

Public Space Considerations

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Crystal City Sector Plan (CCSP) – Center Park

I. CRYSTAL CITY BLOCK PLAN | BASE PLAN

Blocks J-K

Crystal City Sector Plan Summary for Blocks J-K

Illustrative Concept Plan



From Figure 3.2.2, pg. 33

LEGEND	
	EXISTING OR APPROVED BUILDING
	POTENTIAL BUILDING
	SURFACE TRANSITWAY

INTRODUCTION

The J-K Block is framed by Jefferson Davis Boulevard/US 1 to the west, Crystal Drive to the east, 18th Street to the north and 20th Street to the south. In the Sector Plan, this block is within the Central Business District ("CBD") and denoted as Blocks J and K.

The CBD, encompassing the J-K Block and the block immediately to its north, is oriented around the existing Metro Station entrance, Metro Market Square and Center Park (Figure 3.3.6). With the convergence of the existing and proposed public transportation components in Crystal City (Metro, transit, VRE, bus, carpool), this location is intended under the Crystal City Sector Plan to support the highest

3D Model - Bird's Eye Perspective View (from southwest)



levels of commercial density within the planning area. While a Class A office district is envisioned on both sides of 18th Street, increased residential density is also planned for areas within the Central Business District.

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

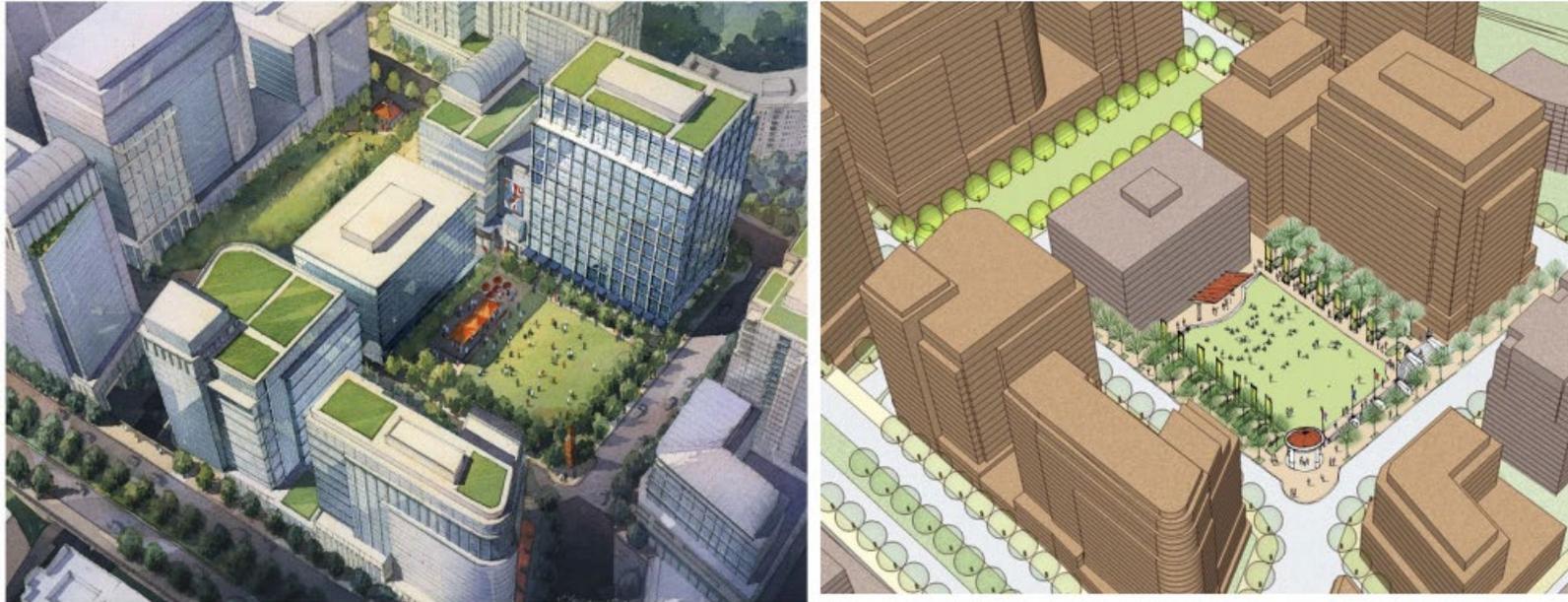
BUILDINGS AND DEVELOPMENT

Density: Most of the existing buildings within the J-K Block are envisioned as future redevelopment sites (Figure 3.3.5). The J-K Block is in a High Density zone (Figure 3.8.12). The Base Density

for development on the J-K Block is 3.8 (commercial) or 4.8 (residential) for the entire block area of 413,238 SF, which includes the future Center Park land area. The Base Density associated with the land area for the future Center Park will be attributed to other development parcels, at the landowner's discretion. (Figure 3.8.2)

