

# CRYSTAL CITY VISION PLAN 2050

DRAFT 1.1

LONG RANGE PLANNING COMMITTEE MEETING  
OCTOBER 22, 2009



ARLINGTON  
VIRGINIA



# Presentation Purposes

- Comment/Response Matrix
- Technical revision/clarification to the Building Heights Map
- “Sector Plan” title instead of “Vision Plan”
- Updates to the Multimodal Transportation Study, Oct.2009
- New Sections to Chapter 3: Quality of Life, Human Experience



# Comment Response Matrix

## CHANGES TO PREVIOUS RESPONSES

- p. 5: comment 3.3.5, regarding USPS
- p. 13: comment 3.7.15, regarding soil depths
- p. 14: comment 3.7.18 and 3.7.24 regarding community canine areas
- p. 17: comment 3.8.6 regarding building penthouses
- p. 17: new responses beginning with 3.9.1.












## BACKGROUND

- Dec. 2008 County Board Meeting
- Original Staff Report  
↓  
300' plus 2 to 3 potential additional stories
- Supplemental Report  
↓  
330'
- Board discussion – some support for additional height; interested in how increased heights are earned
- Issue: At that time, heights were being discussed generally, without precise clarity on what the limits applied to (e.g. main roof height?; penthouse height?; etc.)



# Building Heights Map – Dec. 1 Report



LEGEND	
	35'
	60'
	75'
	110'
	150'
	200'
	250'
	300'
	OPEN SPACE WITHIN BUILT-TO LINES

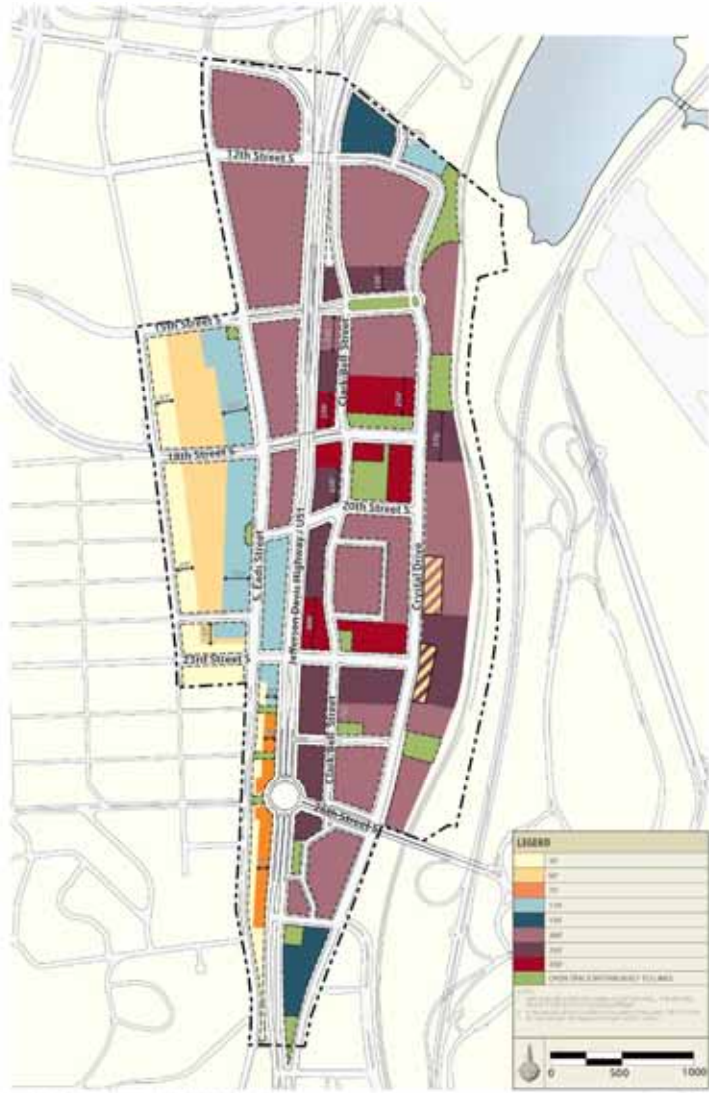
NOTES:


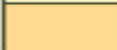







1. HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT
2. A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES
3. AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 23RD STREETS.





