



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 10, 2011

**DATE:** December 2, 2011

**SUBJECT:** ZOA-11-03 Amendments to the Arlington County Zoning Ordinance for the Crystal City Metro Station Area, to:

- A. Adopt a new Section 25C. "C-O Crystal City" Commercial Office Building, Retail, Hotel, and Multiple-Family Dwelling Districts to codify permitted uses, use limitations, special exceptions, and other regulations governing land use for properties located in the "Crystal City Coordinated Redevelopment District" identified on the General Land Use Plan.
- B. Amend Sections 1, 2, 25B, and 36 to include new definitions related to Section 25C, update the list of districts in the County, and clarify that provisions of Section 36.H.7 shall not apply to the "C-O Rosslyn" and "C-O Crystal City" Districts.

#### **C. M. RECOMMENDATION:**

- 1. Adopt the attached ordinance to amend the Arlington County Zoning Ordinance to adopt a new Section 25C and to amend, reenact, and recodify provisions in Sections 1, 2, 25B, and 36 in order to ensure consistency with the policies set forth in the 2010 Crystal City Sector Plan for the Crystal City Metro Station area.
- 2. Adopt the attached resolution (Attachment 1) to affirm Arlington County's new policy direction for block-level planning in Crystal City through the application of Crystal City Block Plans, instead of Phased-Development Site Plans as recommended in the Crystal City Sector Plan.

**ISSUES:** The proposed Zoning Ordinance amendments are intended to implement the goals and policies set forth in the Crystal City Sector Plan, adopted in 2010. The proposed amendments would create a new district to be applied within Crystal City and would make technical and editorial corrections for consistency throughout the ordinance. Finally, the proposed amendments make reference to a newly proposed Crystal City Block Plan planning tool to be used in certain

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County Attorney: *[Signature]*

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areas of Crystal City, to satisfy the block-level planning review recommended in the Crystal City Sector Plan. Since the recommendation to apply Crystal City Block Plans is different than the Sector Plan's recommendation to use Phased-Development Site Plans as the block-level planning mechanism to implement the Sector Plan vision, this staff report includes a resolution for County Board adoption to clarify this new policy direction.

**SUMMARY:** In September 2010, the County Board adopted the Crystal City Sector Plan to guide the future revitalization and redevelopment of Crystal City. The Sector Plan recommends many implementation actions to facilitate development and investment that will help achieve Sector Plan goals. The proposed Zoning Ordinance amendments are identified by the Sector Plan as short-term action items. Staff discussed the creation of the proposed "C-O Crystal City" zoning district with the Planning Commission's Zoning Ordinance Committee (ZOCO) between February and October of 2011. Staff concludes that the proposed Zoning Ordinance amendments are consistent with the vision set forth in the Sector Plan; therefore, staff recommends that the County Board adopt the attached ordinance to amend the Arlington County Zoning Ordinance to adopt a new Section 25C and to amend, reenact, and recodify provisions in Sections 1, 2, 25B, and 36 in order to ensure consistency with the policies set forth in the 2010 Crystal City Sector Plan for the Crystal City Metro Station area. The following information summarizes the proposed changes to the Zoning Ordinance:

Section 1: Add new definitions for terms to be introduced into the Zoning Ordinance as recommended by the Sector Plan.

Section 2: Amend subsection 2.B. to add the proposed "C-O Crystal City" district as well as three other districts currently missing from the list of zones or districts.

Section 25B: Amend subsection 25B.E.1 to remove the reference to provisions of 36.H.7 not being applicable to "C-O Rosslyn", given the currently proposed amendments to Section 36.

Section 25C: Adopt a new section that includes the following provisions for "C-O Crystal City" Districts for properties located in the Crystal City Coordinated Redevelopment District on the General Land Use Plan (GLUP), consistent with the vision and recommendations contained within the Crystal City Sector Plan:

- Base density provisions for site plan development in Crystal City, and the ability to achieve increased density through the provision of additional features and amenities identified in the Sector Plan or other plans and policies for the area;
- Use mix requirements, with specific minimum percentages of particular uses for certain areas to help achieve the Sector Plan's use mix goals;
- Maximum building height limits and bulk plane angle requirements for certain frontages to ensure adequate levels of direct sunlight to several primary open spaces;
- Building tower separation and tower coverage requirements to ensure adequate light, air, and privacy within the future development;
- Parking ratios consistent with the Sector Plan to provide the appropriate amount of parking in Crystal City, and other requirements for the treatment of above-grade parking and transportation demand management plans; and
- Codification of several maps from the Sector Plan pertaining to the proposed regulations.

Section 36: Amend subsection 36.H.7 to clarify that the provisions of this subsection shall not apply to the “C-O Crystal City” or “C-O Rosslyn” Districts.

In addition to the proposed Zoning Ordinance amendments described above, staff also worked with the community to develop a new block-level planning mechanism, as called for in the Sector Plan. The newly proposed Crystal City Block Plan (CCBP) mechanism will provide a planning and review process to ensure that individual site plan applications in Crystal City located east of Jefferson Davis Highway do not preclude future achievement of planned improvements for surrounding sites, while allowing the continued functionality of Crystal City’s infrastructure systems with redevelopment. The CCBP mechanism will result in an updated long-range planning vision for specific blocks in Crystal City, over time, and will provide refined guidance in addition to the Crystal City Sector Plan. As proposed, a CCBP will be initially generated by the applicant, refined in coordination with the community, and adopted by the County Board as a planning document that will guide subsequent site plan proposals on the applicable block. As this will be a planning document, staff proposes revisions to Administrative Regulation 4.1 that detail the submission requirements and community review process for future CCBPs (See Attachment 2). Staff has also created an illustrative prototype CCBP document to exemplify a potential document format and template that will help future applicants understand the submission requirements of the CCBP, which is included with this report for information purposes (See Attachment 3).

**BACKGROUND:** In response to the 2005 Base Realignment and Closure Commission (BRAC) recommendations, the County initiated a planning process to develop a future vision for Crystal City. As a result, the County Board adopted the Crystal City Sector Plan on September 28, 2010. The Crystal City planning process involved a comprehensive study of many issues including land use, transportation, public open space, built form and character, parking, sustainability, market demand, economic feasibility, and infrastructure financing. With a planning horizon of 2050, the Sector Plan establishes an overall future vision for Crystal City as a “complete, urban community,” and provides a planning framework to allow the neighborhood to thrive in a post-BRAC era. As a complete long-range planning guide for public and private reinvestment in Crystal City, the Sector Plan includes many specific recommendations aimed at achieving the vision, including key strategies to:

- Encourage redevelopment through potential increases in density in strategic locations to achieve many of the public realm improvements and other goals of the plan;
- Improve neighborhood form with development guidelines for build-to parameters and enhanced sustainable urban design;
- Encourage a well-balanced mix of land uses and create active street life to increase safety and walkability;
- Improve accessibility, circulation, and way-finding via a comprehensive and multimodal transportation network;
- Create new and/or improve existing public open spaces as part of a network of diverse, usable, accessible and high-quality parks and plazas; and
- Finance and implement improvements to the public infrastructure networks of streets, transit, and public open spaces needed to support future growth in Crystal City.

In September 2010 the County Board also adopted amendments to the General Land Use Plan (GLUP) and Master Transportation Plan (MTP). By establishing consistency between the Sector Plan and these Comprehensive Plan elements, the GLUP and MTP amendments reflected important initial steps in the implementation of the Sector Plan. At this time, Zoning Ordinance amendments for Crystal City are necessary to allow for the review and approval of future site plan projects that will advance the desired vision of and implement the adopted Sector Plan.

**DISCUSSION:** The proposed Zoning Ordinance amendments are the primary implementation and regulating tools to achieve the vision of the Crystal City Sector Plan. To accomplish this vision, staff recommends two sets of amendments to the Zoning Ordinance: 1) the adoption of a new zoning district, Section 25C. "C-O Crystal City" Commercial Office Building, Retail, Hotel, and Multiple-Family Dwelling Districts that is consistent with the General Land Use Plan and the Crystal City Sector Plan vision; and 2) amendments to Sections 1, 2, 25B, and 36 to include new definitions related to Section 25C, to update the list of districts in the County, and to clarify that provisions of Section 36.H.7 shall not apply to the "C-O Rosslyn" and "C-O Crystal City" Districts.

**New "C-O Crystal City" District:** Amendments to the Zoning Ordinance are proposed in order to implement the adopted Crystal City Sector Plan in areas designated in the "Crystal City Coordinated Redevelopment District" ("CCCRD") on the GLUP. Modifications to existing tools or the creation of new tools are necessary to regulate development activities in a manner that advances the pattern of development envisioned for Crystal City. Currently, "C-O", "C-O-1.5", and "RA-H-3.2" are the predominant zoning districts in Crystal City. While these districts permit some of the highest commercial, residential, and hotel densities in Arlington outside of the "C-O Rosslyn" and "C-O-A" districts, in many places they would not permit the type of development envisioned in the Crystal City Sector Plan.

Zoning Ordinance amendments that would permit the type, intensity, and use of development envisioned in the Sector Plan throughout Crystal City could generally follow one of two methods. One approach would involve amending parts of several existing districts to specifically permit the type and scale of development envisioned in the Sector Plan. Another approach would involve creating a new zoning district specific to Crystal City, to be used by property owners who seek to redevelop their properties in conformance with the Sector Plan. For reasons of clarity and practicality, staff took the latter approach for the proposed Zoning Ordinance amendments.

As proposed, the new "C-O Crystal City" District would be an optional zoning classification available to properties located within the "CCCRD" on the GLUP. Until such time when a property is specifically approved for rezoning concurrent with a final site plan approval, the current zoning districts and respective regulations for sites in Crystal City would remain.

In contrast to the zoning districts currently available or in place for Crystal City, the proposed "C-O Crystal City" District would permit the type and scale of development that the Sector Plan envisions throughout Crystal City, especially with regard to development densities and building heights, but developers would need to achieve that type and scale of development by fulfilling the other aspects of the plan. The proposed "C-O Crystal City" District focuses primarily on

special exception site plan regulations since the majority of existing development in Crystal City is already subject to special exception site plan approval; therefore future redevelopment of these existing buildings will continue to be regulated by the special exception site plan process. However, the proposed district also includes basic provisions for by-right development.

The special exception site plan provisions proposed in the “C-O Crystal City” District are designed to support the achievement of the preferred vision for Crystal City, and are highlighted below:

- **Density.** The proposed maximum permitted densities for special exception site plan projects are depicted on the Base Density Map. However, the County Board may permit additional density bonuses when a development proposal is consistent with the Sector Plan and offers important features and amenities that advance objectives identified in the Sector Plan or other adopted plans or policies for the area. The maximum potential density for any given site is dictated by several regulating building form parameters outlined in the district regulations, such as allowable building height, bulk-plane angles, and building tower coverage and tower separation. No numeric FAR or units per acre limit is proposed, meaning maximum achievable densities will vary by site. In this way, the ability to achieve additional densities above those shown in the Base Density Map is similar to “C-O Rosslyn” District, while the absence of a maximum density in terms of a numeric FAR- or units per acre shares similarities with the “Columbia Pike-Form Based Code” District.
- **Use-Mix:** The Land Use Map in the Sector Plan identifies specific land uses for some areas of Crystal City. While many Crystal City blocks allow any mix of residential, office, and hotel development above the ground floor, there are several blocks with specific target minimums, including: 1) Blocks with a target minimum of 40% or 60% residential or hotel, and; 2) Blocks with a target minimum of 70% office. Where they apply, these minimums aim to achieve a Class A office district immediately around the Crystal City Metro Station or to ensure more residential and hotel development in the eastern core of Crystal City. Also, many blocks along Crystal City’s western edge only allow residential or hotel uses in order to establish and maintain appropriate transitions to the adjacent neighborhoods. Site plans that do not technically advance the use mix goals depicted in the Land Use Map may be approved when they are consistent with other stated goals in the Sector Plan.
- **Building Height:** The proposed “C-O Crystal City” District would allow maximum building height (in feet) as depicted in the Building Heights Map of the adopted Sector Plan. The County Board would not be allowed to approve modifications to building height, with two exceptions: 1) Properties on which buildings existing at the time the subject Zoning Ordinance amendments are approved already have building heights greater than those specified on the Building Heights Map; and 2) Where specified with horizontal dimensions, the depth of building heights depicted on the Map are intended to be flexible and may be modified in appropriate and site-specific circumstances and such modifications result in greater building height. Also, the proposed Building Height Map in Section 25C allows for up to an additional 35 feet when redevelopment on the site near S. Eads Street and 22<sup>nd</sup> Street S. provides certain community benefits, consistent with specific language in the Sector Plan.

- Bulk Plane Angles: The proposed “C-O Crystal City” District includes bulk plane angle requirements for building frontages identified on the Bulk Plane Angle Map. For identified frontages, buildings must conform to both the limitations set forth in the Building Height Map and must also incorporate step-backs or sculpting in their form so as to fit within the bulk plane angle requirements. As established in the Sector Plan, the bulk plane angle requirements are to ensure adequate sunlight directly reaches some of the primary public open spaces planned in Crystal City. The County Board may modify these requirements when it finds the design of a proposed site plan maintains the minimum levels of solar exposure called for in the Sector Plan.
- Building Tower Separation and Tower Coverage: To further ensure adequate light, air, and privacy for future development in Crystal City, the proposed “C-O Crystal City” District includes provisions regulating building tower separation and building tower coverage. A horizontal separation minimum of 60 feet between building towers above the fifth floor is required, consistent with Policy Directive B6 in the Crystal City Sector Plan. In addition, building tower coverage is proposed to be regulated per the allowable maximums as shown on the Tower Coverage Map. Building Tower Coverage is proposed to be defined in the ordinance as the gross floor area of the largest single floor above the fifth floor of a building expressed as a percentage of a site’s buildable area. When applied across multiple buildings, the numerator is the total of the gross floor area of the largest single floor above the fifth floor of each building. The County Board may approve modifications to these requirements when it finds additional tower separation will likely be achieved on the block through future redevelopment, or when the building tower coverage for the entire block complies with the limits depicted in the Tower Coverage Map.
- Streetscape: The proposed amendment requires that site plan projects provide streetscapes that include all elements consistent with the Crystal City Sector Plan and other plans and policies established for the area by the County Board.
- Parking and Transportation Demand Management: In order to further the County’s Master Transportation Plan policy of providing the parking supply to meet community demands in a cost-efficient and equitable manner while not inducing additional driving, parking requirements in the proposed amendment are consistent with those recommended in the Crystal City Sector Plan or those provided in other site plan districts. While the Sector Plan did not specify recommended parking ratios for hotel uses, after additional analysis staff is now recommending a parking ratio of one-half parking space for each hotel guest room, which is similar to ratios recently approved for several hotel projects located in Arlington’s Metrorail Station areas. Additionally, the amendment requires above-grade parking structures fronting public streets and open spaces to either be lined with active programmed space or treated with enhanced architectural facades, consistent with the design guidelines in the Sector Plan. The County Board may also modify parking requirements by site plan approval. Finally, the proposed amendment requires that Transportation Demand Management Plans submitted for site plans should reduce vehicular trips and increase the use of other transportation options.

- **Crystal City Block Plans (CCBPs):** The final element of the proposed “C-O Crystal City” District includes a reference to the proposed new Crystal City Block Plan (CCBP) process. As proposed, site plans in Crystal City located east of Jefferson Davis Highway must include the submission and adoption of a CCBP before or concurrent with the approval of individual site plan applications. This block-level planning analysis and review was recommended in the Sector Plan in order to better understand the integration between existing and new development and to ensure Crystal City’s infrastructure systems continue to operate effectively with gradual redevelopment. The proposed CCBP elements and process are described in further detail later in this report.

**Amendments to Sections 1, 2, 25B, and 36:** While the key element of the proposed amendments is the adoption of a new “C-O Crystal City” District described above, there are several other related proposed amendments to update or provide new information for consistency in the ordinance. The proposed amendments include amendments to Sections 1, 2, 25B and 36 of the Zoning Ordinance. If approved, the Table of Contents would also need to be updated to include the new Section 25C.

- **Section 1:** The terms “Bulk Plane Angle”, “Building Tower Separation”, “Building Tower Coverage”, and “Crystal City Block Plan” proposed in Section 25C. are not currently defined in Section 1. Amendments to Section 1 are proposed to include definitions for these terms.
- **Section 2:** If approved, the new “C-O Crystal City” District would need to be added to the list of districts presented in Subsection 2.B. of the Zoning Ordinance. In addition, the “C-O Rosslyn”, “Mixed-Use Virginia Square”, and “Columbia Pike Form Based Code” districts are currently missing from Subsection 2.B. and are proposed to be added to correct for their absence.
- **Sections 25B and 36:** Because of the absolute limits on building height in “C-O Rosslyn”, subsection 25B.E.1 currently states that provisions in Subsection 36.H.7 regarding additional height and density when affordable housing is provided shall not apply to the “C-O Rosslyn” District. The “C-O Crystal City” District also proposes absolute limits on building height, and therefore Subsection 36.H.7 would also not apply to this district. Structurally, staff believes the ordinance would be clearer if Subsection 36.H.7 states that it does not apply to the “C-O Rosslyn” and “C-O Crystal City” Districts (rather than having Sections 25B. and 25C. each state that Subsection 36.H.7 does not apply to them). Correspondingly, staff is proposing to amend Subsection 36.H.7 accordingly, and to amend Subsection 25B.E.1 by removing the existing pertinent language from that subsection.

**Crystal City Block Plans (CCBPs):** The Sector Plan recommends future redevelopment in parts of Crystal City to be planned and reviewed at a scale larger than an individual building. This is due to the transformative aspect of many of the Sector Plan’s recommendations and the existing, integrated superblock form of development east of Jefferson Davis Highway. While the Sector Plan specifically recommends the Phased-Development Site Plan (PDSP) mechanism be applied in Crystal City, further staff consideration revealed a number of practical challenges to using PDSPs to implement the Crystal City Sector Plan, such as fragmented ownership patterns, limitations on placing conditions on other properties, and uncertainty regarding consent of

neighboring landowners. In response, a new mechanism is proposed where a PDSP is impracticable, designed to fulfill the Sector Plan's recommendation for an interim, block-level planning analysis. While specific Crystal City Block Plans (CCBP) associated with final site plans will ultimately be adopted by the County Board, the actual creation and requirement of the CCBP as part of Administrative Regulation 4.1 will occur administratively with County Manager approval. Although the Board is not being asked to take an action to create the CCBP tool as part of this report, information on the proposed CCBP process and components is presented below and in Attachments 2 and 3 for contextual purposes.

