



CRYSTAL CITY PLANNING PROCESS
REVISED CRYSTAL CITY CONCEPT PLAN

CRYSTAL CITY TASK FORCE

ARLINGTON COUNTY

WITH

TORTI GALLAS AND PARTNERS AND EDAW

**DMJM Harris
Kimley-Horn
Nelson Nygaard**

January 15th, 2008

PLAN COMPARISON: GROSS FLOOR AREA

	Existing Conditions	GLUP	Crystal City Plan
East Side:	17.1 msf	21.0 msf	27.5 msf
West Side:	7.6 msf	11.9 msf	13.0 msf

The Crystal City Plan would potentially yield:

- 31% GFA increase over GLUP build-out potential east of Route 1
- 9% GFA increase over GLUP build-out potential west of Route 1
- Decreases from GLUP build-out potential on west Blocks P(-34%), R(-32%), I(-52%), and on east Block T (-15%)
- Decreases from permitted maximum height of existing GLUP on west Blocks P, R, and H & E (Fern St frontage)





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Proposed Masterplan

CHANGES FROM THE DECEMBER 17 PRESENTATION

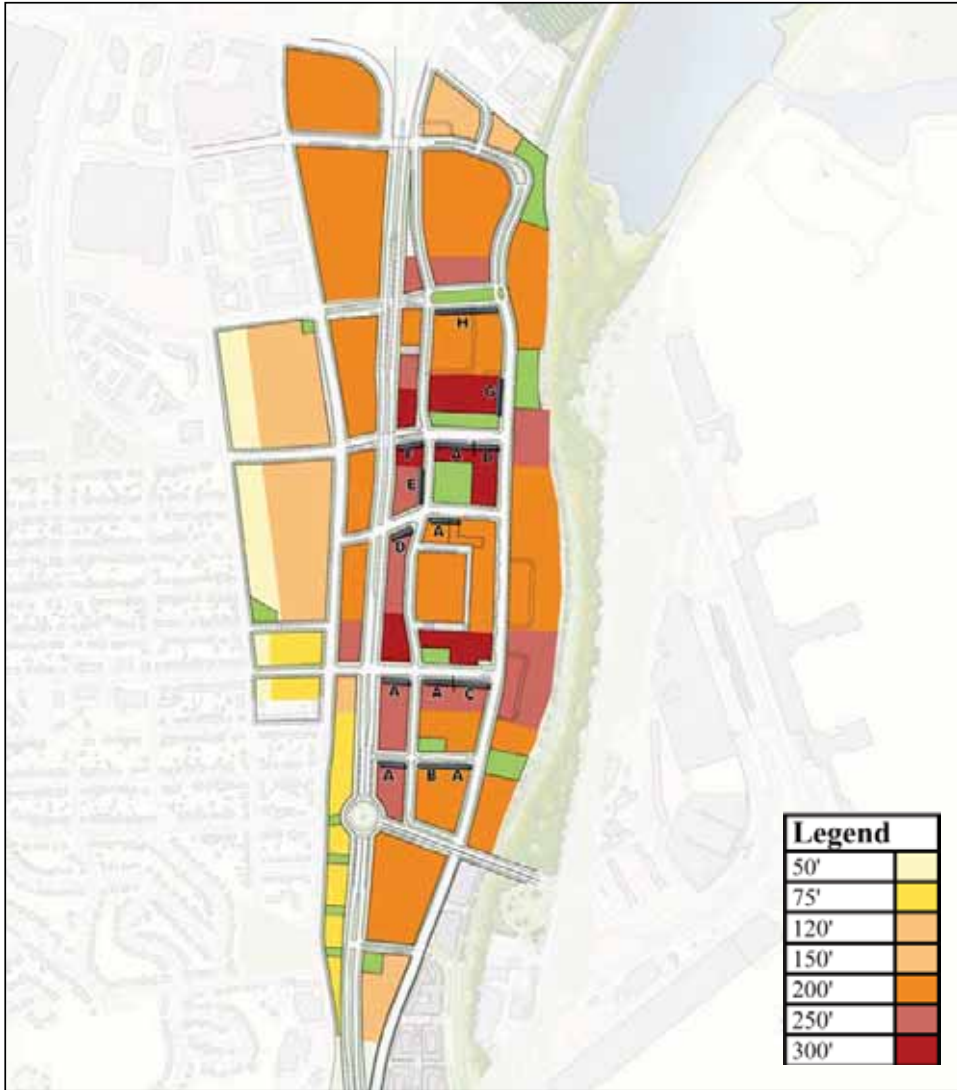
Building Height on 23rd Street

Building Height and/or Orientation on Eads Street

Finger Parks

Block G Program Changes: Office to Residential

January 15, 2008



Maximum Allowable Building Height



December 17: 23rd Street



January 15: 23rd Street Proposed

Changes from December 17



December 17: Eads Street



December 17: Block G



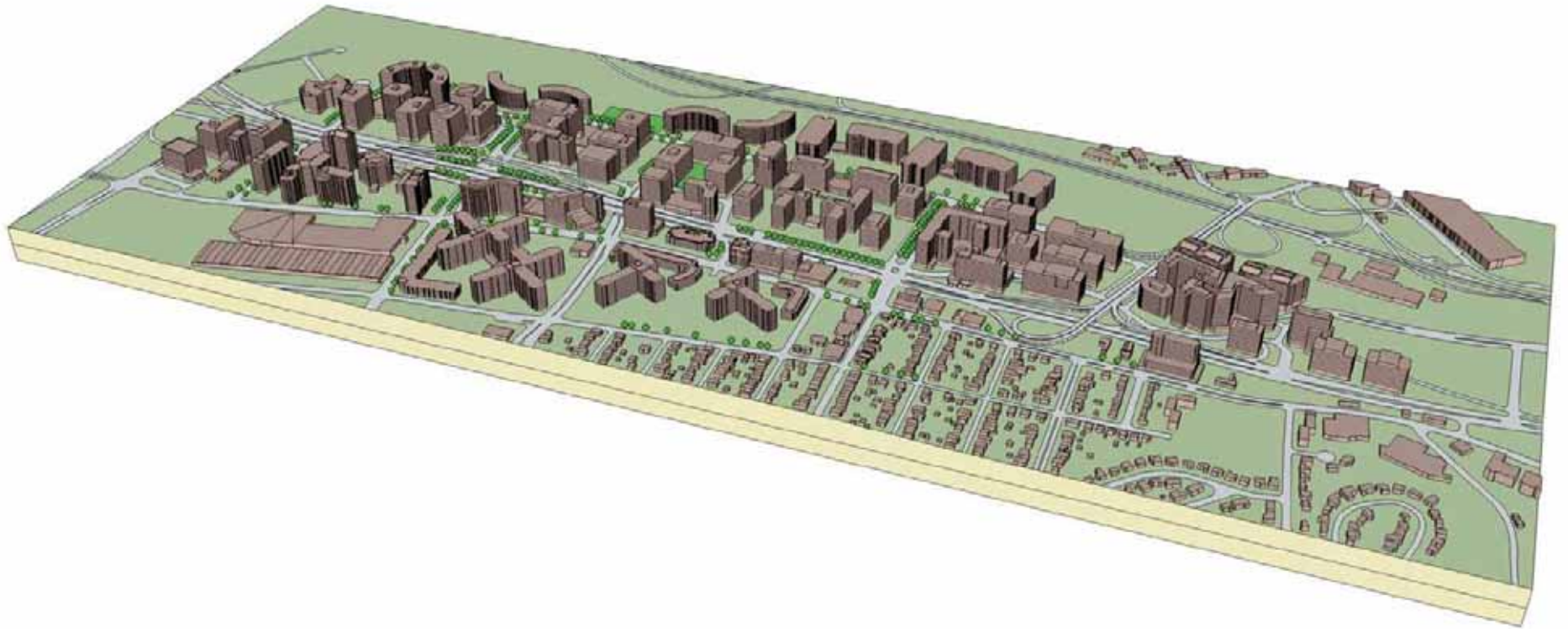
January 15: Eads Street, Finger Parks connecting East and West neighborhoods



