



Crystal City Sector Plan



Environment and Energy Conservation Commission Meeting
September 27, 2010

Items Proposed for Adoption

1. Crystal City Sector Plan

- Long range planning document to guide future development in Crystal City



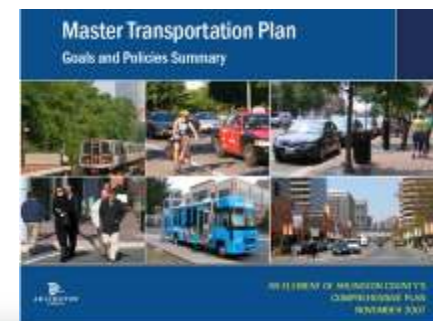
2. General Land Use Plan amendments

- Creation of special redevelopment district for Crystal City
- Revisions to land use designations
- Identification of proposed public open space locations
- Revisions to Crystal City Metro Station area boundary
- Revisions to text for General Land Use Plan map and booklet



3. Master Transportation Plan amendments

- Revisions to Street Network and Typology map
- Revisions to Bike and Trail Network map
- Revisions to Transit Network map



Community Process

- 89 Public Meetings, to date
- Crystal City Task Force: 35 meetings
- Long Range Planning Committee: 12 meetings
- Advisory Commissions/Groups: 41 meetings
 - Planning
 - Park and Recreation
 - Economic Development
 - Environment and Energy Conservation
 - Transportation
 - Housing
 - Urban Forestry
- County Board Action (requested adoption)
 - September 28, 2010 County Board Meeting



The Community Charrette



Transportation Walking Tour



Community Forums

Vision, Goals and Objectives

Crystal City: A complete, urban community

- Create a High Quality Public Realm that Strengthens the Sense of Place
- Provide a Mix of Uses by balancing office, residential, retail, cultural, and civic uses among several defined neighborhood centers
- Relate Architectural and Urban Design to the Human Scale
- Enhance Multimodal Access and Connectivity
- Incorporate Sustainable and Green Building Principles into all Urban and Architectural Design
- Preserve the Integrity of the Single-Family Neighborhood to the West
- Ensure Crystal City's Long-Term Economic Sustainability



