

ARCA Input into CCCRC 6.25.11 Draft Document (Final)

LAND USE, ECONOMIC DEVELOPMENT

Policy Directives:

- Plan for needed services
- Maintain policy discouraging cut through streets
- Maintain policy on preserving single family neighborhood to west

Suggested tools for measurement / evaluation:

Ratio of capacity available per population projections (and actual) for police, EMS, child day care, elder care, urgent / health care facilities, polling stations, community centers and school facilities,

Community Associations to monitor site plan for any proposed cut-through streets (Rt1 to Eads)

Community Associations to monitor site plans for encroachment on parks and other open spaces

Actions/events:

Monitor PDSPs and Site Plans during County review process

BUILDING FORM, HEIGHT, DENSITY

Goals: Mix of uses; balance day and night activity; class A office; housing mix; retail; cultural and entertainment uses. Urban design/scale; retail/glass at street level, bases of towers; block edges; neighborhood transition; gateway features. Preserve SF neighborhoods to west; appropriate building scale on Eads, Fern.

Policy Directives:

- Build to lines.
- Absolute maximum building heights.
- FAA approvals.
- Necessary studies if required by FAA.
- Tower coverage.
- Building separation of 60' above 5th floor.
- Bulk/plan height controls.
- Base densities for each block.

- **Optional density increases for EXTRAORDINARY (emphasis added) community benefits.**
- **Teardown credit to encourage redevelopment, public improvements.**

Board guidance: **Evaluate projects for non-conformance, adverse impacts as CC redevelops.
Consider urban design guidelines west of Route 1 adjacent to SF neighborhoods.**

Suggested tools for measurement/evaluation:

Monitor building heights as prescribed for each block

Monitor tower coverage for each block

Monitor horizontal separation for building towers

Monitor bulk/plane heights for adherence to Plan

Monitor base densities for each block

Monitor bonus densities given in return for 'extraordinary community benefits'

Monitor 'tear down credit' vs. public benefits

Demographics: residential units by size

Households by size

Residential population by age bracket, family composition, income bracket etc (needed also for adjacent areas, to determine basis for certain services/facilities shared by CC and neighbors)

Actions/events:

Monitor adherence to guidelines for massing/setback/frontage, other arch. features

Initiate development of back-up plan for the event of dealing with consequences of more negative FAA rulings than anticipated

Prior to the first CCCRC report, Community Associations to develop list of potential “extraordinary community benefits In exchange for increased height and density or relief from by-right zoning requirements, Site Plan developers would make contributions to fund Arlington priorities, and provide desired facilities to the neighborhoods

Ongoing County tools:

TRANSPORTATION: TRAFFIC FLOW, PARKING, 'NON-SOV' OPTIONS

Policy Directives:

- CC multimodal system.
- Minimize disruptions during construction.

Suggested tools for measurement / evaluation:

Traffic Volume Performance Measure

Objective: Minimize traffic volume increase on neighborhood streets

Goal: TBD after Baseline is established – initial goal of no more than 5% increase in total traffic volume

Baseline: 2012

Measure: % change in volume of traffic on neighborhood streets

Formula: TBD

Reporting: 45 days after the end of each calendar year quarter

Data Source: Traffic counts from County

Data Required: See attached Excel Spreadsheet

Comments: ARCA and AHCA also request traffic counts be taken at key neighborhood entry and exit points to help determine what percentage of traffic is going to Crystal City vs. cutting through for other locations e.g., Alexandria, DC

CC Sector Plan Categories: Land Use, Economic Development; Transportation: Traffic Flow; Transition/Edge Planning

Transit Effectiveness Performance Measure

Objective: Encourage travel to and from CC by public transit vice automobile

Goal: TBD after baseline is established – initial goal of increasing percentage of transit trips vs. automobile trips by 5 percentage points

Baseline: 2012

Measure: % of passenger trips to and from Crystal City via public transit vs. % trips to and from CC by automobile

Formula: TBD

Reporting: 45 days after the end of each calendar year quarter

Data Source: Traffic counts from County and passenger counts from WMATA, regional bus, and commuter rail and bus providers

Data Required: Traffic data from traffic performance measure and transit data IAW attached Excel spreadsheet

CC Sector Plan Categories: Land Use, Economic Development; Transportation: Traffic; Transportation: Transit; Transition/Edge Planning

Traffic Flow Performance Measure

Objective: To maintain effective traffic flow along arterials to prevent spill over onto neighborhood streets

Goal: 100%

Baseline: 2012

Measure: Number of vehicles per hour transiting key corridors vs. established traffic standards

Formula: TBD

Reporting: 45 days after the end of each calendar year quarter

Data Source: Traffic counts from County

Data Required: Number of vehicles going through key corridors. Suggested corridors: Jeff Davis between 15th and 23rd St., Jeff Davis between 23rd and S. Glebe Rd., S. Glebe Rd. between Ridge Road and Jeff Davis, Eads between 15th and 23rd, Army Navy between Joyce and Eads, Hayes/18th between Army Navy and Eads

Trolley accessibility into / out of AHCA and ARCA neighborhoods.

