

# The Crystal City Planning Process

update on the Policy Directives



ARLINGTON  
VIRGINIA

ECONOMIC DEVELOPMENT  
COMMISSION

SEPTEMBER 9, 2008

# Purpose of Presentation



- Provide a current update on the ongoing process to develop a Concept Plan and Policy Framework for Crystal City
- Highlight key components of the Plan's proposed Policy Framework
- Opportunity for Q & A

# Purpose of Crystal City Plan



- To generate a vision for the next generation of development in Crystal City, given the anticipated implications of BRAC recommendations.
- Vision should include a concept plan with a policy framework that addresses key planning issues, including height, density, use mix, urban design, environmental sustainability, security, open space, and transportation.
- County staff, with consultant assistance, will initiate the development of a concept plan and policy framework for Crystal City, with citizen input from a County Board appointed Task Force.

# Process Summary

- Task Force Kick-Off (Oct-06)
- Charrette / 4 Alternatives (Dec-06)
- Development of Draft 1.5 Plan (Mar-07)
- Refinement of Vision, Goals, Objectives (July-07)
- County Board Work Session (Sept 17-07)
- Transportation & Economic Analyses – (Oct-07)
- Open Space Analysis/Inventory – (Nov-07)
- Revised Concept Plan – (Dec-07--->Mar-08)
- Policy Directives – (Mar--->July-08)

# Goal for Economic Development



## “Ensure Crystal City’s Long-Term Economic Sustainability.”

- Plan by block or multiples of blocks
- Economic viability
- Flexibility to phase development based on market demands
- Public/Private partnerships
- Assist owners, tenants, and businesses during BRAC transition
- Enhance hotel environment
- National Airport
- Class A Office competitive edge
- Remember existing populations

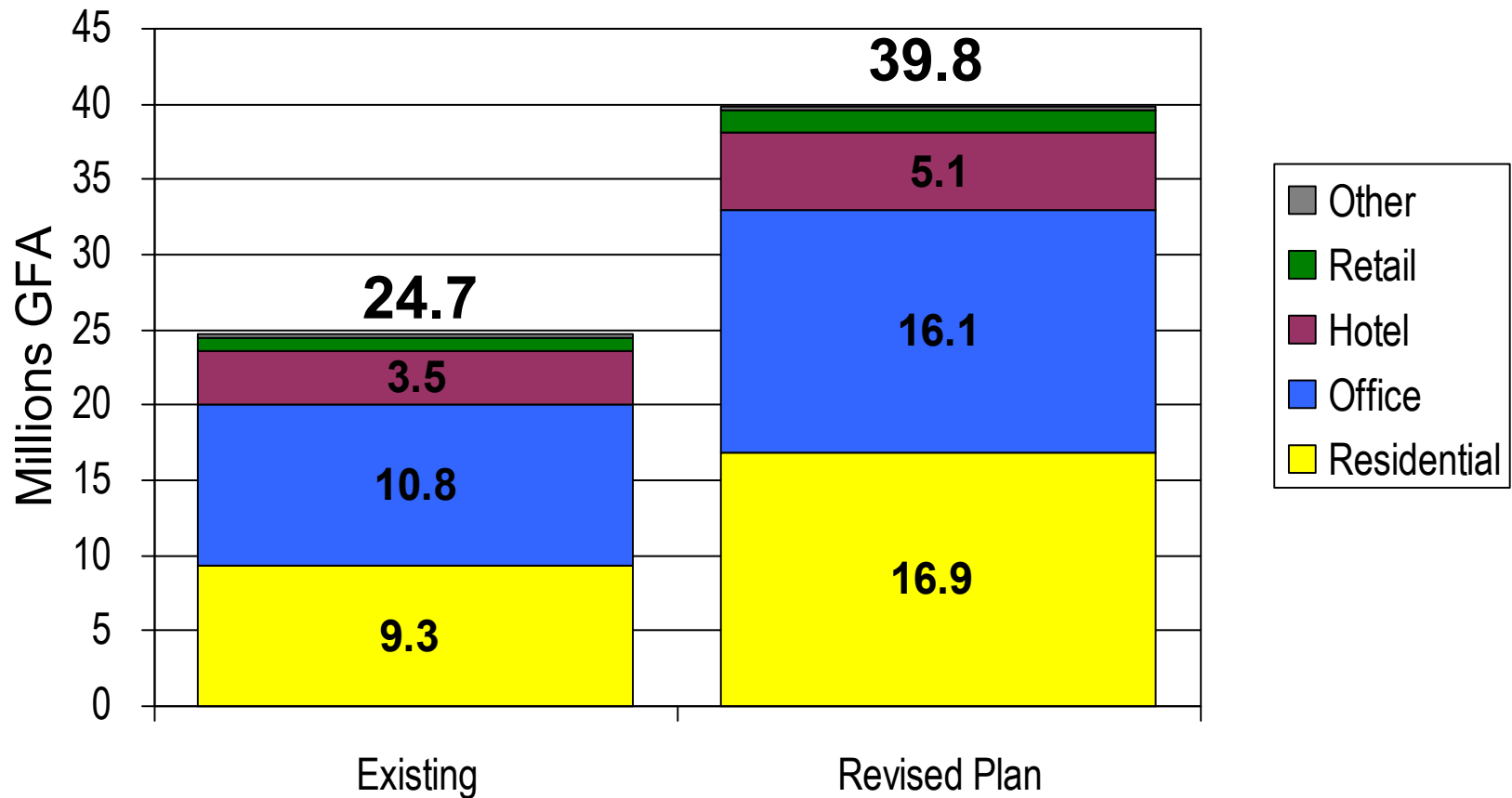
# Revised Illustrative Plan

## Summary Points

- Planned density increase around 60%
- Balanced mix of uses
- Network of diverse open spaces (*increase from existing 10.6 to 13.5 acres*)
- Building heights: varied skyline; transitions; and daylight to parks
- Multimodal transportation improvements (*e.g. surface transit, complete streets, intermodal center; TDM measures*)
- Legible architecture/urban design
- Economically, Environmentally, and Socially Sustainable