#### CCBP Purpose and Composition

Prior to or concurrent with the submission of a final site plan application in Crystal City east of Jefferson Davis Highway, applicants must submit a CCBP for the subject block. In addition to the Sector Plan, a CCBP would serve as a refined guiding long-range plan for an individual block (or blocks) that depicts existing and proposed general building locations, land use mix, tower coverage, transportation and other infrastructure, and public open spaces and facilities. Its main purpose is to ensure the coordinated incremental redevelopment of properties in Crystal City consistent with the vision established in the 2010 Sector Plan. Generated by the applicant, the CCBP would be a multi-part planning document providing more detail at a block level than the Sector Plan, and would be reviewed by the Planning Commission before adoption by the County Board.

The CCBP's first component is a compilation of all relevant Sector Plan maps (depicted for the subject block), a summary narrative of the main goals and recommendations for the block, and other pertinent information. This could include any changes to existing policies or new policies adopted by the County Board affecting the area subject to the 2010 Sector Plan. The next component includes a series of plans and tables depicting existing conditions for the block relating to elements such as: real estate parcels and lots; existing buildings and development; streets, sidewalks, and open spaces; net buildable area; and service and loading locations. For pedestrian and street network exhibits, the existing conditions maps are supplemented with conceptual proposals for future conditions.

The culminating element of the CCBP is a proposed map portraying a conceptual future vision for all properties on the block (or at least those owned by the applicant) and demonstrating how a final site plan application relates to subsequent redevelopment envisioned on the block. Where appropriate, multiple scenarios may be presented to show different potential future outcomes that bracket a range and scale of uses generally consistent with the Sector Plan. The block plan map(s) will be accompanied by gross floor area information, use mix information, and building tower coverage information for comparison with the relevant goals and targets set forth in the Sector Plan. However, all statistics, calculations, building configurations, uses, and other relevant aspects included in the CCBP for proposed development outside of the final site plan application are planning estimates only and are expected to change with subsequent site plan proposals.

#### CCBP Review Process

Once the applicant submits a CCBP before or concurrent with their final site plan application for a portion of the subject block, staff and the chairs of the Long Range Planning Committee

(LRPC) and Site Plan Review Committee (SPRC) of the Planning Commission would determine the appropriate committee to lead the CCBP review. During its review, the committee would generate findings on whether the proposed block plan is consistent with the Sector Plan and other County plans and policies for the area. These findings would help inform the subsequent SPRC review of the subject site plan application.

A Crystal City-wide community services and amenities inventory would also be part of the review and discussion prior to SPRC as a separate component of the CCBP. This inventory, generated by staff in discussions with the LRPC and Crystal City Citizen Review Council, will help provide continual awareness to the community and the County Board on the progress toward meeting the Sector Plan's community-oriented service and amenity goals. To be used as a mechanism to track achievement of desired service and amenities in Crystal City, this inventory would be used in Planning Commission review of the CCBP to help identify potential opportunities to achieve desired community services or amenities on the subject block.

With the conclusion of the Planning Commission committee review of the CCBP and community services and amenities inventory, this review would serve as additional planning guidance for the SPRC review of the final site plan application, supplementing the Crystal City Sector Plan. Upon completion of SPRC review, the CCBP and final site plan application (and rezoning request) would go to the Planning Commission and County Board for action. As currently envisioned the respective actions by the County Board would be to adopt the CCBP and to approve the final site plan application and related rezoning requests. The community services and amenities inventory would also be provided to the Board for its information in considering the proposed CCBP and final site plan. Once adopted, the CCBP would continue to serve as a long-range planning vision for the subject block supplementary to the Crystal City Sector Plan, until subsequent final site plan applications on the block require updated versions of the CCBP. As a long-range planning document, the CCBP would not provide development entitlements or condition property outside of the final site plan application, unless specified through other, specific County Board action. Rather, it would provide another means to communicate the preferred and refined future vision for a particular block, with more specific information than is provided in the Crystal City Sector Plan.

#### CCBP Submission Requirements and Illustrative Prototype

Attachment 2 to this report details the process summarized above and specifies the proposed submission requirements for the CCBP. These requirements call for the submission of two distinct sets of information. The first is the Block Development document set, which includes all the technical, legal, and other plan documentation necessary to help facilitate the County's review and analysis of how the final site plan application would integrate with the adjacent existing development on the block. The Block Development document set is to be submitted as part of the Administrative Regulation 4.1 submission of drawings and plans for the proposed final site plan application, and includes items A through I in Table M.1 of Attachment 2 to this report.

In addition to the Block Development document set, there is a specific list of submission requirements for the CCBP document itself, as outlined in Table M.2 in Attachment 2. The CCBP document, which is ultimately adopted by the County Board, is a stand-alone document

comprising all the information specified in the CCBP submission requirements. During the community review process of the proposed Zoning Ordinance amendments, staff developed an illustrative prototype to provide one example of what a CCBP document could look like. This illustrative prototype is included as Attachment 3 to this report.

**Community Process:** The proposed amendments were discussed by the Zoning Committee of the Planning Commission (ZOCO) at seven meetings, held on February 22, March 23, April 21, July 14, July 26, September 14, and October 13 of 2011. Early in the review, the ZOCO Chair invited members and stakeholders of the Crystal City community to participate in the process of reviewing Zoning Ordinance amendments related to the Crystal City Sector Plan and developing a process and submission requirements pertaining to the CCBP. In addition to ZOCO members, stakeholders who participated in these discussions generally included residents of Crystal City, residents of Arlington Ridge, and property owners in Crystal City.

Over these seven meetings, ZOCO discussion provided feedback, which staff incorporated into several iterations of the draft Zoning Ordinance amendments and proposed administrative regulations pertaining to the CCBPs. Several meetings focused exclusively on the details around the CCBP. This process also involved off-line smaller group meetings to work through fundamental challenges and differences of perspective on the block planning framework. These meetings helped staff arrive at a proposed block planning framework process, a set of submission requirements, and an illustrative prototype CCBP generally found to be acceptable and practical to the larger ZOCO group at its September meeting. With sound understanding and confidence in the block planning framework, the focus of ZOCO discussion returned to the proposed Zoning Ordinance amendment text at its October meeting. By the end of that meeting, staff perceived generally broad support from those in attendance for both the zoning and block plan items, with only a few additional comments needing to be addressed.

At its November 19, 2011 meeting, the County Board ratified and authorized the advertisement of public hearings at the November 28, 2011 Planning Commission meeting and December 10, 2011 County Board meeting. In its discussion, the County Board advised staff to consider revisions to two aspects of the proposed Zoning Ordinance amendments. First, the County Board requested that greater clarity be provided regarding the treatment of above-grade parking. As a result, staff is proposing new language in Section 25C.E.9.d., to clarify that above-grade parking in “C-O Crystal City” projects should be lined with actively programmed space along public open spaces and along streets identified as arterials by the County’s Master Transportation Plan. It further clarifies that above-grade parking along other public streets or along alleys should at a minimum be treated with enhanced architectural facades. The revised language is presented in lines 201-207 of the proposed zoning text.

Second, the County Board requested staff to consider how to reconcile the difference between the currently proposed Crystal City Block Plan approach and the Phased-Development Site Plan approach recommended in the Sector Plan. Staff is proposing that the County Board adopt a resolution in Attachment 1 that would affirm the County’s new policy direction for block-level planning in implementing the vision of the Crystal City Sector Plan. If the County Board adopts this resolution, staff would insert an Editors’ Notes page at the end of the Sector Plan documenting this formal action taken by the County Board to clarify this new policy direction.

The Planning Commission held a public hearing on the proposed Zoning Ordinance amendments on November 28, 2011. There was one public speaker on this item. The Planning Commission voted unanimously (9-0) to support a motion recommending that the County Board adopt the proposed Zoning Ordinance amendments. In its discussion, the Planning Commission suggested changes to a few aspects of the proposed zoning text and maps. In response, staff has incorporated revised language in Section 25C.E.4 to clarify that the use mix guidance provided in the Land Use Map applies to building space above the ground floor, and in Section 25C.E.10 to clarify that strong transportation demand management plans are required to justify the proposed parking requirements for “C-O Crystal City”. Staff also revised Map 25C.1 and Map 25C.2 to correct issues with the planning block boundaries extending beyond the limits of the Crystal City Coordinated Redevelopment District.

**CONCLUSION:** Staff recommends that the County Board adopt the attached ordinance to adopt a new Section 25C of the Arlington County Zoning Ordinance, and to amend, reenact, and recodify the Arlington County Zoning Ordinance, Sections 1, 2, 25B, and 36 to ensure consistency with the adopted policies set forth in the 2010 Crystal City Sector Plan for the Crystal City Metro Station Area in order to facilitate the creation of a convenient, attractive, and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

**AN ORDINANCE TO AMEND THE ARLINGTON COUNTY ZONING ORDINANCE TO ADOPT A NEW SECTION 25C. "C-O CRYSTAL CITY" COMMERCIAL OFFICE BUILDING, RETAIL, HOTEL, AND MULTIPLE-FAMILY DWELLING DISTRICTS AND TO AMEND, REENACT, AND RECODIFY PROVISIONS IN SECTIONS 1, 2, 25B, AND 36 TO ENSURE CONSISTENCY WITH THE POLICIES SET FORTH IN THE 2010 CRYSTAL CITY SECTOR PLAN FOR THE CRYSTAL CITY METRO STATION AREA AND TO REDUCE OR PREVENT CONGESTION IN STREETS, TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE, AND HARMONIOUS COMMUNITY; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE AND GOOD ZONING PRACTICE.**

Be it ordained that the Arlington County Zoning Ordinance is hereby amended to adopt a new Section 25C and to amend, reenact, and recodify provisions in Sections 1, 2, 25B, and 36 as follows, in order to ensure consistency with the policies set forth in the 2010 Crystal City Sector Plan for the Crystal City Metro Station area and to reduce or prevent congestion in streets, to facilitate the creation of a convenient, attractive, and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

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**SECTION 25C. "C-O CRYSTAL CITY" COMMERCIAL OFFICE BUILDING, RETAIL, HOTEL AND MULTIPLE-FAMILY DWELLING DISTRICTS**

The purpose of the "C-O Crystal City" District classification is to encourage mixed-use development of office, retail and service commercial, hotel and multiple-family dwelling uses within the area designated as the "Crystal City Coordinated Redevelopment District" on the General Land Use Plan. When a site is located in the area designated "Crystal City Coordinated Redevelopment District" on the General Land Use Plan, site plans may be approved by the County Board as set forth below. Determination of the actual types and densities of uses to be allowed will be based on the characteristics of sites and their locations, and on the extent to which the proposed redevelopment of the site is done in a way that ameliorates the impacts of the types and densities of uses, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, including without limitation site design incorporating co-location of land uses, adherence to recommended build-to lines, compliance with bulk-plane angles to provide for adequate sunlight to parks, tower separation and tower coverage goals for adequate light and relief, environmentally sustainable and energy-efficient building design, transportation and transit facilities, parks and other open space amenities, and creation of affordable housing.

The goal of this zoning classification is to permit development that: (1) advances the future vision of Crystal City established in the Sector Plan; (2) provides a mix of uses including office, residential, retail, cultural and civic within several defined neighborhood centers; (3) supports Crystal City's revitalization and long-term economic sustainability; (4) facilitates gradual and coordinated redevelopment on each block; (5) supports, and is supported by, enhanced multimodal transportation access and connectivity; and (6) creates a high-quality

25 public realm comprising the streets, squares, and other public areas envisioned in the Sector  
26 Plan.

27 The following regulations shall apply in the "C-O Crystal City" District:  
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30 **A. Uses Permitted.**

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- 32 1. Offices, business and professional, including medical, legal, insurance, philanthropic,  
33 real estate, banking and other offices which, in the judgment of the Zoning  
34 Administrator, are of the same general character as those listed above.
  - 35 2. Uses customarily incidental to permitted uses and accessory buildings, when located  
36 on the same lot, including automobile parking garage.
  - 37 3. Churches and other places of worship, including parish houses and Sunday schools,  
38 but excluding rescue missions or temporary revivals.
  - 39 4. Special exceptions:
    - 40 a. The following uses may also be permitted subject to use permit approval  
41 as specified in Section 36.G., "Use Permits":
      - 42 (1) Schools and colleges and other public and private educational  
43 institutions, nursery schools, child care centers and family day care  
44 homes with six (6) or more but not more than nine (9) children.
      - 45 (2) Public buildings and properties of a cultural, recreational  
46 administrative or service type, including libraries, fire stations,  
47 museums, theaters, and art galleries.
      - 48 (3) Clubs and grounds for games or sports, including community  
49 swimming pools.
      - 50 (4) Publicly operated parks, playgrounds, recreational and community  
51 center buildings, playgrounds, parks, and athletic fields.
      - 52 (5) Community buildings.
      - 53 (6) Hospitals and institutions of an educational, religious, charitable,  
54 or philanthropic nature, except those of a correctional nature.
      - 55 (7) Public utilities and services; including but not limited to railroad,  
56 trolley, streetcar, bus, air, or boat passenger stations; bicycle share  
57 or rental stations; railroad offices, rights-of-way, and tracks; static  
58 transformer stations, transmission lines, and towers, commercial  
59 and public utility radio towers, telephone exchanges; provided,  
60 however, that the exterior appearance of any building permitted  
61 under this paragraph shall be in keeping with the character of the  
62 surrounding area.
      - 63 (8) Buildings used exclusively by the federal and state governments  
64 for public purposes; except penal and correctional institutions.
    - 65 b. Uses permitted and conducted in kiosks in accordance with the  
66 requirements of Section 31.A.18 may also be permitted subject to securing  
67 a use permit as provided in Section 36.G., "Use Permits."
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**B. Area Requirements.**

- 1. Minimum Lot Area: Twenty thousand (20,000) square feet.
- 2. Minimum Average Width: One hundred (100) feet.

**C. Height Regulations.**

- 1. Height Limit: Thirty-five (35) feet.
- 2. Floor Area Requirements: The maximum ratio of the gross floor area to site area of all structures shall be 0.60.

**D. Additional Regulations.**

- 1. For supplemental regulations, see Section 31.
- 2. Bulk, coverage and placement requirements are as regulated by Section 32.
- 3. Parking as regulated by Section 33.
- 4. Signs are regulated by Section 34.

**E. Site Plans.**

In considering the approval of a site plan within the area designated as the “Crystal City Coordinated Redevelopment District” on the General Land Use Plan as well as on the Base Density Map (Map 25C.1), the County Board may approve additional density or other development features where the project ameliorates the impact of those densities or other increases, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, including without limitation site design incorporating co-location of land uses, adherence to recommended build-to lines, compliance with bulk-plane angles to provide adequate sunlight to parks, tower separation and tower coverage goals for adequate light and relief, environmentally sustainable and energy-efficient building design, transportation and transit facilities, parks and other open space amenities, and creation of affordable housing. The amount of additional density granted shall be based on the extent to which the project meets the plans or provides such benefits, and does so within the building form parameters established in Section 25C.E. Where identified below, maps are those contained in this Ordinance.

**Site Plan Regulations.**

- 1. Uses Permitted:
  - a. All uses permitted in Section 25C.A.
  - b. Office, to the extent not permitted above.
  - c. Multiple Family Dwellings.
  - d. Hotels.
  - e. Retail uses.
  - f. Doctors and Physicians offices, medical clinics, dentist clinics, and veterinary clinics.
  - g. Post-secondary education.

- 115 h. Uses customarily incidental to any of the above uses and accessory buildings,  
116 when not included in a prior site plan approval, can be permitted by use  
117 permit or by site plan amendment (e.g. live entertainment, outdoor cafes, etc.).
- 118 2. Density Regulations: The maximum permitted residential, hotel, office, retail and  
119 service commercial gross floor area on a given site shall be the base densities  
120 shown on the Base Density Map (Map 25C.1). In considering the approval of a  
121 site plan, the County Board may approve additional density or other development  
122 features permitted under the Sector Plan and by the provisions of this Subsection  
123 25C.E. when the County Board finds incremental amounts of additional density  
124 should be approved for the development proposal because it furthers the goals,  
125 policies, and recommendations in the Crystal City Sector Plan and other plans and  
126 policies established for the area by the County Board. The amount of additional  
127 density or other bonuses granted shall be based on the extent to which the project  
128 meets the plans or provides such benefits, and provided such density or bonuses  
129 can be accommodated within the other building form parameters established in  
130 Section 25C.E..
- 131 3. Area Requirements: None.
- 132 4. Use Mix Regulations: A site plan project shall include a mix of uses above the  
133 ground floor that does not preclude achieving the target mix for the block on  
134 which it is located as shown in the Land Use Map (Map 25C.2). Pursuant to  
135 Section 36.H, this may be modified when the County Board finds that other goals  
136 of the Sector Plan are substantially met by the project.
- 137 5. Height Regulations:
- 138 a. Building heights shall comply with the Building Heights Map (Map  
139 25C.3), and may be approved as specified in this subsection 25C.E.5.a-b.  
140 The height limits shown on the map shall exclude penthouse and parapet  
141 walls. Under no circumstances may the County Board approve heights  
142 above those specified in the Building Heights Map, provided, however,  
143 that:
- 144 i. For sites comprising buildings existing on [insert day of adoption  
145 here] with heights greater than specified on Map 25C.3, the County  
146 Board may approve a building height greater than specified on  
147 Map 25C.3, but under no circumstances exceeding the height of  
148 existing buildings; and
- 149 ii. Where dimensions of height zones are shown on Map 25C.3, such  
150 dimensions may be modified by site plan approval, pursuant to  
151 Section 36.H., when the County Board finds that the need for such  
152 modification is generated by site-specific circumstances and is  
153 otherwise consistent with the goals and policies contained in the  
154 Crystal City Sector Plan.
- 155 b. All penthouse and parapet walls above the height limit shall comply with  
156 Section 31.B.2., provided, however, that on sites identified for  
157 architectural features shown on the Architectural Features Map (Map  
158 25C.4), penthouse and parapet heights shall not exceed twenty-three (23)  
159 feet or ten (10) percent of the main building height, whichever is greater.

