

CRYSTAL CITY CITIZEN REVIEW COUNCIL REPORT

Background

On September 28, 2010, the County Board approved the Crystal City Sector Plan, a document providing long-range planning guidance for the redevelopment and revitalization of Crystal City over the next 40 years. In conjunction with this decision, the Board also approved relevant amendments to the General Land Use Plan and the Master Transportation Plan. One month later, the Board established tax increment funding ('TIF') for Crystal City, Pentagon City and Potomac Yard. The vision contained in the Crystal City Sector Plan was subsequently reflected in the Board's adaptation of a new Zoning Ordinance for the Crystal City metro station area, the C-O-Crystal City district, in December 2011. This Zoning Ordinance contains a reliance on a 'block plan' concept that is unique to Crystal City (in lieu of a Phased Development Site Plan) and coordinates with the Sector Plan's division of the planning area into formally recognized blocks.

The four-year planning process which resulted in the development of the Crystal City Sector Plan demonstrated the unusual scope and complexity of the Plan, and it brought the Board to the conclusion that a special mechanism for monitoring, evaluation and support of the Plan's implementation would be desirable. Accordingly, in December 2010, the Board formally established a charge [APPENDIX A] for a Crystal City Citizen Review Council (CCCRC), a citizen-led advisory body. The membership of the CCCRC was simultaneously established by the Board [APPENDIX B], and it became operational in April 2011, after the Board nominated its Co-Chairs and Vice-Chair from among its members. The mandate period for the current members run through January 2013. The Charge of the CCCRC requires that a report be submitted to the County Board at least every two years, in the spring of even-numbered years.

The CCCRC is in many ways a unique entity in the County's overall structure. Accordingly, a considerable portion of the CCCRC's time and efforts in its first year has been taken up by the development of work structure, instruments and processes for the CCCRC's future monitoring efforts. Redevelopment envisaged under the Crystal City Plan has just begun; there are no completed projects and very few other developments on which the CCCRC can report. It follows that, unlike what could be envisaged for the longer term, the first CCCRC report to the Board is modest in substance and relatively more focused on an accounting of the internal methods and procedures that have been established.

Monitoring through metrics

A natural way of evaluating the pace and the success of the implementation of the Crystal City Plan is to establish metrics for plan aspects that could serve as relevant illustrations of action and impact. Considering the breadth of the Plan, it would be easy to draw up a huge number of seemingly useful metrics. However, CCCRC members concluded that it is more appropriate to limit the potential data set, concentrating on a combination of items which capture either broad elements or some specific but critical aspects of the Plan.

As an intermediate step in its efforts to produce an initial set of metrics, the CCCRC prepared a working document that distilled potential areas of coverage from the visions, goals and objectives, policy directives, 'action items' and Board guidance contained in the Sector Plan document. Additional suggestions were gathered from the CCCRC members and their respective constituencies, and the County's existing set of metrics was carefully reviewed. This approach led to the emergence of a comprehensive set of potential metrics items which was subsequently narrowed down considerably.

It will always be necessary to add, modify or delete metrics items throughout the years, to reflect changing priorities or new issues. But it is nevertheless important to have a pre-implementation baseline for a number of items which are likely to remain relevant for the longer term. Accordingly, with cooperation from the staff, initial data have been obtained wherever possible, and efforts will be made to find ways of obtaining data for other items. In some cases, it has been agreed that it will be necessary to pursue definitions and methodology somewhat further, before the metrics items are fully established and data collected. [APPENDIX C]. The initial metrics list will be updated along these lines, once this fine-tuning of specifications and methods has been undertaken.

Site Plan Reviews and similar processes

While metrics will constitute a key component of the CCCRC's monitoring function, it must be recognized that this effort essentially is limited to a post-facto confirmation of action that has already been taken. However, the role of the CCCRC also necessitates insights into the processes and proposals for development while the proposals are still in the planning stage. This is feasible through the participation of individual CCCRC members in the Site Plan Review (SPRC) process, either as representatives for stakeholders in each case or as observers. As a tool in support of such presence in the SPRC, the CCCRC established an informal 'checklist' [\[APPENDIX D\]](#) for reviews of Block Plans and Site Plans.

Presently, only one SPRC process has been completed for a project within the Plan area. This involved a minor amendment for the Jefferson Plaza One property (SP#51), which will undergo a re-skinning of the façade, improvements of the landscape and streetscape, together with a small increase in gross floor area. This proposal was approved by the Board in June 2011.

The first major redevelopment proposal under the new Crystal City Plan has recently entered into Site Plan review. The developer proposes to replace an aging 351,000sf office building with a 293ft, 24-story office building providing about 730,000sf at the 1900 Crystal Drive address (SP#421).

One other property within the Plan area, the site of the former Eads Street Post Office, will begin the public review process soon as the developer has submitted plans to construct an 11-story residential building on the site.

