

CRYSTAL CITY PLANNING BOUNDARY





CRYSTAL CITY PLANNING PROCESS

Task Force Meeting 2

October 25, 2006

CRYSTAL CITY PLANNING TASK FORCE SCHEDULE

DATE	ISSUE/TASK	EXPLANATION/ COMMENTS	RESPONSIBLE	DONE
OCT. 19	TASK FORCE MEETING 1	Kick-Off, Introductions, Urbanism, Scheduling	County	X
OCT. 25	TASK FORCE MEETING 2	Schedule Review, Study Area Boundary, Review Work Plan, Current Status, Homework Assignments	TGP/ County	
NOV. 13	TASK FORCE MEETING 3	Walking Tour Agenda, Identify Missing Data, FAR and Height Options, Open Space and Street Framework Diagrams, Create Crystal City Planning Principles	TGP/ County	
NOV. 18	WALKING TOUR	Walking Tour of Crystal City, Discussion of Observations, Discussion of Wants and Needs	TGP	
DEC. 4-8	CHARRETTE	Weeklong Working Session of Developing Urban Design Alternatives and Building Consensus	TGP	
DEC. 5 4-6PM	TASK FORCE MEETING 4 ON CHARRETTE	Pin-Up 1 Charrette Task Force Meeting	TGP/ County	
DEC. 7 9-11AM	TASK FORCE MEETING 5 ON CHARRETTE	Pin-Up 2 Charrette Task Force Meeting	TGP/ County	
DEC. 19	TASK FORCE MEETING 6	Update on Alternatives, Issues and Concerns,	TGP/ County	
JAN. 16	TASK FORCE MEETING 7	Review Preferred Alternative, Issues and Concerns,	TGP/ County	
FEB. 6	TASK FORCE MEETING 8	Review Preferred Alternative, Issues and Concerns, Outline of Guidelines	TGP/ County	
FEB 17	COMMUNITY FORUM		TGP/ County	
FEB. 20	TASK FORCE MEETING 9	Review Preferred Alternative, Issues and Concerns, Policy Refinement, Review Preliminary Guidelines	TGP/ County	

CRYSTAL CITY PLANNING FOCUS GROUPS MEETING SCHEDULE

DATE	ISSUE/TASK	EXPLANATION/ COMMENTS	RESPONSIBLE	DONE
MAR. 6	TASK FORCE MEETING 10	Review Final Presentation, Review Guidelines, Review Framework Policy, Strategize Report to Commissions and County Board	TGP/ County	
OCT. 27	ARCHSTONE- SMITH	Review Proposed and Existing Plans, Total Program Wants and Needs for Company, Get Discs and Hard Copies of Plans, Elevations, Sections, Sqft. Of Uses	TGP	
OCT. 31	VORNADO REALTY TRUST		County	
NOV. 1	EQUITY OFFICE		TGP/ County	
NOV. 1	LOWE ENTERPRISES		TGP/ County	
NOV.	GOULD		TGP/ County	
NOV.	MEETING WITH CONDO ASSOCIATION REPRESENTATIVES	Discussion of Wants Needs and Fears	TGP/ County	
NOV.	COUNTY DEPARTMENT REPRESENTATIVES	Summit With Representatives from Planning, Parks and Recreation, Streets, Public Works, Arts Commission, Economic Development, Police, Fire Department	TGP/ County	
NOV.	VDOT	Discuss Process, Route 1, Flyover Ramp to Airport	TGP/ County	
NOV.	FAA	Discussion of Building Height Restrictions	TGP/ County	
	DEP OF INTERIOR			
	NORTH TRACK			
	TRANSPORTATION			
	ARTS			