January 15: Block G Proposed

Changes from December 17





Crystal City Existing, Looking West

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Existing and Proposed Conditions



January 15: Crystal City Proposed, Looking West

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Existing and Proposed Conditions



Crystal City Existing, Looking East

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Existing and Proposed Conditions



January 15: Crystal City Proposed, Looking East

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January 15, 2008

Existing and Proposed Conditions



Block D Existing



Block G Existing



Block D Proposed January 15



Block G Proposed January 15

Existing and Proposed Conditions



Blocks J and K Existing



Block M Existing



Blocks J and K Proposed January 15



Block M Proposed January 15

Existing and Proposed Conditions



Block Q Existing



Block S Existing



Block Q Proposed January 15

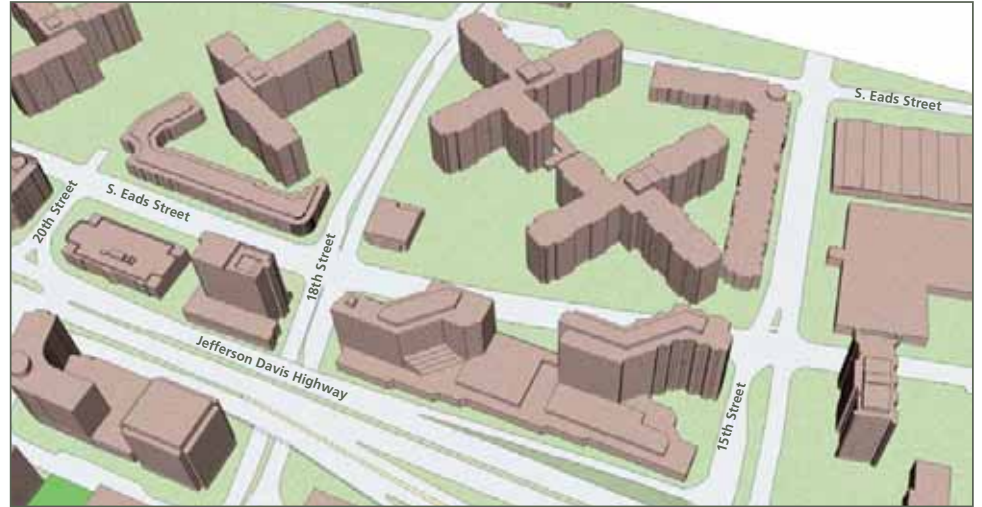


Block S Proposed January 15

Existing and Proposed Conditions



Block C Existing



Blocks E and F Existing



Block C Proposed January 15



Blocks E and F Proposed January 15

Existing and Proposed Conditions



Blocks H and L Existing



Blocks N and O Existing



Blocks H and L Proposed January 15



Blocks N and O Proposed January 15

Existing and Proposed Conditions



Blocks P and R Existing



Airport Access Road Interchange Existing

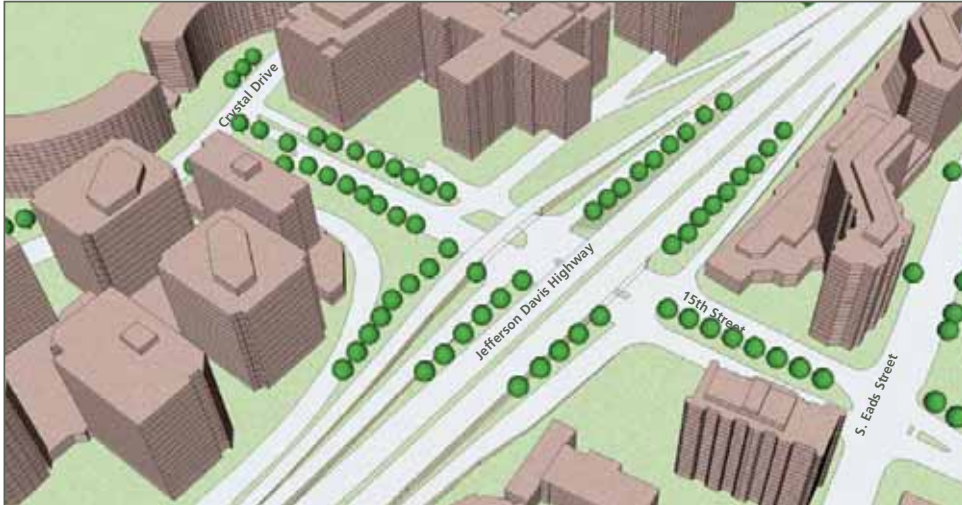


Blocks P and R Proposed January 15



Airport Access Road Interchange Proposed January 15

Existing and Proposed Conditions



15th Street Ramp Existing



15th Street Ramp Existing



15th Street Ramp Proposed January 15



15th Street Ramp Proposed January 15

Existing and Proposed Conditions