While the role and the mandate of the CCCRC do not formally extend beyond the Crystal City Sector Plan area, it is obvious that developments just beyond its boundaries may have a direct impact on the successful implementation of the Plan. In particular, this may involve increases in traffic volumes on major arteries and gateways that are vital to the efficient entry and exit to/from the planning area and its immediate surroundings. Accordingly, CCCRC members, including representatives of Crystal City, Aurora Highlands and Arlington Ridge, have participated actively in SPRCs for the PenPlace site (SP#105) and the Monument View property acquired by Boeing. (SP#400)

CCRC members also participated in the ZOCO process for the development of the new Zoning Ordinance and the Block Plan concept, as well as in the ongoing ZOCO process related to signage. The Signage Ordinance is likely to take on a particular importance for the harmonic co-existence in an area such as Crystal City, which is intended to move toward a more balanced use mix of residential and office development.

Crystal City-wide Community Services and Amenities Inventory

In conjunction with the approval of the new Zoning Ordinance, the County Board also ordered the establishment of a Community Services and Amenities Inventory for Crystal City. Once established, this Inventory will provide continual awareness of the progress toward meeting the Plan's goals in providing the services and amenities that would help fulfill the vision of Crystal City as a "complete, urban community". The status of the progress will automatically be reviewed in connection with each Site Plan process, and the conclusions will be made available to the Planning Commission and the County Board for determination of necessary action.

The CCCRC began developing the inventory and, following the Board's guidance, the council has collaborated with staff to produce an initial version of the Inventory, which is hereby officially provided to the Board for its information [\[APPENDIX E\]](#). The CCCRC wishes to emphasize that this kind of Inventory is, by its nature, inevitably a 'moving target'. The perceptions of needs and shortcomings will vary over time, and the Inventory should, at any given point in time, reflect the views of the Crystal City community at that stage. In principle, the Inventory could be updated at any moment, but the CCCRC envisages that a review, together with staff, should be undertaken no less frequently than every other year, preferably in time for the biannual CCCRC report to the Board.

It should be recognized that it is not sufficient to have an Inventory in the form of a simple listing of items. It is understood that, in the near future, CCCRC members will collaborate with staff to establish appropriate standards or benchmarks for all items where this is feasible and appropriate. Together with relevant demographic metrics, such standards will assist in establishing when 'trigger points' or critical masses have been reached, thus obviating the need for resorting to a more subjective evaluation.

The Inventory does not include any infrastructure items; such issues typically are not area-wide but more site-specific in nature. Moreover, it is envisaged that, to a considerable extent, the infrastructure requirements will be dealt with through the 'TIF'. Accordingly, the CCCRC will need to follow, on an ongoing basis, the inflows to and the expenditures from the 'TIF'.

Action by County staff in support of the Plan implementation

The implementation chapter of the Sector Plan document contained a number of 'action items', actions by County staff ranging from studies to policy development and physical action, which are seen as essential for the timely and efficient implementation of the Plan. The CCCRC noted that the Plan contains a substantial number of additional, similar actions that would be equally important as a facilitation of implementation. The aggregate list [\[APPENDIX F\]](#) was conveyed to County staff and the appropriate departments have been assigned responsibility for regularly updating progress on these items.

Only a limited number of 'actions' are in the category of 'short-term', whereas many are 'ongoing' in nature. Accordingly, the list indicates 'status' for many items but relatively few are actions that have been completed. In fact, some of major items discussed in this report, such as the new Zoning Ordinance, the establishment of a 'TIF', and changes in the GLUP and the Master Transportation Plan are in this category. Ongoing changes include some work items related to transit and traffic in Crystal City (see below), and other important items will become operational as new Site Plans are presented.

Other relevant activities

Work continues on the Crystal City/Potomac Yard transit improvement project, with an initial focus on a premium bus service for the Crystal City-Braddock Road segment. A new transit operations plan was presented in early 2012, something which entails, inter alia, increased frequency and modern bus stop shelters. Plans are progressing for the conversion to two-way traffic on the remaining one-way segments at the northern and southern end of Crystal Drive. It is expected that the project team will be able to present the accepted bids for the work involved to the Board during the next few months. A preliminary study of options for a second entrance to the Crystal City Metro station has begun.

While located just outside the area covered by the Sector Plan, the Long Bridge Park is obviously a feature that will serve to support the Plan's successful implementation. This park is of course intended as a resource for the population of the entire County, but its location is a great convenience and attraction for both the current Crystal City community and new office tenants and residents in the future. The completion of the park is eagerly awaited as an asset in the ongoing implementation of the Crystal City Sector Plan. The possibility of connectivity along the park to the Mount Vernon Trail across the GW Parkway, and eventually across to the District of Columbia, carries great interest and support.