# Building Heights Map – Dec. 9 Report



LEGEND	
	35'
	60'
	75'
	110'
	150'
	200'
	250'
	330'
	OPEN SPACE WITHIN BUILT-TO LINES

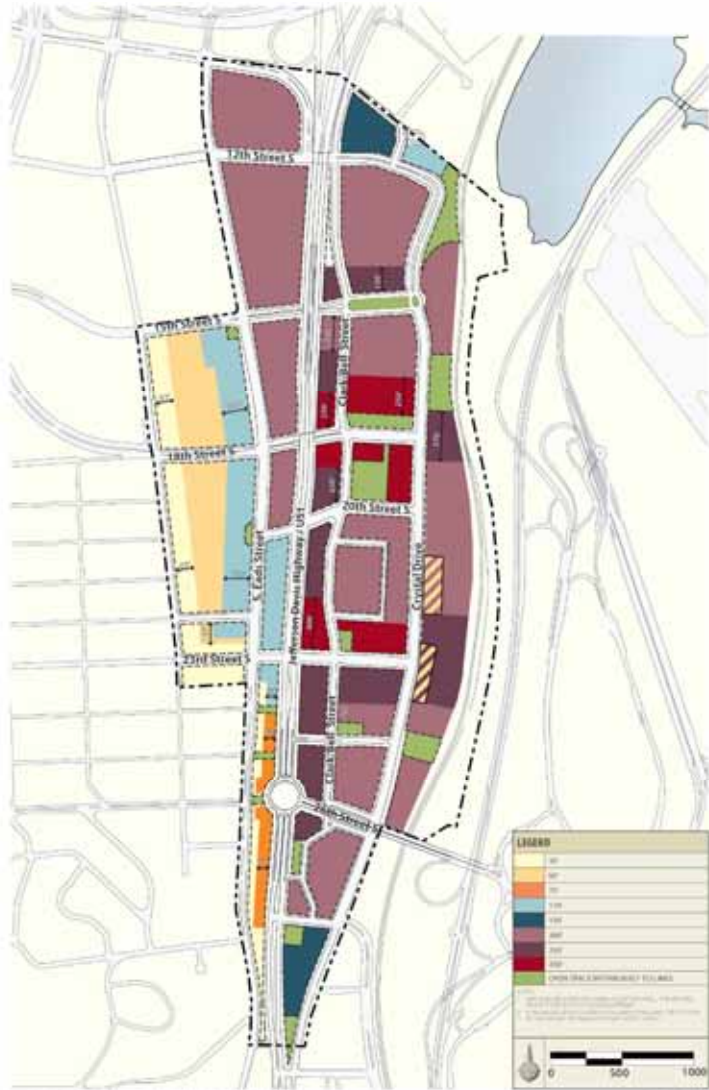
NOTES:










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





# Building Heights Map – Draft 1.1 (5/29/09)



LEGEND	
	35'
	60'
	75'
	110'
	150'
	200'
	250'
	300'
	OPEN SPACE WITHIN BUILT-TO LINES

NOTES:

- HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT
- A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES
- ~~AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 23RD STREETS.~~



## CLARIFICATIONS & REVISIONS

- Plan establishes that the maximums noted in the Building Heights Map reflect limits of rentable floor area.
- Plan text indicates modest additional height may be allowed for architectural features and/or penthouses.
- Revised Draft Plan will delete footnote #3 stating “An additional 2 to 3 stories may be considered in 300’ zones along 18<sup>th</sup> and 23<sup>rd</sup> Streets. (Unintended carryover from Dec. 1 report map)
- While yet to be determined (through the Zoning Ordinance) the intent is to allow up to an additional 30’ for architectural features/penthouses for 300’ height zones.

# “Vision Plan” vs. “Sector Plan”

## Background

- The BRAC Transition Task Force report used the term “Vision” when describing the desired goal of a planning process
- “Vision Plan” was used by staff to refer to the targeted final Planning Document during the Task Force Process
- As the plan evolved, it developed into a document that appears to meet the typical characteristics of a “Sector Plan”:
  - result of detailed planning process
  - specific area usually within larger planning area (i.e. R-B Corridor, J-D Corridor)
  - specific land use, zoning, transportation, urban design, community facilities, etc. recommendations
  - guide development in that area, used by wide array of community members
- Proposed revised document title: Crystal City Sector Plan - 2050