



# CRYSTAL CITY

ARLINGTON, VIRGINIA  
DECEMBER 2020

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# NATIONAL LANDING OPEN SPACE FRAMEWORK PLAN

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JBG Smith  
Of Place  
Hoerr Schaudt Landscape Architects

# ACKNOWLEDGMENTS

The National Landing Open Space Framework Plan has been developed to provide a comprehensive vision for the parks and open spaces throughout the downtown district that reflects current community priorities. Given the crucial role that the public realm will play in redefining National Landing as one of the premier live-work neighborhoods in DC, Maryland and Virginia, the vision articulated within this document is intended to provide guidance to internal and external stakeholders in how the programming and design of the park spaces within National Landing can be considered holistically and in the broader context of the built environment. The plan considers more specific recommendations for the JBG Smith parks, but is intended to augment and not replace or counter the Sector Plan or Arlington County Public Spaces Master Plan. This study represents the collaborative work of JBG Smith, the design team, community input garnered through a series of virtual community workshops facilitated by the National Landing Business Improvement District (NL BID), and other contributing consultants involved in the transformation of the community.

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# CONTENTS

	<b>Executive Summary</b>	<b>4</b>
<b>01</b>	<b>Introduction</b>	<b>10</b>
	Statement of Purpose	13
	Context	14
	Community Engagement Process	18
<b>02</b>	<b>Vision + Goals</b>	<b>24</b>
	Vision + Goals	26
	Methodology	30
<b>03</b>	<b>Programming + Typologies</b>	<b>38</b>
	Overview	41
	Programming Framework	42
	District Analysis	44
	Park Typologies	47
	Existing Regional Park Program	55
	Sector Plan Comparison	64
<b>04</b>	<b>Open Space Framework Plan</b>	<b>68</b>
	Overall Open Space Framework Plan	70
	Crystal Park	72
	23rd Street Plaza	74
	Center Park	76
	Metro Market Square	78
	Gateway Park	80
	Park Programming Summary	82
<b>05</b>	<b>Appendix</b>	<b>84</b>
	Workshop Meeting Minutes	86

# EXECUTIVE SUMMARY

In 2006, a consultant team was commissioned by Arlington County to develop the Crystal City Sector Plan, a document that served to provide a comprehensive planning vision for the community. Following a highly participatory planning process, the plan was adopted in 2010 and included recommendations for the design and enhancement of the public realm for the neighborhood. Considering new circumstances driven by the selection of National Landing by Amazon for its new HQ2, the National Landing Open Space Framework Plan is intended to augment the Crystal City Sector Plan and provide programming recommendations for the initial parks that are to be provided as community benefits within National Landing, including: Crystal Park, 23rd Street Plaza, Center Park, Metro Market Square, and Gateway Park. This document will serve as a tool and reference point to guide future planning and site design efforts with Arlington County.

In 2019, JBG Smith retained Hoerr Schaudt Landscape Architects to develop a framework plan for the parks and open spaces in National Landing in Arlington County, Virginia. The purpose of this plan is to do the following:

- *Position and define development in National Landing within its regional and community context*

- *Establish a series of goals that reflects current community priorities to guide the future programming and design of parks*
- *Create a holistic framework and methodology for park programming*
- *Provide a comparison of park area and proposed program to the existing Crystal City Sector Plan (2010)*
- *Develop preliminary program recommendations for each of the initial park spaces given the relative location and site geometry*
- *Serve as an updated reference point and guide to reflect the current economic circumstances and community input for future planning and design processes, including Arlington County Site Plan Review Committee (SPRC)*

The National Landing Open Space Framework Plan was created with the understanding that the area is at an important juncture in its evolution with the arrival of Amazon HQ2 as an anchor tenant. With this will come an infusion of new office, retail and residential development as well as the renovation or adaptive use of many existing facilities. In order to accommodate this transformation, JBG Smith has taken the initiative to prioritize this refreshed open space framework, providing a comprehensive vision for the programming and design of existing and proposed park spaces, to better serve the community.

## Community Engagement

For the National Landing Open Space Framework Plan to be successful and support the surrounding communities, it must emerge through an open and transparent process that considers the needs of all stakeholders.

In April 2020, JBG Smith spearheaded a community engagement process facilitated by the National Landing Business Improvement District (NL BID) to foster community dialogue that would inform the open space planning efforts related to the development of the JBG Smith park properties. Organized around a series of three community meetings and an online engagement platform, the process gathered community input and identified goals and programming priorities for the framework plan. Due to the unexpected onset of the COVID-19 pandemic, the process was conducted virtually via web conferencing. The result of this outreach effort has been a framework document that reflects the goals and priorities of the Crystal City residents.

## Vision and Goals

JBG Smith and the consultant team has developed a vision statement for the National Landing Open Space Framework Plan that is intended to guide the planning and design efforts and serve as an aspirational statement as the area evolves into a live-work community of the future.



## *“Transform National Landing into an innovative and connected community of the future”*

This statement underscores the impact that a high-quality urban environment can have on the success and health of our cities. Moreover, for National Landing to redefine its position in the region as one of the most desirable places to live or work, it must transform its public realm accordingly. In order to achieve the overarching vision of utilizing public space to establish a new sense of place for National Landing, there are seven strategic goals that the National Landing Open Space Framework Plan aims to accomplish as part of this process:

- 1 *Enhance community identity through the design of the public realm*
- 2 *Utilize the public realm to support neighborhood economic vibrancy*
- 3 *Connect the community with a network of streets, plazas and parks*
- 4 *Create public spaces with variety in scale, program, and design*
- 5 *Activate public spaces with diverse program and attractors*
- 6 *Design for tomorrow; with emphasis on sustainability, wellness, and technology*
- 7 *Embrace and strengthen connections to the history of Crystal City*

These goals are being used to drive the development of a comprehensive park planning strategy, programming

methodology, distribution of program about the site, and design recommendations for individual park spaces. While the Crystal City Sector Plan provides a solid foundation for how park spaces should be located, it lacks the flexibility to consider the existing/proposed conditions and does not take into account how Crystal City parks can be programmed holistically with the rest of the National Landing area. The National Landing Open Space Framework Plan utilizes the foundational recommendations of the Sector Plan and Arlington County Public Spaces Master Plan while providing an updated open space framework for National Landing.

