

THE CRYSTAL CITY PLAN

Annotated Outline – DRAFT (09/10/2007)

I. Concept Plan and Policy Framework

The Concept Plan and Policy Framework for Crystal City will encompass a document that: introduces the Crystal City area and provides background on the purpose of the planning process; provides a concise summary of the existing condition and analysis by subject area; a set of vision statement, goals, and objectives; a concept master plan; and supporting appendices. The Concept Plan and Policy Framework shall be developed by the Task Force in conjunction with county staff and their consultants.

1. Introduction & Background

- a. **History of CC**
- b. **Current Planning Process: Background and Purpose**
- c. **Community Process**

2. Existing Conditions and Analysis (Could be moved to Appendix)

- a. **Overview of the Crystal City Area**
- b. **Regional Context**
- c. **Density/Land Use**
 - i. Existing Conditions
 - ii. Data Report and Analysis
- d. **Retail/Underground**
 - i. Existing Conditions
 - ii. Data Report and Analysis
- e. **Public Realm/Open Space and Parks**
 - i. Existing Conditions
 - ii. Data Report and Analysis
- f. **Transit/Transportation/Street Network**
 - i. Existing Conditions
 - ii. Data Report and Analysis

3. Vision, Goals, and Objectives

- a. **Vision Statement**
- b. **Goals and Objectives**
 - i. Public Realm/ Sense of Place
 - ii. Mix of Uses among Neighborhood Centers
 - iii. Human Scale Architecture/ Urban Design
 - iv. Multimodal Access/ Connectivity
 - v. Sustainable/ Green Building Principles
 - vi. Preserve Adjacent Singly Family Neighborhoods
 - vii. Economic Sustainability

4. The Concept Master Plan

- a. **Overall Concept Illustrative Master Plan and Bubble Diagram**
 - i. Graphics provide a physical development framework (desired building placement, street locations, streetscape allocations, open spaces, etc.)
 - ii. Narrative generally summarizing major role and components of master plan, in enhancing Crystal City as a “Complete Community”
 - a.) Residential Components/Character
 - b.) Office and Hotel Components/Character
 - c.) Retail Character Components/Character
 - d.) Urban Design Components/Character
 - e.) Sustainable Development Components/Character
 - iii. Detailed District Plan Overviews
 - a.) Northern Neighborhood Overview
 - b.) Central Metro Station District Overview
 - c.) Crystal Drive Entertainment District Overview
 - d.) Southern Hotel District Overview
- b. **Block Structure**
 - i. Diagram of recommended block structure
 - ii. Narrative generally describing: relative size and shape of blocks; consolidation or splitting up of blocks; how edge blocks meet surrounding context.
- c. **Land Use/Use Mix**
 - i. Diagram of recommended land use/ use mix
 - ii. Narrative generally describing: recommended land uses; overall use mix goal (general %'s); select block-specific recommendations, (e.g., such as minimum shares of office/residential space); and more general district-wide recommendations (e.g., ground floor retail; upper story mixed use, grocery stores, medical facilities; child and elder care, etc.)
- d. **Retail Uses**
 - i. Diagram of recommended street level and underground retail
 - ii. Narrative generally describing: findings of retail analysis; recommended retail location plan; recommended type/location of retail (convenience vs. destination retail and street level vs. underground).
- e. **Maximum Density**
 - i. Diagram of recommended maximum density levels
 - ii. Narrative generally describing: maximum density levels; high/low density zones; general expectations for community benefits.
- f. **Building Heights**
 - i. Diagram of recommended building heights (w/ tapers/stepbacks)
 - ii. Narrative generally describing: proposed building heights; high/low building height zones; desired tapers/stepbacks; building height restrictions zones (if any, to preserve day-lighting open spaces, etc.)
- g. **Public Spaces/Public Realm**
 - i. Diagram of recommended public space/public realm network
 - ii. Narrative generally describing: new public spaces in terms of general character; range of sizes, and programming requirements (if any); typology of proposed public spaces (e.g. central parks, plazas, gardens, streetscapes, etc.); potential ownership/easement/improvement strategies.
- h. **Community Services and Cultural Resources Diagram**
 - i. Diagram of recommended cultural/civic resource locations
 - ii. Narrative generally describing: new cultural and civic facilities/resources in terms of general type (such as: libraries, schools, fire stations, EMS,

arts), location, character, range of sizes, and programming requirements (if any).