Looking ahead

Notwithstanding its limited resources as a truly citizen-driven entity, the CCCRC enthusiastically looks ahead to a stage when new site plans and other relevant projects will begin to constitute a tangible and noticeable implementation of the longer-term vision for Crystal City. The CCCRC will be carefully monitoring both the developments plans and the eventual results as reflected through metrics and in other ways. As explicitly indicated in the Charge that the Board established for the CCCRC, it is also recognized that the CCCRC, on the basis of insights gained from its monitoring role, should also be able to play a role in the 'development of strategies to help further various goals of the Plan'.

One specific task assigned to the CCCRC through the Charge is only in its earliest stages. This refers to the need for developing, in close collaboration with staff, 'urban design guidelines for the transition areas west of Jefferson-Davis Highway and adjacent to the single-family neighborhoods.' This endeavor has so far had a modest start in the form of engaging and informing the residents in the neighborhoods affected.

The CCCRC leadership, on behalf of the entire membership, expresses its appreciation to the Board for the confidence it has been given in pursuing an important assignment, and looks forward to a continued fruitful dialog and guidance.

APPENDIX A

Charge Establishing the Crystal City Citizen Review Council

The Arlington County Board hereby establishes the Crystal City Citizen Review Council as an advisory body.

Mission/Purpose: The overall mission of the Crystal City Citizen Review Council (the “Council” or “CCCRC”) is to provide, with staff support, periodic monitoring, evaluation, and identification of emerging issues and potential solutions on all dimensions of the Crystal City Sector Plan (the “Plan”) to assure achievement of the Plan’s Goals and Objectives over the life of the Plan.

Functions and Scope: The Council will work to ensure that progress and growth in Crystal City realized through implementation of the Plan fully advances and is consistent with the Plan’s Goals and Objectives. The Council shall carry out the following functions:

1. Establish criteria and metrics for evaluating progress and monitoring impacts on all dimensions of the Plan (e.g. achievement of community services, parks, and other community amenities; traffic impacts on major streets; etc.);
2. Create a forum for collaboration among all interested stakeholders that ensures that the community vision for Crystal City as outlined in the Plan’s Goals and Objectives is being achieved;
3. Review and disseminate data concerning the criteria established in item #1 above to the Board, relevant commissions, and staff to help inform all decision making processes related to Plan implementation, including the Site Plan Review Committee or other established review processes for the discussion of Phased Development Site Plans, final Site Plans, and capital improvement projects in Crystal City;
4. Working with the appropriate parties as needed, develop and recommend strategies to help further various goals of the Plan, particularly in areas where the data illustrate shortcomings in Plan implementation;
5. Participate in follow-up planning that considers additional urban design guidelines for the transition areas west of Jefferson-Davis Highway and adjacent to the single family home neighborhoods as a supplement to the Sector Plan.
6. Participate, as appropriate*, in the Site Plan Review Committee or other established review processes for the discussion of Phased Development Site Plans, final Site Plans, and capital improvement projects in Crystal City; and,
7. Perform special tasks at the request of the County Board.

* It is not the Board’s intention that the CCCRC become an additional step in SPRC or other planning processes; rather that Council members will receive notification of all such processes and be welcomed, as appropriate, as stakeholders/participants in the process.

Membership: The Council shall initially be comprised of nineteen (19) members. These members are drawn from both the community within Crystal City as well as from the broader Arlington community by way of civic association and citizen advisory group representatives. The County Board will appoint and maintain a “Council” with members that represent the following stakeholder groups:

Crystal City Residents	(3)
Crystal City Landowners	(2)
Crystal City Business Owners/Tenants	(2)
Crystal City Business Improvement District	(1)
Aurora Highlands Civic Association	(2)
Arlington Ridge Civic Association	(2)
Planning Commission	(1)
Transportation Commission	(1)
Park and Recreation Commission	(1)
Housing Commission	(1)
Environment and Energy Conservation Commission	(1)
Economic Development Commission	(1)

The nineteenth member will be appointed by the County Board as a Chair to lead the efforts of the Council. Also, one of the other eighteen members will be appointed by the County Board to serve as Vice-chair. Members will be appointed for two year terms, and with reappointment, shall be permitted to serve no more than six (6) consecutive years. All members serve at the pleasure of the Board.

Responsibilities: Members are expected to perform their duties and responsibilities relating to functions generally outlined above in reviewing the on-going implementation of the Plan. The Council shall keep County and community leadership apprised of issues and actions pertaining to the Plan's implementation. The Council members are expected to serve as liaison with their respective constituencies. In the event that these responsibilities are not being fulfilled, the County Board may refine the Council's membership at any time.

Reporting: The Council will advise the County Board and provide its guidance in the form of a performance tracking report. This report will be publicly available, and may also be delivered, as needed, in presentation format to highlight the key findings of the report and any corresponding recommendations.