Existing



Proposed January 15

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January 15, 2008

Building Replacement Diagrams

Comparison Between General Land Use Plan and Crystal City Plan Development Potential

Areas West and East of Route 1 (January 15, 2008 Proposed Plan)

Staff Analysis

WEST SIDE		EXISTING CONDITIONS				GENERAL LAND USE PLAN (Existing)				PROPOSED CRYSTAL CITY PLAN			
Block	Land Area (sf)	Existing GFA (sf)	Existing FAR	GLUP FAR	MAXIMUM GLUP GFA (sf)	Percent Change over Existing Conditions	Proposed FAR	Proposed GFA (sf)	Percent Change over Existing Conditions	Percent Change over Existing GLUP	Absolute Change over Existing GLUP (sf)		
A	387,093	1,168,054	3.02	4.80	1,858,046	59%	5.88	2,277,736	95%	23%	419,690		
C	476,503	1,955,938	4.10	4.80	2,287,213	17%	5.74	2,733,038	40%	19%	445,825		
E	596,675	1,610,215	2.70	3.24	1,933,228	20%	3.58	2,134,000	33%	10%	200,772		
F	188,948	750,797	3.97	4.80	906,950	21%	5.73	1,081,897	44%	19%	174,947		
H*	738,769	1,255,544	1.70	2.30	1,699,169	35%	2.25	1,662,044	32%	-2%	(37,125)		
I	113,630	280,686	2.25	4.80	545,426	109%	2.29	260,686	0%	-52%	(284,740)		
L	153,965	268,687	1.75	4.80	739,032	175%	8.04	1,237,466	361%	67%	498,434		
N	72,064	35,340	0.49	1.50	108,096	206%	3.51	253,300	617%	134%	145,204		
O	56,494	20,834	0.36	1.50	87,742	321%	2.78	162,800	681%	86%	75,058		
P	200,516	29,204	0.15	4.80	962,475	3196%	3.18	636,700	2080%	-34%	(325,775)		
R	249,813	239,222	0.96	3.18	795,192	232%	2.17	541,150	126%	-32%	(254,042)		
R north	132,230			4.80	634,704								
R south	106,882			1.50	160,488								
TOTAL	3,236,471	7,594,521	2.35	3.68	11,922,568	57%	4.01	12,980,817	71%	9%	1,058,249		

Block H*: GLUP designation (Medium Residential) permits up to 72 units/acre; assumed 1,400 sf per unit yields 2.31 FAR, appx.

