic character, accommodating informal everyday activity and large gatherings, such as open-air Concerts, festivals, pick-up games, and family picnics with a target size of 74,200 square feet. This park will function as an active focal point for surrounding activities and will become a principal gathering space for the entire community. Required terracing to manage grade differences along the 20th Street edge will contribute to the aesthetic and visual interest of the space.

#### 2. How the Proposed Site Plan Achieves Specific and General Sector Goals

The Block Plan advances and is consistent with the goals of:

- high density redevelopment
- building massing, placement separation and setbacks
- height and bulk plane angle
- Center Park
- tower coverage
- land use and use-mix target
- retail frontage and interior concourse
- cultural resources and community services
- parking
- architectural features
- JDB and Clark Street modifications
- intersection improvements
- street sections and road alignment

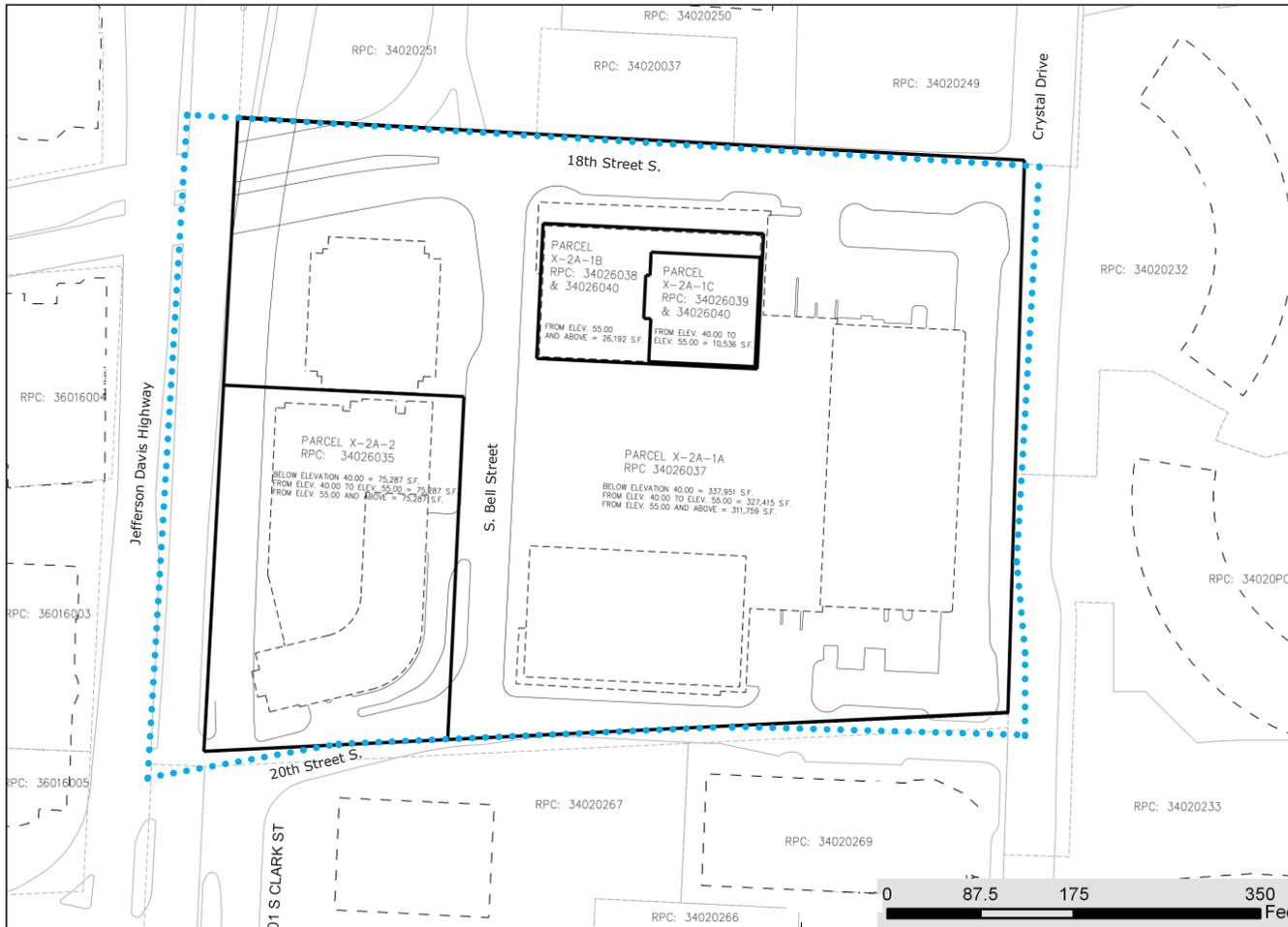
According to the Sector Plan, there should be flexibility in meeting use mix minimums when doing so would further other goals of the plan. The Block Plan provides a range of potential use mix options for the ultimate redevelopment of the J-K Block in order to provide flexibility. As the actual use mix will depend on the size of each future building and the uses it contains, the scenarios are not intended to be binding or prescriptive. Scenarios in which the office use mix falls below the 70 percent office target would be consistent with the Sector Plan goal (LU 2) of attaining an ultimate build out in the Crystal City Planning Area with more residential than office Gross Floor Area (GFA).

#### 3. How the Proposed Block Plan Could Further Advance Specific and General Sector Plan Goals

In addition to advancement of block-wide goals through the Block Plan, the Site Plan for 1900 Crystal Drive (sub-blocks JK-1 and JK-2) is the first step under the new Sector Plan and offers a vision of what the next generation of Crystal City will become. Specifically, the Site Plan provides:

- redevelopment of an existing outdated building entirely vacated due to BRAC
- a significant first step for high-density office redevelopment served by present and future Metrorail Station entrances, VRE and the new streetcar line
- podium articulation and design enhancing pedestrian friendly massing
- a dramatic building top and progress towards skyline creation
- lower than target tower coverage
- exceptional architecture to attract tenants
- building placement and design to frame Center Park
- a design that facilitates the future construction of Center Park
- architectural feature to break up "superblock" and enhance pedestrian connectivity to the largest existing central open space area in Crystal City and eventually Center Park via elevator and monumental stair
- a new front door on Crystal Drive
- extension of the popular, "Main Street" retail streetscape along Crystal Drive and viable ground floor retail
- sustainable design
- replacement of existing surface lot parking with the creation of an elegant and unique interim park to minimize impact of block phasing
- permeable pavers and bioswales
- removal of garage exhaust from 18th Street pedestrian zone
- pedestrian friendly streetscape with amenities such as provisions for bike share spaces
- vanpool and accessible van parking at grade
- multi-modal streetscape
- provision for interim and ultimate road alignment
- FAA approved height

Existing Conditions - Real Estate Parcels and Lots



BLOCK AREA TABULATION				
RPC NUMBER	PARCEL NUMBER	SQUARE FEET	SQUARE FEET	SQUARE FEET
Allocation of Block Area		Below Elev. 40	Between Elev. 40 & 55	Above Elev. 55
34026037	X-2A-1A	337,951	327,415	311,759
34026038, 34026040	X-2A-1B	-	-	26,192
34026039, 34026040	X-2A-1C	-	10,536	-
34026035	X-2A-2	75,287	75,287	75,287
<b>TOTAL</b>		<b>413,238</b>	<b>413,238</b>	<b>413,238</b>

