



# Crystal City Sector Plan



Housing Commission Meeting  
September 16, 2010

# Items Proposed for Adoption

## 1. Crystal City Sector Plan

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



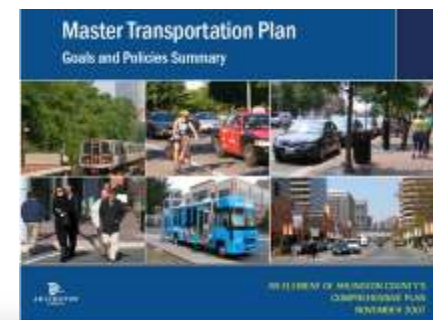
## 2. General Land Use Plan amendments

- 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

- 87 Public Meetings, to date
- Crystal City Task Force: 35 meetings
- Long Range Planning Committee: 8 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 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

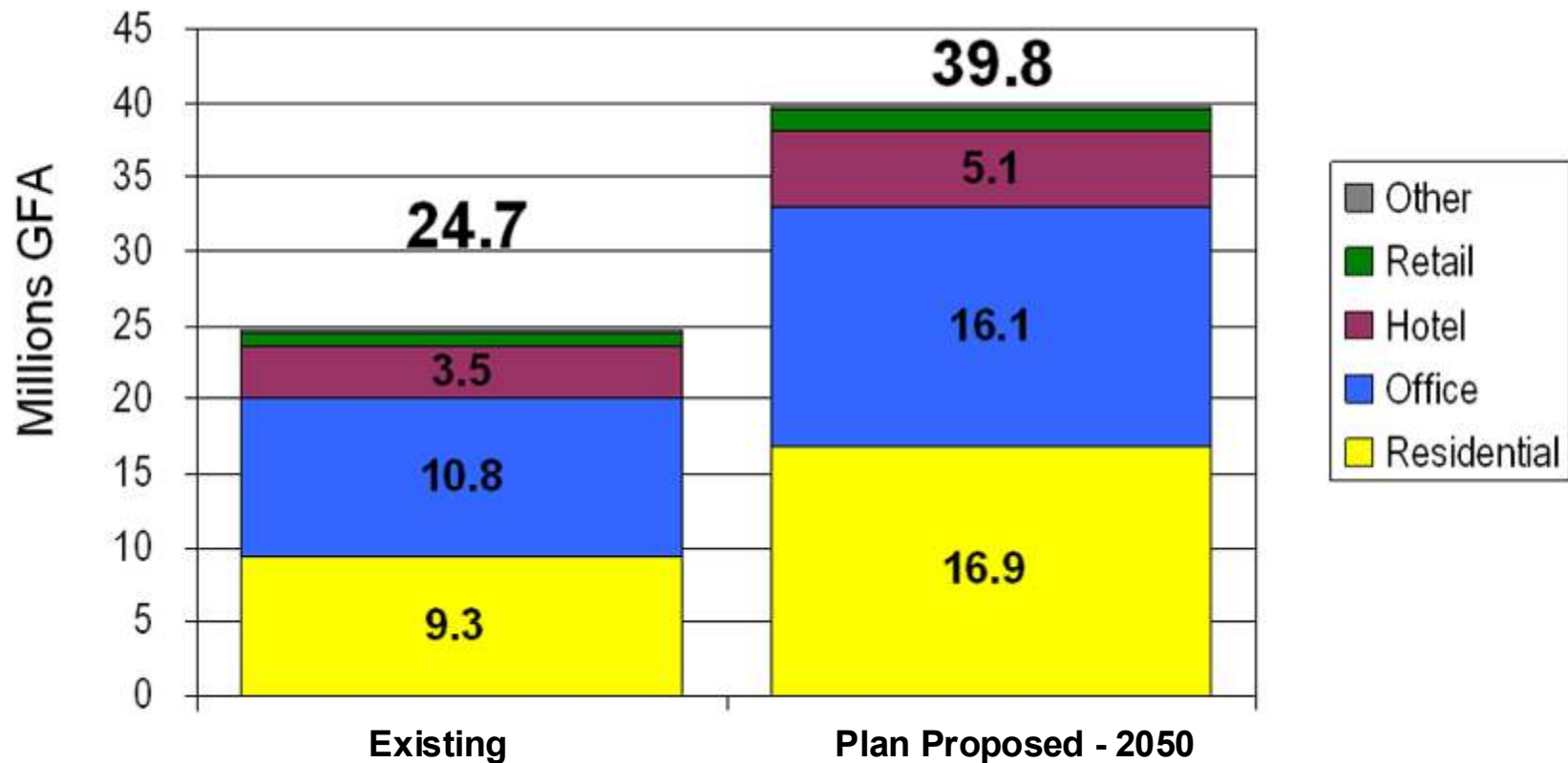
# Illustrative Concept Plan (Adopted by County Board, Dec. 2008)