Massing and Placement: Building locations and bulk plane angle are intended to frame and support the future Center Park as well as the Metro Market Square park north of 18th Street.

Crystal City Sector Plan (CCSP) – Center Park



- Target size is **74,200 square feet – the largest park in Crystal City.**
- It is intended to be **the centerpiece of Crystal City.**
- It is envisioned as an **open space with a civic character.** A wide variety of uses could include **passive recreation, exhibitions, concerts, festivals, cafes, some temporary kiosk retail and evening outdoor movies.**
- **Retail uses are envisioned on the north and east sides of the park with the possibility of a retail arcade at the north end** which could be enclosed in the winter months.

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Bryant Park - New York, NY



Outdoor Activities

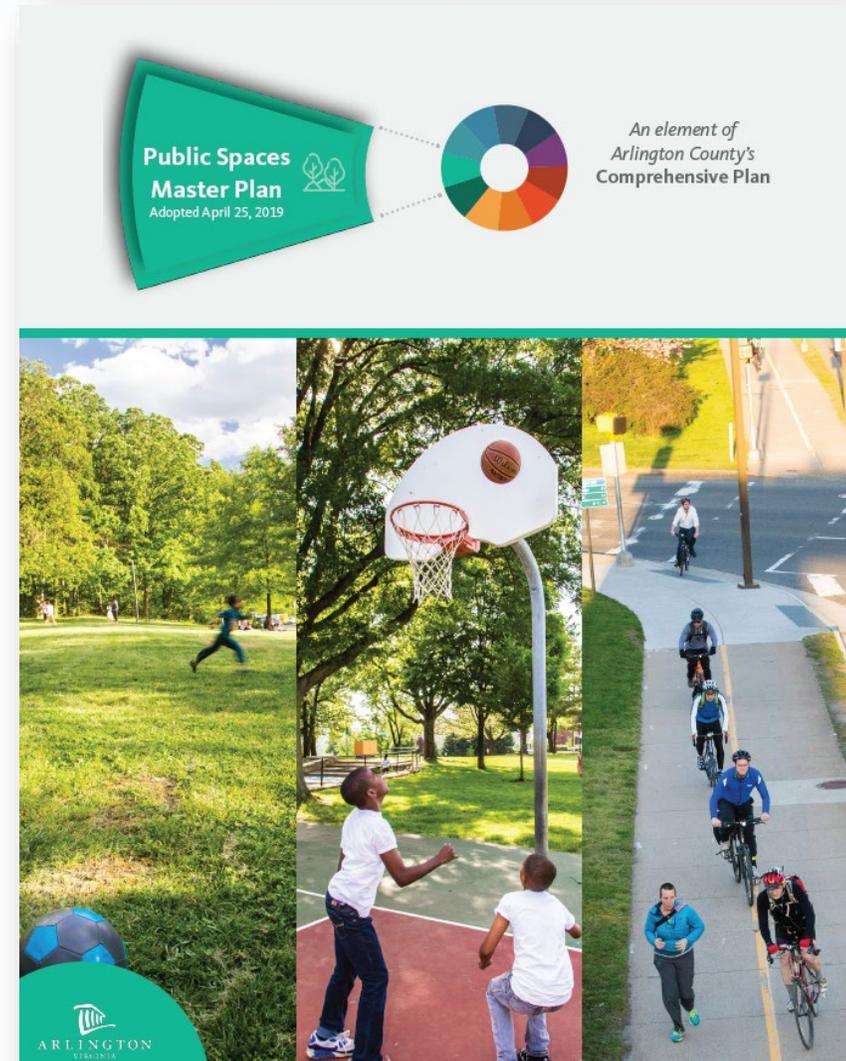
- A **prominent vertical architectural feature** could be located at the southwest corner to signal a point of entry and gathering.
- A strong link between 18th and 20th Streets South should also be considered with a **grand stair/seating area**...as possible strategy to negotiate the grade difference.
- Much of the park should be **pervious and predominantly grass**.
- Considerations for **special art features, artistic lighting, cisterns** within the park and adjacent buildings could capture rainwater for irrigation, wind turbines and/or solar panels as art/education/power sources.