CRYSTAL CITY PLANNING TASKS LIST

DATE	ISSUE/TASK	EXPLANATION/ COMMENTS	RESPONSIBLE	DONE
NOV. 13	CRYSTAL CITY WEEKDAY CAMPOUT		TGP/ County	
NOV. 4	CRYSTAL CITY WEEKEND CAMPOUT		TGP/ County	
	GET CURRENT PROPOSED PARKS PLANS	4 Mile Run, North Tract	EDAW	
	GET OPEN SPACE PRECEDENTS		EDAW	
	DEVELOP PRECEDENT STREETS COUNTS	(Conn. Ave. DC, K Street DC, Broadway NY)	DMJM	
	GET CURRENT EXISTING SQFT. OF USES		TGP	
	GET PLANS AND UPDATES OF PUBLIC SECTOR INITIATIVES	BRAC	TGP	
	GET PLANS AND UPDATES OF ADJACENT NEIGHBORHOODS INITIATIVES	Potomac Yards, Pentagon City	TGP	
	ACCESS COUNTY GIS MAPS AND INFORMATION		TGP	
	FINALIZE COMPUTER MODEL CREATOR		TGP	
	FINALIZE PROFESSIONAL RENDERER		TGP	
	REVIEW CURRENT ZONING		TGP	
	REVIEW COUNTY COMPREHENSIVE PLAN		TGP	
	REVIEW COUNTY DEVELOPMENT REGULATIONS		TGP	

CRYSTAL CITY PLANNING TASKS LIST

DATE	ISSUE/TASK	EXPLANATION/ COMMENTS	RESPONSIBLE	DONE
OCT-NOV	REVIEW COUNTY DEVELOPMENT GUIDELINES		TGP	
OCT-NOV	REVIEW WMATA REGULATIONS		TGP	
OCT-NOV	REVIEW BRAC COMPREHENSIVE PLAN		TGP	
OCT-NOV	GATHER STREET TYPE PRECEDENTS	Photographs, Sections, Descriptions	TGP	
OCT-NOV	GATHER BUILDING TYPE PRECEDENTS	Photographs, Densities, Plans, Etc.	TGP	
OCT	CREATE FIGURE GROUND PLAN	Buildings as Figures, Open Space as Ground	TGP	
OCT	CREATE FIGURE AIR PLAN	Towers as Figures	TGP	
OCT-NOV	ANALYZE ALL LAND WITHIN CITY BOUNDARY		TGP	
OCT-NOV	ANALYZE IDEAL BALANCE OF WORK TO LIVE		TGP	
OCT-NOV	ANALYZE IDEAL BALANCE OF UNITS TO OPEN SPACE		TGP	
OCT-NOV	ANALYZE IDEAL BALANCE OF RETAIL TO OTHER USES		TGP	
OCT-NOV	ANALYZE IDEAL BALANCE OF DENSITY TO OPEN SPACE		TGP	
OCT-NOV	CREATE POLICY FRAMEWORK OUTLINE		TGP	
OCT-NOV	CREATE OUTLINE (CARTOON SET) OF URBAN DESIGN CODE		TGP	

The background of the slide is a dark, semi-transparent aerial photograph of a city. A river flows through the center of the image. To the right, a large airport terminal and runways are visible. The overall tone is dark and professional.

HOMWORK

Initial Master Planning Issues

Height and Density

- Need to provide additional density to incentivize development
- Additional density through height allows for more street level amenities
 - Parks
 - Great Streets
 - Plazas
 - Bike Paths, etc.
- FAA Standards for height next to National Airport. Can height be increased?
 - Taller Buildings
 - Upper Story additions to Existing Buildings
- Can Transfer of Development Rights allow for more amenities



HOMWORK

Initial Master Planning Issues

Public Spaces

- Provide strong connections to adjacent public spaces and communities
- Public Spaces should be safe, well lit, with clear signage
- Streets and the spaces between buildings should become great Public Spaces
- Public Spaces should be accessible to all
- **Public Art** should be integral Public Spaces and architecture with major pieces shown or conforming part of the major spaces.
- Provide for small and large public performance spaces within the City
 - Plazas
 - Amphitheater