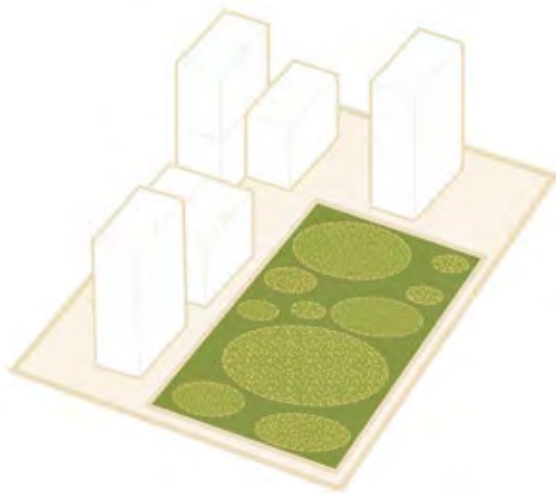
## Multi-Scalar Approach

The National Landing Open Space Framework Plan begins with the understanding that the parks within the system must function and serve as an asset to their users at multiple levels. Understanding how the parks operate within the region, the community, and the immediate vicinity will guide how each space should function within the broader network. The National Landing Open Space Framework Plan examines the park system in this multi-scalar way in order to develop recommendations for programming and overall character, so that they can function effectively at each scale.

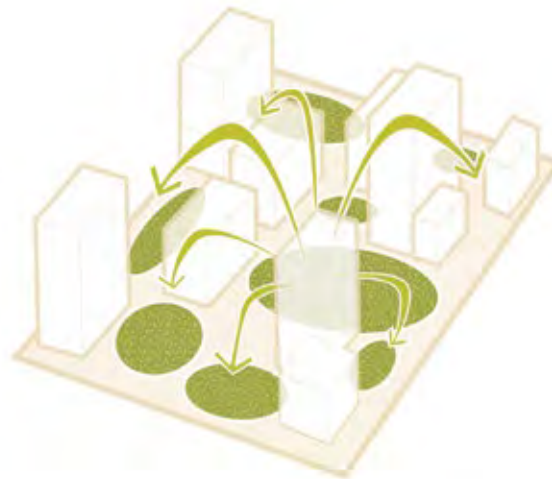
At the community scale, National Landing’s system of parks and open spaces function in tandem with the streets to create a public realm network that will serve as a legible, active and green armature. The parks provide a landscape-focused framework that facilitate

district and neighborhood connections strengthening the identity of the place. The primary north-south street corridors each have their own spatial and programmatic character and will be critical linking mechanisms within the community. Crystal Drive, once perceived as a service road for adjacent buildings, is now the most identifiable urban space within the community and should be seen as the primary axis along which the community is organized. East-west streets, while less significant in their current state, will take on more importance as links to the west and the primary Amazon parcels across Richmond Highway.

The current park spaces are distributed evenly throughout National Landing and have little variation in hierarchy, scale and character. Program elements that accompany these spaces are generally similar and further exaggerate the lack of difference in the parks. In order to ameliorate this uniformity, the National Landing Open Space Framework Plan proposes giving each park space its own identity developed through program and design. The plan looks at the sum of the park spaces in National Landing as one large urban park distributed across a greater landscape. With unique program elements assigned to various spaces, the parks function together as a system and facilitate connections across the district.



*A Traditional Large Urban Park..*



*..Distributed Within a Greater Landscape*



*Connected to Each Other and to a Larger Region*

## Site Analysis

The National Landing Open Space Framework Plan was developed by analyzing existing and proposed development conditions in order to identify primary drivers of park use and design at the macro scale.

Criteria including but not limited to land use, building density, site circulation, and ground level frontage conditions helped inform this larger overview of how park sites would function within each development.

The programming methodology first categorizes the spaces into a series of typologies based upon their scale, position within the community, and the existing and proposed conditions affecting the park. These typologies become the primary determiner for the placement of program activities within each park and

the subsequent design proposal for each space. Each typology allows for the incorporation of ‘casual use spaces’ as outlined in the Arlington County Public Spaces Master Plan. The parks are categorized into four primary typologies:

- **Civic Park:** *larger, highly visible parks that serve a civic role in the community*
- **Pocket Parks:** *smaller, more intimate parks typically defined by built edges*
- **Gateway Park:** *situated at key entry points and serve to give identity to place*
- **Nature Park:** *pastoral in character and provide intense contact with nature*

Using current trends in park design, a menu of program activities was developed for the community. These program activities and elements were sorted into the specific typology where their use seemed most appropriate. This categorization of uses is not intended to be finite, but to be used as a guide to assist in distribution of program. In addition to park typologies, other factors influenced park program assignment including recommendations that were brought forth in the 2010 Crystal City Sector Plan, the frequency and demand for specific program uses, and the proximity of program elements to specific land uses. These factors combined with site specific approaches to design informed the initial programmatic ideas for each of the park spaces.

## Sector Plan Comparison

One of the functions of the National Landing Open Space Framework Plan is to ensure that the programming and spatial allowances for park space in the Crystal City Sector Plan (2010) is maintained and improved upon as part of the regeneration of the neighborhood. The plan looks to implement the Sector Plan's recommendations on program components while adapting these recommendations to past, present, and future development patterns across National Landing. The framework plan seeks to integrate all of the programmatic recommendations of the Sector Plan, even as the continued evolution of the site since 2010 has influenced the exact location of the certain program elements in order to fit into current and future development trends.

The Crystal City Sector Plan proscribes approximately 8.74 acres of public open space spread across 14 parks within the study area. In comparison, approximately 12.10 acres of JBG Smith open space will be available to public enjoyment, of which approximately 4.46 acres will be initially proffered to Arlington County.

## Open Space Framework Plan

The National Landing Open Space Framework Plan sets the foundation for the development of a collection of park spaces that offer a variety of program activities and design elements and work together as a cohesive park system. The plan provides a series of unique experiences across the district that enable each park to have a

distinct character within the overall fabric of the public realm.

The parks are spatially distributed evenly throughout National Landing ensuring that they address the needs of the entire community. Preliminary programming recommendations attempt to satisfy the open space needs of park users in close proximity to each park as well as address broader community-wide programmatic desires.

The contents of the following section describe recommendations for the first five parks to be proffered as part of the initial phase of park development within National Landing. These include Crystal Park, 23rd Street Plaza, Center Park, Metro Market Square, and Gateway Park. For each park, a description, list of key characteristics, community feedback summary, program summary, and reference images are provided that begin to tell the idea of the overall park vision and program. The program and planning solutions within this study are intended to serve as a reference point in a community driven process that will engage the public and project stakeholders in the subsequent design of the park spaces.

