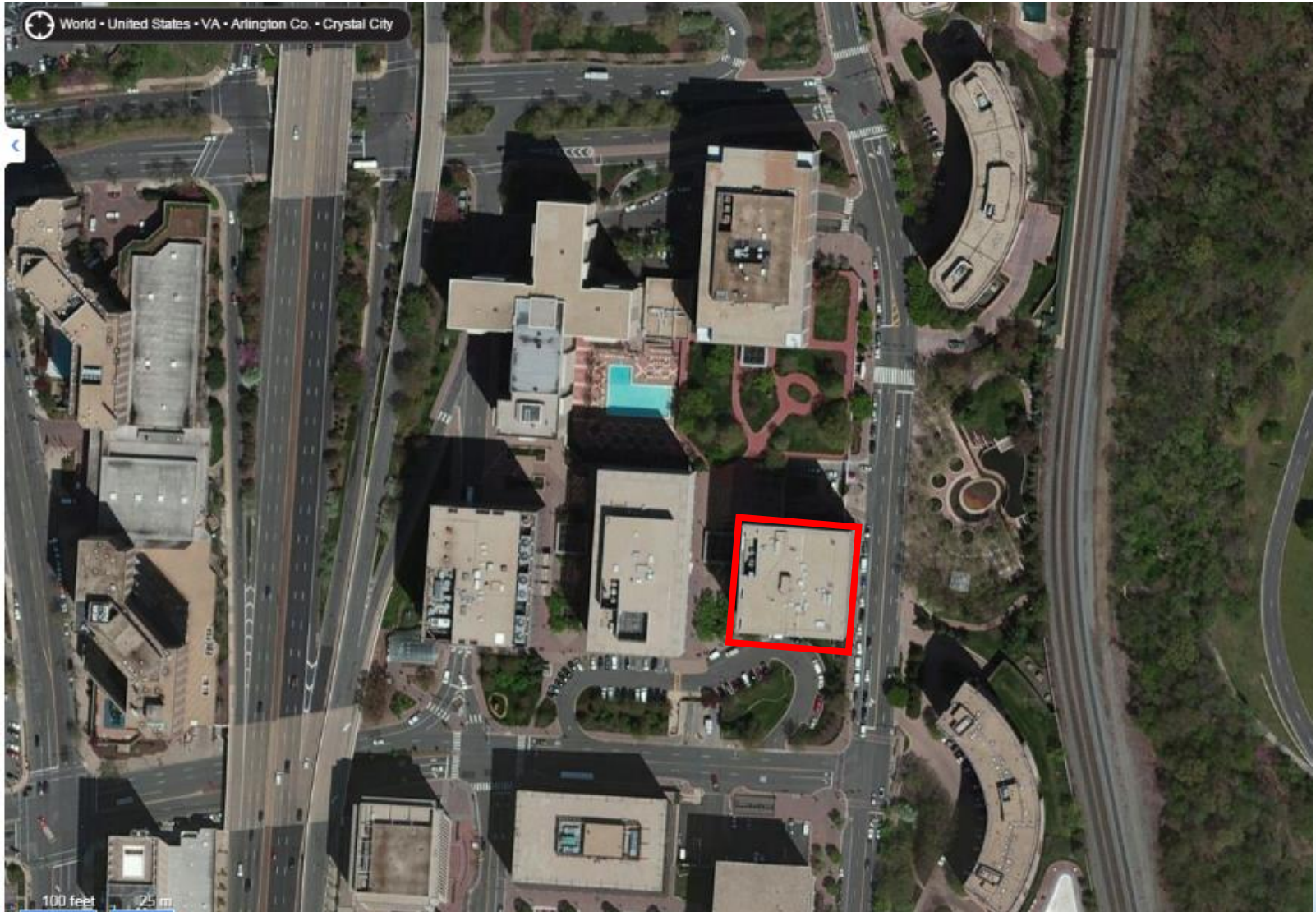


# 1770 Crystal Drive Crystal Square Office 3

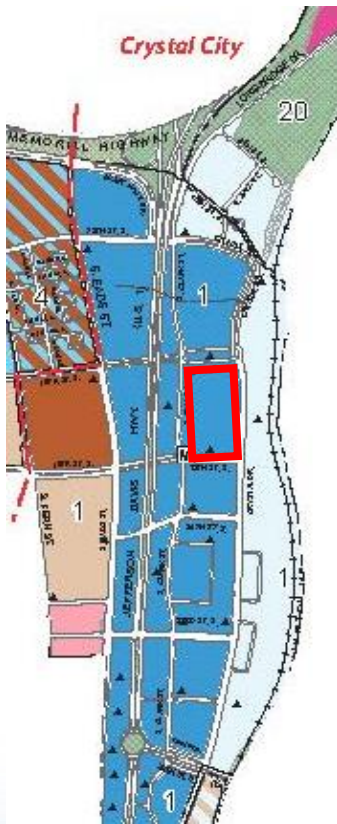
## Site Plan #90

# Site & Location



# GLUP/Zoning

- “High” Office -  
Apartment - Hotel



- C-O



# Applicable Plans and Policies

- ACZO Section 7.13 (C-O, Commercial Mixed Use District)
- GLUP “High” Office-Apartment-Hotel
  - 3.8 FAR (commercial/hotel); 4.8 FAR (residential)
- Crystal City Coordinated Redevelopment District
- Crystal City Sector Plan
  - Central Business District

# Site Plan #90 – Crystal Square

- Approved in September 1972
- Has been amended 30+ times; approval currently consists of:
  - 4 office buildings
  - 1 apartment building (378 units)
  - 155K sf of retail uses (including underground shops)
  - 2,475 parking spaces

# Site Plan Amendment Request

- Replace exterior facade
- Increase gross floor area
- Expand Crystal Drive streetscape
- Restripe parking area and reduce number of parking spaces
- Permit alternative use of plaza level space
- Permit temporary retail façade treatment

# Questions?