**ILLUSTRATIVE CONCEPT PLAN**  
Figure 3.2.2

# Development Overview

## Total Gross Floor Area within Crystal City Study Area



# Housing Policy Directives

## *HOUSING MIX AND AFFORDABILITY (H)*

- H 1) Increase the committed affordable housing stock in Crystal City by developing implementation tools that encourage the provision of on-site or nearby off-site affordable units.
- H 2) Develop implementation tools to ensure a housing mix with a sufficiently broad range of sizes and price points such that:
  - those who work in Crystal City have affordable opportunities to live there;
  - households of various sizes, composition, and accessibility requirements are accommodated (See page 102)
- H 3) Maximize a stock of committed affordable housing within Crystal City. To the extent that a developer's affordable housing commitment is not met by providing such housing within the Crystal City Planning Area, work to ensure that such housing is provided as close to Crystal City as feasible. (See page 102)
- H 4) Apply the Affordable Housing Ordinance and create special provisions for bonus density of up to 20 percent of Gross Floor Area (GFA) above the base densities per the 2008 GLUP in response to developers' meeting or exceeding the target for affordable dwelling units available in both new and existing buildings. (See page 104)
- H5) Leverage existing and potential future tools to add a total of between 550 and 1,200 committed affordable housing units in the Crystal City Planning Area by 2050. (See page 104)

# Housing Implementation Items

6. Employ Policy Directive H5 of this Plan, in addition to the Affordable Housing Ordinance, to achieve committed affordable housing units through the realization of bonus density.
  - Ordinance applies to site plan projects greater than 1.0 FAR
  - Choice of on-site, off-site, or cash contribution
  - Aspirational goal of up to 20% of bonus GFA as affordable units, general benchmark to aim for
7. Assist in developing long-term affordability plans.
8. Prioritize use of site plan cash contributions for projects within the planning area.

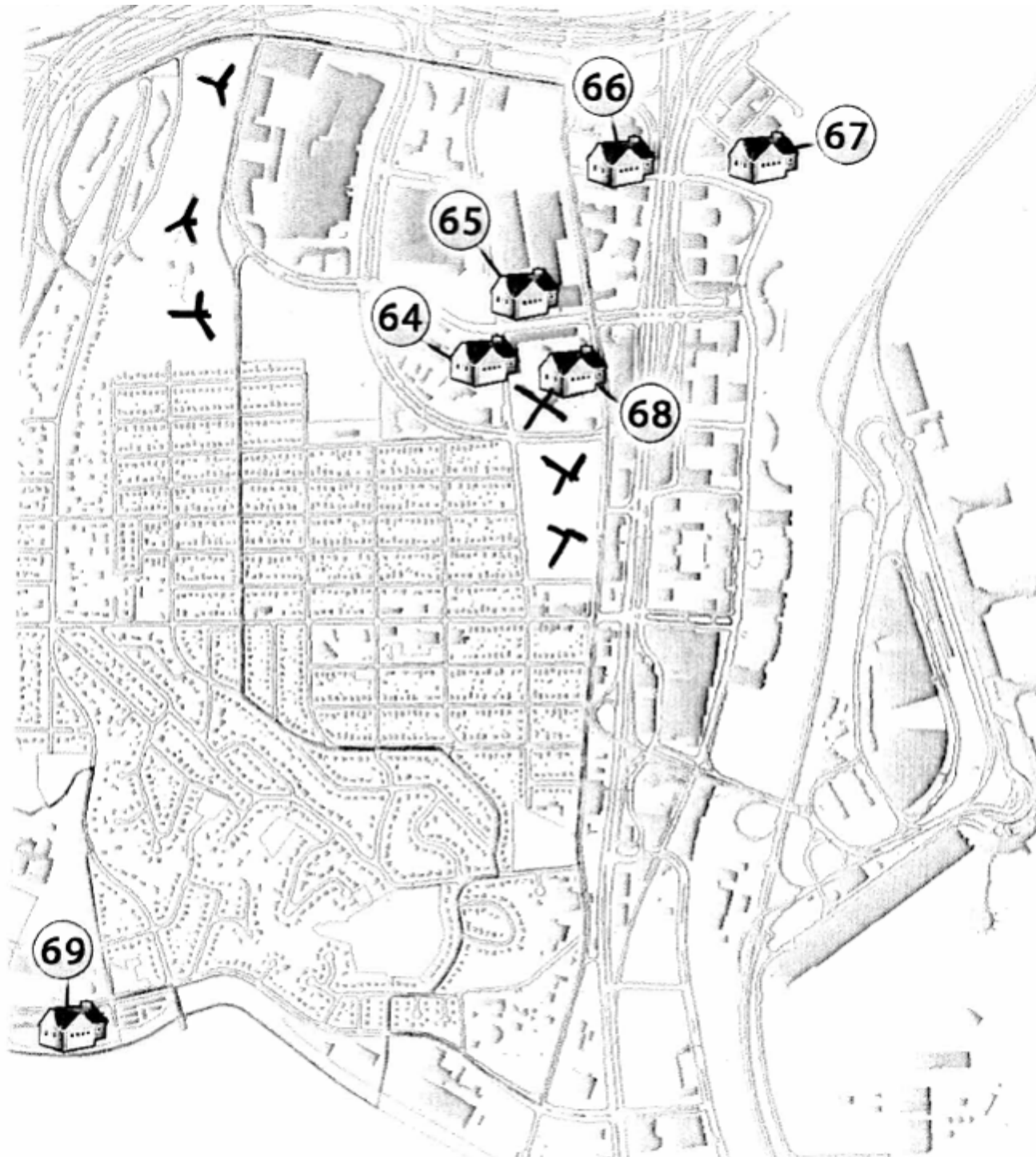
9. Meet the County's Goals and Targets for Affordable Housing