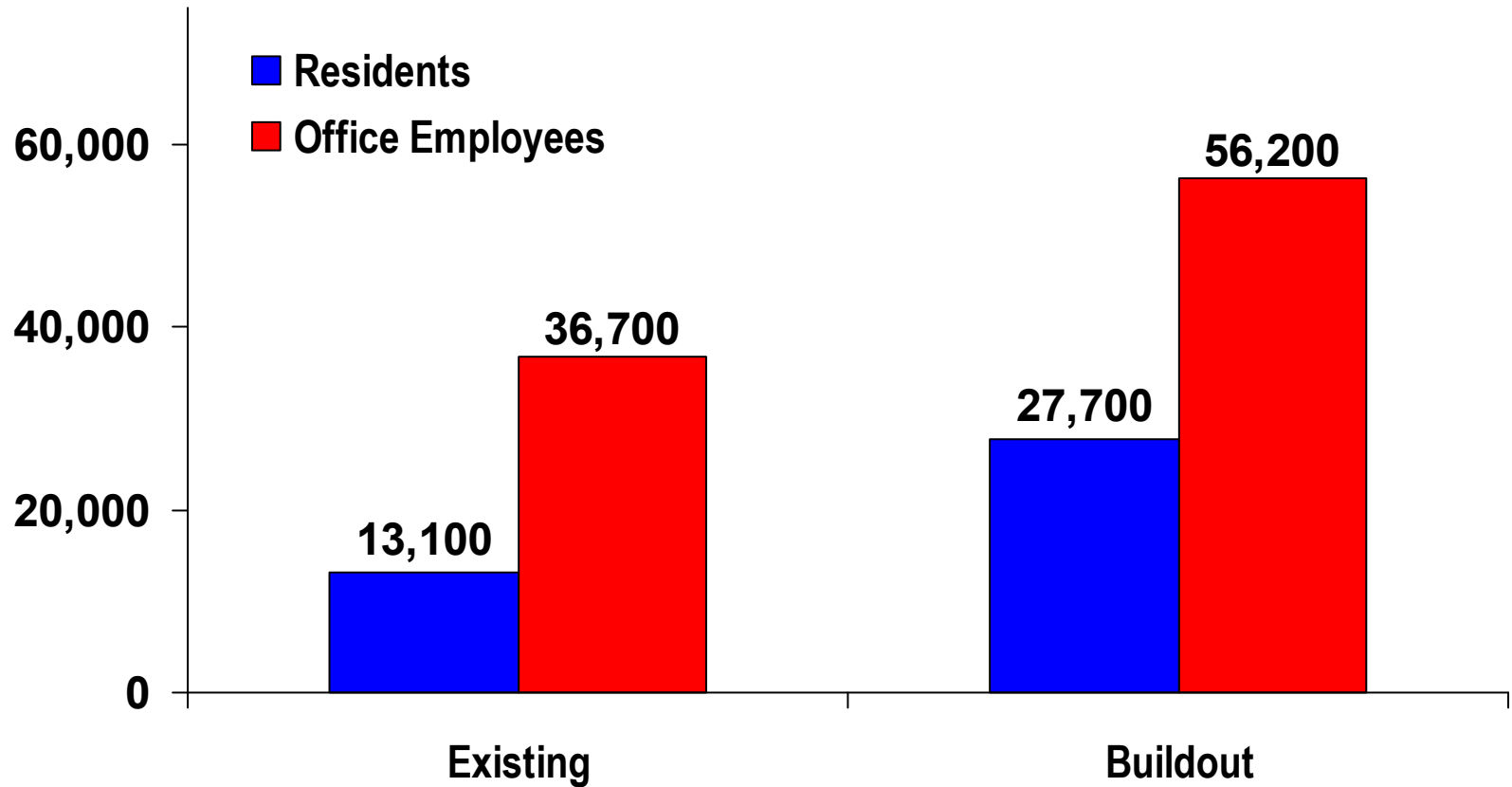


# Existing & Revised Plan Total GFA



Crystal City Study Area  
SOURCE: Torti Gallas & Partners and AED

# Revised Plan – Demographic Forecast



SOURCE: AED, PRAT

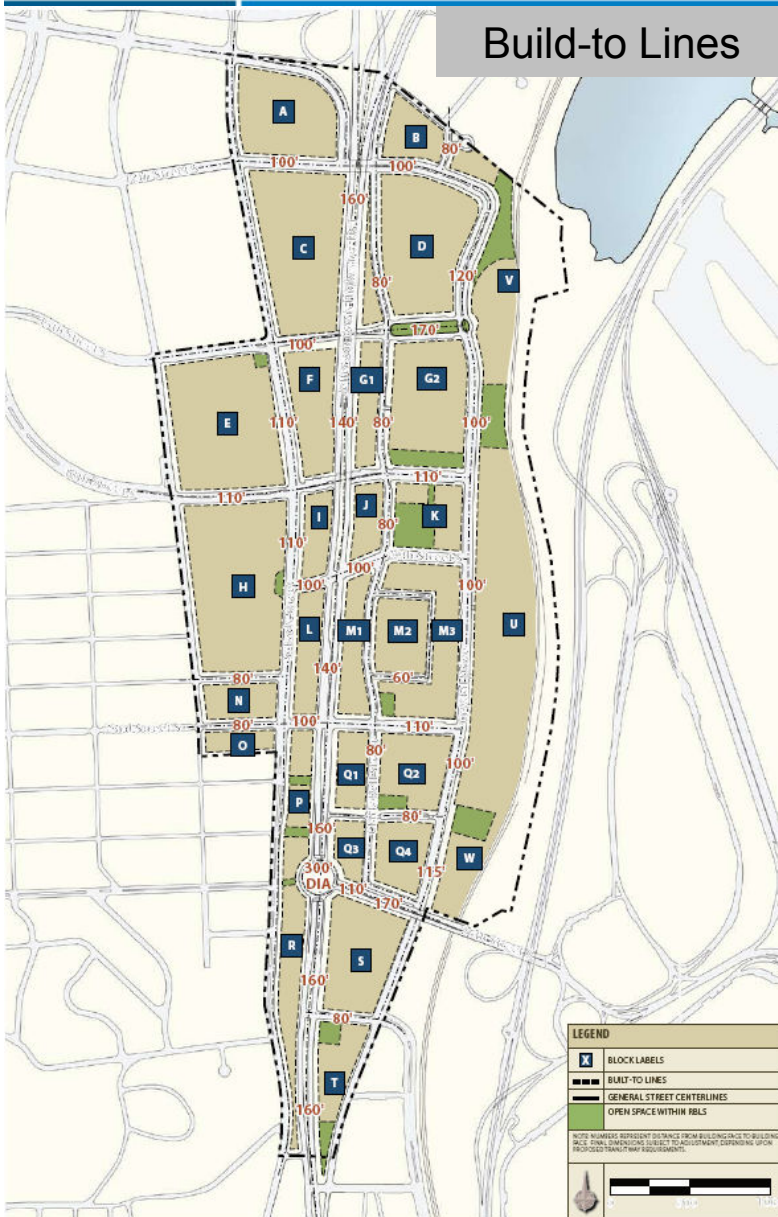