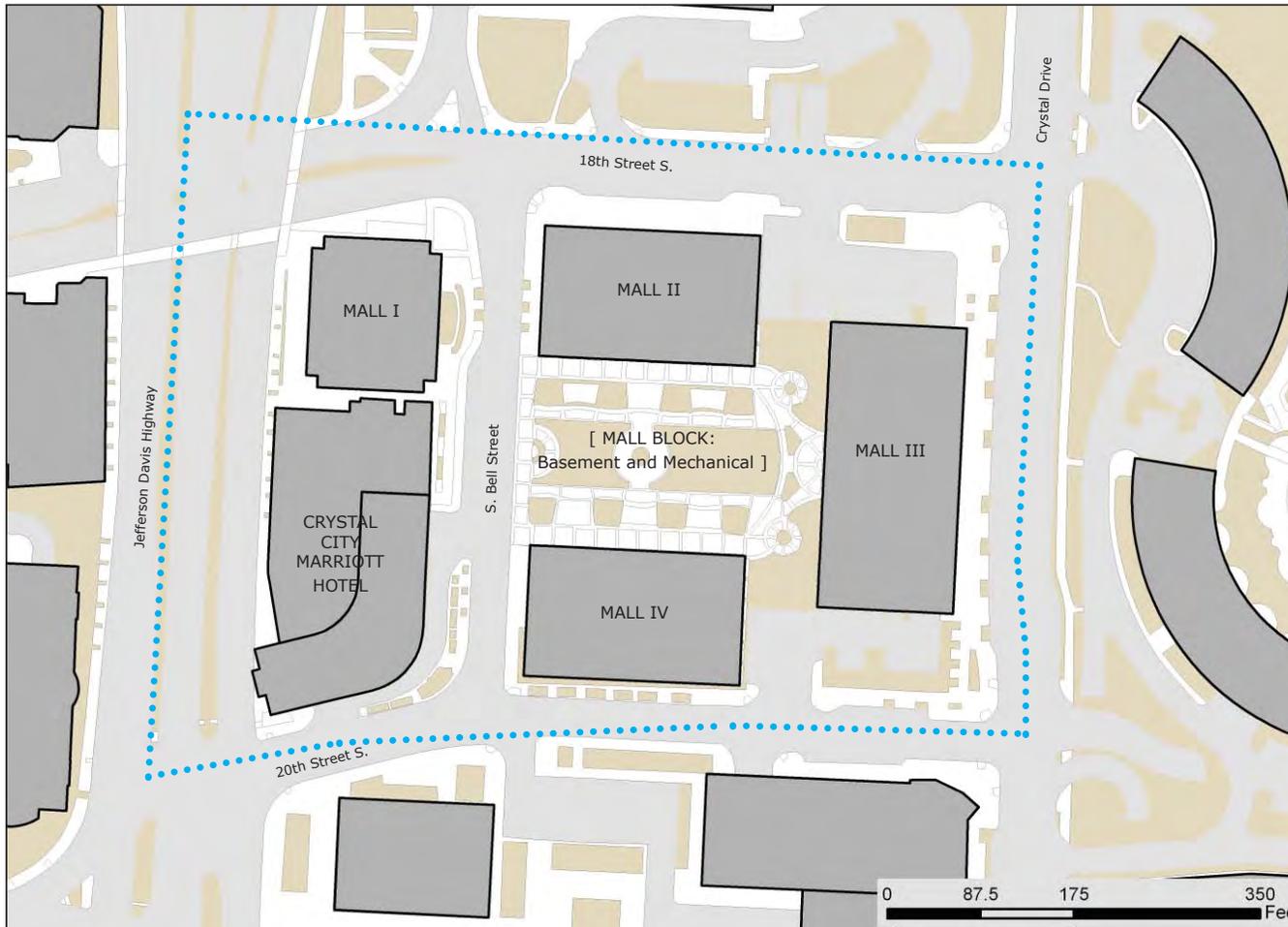
1) RPC Number 34026040 is intentionally listed with 2 separate parcels.  
 2) Areas are based on certified survey plat (see sheet C2.0 of the Crystal City Block Development Document: Blocks J-K)

PARCEL OWNERSHIP			
PARCEL NUMBER	LAND OWNER	BUILDING OWNER	EXISTING ZONING
X-2A-1A	CESC MALL LAND LLC	CESC MALL LLC	C-O
X-2A-1B X-2A-1C	BNA WASHINGTON INC	BNA WASHINGTON INC	C-O
X-2A-2	VNO HOTEL LLC	VORNADO CRYSTAL CITY LLC	C-O

LEGEND	
	J-K BLOCK BOUNDARY (per Sector Plan) - (1)
	J-K PARCEL BOUNDARIES - (2)
	EXISTING BUILDING FOOTPRINTS

1) Block Boundary is defined as the greater of either the centerline of the street or the property line, squared off where necessary.  
 2) Parcel Boundaries are defined by property lines.

Existing Conditions - Plan View of Development



BLOCK AREA TABULATION					
BLDG	OFFICE GFA	RETAIL GFA	RESDNLT. GFA	HOTEL GFA	TOTAL GFA
MALL I	226,496	26,628	-	-	253,124
MALL II	312,858	-	-	-	312,858
MALL III	399,439	2,496	-	-	401,935
MALL IV	317,009	1,992	-	-	319,001
HOTEL	-	-	-	218,781	218,781
<b>TOTAL</b>	<b>1,255,802</b>	<b>31,116</b>	<b>-</b>	<b>218,781</b>	<b>1,505,699</b>

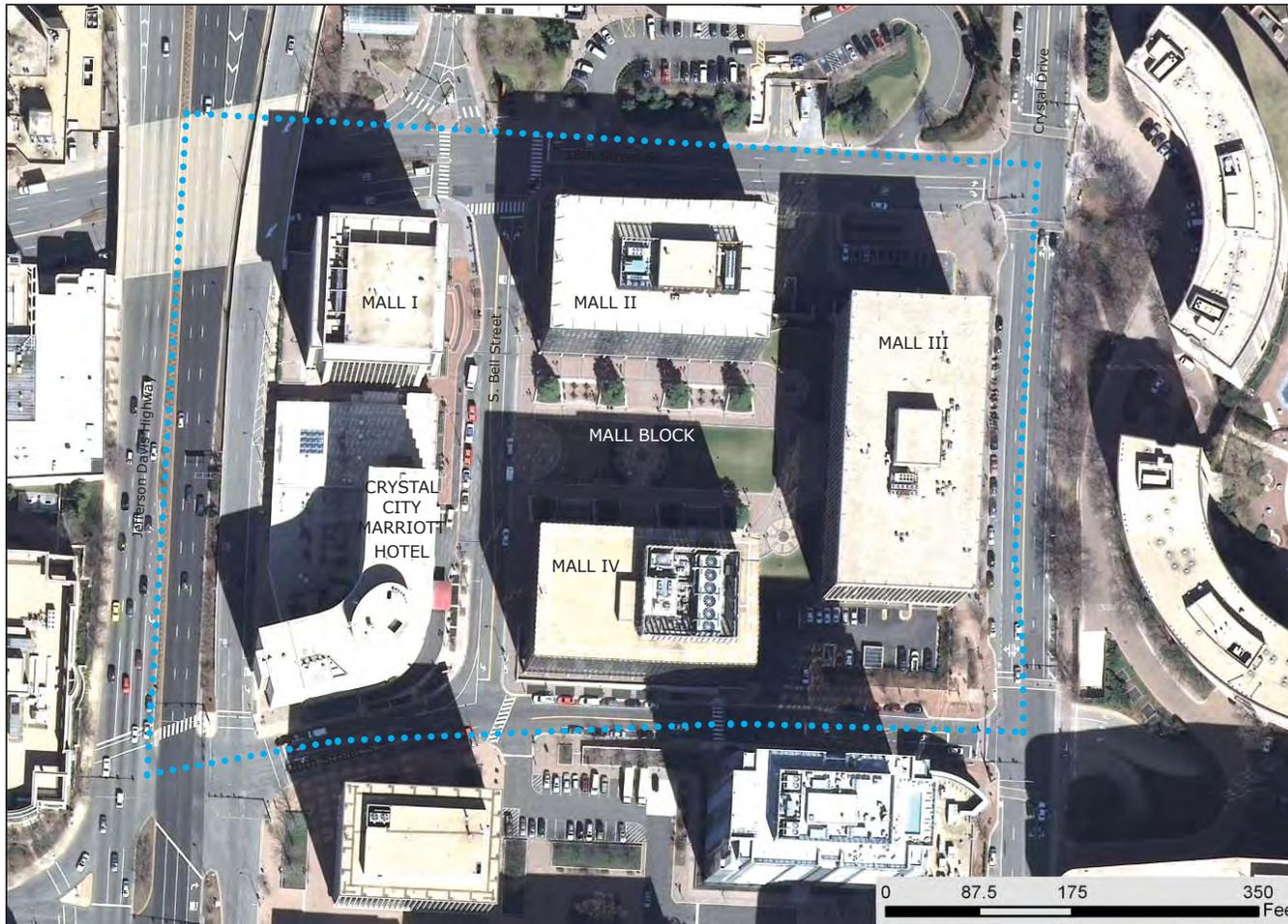
1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (e.g. circulation, service, etc.).