HOMWORK

Initial Master Planning Issues

Transportation

- Provide **pedestrian** and **bicycle** connections throughout community and to surrounding communities and amenities
- Coordinate the Master Plan with current **Transportation Planning** efforts
- Provide a **second Metro Entrance**
- Provide high quality **bus** service that ties into adjacent communities and transit connections
- Need to provide “Sufficient” parking with **great** access
 - Sufficient-----What is too much and what is too little
- **Make Jefferson Davis a great pedestrian and vehicular street**
 - **Remove elevated freeway**
 - **How do we mitigate adverse impacts from new design on GW Parkway**
- Improve traffic movements at driveways and **intersections** without diminishing pedestrian safety

The background of the slide is a dark, semi-transparent aerial photograph of a city grid. The grid lines are clearly visible, and there are some larger buildings and structures scattered throughout. The text is overlaid on this image.

HOMWORK

Initial Master Planning Issues

Economic

- What local and regional market holes can be filled?
- What are the obstacles to development? How can they be overcome?
- Provide realistic financial modeling that considers the value of existing buildings
- Provide flexibility to phase development to meet market conditions
- Provide flexible zoning tools that works for all parties
- Provide a mix of uses and mix of housing types
 - Opportunity to provide affordable housing
- All new development must be economically viable
- Provide two-sided retail streets
- Great open spaces and amenities will be critical for Crystal City to be competitive within region.



HOMWORK

Initial Master Planning Issues

Design

- Provide for a varied and attractive skyline
 - Building heights
 - Character of design (Design Standards)
- Provide great gateways
 - Route 1
 - 23rd, 18th and 15th Streets
- Provide for varied architectural designs
 - Contemporary
 - Traditional
- Provide for a great public realm through pedestrian scaled design
- Incorporate Sustainability into the design
 - LEED Standards for all buildings

The background of the slide is a dark, semi-transparent aerial photograph of a city street grid. The streets are visible as a network of lines, and some buildings and green spaces are discernible. The text is overlaid on this image.