EAST SIDE		EXISTING CONDITIONS				GENERAL LAND USE PLAN (Existing)				PROPOSED CRYSTAL CITY PLAN			
Block	Land Area (sf)	Existing GFA (sf)	Existing FAR	GLUP FAR	MAXIMUM GLUP GFA (sf)	Percent Change over Existing Conditions	Proposed FAR	Proposed GFA (sf)	Percent Change over Existing Conditions	Percent Change over Existing GLUP	Absolute Change over Existing GLUP (sf)		
B	215,909	379,760	1.76	1.50	323,864	-15%	2.93	632,360	67%	95%	308,497		
D	676,829	2,465,120	3.64	4.37	2,958,710	20%	4.86	3,268,457	33%	11%	327,747		
G	657,758	2,105,706	3.20	4.37	2,875,342	37%	6.29	4,137,200	96%	44%	1,261,858		
J-K	431,485	1,507,355	3.49	4.37	1,886,206	25%	6.13	2,645,087	75%	40%	768,881		
M	807,358	2,059,027	2.55	4.37	3,529,308	71%	5.56	4,491,801	118%	27%	962,493		
Q	784,536	2,622,396	3.43	4.37	3,342,115	27%	5.04	3,856,892	47%	15%	514,767		
S	341,451	1,860,814	5.45	4.51	1,541,407	-17%	7.66	2,614,904	41%	70%	1,073,497		
T	193,929	595,152	3.07	3.59	696,132	17%	3.07	595,152	0%	-15%	(100,980)		
T north	105,129			4.51	474,132								
T south	88,800			2.50	222,000								
U-V-W	2,174,005	3,539,842	1.63	1.77	3,847,989	9%	2.41	5,235,617	48%	36%	1,387,628		
TOTAL	6,263,260	17,135,172	2.74	3.35	21,001,071	23%	4.39	27,495,460	60%	31%	6,494,389		

Blocks D,G,J,K,M and Q with 4.37 FAR per GLUP calculated as blended average of 4.17 "High" Residential (up to 4.8 FAR) and 3.17 "High" O-A-H (up to 3.8 FAR)
 Blocks S and T with 4.51 FAR per GLUP calculated as blended average of 5.17 "High" Residential (up to 4.8 FAR) and 2.17 "Office-Apartment-Hotel" (up to 3.8 FAR)
 Blocks U,V, and W with 1.77 FAR per GLUP calculated as blended average of 2.3 "Low" Office-Apartment-Hotel (up to 1.5 FAR) and 1/3 "Medium" Residential (up to 72 units/acre)

TOTAL (East & West)		EXISTING CONDITIONS				GENERAL LAND USE PLAN (Existing)				PROPOSED CRYSTAL CITY PLAN			
Land Area (sf)	Existing GFA (sf)	Existing FAR	GLUP FAR	MAXIMUM GLUP GFA (sf)	Percent Change over Existing Conditions	Proposed FAR	Proposed GFA (sf)	Percent Change over Existing Conditions	Percent Change over Existing GLUP	Absolute Change over Existing GLUP (sf)			
9,499,731	24,729,693	2.60	3.47	32,923,640	33%	4.26	40,476,277	64%	23%	7,552,637			

Notes: GLUP potential (existing) estimated by applying maximum permitted FARs for that GLUP designation to the land area designated as such.
 Land area refers primarily to site area and may not include areas primarily dedicated and/or used as public right of ways.
 Source: Arlington County Planning Division (January 2008)

CRYSTAL CITY PLANNING STUDY: TOTAL PLANNING AREA - PROPOSED ALTERNATIVE

1/14/2008

EXISTING AND PROPOSED DENSITY BY SECTOR (EAST AND WEST SIDES)

Density and Replacement Analysis							
Side	Existing	Demo	Retained	Proposed New	Total Proposed	Density Factor	Replacement Factor
East	17,135,172	5,914,812	11,220,360	16,275,100	27,495,460	1.60	2.8
West	7,601,926	538,209	7,063,717	5,917,100	12,980,817	1.71	11.0
Totals	24,737,098	6,453,021	18,284,077	22,192,200	40,476,277	1.64	3.4