EXISTING USE MIX RATIOS	
USE	PERCENT OF BLOCK GFA
Office	83.4
Retail	2.1
Residential	0.0
Hotel	14.5
Other	0.0
<b>Total</b>	<b>100.0</b>

LEGEND	
	J-K BLOCK BOUNDARY (per Sector Plan)

1) Block Boundary is defined as the greater of either the centerline of the street or the property line; squared off where necessary.

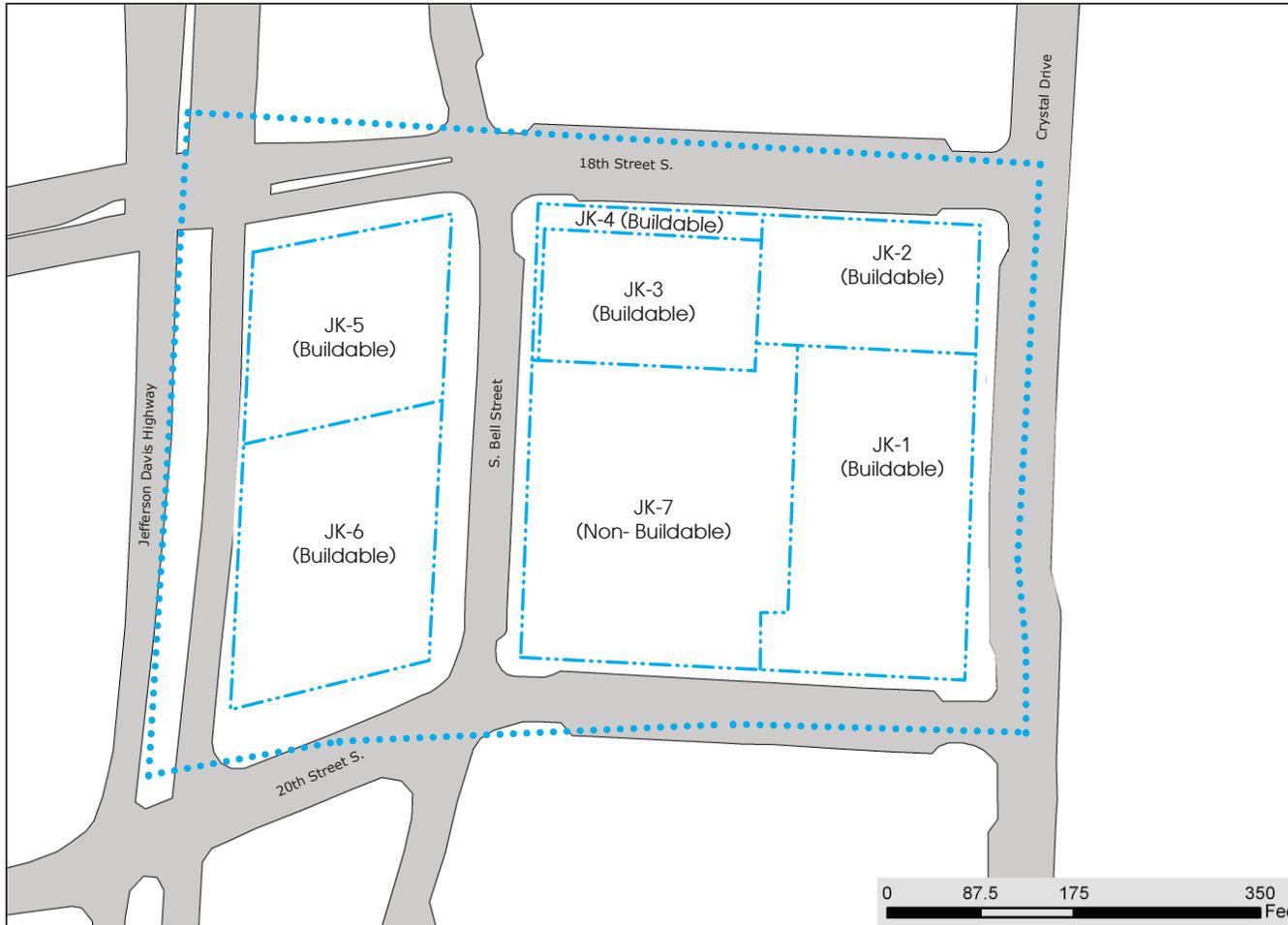
Existing Conditions - Orthophoto (2011)



LEGEND	
	J-K BLOCK BOUNDARY (per Sector Plan)

1) Block Boundary is defined as the greater of either the centerline of the street or the property line; squared off where necessary.

