

The Crystal City Planning Process

update on Policy Framework and Illustrative Concept Plan



ARLINGTON
VIRGINIA

PARK AND RECREATION
COMMISSION

NOVEMBER 18, 2008

Purpose of Presentation

1. Highlight recent revisions to the Framework and Plan, based on community and County Board feedback.
2. Provide update on the Crystal City Policy Framework and Concept Plan, with a focus on open space

Revised Illustrative Plan

Plan Objectives

- Increased share of residential development as a component of all uses in Crystal City
- Balanced mix of uses
- System of diverse open spaces *(increase from current 10.6 to 13.5 acres)*
- Building heights: varied skyline; transitions; and daylight to parks
- Multimodal transportation improvements
- Great architecture/urban design
- Economically, environmentally, and socially sustainable development

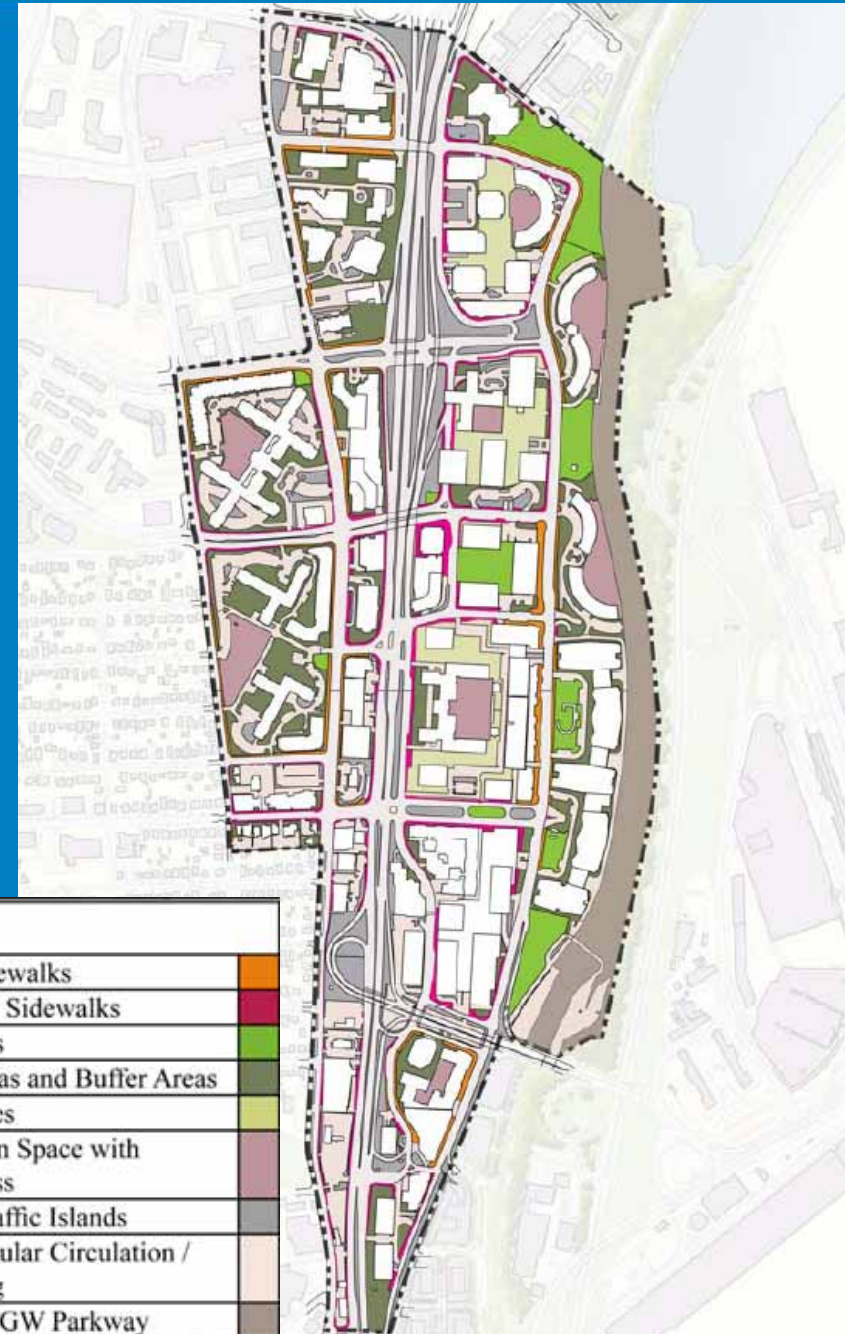


Open Space Planning



Open Space – Existing Conditions

- Existing Conditions: 10.6 acres of parks, plazas and open space
- Water Park Plaza and Crystal Park II are highlights of open spaces
- No County owned open space in Crystal City today
- Portions of the existing open space is isolated and underutilized