Estimated Parking Requirements					
Ratio:	0.0011	0.0000	0.0010	0.0010	
Side	Office Parking	Retail Parking	Hotel Parking	Residential Parking	Total Parking Required
East	11,356	0	1,428	8,001	20,785
West	2,040	0	2,153	7,651	11,844
Totals:	11,356	0	1,428	8,001	32,629

Proposed Block GFA Summary												
Side	Office	Percent Office	Retail	Percent Retail	Hotel	Percent Hotel	Residential	Percent Residential	Plinth Circulation	Service	Percent Other	GFA Total
East	14,358,394	52.2%	1,281,741	4.7%	2,765,126	10.1%	8,923,574	32.5%	104,590	62,035	0.6%	27,495,460
West	2,172,060	16.7%	230,570	1.8%	2,375,954	18.3%	8,194,828	63.1%	0	7,405	0.1%	12,980,817
Totals:	16,530,454	40.8%	1,512,311	3.7%	5,141,080	12.7%	17,118,402	42.3%	104,590	69,440	0.4%	40,476,277

Existing Block GFA Summary												
Side	Office	Percent Office	Retail	Percent Retail	Hotel	Percent Hotel	Residential	Percent Residential	Plinth Circulation	Service	Percent Other	GFA Total
East	10,444,622	61.0%	715,153	4.2%	1,456,459	8.5%	4,307,193	25.1%	140,300	71,445	1.2%	17,135,172
West	353,083	4.6%	132,670	1.7%	2,068,725	27.2%	5,031,828	66.2%	0	15,620	0.2%	7,601,926
Totals:	10,797,705	43.6%	847,823	3.4%	3,525,184	14.3%	9,339,021	37.8%	140,300	87,065	0.9%	24,737,098



CRYSTAL CITY PLANNING STUDY: EAST SIDE A

1/14/2008

EXISTING AND PROPOSED DENSITY BY BLOCK

Density and Replacement Analysis							
	Existing	Demo	Retained	Proposed New	Total Proposed	Density Factor	Replacement Factor
B	379,760	0	379,760	252,600	632,360	1.67	1.0
D	2,465,120	175,263	2,289,857	996,600	3,286,457	1.33	5.7
G	2,105,706	1,581,306	524,400	3,612,800	4,137,200	1.96	2.3
J-K	1,507,355	1,226,268	281,087	2,364,000	2,645,087	1.75	1.9
M	2,059,027	1,046,326	1,012,701	3,479,100	4,491,801	2.18	3.3
Q	2,622,396	1,222,214	1,400,182	2,456,700	3,856,882	1.47	2.0
S	1,860,814	357,510	1,503,304	1,111,600	2,614,904	1.41	3.1
T	595,152	0	595,152	0	595,152	1.00	1.0
U	3,539,842	305,925	3,233,917	2,001,700	5,235,617	1.48	6.5
Totals	17,135,172	5,914,812	11,220,360	16,275,100	27,495,460	1.60	2.8

Estimated Parking Requirements					
Ratio:	0.0011	0.0000	0.0010	0.0010	
Block	Office Parking	Retail Parking	Hotel Parking	Residential Parking	Total Parking Required
B	418	0	0	253	670
D	1,985	0	629	757	3,371
G	2,253	0	0	1,675	3,928
J-K	2,030	0	0	0	2,030
M	2,097	0	0	2,300	4,397
Q	2,573	0	239	967	3,779
S	0	0	561	2,049	2,610
T	374	0	256	0	629
U	4,065	0	463	919	5,447
Totals:	11,356	0	1,428	8,001	26,862