### Crystal Park

Located at the southeast corner of the neighborhood, Crystal Park presents an opportunity to enhance an important pocket park for the neighborhood as one enters from Potomac Yard. It should also serve as a

future link to a potential Greenway Park and Greenway expansion. The redevelopment of Crystal Park will be phased with the construction of the 2525 Crystal Drive project.

Crystal Park should be an active urban park space that shares a synergistic relationship with immediate uses and the neighborhood-at-large. The park's identity as a popular center for active recreation uses should be maintained and enhanced with new features and additional active use programming. Key themes from community feedback include: active recreational programming, softening the park with landscape, and preserving the potential to connect to a future Greenway.

### 23rd Street Plaza

Prior to build out of the final condition, an interim park will be created adjacent to the corner of 23rd Street and Richmond Highway. As part of final site development, a permanent park space will be created in generally the same location. Both the interim and final park conditions seek to fulfill similar functions and program. Fronted primarily by office uses and some street level retail, 23rd Street Plaza should link the surrounding buildings and streetscapes as a flexible outdoor open space and amenity zone. Given its proximity to the Aurora Highlands community, this park will prove a popular destination for residents from across Richmond Highway.





#### JBG Smith Proffered Parks

- |                     |                       |
|---------------------|-----------------------|
| 1 Crystal Park      | 4 Metro Market Square |
| 2 Center Park       | 5 Gateway Park        |
| 3 23rd Street Plaza |                       |

#### JBG Smith Parks

- |                 |
|-----------------|
| 6 Water Park    |
| 7 Friends Plaza |
| 8 The Common    |

#### Aspirational Parks / By Others

- |                       |                  |                     |
|-----------------------|------------------|---------------------|
| 9 Pocket Park #8      | 12 Mets Park     | 15 Long Bridge Park |
| 10 Garden Park        | 13 Pen Place     |                     |
| 11 North Gateway Park | 14 Greenway Park |                     |



The park should be programmed to support casual outdoor spaces for meeting with friends, grabbing a bite nearby and eating outside, or hanging out and playing games, and any other program that supports both neighborhood and mixed use needs. A flexible lawn would provide an ideal location for small gatherings. The park serves as an important gateway into National Landing, so visual design elements should be considered to denote this point of arrival. The interim nature of the initial park suggests specific strategies: the use of shade structures in lieu of canopy trees, and the use of modular furniture or planters to alleviate existing elevation constraints. Key themes from community feedback include: neighborhood oriented programming, strengthening visibility to the park, and creating more activity.

## Center Park

The Crystal City Sector Plan projected Center Park to be enlarged and designed as a 'Central Park' for the community. Limitations in current park size and surrounding building uses suggest a different role for Center park, at least as an interim condition. The lack of active retail frontages surrounding the park and the abundance of office space in the adjacent towers fosters the opportunity to create a lush green oasis in the heart of National Landing, with passive uses and places to linger and experience greenery. The park's adjacency to the Metro Station and the addition of a grand public stair at the East edge of the park make it an appealing urban cut-through to Crystal Drive. The park could provide pedestrians a generous alternative to the narrow 18th Street Streetscape, providing a verdant garden space to move through. The current event lawn could be redesigned to be more effective, and balanced with a series of

small gathering spaces and a richer horticultural experience. Key themes from community feedback include: the current underutilization of the space and lacking of an attractor, the need for more programmable space, the desire for more gardens and small gathering spaces, and the inclusion of art and/or water elements.

## Metro Market Square

Metro Market Square encompasses a variety of conditions from the existing Metro station at the intersection of 18th Street and Clark/Bell to the proposed second Metro station along Crystal Drive. In the Crystal City Sector Plan the park is identified as a location for a large open air market structure. The park should function as two entry plazas at the Metro entrances connected by a green pocket park, while also seeking to integrate the market program.

The design of the park must serve important circulation functions within National Landing and must navigate grade changes, existing vehicular infrastructure, and current and future building redevelopment. Ideally Metro Market Square should provide users with a verdant and landscape-rich path through the site and create a stronger East-West connection from the existing Metro station to Crystal Drive and the Water Park. The park has the potential to utilize elevation changes as a unique experiential element, with a logical location for a market square area being the highest, western portion of the park. Key themes from community feedback include: the inclusion of an outdoor market space, designing for

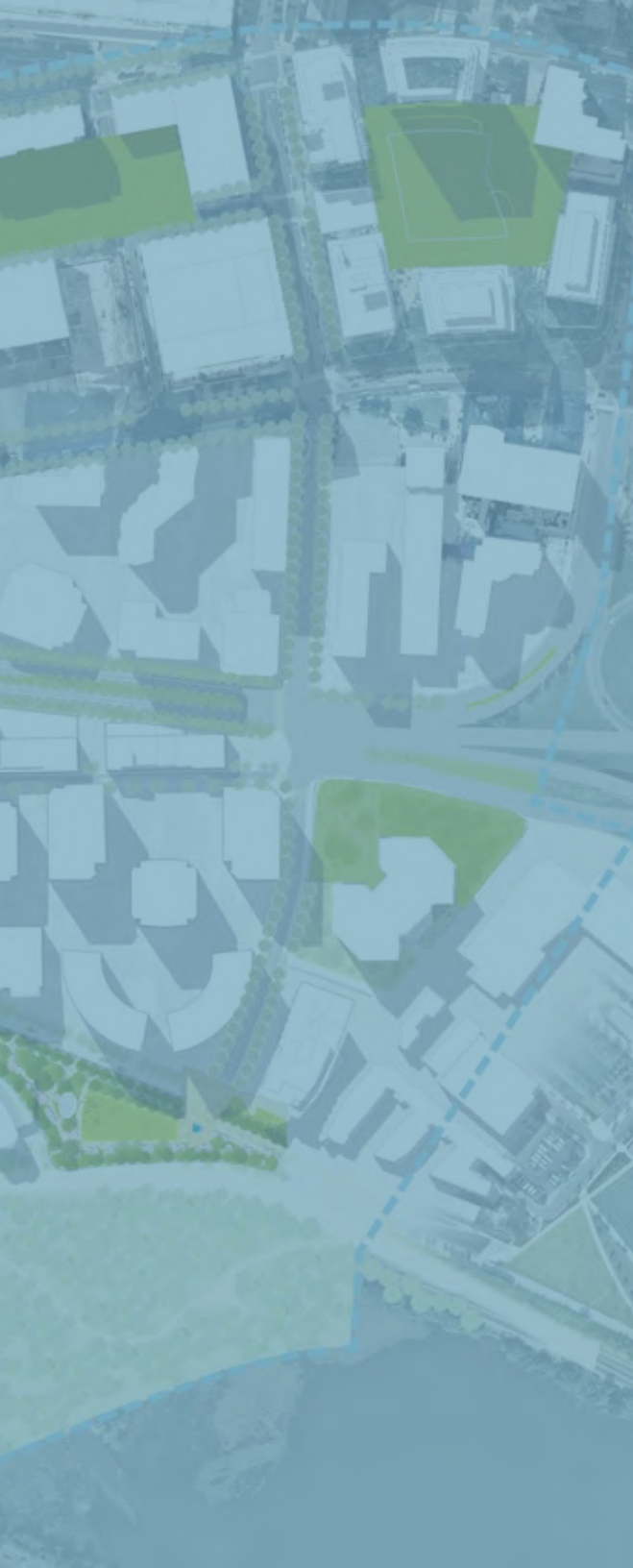
heavy pedestrian traffic, making landscape and greenery part of the experience, and the inclusion of art and wayfinding elements.