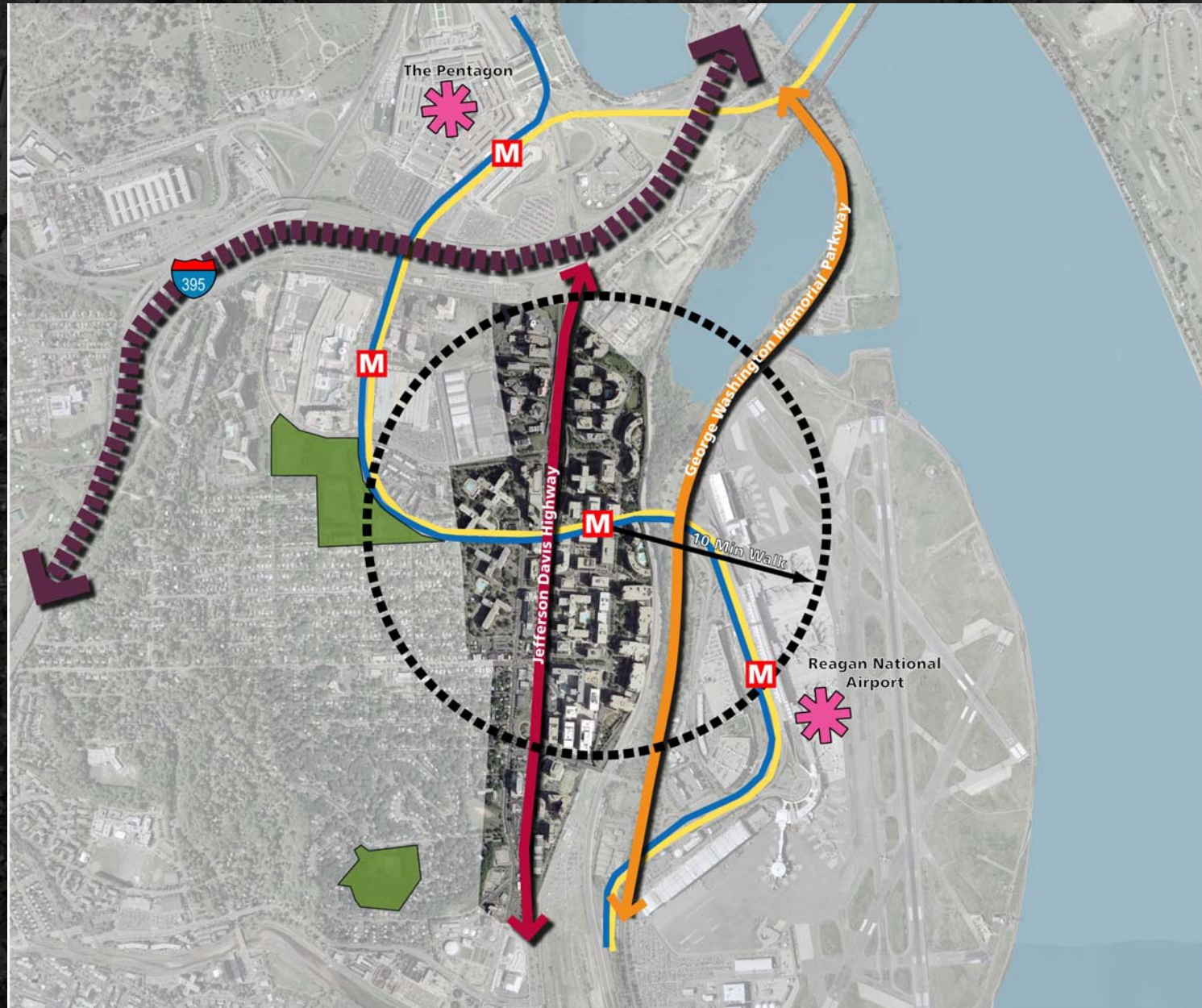
HOMWORK

Initial Master Planning Issues

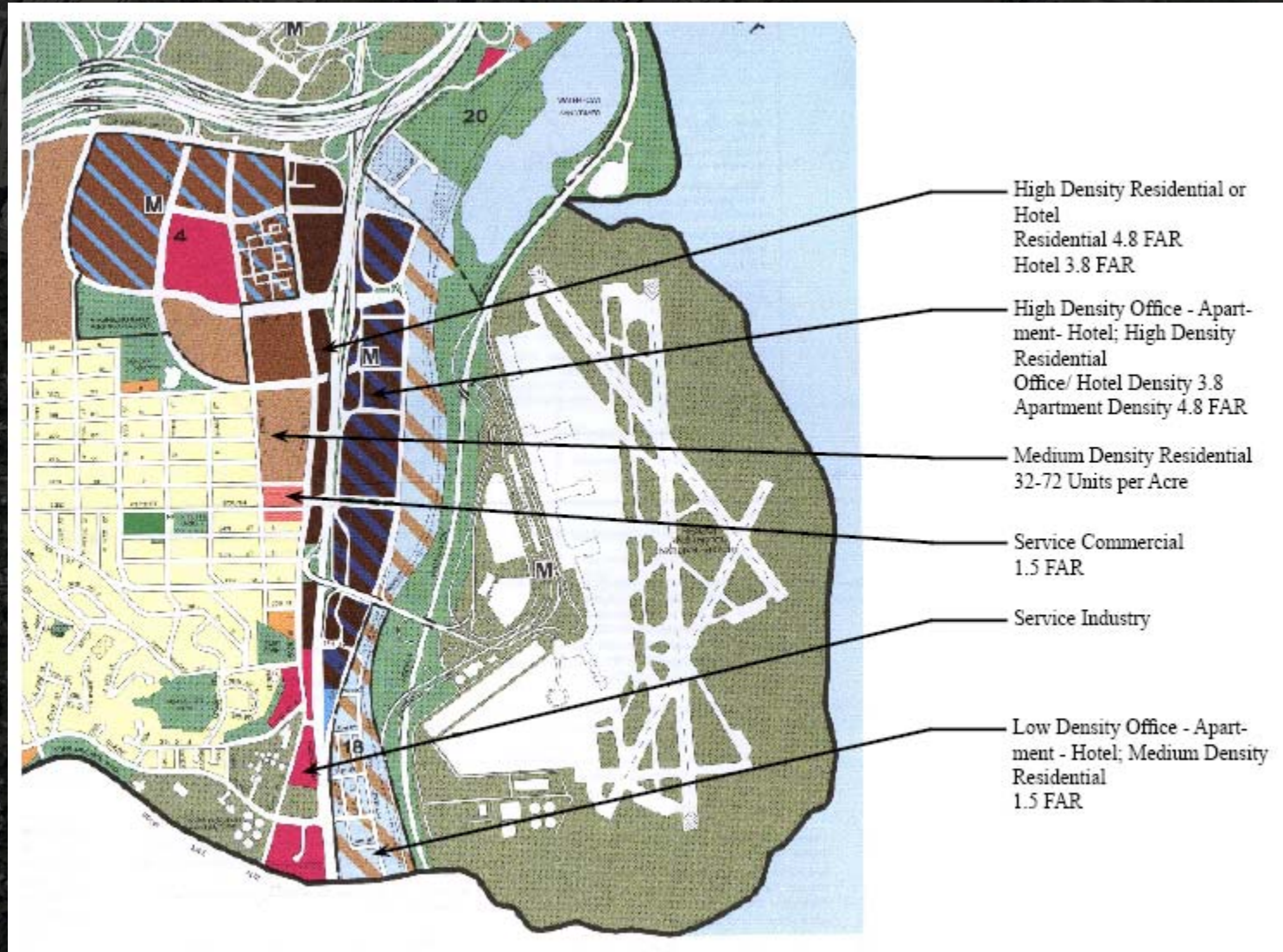
Land Use

- What is an appropriate mix of uses
 - Mix of Housing to Office
 - Mix of Retail to Housing and Office
 - Mix of uses to regional needs or projected growth
- Do we keep the underground retail?
 - Make it more accessible physically and visually
 - 24 hour experience
 - Is it more important to enliven the streets?