LEGEND	
Landscaped Sidewalks	Orange
Not Landscaped Sidewalks	Red
Parks and Plazas	Green
Landscaped Areas and Buffer Areas	Light Green
Elevated Terraces	Yellow-Green
Residential Open Space with Restricted Access	Purple
Medians and Traffic Islands	Grey
Off-Street Vehicular Circulation / Parking/Loading	Light Grey
Railroad Land / GW Parkway	Dark Grey

Open Space Planning Approach

Concept Plan Goals:

- Determine preferred locations for primary parks and plazas in Crystal City.

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- Provide public access to open spaces shown in plan

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- Provide public access to open spaces shown in plan
- Achieve open spaces through individual site plans

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- Provide public access to open spaces shown in plan
- Achieve open spaces through individual site plans
- Ensure natural day-lighting through building height and massing controls

Open Space System

- System of open spaces strategically located throughout the area
- One primary, centrally located open space to provide a venue for a variety of community events
- Provide a variety of park facilities within the system



Open Space Overlays



PROPOSED POLICY DIRECTIVES

Open Space:

P1 – Provide, at a minimum, 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.



PROPOSED POLICY DIRECTIVES

Open Space:

P2 - Address the displacement of existing public open spaces by concurrently providing comparable or enhanced spaces, either through development of new park sites or through improvements to existing open spaces along with public easement dedications.



PROPOSED POLICY DIRECTIVES

Open Space:

P3 - Allow low-scale infill development on the existing open space in front of 2121 Crystal Drive only after the Center Park on Block J-K is realized



PROPOSED POLICY DIRECTIVES

Open Space:

P4 - Establish County control over all public open spaces shown on the *Public Open Space Map* through either public dedication/acquisition or public-use and access easements set in perpetuity.



PROPOSED POLICY DIRECTIVES



Open Space:

P5 - Increase tree canopy coverage in Crystal City by meeting or exceeding the most current applicable goals in the County's *Urban Forest Master Plan*.

CRYSTAL CITY PLAN ESTIMATED TREE CANOPY COVERAGE						
Tree Canopy Coverage Changes (2008 – 2048)						
	Tree Canopy – Existing		Tree Canopy - 20 year Build out		Tree Canopy - 40 year Build out	
	Acres	%	Acres	%	Acres	%
Public Open Space	9.52	21.5	7.46	17.1	7.74	16.7
Private Property	19.8	44.7	17.8	40.7	16.76	36.2
Street Trees	13.5	30.5	19.76	45.2	21.76	47
Total Coverage in Crystal City Study Area (243 acres)	42.82	17.6	45.02	18.5	46.26	19

PROPOSED POLICY DIRECTIVES

Open Space:

P6 - Achieve dedicated publicly accessible pedestrian routes through large urban blocks that provide for safe and attractive passage and connectivity between buildings.



Open Space to Remain

WATER PARK

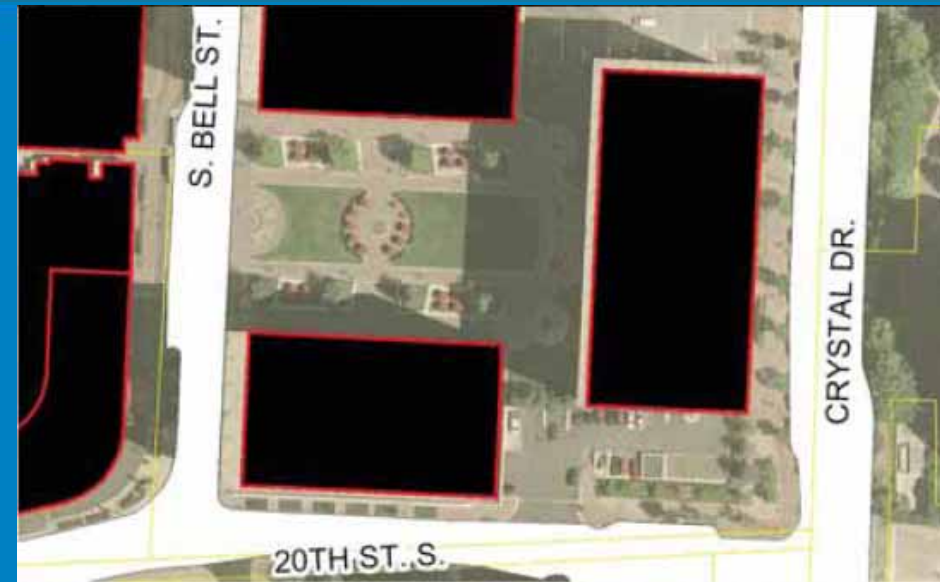
- Existing park maintained at approximately 60,000 sf
- Enhancements with adjacent retail and pedestrian uses along edges
- Potential design modifications to allow greater access and visibility



