

The Crystal City Planning Process

Request to Advertise

POLICY FRAMEWORK AND ILLUSTRATIVE CONCEPT PLAN

COUNTY BOARD MEETING

OCTOBER 18, 2008



ARLINGTON
VIRGINIA

Starting Points for the Crystal City Plan



- Base Realignment and Closure (BRAC) federal action of 2005
- BRAC Transition Task Force
- Major impact on Crystal City (and Arlington)
 - 3.2 million square feet of office space
 - 13,000 jobs
 - Realignment completed by September 15th, 2011

Purpose of Crystal City Plan



- To generate a Vision for the next generation of development in Crystal City (through 2050)
- To guide future decisions on public and private investments in Crystal City
- Plan for increased density to help achieve:
 - Transformation from suburban to urban neighborhood form
 - Greater residential share with new Class A office space
 - Improved quality public open space and civic amenities
 - Active retail, tree lined, mixed-use streets
 - Increased efficiencies of multimodal transportation system
 - Maintained economic strength and sustainability
 - Elements that make Crystal City a complete community

Planning Participants



Crystal City Planning Task Force

- County Board appointed (April 26, 2006)
- Broad stakeholder group with community input

County Staff

- Community Planning, Housing and Development
- Arlington Economic Development
- Department of Environmental Services
- Parks, Recreation, and Cultural Resources

County Consultants, in the fields of:

- Planning, Urban Design & Landscape Architecture
- Transportation & Transit
- Economic and Market Analysis

Planning Process

Commenced in October 2006

Community Participation & Outreach

- 30 Task Force Meetings
- Neighborhood Walking Tour
- Week-long Design Charrette
- 2 Work Sessions with the County Board
- 2 Community Forums
- 2 Open Houses
- Regular briefings with advisory commissions
- Project website with online materials and updates



Illustrative Concept Plan

- Planned density increase +/- 60%
- Jefferson Davis Hwy transformed into urban boulevard
- Network of high-quality, diverse open spaces (*existing = 10.6 acres; plan = 13.5 acres*)
- Varied building heights: enhanced skyline; transitions; daylight to parks
- Multimodal transportation improvements (*e.g. surface transit, complete streets, intermodal center; TDM measures*)
- Improved architecture/urban design
- Shift from suburban to more urban neighborhood character



Plan Visioning



Existing Conditions, 3D model view from southwest



Proposed Plan, 3D model view from southwest

Plan Visioning – (Heights & Skyline)

Existing Crystal City Skyline



Proposed Crystal City Skyline

Plan Visioning – (new Clark/Bell St)



Existing



Vision of new Clark/Bell Street at 23rd Street

Plan Visioning – (Center Park Block)

Existing block between 20th and 18th Streets



Vision of block between 20th and 18th Streets

Plan Visioning – (15 Street Area)



Existing 15th Street S., looking east



Vision of new 15th Street
concourse park

Plan Visioning – (Jefferson Davis Hwy)



Existing conditions



Vision of Jefferson Davis as urban boulevard with Airport Circle

How Community Input Has Shaped the Plan

- Preservation of Water Park
- An “Underground” will be retained and integrated with on-street activity
- Initially Planned densities reduced
- Building heights deliberately taper to low density residential
- Requirements for linkage of new open space with infill development



Continued Issues / Discussion Areas



- Timing/Phasing of Open Space
- Transitway Phasing/Alignment
- Building Heights (and FAA)
- Flexibility Built into the Plan
- Strategies for Funding Plan Improvements

Planning Sequence / Elements



1) Policy Framework and Illustrative Concept Plan

- Vision Statement
- Goals and Objectives
- Policy Directives (text and maps)
- Illustrative Concept Plan

Ongoing

2) Final Crystal City Plan (book)

- Policy Framework and Illustrative Concept Plan
- Narrative and Urban Design Guidelines
- Implementation Strategies

2nd Quarter 2009

3) Implementation Action

- (e.g. Zoning Ordinance / General Land Use Plan amendments, etc.)

2nd Half 2009

Request to Advertise



- The subject of this staff report is a request to advertise for public hearings on the adoption of the Policy Framework and Illustrative Concept Plan in December
- Continued opportunity for community feedback and refinements prior to County Board adoption

Next Steps

- Sept/Oct – Advisory Commission – Information
- Oct 18, 2008 – Request to Advertise – Policy Framework & Illustrative Concept Plan
- Task Force Meeting (date TBD)
- Nov/Dec - Advisory Commission Review – Action
- Dec 2008 – County Board Action on Policy Framework & Illustrative Concept Plan
- 1st Quarter 2009 – 1st Draft Crystal City Plan (document)
- Task Force and Advisory Commission Review
- 2nd Quarter 2009 - County Board Action on Plan