Proposed Block GFA Summary												
Block	Office	Percent Office	Retail	Percent Retail	Hotel	Percent Hotel	Residential	Percent Residential	Plinth Circulation	Service	Percent Other	GFA Total
B	379,760	60.1%	0	0.0%	0	0.0%	252,600	39.9%	0	0	0.0%	632,360
D	1,804,586	54.9%	84,900	2.6%	628,900	19.1%	756,671	23.0%	11,400	0	0.3%	3,286,457
G	2,048,300	49.5%	350,280	8.5%	0	0.0%	1,675,300	40.5%	34,660	28,660	1.5%	4,137,200
J-K	1,845,527	69.8%	151,500	5.7%	618,200	23.4%	0	0.0%	14,930	14,930	1.1%	2,645,087
M	1,906,652	42.4%	222,955	5.0%	0	0.0%	2,300,149	51.2%	43,600	18,445	1.4%	4,491,801
Q	2,338,762	60.6%	312,041	8.1%	238,942	6.2%	967,137	25.1%	0	0	0.0%	3,856,882
S	0	0.0%	5,100	0.2%	560,500	21.4%	2,049,304	78.4%	0	0	0.0%	2,614,904
T	339,568	57.1%	0	0.0%	255,584	42.9%	0	0.0%	0	0	0.0%	595,152
U	3,695,239	70.6%	154,965	3.0%	463,000	8.8%	922,413	17.6%	0	0	0.0%	5,235,617
Totals:	14,358,394	52.2%	1,281,741	4.7%	2,765,126	10.1%	8,923,574	32.5%	104,590	62,035	0.6%	27,495,460

Existing Block GFA Summary												
Block	Office	Percent Office	Retail	Percent Retail	Hotel	Percent Hotel	Residential	Percent Residential	Plinth Circulation	Service	Percent Other	GFA Total
B	379,760	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	379,760
D	1,771,286	71.9%	96,358	3.9%	155,305	6.3%	430,771	17.5%	11,400	0	0.5%	2,465,120
G	1,267,106	60.2%	181,000	8.6%	0	0.0%	579,300	27.5%	48,500	29,800	3.7%	2,105,706
J-K	1,171,667	77.7%	29,560	2.0%	246,128	16.3%	0	0.0%	36,800	23,200	4.0%	1,507,355
M	1,216,684	59.1%	155,955	7.6%	0	0.0%	624,343	30.3%	43,600	18,445	3.0%	2,059,027
Q	1,701,673	64.9%	175,044	6.7%	238,942	9.1%	506,737	19.3%	0	0	0.0%	2,622,396
S	353,039	19.0%	9,571	0.5%	560,500	30.1%	937,704	50.4%	0	0	0.0%	1,860,814
T	339,568	57.1%	0	0.0%	255,584	42.9%	0	0.0%	0	0	0.0%	595,152
U	2,243,839	63.4%	67,665	1.9%	0	0.0%	1,228,338	34.7%	0	0	0.0%	3,539,842
Totals:	10,444,622	61.0%	715,153	4.2%	1,456,459	8.5%	4,307,193	25.1%	140,300	71,445	1.2%	17,135,172

Existing and Proposed Density

CRYSTAL CITY PLANNING STUDY: WEST SIDE A

1/14/2008

EXISTING AND PROPOSED DENSITY BY BLOCK

Density and Replacement Analysis							
	Existing	Demo	Retained	Proposed New	Total Proposed	Density Factor	Replacement Factor
A	1,175,459	253,723	921,736	1,356,000	2,277,736	1.9	5.3
C	1,955,938	0	1,955,938	777,100	2,733,038	1.4	1.0
E	1,610,215	28,215	1,582,000	552,000	2,134,000	1.3	19.6
F	750,797	0	750,797	331,100	1,081,897	1.4	1.0
H	1,255,544	0	1,255,544	406,500	1,662,044	1.3	1.0
I	260,686	0	260,686	0	260,686	1.0	1.0
L	268,687	154,921	113,766	1,123,700	1,237,466	4.6	7.3
N	35,340	35,340	0	253,300	253,300	7.2	7.2
O	20,834	20,834	0	162,800	162,800	7.8	7.8
P	29,204	29,204	0	636,700	636,700	21.8	21.8
R	239,222	15,972	223,250	317,900	541,150	2.3	19.9
Totals	7,601,926	538,209	7,063,717	5,917,100	12,980,817	1.71	11.0

