

# **Building Background**





# The Odyssey Condominium

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Structural Option

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The Odyssey Condominium is a prominent feature of the Arlington sky line and stands out as a latest addition to Northern Virginia's growing number of luxury residential buildings. It is located outside the court district on 15<sup>th</sup> Street and Claredon Boulevard. The Odyssey's location also provides excellent views of Georgetown and the Washington Mall.



The 475,650 sq. ft complex features 2-3 story townhouses adjacent to 3 levels of underground parking on the lower levels. Rising above the lower levels are two residential towers perpendicularly askew of each other and featuring 16 stories of condominiums with 320 residential units including platinum suites located on the top floors. The towers have a gross floor area of 309,100 sq. ft and include condominiums that range from studio spaces to larger family dwellings. The platinum penthouse suites are custom designed to occupant requests with premium quality found throughout the kitchen, bathrooms, and living areas with adjoining balconies to enjoy the spectacular views.

The Odyssey's budget is approximately \$65 million including all scopes of work for project completion. The building is zoned under the Code of Virginia, Section 25 "Multiple-Family Dwelling Districts" which limits the building height to 180 ft. As an overlay of the General Land Use Plan (GLUP), the site is also designated as a "Special Affordable Housing Protection District" ("SAHPD"). The designation requires planned high density residential construction to replace existing affordable residential units located on the site. As a result of the SAHPD, a row of townhouses were incorporated into the design.

An executive decision was made early in the design to upgrade the Odyssey from apartments to luxury condominiums. The original building envelope called for a standard brick veneer with aluminum punch and strip windows. Aluminum curtain wall systems were recommended to enhance the architectural features of the envelope. The final design included three full-height curtain walls on the East elevation.