# Policy Directives - Categories



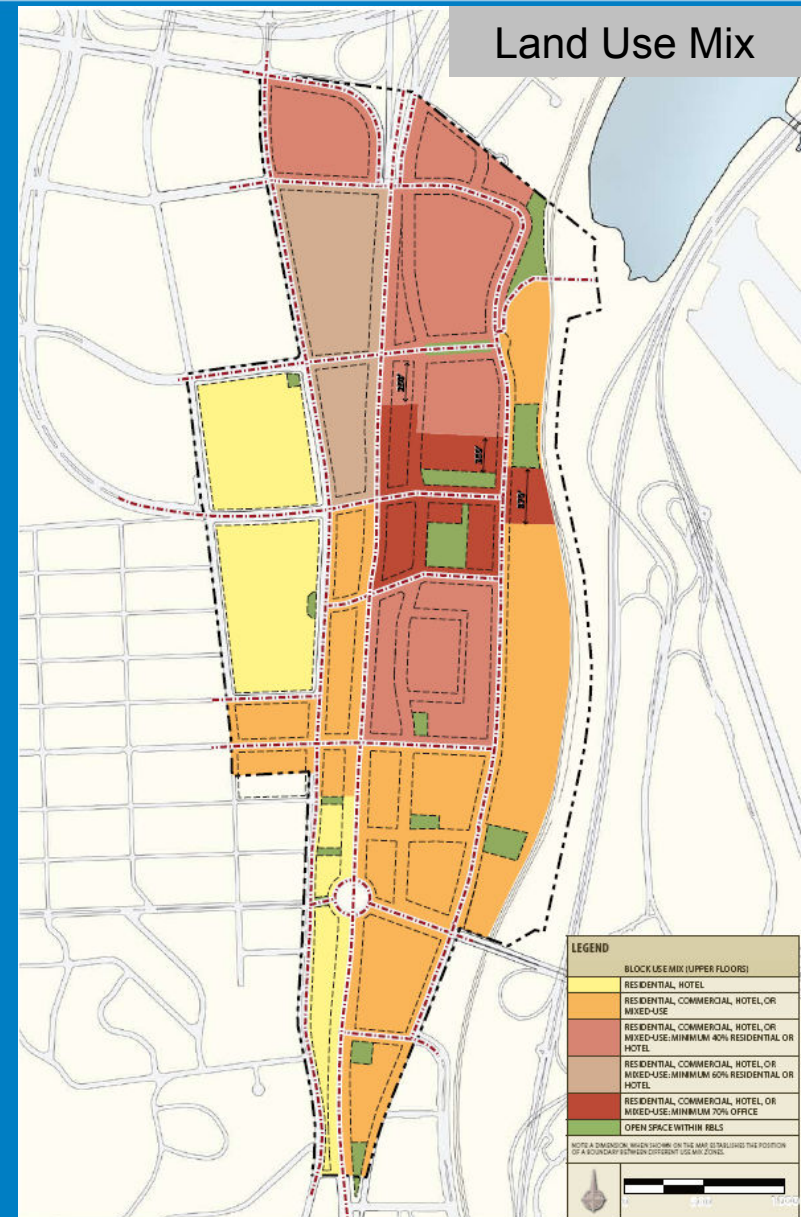
- Land Use
- Building Form and Heights
- Density
- Public Open Spaces
- Sustainable Design and Development
- Affordable Housing
- Improvement Implementation