- i. **Housing**
 - i. Diagrams of recommended areas for housing (with more specifics on type, etc. if applicable)
 - ii. Narrative generally describing: the range of housing proposed and conceptually how it is to be achieved; general expectations and parameters on affordable housing, etc.
- j. **Street Network and Types**
 - i. Diagrams of recommended street types/locations and exemplary street cross-sections for select major streets
 - ii. Narrative generally describing: hierarchy of streets; location of new streets; intersection improvements; functions of streets; parameters for on-street parking; access and loading; approximate ranges for dimensions of select street cross-sections/sidewalk widths.
- k. **Parking**
 - i. Diagrams of recommended mix of on-street and structured parking resources; location of entrances.
 - ii. Narrative generally describing: preferred locations/treatment for parking facilities; prospective users of parking facilities (public vs. private);
- l. **Transit**
 - i. Diagrams of recommended transit improvements (interim transit way alignment and potential alternatives; VRE; Metro.)
 - ii. Narrative generally describing: recommended transit improvements and recommended Transportation Demand Management (TDM) measures to help increase transit's share of the overall number of trips.
- m. **Sanitary and Stormwater Infrastructure**
 - i. Diagrams of recommended infrastructure system improvements, if any
 - ii. Narrative describing: general ability of existing or improved infrastructure facilities to accommodate future demands, and any recommendations on mitigating increased demands.
- n. **Anticipated Phasing and Next Steps**
 - i. Diagrams of anticipated phasing of necessary public improvements (such as transportation) as it relates to anticipated timing of development.
 - ii. Narrative describing: critical elements to coordinate from phase to phase to manage ultimate implementation of planned improvements.
 - iii. Narrative describing the process expected to be taken following approval of the concept plan/policy framework.

5. Appendices

- a. Block by Block recommendations (presentation of 2 or 3 select blocks anticipated to be in the earliest phases, with explanations of unique circumstances, if any)
- b. Terms and Definitions
- c. Transportation Study
- d. Marketing/Economics Studies

II. Implementation

Following the County Board adoption/endorsement of the Concept Plan and Policy Framework, county staff will begin working on the Implementation portion of the Crystal City Plan. The Implementation portion of the Plan will identify additional policies, tools, and amendments to achieve the vision established in the Concept Plan, such as General Land Use Plan amendments, Zoning Ordinance amendments, economic tools, and other elements. The Implementation portion of the Plan will be advanced by county staff, their consultants, and a focus working group, with representatives from key advisory commissions, and will involve review by related advisory commissions before County Board consideration.

1. Implementation Strategies

- a. Urban Design Guidelines
 - i. Building Placement
 - ii. Frontage Types/Building Orientation
 - iii. Building Mass
 - iv. Building Design
 - v. Lighting
 - vi. Signs and Awnings/Canopies
 - vii. Public Art
 - viii. Streetscapes
- b. Specific Policies for Implementing Plan Goals
 - i. Mechanisms (such as tax districts, TDRs, density credits, etc.) and Detailed Expectations to achieve community benefits, such as:
 - Transportation improvements / TDM
 - Affordable housing
 - Public space
 - Sustainable development (e.g. LEED)
 - Public art
 - ii. Other policies related to implementation
- c. County Plan and Ordinance Recommendations
 - i. General Land Use Plan amendments
 - ii. Zoning Ordinance amendments
 - iii. Master Transportation Plan amendments / any recommended transportation improvements
- d. Implementation Matrix