Net Buildable Area



NET AREA BY SUB-BLOCK			
SUB-BLOCK ID	SITE AREA	TYPE	NET AREA
JK-1	74,194	BUILDABLE	52,688
JK-2	44,272	BUILDABLE	25,186
JK-3	26,192	BUILDABLE	26,192
JK-4	24,182	BUILDABLE	4,969
JK-5	68,061	BUILDABLE	31,383
JK-6	81,679	BUILDABLE	48,320
JK-7	94,658	NON-BUILDABLE	69,455
<b>TOTAL</b>	<b>413,238</b>		<b>258,193</b>

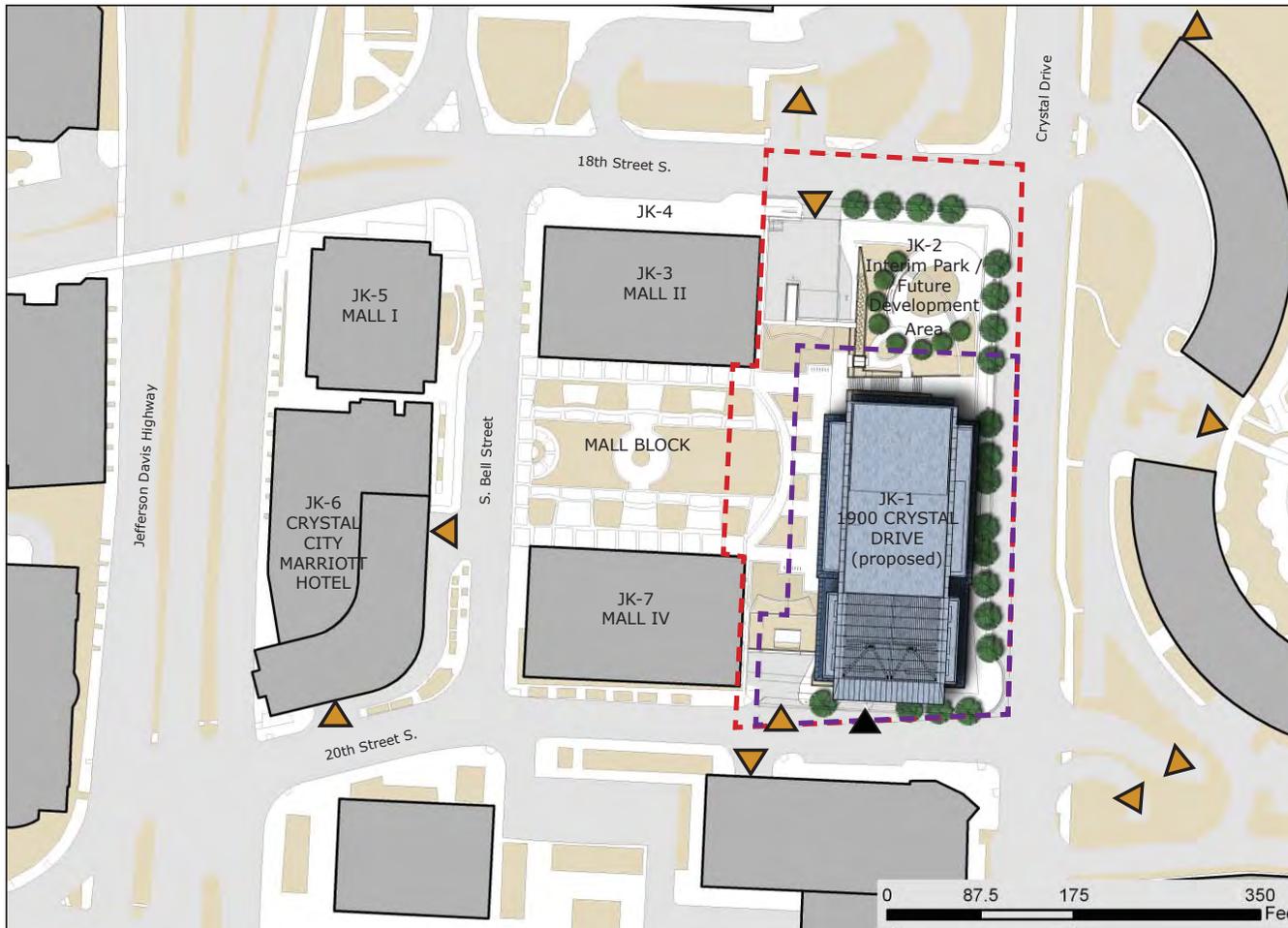
- 1) In the Sector Plan, it is anticipated that the Mall II Building on sub-block JK-3 will remain for the foreseeable future.
- 2) Parcel Boundary and Street Alignment along 18th and S. Bell Streets are consistent with the pedestrian and streetscape goals of the Sector Plan and do not rely upon the redevelopment of Mall II in order to achieve those goals.
- 3) Net Buildable areas are within the Build-to lines recommended by the Sector Plan.

NET AREA SUMMARY	
TYPE	SQUARE FEET
BUILDABLE	188,738
NON-BUILDABLE (JK-7)	69,455
<b>TOTAL</b>	<b>258,193</b>

LEGEND	
	J-K BLOCK BOUNDARY (per Sector Plan)
	J-K BLOCK BUILD TO LINES (per Sector Plan)
	FUTURE STREET NETWORK (per Sector Plan)

- 1) Block Boundary is defined as the greater of either the centerline of the street or the property line; squared off where necessary.
- 2) Net Buildable Areas depicted here are those used in analyses on tower coverage across the block.

Proposed Site Plan on Existing Conditions Plan



BLOCK AREA TABULATION						
BLDG	SUB-BLK ID	OFFICE GFA	RETAIL GFA	RES. GFA	HOTEL GFA	TOTAL GFA
1900 CRYSTAL	JK-1	719,704	11,290	-	-	730,994
Future Site	JK-2	-	-	-	-	-
MALL II	JK-3	312,858	-	-	-	312,858
MALL II Residual	JK-4	-	-	-	-	-
MALL I	JK-5	226,496	26,628	-	-	253,124
HOTEL	JK-6	-	-	-	218,781	218,781
MALL IV	JK-7	317,009	1,992	-	-	319,001
<b>TOTAL</b>		<b>1,576,066</b>	<b>39,910</b>	<b>-</b>	<b>218,781</b>	<b>1,834,758</b>

1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (e.g. circulation, parking, etc.).

RESULTING USE MIX RATIOS (per site plan)			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
Office	83.4	85.9	2.5
Retail	2.1	2.2	0.1
Residential	0.0	0.0	0.0
Hotel	14.5	11.9	-2.6
Other	0.0	0.0	0.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>0</b>

**USE MIX TARGET FOR BLOCK:**  
 MIXED-USE: MINIMUM 70% OFFICE WITH PROVISIONS FOR CHANGES IN USE MIX TO FURTHER OTHER GOALS OF THE SECTOR PLAN.

LEGEND			
	EXISTING GARAGE OR LOADING ENTRIES		PROPOSED GARAGE OR LOADING ENTRIES
	PROPOSED SITE AREA		PROPOSED REZONING AREA
	EXISTING BUILDINGS		STREET NETWORK
	PROPOSED OFFICE BUILDING TOWER		PROPOSED OFFICE BUILDING PODIUM

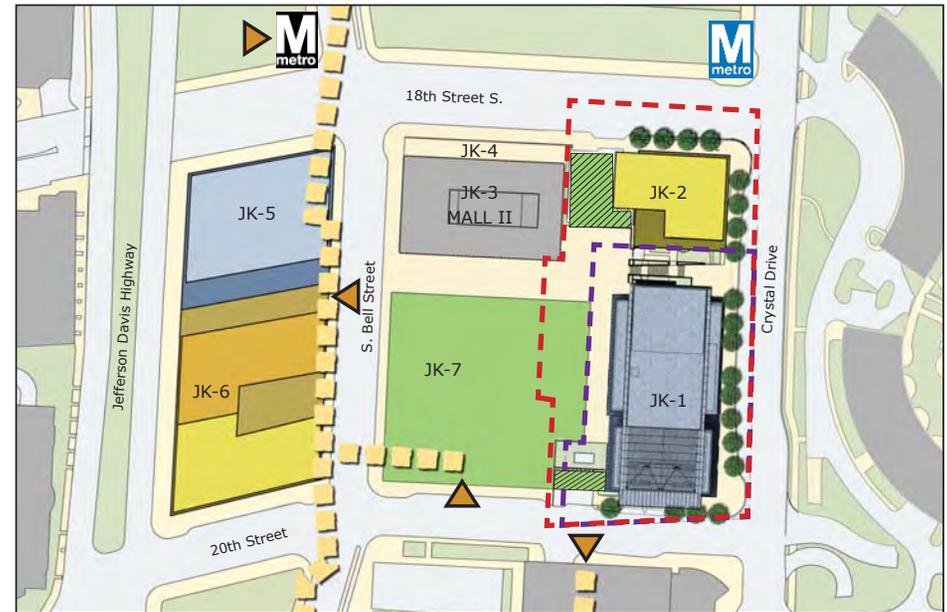
Underground Level Pedestrian Connections, existing and proposed