- The Council shall report and make recommendations as necessary to the County Board at a minimum every two years in the spring of even numbered years, using criteria, data, and formats developed collaboratively with staff;
- To the extent possible the Council shall rely on existing data prepared as part of regular County business, such as satisfaction surveys, park surveys, economic development data, traffic data, etc;
- The Council's biennial reports should be published and delivered in a timeframe that allows for these reports to be adequately considered when developing priorities as part of each biennial update to the County's Capital Improvement Plan (CIP).
- A web-presence will be established and maintained to distribute information in an accessible, timely manner to citizens and other stakeholders concerning all aspects of the Crystal City Plan, its implementation, and other items in accordance with the mission of the CCCRC.

Staffing Requirements: The County Manager shall appoint a staff coordinator to provide support to the Council. The coordinator, acting as the liaison between County Manager's Office and CCCRC, shall have full cooperation from the staff interdepartmental team. The role of staff will generally be as follows:

- Council members shall rely on county staff for tracking of developed metrics/criteria, preparation of data, presentations, bi-annual report and other supporting documents used and discussed in Council meetings;
- Any work performed by staff in support of the Council (that would represent a departure from existing work plans) will be subject to approval by the County Manager.
- The staff coordinator will be supported by an interdepartmental staff team to include staff from the departments of Community Planning, Housing and Development (CPHD); Environmental Services (DES); Parks, Recreation, and Cultural Resources (PRCR); and Arlington Economic Development (AED) (and other staff as needed). Staff team members shall participate in Council meetings as needed;
- The staff coordinator will work with Council members and leadership to prepare the performance tracking reports to present to the County Board, and for public consumption, to be completed at minimum on a biennial basis.

Meeting Schedule and Process: The Council will meet as needed to adequately fulfill its role and responsibilities outlined in this charter:

- The Council shall meet no less than twice a year; and
- Council members may, in consultation with the CCCRC Chair, request that meetings be called to address emerging issues/concerns
- The Chair, in consultation with the Vice Chair and coordinator, shall establish the meeting agendas.

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APPENDIX B

Crystal City Citizen Review Council

Established by County Board 12/14/2010. Chair and Vice Chair appointed from membership by County Board.

Board Liaison: Ms. Hynes

NAME	REPRESENTING
Abbott, Douglas	Crystal City Landowner
Ahl, Christer (CO-CHAIR)	Crystal City Resident
Bonanno, Mitch	Crystal City Landowner
Buck, Katie	Arlington Ridge Civic Association
Dowell, Michael (VICE CHAIR)	Aurora Highlands Civic Association
Freshman, Judy (CO-CHAIR)	Crystal City Resident
Grant, John	Transportation Commission
Haskel, Alan	Tenant Representative
Jacobsen Giacobbe, Cory	Aurora Highlands Civic Association
Kelly, Rich	Arlington Ridge Civic Association
Mandle, Rob	Crystal City BID
Frank Poli *	Economic Development Commission
Savela, Terry	Planning Commission
Siart, Shannon	Environment & Energy Conservation Commission
Sigmon, Neal	Park and Recreation Commission
Whittaker, James	Crystal City Resident
Wilder, Steven	Tenant Representative
Withers, Lawrence	Citizens Adv. Comm. on Housing

* Term expired February, 2012; appointment pending

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APPENDIX C

Proposed key/core metrics/measurements. Some additional data has been provided by staff and can be accessed in online version.

LAND USE, ECONOMIC DEVELOPMENT

Metric	Department	Status	Notes
Residential Units /sq ft estimate	CPHD	6,723	April 2010 Census count Estimate sq ft = units x 1,000
Population Residential	CPHD	9,425	April 2010 Census count
Residential occupancy rates	CPHD/AED	85.5%	Baseline 2010
Residential units by size/number of bedrooms	CPHD	Rental Apt Buildings Only: In Plan Area = 5,289 (892-Eff, 2,500-1BR, 1,619-2BR, 278-3BR)	Baseline 2012
Property tax revenue & TIF	AED/DMF	Proposed 2013 budget includes \$3,920,000 in TIF	Covers CC, Potomac Yard and Pentagon City
Floor space (SF) Office	CPHD	10,532,804	Baseline 2012
Population Office	CPHD	41,491	Baseline 2012
Office occupancy rates	AED	84%	Baseline February 2012
Hotel Rooms	CPHD	4,596 rooms	Estimate sq ft = rooms x 757
Floor space Retail	CPHD	937,918	Baseline 2012
Floor space used for community services/facilities	CPHD	Def. being developed	
ISSUES TO MONITOR (but not a metric)			
Monitor use mix for each block against Plan	CPHD		
Monitor retail build-out	CPHD		

BUILDING FORM, HEIGHT, DENSITY

Metric	Department	Status	Notes
ISSUES TO MONITOR (but not a metric)			
Bonus densities given in return for 'extraordinary community benefits'	CPHD		
'Tear down credit' vs. public benefits	CPHD		