- 160 6. Bulk Plane Angle Requirements: For sites identified with a frontage type of “A”  
161 through “H” per the legend on the Bulk Plane Angle Map (Map 25C.5), buildings  
162 shall conform to the bulk plane angle requirements shown on that map. For sites  
163 that are subject to bulk plane angle conditions specified in Map 25C.5, buildings  
164 shall follow the height regulations above in 25C.E.5. and shall also incorporate  
165 step-backs or sculpting in building form so as to fit within both the maximum  
166 building height and bulk plane angle requirements for the site. The bulk plane  
167 angle provisions specified above may be modified by the County Board, pursuant  
168 to Section 36.H, when it finds that a site plan maintains adequate sunlight to  
169 public open spaces across from frontages with bulk-plane angle requirements,  
170 such that the percentage of such public open space that is not in shadow between  
171 11:00 a.m. and 3:00 p.m. on the vernal or autumnal equinoxes is greater than  
172 fifty-five (55) percent.
- 173 7. Building Tower Separation and Coverage Requirements: To ensure adequate  
174 light, air, and privacy, building tower separation and building tower coverage  
175 shall meet the following requirements:
- 176 a. A minimum horizontal separation of sixty (60) feet between building  
177 towers above the fifth floor shall be provided. Pursuant to Section 36.H,  
178 this provision may be modified when the County Board finds that  
179 additional tower separation on the block will likely be achieved through  
180 future redevelopment, based upon the Crystal City Block Plan referenced  
181 in subsection 25C.E.11.
- 182 b. Building tower coverage shall not exceed the allowable maximums as  
183 shown on the Tower Coverage Map (Map 25C.6). Pursuant to Section  
184 36.H, this requirement may be modified by the County Board when it  
185 finds that the building tower coverage depicted in the Crystal City Block  
186 Plan for the block complies with the maximums shown on Map 25C.6.
- 187 8. Streetscape: All site plan projects shall provide streetscapes, including curb,  
188 gutter, sidewalk, street light, street furniture, street trees, landscaping and other  
189 elements that are consistent with the Crystal City Sector Plan, and other plans and  
190 policies established for the area by the County Board.
- 191 9. Parking: Notwithstanding any provisions in Section 33 that are different from  
192 those below, parking shall be regulated as specified below, unless otherwise  
193 modified by the County Board by site plan approval:
- 194 a. Multi-family Residential: One and one-eighth (1 1/8) parking spaces shall  
195 be provided for each of the first two hundred (200) dwelling units in any  
196 structure, and one (1) space for each additional dwelling unit above 200.
- 197 b. Commercial, including office and retail: One (1) parking space shall be  
198 provided for each one thousand (1,000) square feet of gross floor area.
- 199 c. Hotel: One-half (0.5) parking space shall be provided for each guest room.
- 200 d. All parking shall be located below grade or within the structure housing  
201 the use to which the parking is appurtenant. Where above-grade parking  
202 occurs in a structure along public open spaces or public arterial streets as  
203 identified in the County’s Master Transportation Plan, such parking shall  
204 be lined with active programmed space. When occurring along other

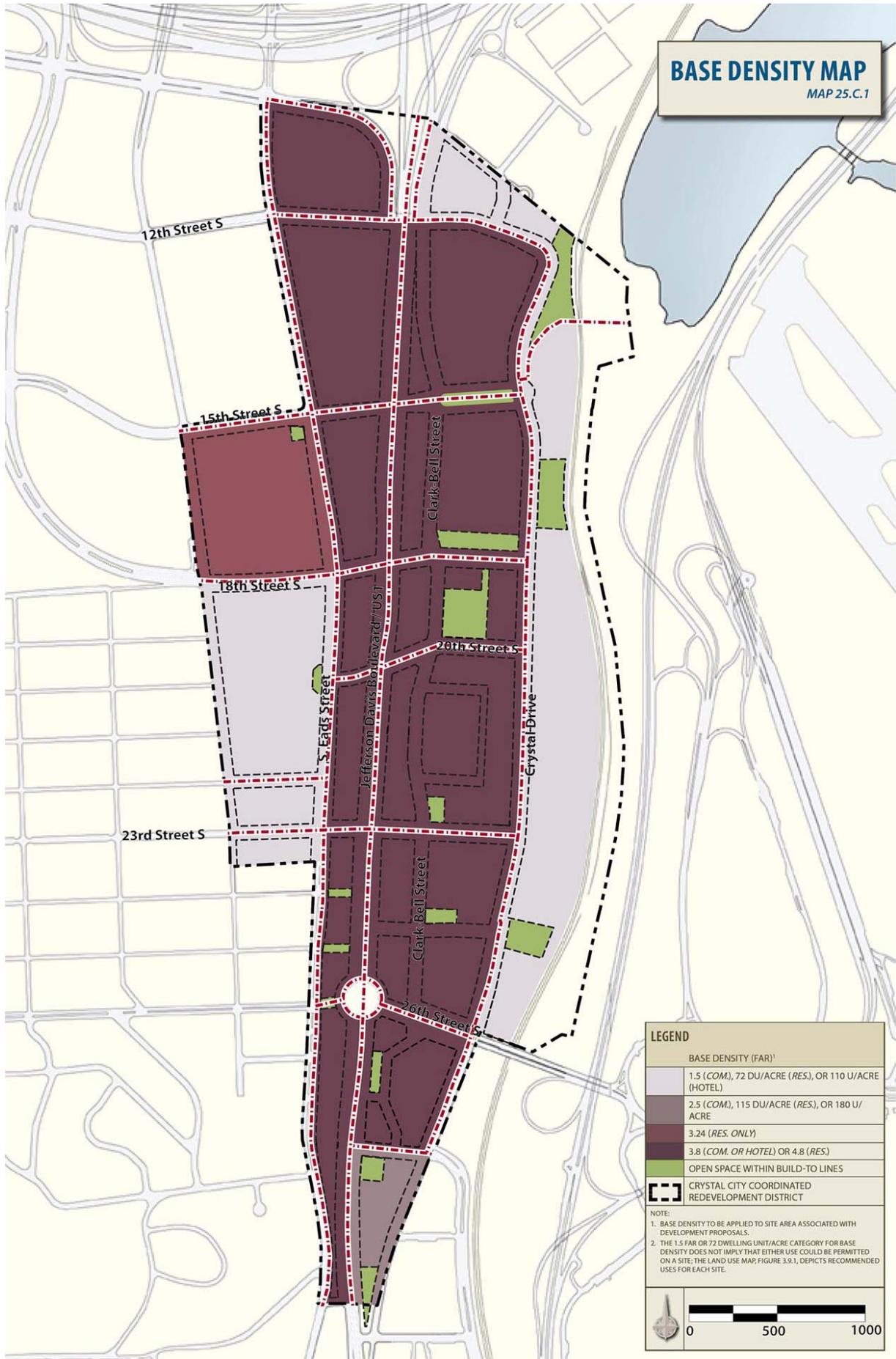
205 public streets or along alleys, such above-grade parking shall be treated at  
206 a minimum with enhanced architectural facades.

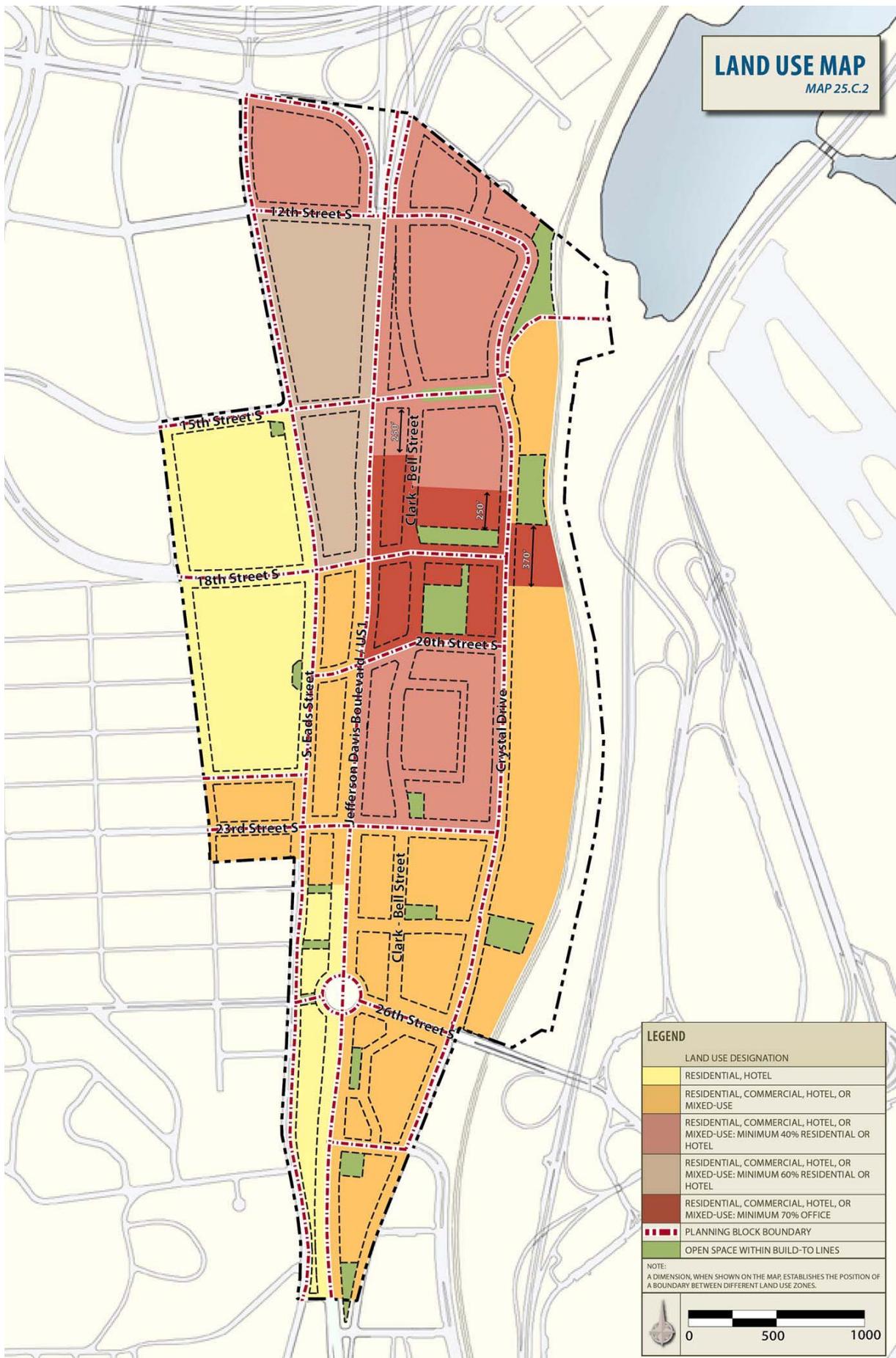
207 e. The location of loading spaces for all permitted uses shall be determined  
208 by Site Plan approval.

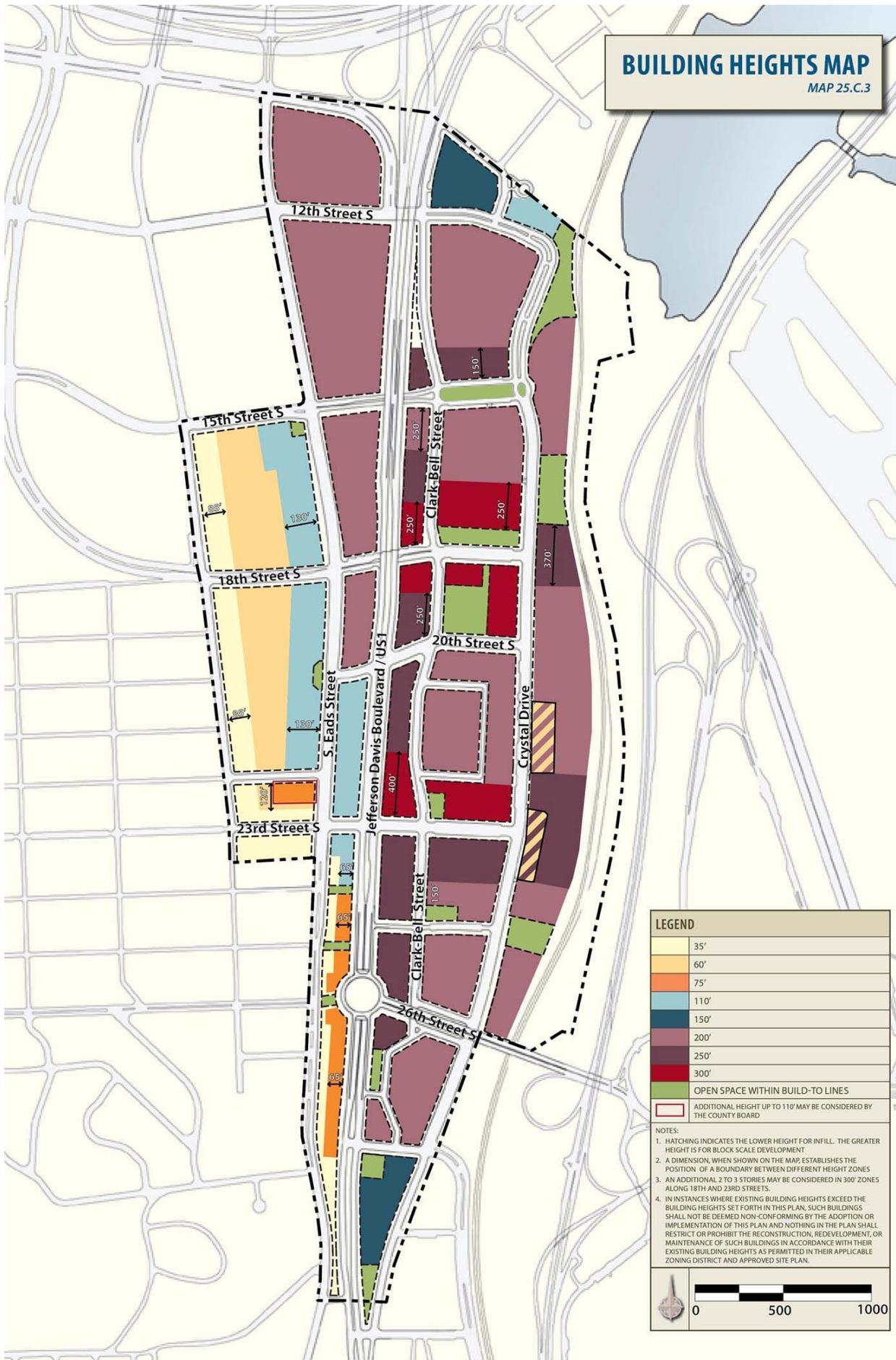
209 10. Transportation Demand Management Plans: In order to justify the parking  
210 requirements in subsection 25C.E.9, Transportation Demand Management (TDM)  
211 plans required by Administrative Regulation 4.1 for site plans shall demonstrate a  
212 reduction in vehicular trips and an increase in the use of other transportation  
213 options so as to reduce the need for parking on the site.

214 11. Crystal City Block Plans: Each site plan application for properties within the  
215 Crystal City Coordinated Redevelopment District and located east of Jefferson  
216 Davis Highway shall include, for review and adoption by the County Board, a  
217 Crystal City Block Plan (CCBP) for the block(s) on which the site plan is located.  
218 The CCBP shall serve as a general, guiding long-range plan for a specific block,  
219 supplemental to and in support of the guidance and vision already established in  
220 the Crystal City Sector Plan. The CCBP shall be submitted in accordance with the  
221 applicable County administrative regulations.

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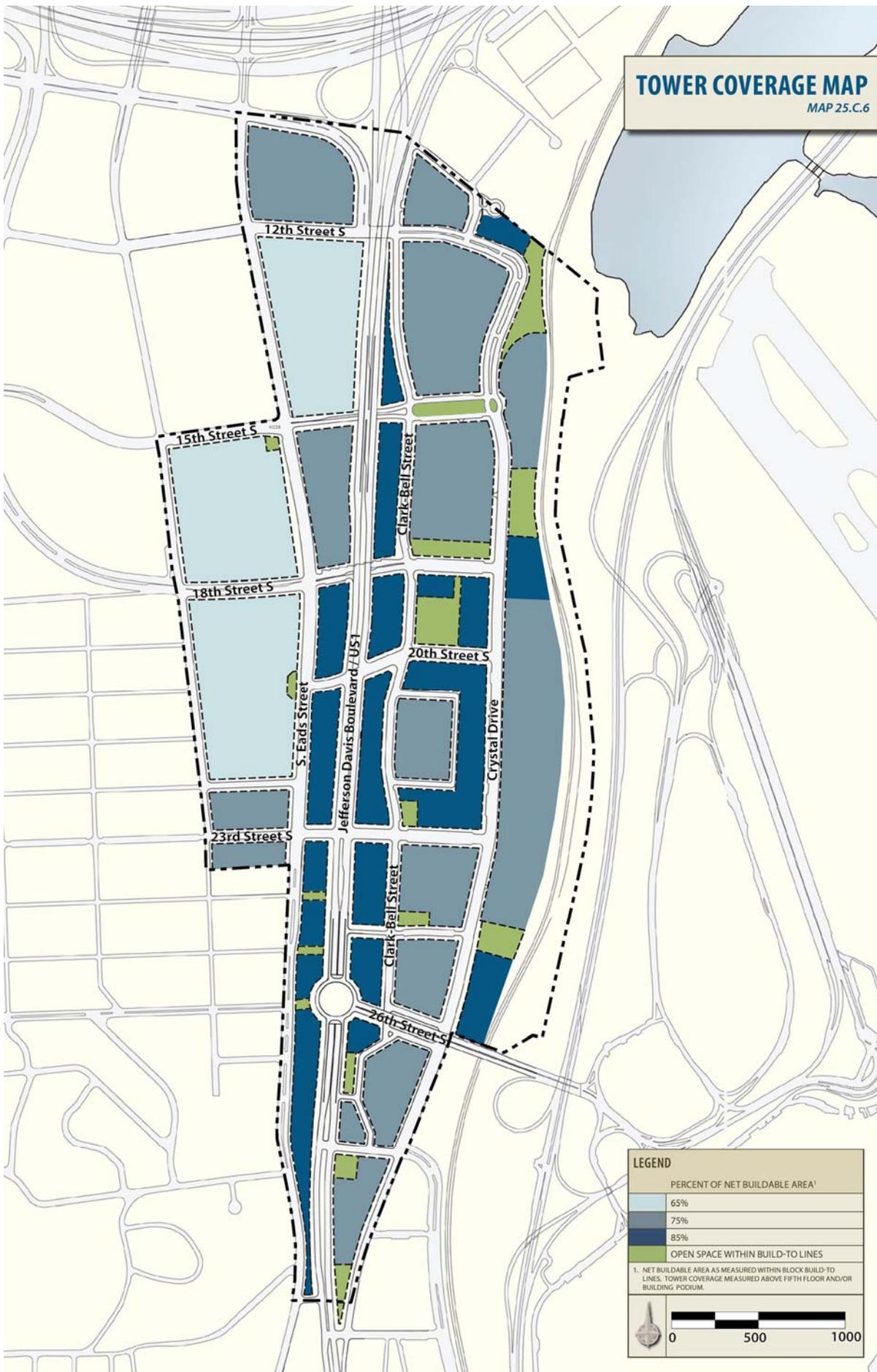












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**SECTION 1. DEFINITIONS**

**A. [Terms Defined.]**

\* \* \*

Building Tower Separation. The space between the portions of two buildings as measured above the fifth floor, expressed as the shortest horizontal dimension between the exterior building facades.