## Gateway Park

Gateway Park is one of the largest park spaces in National Landing and should continue to be an important passive recreation hub for the community. The park can strengthen the link between National Landing and Long Bridge Park to the north, serve as the northern terminus to the civic spaces along Crystal Drive, and have the potential to tie into the future greenway system to the east. One of the most valuable characteristics of the park is its openness as a landscape space. This quality will be enhanced to create a large civic green suitable for neighborhood gatherings and recreation. The park is currently situated within the highest residential density in the community and will be reinvigorated with new program to enhance the quality of life for both residents and adjacent office tenants. Improvements should enhance connections to surrounding land uses while strengthening buffers that create a place of serenity in the community. Key themes from community feedback include: reinforcing passive recreation as a key park use, strengthening connections to surrounding natural areas, and creating additional seating options.







# *01:* INTRODUCTION

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Statement of Purpose	13
Context	14
Community Engagement Process	18





# STATEMENT OF PURPOSE

*In 2006, a consultant team was commissioned by Arlington County to develop the Crystal City Sector Plan, a document that served to provide a comprehensive planning vision for the community. Following a highly participatory planning process, the plan was adopted in 2010 and included recommendations for the design and enhancement of the public realm for the neighborhood. Considering new circumstances driven by the selection of National Landing by Amazon for its new HQ2, the National Landing Open Space Framework Plan is intended to augment the Crystal City Sector Plan and provide programming recommendations for the initial parks that are to be provided as community benefits within National Landing, including: Crystal Park, 23rd Street Plaza, Center Park, Metro Market Square, and Gateway Park. This document will serve as a tool and reference point to guide future planning and site design efforts with Arlington County.*

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# CONTEXT

*National Landing is a downtown district in the southeastern corner of Arlington County, Virginia, encompassing the existing neighborhoods of Potomac Yard, Pentagon City, and Crystal City. Situated along Richmond Highway, south of the Pentagon and west of Ronald Reagan National Airport, the community has benefited from its proximity to the nation's capital, its location within Arlington County, and its strong connections to regional transportation and transit facilities.*

Located along the Richmond Highway mixed-use, high-density corridor, the growth of National Landing has been shaped largely through years of private-sector development without the benefit of a long-range community plan for the area. Throughout the 70's, 80's, and 90's, the area experienced robust investment by the Department of Defense and related subcontractor companies as major tenants. By the early 2000's, the area had reached its full development potential under the existing land use zoning.

In 2005, the Department of the Defense announced the recommendations of the Base Realignment and Closure Commission (BRAC) which became federal law. This law called for the United States Department of Defense to relocate approximately 17,000 jobs from Crystal City

to nearby military bases resulting in an increase in vacancies across the district and warranting the creation of a vision for its revitalization.

In 2010, the Arlington County Board approved the Crystal City Sector Plan, which served as the first major planning effort to provide a vision for the community and address the implications of BRAC. The Sector Plan established a 40-year vision for the regeneration and renewal of Crystal City. The result of a highly participatory community planning process, the Sector Plan includes planning strategies for creating a high quality public realm that strengthens the sense of place and establishes guidelines governing the quality and quantity of public open space to be provided.





ARLINGTON

National Cemetery

Potomac River

National Mall

CAPITOL HILL

NAVY YARD

NATIONAL LANDING

East Potomac Park

Anacostia River

COLUMBIA HEIGHTS

AURORA HIGHLANDS

RONALD REAGAN NATIONAL AIRPORT

BELLEVUE

Potomac River

POTOMAC YARD

NORTH RIDGE







NATIONAL LANDING  
DOWNTOWN DISTRICT

The image is an aerial photograph of the National Landing area in Arlington, Virginia. A large, irregularly shaped region is outlined with a thick blue dashed line, representing the 'National Landing Downtown District'. Within this larger region, a smaller, more compact area is outlined with a white dashed line, representing the 'Study Area'. The map shows a mix of urban development, including residential buildings, commercial structures, parking lots, and some green spaces. A major road, likely the Capital Beltway (I-495), runs along the right side of the map. The overall tone of the map is muted, with a light blue and grey overlay.

STUDY AREA



## The Role of The Public Realm

As National Landing developed through the years in an incremental fashion, so did its open spaces. With the accelerated growth now occurring, the need for an overarching plan to guide the long-term development of the park spaces is of vital importance.

National Landing has already begun the process of transformation with adaptive use and development projects that will enable the community to accommodate the infusion of new jobs and residents accompanying the arrival of HQ2 and other new tenants. As part of this transformation, the public realm of National Landing must also adapt to the anticipated growth and demand for open space; allowing the community to continue to be competitive as an attractor of jobs and residents, and preparing the neighborhood for the future.

The existing conditions of the neighborhood provide a solid foundation for the planned open spaces to further activate the public realm. Existing trees will be preserved, if possible, and the existing locations and distribution of open space provide a springboard for the new plan.

This plan acknowledges the important role parks and open spaces will have in the vitality of National Landing by seeking to create a diverse, vibrant, and pedestrian friendly public realm.

## From Automobile-Oriented to Pedestrian-Oriented

Like many developments of its time, Crystal City was planned as an automobile-oriented environment. This condition had numerous implications on its urban form and how people utilized its public spaces.

One of the most obvious examples of this was the underground shopping mall which served as the heart of Crystal City and its primary pedestrian space. This network of interconnected, subterranean corridors and retail shops operated as the public realm for the district while its streets served vehicular uses.