Existing conditions

From Figure 3.7.8, pg. 89

LEGEND			
	EXISTING PEDESTRIAN CORRIDORS		EXISTING BUILDINGS
	UNDERGROUND RETAIL		RETAIL FRONTING THE STREET
	EXISTING METRO STATION ENTRANCE		EXISTING POINT OF ACCESS TO UNDERGROUND

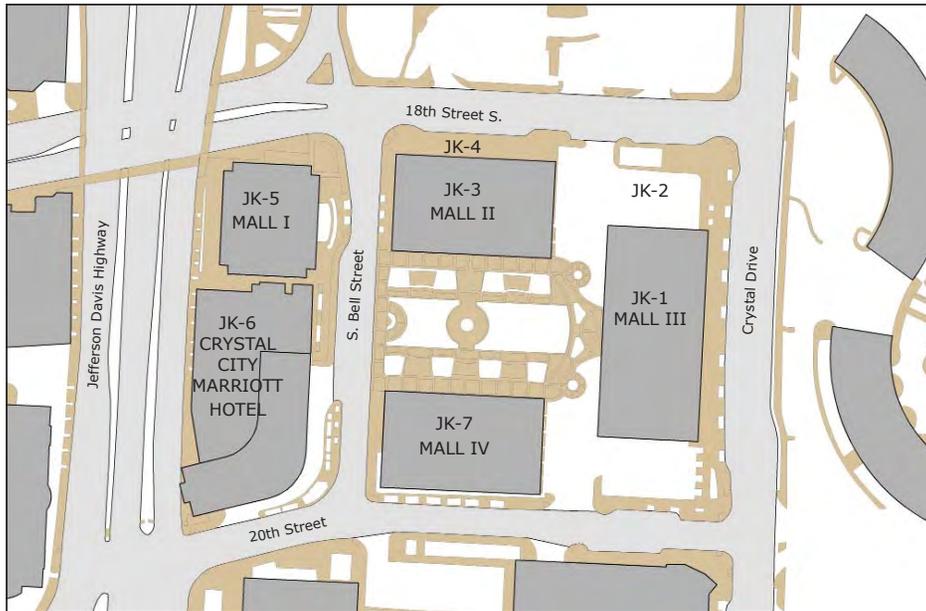


LEGEND			
	PROPOSED SITE PLAN AREA		PROPOSED REZONING AREA
	STREET NETWORK		EXISTING/POTENTIAL PEDESTRIAN ZONES (SEE NOTE 2)
	FUTURE CENTER PARK AREA		EXISTING/POTENTIAL PLANTING ZONES
	EXISTING BUILDINGS		TBD - FUTURE DECK EXTENSION
	EXISTING POINT OF ACCESS TO UNDERGROUND		PROPOSED POINT OF ACCESS TO UNDERGROUND
	EXISTING METRO STATION ENTRANCE		POTENTIAL SECOND ENTRANCE TO METRO
	PROPOSED OFFICE BUILDING TOWER		PROPOSED OFFICE BUILDING PODIUM
	PROPOSED RESIDENTIAL BUILDING TOWER		PROPOSED RESIDENTIAL BUILDING PODIUM
	PROPOSED HOTEL BUILDING TOWER		PROPOSED HOTEL BUILDING PODIUM

Proposed conditions

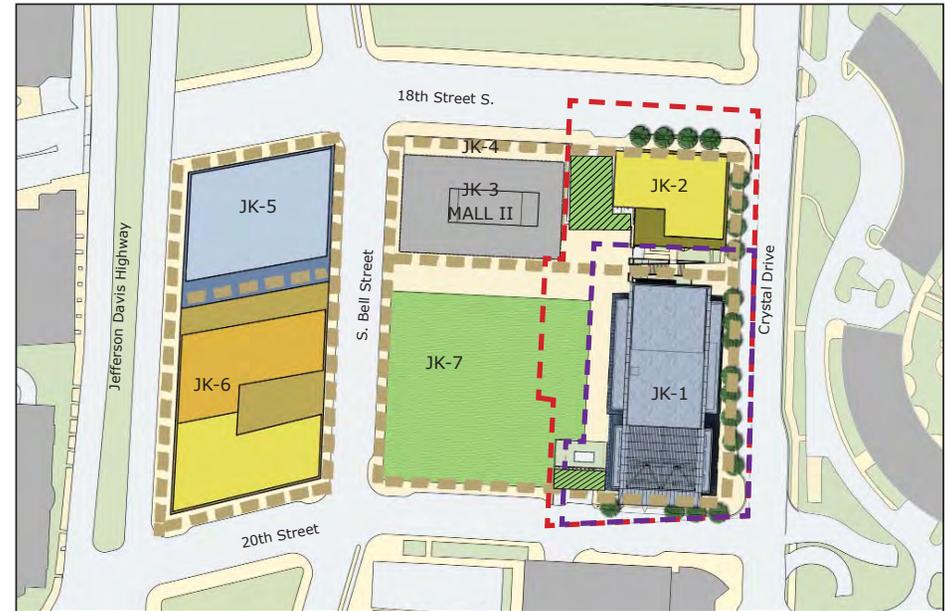
- 1) Reflects ultimate Block build-out. Interim conditions will differ.
- 2) Additional pedestrian paths are likely to be designed within Center Park in the future.
- 3) Delineation between Existing/Potential Planting and Pedestrian Zones on adjacent blocks may not be accurate and are shown for general graphic purposes only.