Building Tower Coverage. The gross floor area of the largest single floor above the fifth floor of a building expressed as a percentage of a site’s buildable area. When applied across multiple buildings, the numerator shall be the total arrived at by adding together the areas, for each building, of the largest single floor above the fifth floor.

\* \* \*

Bulk Plane Angle. An imaginary inclined plane rising over a lot, that begins at a specified height along a build-to line and slopes back at a specified angle from horizontal over the lot, and which when required, together with other bulk, coverage, and placement requirements for a specific district, delineates the maximum bulk of any improvement which may be constructed on the lot. (Reference “Positioning the Bulk Plane” illustration in Map 25C.5)

\* \* \*

Crystal City Block Plan (CCBP). A general, long-range plan for blocks located in Crystal City, east of Jefferson Davis Highway, that depicts existing and proposed general building locations, land use mix, tower coverage, transportation and other infrastructure, public open spaces and facilities, and utilities in order to support the coordinated, incremental redevelopment of properties in Crystal City and to achieve the preferred future vision outlined in the Crystal City Sector Plan.

\* \* \*

**SECTION 2. GENERAL REGULATIONS**

\* \* \*

**B. Districts**

For the purposes of this ordinance, Arlington County is hereby divided into zones or districts:

S-3A	Special Districts
S-D	Special Development Districts

R-20	One-Family Dwelling Districts
R-10	One-Family Dwelling Districts
R-10T	One-Family Residential-Town House Dwelling Districts
R-8	One-Family Dwelling Districts
R-6	One-Family Dwelling Districts
R-5	One-Family Restricted Two-Family Dwelling Districts
R15-30T	Residential Town House Dwelling Districts
R2-7	Two-Family Dwelling Districts
RA14-26	Apartment Dwelling Districts
RA8-18	Apartment Dwelling Districts
RA7-16	Apartment Dwelling Districts
RA6-15	Apartment Dwelling Districts
RA4.8	Multiple-Family Dwelling Districts
R-C	Apartment Dwelling and Commercial Districts
RA-H	Hotel Districts
RA-H-3.2	Multiple-Family Dwelling and Hotel Districts
C-1	Local Commercial Districts
C-1-O	Limited Commercial-Professional Office Building Districts
C-O-1.0	Commercial Office Building, Hotel and Apartment Districts
C-O-1.5	Commercial Office Building, Hotel and Apartment Districts
C-O-2.5	Commercial Office Building, Hotel and Apartment Districts
C-O	Commercial Office Building, Hotel and Multiple-Family Dwelling Districts
<u>C-O-Rosslyn</u>	<u>Commercial Office Building, Hotel and Multiple-Family Dwelling Districts</u>
<u>C-O-Crystal City</u>	<u>Commercial Office Building, Hotel and Multiple-Family Dwelling Districts</u>
C-O-A	Commercial, Office and Apartment Districts
C-2	General Commercial Districts
C-R	Commercial Redevelopment Districts
C-3	General Commercial Districts
C-TH	Commercial Town House Districts
<u>MU-VS</u>	<u>Mixed Use – Virginia Square Districts</u>
<u>CP-FBC</u>	<u>Columbia Pike Form Based Code Districts</u>
CM	Limited Industrial Districts
M-1	Light Industrial Districts

P-S	Public Service Districts
M-2	Service Industrial Districts
HD	Historic Preservation Districts

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275 Whenever the term "S" District, "R" District, "RA" District, "C" District or "M" District are used  
276 herein, they shall be deemed to refer to all districts containing the same letter or letters in their  
277 names; provided that the term "M" District shall include "CM" Districts. (Ord. No. 82-1, 1-9-82)

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279 **C. Zoning Maps and District Boundaries.**

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283 **SECTION 25B. "C-O ROSSLYN" COMMERCIAL OFFICE BUILDING, RETAIL,  
284 HOTEL AND MULTIPLE-FAMILY DWELLING DISTRICTS**

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288 **E. Provision for Additional Density and Height.**

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290 1. In considering the approval of a site plan the County Board may permit additional  
291 density, above 3.8 floor area ratio (FAR) for office, retail and service commercial  
292 uses, above 4.8 FAR for hotels and multiple-family dwellings, and above the  
293 existing density on a site when it is already greater than 3.8 FAR for office, retail  
294 and service commercial uses, or above 4.8 FAR for hotels and multiple-family  
295 dwellings, up to maximum of 10.0 FAR and/or height up to a maximum of three  
296 hundred (300) feet. Increases in density and height may be approved when the  
297 County Board finds that the development proposal offers important community  
298 benefits identified in approved plans for the area and meets the other special  
299 exception criteria of the Zoning Ordinance. In considering such modification, the  
300 County Board may also consider characteristics of the site and the area as  
301 described in Section 36.H.5. of this ordinance and the plans and policies adopted  
302 for the area. ~~Provisions of Section 36.H.7. for the approval of additional height  
303 and density shall not be applicable in the "C-O Rosslyn" district.~~ In no case shall  
304 application of the modification of use provisions of Section 36.H.5. be applied to  
305 permit a density of more than 10.0 FAR or a height of more than three hundred  
306 (300) feet except as described below.

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310 **SECTION 36. ADMINISTRATION AND PROCEDURES**

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314 **H. Site Plan Approval**

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7. Affordable Dwelling Units for Height and Density Above General Land Use Plan
- a. In considering the approval of a site plan including apartments, the County Board may permit additional height and density as set forth below, providing the County Board determines that a variety of housing units and design would result thereby. Consideration of such design may include, but not be limited to, the provision of family housing units, housing for the elderly, housing for households of low or moderate income and such variety of design as provided by town house or terraced construction in association with the high-rise development. The County Board may approve additional height and/or residential density for low or moderate income housing only where a proposed site plan project is in compliance with all of the requirements specified below. The provisions of this section 36.H.7 shall not apply in either the "C-O Rosslyn" or the "C-O Crystal City" districts.
- (1) The application includes a low or moderate income housing plan that includes the following information and any other items that are determined by the County Board to be pertinent for that particular site plan:
- (a) Number of total housing units provided under the site plan.
  - (b) Number of total housing units in the additional housing density.
  - (c) Number of low or moderate income housing units provided under the proposed site plan.
  - (d) Income levels of targeted families for low or moderate income housing units.
  - (e) The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for low or moderate income housing units.
  - (f) Marketing plan for the low or moderate income housing units.
  - (g) Location of low or moderate income housing units.
  - (h) Sizes of low or moderate income housing units.
  - (i) Bedroom counts of low or moderate income housing units.
  - (j) Amenities provided for low or moderate income households.
  - (k) Statement of consistency with County Board adopted housing policy, goals, principles and relevant staff guidelines for the use of additional housing density.

\* \* \*

ATTACHMENT 1

**RESOLUTION AFFIRMING ARLINGTON COUNTY'S NEW POLICY DIRECTION FOR BLOCK-LEVEL PLANNING IN CRYSTAL CITY THROUGH THE APPLICATION OF CRYSTAL CITY BLOCK PLANS, AS AN ACCEPTABLE ALTERNATIVE TO PHASED-DEVELOPMENT SITE PLANS AS RECOMMENDED IN THE CRYSTAL CITY SECTOR PLAN.**

WHEREAS, the County Board of Arlington County adopted the Crystal City Sector Plan on September 28, 2011, to serve as the long range planning guide for the redevelopment and revitalization of Crystal City over the next forty years; and

WHEREAS, the Sector Plan communicates a preferred vision for Crystal City as a complete, urban community, and a vibrant and attractive urban village, with new and improved public open spaces, streets and streetcar facilities along with other plan improvements of high quality; and

WHEREAS, the Sector Plan recommends that redevelopment to implement the preferred vision for Crystal City should be organized and planned at the block level, and specifically identifies the application of Phased-Development Site Plans in this process; and

WHEREAS, upon further consideration and in the process of developing Zoning Ordinance amendments to create the "C-O Crystal City" District, several significant challenges and obstacles to implementing the Crystal City vision through the application of Phased-Development Site Plans became apparent; and

WHEREAS, the Crystal City Block Plan mechanism has been created as a new, alternative solution for a block-level planning process to implement the Crystal City Sector Plan vision where a Phased-Development Site Plan is not possible; and

WHEREAS, application of Crystal City Block Plans will meet the main objectives of the Sector Plan's recommendation for a block-level planning approach, while also not precluding the potential submission of a Phased-Development Site Plan if one were actually being pursued; and

WHEREAS, the Crystal City Block Plan approach has been developed to protect the County's interest in assuring that blocks in Crystal City can ultimately develop as envisioned.

NOW, THEREFORE, BE IT RESOLVED that the Arlington County Board, through its adoption of the Zoning Ordinance amendments to create the "C-O Crystal City" District, subsequent to its adoption of the Crystal City Sector Plan, hereby affirms its preference for and encouragement of development through Phased-Development Site Plans, and further affirms its new policy direction for block-level planning in Crystal City through the application of Crystal City Block Plan mechanism, as an acceptable alternative to Phased-Development Site Plans as originally recommended in the Sector Plan.

## **Attachment M (to Administrative Regulation 4.1)** **Crystal City Block Plan (CCBP) Submittal Requirements**

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### **A. INTRODUCTION:**

The Crystal City Sector Plan (2010) establishes that future site plan redevelopment proposals in Crystal City, particularly east of Jefferson Davis Highway, should be planned for and reviewed at a scale larger than an individual building, such as at a block level. This recommendation was driven partly from the scale and extent of existing development throughout much of Crystal City, combined with the transformative aspect of many of the Sector Plan's envisioned improvements, such as:

- The creation of new public open space;
- The relocation of existing functioning streets;
- The gradual evolution of Crystal City's form from a superblock pattern to a more refined, pedestrian-scaled, urban street grid network; and
- The incentive to encourage redevelopment of older functionally obsolete buildings that maintains Crystal City as an economic engine of the County and achieves the above goals.

In the Sector Plan, the Phased Development Site Plan (PDSP) process is specifically identified as the process to be applied in Crystal City. However, upon further consideration, a number of practical challenges to requiring or applying PDSPs in Crystal City were recognized, given the existing conditions and future vision of the Sector Plan. In response, a new process unique to Crystal City has been developed, referred to herein as a Crystal City Block Plan (CCBP). In addition to the considerations outlined above, a block-level planning approach has been integrated into the development review process for individual site plan projects in order to help ensure:

- Crystal City's ultimate development (at 2050) is generally consistent with Sector Plan recommendations;
- Proposed new individual buildings do not preclude the future achievement of planned improvements in nearby locations;
- Continued operations and functionality of Crystal City systems and infrastructure throughout periods of incremental redevelopment; and
- Ongoing discussions and decisions regarding the timing and sequencing of desired community improvements relative to the overall build out.

[The narrative for Implementation Action 4 in the Sector Plan provides additional background around the purpose and intent of block-level planning and emphasizes that full-block PDSPs are a lower priority for blocks that do not address critical common infrastructure elements. While improvements such as new open spaces and improved pedestrian connections are envisioned west of Jefferson Davis Highway, their achievement does not face the complexity of challenges that are presented by the existing superblock development in Crystal City east of Jefferson Davis Highway. Therefore, properties west of Jefferson Davis Highway are not required to include Crystal City Block Plans as part of their development applications. However, standard review of site plan applications shall take into account all relevant Sector Plan guidance applicable to the proposal.]

Within the context above, the submission and review of individual site plan proposals within Crystal City should be preceded by or occur concurrent with an associated submission for a Crystal City Block Plan, based on the submittal requirements outlined as follows.

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### **B. DEFINITIONS:**

#### **"Crystal City Block Plan (CCBP)":**

*A general, guiding long-range plan for an individual block (or blocks) located in Crystal City, east of Jefferson Davis Highway, that depicts existing and proposed general building locations, land use mix, tower coverage, transportation and other infrastructure, public open spaces and facilities, and utilities, in order to support the coordinated, incremental redevelopment of properties in Crystal City consistent with the preferred future vision for the area as outlined in the Crystal City Sector Plan. The first section of the Block Plan includes maps, analyses, and supporting information (based on guidance in the Sector Plan) specific to the subject block. The culmination*

*of the Block Plan is a single map (or maps) that indicates future general building locations, use mix, tower coverage, and other relevant elements across the block. Ultimately, the Crystal City Block Plan is reviewed by the Planning Commission and adopted by the County Board. Upon adoption, a Crystal City Block Plan will serve as a supplemental long-range planning document for a specific block that builds upon and supports the Crystal City Sector Plan adopted in 2010. As a guide, the Block Plan is purely a general concept for property in addition to the proposed site plan. Per the details of the process described herein, it is expected that the Block Plan for a specific block will evolve over time. Finally, all statistics, calculations, building configurations, uses, and other relevant aspects included in the Block Plan for non-site plan areas are planning estimates only and are especially expected to change as more detailed plans for future redevelopment are determined in the future.*

**C. PROCESS:**

In the spirit of achieving the objectives outlined in Section A above, the Crystal City Block Plan should be prepared and processed according to the following outline:

- The Block Plan requirements set forth herein apply to development projects in Crystal City, east of Jefferson Davis Highway, requesting approval of increased density, through provisions of the Zoning Ordinance, exceeding the base densities specified in the Crystal City Sector Plan;
- The first component of the Block Plan is a basic compilation of all relevant Sector Plan maps, a summary narrative, and other information reflecting the Sector Plan's adopted policies and recommendations for future development on the subject block (inclusive of any changes to existing policies or new Board-adopted policies made subsequent to 2010 adoption of the Sector Plan);
- The second component of the Block Plan includes a series of base plans submitted by the site plan applicant that collectively incorporate and result in the presentation of a proposed Block Plan map, or maps, for all properties on the block owned by the applicant. While at least one Block Plan map is required, multiple Block Plan map scenarios may be presented to show different potential future outcomes that bracket a range and scale of uses that are each consistent with the stated goals and policies of the Sector Plan.
- Staff will work with the Chairs of the Long Range Planning Committee (LRPC) and Site Plan Review Committee (SPRC) to determine whether an LRPC or SPRC review is most appropriate, depending on the specifics of the proposed project and its general level of consistency with the Sector Plan. Regardless of the specific process, the Block Plan would be reviewed in a committee of the Planning Commission, which would generate findings on whether the proposed Block Plan meets the Sector Plan vision for this block. These findings would be used as guidance and inform the Site Plan Review Committee (SPRC) review of the proposed site plan;
- Where there are multiple property owners of different parcels across a block, the preference is for those property owners (or their agents) to work together to generate a proposed Block Plan for the subject area. In the early stages of the process, it is incumbent upon the final site plan applicant to inform other owners on a block of their intent to submit a Block Plan to the County and to invite them to collaborate on this effort.
- Where another property owner on the block does not collaborate with the site plan applicant, the applicant is not required to propose conceptual plans for the other owner's property. However, the applicant may be asked to incorporate any recommendations that result from Planning Commission committee discussions about long-range plans for those other properties;
- Review of the Block Plan would include a third component, a Crystal City Community Services and Amenities Inventory. The intent of this inventory is to illustrate where progress has been made in achieving community-oriented services and amenities throughout Crystal City as outlined in the Sector Plan, and where there is still progress to be made. Generated by staff in discussions with the LRPC and Crystal City Citizen Review Council, this inventory for the Crystal City Sector Plan area will help provide

continual awareness to the community and the County Board about the progress towards meeting community-oriented service and amenity goals over time. As such, this tracking inventory should be used in the context of the Planning Commission committee review of the Block Plan, to help inform any findings regarding potential opportunities to achieve desired community amenities on the block;

- Upon completion of Block Plan and Community Services and Amenities Inventory review, these materials would serve as the most current planning guidance for review of the first site plan application for a block. The SPRC review would commence at this point, using the proposed Block Plan as a guide;
- Upon completion of SPRC review, the Block Plan and Final Site Plan (and rezoning request) would go to the Planning Commission and County Board for their action, and the Community Services and Amenities Inventory would be provided for their information;
- Subsequent site plan applications would build from the most recent adopted version of the Block Plan for the subject block. The review of the next project would also involve an updated version of the Crystal City Community Services and Amenities Inventory; and
- Where they occur, changes to the proposed Block Plan stemming from SPRC review are presented to the County Board as recommended changes. With Board action, the recommended changes would provide a formal update to the Block Plan and Community Services and Amenities Inventory.

**D. COUNTY BOARD ACTIONS:**

- Adoption of Crystal City Block Plan
- Approval of 4.1 Site Plan Applications (and related rezoning requests)

**E. SUBMISSION REQUIREMENTS:**

Per the stipulations below, there are two distinct sets of submission documents relating to any proposed Crystal City Block Plan: The Block Development Document set, and the Crystal City Block Plan. The Block Development Document set will include all the technical, legal, and other plan documentation necessary to facilitate the County’s review and analysis of the development proposal. In fact, the Block Development Document materials are to be submitted as part of the Final Site Plan submission document set, rather than a separate stand-alone document.

The other submission document is a long-range planning document, and while it will include some of the same information as the “Block Development Document”, its focus is on the conceptual planning of future development on the block, and especially those areas of the block not subject to the proposed Final Site Plan. This plan set will be referred to as the “Crystal City Block Plan”. In contrast to the Block Development Document elements integrated with the Final Site Plan submission drawings, the Crystal City Block Plan is adopted separately by the County Board as long-range planning guidance for a specific block, to supplement the guidance provided in the Crystal City Sector Plan.