# Policy Directives - Maps

## Build-to Lines

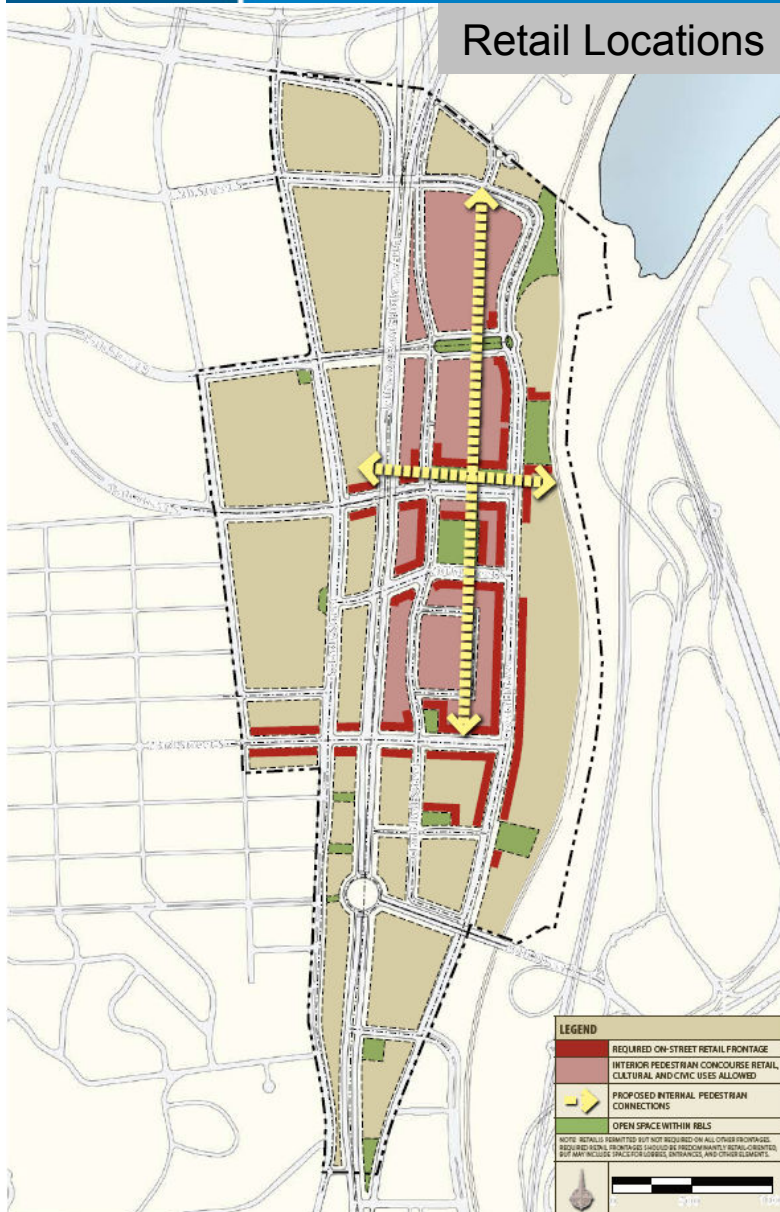


## Land Use Mix

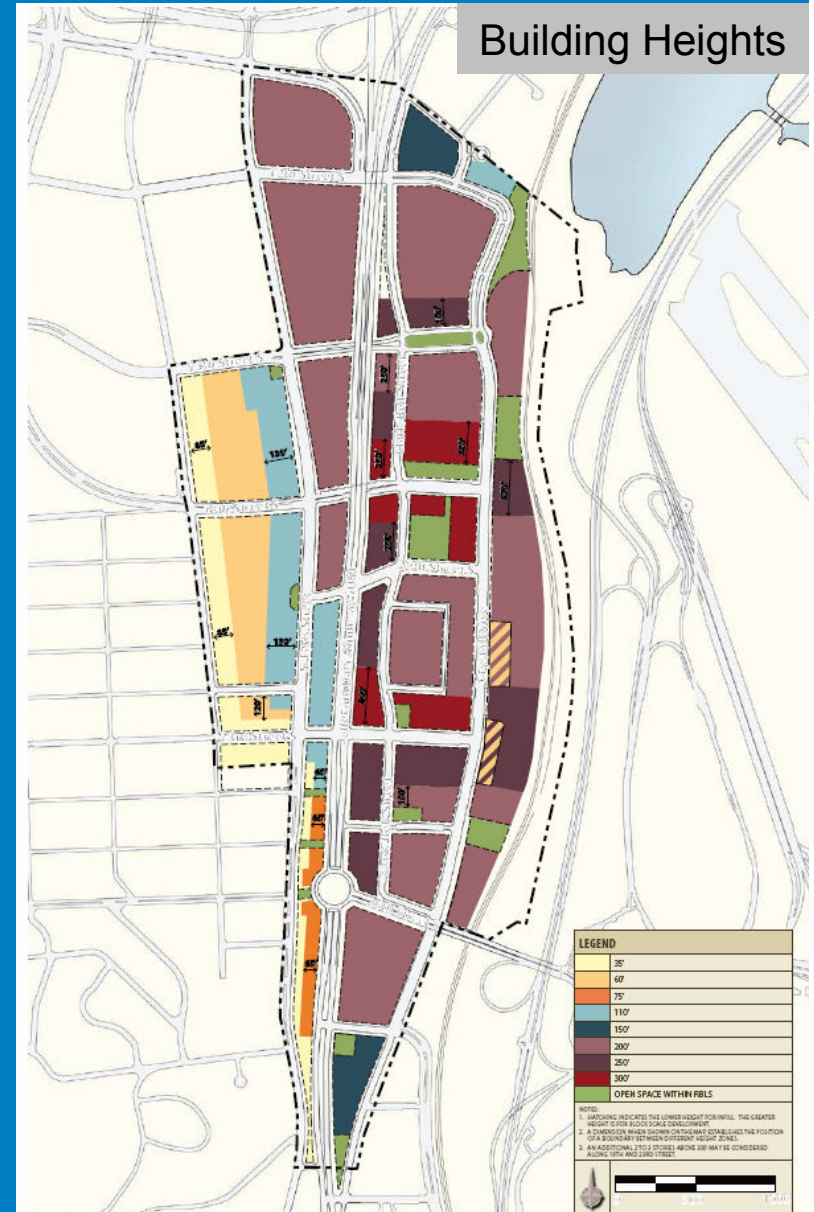


# Policy Directives - Maps

Retail Locations

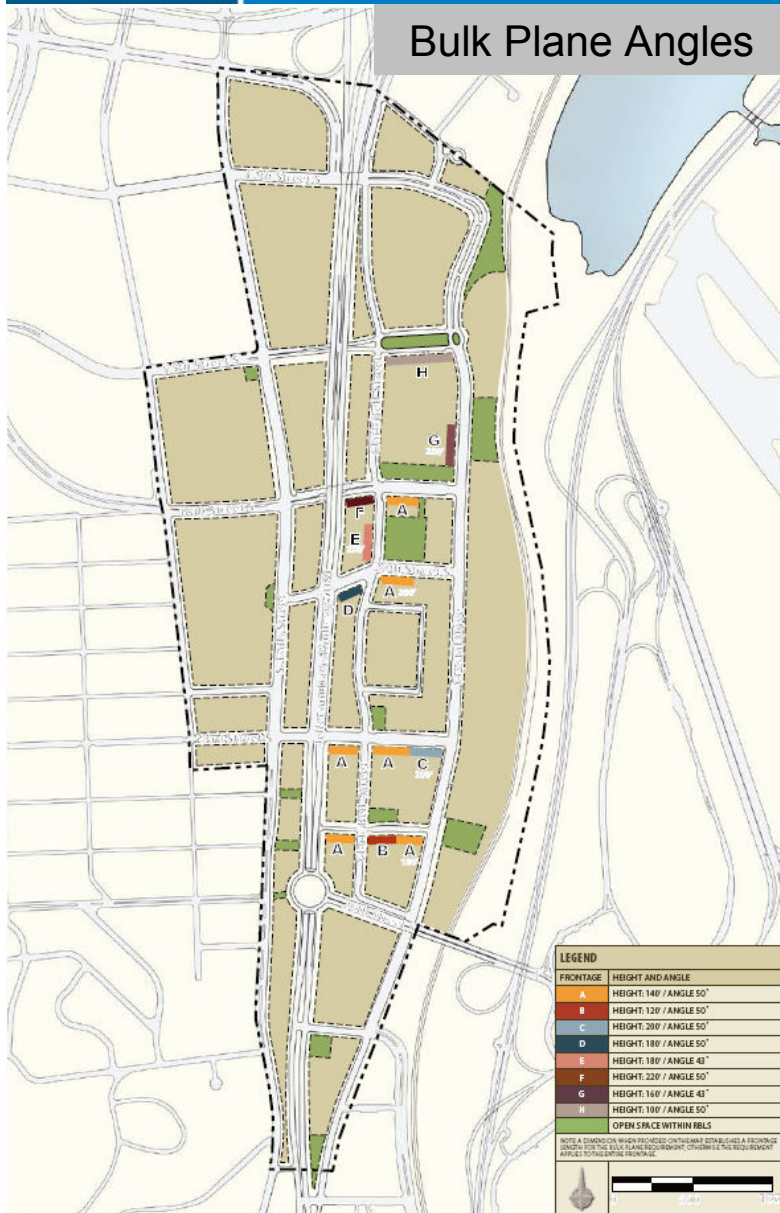


Building Heights