Street Level (At-Grade) Pedestrian Connections, existing and proposed



Existing conditions

LEGEND			
	STREET NETWORK		EXISTING PEDESTRIAN CORRIDORS
	EXISTING BUILDINGS		

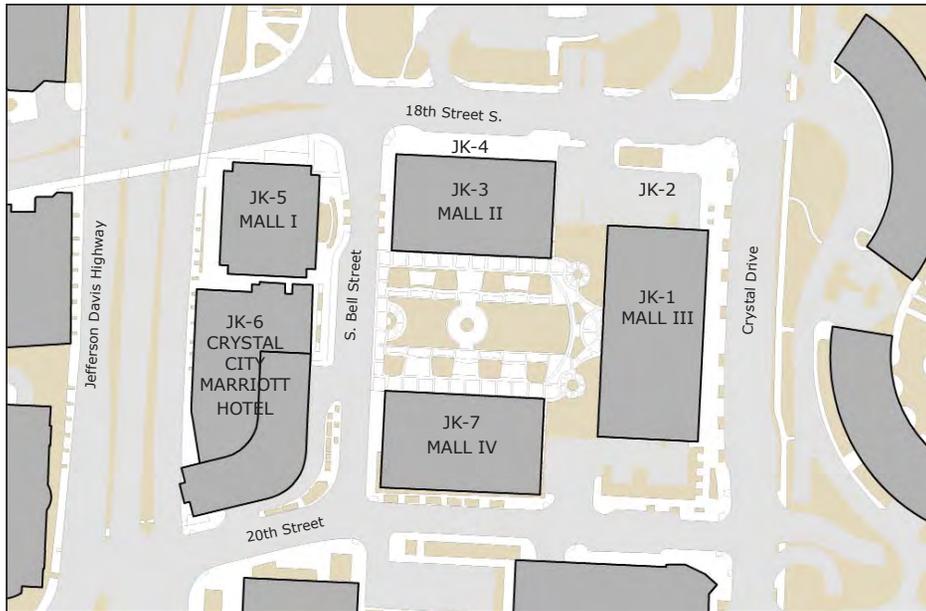


LEGEND			
	PROPOSED SITE PLAN AREA		PROPOSED CONCEPTUAL PEDESTRIAN CORRIDOR LOCATIONS, BLOCK J-K
	PROPOSED REZONING AREA		EXISTING/POTENTIAL PEDESTRIAN ZONES (SEE NOTE 2)
	STREET NETWORK		EXISTING/POTENTIAL PLANTING ZONES
	FUTURE CENTER PARK AREA		TBD - FUTURE DECK EXTENSION
	EXISTING BUILDINGS		PROPOSED OFFICE BUILDING PODIUM
	PROPOSED OFFICE BUILDING TOWER		PROPOSED RESIDENTIAL BUILDING PODIUM
	PROPOSED RESIDENTIAL BUILDING TOWER		PROPOSED HOTEL BUILDING PODIUM
	PROPOSED HOTEL BUILDING TOWER		

Proposed conditions

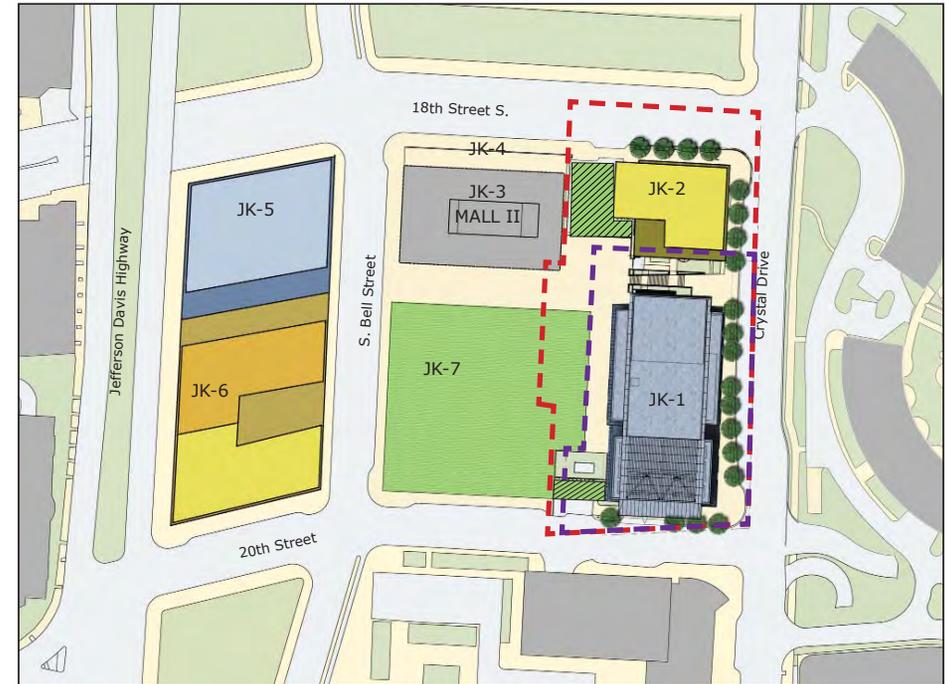
- 1) Reflects ultimate Block build-out. Interim conditions will differ.
- 2) Additional pedestrian paths are likely to be designed within Center Park in the future.
- 3) Delineation between Existing/Potential Planting and Pedestrian Zones on adjacent blocks may not be accurate and are shown for general graphic purposes only.

Street Network, existing and proposed



Existing conditions

LEGEND	
	STREET NETWORK
	EXISTING BUILDINGS



LEGEND			
	PROPOSED SITE PLAN AREA		PROPOSED REZONING AREA
	STREET NETWORK		EXISTING/POTENTIAL PEDESTRIAN ZONES (SEE NOTE 2)
	FUTURE CENTER PARK AREA		EXISTING/POTENTIAL PLANTING ZONES
	EXISTING BUILDINGS		TBD - FUTURE DECK EXTENSION
	PROPOSED OFFICE BUILDING TOWER		PROPOSED OFFICE BUILDING PODIUM
	PROPOSED RESIDENTIAL BUILDING TOWER		PROPOSED RESIDENTIAL BUILDING PODIUM
	PROPOSED HOTEL BUILDING TOWER		PROPOSED HOTEL BUILDING PODIUM

Proposed conditions

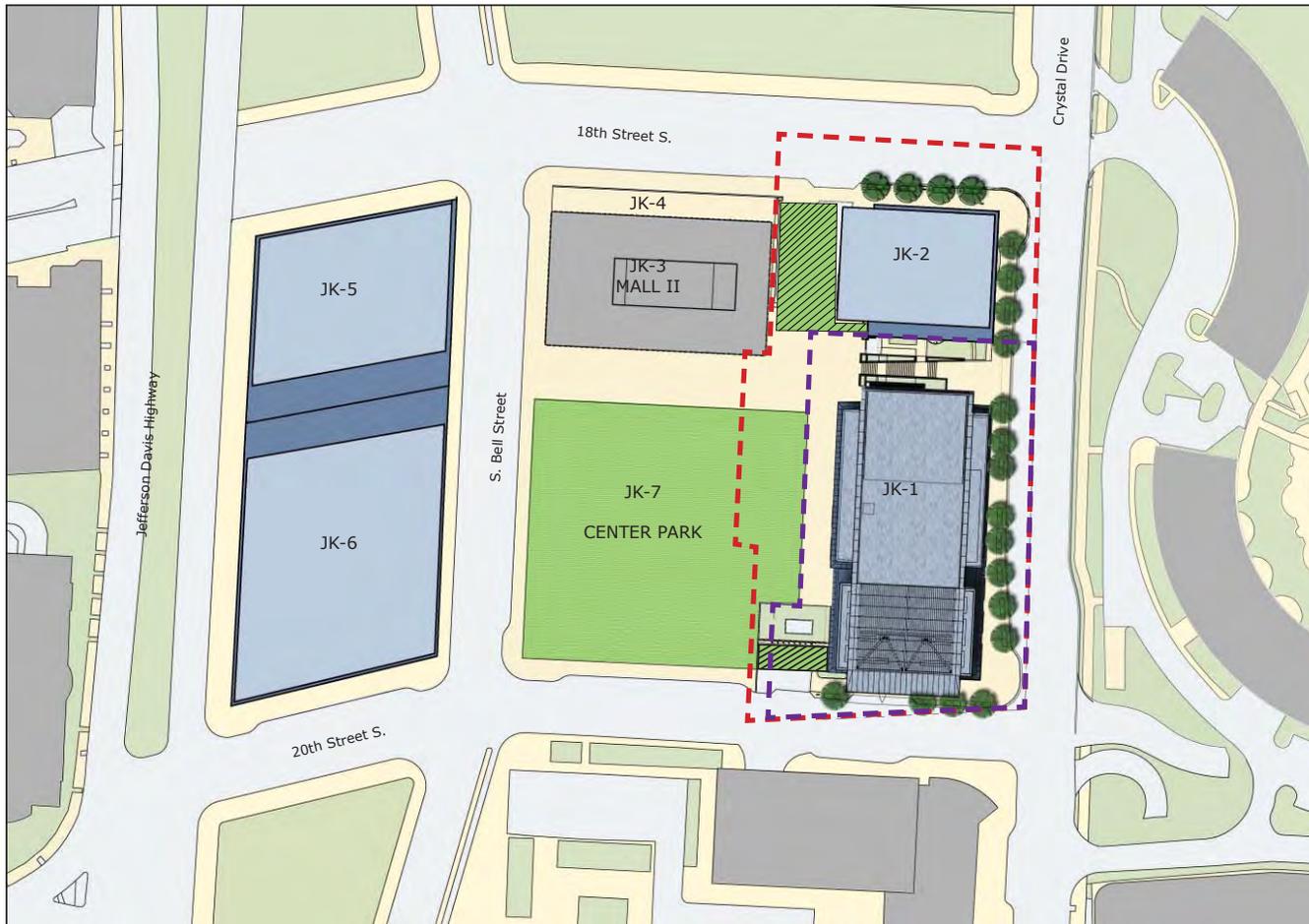
- 1) Reflects ultimate Block build-out. Interim conditions will differ.
- 2) Additional pedestrian paths are likely to be designed within Center Park in the future.
- 3) Delineation between Existing/Potential Planting and Pedestrian Zones on adjacent blocks may not be accurate and are shown for general graphic purposes only.