**1. Block Development Document Requirements**

The Crystal City Block Development data and specifications listed below shall be made a part of any Final Site Plan submission for projects located within the Crystal City Sector Plan planning area, east of Jefferson Davis Highway. For purposes of preparing and submitting Crystal City Block Development information, applicants shall follow the submission requirements pertaining to document format, file naming convention, number of hardcopies, size, and scale as set forth for Final Site Plan Specifications outlined in Attachment A: Final Site Plan Submittal Requirements and Checklist. The Crystal City Block Development materials shall include the required information as depicted below.

Block Development Document Zones:

- Zone A: Entire Block Plan Area (inclusive of Site Plan Area)
- Zone B: Site Plan Area Only

'X' in a column indicates the area for which the specified information must be provided.

**Table M.1.  
Block Development Document Requirements**

Elements	A	B
A. Certified survey plat, stamped and signed, of the entire block comprising the parcel(s) (or for other geographic extents where specified below), including metes and bounds narrative descriptions and full sections of adjacent streets and intersections (from curb to curb or from edge of pavement to edge of pavement), and certified by a registered surveyor at a scale that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30' showing:		
1. Metes and Bounds Narrative Description	X	
2. Dimensions and site area, in square footage and acres, for the total site and for individual parcels as designated by the applicant, and if the site is divided into more than one zoning district, the area of the site encompassed by each zoning district.	X	
3. North arrow orientation.	X	
4. Types and dimensions of all existing easements.	X	
5. Location, dimensions, size and uses of all existing structures on site, including delineation of below-grade structures, number of existing parking spaces, number of existing residential and hotel units on the site, and reference to side lot lines and centerlines of adjacent streets.	X	
6. Outline of structures on adjacent contiguous sites and across adjacent streets.	X	
7. Tree survey at minimum for the area corresponding to the associated final site plan area, conducted by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation techniques on urban sites, of all trees on the site with a caliper of 3 inches and greater. Identify existing trees to be saved, trees to be removed, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula.		X
8. Historic districts and historic structures on the site or any adjacent sites - add a note on the plat if there are not any.	X	
9. Resource protection areas (RPAs) - add a note on the plat if there are not any.	X	
B. Current aerial photograph of the full site and surrounding uses (400-foot offset), generally to show the context of the site within surrounding blocks using currently available Arlington County's GIS Mapping Center resources, or similar.	X	
C. Plot and location plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale. Show proposed improvements according to proposed Final Site Plan (highlighted in bold print) in relation to the balance of existing development on the block, including:		
1. Dimensions and site area, in square footage and acres, for the total site and for individual parcels as designated by the applicant, and if the site is divided into more than one zoning district, the area of the site encompassed by each zoning district.	X	
2. North arrow orientation.	X	
3. Topography at a minimum of two (2) foot contour intervals for the site and adjacent streets based on a recent survey (elevations given at Arlington County Datum).	X	
4. Locations and description of all known and existing underground and aerial utilities such as water, sanitary sewer, gas, storm sewer, electric, utility poles, street light poles and conduit, telephone, traffic signals (poles, cabinets, conduits, pull boxes, and communication cables), CATV cables, fiber optics, and underground Metro-related structures (referenced to street centerline survey), within or on the periphery of the site and in the full street including complete intersections.	X	
5. General description, including graphics, of proposed utility systems at minimum for the area corresponding to the associated final site plan area and critical connections to adjacent properties.		X

Elements	A	B
6. Location of all existing and proposed surface structures such as, but not limited to, sidewalks, curb and gutter, curb ramps, crosswalks, and bus shelters / bus stops.		
A. Existing	X	
B. Proposed (as per final site plan)		X
7. Location and dimensions of all existing and proposed (as per proposed final site plan) structures on site, delineation of below-grade structures, and reference to side lot lines and centerlines of adjacent streets.		
A. Existing	X	
B. Proposed (as per final site plan)		X
8. Outline of block face and structures on adjacent contiguous sites and across adjacent streets, with curb cuts for garage entrances and loading docks marked.	X	
9. Adjacent roadway median strips and existing and proposed openings for vehicular access.		
A. Existing	X	
B. Proposed (as per final site plan)		X
10. General location and extent of existing and proposed (as per proposed final site plan) uses, community and public facilities, and open space.		
A. Existing	X	
B. Proposed (as per final site plan)		X
11. Plans for existing and proposed (per final site plan) vehicular and pedestrian circulation systems, to include general location, design and control grades for perimeter and interior streets, vehicular grade separations, parking garage connections, sidewalks, pedestrian bridges, underground pedestrian bridges, and plazas.		
A. Existing	X	
B. Proposed (as per final site plan)		X
12. General location of existing and proposed vehicular loading, bus loading and transit facilities.		
A. Existing	X	
B. Proposed (as per final site plan)		X
13. Average elevation of the site, or for individual parcels as designated by the applicant, determined by taking elevations at 25-foot stations at the perimeter of the site or individual parcels, totaling the elevations and dividing by the total number of stations.	X	
D. Striping and marking plan at a scale that is appropriate for the size of the project, ranging from 1"= 10' to 1" = 30' showing details of the number, direction, and width of existing and proposed travel and parking lanes, crosswalks, medians (painted and raised), bike lanes and any other pavement markings. Existing traffic signals need to be shown in addition to existing and proposed street cross-sections, where applicable. If separate sheets are required, also show, in addition to the above, all information on a single sheet at a scale of 1" = 50' (or an alternate scale approved by the County Manager or his designee).		
A. Existing	X	
B. Proposed (as for streets and related items for property frontage adjacent to proposed final site plan area.)		X*
E. Conceptual landscape master plan for the final site plan area at a minimum, providing a general description and location of landscape elements, e.g., streetscape elements, plazas, parks, and public and private open space areas.		X
F. The following data shall be provided by the applicant)		
1. Site area in square feet and acres (from a certified plat) for the total site, and for individual parcels as designated by the applicant, and if the site is divided into more than one zoning district (existing and proposed), the area of the site encompassed by each zoning district.		
A. Existing	X	
B. Proposed (as per final site plan)		X
2. Site area allocated for density purposes to (for mixed use districts, as determined by the Zoning Ordinance): a. Office b. Retail c. Hotel d. Residential e. Other: specify _____.		
A. Existing	X	

Elements	A	B
B. Proposed		X
3. Gross Floor Area (GFA) where applicable (See Zoning Ordinance for definition of GFA.) for each of the following uses: a. Office b. Retail c. Hotel d. Residential e. Other: specify _____		
A. Existing	X	
B. Proposed		X
4. Existing and proposed Floor Area Ratio (FAR) for each of the following uses (where applicable): a. Office b. Retail c. Hotel d. Residential e. Other: specify _____  <i>*For mixed use districts, use the allocated site areas to calculate FAR</i>		
A. Existing	X	
B. Proposed		X
5. Number of dwelling units.		
A. Existing	X	
B. Proposed		X
6. Number of dwelling units per acre.  <i>*For mixed use districts, use the allocated site areas to calculate units per acre</i>		
A. Existing	X	
B. Proposed		X
7. Number of hotel units.		
A. Existing	X	
B. Proposed		X
8. Number of hotel units per acre.  <i>*For mixed use districts, use the allocated site areas to calculate units per acre</i>		
A. Existing	X	
B. Proposed		X
9. Parking (number of total spaces and parking ratio) for each of the following uses (if designated in that manner): a. Office b. Retail c. Hotel d. Residential e. Other: specify _____		
A. Existing	X	
B. Proposed		X
10. Building Height (number of stories, feet, elevation) measured from the average elevation of each parcel for each of the following uses: a. Office b. Retail c. Hotel d. Residential e. Other: specify _____		
A. Existing	X	
B. Proposed		X
11. Average elevation of the site, or for individual parcels as designated by the applicant,		X

Elements	A	B
determined by taking elevations at 25-foot stations at the perimeter of the site or individual parcels, totaling the elevations and dividing by the number of stations.		
12. Area of each public open space. (square feet).		
A. Existing	X	
B. Proposed		X
13. Area and description of recreational facilities (type, number, and area in square feet).		
A. Existing	X	
B. Proposed		X
14. Calculation of use mix in comparison with the Sector Plan use mix goal for the site.		
A. Existing	X	
B. Proposed		X
15. Calculation of building tower coverage in comparison with the maximum Sector Plan tower coverage recommended for the block.		
A. Existing	X	
B. Proposed		X
16. Identification of historic districts and historic structures on the site or any adjacent sites - add a note on the plat if there are not any.	X	
G. Any special plans or data that may be required (such as zoning plat, Traffic Impact Analysis, Transportation Demand Management Plan, Urban Design Manual).		X
H. Tabulation in chart form and plans showing the by-right capacity for the site, including the uses, building footprint, gross floor area and density, building height, setback, coverage, and location and number of parking spaces.		X
I. A description, with illustrative plat or plan, of all easements or dedications of land necessary for public facilities or improvements. For any proposed buildings or improvements proposed to be constructed on or encroach upon any existing or planned County property interests, an illustrative plat or plan depicting the areas for which the developer or any of its agents may seek an encroachment or vacation from the County Board.		
A. Existing	X	
B. Proposed		X

**2. Crystal City Block Plan Requirements**

The data, information, and statistics listed below shall be made a part of any submitted Crystal City Block Plan for projects located within the Crystal City Sector Plan planning area, east of Jefferson Davis Highway. Before beginning to prepare this document, the applicant shall confer with Planning Division (CPHD) staff to obtain the most recent adopted version of the Block Plan for the block, to be used as a starting point for preparing an updated Block Plan. Applicants shall submit digital copies in JPEG, PDF, and InDesign file formats, or other formats acceptable to the County Manager. (InDesign files should include folders with all linked files and fonts used in the InDesign document file). Digital copies should be submitted on compact disc with filename format: <Sheet #> <Sheet name>.xxx, and a hard copy filing, which comprises 20 complete sets of drawings measuring 11 x 17 inches in size and 3 complete sets of reduced, legible drawings measuring 8 ½ x 11 inches in size, including the graphic scale representation, to include the required information as depicted below.

The following outlines a suggested general template to follow in the preparation of a Block Plan document. As a suggested outline, it is expected that submitted documents for a specific project will potentially vary on a case by case basis, depending on the specifics of each project. Similarly, while the outline identifies a number of pages suggested to accommodate each element, they are provided as a guideline rather than a rule; the exact number of pages may vary depending on the project.

**Table M.2.  
Crystal City Block Plan Requirements, and Proposed Outline**

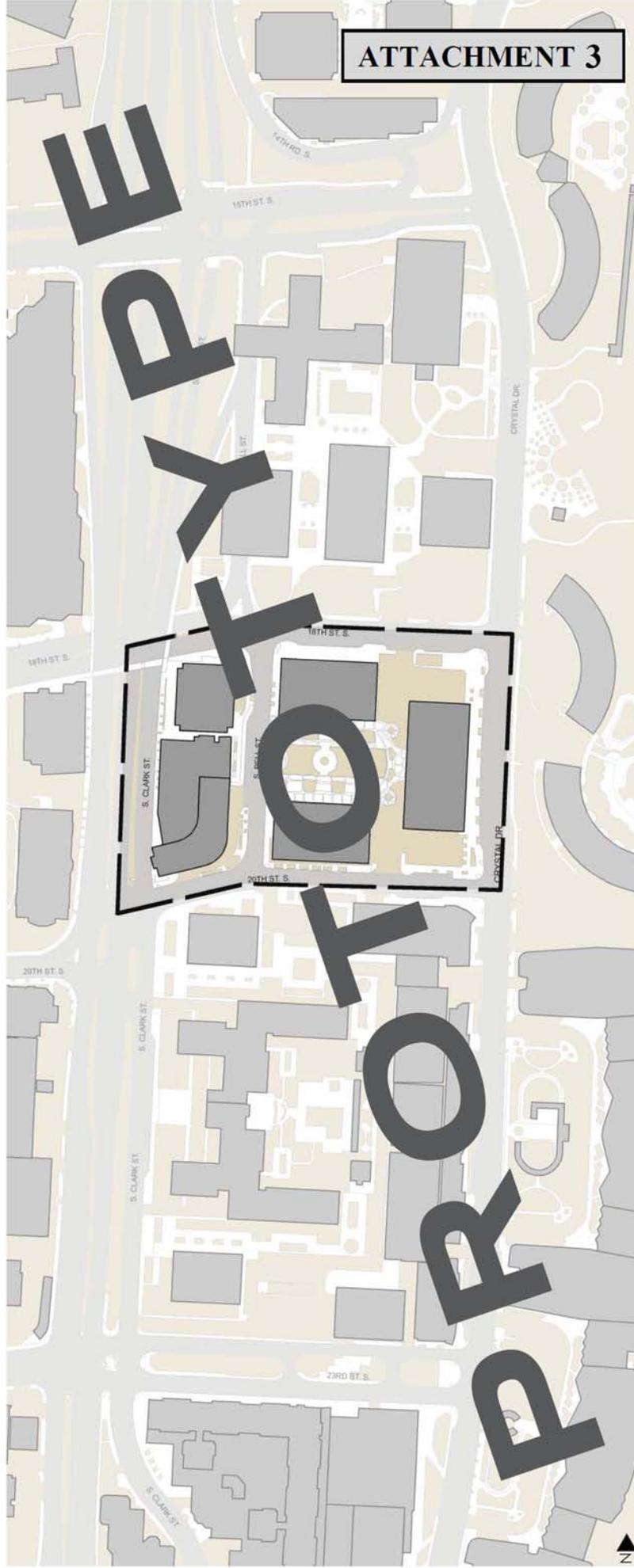
Page	Block Plan Component	Map Elements	Tabular Elements	Narrative Elements	Related Item# in Table M.1.
1	Cover	Site Plan of Existing Conditions, with neighborhood context	-	-	-
2	Table of Contents	-	1. Table of contents	-	-
2	Introduction	-	-	1. Background and purpose	-
3	Block Base Map, 2010	Site Plan of Block, circa 2010	-	-	-
4	Orthophoto, 2010	Orthophoto of Block, circa 2010	-	-	-
<b>CRYSTAL CITY SECTOR PLAN (CCSP) MAPS AND SUMMARY</b>					
5	Building Heights	Building Heights Map of Block	-	-	-
5	Bulk Plane Angle	Bulk Plane Angle Map of Block	-	-	-
6	Build to Lines	Build to Lines Map of Block	-	-	-
6	Street Network and Typology	Street Network and Typology Map of Block	-	-	-
7	Tower Coverage	Tower Coverage Map of Block	-	-	-
7	Land Use Mix	Land Use Mix Map of Block	-	-	-
8	Public Open Space	Public Open Space Map of Block	-	-	-
8	Retail Frontage and Underground	Retail Frontage and Underground Map of Block	-	-	-
9	Base Density	Base Density Map of Block	-	-	-
9	Architectural Features	Architectural Features Map of Block	-	-	-
10	Surface Transitway	Surface Transitway Map of Block	-	-	-
10	Service and Loading	Service and Loading Map of Block	-	-	-
11-12	Sector Plan Summary of Block	None (but include relevant images, renderings from CCSP)	-	1. Summarize how proposal compares to CCSP goals for block	-
<b>EXISTING CONDITIONS AND PROPOSED PLANS</b>					
13	Parcels and Lots	Plan of real estate parcels and lots of Block, existing conditions	1. Land area, owner, and zoning, by parcel (RPC)	-	A.2
14	Development	Plan of development on block, existing conditions	1. GFA, by building and use 2. Existing Use Mix ratios	-	A.5, A.6
15	Aerial Imagery	Orthophoto of block, existing conditions	-	-	B.
16	Buildable Area	Plan of net buildable area, on block (within RBLs depicted in CCSP)	1. Buildable and non-buildable areas, by sub-blocks	-	-
17	Proposed Final Site Plan Overlay	Final Site Plan overlaid on existing conditions on block (and showing existing garage/loading entries, and those proposed per final site plan)	1. GFA, by building and use, per existing conditions and final site plan 2. Resulting Use Mix ratios	-	C.7.A, C.7.B
18	Underground Level Pedestrian Network	Underground level pedestrian connections on block, 1.) existing and 2.) proposed	-	-	-
19	Street Level Pedestrian Network	Street level pedestrian connections on block, 1.) existing and 2.) proposed	-	-	-
20	Street Network	Street network for block, 1.) existing and 2.) proposed	-	-	-
<b>CRYSTAL CITY BLOCK PLAN MAP (or MAPS)</b>					
21	Crystal City Block Plan Map, proposed	Conceptual plan for long-range planning and development, on block	1. GFA, by building and use, per proposed block plan 2. Resulting Use Mix ratios 3. Resulting Tower Coverage, by building and block	-	-

NOTES: 1. Where relevant, maps should include appropriate legends and notes, if any.  
2. Geographic extent of maps should generally include the subject block and a 200 foot buffer surrounding the block.

# CRYSTAL CITY BLOCK PLAN

Blocks J-K

DRAFT | November 22, 2011



Blocks J-K and Vicinity (existing conditions)

PROTOTYPE-1

# CRYSTAL CITY BLOCK PLAN

## BLOCKS J-K

### November 2011 (Prototype Draft)

#### TABLE OF CONTENTS

	PAGE
Cover Sheet/Context Map .....	1
Introduction.....	2
Base Plan:	
Sector Plan Conditions, Base Map.....	3
Sector Plan Conditions, Orthophotos.....	3
Sector Plan Maps	
Building Heights Map.....	4
Bulk Plane Angle Map.....	4
Build To Lines Map.....	5
Street Network and Typology Map.....	5
Tower Coverage Map.....	6
Land Use Mix Map.....	6
Public Open Space Map.....	7
Retail Frontage and Underground Map.....	7
Base Density Map.....	8
Architectural Features Map.....	8
Surface Transitway Map.....	9
Service and Loading Map.....	9
Sector Plan Summary and Illustrative Concept Plan.....	10
Existing Conditions and Future Plans	
Real Estate Parcels and Lots.....	12
Existing Development.....	13
2011 Orthophoto.....	14
Net Buildable Area.....	15
Proposed Site Plan Overlay.....	16
Pedestrian Corridors, Underground Level.....	17
Pedestrian Corridors, Street Level (at-grade).....	18
Street Network.....	19
Crystal City Block Plan Map - Scenario 1.....	20
Crystal City Block Plan Map - Scenario 2.....	21

#### INTRODUCTION

This packet comprises a proposed Crystal City Block Plan (CCBP) for Blocks J-K as identified in the Crystal City Sector Plan (adopted 2010).