Open Space – Proposed

CENTER PARK

- 2-acre park
- Features flexible programming and capacity for large civic gatherings
- Visible and accessible
- Includes green and hardscape designed areas
- Paved edge areas could be used for café seating/dining



existing

proposed



Plan Visioning – (Center Park Block)

Existing block between 20th and 18th Streets



Vision of block between 20th and 18th Streets

Open Space – Proposed

18th STREET PARK

- Linear open space to connect Metro entrances and lined with retail uses
- Creates central plaza at Metro station
- Use special features to link plaza with both Water Park and new Center Park



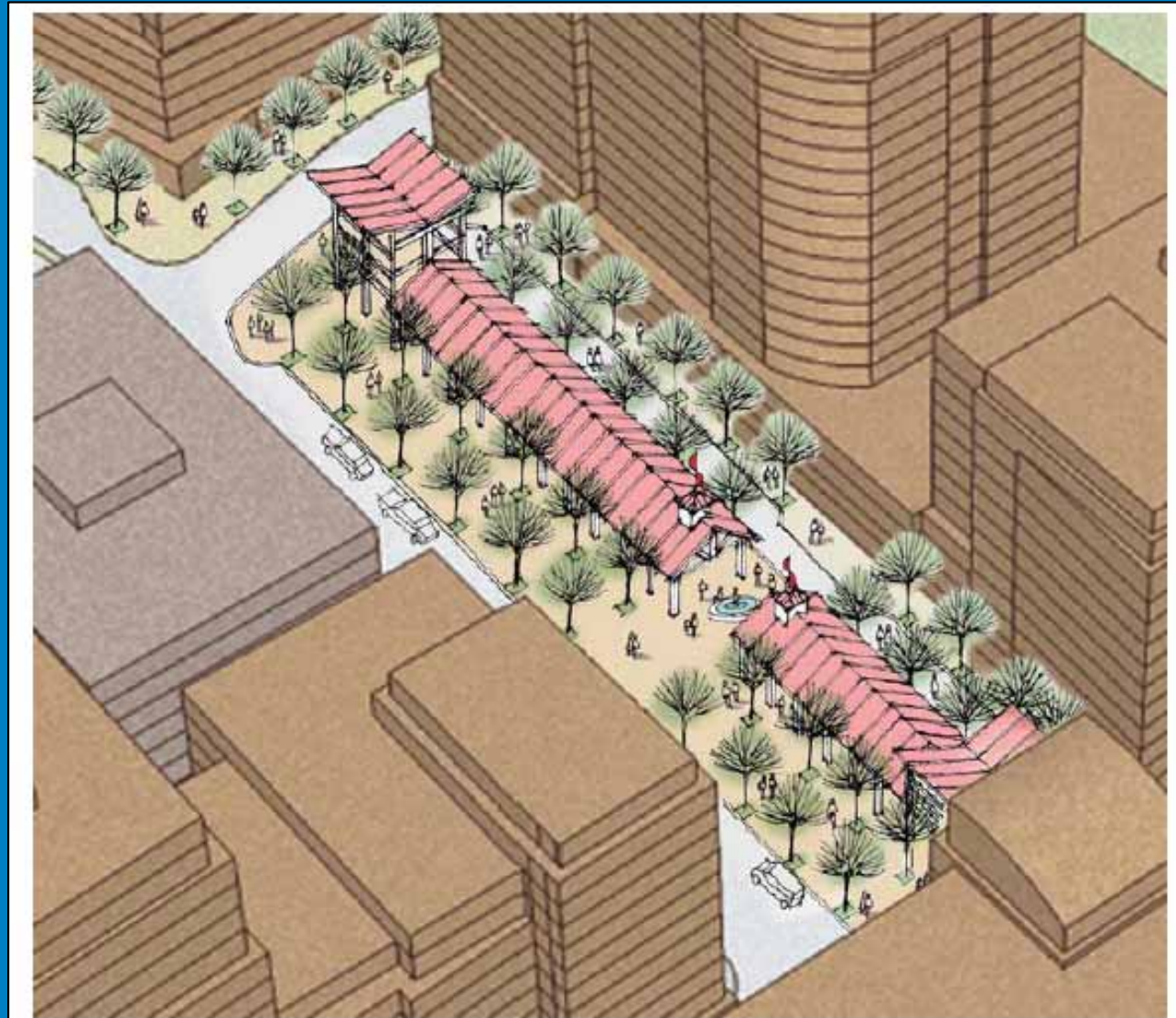
existing

proposed



Open Space – Proposed

18th STREET PARK



Open Space – Proposed

15TH STREET PARK

- Park envisioned for passive recreation, gardens, strolling, sitting, and relaxation
- Gateway entrance for buildings on Crystal Drive
- New hotel and residential uses front onto park



existing

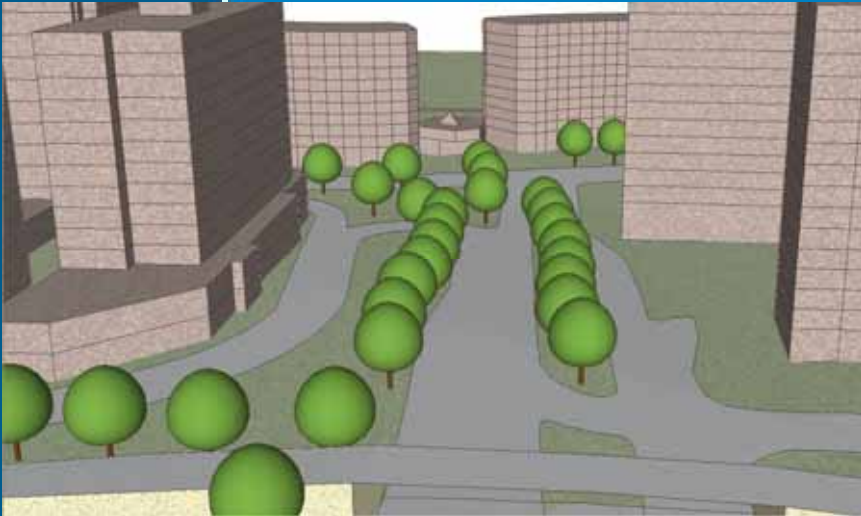
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Open Space – Proposed

15TH STREET PARK

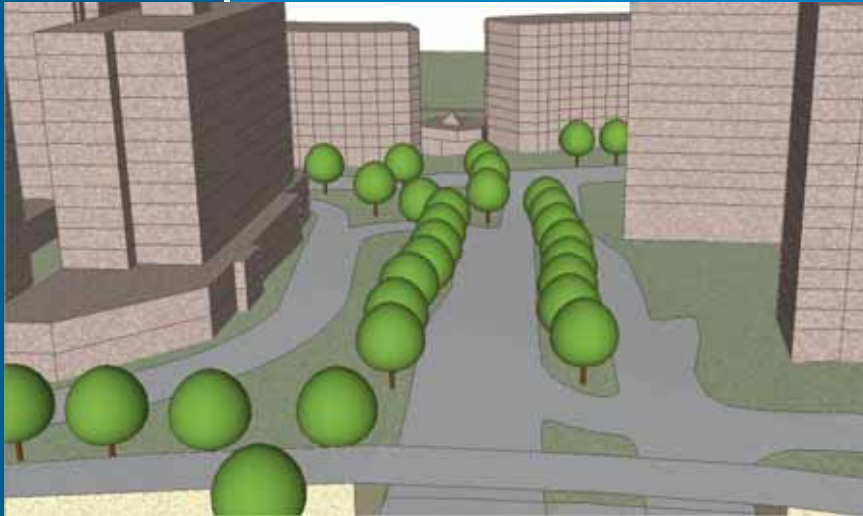
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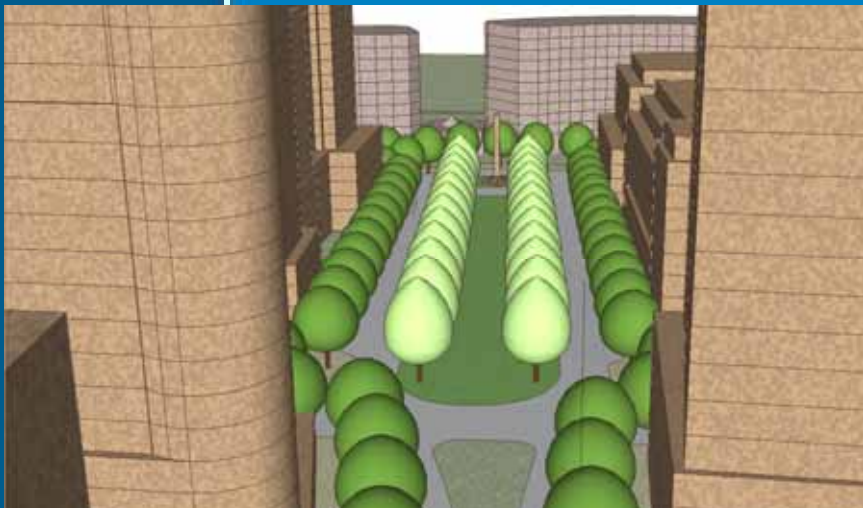
Open Space – Proposed

