

DRAFT

CRYSTAL CITY PLAN

POLICIES and GUIDELINES (For discussion on May 6)

04/11/08

PLAN POLICIES (WORKING DRAFT)

Public Spaces/Open Spaces (P)

- P 1) Provide all public open spaces as indicated on the [Public Open Space Map](#) in accordance with the general size outlined in the [Open Space Inventory Table on the map](#).
- P 2) Ensure that existing public open space displaced by future development is replaced with new public open space in a timely manner or is balanced by immediate improvements to existing, nearby open space, as part of the Phased Development Site Plan process.
- P 3) Establish County control over all public open spaces shown on the [Public Open Spaces Map](#) through either public dedication/acquisition or public-use and access easements set in perpetuity.

Sustainable Design and Development (S)

- S 1) Establish high environmental sustainability standards throughout Crystal City, whereby all new commercial and residential buildings meet a minimum certified 'Silver Rating' under the United States Green Building Council's LEED rating system.
- S 2) Design, construct, and manage all public and private spaces, streets, infrastructure, and buildings to help Crystal City meet a minimum of "certification" standards under the United States Green Building Council's (USGBC) LEED Neighborhood Development program.

Affordable Housing (AH)

- AH 1) Establish, as a minimum, that 20% of the net increase in residential units be provided as committed affordable units for moderate- and low-income households within the Crystal City Planning Area, while allowing such units to be provided in existing building stock.

PLAN POLICY MAPS

Public Open Space Map



Crystal City Open Spaces			
Name	Size (SF)	Placement*	
1	North Gateway Plaza	14,200	Preferred
2	Gateway Park	54,500	Required (Existing)
3	Concourse Park	33,500	Required
4	Water Park	60,000	Required (Existing)
5	Plaza	7,800	Preferred
6	Metro Plaza	43,900	Required
7	Center Park	74,200	Required
8	Plaza	9,700	Preferred
9	Plaza	8,400	Preferred
10	23rd St Market Plaza	13,000	Required
11	Plaza	3,300	Preferred
12	24rd St Plaza	15,000	Required
13	24rd St Park	38,000	Required
14	Plaza	13,900	Preferred
15	Park	17,800	Required
16	Park	18,500	Preferred
17	Plaza	5,100	Preferred
18	Plaza	6,000	Required (Existing)
19	Plaza	7,700	Required (Existing)
20	Park	19,400	Preferred
21	Plaza	6,400	Required
22	Plaza	7,400	Required
23	Plaza	5,000	Required
24	Plaza	5,000	Preferred
25	Plaza	5,000	Preferred
26	Plaza	10,200	Preferred

* **Required:** Fixed in area, boundary dimension, and location within block.
Preferred: Fixed in area and boundary dimension; flexible in location within block.

Public Open Space Map