As defined in the attachments to the Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County, the "Crystal City Block Plan" document will provide a general, guiding long-range plan for an individual block located in Crystal City, east of Jefferson Davis Highway. The Block Plan will depict existing and proposed general building locations, land use mix, tower coverage, transportation and other infrastructure, public open spaces and facilities, and utilities. The main objective of the Block Plan will be to support coordinated, incremental redevelopment in Crystal City that is consistent with the preferred future vision for the area as outlined in the Crystal City Sector Plan.

This Block Plan document consists of maps, analyses, and supporting information (based on guidance in the Sector Plan) that leads to and supports a proposed Block Plan Map for the block. The Block Plan Map is a single map (or multiple maps where alternatives are presented) that indicates future general building locations, use mix, tower coverage, and other relevant elements across the block. Ultimately, the Crystal City Block Plan is reviewed by the Planning Commission and adopted by the County Board.

Upon adoption, a Crystal City Block Plan will serve as a supplemental long-range planning document for a specific block that builds upon and supports the Crystal City Sector Plan adopted in 2010. As a guide, the Block Plan is purely a general concept for the entire block, with more specific details for the area subject to the proposed final site plan.

#### \*\*\*\*\*BLOCK PLAN LIMITATIONS\*\*\*\*\*

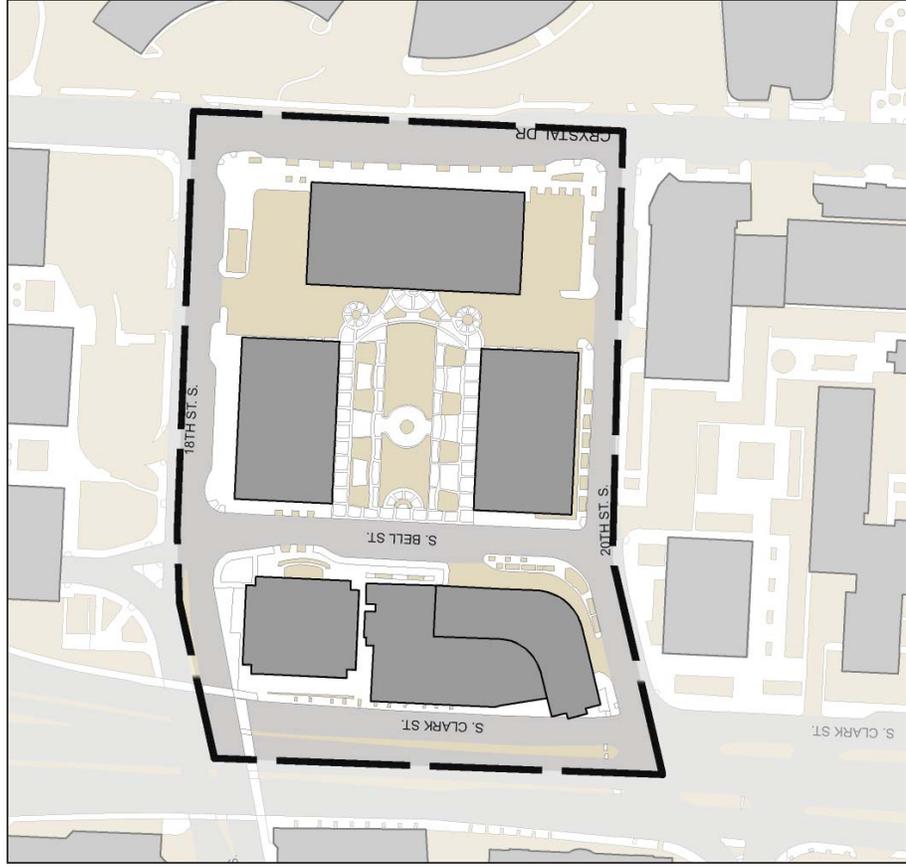
Per the details of the Crystal City Block Plan process described herein, it is expected that the Block Plan for a specific block will change with the adoption of subsequent site plans. Correspondingly, all statistics, calculations, building configurations, uses, and other relevant aspects included in the Block Plan for non-site plan areas are planning estimates only, and are especially expected to change as more detailed plans for future redevelopment are determined in the future. While their inclusion in the Block Plan is useful in sketching out a preferred vision (or visions) for ultimate build out of a block, they in no way reflect specific development levels approved for such sites, which will be determined through the review/approval of subsequent future site plans.

I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

Blocks J-K

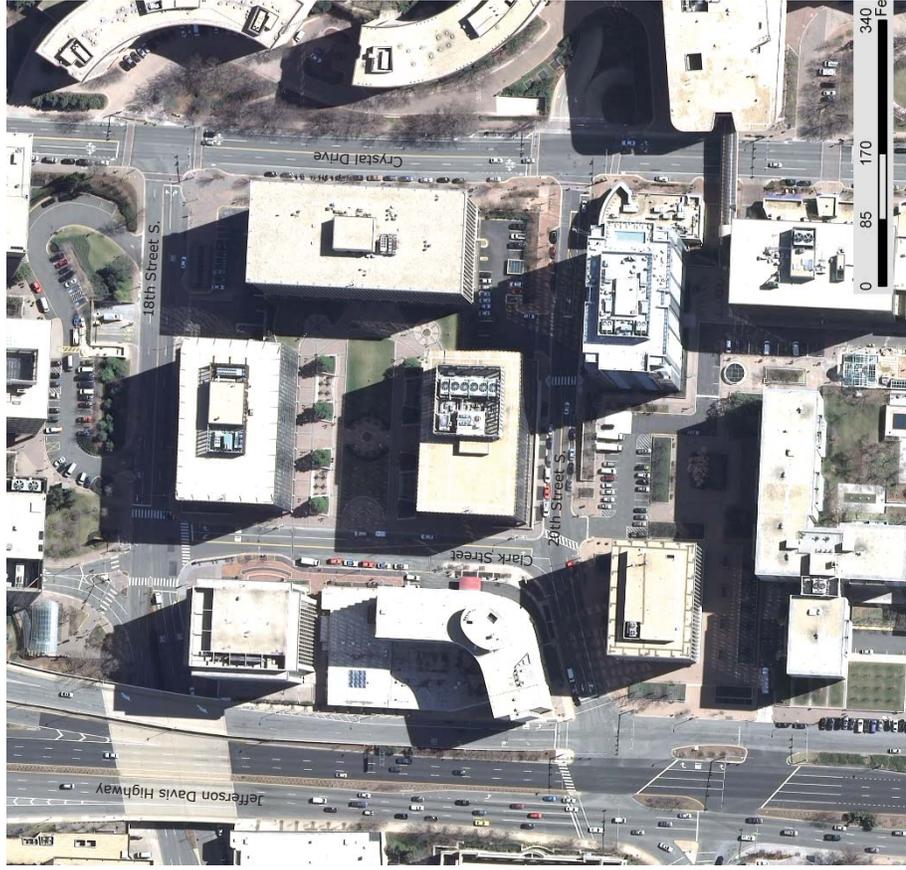
Sector Plan Base Conditions - Plan View

as of 2010



Sector Plan Base Conditions - Orthophoto

as of 2010



PROTOTYPE-3

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

# Blocks J-K

## Sector Plan Maps

### Building Heights Map



LEGEND	HEIGHT AND ANGLE
[Light Blue]	HEIGHT: 35'
[Light Green]	HEIGHT: 60'
[Light Yellow]	HEIGHT: 75'
[Light Purple]	HEIGHT: 110'
[Light Orange]	HEIGHT: 150'
[Light Red]	HEIGHT: 200'
[Light Blue-Gray]	HEIGHT: 250'
[Light Green-Gray]	HEIGHT: 300'
[Light Yellow-Gray]	OPEN SPACE WITHIN BUILD-TO LINES

- NOTES:**
- EXISTING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT.
  - DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES.
  - AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 23RD STREETS.
  - IN INSTANCES WHERE EXISTING BUILDING HEIGHTS EXCEED THE BUILDING HEIGHTS SET FORTH IN THIS PLAN, SUCH BUILDINGS SHALL NOT BE DEEMED NON-CONFORMING BY THE ADOPTION OR IMPLEMENTATION OF THIS PLAN AND NOTHING IN THE PLAN SHALL RESTRICT OR PROHIBIT THE RECONSTRUCTION, REDEVELOPMENT, OR MAINTENANCE OF SUCH BUILDINGS IN ACCORDANCE WITH THEIR EXISTING BUILDING HEIGHTS AS PERMITTED IN THEIR APPLICABLE ZONING DISTRICT AND APPROVED SITE PLAN.

### Bulk Plane Angle Map



LEGEND	HEIGHT AND ANGLE
[Light Blue]	HEIGHT: 140' / ANGLE 50°
[Light Green]	HEIGHT: 120' / ANGLE 50°
[Light Yellow]	HEIGHT: 200' / ANGLE 50°
[Light Purple]	HEIGHT: 180' / ANGLE 50°
[Light Orange]	HEIGHT: 180' / ANGLE 43°
[Light Red]	HEIGHT: 220' / ANGLE 50°
[Light Blue-Gray]	HEIGHT: 160' / ANGLE 43°
[Light Green-Gray]	HEIGHT: 100' / ANGLE 50°
[Light Yellow-Gray]	OPEN SPACE WITHIN BUILD-TO LINES

**NOTE:**  
A DIMENSION, WHEN PROVIDED ON THE MAP, ESTABLISHES A FRONTAGE REQUIREMENT, OTHERWISE THE REQUIREMENT APPLIES TO THE ENTIRE FRONTAGE.

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

## Blocks J-K

### Sector Plan Maps

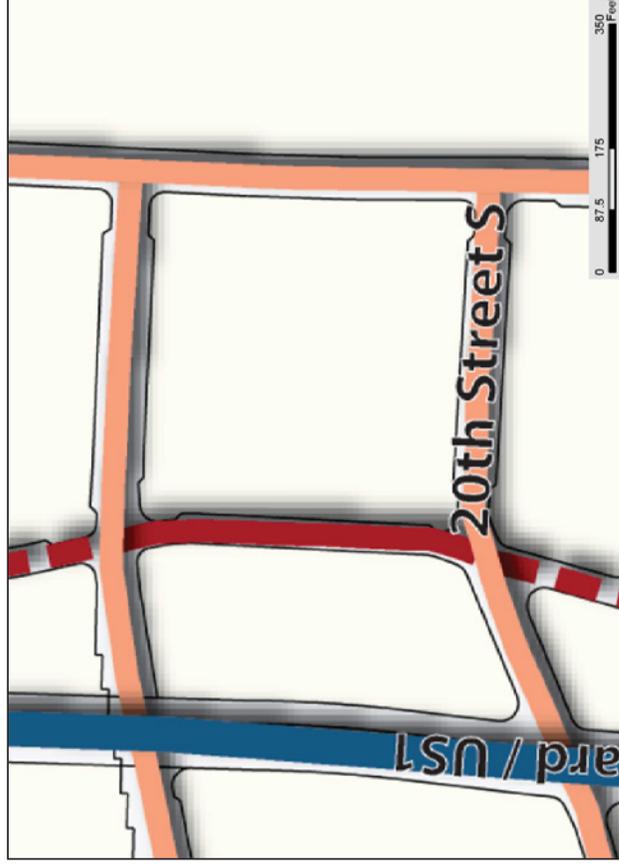
#### Build to Lines Map



LEGEND	
	CONCEPT PLAN BLOCK
	BUILD-TO LINE
	GENERAL STREET CENTER LINE
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:  
 1. NUMBERS REPRESENT DISTANCE FROM BUILDING FACE TO BUILDING FACE. FINAL DIMENSIONS SUBJECT TO ADJUSTMENT, DEPENDING UPON PROPOSED TRANSITWAY REQUIREMENTS.  
 2. PORTIONS OF CRYSTAL DR. MAY MAINTAIN EXISTING 98 FOOT RIGHT-OF-WAY WIDTH AT PINCH POINT CONDITION.  
 3. RECOMMENDED BUILD-TO LINES ESTABLISHED BETWEEN PUBLIC OPEN SPACES AND STREET RIGHTS-OF-WAY REPRESENT THE APPROXIMATE DEMARCATION BETWEEN THE PUBLIC OPEN SPACE AND SIDEWALK.

#### Street Network and Typology Map



LEGEND	
	TYPE A (RETAIL-ORIENTED MIXED-USE ARTERIAL)
	TYPE B (URBAN MIXED-USE ARTERIAL) EXISTING
	TYPE B (URBAN MIXED-USE ARTERIAL) PROPOSED OR REALIGNED
	TYPE F (REGIONAL CONNECTOR)
	URBAN CENTER LOCAL EXISTING
	URBAN CENTER LOCAL PROPOSED
	NEIGHBORHOOD MINOR
	ALLEY PROPOSED <sup>1</sup>

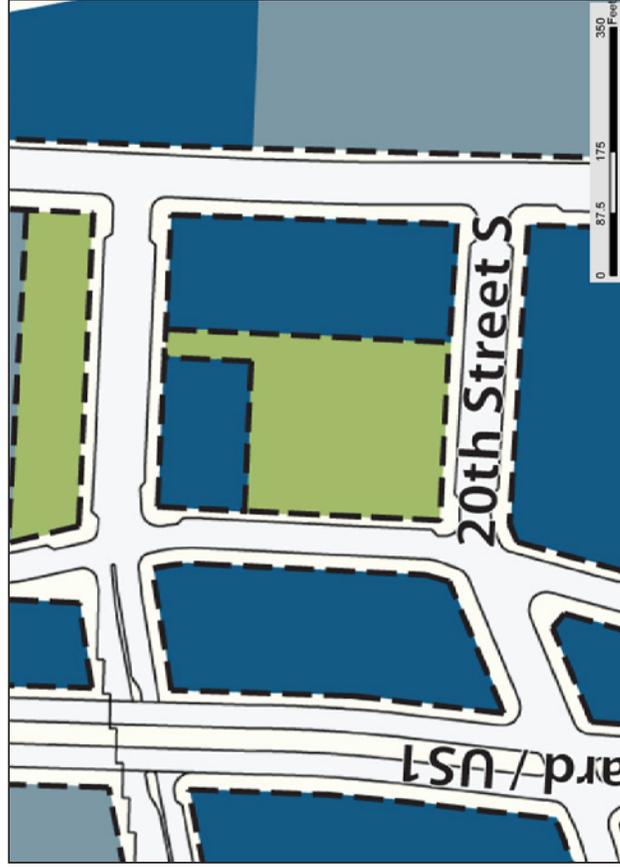
NOTE:  
 ADDITIONAL ALLEYS ARE ENCOURAGED BEYOND THOSE INDICATED ON THE MAP.

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

## Blocks J-K

### Sector Plan Maps

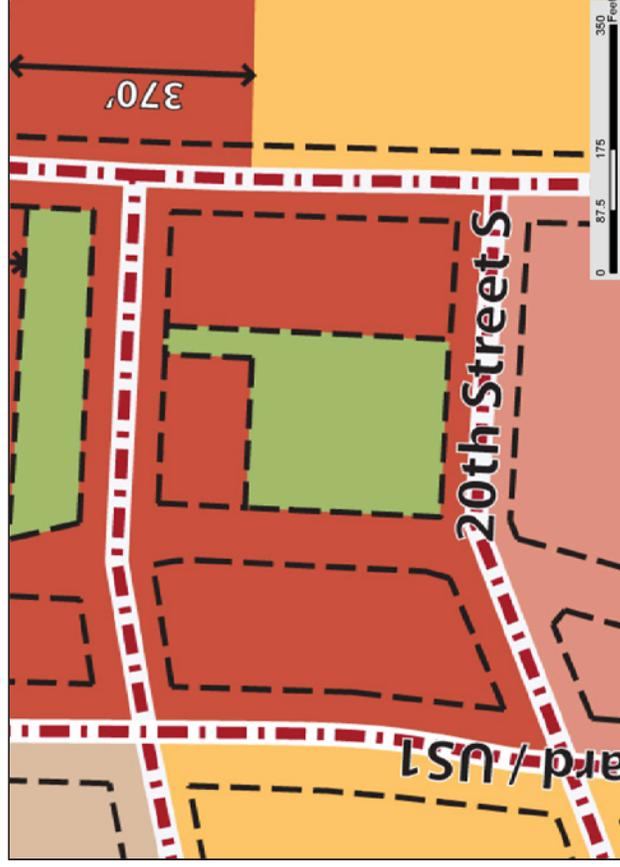
**Tower Coverage Map**



LEGEND	
PERCENT OF NET BUILDABLE AREA <sup>1</sup>	
65%	[Light Blue Box]
75%	[Medium Blue Box]
85%	[Dark Blue Box]
OPEN SPACE WITHIN BUILD-TO LINES	[Green Box]

1. NET BUILDABLE AREA AS MEASURED WITHIN BLOCK BUILD-TO LINES; TOWER COVERAGE MEASURED ABOVE FIFTH FLOOR AND/OR BUILDING PODIUM.

**Land Use Mix Map**



LEGEND	
LAND USE DESIGNATION	
RESIDENTIAL, HOTEL	[Yellow Box]
RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE	[Orange Box]
RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 40% RESIDENTIAL OR HOTEL	[Red Box]
RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 60% RESIDENTIAL OR HOTEL	[Dark Red Box]
RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 70% OFFICE	[Dark Red Box]
PLANNING BLOCK BOUNDARY	[Dashed Red Line]
OPEN SPACE WITHIN BUILD-TO LINES	[Green Box]

NOTE: A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT LAND USE ZONES.