AFFORDABLE HOUSING

Metric	Department	Status	Notes
CAFs in Crystal City	CPHD	104 15 - Aster/North Tract Lots 77 – Lenox Club 12 – Lofts 590	2012:Updated Annually - County Board Guidance is search for, and implement ways to achieve 800 more (1,250-2000)
CAFs in greater area, incl. AR, AH, PC, PY	CPHD	324 300 Claridge House 20 Gramercy at Metropolitan Pk	2012: Updated Annually
Cash committed for CAFs related to CC	CPHD	None to date	Will monitor

Amount of bonus density used in site plans	CPHD	None to date	Goal is that 20% of gross floor area above standard
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TRANSPORTATION: TRAFFIC FLOW, PARKING, 'NON-SOV' OPTIONS

Metric	Department	Status	Notes
Traffic counts at selected key locations (CC, AH, AR, and regional roads) separate CC (all locations on Crystal Drive and on 12th, 15th, 18th, 20th, 23rd, 26th) neighborhoods streets	DES		Not all counts will be available every year, but all are on a 2-3 year cycle and could change based on changes in traffic
Traffic counts at selected regional roads	DES		Available as done by the state
Number of street parking spaces, public/visitor off-street full-time/shared parking spaces	DES	939 on-street spaces in 2012 20,672 com. Spaces in 2005	
Prevalence of car-pooling arrangements (official, private)	DES	9%	2007 Comm Bldg Survey of 6 bldgs gives mode split estimates
ISSUES TO MONITOR (but not a metric)			
Number of street parking spaces, public/visitor off-street full-time/shared parking spaces	DES		Using 2012 baseline on-street Using 2005 baseline private
Traffic counts be taken at key neighborhood entry and exit points to help determine what percentage of traffic is going to Crystal City vs. cutting through for other locations e.g., Alexandria, DC	DES	Arlington County does not do.	Would have to be completed as an independent study

TRANSPORTATION: TRANSIT

Metric	Department	Status	Notes
modal split – continue existing time series for auto/transit/bike/walk	DES	07 Work 41% drive, 44% transit, 4% bike/walk & 9% carpool 2009 Res 69% drive, 21% transit, 1% bike/walk & 4% carpool	2007 Comm Building 2009-10 Household Trans Survey
passenger counts Metro train (exiting/entering CC)	DES		
passenger counts Metro bus (each line, direction)	DES		No break outs for CC
passenger counts long-distance commuter buses	DES		
passenger counts VRE (each line)	DES		
Metro train capacity	DES	2011 – Max 13,000	
Metro bus capacity	DES	2012 – 2,451	
Long-distance buses capacity	DES	No baseline exists	
VRE capacity	DES		
Unmet needs to Metro bus and train	DES	No baseline exists	Possibly add to Behavioral study

Unmet needs to long-distance buses and VRE	DES	No baseline exists	Possibly add to Behavioral study
Bus usage to and from the south along the Mt. Vernon Avenue/Ridge Road/23 rd Street (10A)		Not available	Could be monitored and reported by CCCRC members

TRANSPORTATION: BIKING, WALKABILITY, 'UNDERGROUND'

Metric	Department	Status	Notes
Pedestrian flow counts at key locations (including 'Underground')	DES	High about 3,000 in Sept., have about 1,800. See attached sheet	on CC connector trail to Mt Vern.
Biker flow counts at key locations	DES	High about 2,400 in Sept., have about 1,500. See attached sheet	on CC connector trail to Mt Vern.
Bike Share stations	DES	14 Stations, total of 170 docks	Data from the CC BID
Bike racks	DES	No baseline exists	Will count increases
Bike share usage	DES		
ISSUES TO MONITOR (but not a metric)			
Dedicated bike lanes, share lanes and trails			Will count increases

OPEN SPACE

Metric	Department	Status	Notes
Gains and losses in overall open space within CC, compared, with CC plan	CPHD/PRC R	None to date	
Inventory of current CC parks and green space, using County's standard classification	PRCR		
Leisure Vision Survey	PRCR	Will break out by area in future	No CC data available now
Permits for park usage and other activities that require permits.	PRCR		
Permits for current usage at the major County parks relatively accessible to Crystal City	PRCR	Can provide updates on permits and festivals going forward	include: Virginia Highlands, Eads Street, Fort Scott & Long Bridge
Increase tree canopy in CC (17.6%) by meeting or exceeding goals in Urban Forest Master Plan	PRCR		Done every 18 months
ISSUES TO MONITOR (but not a metric)			
Current utilization of existing open space within CC	PRCR		
Current utilization of existing space in AH and AR (as base for detecting any future 'spillover')	PRCR		
Gains and losses in overall open space in adjacent neighborhoods.	PRCR		