Level of Service (LOS) – Public Spaces Master Plan (PSMP) (2019)

- The [Public Spaces Master Plan \(PSMP\)](#) utilizes two (2) types of standards:
 1. The **population-based standards** indicate how many of each amenity Arlington may need between now and 2035 or has enough of a particular amenity.
 2. The **access-based standards** indicate where Arlington needs more or fewer of each type of amenity.
- Used in combination, these tools provide a snapshot of the LOS provided by current public space amenities and a roadmap for addressing the future number and location of amenities.

PSMP (2019) Cont.

- Casual Use Spaces
 - “The objective is to ensure that casual use spaces are considered to be an **intentional, integral part of Arlington’s public space system**. Casual use spaces should not be leftover after other uses are accommodated; these **spaces should be purposefully designed and designated** as part of the public space system.”
 - “Some casual use spaces, such as **forested or landscaped areas**, are available at all times, while others, such as **fields with community use or school grounds**, are available for **casual use** when they are not being used for other purposes.”



PSMP (2019) Cont.

- Casual Use Spaces
- Examples
 - Accessible forested areas
 - Accessible landscaped areas
 - Esplanades
 - Fields with community use
 - Grill/picnic areas (including shelters)
 - Open lawn with/without seating
 - Plazas
 - School grounds
- Park Master Plans
 - *“New park master plans developed by the County should include intentionally designed casual use spaces.”*
(Priority Action #5, 1.3.)

Casual Use Space Design Characteristics

Casual use spaces should be designed to include many of the following characteristics:

Open	<ul style="list-style-type: none">• Unobstructed or minimally obstructed (e.g., minimal fencing)• Usable and occupiable• Available to the public, at least at specified times• Visible from surrounding areas
Natural	<ul style="list-style-type: none">• Host to substantial natural features, trees, vegetation, landscaping and/or grass• Incorporate biophilic design principles• Integrate natural spaces in plazas and other hardscape designs
Flexible	<ul style="list-style-type: none">• Designed to promote multiple types of casual use to attract diverse populations and support inclusivity in the County• Equipped with features that encourage use (e.g., benches, picnic tables and walking paths)
Visible	<ul style="list-style-type: none">• Intentionally designed, rather than leftover, spaces• Marked by visible signage that welcomes the entire Arlington community• Located to avoid dead-ends and areas that are not highly visible

PSMP (2019) Cont.

- Design Guidelines for Privately-Owned, Public Spaces (pgs. 235-243)
 - *“The purpose of these design guidelines is to provide direction on the design and function of these spaces. The guidelines are meant to be used in coordination with other applicable County policies and regulations with the goal of achieving safe, accessible, comfortable and enjoyable spaces for everyone. These guidelines are also meant to facilitate biophilic planning and promote ways for people to regularly access and connect with nature.”*
 - Six Focus Areas:
 1. Planning and Layout
 2. Access and Circulation
 3. User Comfort
 4. Landscaping
 5. Amenities
 6. Signage

PSMP (2019) Cont.

- The PSMP contains eleven (11) priority actions, and **Priority Action 7, Section 1.5.9.** specifies the development of **park master plans** for all new parks or when renovation of an existing park requires a major rearrangement of park amenities. Included within this action are:
 - Future parks in Crystal City & Columbia Pike (identified in adopted Sector and Form Based Code plans)

Park Master Planning Considerations

- The County Board adopted Fiscal Year **(FY) 2019-2028 Capital Improvement Plan (CIP)** does not have funding allocated for a post-approval, park master planning process for Center Park. Therefore, the timing of the park master planning process for Center Park is to be determined.
- The Developer proposes the design, construction, and maintenance of a “Grand Staircase” (connection to and from Center Park) as part of their site plan project. The staircase may contain programmable features consistent with the CCSP guidance for Center Park.

Thank you.