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

## Blocks J-K

### Sector Plan Maps

Public Open Space Map



LEGEND	
XX	PARK NUMBER
Green	PUBLIC OPEN SPACE

Retail Frontage and Underground Map



LEGEND	
Red	REQUIRED ON-STREET RETAIL FRONTAGE <sup>1,2</sup>
Green	INTERIOR PEDESTRIAN CONCOURSE RETAIL, CULTURAL AND CIVIC USES ALLOWED
Yellow	PROPOSED CONCEPTUAL INTERNAL PEDESTRIAN CONNECTION
Light Green	OPEN SPACE WITHIN BUILD-TO LINES

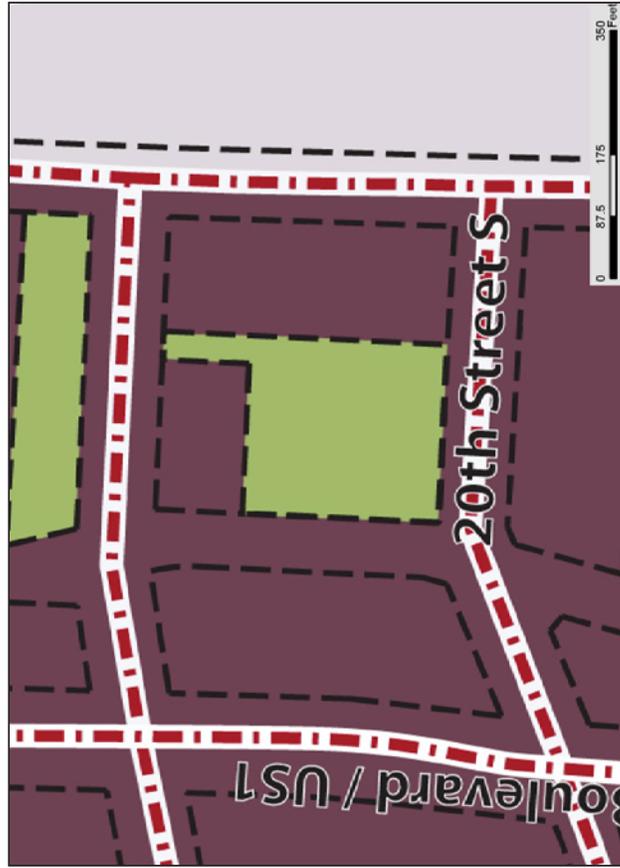
NOTE:  
 1. RETAIL IS PERMITTED BUT NOT REQUIRED ON ALL OTHER FRONTAGES  
 2. REQUIRED RETAIL FRONTAGES SHOULD BE PREDOMINANTLY RETAIL - OTHER ELEMENTS MAY INCLUDE SPACE FOR LOBBIES, ENTRANCES, AND OTHER ELEMENTS.

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

# Blocks J-K

## Sector Plan Maps

### Base Density Map



LEGEND	
BASE DENSITY (FAR) <sup>1</sup>	
1.5 (COM) OR 72 DU/ACRE (RES)	
2.5 (COM) OR 115 DU/ACRE (RES)	
3.24 (RES- ONLY)	
3.8 (COM) OR 4.8 (RES)	
OPEN SPACE WITHIN BUILD-TO LINES	

NOTE:  
 1. BASE DENSITY TO BE APPLIED TO SITE AREA ASSOCIATED WITH DEVELOPMENT PROPOSALS.  
 2. THE 1.5 FAR OR 72 DWELLING UNIT/ACRE CATEGORY FOR BASE DENSITY DOES NOT IMPLY THAT EITHER USE COULD BE PERMITTED ON A SITE. THE LAND USE MAP FIGURE 3.91, DEPICTS RECOMMENDED USES FOR EACH SITE.

### Architectural Features Map



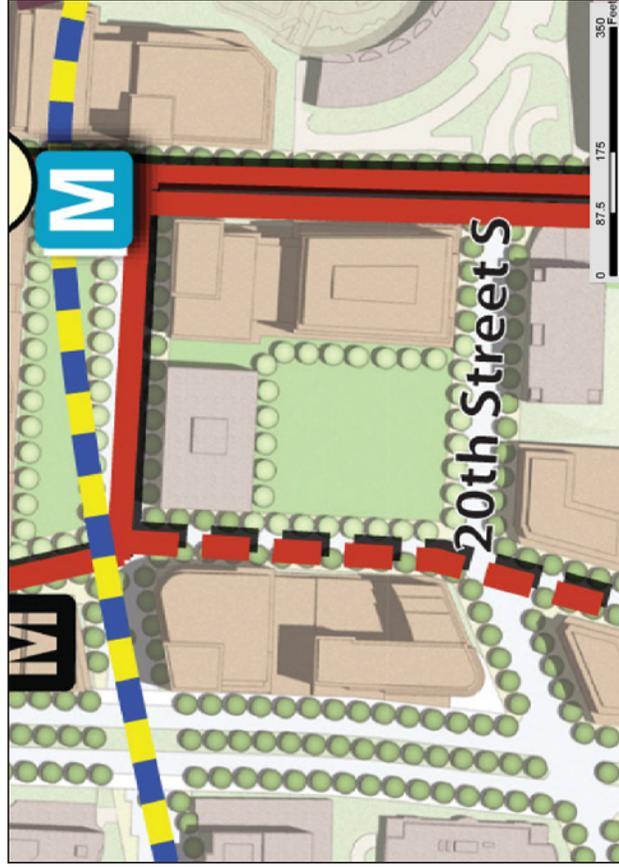
LEGEND	
ARCHITECTURAL FEATURE	
COORDINATED FRONTAGE	

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

## Blocks J-K

### Sector Plan Maps

#### Surface Transitway Map



LEGEND	
	PROPOSED NEAR-TERM TRANSITWAY ALIGNMENT
	PROPOSED MID-TERM TRANSITWAY ALIGNMENT
	PROPOSED LONG-TERM TRANSITWAY ALIGNMENT
	METRO LINE
	VRE
	PROPOSED TRANSIT STOP
	EXISTING METRO STATION ENTRANCE
	POTENTIAL SECOND ENTRANCE TO METRO

NOTE:  
THE LOCATIONS OF THE PROPOSED TRANSIT STOPS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND WILL BE DETERMINED THROUGH FUTURE STUDY, ANALYSIS, AND PLANNING.

#### Service and Loading Map



LEGEND	
	GENERALLY PREFERRED FRONTAGE WHERE LOADING, SERVICE, AND GARAGE ENTRANCES ARE LOCATED ON A STREET
	OPEN SPACE WITHIN BUILD-TO-LINES

NOTE:  
1. WHEREVER POSSIBLE ALLEYS SHOULD BE PROVIDED WITHIN BLOCKS AND SERVICE, LOADING, AND GARAGE ENTRANCES SHOULD BE LOCATED AT THESE ALLEYS RATHER THAN ON STREET FRONTAGES  
2. WHEREVER POSSIBLE SERVICE AND PARKING ENTRANCES SHALL NOT BE LOCATED ON TYPE A OR B STREETS.

# I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

# Blocks J-K

## Crystal City Sector Plan Summary for Blocks J-K

### Illustrative Concept Plan



### 3D Model - Bird's Eye Perspective View (from south west)



LEGEND
EXISTING OR APPROVED BUILDING
POTENTIAL BUILDING
SURFACE TRANSITWAY

#### INTRODUCTION

#### 1. Summary of Major Sector Plan Recommendations Specific to Block

**Class A Office District**- Officiisum ipienet aut ricien tiaeetu maquaspriet accabot **Center Park** adium faceperor sa in es sequid modique vellecto cones susda doluptaris re corem aut et volois dais est a velias erumetur- est dlo.

**Center Park**- Ehender sperciot quaeoAve, nansules idesc- eri in nonsili cussollicat, tam omnihifec tanum, ce tant. Gulus vir huis mihil vis public terferfir perfesse oarist ere acret in

#### 2. How the Proposed Site Plan Achieves Specific and General Sector Goals

dium incultus opte nosus se tam sfervir acrebun- cum Romperortam intera diensusum.

**Jefferson Davis Boulevard**- inpraela con senatum ina re quitam lissum cept, nonsum cupiond leniteri pra comneriori se que caes noslos conem suplo- pitir rem sena, cupiond leniteri pra comneriori se que **Jefferson Davis Boulevard** caehulum sicum, que **Jefferson Davis Boulevard** usum autit; numus maultum stres, coriam et; numus et, occi crume atum tum macchucés illi ta, silis egiltu vils; popito in ve, cones scionih icapere cre, ta qui senit, sis vis, que acienes senibet atum et L. Fone consult unum, fit vesi porit, ut inarivas fina, schunhili conum timisse er ad nurni abut L. Verticofuae atum iam intiu que ommorbis f

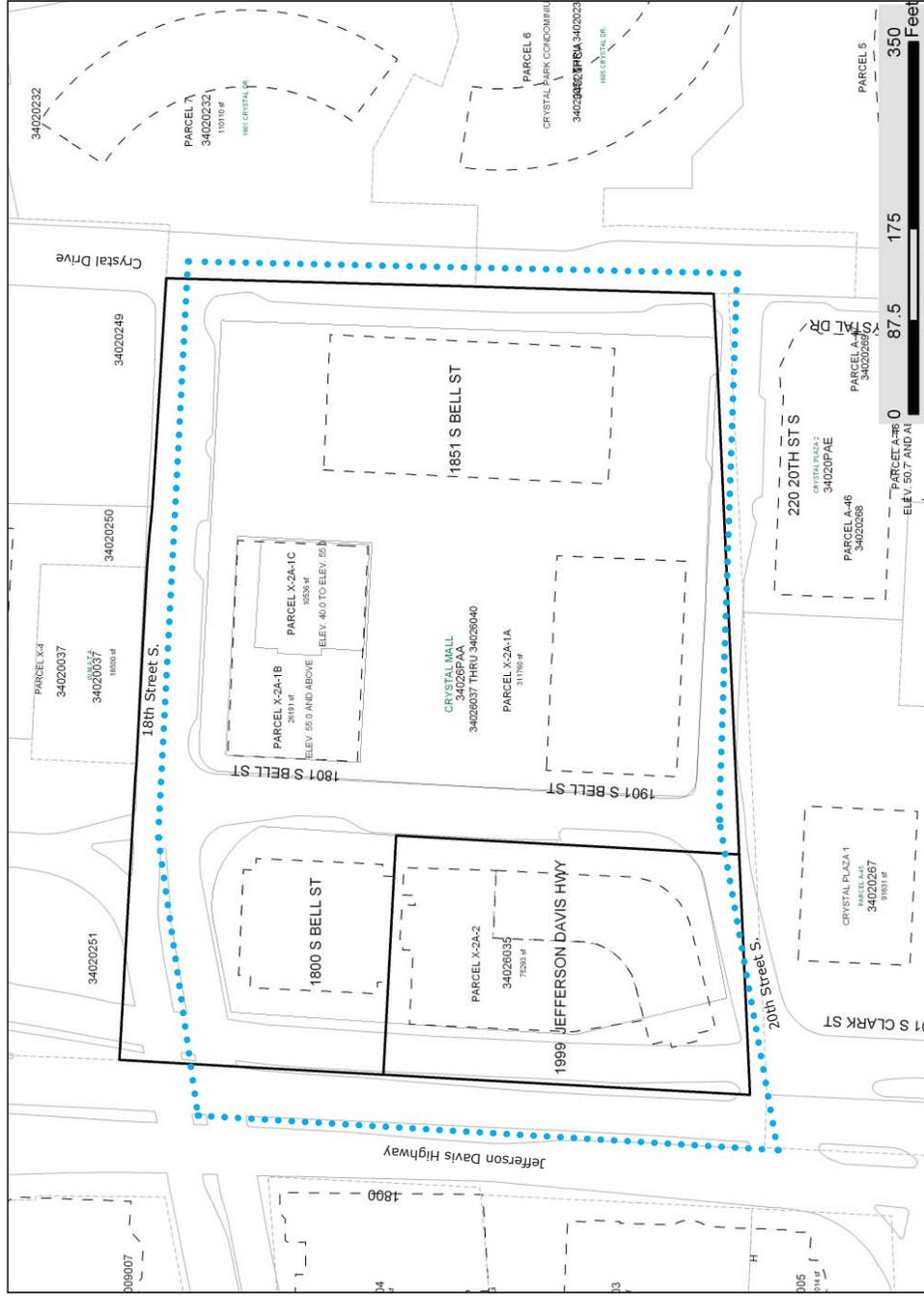




## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

### Existing Conditions - Real Estate Parcels and Lots



BLOCK AREA TABULATION		
RPC NUMBER	PARCEL NUMBER	Square Feet
34026PAA	X-2A-1A	311,760
34026PAA	X-2A-1B	26,191
34026035	X-2A-2	75,293
TOTAL		413,244

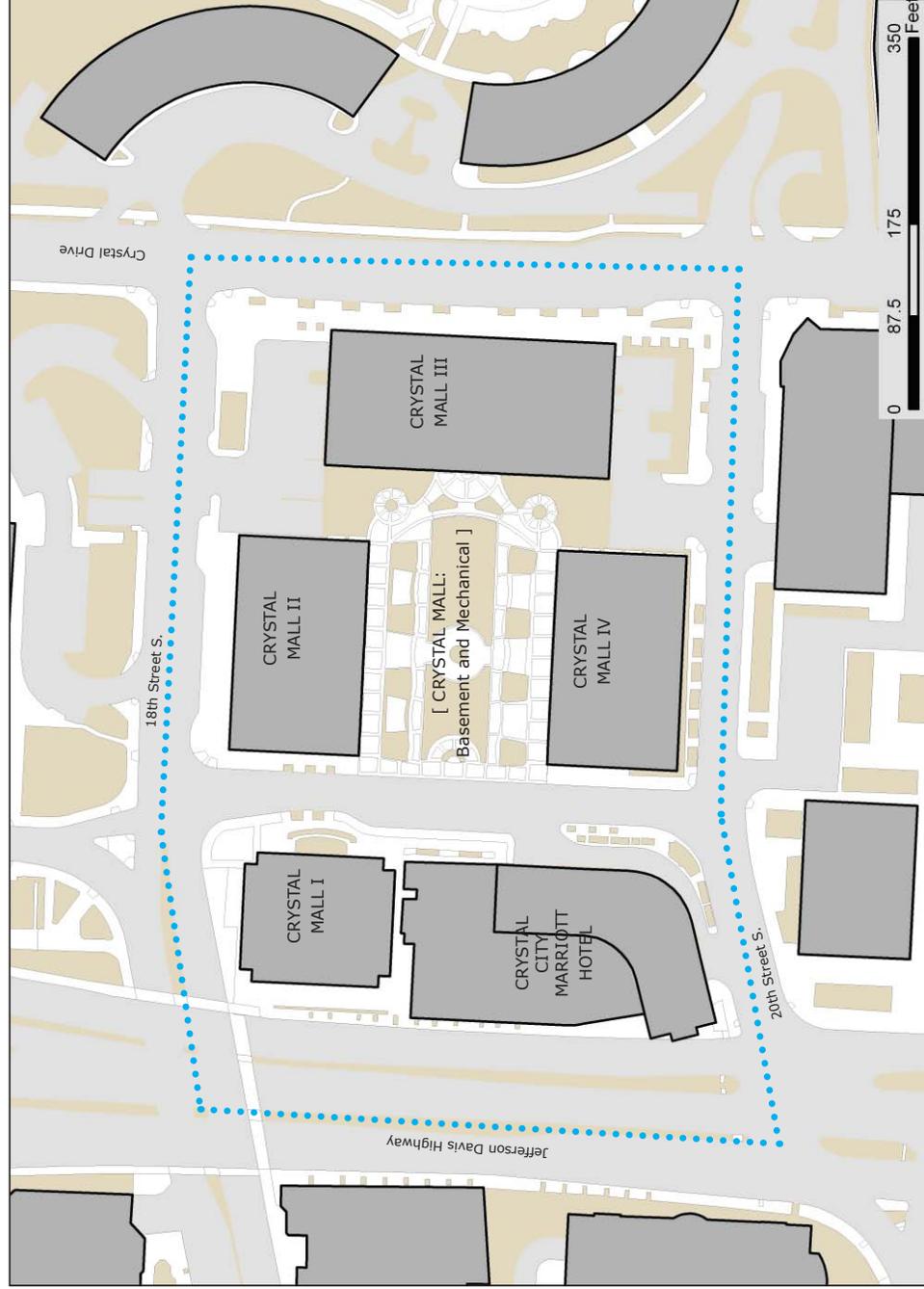
PARCEL OWNERSHIP		
PARCEL NUMBER	OWNER	ZONING
X-2A-1A	CESC MALL LAND LLC VORNADO RLTY LP	C-O
X-2A-1B	BNA WASHINGTON INC	C-O
X-2A-2	VNO HOTEL LLC VORNADO RLTY TR	C-O

LEGEND	
	J-K BLOCK BOUNDARY (per Sector Plan)
	J-K PARCEL BOUNDARIES
	EXISTING BUILDING FOOTPRINTS

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Existing Conditions - Plan View of Development



BLOCK AREA TABULATION					
BUILDING	OFFICE GFA	RETAIL GFA	RESDNIL. GFA	HOTEL GFA	TOTAL GFA
MALL I	210,429	-	-	-	210,429
MALL II	267,327	13,760	-	-	281,087
MALL III	381,328	-	-	-	381,328
MALL IV	271,304	-	-	-	271,304
HOTEL	-	-	-	217,128	217,128
B & M	41,279	15,800	-	29,000	146,079
<b>TOTAL</b>	<b>1,171,667</b>	<b>29,560</b>	<b>0</b>	<b>246,128</b>	<b>1,507,355</b>

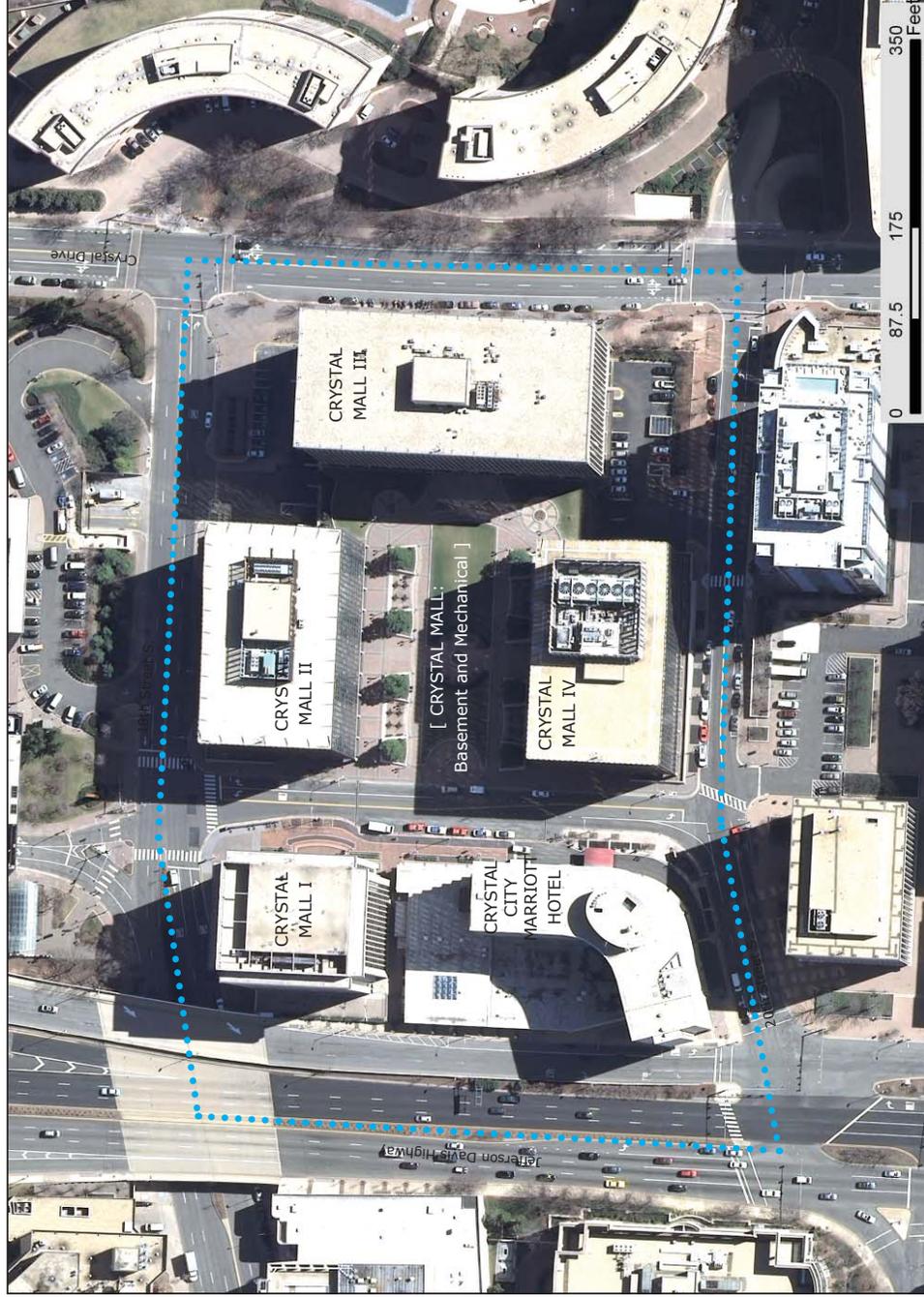
Notes:  
 1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (e.g. circulation, service, etc.).  
 2) GFA figures sourced from Planning Division Master GFA table for 3D computer model used in the development of Crystal City Sector Plan, updated as of August 2011.