High Quality Public Parks - Boston, MA



Varied Civic Spaces - Barcelona, ES



Great Places to Sit and Eat



Multimodal Transportation - Barcelona, ES



Integrated Transit - Houston, TX



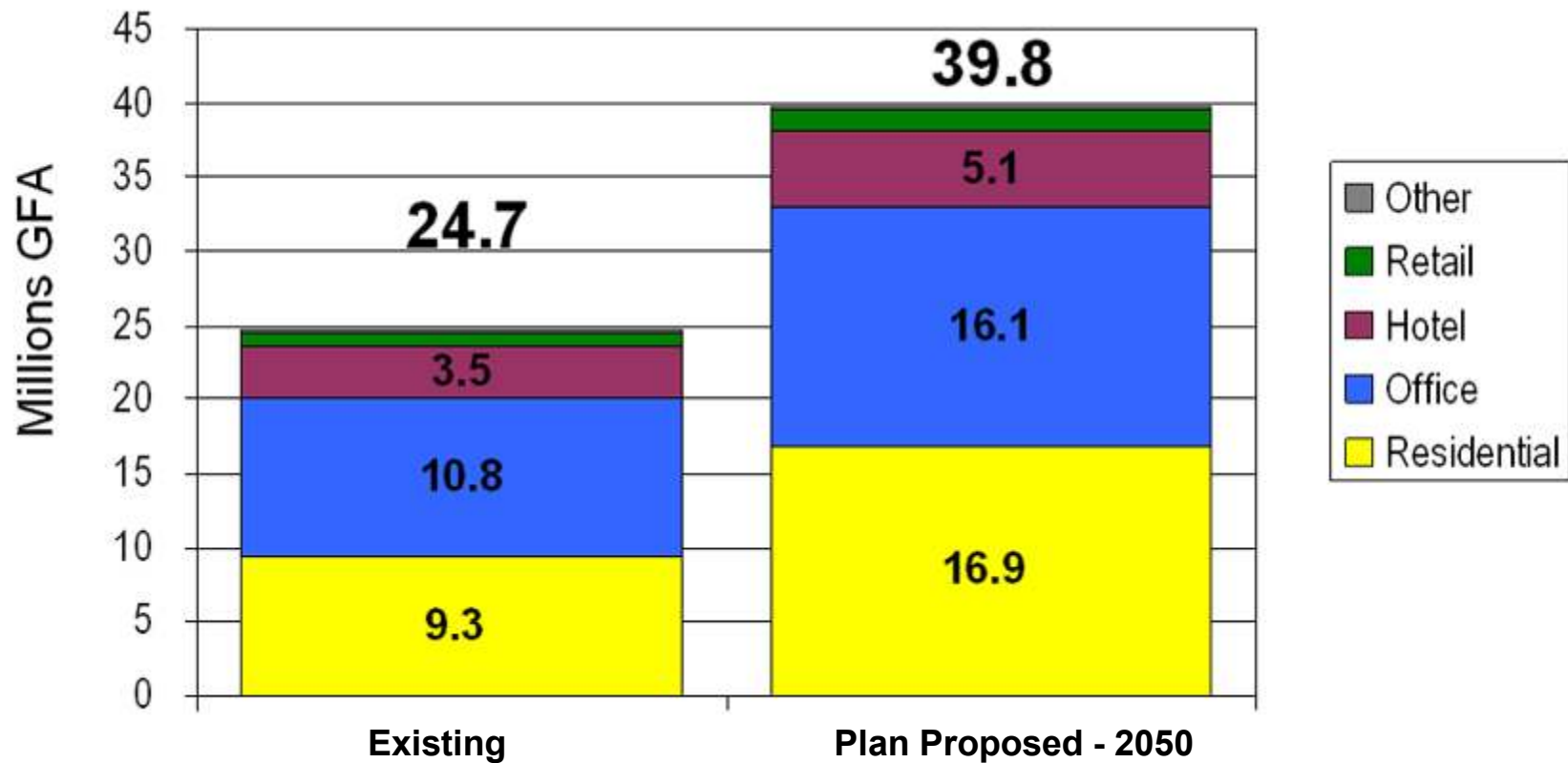
Sustainable Roof Garden - Chicago, IL

Illustrative Concept Plan (Adopted by County Board, Dec. 2008)



Development Overview

Total Gross Floor Area within Crystal City Study Area



Sustainable Design and Development Policies

**From Crystal City Plan, Policy Framework, adopted by County Board in Dec. 2008*

- S 1) Reach, at a minimum, operational carbon neutrality in Crystal City through actions such as energy efficiencies, maximizing vegetated areas, comprehensive water and stormwater management planning, efficient use and conservation of all resources, and provision of exceptional access to transit, in order to align with County goals and to enhance its overall economic and environmental position in the region.

- S 2) Uphold the County's then current highest and best environmental sustainability standards for all projects, including renovation and redevelopment projects throughout Crystal City.

- S 3) Design, construct, and manage all public and private spaces, streets, infrastructure, and buildings to help the Crystal City Plan meet selected certification standards under the United States Green Building Council's (USGBC) LEED Neighborhood Development (LEED-ND) program.

Sustainability Narrative

DEVELOPMENT:

- Reference the framework and sustainability intent of the LEED-ND program as general guidance to ensure that the planning and construction of individual buildings positively contribute to the overall sustainability of the Crystal City area.
- Conduct an energy demand assessment to determine how any proposed buildings relate to benchmark energy efficiency standards.
- Establish a target balance between office and residential uses, expressed as a percentage of total gross floor area (GFA).
- Establish a minimum quantity of moderate- and low-income residential units to be provided in all new site plan residential development, to enable citizens with a wide range of economic levels and age groups to live within Crystal City.
- Continue the farmer's market within Crystal City to minimize environmental impacts associated with transporting food over long distances and increase direct access to fresh food.
- Encourage Crystal City residents, employees and visitors to travel more frequently by bus, transitway, Metro, VRE, carpool, bicycle or walking in order to minimize use of single occupancy vehicles and to reduce traffic congestion.
- Promote optimal energy efficiency, and educate tenants and residents on how to attain greater efficiencies.
- Promote purchase of sustainable energy through local power companies.

Sustainability Narrative

SITE AND BUILDING CONSTRUCTION:

- Encourage the best available technology at the time development occurs for green infrastructure and low impact development.
- Include retrofits of redevelopment projects to the best available pollution control technology.
- Encourage district heating and cooling and distributed energy systems, and if new buildings pre-date these systems, such buildings should be district energy system ready.
- Encourage building and site deconstruction strategies and programs that minimize waste and maximize building and materials reuse.
- Maximize sustainable stormwater strategies through the use of low impact development practices, such as pervious paving, infiltration tree pits, rain gardens and bio-retention swales, green roofs.
- Encourage the integration of rainwater harvesting systems into the design and construction of public open spaces.
- Maximize use of native, drought tolerant plant and tree species.
- Maintain good indoor air quality through the use of zero emission or low off-gassing adhesives, paints and other materials.
- Promote use of non-carbon energy production at each building.
- Use Energy Star rated and Water Sense fixtures, equipment and appliances to minimize energy and water use.
- Maximize natural day-lighting in all buildings.
- Utilize the most advanced water conservation technologies for interior (toilets, faucets, etc.) and exterior (irrigation, water features, etc.) applications available at the time of construction or redevelopment.
- Utilize grey-water recycling for non-potable water needs, where feasible.

Action 32: Determine District Energy Options

Action 33: Continue Green Building programs and other initiatives to ensure individual buildings are constructed to be as environmentally friendly as feasible.



Rain Garden



Farmer's Market - Boston, MA



Green Roof - New York, NY

References to Community Energy Plan

- 1. The Plan tries not to hinder any potential outcomes of the Community Energy Plan;**
- 2. Energy is sprinkled throughout - overall the inclusion of energy considerations (efficient use, energy reliability & security, etc.) and frequent mention of the Community Energy & Sustainability Task Force and Community Energy Plan;**
- 3. Purpose is to have the plan be supportive, to the extent feasible based on the information known today, of future, Crystal City-specific recommendations from the CEP that may be implemented in the future.**

Proposed C.M. Recommendations

That the County Board adopt:

- The **Crystal City Sector Plan**
- Amendments to the **General Land Use Plan**, and
- Amendments to the **Master Transportation Plan**, including the Street Typology Map, Bike and Trail Network Map, and Transit Network Map.



Crystal City Sector Plan, online at www.plancrystalcity.com

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