Estimated Parking Requirements					
Ratio:	0.0011	0.0000	0.0010	0.0010	
Block	Office Parking	Retail Parking	Hotel Parking	Residential Parking	Total Parking Required
A	986	0	941	422	2,349
C	0	0	375	2,346	2,721
E	0	0	0	2,134	2,134
F	0	0	561	520	1,082
H	0	0	0	1,655	1,655
I	109	0	161	0	271
L	944	0	114	218	1,276
N	0	0	0	214	214
O	0	0	0	141	141
P	0	0	0	543	543
R	350	0	223	0	573
Totals:	2,040	0	2,153	7,651	12,960

Proposed Block GFA Summary											
Block	Office	Percent Office	Retail	Percent Retail	Hotel	Percent Hotel	Residential	Percent Residential	Service	Percent Service	GFA Total
A	896,200	39.3%	10,657	0.5%	941,088	41.3%	422,386	18.5%	7,405	0.3%	2,277,736
C	0	0.0%	11,663	0.4%	375,092	13.7%	2,346,283	85.8%	0	0.0%	2,733,038
E	0	0.0%	0	0.0%	0	0.0%	2,134,000	100.0%	0	0.0%	2,134,000
F	0	0.0%	0	0.0%	561,432	51.9%	520,465	48.1%	0	0.0%	1,081,897
H	0	0.0%	6,650	0.4%	0	0.0%	1,655,394	99.6%	0	0.0%	1,662,044
I	99,360	38.1%	0	0.0%	161,326	61.9%	0	0.0%	0	0.0%	260,686
L	858,600	69.4%	46,900	3.8%	113,766	9.2%	218,200	17.6%	0	0.0%	1,237,466
N	0	0.0%	39,800	15.7%	0	0.0%	213,500	84.3%	0	0.0%	253,300
O	0	0.0%	21,600	13.3%	0	0.0%	141,200	86.7%	0	0.0%	162,800
P	0	0.0%	93,300	14.7%	0	0.0%	543,400	85.3%	0	0.0%	636,700
R	317,900	58.7%	0	0.0%	223,250	41.3%	0	0.0%	0	0.0%	541,150
Totals:	2,172,060	16.7%	230,570	1.8%	2,375,954	18.3%	8,194,828	63.1%	7,405	0.1%	12,980,817

Existing Block GFA Summary											
Block	Office	Percent Office	Retail	Percent Retail	Hotel	Percent Hotel	Residential	Percent Residential	Service	Percent Service	GFA Total
A	253,723	21.6%	10,657	0.9%	481,288	40.9%	422,386	35.9%	7,405	0.6%	1,175,459
C	0	0.0%	11,663	0.6%	375,092	19.2%	1,569,183	80.2%	0	0.0%	1,955,938
E	0	0.0%	0	0.0%	0	0.0%	1,602,000	99.5%	8,215	0.5%	1,610,215
F	0	0.0%	0	0.0%	561,432	74.8%	189,365	25.2%	0	0.0%	750,797
H	0	0.0%	6,650	0.5%	0	0.0%	1,248,894	99.5%	0	0.0%	1,255,544
I	99,360	38.1%	0	0.0%	161,326	61.9%	0	0.0%	0	0.0%	260,686
L	0	0.0%	2,350	0.9%	266,337	99.1%	0	0.0%	0	0.0%	268,687
N	0	0.0%	35,340	100.0%	0	0.0%	0	0.0%	0	0.0%	35,340
O	0	0.0%	20,834	100.0%	0	0.0%	0	0.0%	0	0.0%	20,834
P	0	0.0%	29,204	100.0%	0	0.0%	0	0.0%	0	0.0%	29,204
R	0	0.0%	15,972	6.7%	223,250	93.3%	0	0.0%	0	0.0%	239,222
Totals:	353,083	4.6%	132,670	1.7%	2,068,725	27.2%	5,031,828	66.2%	15,620	0.2%	7,601,926

Existing and Proposed Density