Over the past 20 years, there has been a gradual shift within best urban planning practices to a more street focused environment with the development of retail establishments along its streets as evidenced by the changes on Crystal Drive. Through the activation of its street environments, National Landing has started to take on a new identity as a vibrant, pedestrian friendly downtown.

The parks and open spaces, which once operated as independent moments of green space within the community, have evolved to be connected and active community amenities. Consequently, they have an expanded capacity to define the character of the neighborhood. No longer mere places of respite, these

parks can play an important role in the civic function of National Landing.

With new investment and development, National Landing can redefine its image from an automobile-oriented collection of office buildings to become a community defined by a diverse mix of uses, lively streets and verdant, active parks. Enhancing the public realm will be the primary mechanism by which this change can occur.



# COMMUNITY ENGAGEMENT PROCESS

For the National Landing Open Space Framework Plan to be successful and support the surrounding communities, it must emerge through an open and transparent process that considers the needs of all stakeholders. In April 2020, JBG Smith spearheaded a community engagement process facilitated by the National Landing Business Improvement District (NL BID) to foster community dialogue that would inform the open space planning efforts related to the development of the JBG Smith park properties. Organized around a series of three community meetings and an online engagement platform, the process gathered community input and identified goals and programming priorities

for the framework plan. Due to the unexpected onset of the COVID-19 pandemic, the process was conducted virtually via web conferencing. An overview of the process is illustrated on the opposing page and included two online preference surveys, two narrated online presentations, and three virtual community workshops. The online community engagement platform had over 120 followers, 2,400 visits, and 400 community feedback responses.

Prior to the first workshop, an online preference survey solicited community feedback regarding the current Crystal City parks and park amenities. The survey helped

build an understanding for how the community uses the current park areas, how residents access the parks, what is missing from the parks, and what preliminary programming preferences residents have for each of the initial five JBG Smith proffered parks. This feedback provided context and direction for the visioning and goals workshop to following.

In addition to the direct community engagement process, the consultant team also participated in the 22202 Livability Framework Open Space workshop and coordinated efforts with the Crystal City Civic Association to support each other's outreach efforts.



Web Portal



Online Surveys



Virtual Community Meetings

## WORKSHOP ONE: VISION & GOALS



### VIRTUAL COMMUNITY WORKSHOP ONE:

- HOSTED BY NATIONAL LANDING BID
- JUNE 24, 2020, 7:00PM - 8:00PM
- VIRTUAL WORKSHOP VIA ZOOM

### WORKSHOP ONE OBJECTIVES

- REVIEW COMMUNITY ENGAGEMENT PROCESS AND OUTCOMES
- INTRODUCE OPEN SPACE FRAMEWORK VISION, VALUES AND APPROACH
- IDENTIFY THE COMMUNITY'S GOALS AND PRIORITIES

## OPEN SPACE FRAMEWORK PRESENTATION



### IN ADVANCE OF WORKSHOP TWO:

- OPEN SPACE FRAMEWORK PRESENTATION POSTED ONLINE FOR COMMUNITY MEMBERS TO VIEW AT THEIR CONVENIENCE
- ONLINE SURVEY TO OBTAIN FEEDBACK

### FRAMEWORK PRESENTATION OBJECTIVES:

- IN DEPTH REVIEW OF PROGRAMMING FRAMEWORK AND PARK TYPOLOGIES
- COMPREHENSIVE ASSESSMENT OF OPEN SPACE IN SECTOR PLAN AND THE CRYSTAL CITY PARKS STUDY AREA
- COMPARE THE QUALITY AND QUANTITY OF THE SECTOR PLAN DETAILS WITH THE PROPOSED OPEN SPACE FRAMEWORK PLAN
- HIGH LEVEL PROGRAMMING SUMMARY FOR EACH PROFFERED PARK, INCLUDING:
  - CRYSTAL PARK
  - 23RD STREET PLAZA
  - CENTER PARK
  - METRO MARKET SQUARE
  - GATEWAY PARK

## WORKSHOP TWO: CONSENSUS BUILDING



### VIRTUAL COMMUNITY WORKSHOP TWO:

- HOSTED BY NATIONAL LANDING BID
- WORKSHOP DATE: JULY 22, 2020 7-8PM
- VIRTUAL WORKSHOP VIA ZOOM

### WORKSHOP TWO OBJECTIVES

- REVIEW THE PREVIOUSLY POSTED PRESENTATION OF THE OPEN SPACE FRAMEWORK PLAN FOR CRYSTAL CITY
- OBTAIN COMMUNITY FEEDBACK ABOUT PARK PROGRAMMING

## WORKSHOP THREE: CONCLUSIONS



### VIRTUAL COMMUNITY WORKSHOP THREE:

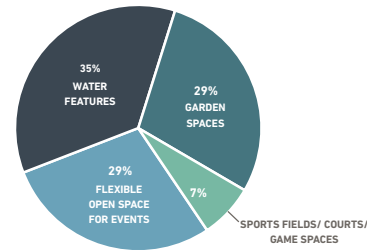
- HOSTED BY NATIONAL LANDING BID
- WORKSHOP DATE: OCTOBER 7, 2020 7-8PM
- VIRTUAL WORKSHOP VIA ZOOM
- REVIEW OF COMMUNITY FEEDBACK
- PRESENT THE REFINED PARK PROGRAMMING RECOMMENDATIONS

# ONLINE ENGAGEMENT

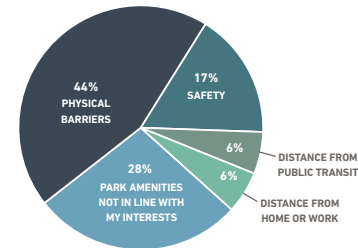
## Informing the Community:

Throughout the process, the Crystal City Parks website was utilized as an online platform for community engagement. By subscribing to the website, online users were provided with regular updates regarding preference surveys, prerecorded presentations, and upcoming workshop dates. Community workshop videos were also posted for those residents unable to attend the live workshop session. Every effort was made to engage the community at critical milestones and allow residents the opportunity to provide feedback. As a result, valuable metrics on the current park use and programming preferences of Crystal City residents was provided to the consultant team at each step in the process.

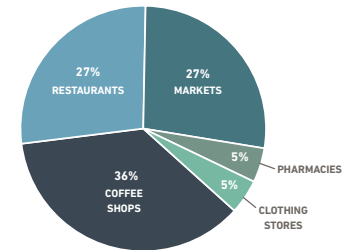
The website was also used to post narrated Open Space Framework Plan presentations prior to Workshops Two & Three. These presentations went in depth into the programming framework and park typologies, Sector Plan comparison, and park programming recommendations, allowing residents the necessary time to review the detailed analysis and programming work, resulting in a more productive discussion during the live virtual Consensus Building and Conclusions workshops.