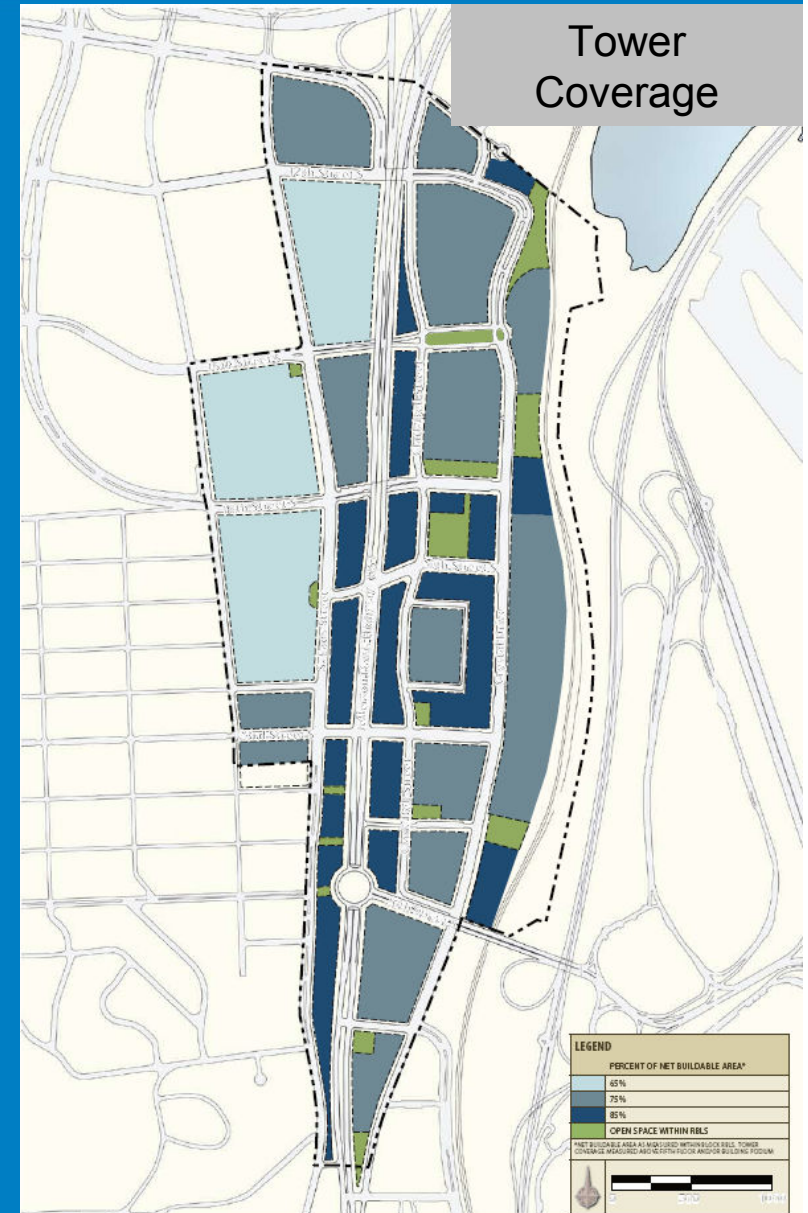


# Policy Directives - Maps

Bulk Plane Angles

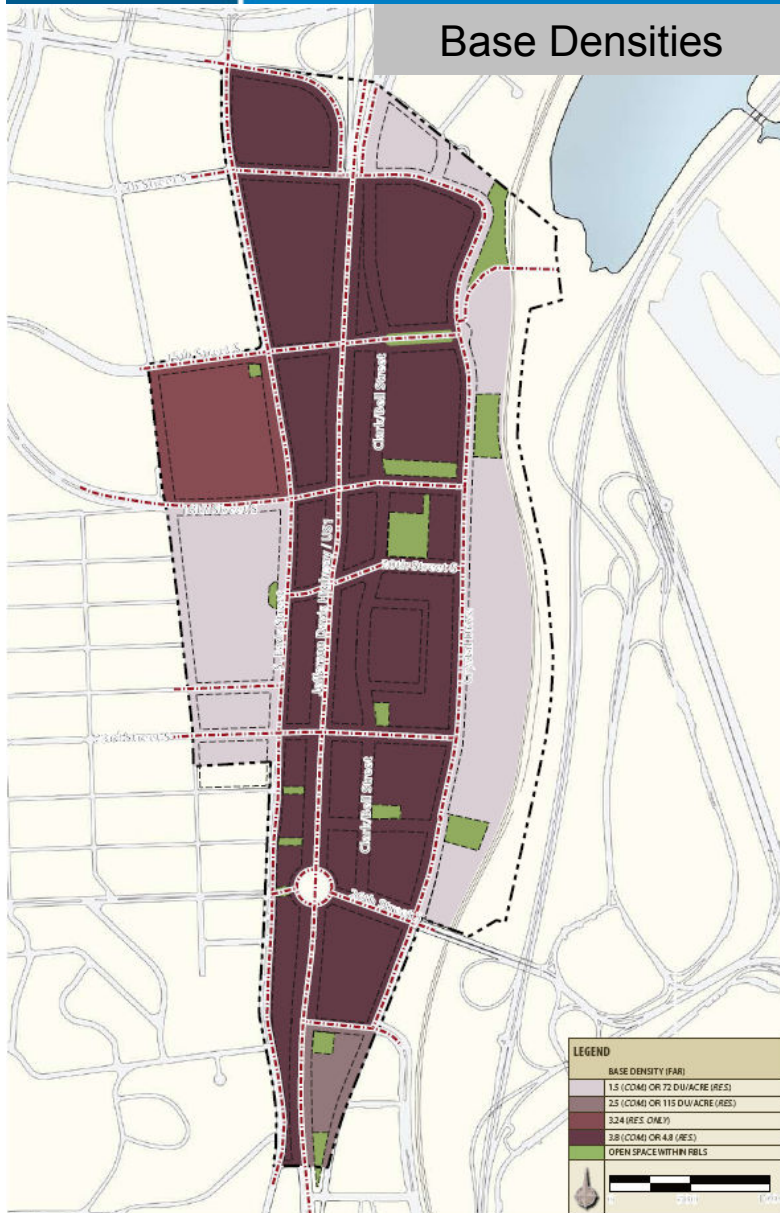


Tower Coverage

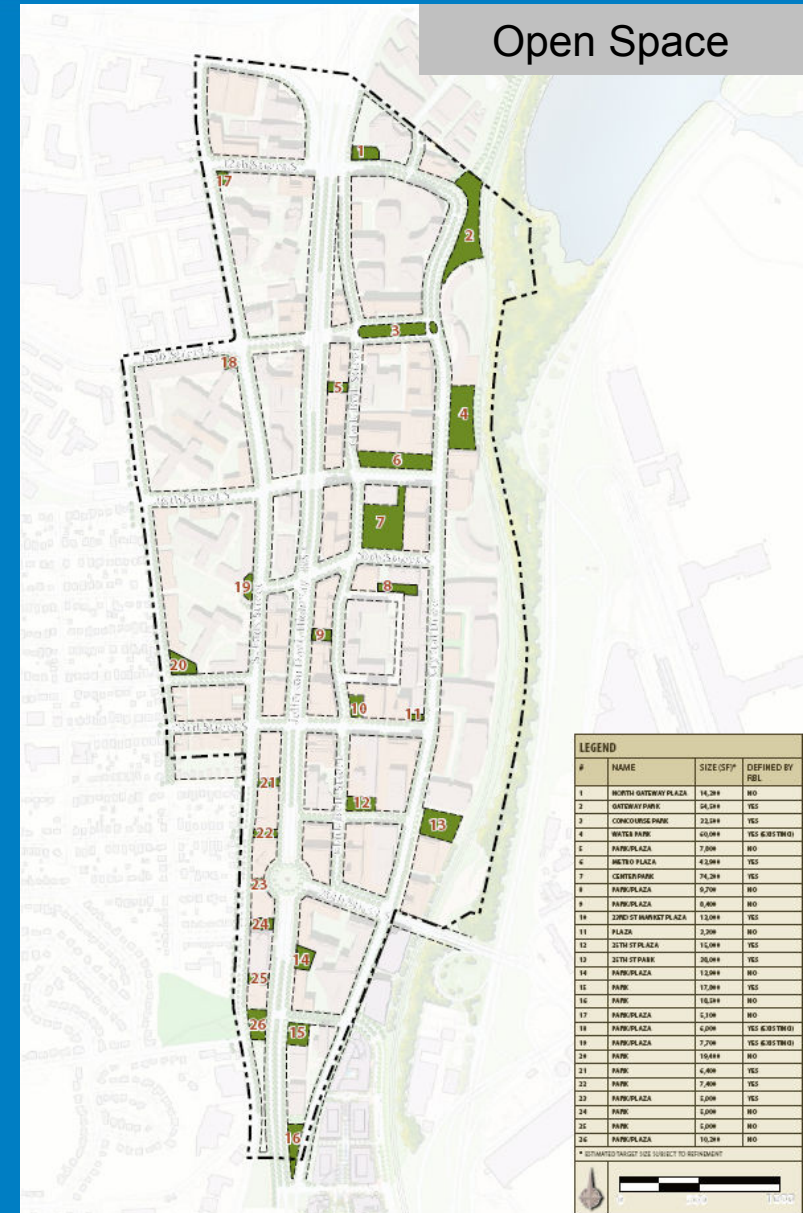


# Policy Directives - Maps

Base Densities

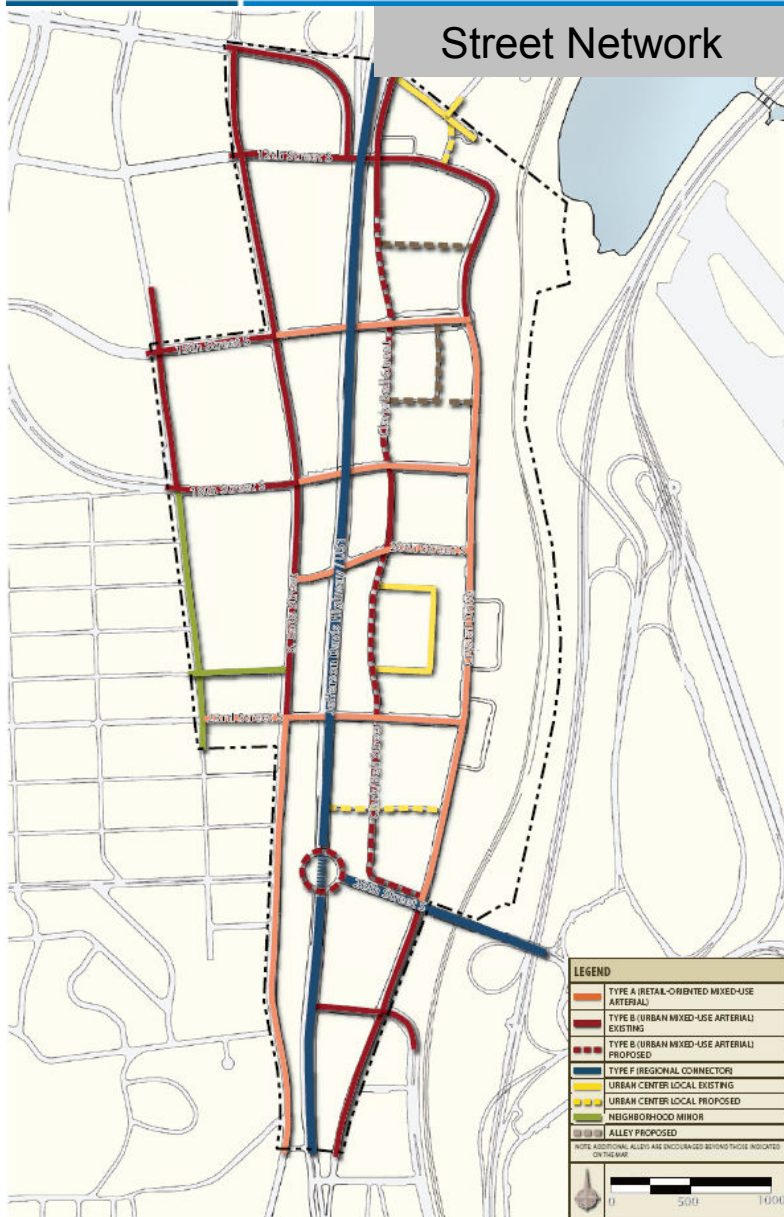


