



CRYSTAL CITY
PLANNING PROCESS

CRYSTAL CITY TASK FORCE

TORTI GALLAS AND PARTNERS

FOR

ARLINGTON COUNTY

WITH

EDAW, INC.

DMJM HARRIS

KIMLEY-HORN

NELSON NYGAARD

APRIL 12, 2007 (ADDENDUM TO MARCH 29TH)

An aerial photograph of a city, showing a dense urban area with various buildings, streets, and green spaces. The image is dark and serves as a background for the text.

HOW DO WE THINK ABOUT DENSITY

- › WHAT IS THE APPROPRIATE F.A.R.
- › WHAT SHOULD BE THE RELATIONSHIP BETWEEN BUILDING HEIGHT AND SITE COVERAGE
- › WHAT ARE THE LIMITING FACTORS ON BUILDING HEIGHT
- › WHEN DO SITES BECOME AVAILABLE
- › WHAT IS THE APPROPRIATE BALANCE OF USES
- › WHAT SHOULD BE THE CHARACTER OF THE SKYLINE
- › COMPARISONS...

HOW DO WE THINK ABOUT DENSITY

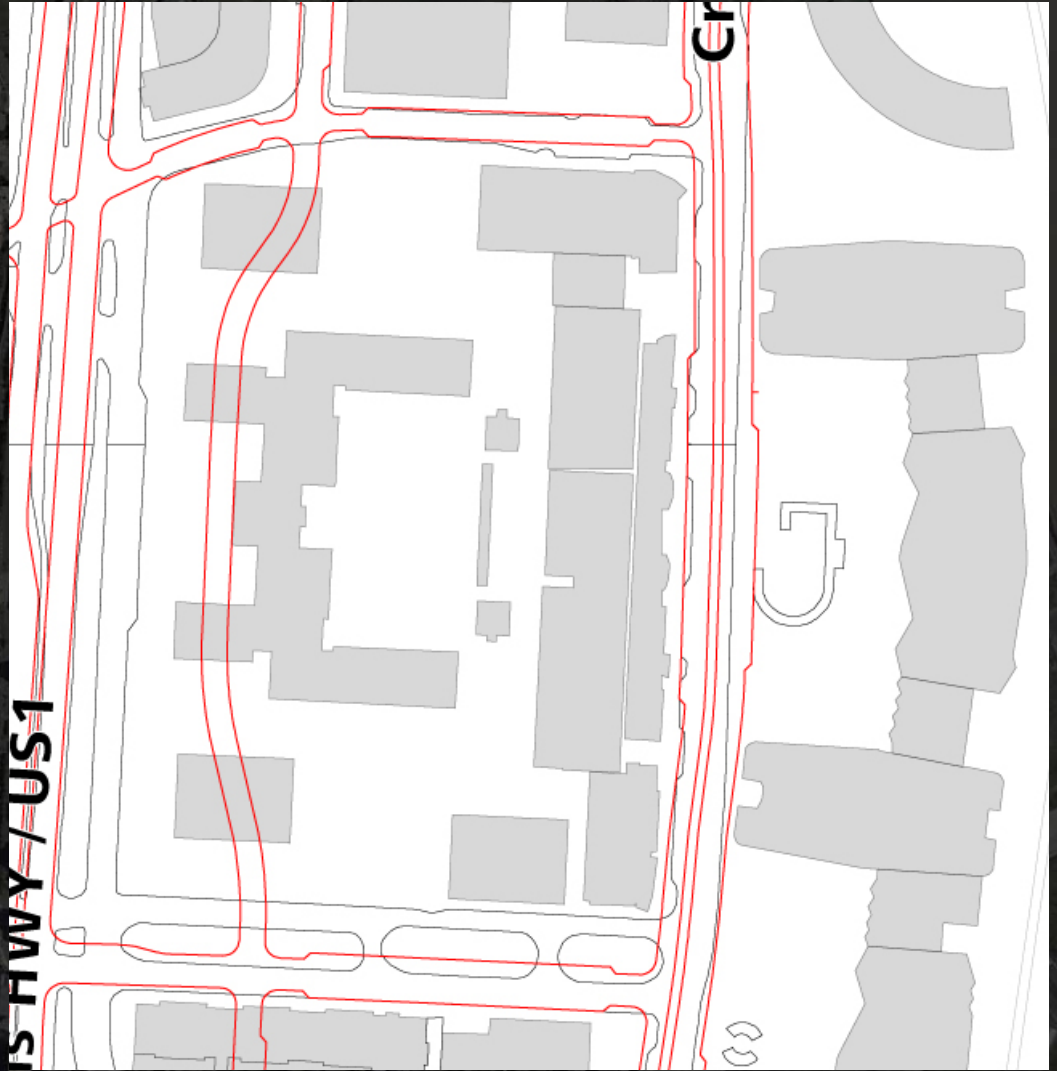
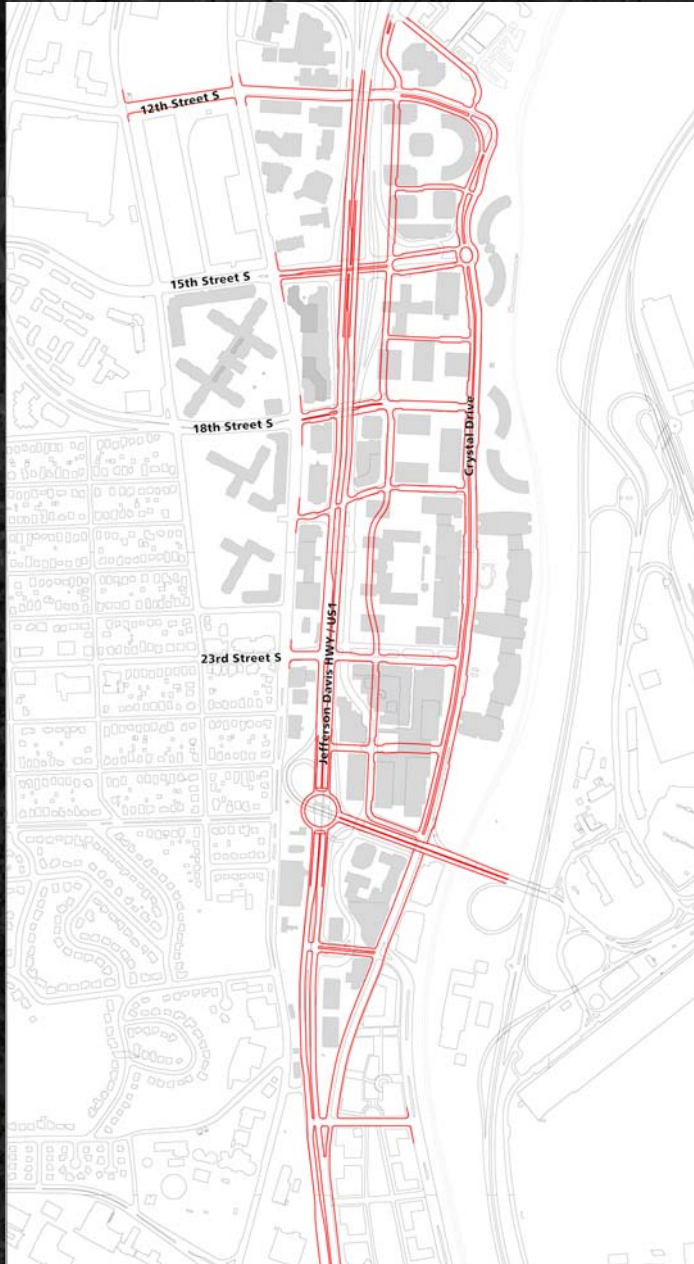