WHAT IS YOUR FAVORITE ACTIVITY OR FEATURE AT CRYSTAL CITY OPEN SPACES?



WHAT BARRIERS DO YOU SEE TO ACCESSING THE PARKS IN CRYSTAL CITY?



WHAT RETAIL OR DINING EXPERIENCES WOULD YOU LIKE TO SEE IN OR ADJACENT TO CRYSTAL CITY PARKS?

HOW DO YOU GET TO THESE PARKS?



ARE YOU TYPICALLY COMING FROM HOME OR WORK?



WHAT IS YOUR FAVORITE NEIGHBORHOOD SCALED PARK IN CC? WHY?

**37% LONG BRIDGE PARK**

Views / Plantings / Seating / Walking Paths / Views of Soccer Fields

**29% WATER PARK**

Water Fountains / Events / Food Stand / Plantings

**19% GATEWAY PARK**

Green Spaces / Moveable Seating / Serves Kids & Dogs in All Seasons

**7% OPEN GREEN SPACE OUTSIDE LONG BRIDGE PARK**

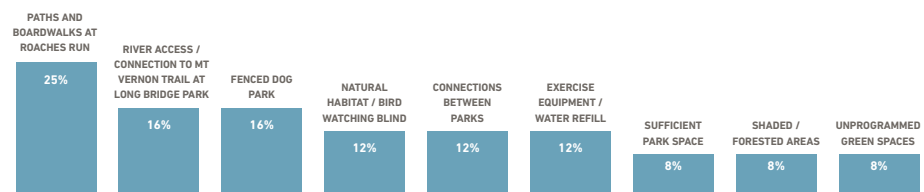
**7% PARKS WITH AREAS FOR WALKING AND JOGGING**

WHAT IS YOUR FAVORITE PARK SPACE IN THE DC AREA? WHY?

4 MILE RUN / ROCK CREEK PARK / WATER PARK / LONG BRIDGE PARK / VIRGINIA HIGHLANDS PARK / NATIONAL MALL / SHIRLINGTON DOG PARK / C&O TOWPATH / POTOMAC YARD PARK / BARTHOLDI GARDENS / HUNTLEY MEADOWS PARK / MASON NECK STATE PARK

**WILDFLOWERS WATER FEATURES**  
**TREES / SHADE PLAYGROUND LARGE**  
**OASIS FROM URBAN LIFE RIVER VIEWS**  
**TRAILS / WALKING PATHS**  
**KAYAKING BIRDBWATCHING PLANNED SPACES**  
**FLEXIBLE OPEN SPACE WOODED AREAS**  
**CONVENIENT OUTSTANDING PLANTS**  
**BIKE PATHS**

WHAT DOES CRYSTAL CITY LACK IN TERMS OF PARK AMENITIES?





## VISION AND GOALS

### Community Meeting #1:

The primary purpose of the first workshop was to listen to the concerns and ideas of the community members related to the National Landing Open Space Framework plan. Following a presentation of the preliminary framework plan vision and goals, the group broke out into a series of small working groups to discuss the vision and goals and gather input specifically to the first five JBG Smith proffered parks.

At the conclusion of the small group discussions, many common themes emerged to guide the upcoming programming work, including: parking connectivity, program variety, public accessibility, and flexible open spaces. These common themes are summarized in the word cloud provided (right). As a result of the feedback in Workshop One, the vision and goals were affirmed and updated to reflect the community feedback.



## CONSENSUS BUILDING

### Community Meeting #2:

The primary purpose of the second workshop was to gain an understanding for the community's programming preferences around each park and how that related to the surrounding Crystal City park areas. Hoerr Schaudt presented the programming framework and potential park programming for the JBG Smith proffered park areas, including: Crystal Park, 23rd Street plaza, Center Park, Metro Market Square, and Gateway Park. Community members had the opportunity to provide feedback regarding the programming framework and potential park programming during small group virtual breakout sessions.

The following word cloud summarizes the common programming themes received during the workshop. Additional seating, casual use space for walking and people watching, park safety, preserving mature trees, and public accessible were primary themes heard during the programming discussions. Flexibility and simplicity, particularly given the current uncertainty imposed by COVID-19, were viewed as particularly relevant to the future park spaces.

ART AND EDUCATIONAL SIGNAGE  
**PROVIDE MORE SEATING**  
UNMET DEMAND FOR DOG PARKS  
**PRESERVE MATURE TREES**  
PROVIDE FOR A DIVERSITY OF PLANTING  
**PUBLICLY ACCESSIBLE**  
WAYFINDING SIGNAGE LINKING ALL PARKS TOGETHER IN A NETWORK  
**PARK SAFETY** NEED MORE SEATING  
ALL PARKS SHOULD BE WELCOMING AND PUBLICLY  
**FLEXIBILITY AND SIMPLICITY PREFERRED**  
DO NOT OVER PROGRAM THE PARKS  
**MORE INTEREST FOR WALKING**

## CONCLUSIONS

### Community Meeting #3:

The third and final workshop represented the culmination of over six months of community dialogue and engagement on the project. Hoerr Schaudt reviewed the community feedback to date and presented programming recommendations for each of the five JBG Smith proffered park areas. Community members had the opportunity to provide feedback regarding the park programming and open space framework plan during a final large group virtual Q&A session.

The following word cloud summarizes the final feedback points from the community, which ranged from large-scale planning needs such as pathway and streetscape connectivity to program elements such as community bulletin boards in the parks. The group discussed the importance of corresponding with the Arlington County Public Spaces Master Plan and emphasized that the programming recommendations included in this report are intended as guidelines for future design processes and therefore allow for a range of interpretation and flexibility during the site design phase.

PROGRAM THE PARKS HOLISTICALLY  
**AVOID OVER PROGRAMMING**  
MOVABLE SEATING  
**CASUAL USE SPACES** PLAYABLE ART  
COMMUNITY BULLETIN BOARDS  
**LANDSCAPE CONNECTIVITY**  
**LINKS TO HISTORY**  
STANDARD SIGNAGE AND WAYFINDING  
**INTERIM PLACEMAKING OPPORTUNITIES**  
RESTAURANT USE TO SUPPORT PARK ACTIVATION





# *02:* **VISION + GOALS**

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Vision + Goals

26

Methodology

30

# VISION + GOALS

JBG Smith and the consultant team has developed a vision statement for the National Landing Open Space Framework Plan that is intended to guide the planning and design efforts and serve as an aspirational statement as the area evolves into a live-work community of the future.