15TH STREET PARK

Existing



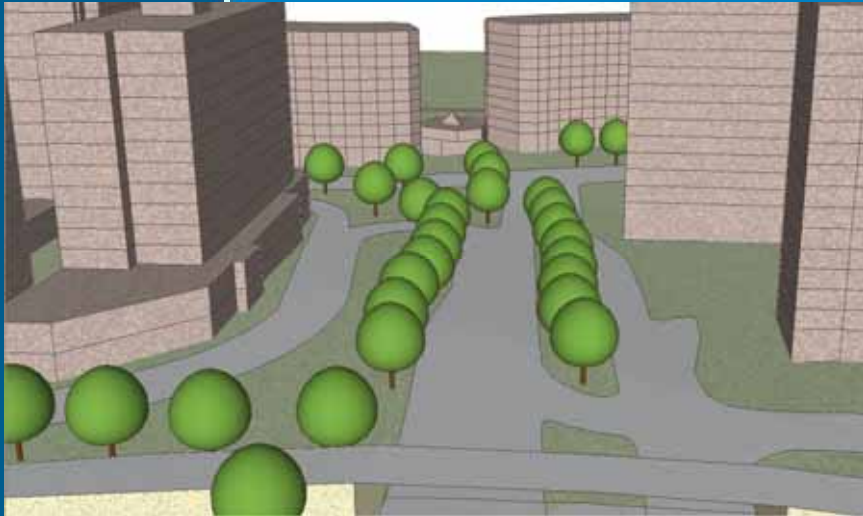
Proposed



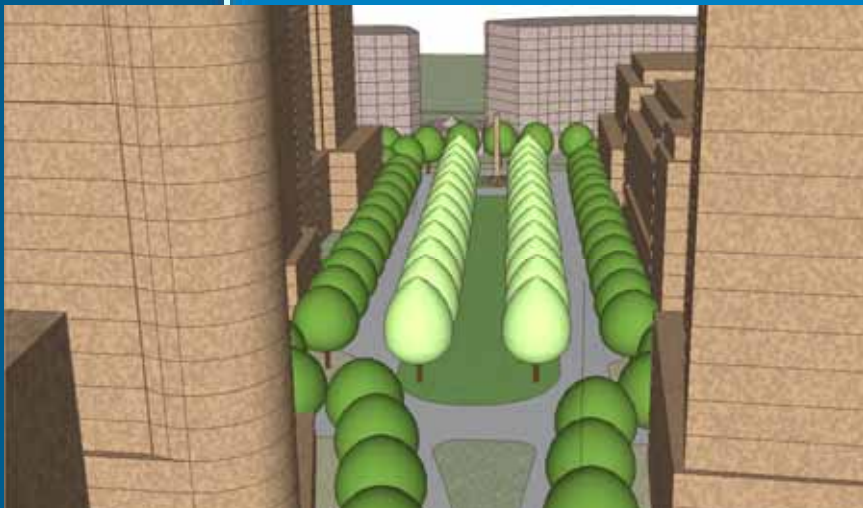
Open Space – Proposed

15TH STREET PARK

Existing



Proposed



Vision of new 15th Street concourse park

Upcoming Meetings

- Park and Recreation Comm. – Nov. 18
- Task Force Meeting – Nov. 19
- Transportation Commission – Nov. 24
- Long Range Planning Commission – Nov. 25
- Planning Commission – Dec. 1
- County Board – Dec. 13

*Additional information for future meetings will be posted on the Crystal City Plan website:
www.plancrystalcity.com*