COMMUNITY BUILDING, FACILITIES, SERVICES

Metric	Department	Status	Notes
ISSUES TO MONITOR (but not a metric)			
Amenities needed to make CC 'self-contained' (key retail such as grocery, hardware, book; child care & elder care; community gathering space)	CPHD		When list established the CCCRC may want to revisit this item
Amenities suite for sharing with adjacent neighborhoods (schools, emergency medical care, fire/police/EMT, library, theater, etc)	CPHD		When list established the CCCRC may want to revisit this item

ENERGY, ENVIRONMENT, INFRASTRUCTURE

Metric	Department	Status	Notes
Track goal of operational carbon	DES	2007- 437,006 GHG (metric tons) = buildings 397,309 + tranp. 39,697	Goal is 80% reduction by 2050
Pervious vs. non-pervious surfaces	DES	Can monitor changes by dev. 2009 est. 188.6 acres or approx 72.7% of total plan area	Will look into developing est.
Energy consumption	DES	2007-121,196 Btu/sq. ft.	
Energy Star buildings	DES	2012-27 Energy Star buildings	
solar projects kilowatt capacity	DES	2012-No recorded solar projects	
Percent of various LEED certified buildings:	DES	2012-1 LEED certified building	220 S. 20 th St – LEED NC Silver
# of street trees per areas	PRCR		
Number of vehicles per capita per area	DES	Not available	Resident survey 85% have car
Land use type metric for outdoor space	PRCR		
ISSUES TO MONITOR (but not a metric)			
Green roofs – sq ft and shallow vs deep	DES		2012-No recorded green roofs
Ratio of new buildings using recycled materials	DES		

TRANSITION/EDGE PLANNING - None

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APPENDIX D

**GOALS, DIRECTIVES, PRESCRIPTIONS IN THE CRYSTAL CITY PLAN:
CHECK LIST FOR BLOCK & SITE PLANS**

ITEMS WITH RELEVANCE AT THE BLOCK PLAN STAGE

Specific to Crystal City as per the Sector Plan

- Prescribed use mix for each individual block
- Aggregate goal for use mix in CC and effect of proposed block plan on aggregate goal
- Prescribed aggregate tower coverage in each block; effect of proposed site plan on block aggregate t.c.
- Horizontal separation for building towers
- Base density for each block
- Maintain contiguous interior pedestrian concourse from 12th to 23rd St
- Enhance horizontal/vertical connections for pedestrian concourse (to streetscape, Metro etc.)
- Provide all open space in the Plan, and endeavor to find additional space in each Block/Site Plan process
- Provide comparable or enhanced space, whenever there is displacement of existing open space
- Target existing paved space for development, prior to considering existing green space
- For each dev. project, review what is needed to stay on overall target of 14-15 acres of open space
- Establish County control over all public open space in Plan, through acquisition or easement
- Achieve dedicated tree-lined pedestrian routes through large urban blocks

More generic items, but given special emphasis in CC Sector Plan

- Ensure prominent landscaping/art/architectural features at 'gateway' locations
- Monitor environmental sustainability and energy efficiency as integral part of each development plan

Generic item

- Generally improve pedestrian safety (sidewalk lay-out, visibility, obstacles, crossing distances etc.)

ITEMS WITH RELEVANCE MAINLY AT THE SITE PLAN STAGE

Specific to Crystal City as per the Sector Plan

- Prescribed building height and tapering for each block
- Applicable bulk/plane height controls
- Guidelines for massing/setback/frontage and other architectural features

More generic items, but given special emphasis in the CC Sector Plan

- Adherence/consistency re bonus density for 'extraordinary community benefits'
- Adherence/consistency re 'tear down credit' vs. community benefits
- Use special bonus density to encourage provision of affordable housing
- Ensure that \$ contributions to affordable housing are applied in our near CC
- Apply TDM measures to reinforce the use of smaller parking supply
- Measures to facilitate parking for retail or other short-term visitors through sharing arrangements
- Aspiration of high-quality open space within a short walk of each building

Generic items

- Ensure safety and minimal disruptions for motorists/bikers/pedestrians during construction
- Ensure safety and continuity of pedestrian concourse during redevelopment
- Locate loading docks and access points to secondary streets/alleys for biker/pedestrian safety
- Design and build new buildings to meet County's policies on sustainable development
- Design buildings w/ best technologies/processes to protect local/regional environment

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APPENDIX E

Initial Crystal City Community Services and Amenities Inventory

Bank	Medical or Dental Office
Bicycle Shop	Music Store
Big Box Stores (context)	Office Supply Store
Book Store	Optician
Car Share Option/Location	Pharmacy
Child Day Care Facility	Places of Worship
Clothing/Department Store	Pet Service/Veterinarian
Community Civic/Center	Police Coverage and Substation
Consignment Shop	Polling Place
Convenience Store	Post Office
Educational Facilities (Detail: Elementary, Secondary, College/University, etc.)	Recycling/Hazmat Center
EMS/Fire Station Coverage	Rental Equipment Location/Store
Farmers Market	Repair Shop
Grocery Store (full-service)	Restaurants
Gym/Health Club	Senior Care Facility (Detail: Assisted Living, Nursing Homes, etc.)
Hair Care	Supermarket
Hardware Store	Theater/Museums
Laundry/Dry Cleaner	24-hour Urgent Care Center
Library	