10. Utilize affordable housing financing tools

11. Encourage construction and utilization of accessible units

## Discussion Areas – Affordable Housing

- Policy framework and Sector Plan include a goal of adding up to 1,200 additional committed affordable units in the Crystal City area
- Based on most conservative assumption that development envisioned in the plan would at minimum be subject to 4.1 provisions, an estimated yield of \$230 million in cash contribution (or equivalent in units) over life of plan
- Expectations that on case by case basis, some projects would provided additional negotiated housing above the 4.1, which would add to the aforementioned projections



**Committed Affordable Units:**

#64: Claridge House (300 CAFs)

#65: Gramercy (20 CAFs)

#66 Lenox Club (77 CAFs)

#67 North Tract Lofts/The Aster (15 CAFs)

#68 Lofts at Crystal Towers (12 CAFs)

**Potential Complexes for Off-Site Affordable Units in the Near-Term**

Crystal House I (426 units)

Crystal House II (402 units)

Crystal Towers (907 units)

River House (The Ashley, The James and the Potomac) (1,670 units)

*Total: 3,405*

## Discussion Areas – Affordable Housing

### -Proposed technical revisions to Policy Directive H4

***Text recommended in staff report for Dec, 13, 2008 meeting:***

“Apply the Affordable Housing Ordinance and create special provisions for bonus density that achieve up to 20 percent of Gross Floor Area (GFA) above the GLUP to increase Crystal City’s affordable housing stock, and allow affordable dwelling units to be provided in new or existing buildings.”

***Text adjusted verbally at Dec, 13, 2008 meeting, and adopted by the Board:***

“Apply the Affordable Housing Ordinance and create special provisions for bonus density of up to 20 percent of Gross Floor Area (GFA) above the base densities per the 2008 GLUP in response to developers’ meeting or exceeding the target for affordable dwelling units available in both new and existing buildings.”

***Text currently recommended by Staff:***

“Apply the Affordable Housing Ordinance and create special provisions for bonus density that achieve up to 20 percent of Gross Floor Area (GFA) above the GLUP as committed affordable dwelling units, to increase Crystal City’s affordable housing stock, and allow affordable dwelling units to be provided in new or existing buildings.”

## Why is Crystal City Unique?

- Severe economic dislocation caused by BRAC
- Potential degradation of significant tax base
- Economic challenges to redevelopment
  - Existing asset values
  - Need to create market momentum
  - Block-level development = Block-level redevelopment
- Significant infrastructure costs
  - Need to support financing plan
- Existing buildings impede critical plan improvements

## Key Issues:

- Patient vs. catalytic approach
- Overcoming near-term economic challenges
- Generating market momentum
- Generating significant incremental tax dollars
- Moving buildings that impede critical plan improvements
- Protecting County processes
- Reflecting long-term plan goals

## What are the Expected Community Benefits?

- Redevelopment = Advancement of the plan
- Planning at the Phased Development Site Plan (PDSP) level
- Application of 4.1. site plan conditions
- Extraordinary community benefits (SF above the base)
  - Reflecting economic challenges, relevance to advancement of plan
  - Realistic expectations in early years (case of the R-B corridor)
  - Determined on a project-by-project basis
- New vs. old buildings
- Market momentum and area-wide value creation
- Incremental tax dollars

# 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.