Open Space

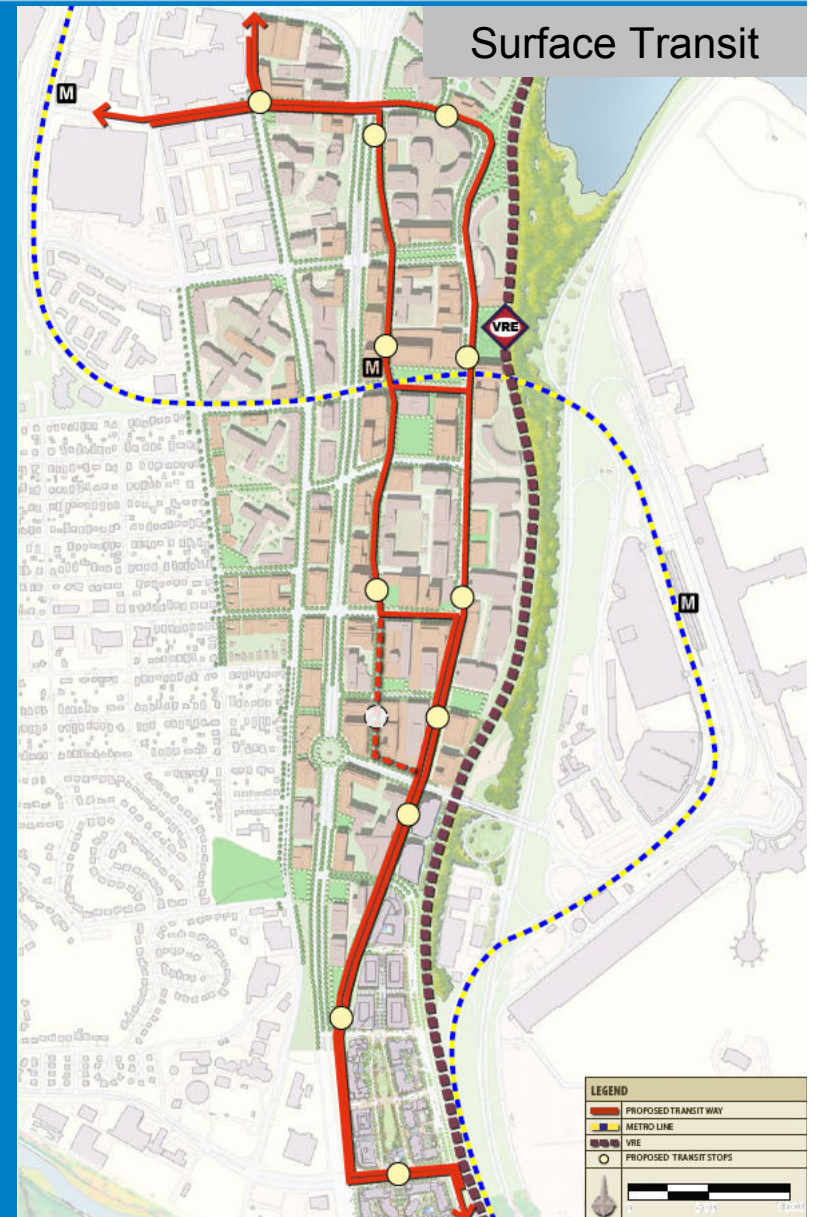


# Policy Directives - Maps

Street Network

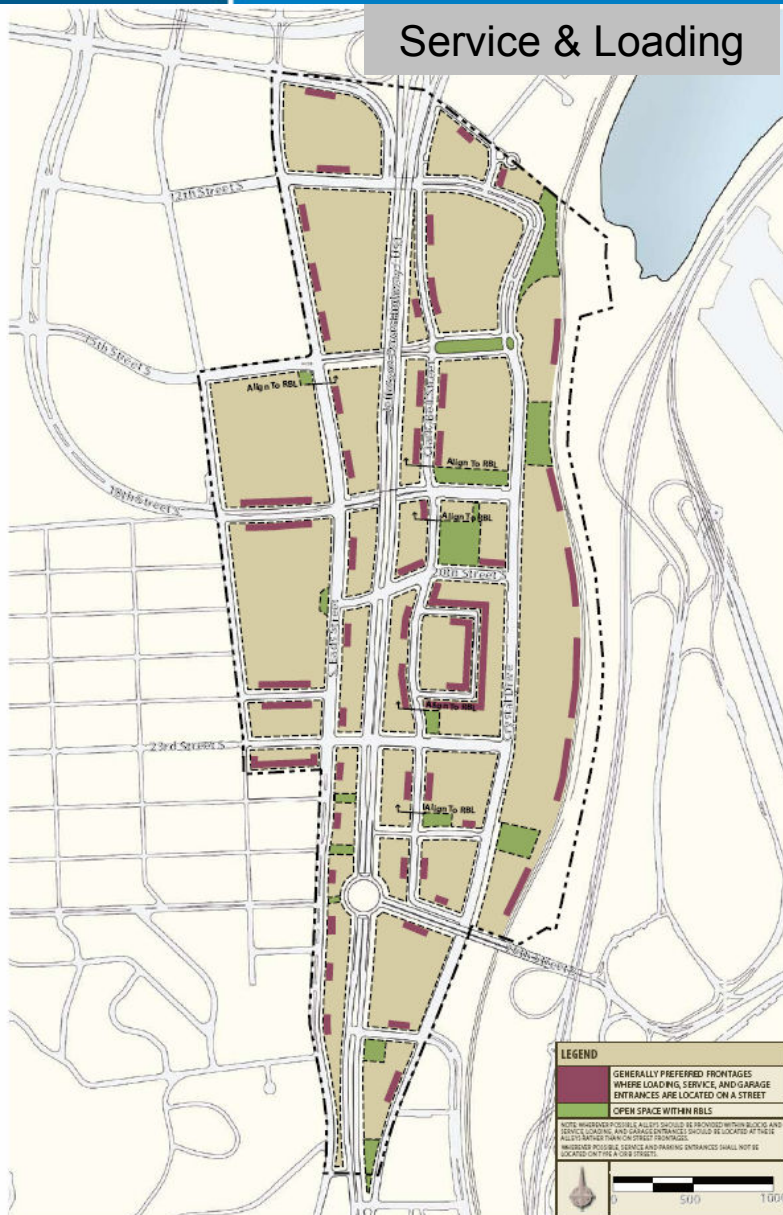


Surface Transit



# Policy Directives - Maps

## Service & Loading



# Process: Next Steps



- Advisory Comm. Review, (Info) – Policy Directives (Sept)
- Request to Advertise – Policy Directives (Oct 18)
- Advisory Comm. Review, (Action) – Policy Directives (Nov-Dec)
- County Board (Action) – Policy Directives (Dec)
  
- Task Force Review – Draft Plan (winter 2008-09)
- Advisory Comm. Review – Draft Plan (spring 2009)
- County Board Adoption – Final Plan (late spring 2009)

# The Crystal City Planning Process update



## THE END

For more information, please see the Crystal City Plan web site:

[www.plancrystalcity.com](http://www.plancrystalcity.com)

Thank you