East Side
Existing:
Gross FAR: 2.9
Net FAR: 3.9

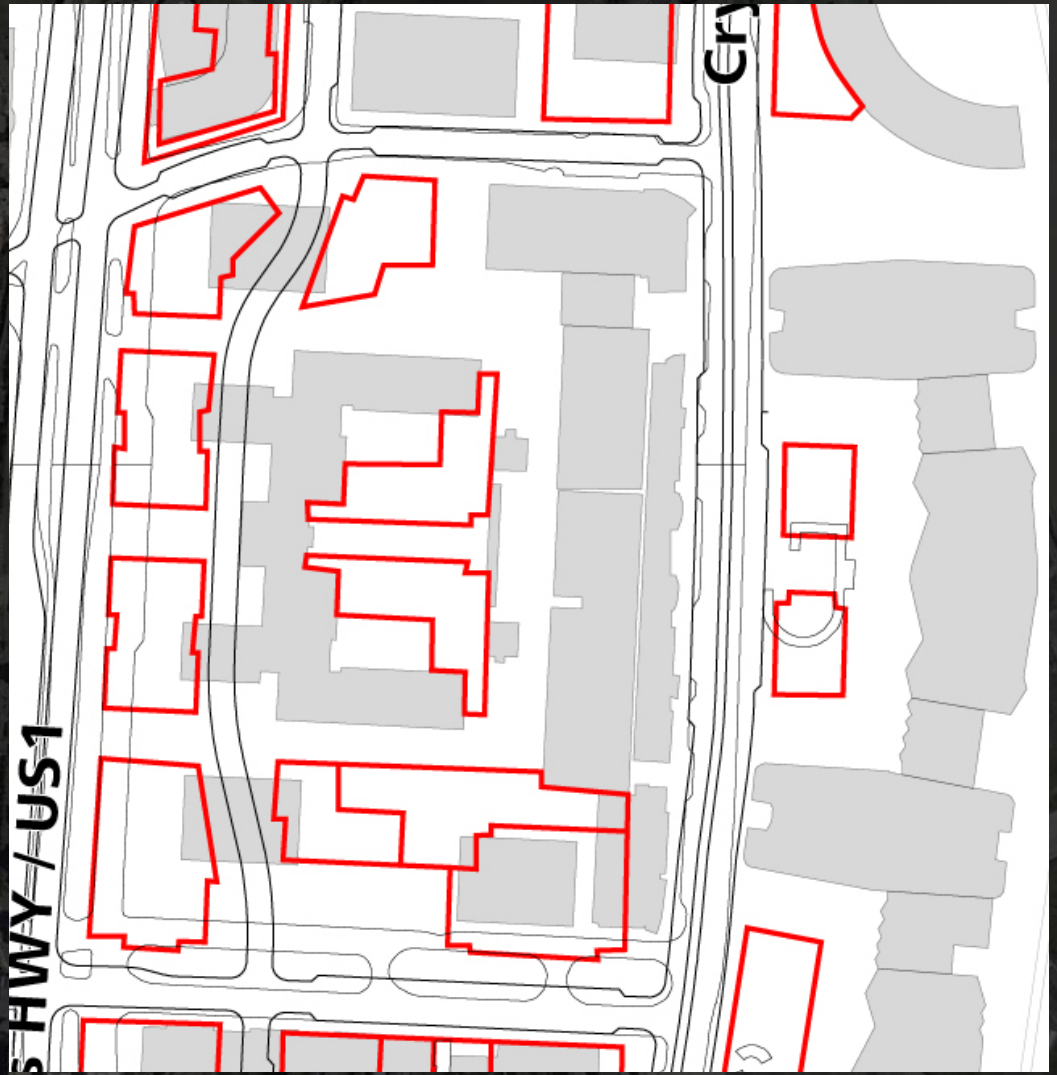


East Side
Proposed:
Gross FAR: 5.2
Net FAR: 6.9

CURBS STUDY



EXISTING AND PROPOSED BUILDINGS



Legend	
Existing Blgs	Grey
Proposed Blgs	Red Outline
Proposed Road	Black Line
Alignment	Thin Black Line

PROPOSED BUILDINGS AND OWNERSHIP