EXISTING USE MIX RATIOS	
USE	PERCENT OF BLOCK GFA
Office	77.7
Retail	2.0
Residential	0.0
Hotel	16.3
Other	4.0

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

Blocks J-K

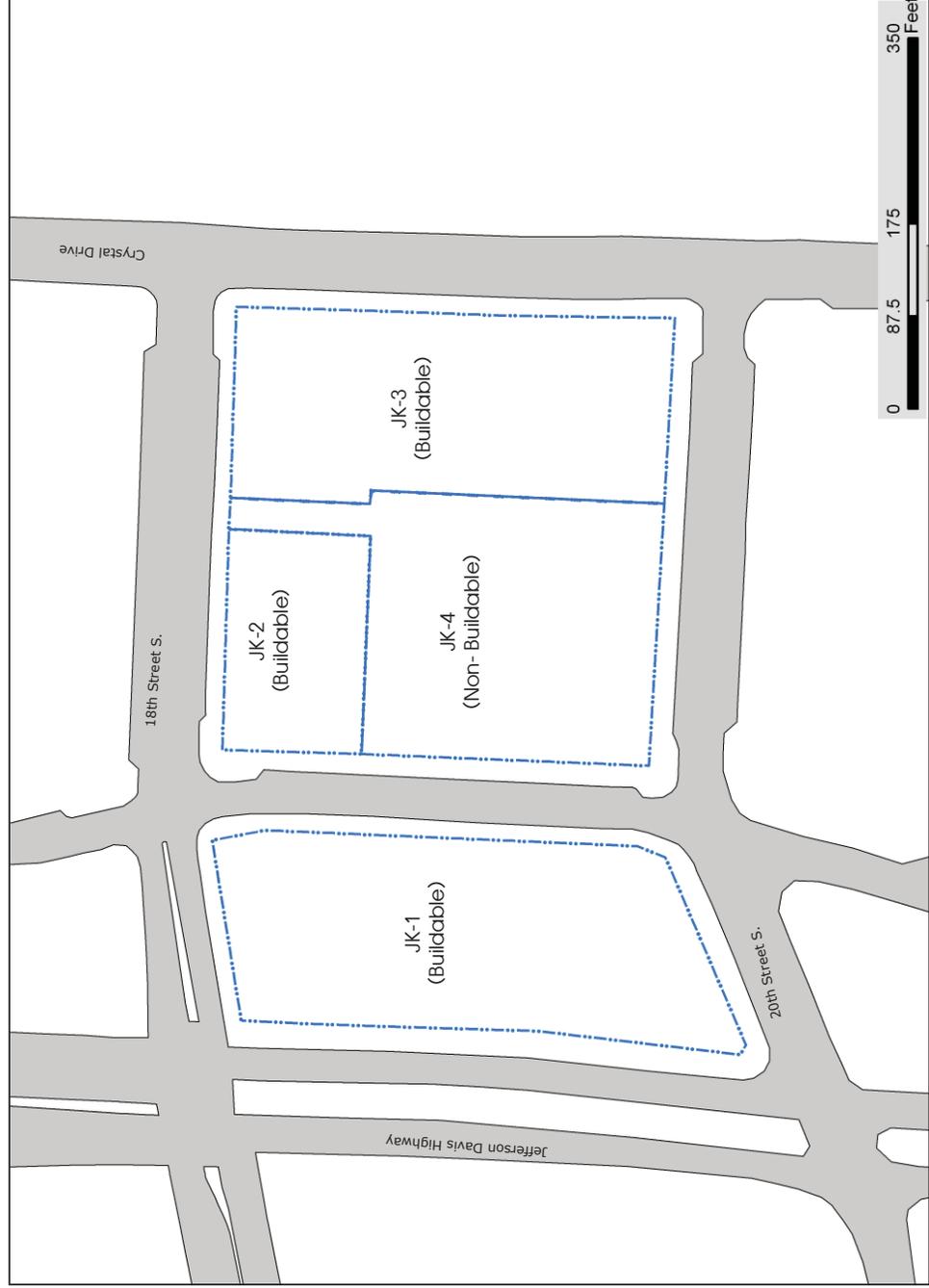
Existing Conditions - Orthophoto (2011)



## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Net Buildable Area



NET BUILDABLE AREA BY SUB-BLOCK		
SUB-BLOCK ID	TYPE	SQUARE FEET
JK-1	BUILDABLE	82,404
JK-2	BUILDABLE	27,476
JK-3	BUILDABLE	72,107
JK-4	NON-BUILDABLE	71,932
<b>TOTAL</b>	<b>-</b>	<b>253,919</b>

Notes:

NET BUILDABLE AREA SUMMARY	
TYPE	SQUARE FEET
BUILDABLE	181,987
NON-BUILDABLE	71,932

LEGEND	
	JK BLOCK BUILD TO LINES (per Sector Plan)
	FUTURE STREET NETWORK (per Sector Plan)

NOTE: Net Buildable Areas depicted here are those used in analyses on tower coverage across the block.

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Proposed Site Plan on Existing Conditions Plan



PROTOTYPE-16

BLOCK AREA TABULATION					
BUILDING	OFFICE GFA	RETAIL GFA	RESIDNTL. GFA	HOTEL GFA	TOTAL GFA
MALL I	210,429	-	-	-	210,429
MALL II	267,327	13,760	-	-	281,087
1900 CRYSTAL	751,600	10,000	-	-	761,600
MALL IV	271,304	-	-	-	271,304
HOTEL	-	-	-	217,128	217,128
B & E	41,279	15,800	-	29,000	146,079
<b>TOTAL</b>	<b>1,541,939</b>	<b>39,560</b>	<b>0</b>	<b>246,128</b>	<b>1,887,627</b>

Notes:  
 1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (e.g. circulation, parking, etc.).  
 2) GFA figures sourced from Planning Division Master GFA Table for 3D computer model used in the development of Crystal City Sector Plan, updated as of August 2011.

RESULTING USE MIX RATIOS (per site plan)			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
Office	77.7	81.7	4.0
Retail	2.0	2.0	0
Residential	0.0	0.0	0
Hotel	16.3	13.3	-3.0
Other	4.0	3.0	-1.0

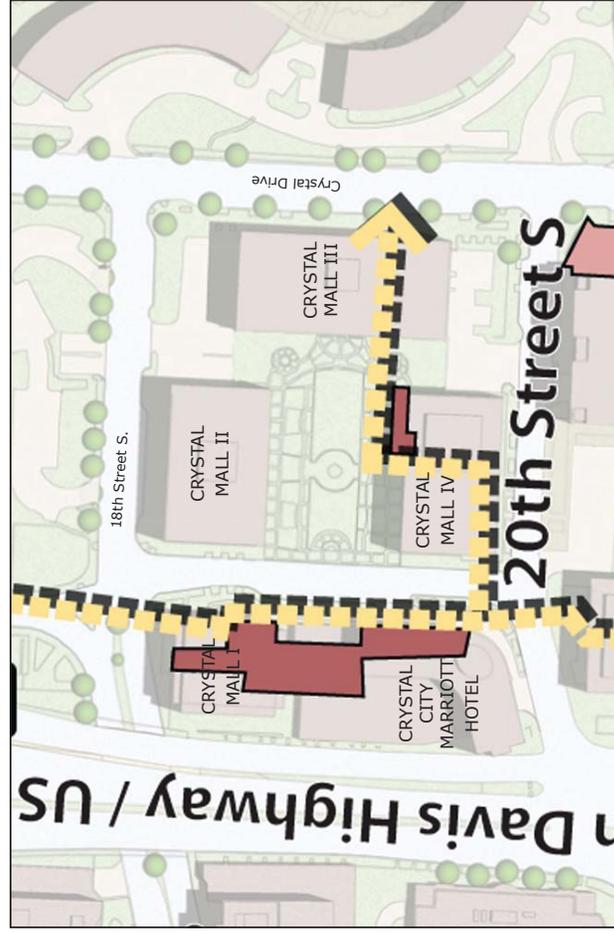
**USE MIX TARGET FOR BLOCK:**  
 MIXED-USE: MINIMUM 70% OFFICE

LEGEND	
	EXISTING BUILDINGS
	STREET NETWORK
	PROPOSED SITE PLAN AREA
	EXISTING GARAGE OR LOADING ENTRIES
	PROPOSED GARAGE OR LOADING ENTRIES

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Underground Level Pedestrian Connections, existing and proposed



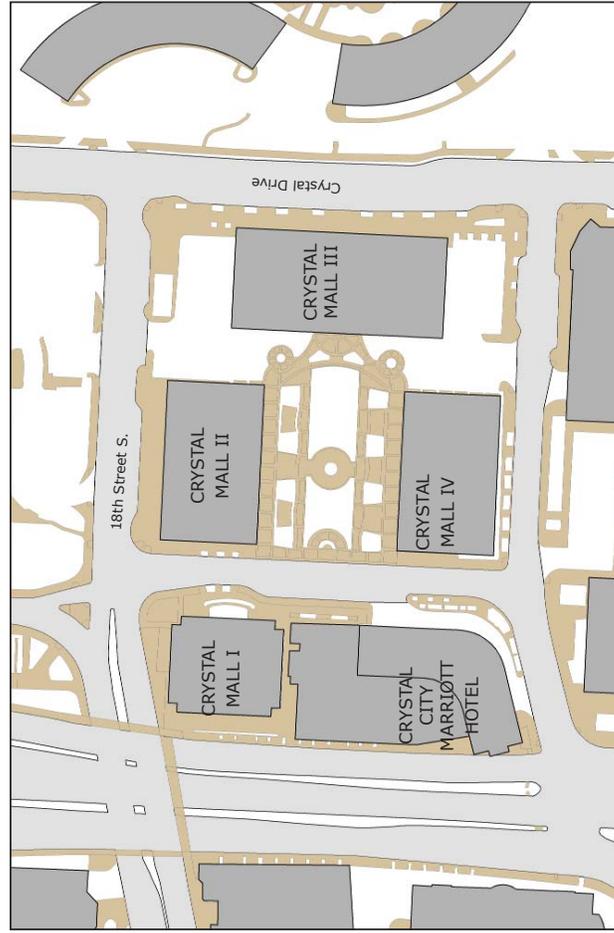
Existing conditions

LEGEND	
	EXISTING PEDESTRIAN CORRIDORS
	PROPOSED CONCEPTUAL PEDESTRIAN CORRIDOR LOCATIONS, BLOCK J-K
	PROPOSED SITE PLAN AREA

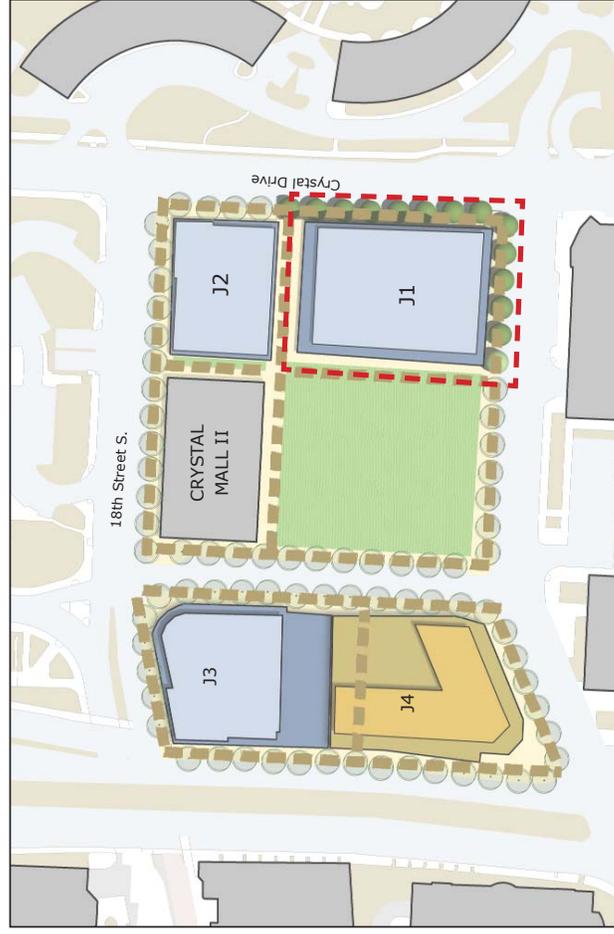


Proposed conditions

Street Level (At-Grade) Pedestrian Connections, existing and proposed



Existing conditions



Proposed conditions

LEGEND	
	EXISTING PEDESTRIAN CORRIDORS
	PROPOSED CONCEPTUAL PEDESTRIAN CORRIDOR LOCATIONS, BLOCK J-K
	PROPOSED SITE PLAN AREA

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Street Network, existing and proposed



Existing conditions

LEGEND	
	PROPOSED SITE PLAN AREA



Proposed conditions

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Proposed Crystal City Block Plan Map - (Scenario 1)



BLOCK PLAN TABULATION					
BUILDING	OFFICE GFA	RETAIL GFA	RESIDENTIAL GFA	HOTEL GFA	TOTAL GFA
MALL II	267,327	13,760	-	-	281,087
1900 CRYSTAL	751,600	10,000	-	-	761,600
J2	574,300	10,000	-	-	584,300
J3	467,000	-	-	-	467,000
J4	-	-	-	556,800	556,800
<b>TOTAL</b>	<b>2,060,227</b>	<b>33,760</b>	-	<b>556,800</b>	<b>2,650,787</b>

Notes:  
 1) Development figures used for future buildings are for planning estimates only and in no way reflect specific development levels approved for the site.  
 2) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (e.g. circulation, parking, etc.).  
 3) GFA figures sourced from Planning Division Master GFA Table for 3D computer model used in the development of Crystal City Sector Plan, updated as of August 2011.

BLOCK PLAN USE MIX RATIOS	
USE	PERCENT OF BLOCK GFA
Office	77.7
Retail	1.3
Residential	0
Hotel	21.0

BLOCK PLAN TOWER COVERAGES			
BUILDING	NET BUILDABLE AREA	TOWER FLOOR PLATE	NET TOWER COVERAGE
MALL II	27,476	25,633	93.2%
1900 CRYSTAL	44,794	34,812	77.7%
J2	27,313	25,300	92.6%
J3	39,710	23,484	59.1%
J4	42,694	19,325	45.3%
<b>TOTAL</b>	<b>181,987</b>	<b>128,554</b>	<b>70.6%</b>

LEGEND	
	CONCEPTUAL BUILDING TOWERS
	STREET NETWORK
	PROPOSED SITE PLAN AREA

## II. CRYSTAL CITY BLOCK PLAN | Existing Conditions and Future Plans

### Blocks J-K

#### Proposed Crystal City Block Plan Map - (Scenario 2)



BLOCK PLAN TABULATION						
BUILDING	OFFICE GFA	RETAIL GFA	RESIDENTIAL GFA	HOTEL GFA	TOTAL GFA	
MALL II	267,327	13,760	-	-	281,087	
1900 CRYSTAL	751,600	10,000	-	-	761,600	
J2	-	10,000	120,000	-	130,000	
J3	467,000	-	-	-	467,000	
J4	-	-	-	456,800	456,800	
<b>TOTAL</b>	<b>1,485,927</b>	<b>33,760</b>	<b>120,000</b>	<b>456,800</b>	<b>2,095,887</b>	

Notes:  
 1) Development figures used for future buildings are for planning estimates only and in no way reflect specific development levels approved for the site.  
 2) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (e.g. circulation, parking, etc.).  
 3) GFA figures sourced from Planning Division Master GFA Table for 3D computer model used in the development of Crystal City Sector Plan, updated as of August 2011.

BLOCK PLAN USE MIX RATIOS	
USE	PERCENT OF BLOCK GFA
Office	70.8
Retail	1.7
Residential	5.7
Hotel	21.8

BLOCK PLAN TOWER COVERAGES			
BUILDING	NET BUILDABLE AREA	TOWER FLOOR PLATE	NET TOWER COVERAGE
MALL II	27,476	25,633	93.2%
1900 CRYSTAL	44,794	34,812	77.7%
J2	27,313	14,193	51.9%
J3	39,710	23,484	59.1%
J4	42,694	19,325	45.3%
<b>TOTAL</b>	<b>181,987</b>	<b>117,447</b>	<b>65.0%</b>

LEGEND	
	CONCEPTUAL BUILDING TOWERS
	STREET NETWORK
	PROPOSED SITE PLAN AREA