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

## Blocks J-K

### Proposed Crystal City Block Plan Map - Scenario 1: Maximum Number of Office Buildings

1) Actual use mix will depend on the size of each building and the use(s) it contains. Residential and hotel uses are intended to be interchangeable. The scenarios included in the Block Plan present a range of potential outcomes and are not binding or prescriptive.



BLOCK AREA TABULATION						
BLDG	SUB-BLOCK ID	OFFICE GFA	RETAIL GFA	RES. GFA	HOTEL GFA	TOTAL GFA
<b>1900 CRYSTAL</b>	<b>JK-1</b>	<b>719,704</b>	<b>11,290</b>	-	-	<b>730,994</b>
Future Site	JK-2	345,150	3,000	-	-	348,150
MALL II	JK-3	312,858	-	-	-	312,858
MALL II Residual	JK-4	-	-	-	-	-
Future Site	JK-5	594,400	6,000	-	-	600,400
Future Site	JK-6	762,125	10,000	-	-	772,125
Center Park	JK-7	-	-	-	-	-
<b>TOTAL</b>		<b>2,734,237</b>	<b>30,290</b>	-	-	<b>2,764,527</b>

1) Development figures used for future buildings are for planning estimates only and in no way reflect specific development levels approved for the site.

BLOCK PLAN USE MIX RATIOS		
USE	PERCENT OF BLOCK GFA	ABOVE FIRST FLOOR
Office	98.9	99.8
Retail	1.1	0.2
Residential	0	0.0
Hotel	0	0.0
Other	0	0.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>

BLOCK PLAN TOWER COVERAGES				
BUILDING	SUB-BLOCK ID	NET BUILDABLE AREA	TOWER FLOORPLATE	NET TOWER COVERAGE
<b>1900 CRYSTAL</b>	<b>JK-1</b>	<b>52,688</b>	<b>32,978</b>	<b>62.6%</b>
Future Site	JK-2	25,186	15,225	60.5%
MALL II	JK-3	26,192	26,192	100.0%
MALL II Residual	JK-4	4,969	-	0.0%
Future Site	JK-5	31,383	26,600	84.8%
Future Site	JK-6	48,320	42,750	88.5%
<b>TOTAL</b>		<b>188,738</b>	<b>143,745</b>	<b>76.2%</b>

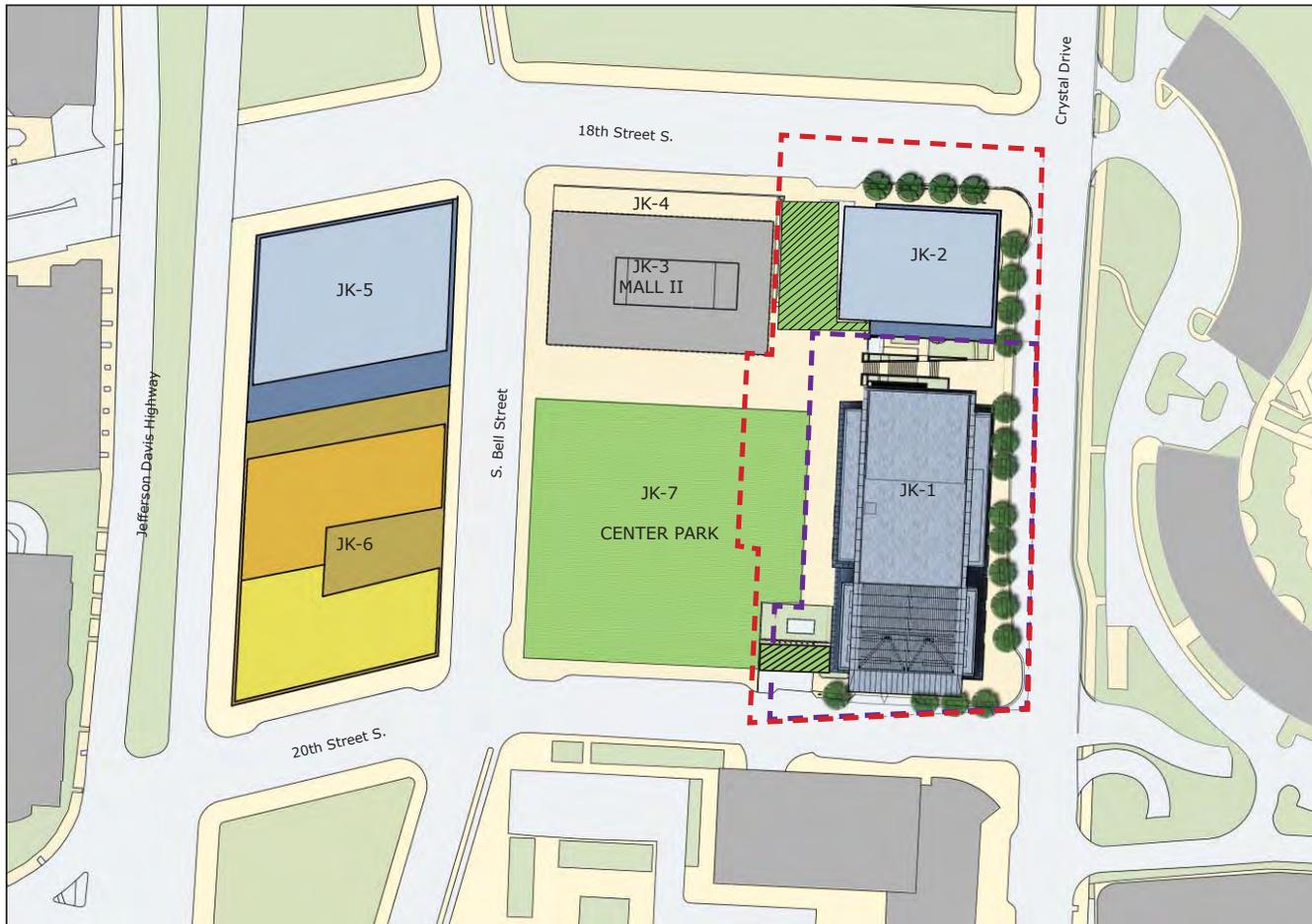
LEGEND			
	PROPOSED SITE PLAN AREA		PROPOSED REZONING AREA
	STREET NETWORK		EXISTING/POTENTIAL PEDESTRIAN ZONES (SEE NOTE 2)
	FUTURE CENTER PARK AREA		EXISTING/POTENTIAL PLANTING ZONES
	EXISTING BUILDINGS		TBD - FUTURE DECK EXTENSION
	PROPOSED OFFICE BUILDING TOWER		PROPOSED OFFICE BUILDING PODIUM
	PROPOSED RESIDENTIAL BUILDING TOWER		PROPOSED RESIDENTIAL BUILDING PODIUM
	PROPOSED HOTEL BUILDING TOWER		PROPOSED HOTEL BUILDING PODIUM