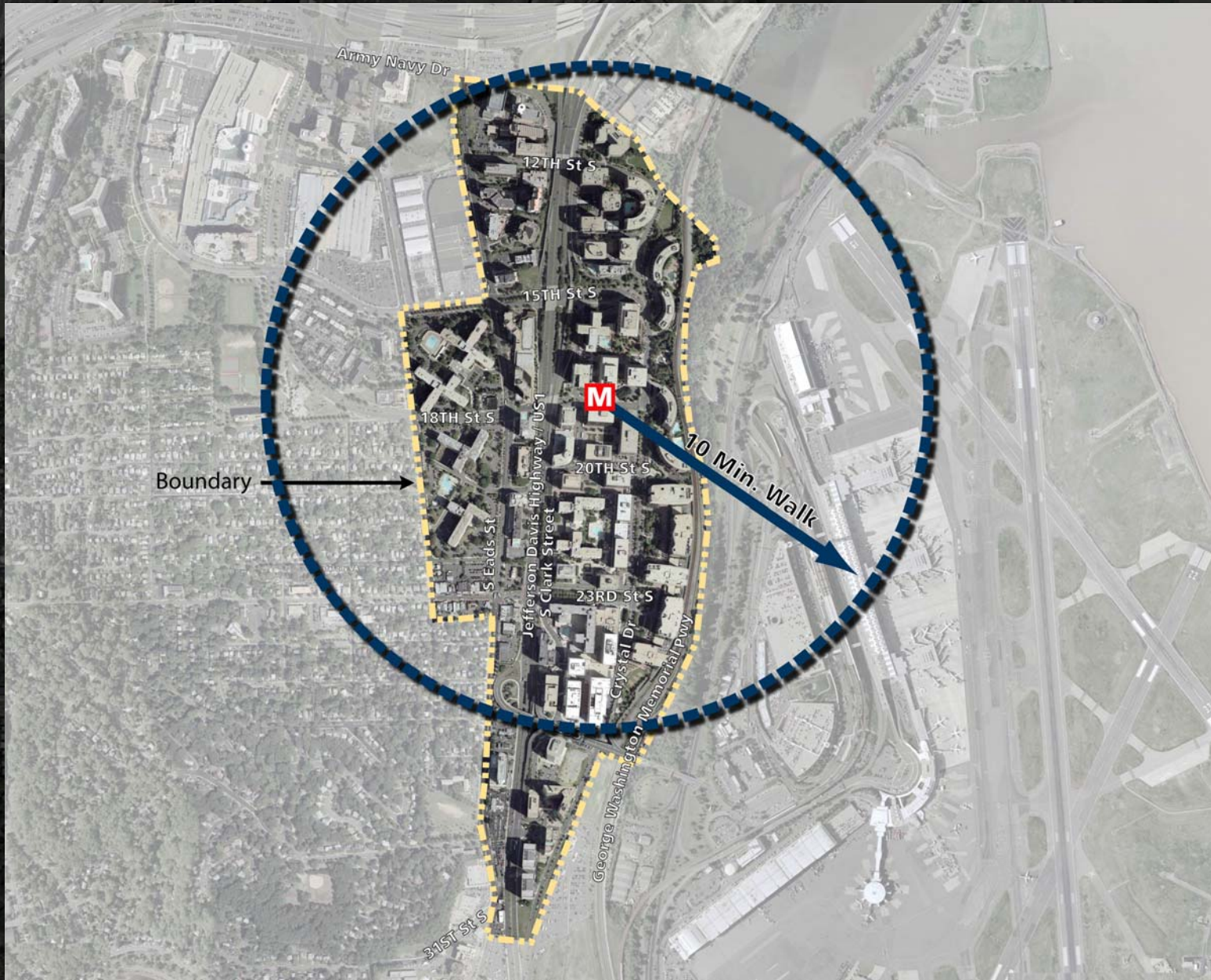
SITE ANALYSIS DESIGN DIAGRAM







CRYSTAL CITY LAND USE DIAGRAM



CRYSTAL CITY PLANNING BOUNDARY



CRYSTAL CITY PLANNING BOUNDARY

LOCATION	WASHINGTON DC K STREET AND 22ND NW	WASHINGTON DC FARRAGUT SQUARE	CRYSTAL CITY 18TH AND JEFFERSON DAVIS HWY.	CRYSTAL CITY CRYSTAL DRIVE AND GEORGE WASHINGTON PKWY.
AERIAL				
ZONE	COMMERCIAL DISTRICT MAJOR BUSINESS AND EM- PLOYMENT CENTER (C-3-C)	COMMERCIAL DISTRICT CENTRAL BUSINESS DISTRICT (C-4)	COMMERCIAL OFFICE BUILD- ING, HOTEL AND MULTIPLE- FAMILY DWELLING DISTRICT SERVICE INDUSTRIAL DIS- TRICT (C-O AND M-2)	COMMERCIAL OFFICE BUILD- ING, HOTEL, AND APARTMENT DISTRICT (C-O-1.5)
MAXIMUM ALLOWABLE HEIGHT	90'	110'	153' OFFICE AND COMMERCIAL 180' MULTI-FAMILY AND HOTEL	12 STORIES FOR APARTMENTS AND HOTELS 8 STORIES FOR OFFICE BLS
ENTITLED F.A.R.	6.5	8.5	4.8 RESIDENTIAL 3.8 HOTEL 3.8 OFFICE	1.5 OFFICE 32 - 72 UNITS PER ACRE
ACTUAL F.A.R.	6.5	8.5	4.2	1.5