No thoroughfare of construction vehicles through the AHCA and ARCA boundaries (down to Eads).

Leverage state of the art monitoring devices including microwave radar, video imaging, and magnetic detectors. Devices selected should be in accordance with ASTM E2300 - 09 Standard Specification for Highway Traffic Monitoring Devices

TRANSPORTATION: BIKING, WALKABILITY, 'UNDERGROUND'

Policy Directives:

- Revised street network (plan map).
- Improved, safe pedestrian network.
- Interior pedestrian concourses, more connections (Plan map)
- Plan for multimodal access at Route 1 (over, under)

Suggested tools for measurement / evaluation:

Safe and protected walkways, bike paths across Route 1 from AHCA and ARCA neighborhoods at multiple cross points (including alignment with Reagan National entry).

OPEN SPACE

Policy Directives:

- Minimum: maintain inventory on Plan map.
- Comparable or enhanced spaces (replace or add to existing)
- Center Park realized BEFORE (emphasis added) redevelopment at 2121 Crystal Drive
- No decrease in tree canopy coverage; aim for increase.
- Tree lined pedestrian routes through large blocks.

Suggested tools for measurement / evaluation:

None to add (unless we want to go for maintaining current tree canopy percentage in AHCA and ARCA boundaries) – we should be covered with what is already in the draft document:

Monitor gains and losses in overall open space within CC, compared with 2010 situation.

Current utilization of existing open space within CC

Current utilization of existing space in AHCA and ARCA (as base for detecting any future “spillover”)

Inventory of current CC parks and green space, using County’s standard classification

Increase tree canopy in CC (17/16%) by meeting or exceeding goals in Urban Forest Master Plan

COMMUNITY BUILDING, FACILITIES, SERVICES

Policy Directives:

- Neighborhood mix for 18 hour day, healthy environment.
- Plan for needed services (fire, schools, etc.)

- Include strong cultural, community uses.

Suggested tools for measurement / evaluation:

Ratio of capacity available per population projections (and actual) for police, EMS, child day care, elder care, urgent / health care facilities, polling stations, community centers and school facilities.

Ratio of cultural venues available per population projections as compared to current actual and best in class as defined by Mercer Quality of Living Survey (not sure if this is applicable but has a culture index)

ENERGY, ENVIRONMENT, INFRASTRUCTURE

Policy Directives:

- Carbon neutrality as minimum; EQ standards maintained, managed.
- Use current County EQ standards (updated after Plan adopted).
- Target green buildings; LEED standards for building, open spaces.

Suggested tools for measurement / evaluation:

Measure air quality at multiple stations – add two stations, one in Crystal City and the other in an ARCA location (Oakridge?)

Objective: Do not worsen, in fact improve air quality.

Goal: TBD

Baseline: 2012

Data required: percentages/amounts of all pollutants, including particulates

Reporting: 45 days after the end of each calendar year quarter (need to determine current measurements; could not find anything on Arlington County website, other than initiatives to improve).

Maintain water / sewage capacity

Maintain water quality / pressure

Do not increase current levels of light pollution

Do not increase current levels of noise pollution

TRANSITION/EDGE PLANNING

Goals: Urban design/scale; retail/glass at street level, bases of towers; block edges; neighborhood transition; gateway features. Preserve SF neighborhoods to west; building scale on Eads, Fern; avoid increase in cut through traffic.

Policy Directives: to be developed by direction of the CC sector Plan

Board guidance: Consider urban design guidelines west of Route 1 adjacent to SF neighborhoods.

Suggested tools for measurement/evaluation:

TBD based upon guidelines

Actions/events:

Use neighborhood conservation program for CIP projects.

Develop guidelines to include

- Neighborhood-serving business such as new retail and restaurants
- Improved architecture
- Nicer lighting such as the Carlisle lights
- Nicer landscaping and more trees
- Paving of streets, alleys that need repaving
- New curb, gutter, and storm drains in areas that do not yet have these
- Wider sidewalks
- improved entrances — fewer curb cuts
- New or improved alley
- New or improved bus stops or bicycle facilities
- More parking available for the neighborhood during off-peak hours

Ongoing County tools:

Monitor noise and light increases from neighborhood retail

Monitor sidewalk space for pedestrian crowding