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APPENDIX F PLACEHOLDER FOR STAFF UPDATE
Verification check-list' for prescribed County 'Action Items' under Crystal City Plan
Short-term

<u>ACTION</u>	<u>LEAD</u>	<u>STATUS</u>	<u>NOTES</u>
Designate 'Crystal City' Coordinated Revitalization District	CPHD	Completed in Sept. 2010, concurrent w/ Sector Plan Adoption	
Change land use designations and other elements on the GLUP	CPHD	Completed in Sept. 2010, concurrent w/ Sector Plan Adoption	
Amend the Zoning Ord. to include a new district 'C-O Crystal City'	CPHD	Completed in Dec. 2012	
Amend the Master Transportation Plan (Street Typology Map)	DES	Completed in Sept. 2010, concurrent w/ Sector Plan Adoption	
Develop a more detailed strategy for ensuring the creation of Center Park	PRCR/CPHD/AED	No further work to date since Sector Plan adoption	
Establish a Crystal City Fund	AED/DMF	Completed Oct. 2010	Base Jan 1, 2011
Work with the CCCRC to implement monitoring/ evaluation process	DES/PRCR/AED/CPHD	County Staff actively engaged with CCCRC	

Short-term and Ongoing

<u>ACTION</u>	<u>LEAD</u>	<u>STATUS</u>	<u>NOTES</u>
Create special section of CIP for CC improvements; evaluate every two years	DES/PRCR/AED/CPHD	First included in 2011-16 CIP;	expected to be included in future CIPs
Utilize TIF to support implementation of planned infrastructure improvements	DES/PRCR/AED/CPHD	TIF District and fund approved in Oct 2010. Baseline date est. for Jan. 1, 2011.	CIP anticipates beginning to leverage TIF funds in later years of 2012-20 CIP schedule

Ongoing

<u>ACTION</u>	<u>LEAD</u>	<u>STATUS</u>	<u>NOTES</u>
Establish the recommended Build-to Lines throughout the CC planning area	DES/CPHD	CPHD and DES staff working with applicants on a project-by-project basis, as preliminary site plans come in	Build-to-Lines established for first proposed project
Employ 'Policy Directive H4' of the CC Plan to achieve CAFs thru bonus density	CPHD	To occur as site plans are submitted	
Assist in developing long-term affordability plans	CPHD	To occur as site plans are submitted	
Prioritize use of SP cash contributions for projects within planning area	CPHD	To occur as site plans are submitted	
Meet the County's Goals and Targets for Affordable Housing	CPHD	To occur as site plans are submitted	

Utilize affordable housing financing tools	CPHD	To occur as site plans are submitted	
Work with Housing Commission et al to consider numeric goals/options for resources/tools	CPHD	County Staff will be working with the Housing Comm. Chair to develop a timeline	
Encourage construction and utilization of accessible units	CPHD	To occur as site plans are submitted	
Manage construction/reconfiguration of CC Street and Transit Network	DES	On-Going	First projects will occur in 2012
Amend MTP's Bike and Trail Network Map; provide add. ped./bike connectivity	DES	Completed Sept. 2010	Countywide maps updated semi-annually
Employ TDM strategies for future redevelopment	DES	On-Going	
Continue periodic monitoring of transp. impacts in CC and surr. n-hoods; mitigate as necessary	DES	On-Going	
Continue exploring add. cross-streets and ped. passageways by breaking up super blocks	DES	On-Going	
Create/improve/maintain public open spaces (locations/sizes) as in Open Space Map/Table	PRCR/CPHD	On-Going	CCBID implemented improvements at Gateway park & connection to Long Bridge Park
Phase devel. of existing open space with creation of new public open space	PRCR/CPHD/DES	On-Going	
Ensure balance active vs. passive opportunities in open space network	PRCR	On-Going	
Continually explore add. spaces beyond those identified in Open Space Map	PRCR/CPHD	On-Going	
Encourage diverse mix of active recr. facilities within residential/commercial develop.	PRCR	On-Going	
Maintain/improve recr. facilities in surrounding areas that service needs of CC and surr.	PRCR	Phase I and Eads Park renovations completed	Current CIP projects include Long Bridge Park Phase II
Maximize opportunities to increase tree canopy coverage throughout CC	PRCR/DES	On-Going	Adding new street trees where feasible
In adjacent areas use NC Program and other means to achieve CIP projects	CPHD	On-Going	
Provide Community Amenities	CPHD	On-Going	