*“Transform National Landing into an innovative and connected community of the future”*

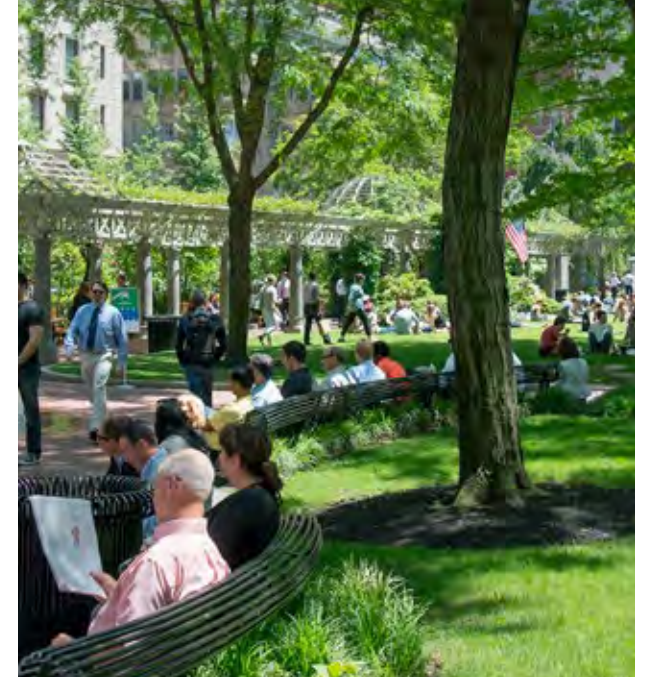


This statement underscores the impact that a high-quality urban environment can have on the success and health of our cities. Moreover, for National Landing to redefine its position in the region as one of the most desirable places to live or work, it must transform its public realm accordingly. In order to achieve the overarching vision of utilizing public space to establish a new sense of place for National Landing, there are seven strategic goals that the National Landing Open Space Framework Plan aims to accomplish as part of this process:

- 1 Enhance community identity through the design of the public realm
- 2 Utilize the public realm to support neighborhood economic vibrancy
- 3 Connect the community with a network of streets, plazas and parks
- 4 Create public spaces with variety in scale, program, and design
- 5 Activate public spaces with diverse program and attractors
- 6 Design for tomorrow; with emphasis on equity, inclusion, sustainability, wellness and technology
- 7 Embrace and strengthen connections to the history of Crystal City

These goals are being used to drive the development of

a comprehensive park planning strategy, programming methodology, distribution of program about the site, and design recommendations for individual park spaces. While the Crystal City Sector Plan provides a solid foundation for how park spaces should be located, it lacks the flexibility to consider the existing/proposed conditions and does not take into account how Crystal City parks can be programmed holistically with the rest of the National Landing area. The National Landing Open Space Framework Plan utilizes the foundational recommendations of the Sector Plan, while providing an updated open space framework for National Landing.









San Miguel Plaza, Madrid, SP

## *Enhance Community Identity Through the Design of the Public Realm*

A major factor in the transformation of National Landing will be developing a new identity for the place. The rebranding of the community will occur across numerous platforms, but this framework plan and its vision for a newly invigorated public realm has the greatest potential to achieve an enhanced new identity. What cities offer in their sidewalks, parks and plazas is what gives them character, making the public realm the primary tool by which a shift in perception can occur.



The Highline, New York, NY

## *Utilize the Public Realm to Support Neighborhood Economic Vibrancy*

The Open Space Framework Plan will leverage the image defining capacity of the public realm to support neighborhood economic vibrancy and new investment in National Landing. As evidenced in projects such as the High Line in New York and Millennium Park in Chicago, cities have witnessed the transformative power public space can have in promoting economic vibrancy. These project and many others have contributed to communities by attracting residents and businesses. They have spurred private investment and increased property values.



Crate & Barrel - Michigan Avenue, Chicago, IL

## *Connect the Community with a Network of Streets, Plazas and Parks*

National Landing will become a more vibrant and connected community through the regeneration of its public realm. The public realm will be utilized as a mechanism to heal the fragmented character of the district; creating new destinations and bridging gaps in the urban fabric. This plan describes the creation of a legible and attractive system of streets, plazas and parks that provide cohesion, activity and a stronger sense of place.



Paley Park, New York, NY

## *Create Public Spaces with Variety in Scale, Program, and Design*

Diversity is one of the key ingredients to a successful urban environment. The National Landing Open Space Framework Plan will begin to describe a collection of spaces that operate as a system yet have distinctive characteristics from one to the other. Giving each of these spaces a different feeling and promoting a menu of activities that would be specific to each park will enable them to serve as unique destinations within the community and provide identity to their respective neighborhoods.

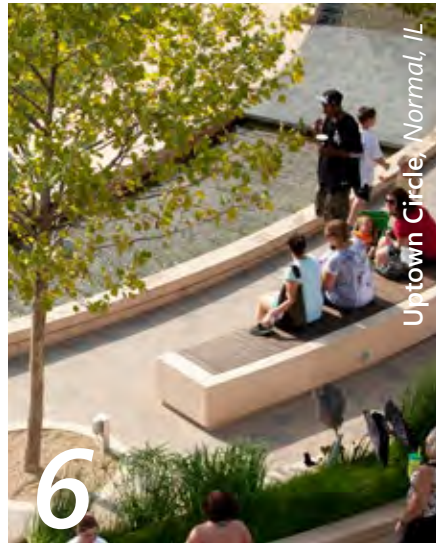




LeBauer Park, Greensboro, NC

## *Activate Public Spaces with Diverse Program and Attractors*

People bring parks to life, and park spaces need purpose and elements that create interest in order to attract users. Activation is a key element to a park's vitality and having people in parks assists in preventing crime, vandalism, and transient population. The Open Space Framework Plan will encourage program activities that promote social connectivity within the community, provide opportunities for recreation and respite, and provide attractors and landmarks that give identity to place.



Uptown Circle, Normal, IL

## *Design for Tomorrow with Emphasis on Equity and Inclusion, Sustainability, Wellness and Technology*

National Landing will be a community of the future and the design of its open spaces should embrace forward thinking practices that will ensure its vitality, longevity and access for all. The park system should be welcoming to all residents and designed to embrace sustainable practices that protect the environment, encourage wellness and public health, and provide flexibility to incorporate technology where it can serve to connect the community and improve our lives.