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

## Blocks J-K

### Proposed Crystal City Block Plan Map - Scenario 2: Mid-range Number of Office Buildings

1) Actual use mix will depend on the size of each building and the use(s) it contains. Residential and hotel uses are intended to be interchangeable. The scenarios included in the Block Plan present a range of potential outcomes and are not binding or prescriptive.



BLOCK AREA TABULATION						
BLDG	SUB-BLOCK ID	OFFICE GFA	RETAIL GFA	RES. GFA	HOTEL GFA	TOTAL GFA
<b>1900 CRYSTAL</b>	<b>JK-1</b>	<b>719,704</b>	<b>11,290</b>	-	-	<b>730,994</b>
Future Site	JK-2	345,150	3,000	-	-	348,150
MALL II	JK-3	312,858	-	-	-	312,858
MALL II Residual	JK-4	-	-	-	-	-
Future Site	JK-5	594,400	6,000	-	-	600,400
Future Site	JK-6	-	10,000	363,625	363,625	737,250
Center Park	JK-7	-	-	-	-	-
<b>TOTAL</b>		<b>1,972,112</b>	<b>30,290</b>	<b>363,625</b>	<b>363,625</b>	<b>2,729,652</b>

1) Development figures used for future buildings are for planning estimates only and in no way reflect specific development levels approved for the site.

BLOCK PLAN USE MIX RATIOS		
USE	PERCENT OF BLOCK GFA	ABOVE FIRST FLOOR
Office	72.2	73.4
Retail	1.1	0.2
Residential	13.33	13.2
Hotel	13.33	13.2
Other	0	0.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>

BLOCK PLAN TOWER COVERAGES				
BUILDING	SUB-BLOCK ID	NET BUILDABLE AREA	TOWER FLOORPLATE	NET TOWER COVERAGE
<b>1900 CRYSTAL</b>	<b>JK-1</b>	<b>52,688</b>	<b>32,978</b>	<b>62.6%</b>
Future Site	JK-2	25,186	15,225	60.5%
MALL II	JK-3	26,192	26,192	100.0%
MALL II Residual	JK-4	4,969	-	0.0%
Future Site	JK-5	31,383	26,600	84.8%
Future Site	JK-6	48,320	32,550	67.4%
<b>TOTAL</b>		<b>188,738</b>	<b>133,545</b>	<b>70.8%</b>

LEGEND			
	PROPOSED SITE PLAN AREA		PROPOSED REZONING AREA
	STREET NETWORK		EXISTING/POTENTIAL PEDESTRIAN ZONES (SEE NOTE 2)
	FUTURE CENTER PARK AREA		EXISTING/POTENTIAL PLANTING ZONES
	EXISTING BUILDINGS		TBD - FUTURE DECK EXTENSION
	PROPOSED OFFICE BUILDING TOWER		PROPOSED OFFICE BUILDING PODIUM
	PROPOSED RESIDENTIAL BUILDING TOWER		PROPOSED RESIDENTIAL BUILDING PODIUM
	PROPOSED HOTEL BUILDING TOWER		PROPOSED HOTEL BUILDING PODIUM

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

## Blocks J-K

### Proposed Crystal City Block Plan Map - Scenario 3: Minimum Number of Office Building

1) Actual use mix will depend on the size of each building and the use(s) it contains. Residential and hotel uses are intended to be interchangeable. The scenarios included in the Block Plan present a range of potential outcomes and are not binding or prescriptive.



BLOCK AREA TABULATION						
BLDG	SUB-BLOCK ID	OFFICE GFA	RETAIL GFA	RES. GFA	HOTEL GFA	TOTAL GFA
1900 CRYSTAL	JK-1	719,704	11,290	-	-	730,994
Future Site	JK-2	-	3,000	325,200	-	328,200
MALL II	JK-3	312,858	-	-	-	312,858
MALL II Residual	JK-4	-	-	-	-	-
Future Site	JK-5	594,400	6,000	-	-	600,400
Future Site	JK-6	-	10,000	363,625	363,625	737,250
Center Park	JK-7	-	-	-	-	-
<b>TOTAL</b>		<b>1,626,962</b>	<b>30,290</b>	<b>688,825</b>	<b>363,625</b>	<b>2,709,702</b>

1) Development figures used for future buildings are for planning estimates only and in no way reflect specific development levels approved for the site.

BLOCK PLAN USE MIX RATIOS		
USE	PERCENT OF BLOCK GFA	ABOVE 1ST FLOOR
Office	60.0	61.0
Retail	1.1	0.2
Residential	25.4	25.5
Hotel	13.4	13.3
Other	0	0.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>

BLOCK PLAN TOWER COVERAGES				
BUILDING	SUB-BLOCK ID	NET BUILDABLE AREA	TOWER FLOORPLATE	NET TOWER COVERAGE
1900 CRYSTAL	JK-1	52,688	32,978	62.6%
Future Site	JK-2	25,186	12,600	50.0%
MALL II	JK-3	26,192	26,192	100.0%
MALL II Residual	JK-4	4,969	-	0.0%
Future Site	JK-5	31,383	26,600	84.8%
Future Site	JK-6	48,320	32,550	67.4%
<b>TOTAL</b>		<b>188,738</b>	<b>130,920</b>	<b>69.4%</b>

LEGEND			
	PROPOSED SITE PLAN AREA		PROPOSED REZONING AREA
	STREET NETWORK		EXISTING/POTENTIAL PEDESTRIAN ZONES (SEE NOTE 2)
	FUTURE CENTER PARK AREA		EXISTING/POTENTIAL PLANTING ZONES
	EXISTING BUILDINGS		TBD - FUTURE DECK EXTENSION
	PROPOSED OFFICE BUILDING TOWER		PROPOSED OFFICE BUILDING PODIUM
	PROPOSED RESIDENTIAL BUILDING TOWER		PROPOSED RESIDENTIAL BUILDING PODIUM
	PROPOSED HOTEL BUILDING TOWER		PROPOSED HOTEL BUILDING PODIUM