Provide Civic Services	CMO/County Board	On-Going	
Continue Green Building programs and other initiatives for individual buildings	DES/CPHD	On-Going	
Employ density exemptions for priority community oriented services	CPHD	On-Going	To be identified by CPHD staff in early 2012
Continue coordination with FAA and related stakeholders	AED/CPHD	Plan is to reconvene with FAA group in a few years to review updates from FAA and County perspectives	

Medium-term

<u>ACTION</u>	<u>LEAD</u>	<u>STATUS</u>	<u>NOTES</u>
Establish the proposed enhanced surface transitway system (ultimately streetcar)	DES	Construction of CCPY transitway to start in 2012 (bus portion)	
Encourage the formation of a new civic association in Crystal City	CPHD	No known specific effort to date.	
Continue working with CC BID to maintain event programming and branding	AED/CPHD	Ongoing	
Collaborate to develop add. urban design guidelines re transition area CC/adjac.	DES/PRCR/AED/CPHD	Identified on work plan	

Other ongoing or one-time 'action' indicated by the Plan (Policy Directives, Board Guidance etc.)

<u>ACTION</u>	<u>(PRESUMED) LEAD</u>	<u>STATUS</u>	<u>NOTES</u>
<i>Engage critical County service providers and stakeholders in planning for infrastructure</i>	DES/PRCR/AED/CPHD	On-Going	
<i>Create tools/incentives to establish cultural and community-oriented facilities</i>	PRCR/AED/CPHD	On-Going	
<i>Undertake study to develop alt. parameters for the event of FAA objections to planned heights</i>	AED/CPHD	This was included in Policy Directives prior to joint FAA-County study of Plan Building Heights.	Only needed in event FAA reverses findings of study completed in 2010.
<i>Utilize a tear-down credit to encourage redevelopment in line with CC planning goals</i>	AED/CPHD	To be determined on case-by-case basis for specific site plan proposals.	Will be part of the discussion on 1900 Crystal Drive
<i>Allow low-scale infill at 2121 Crystal Dr only after Center Park is realized</i>	PRCR/CPHD	Waiting on proposed development	
<i>Reach at least operational carbon neutrality in CC</i>	DES/CPHD	On-Going	

<i>Establish additional access points to the CC Metro station at 18th & Crystal Dr.</i>	DES	DES and WMATA will conducted a study to develop alternatives for enhanced access to the Crystal City Metrorail station.	
<i>Create a Multi-Modal Transfer Area, interim, and permanent adjacent to Metro station</i>	DES		Future Study
<i>Establish near-term parking ratios for new projects (as per Policy Directive T11)</i>	DES/CPHD	New parking ratios adopted in Zoning Ordinance Amendment related to new "C-O Crystal City" district	
<i>Develop plan to unify CC by finding mechanisms for all modes of transp. to be unimpeded by Rte.1</i>	DES	On-Going	
<i>Develop tools to ensure housing mix with a sufficiently broad range of sizes and prices</i>	CPHD	On-Going	
<i>Develop methods to achieve 800 units(committed or market rate) above goal of 1200 CAFs in the Plan</i>	CPHD	On-Going	
<i>Ensure that cash contributions (to Affordable Housing) are applied in or near CC</i>	CPHD	On-Going	
<i>Draw on proximity to Nat'l Airport in marketing and planning/implementation</i>	AED/CPHD	On-Going	
<i>Measures to facilitate parking for retail and short-term visitors through sharing arrangements</i>	DES/CPHD	On-Going	
<i>Review need for accommodating 'slug' traffic following Crystal Dr reconfiguration (two-way, transit lane)</i>	DES	County Staff will review periodically	
<i>Expand County control over streets and rights-of-way</i>	DES/CPHD	On-Going	As opportunities exist they will be evaluated
<i>Periodic surveys of unmet needs or inadequate transit options for CC residents/workers</i>	DES	On-Going	Studies are conducted periodically and County-wide
<i>Introduce improved way-finding system</i>	DES/CPHD		Project on hold
<i>Ensure good design, programming and access for all existing and new open spaces</i>	PR/CPHD/DES	On-Going	
<i>Review feasibility of 'district energy' approach</i>	DES	On-Going	
<i>Provide suitable attractions and amenities in the interior pedestrian walkway</i>	????	????	County has no control over these spaces

<i>Track access routes for bikers entering the Mt. Vernon trail, to ensure appropriate location of bike lanes</i>	DES	On-Going	
<i>Track trouble spots for pedestrians and bikers in CC (incidents, perceptions)</i>	DES	On-Going	
<i>Ensure Leisure Vision survey updates with breakdowns for CC</i>	PR	On-Going	Future surveys will have break-outs for Crystal City
<i>Promote public/private partnerships for achieving community enhancements</i>	AED	On-Going	