## *Embrace and Strengthen Connections to the History of Crystal City*

Often neglected, the Crystal City landscape has a rich cultural history waiting to be more fully celebrated and embraced. From the rail yards and brick factories, to the streetcar lines, Luna Park, Queen City and Potomac River, strengthening connections to our past fosters a deeper understanding and appreciation for the communities and places in which we live.



# METHODOLOGY

*The National Landing Open Space Framework Plan begins with the understanding that the parks within the system must function and serve as an asset to their users at multiple levels. Understanding how the parks operate within the region, the community, and the immediate vicinity will guide how each space should function within the broader network. The National Landing Open Space Framework Plan examines the park system in this multi-scalar way in order to develop recommendations for programming and overall character, so that they can function effectively at each scale.*

## Systematic Multi-Scalar Approach

- At the *regional scale*, the National Landing Open Space Framework Plan strives to connect the community to a broader network of parks and open spaces that serve the DC, Maryland and Virginia area.
- At the *community scale*, the parks are an integral part of the urban fabric, providing assets that benefit those who live and work in the district but also operating as key links in connecting the public realm of National Landing.
- At the *site scale*, park spaces relate to their surrounding uses supporting them with valuable green space and outdoor amenities while solving design challenges each site may pose.

## Regional Scale

From a regional perspective, National Landing is situated in a key position adjacent to the Potomac River. This provides the opportunity to establish a regional open space framework by connecting land west of the railway tracks to a series of already existing parks and open space.

The National Landing Open Space Framework Plan proposes this land as the Greenway. The Greenway connection acts as a connective tissue linking Long Bridge Park and East Potomac Park to the north and prioritizing 12th, 18th, and 23rd Streets as recreational and ecological corridors. These corridors connect to the

series of existing parks directly west of National Landing (Virginia Highlands, Fraser Park, James Haley Park).

The Greenway currently consists of land controlled by JBG Smith and the National Parks System, and adjacent to the railroad. Previous site studies have identified this land as a key greenway trail corridor and an opportunity to connect over the Potomac River to East Potomac Park.



ARLINGTON

ARLINGTON NATIONAL  
CEMETERY

WEST  
POTOMAC  
PARK

NATIONAL MALL

CAPITOL HILL

NAVY  
YARD

EAST  
POTOMAC  
PARK

MT.  
VERNON  
TRAIL

VIRGINIA  
HIGHLANDS PARK

12TH STREET

ARMY NAVY  
COUNTRY CLUB

18TH STREET

FRASER  
PARK

23RD STREET

JAMES  
HALEY  
PARK

RONALD REAGAN  
NATIONAL AIRPORT

MT.  
VERNON  
TRAIL

DANGERFIELD  
ISLAND

Anacostia River

Potomac River

Potomac River

GREENWAY CONNECTION

FOUR MILE RUN



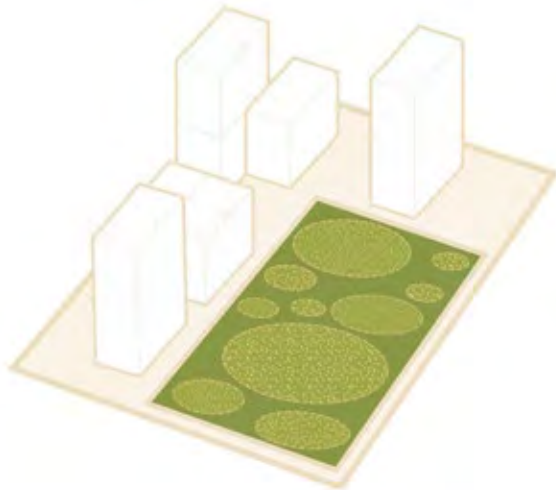
## Community Scale

At the community scale, National Landing's system of parks and open spaces function in tandem with the streets to create a public realm network that will serve as a legible, active and green armature. The parks provide a landscape-focused framework that facilitate district and neighborhood connections strengthening the identity of the place. The primary north-south street corridors (Crystal Drive and Richmond Highway) each have their own spatial and programmatic character and will be critical linking mechanisms within the community. Crystal Drive, once perceived as a service road for the

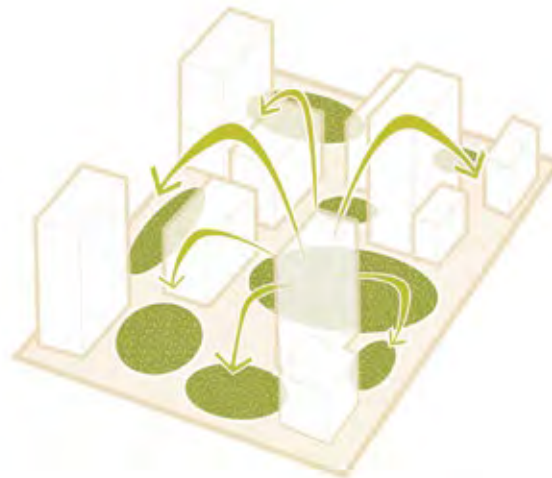
adjacent buildings, is now the most identifiable urban space within the community and should be seen as the primary axis along which the community is organized. East-west streets, while less significant in their current state, will take on more importance as links to the west and the primary Amazon parcels across Richmond Highway.

The current park spaces are distributed evenly throughout National Landing and have little variation in hierarchy, scale and character. Program elements

that accompany these spaces are generally similar and further exaggerate the lack of difference in the parks. In order to ameliorate this uniformity, the National Landing Open Space Framework Plan proposes giving each park space its own identity developed through program and design. The plan looks at the sum of the park spaces in National Landing as one large urban park distributed across a greater landscape. With unique program elements assigned to various spaces, the parks function together as a system and facilitate connections across the district.



*A Traditional Large Urban Park..*



*..Distributed Within a Greater Landscape*



*Connected to Each Other and to a Larger Region*





AURORA HIGHLANDS  
NEIGHBORHOOD

CRYSTAL TOWERS

METS PARK

PEN PLACE

METRO MARKET SQ.

RICHMOND HIGHWAY

CLARK STREET

CENTER PARK

GARDEN PARK

23RD STREET PLAZA

CRYSTAL PARK

POCKET PARK #8

THE COMMON

NORTH GATEWAY PARK

FRIENDS PARK

WATER PARK

GATEWAY PARK

GREENWAY PARK

CRYSTAL DRIVE

RAIL CORRIDOR

GREENWAY

POTOMAC RIVER  
BAY

RONALD REGAN AIRPORT

AIRPORT PARKING

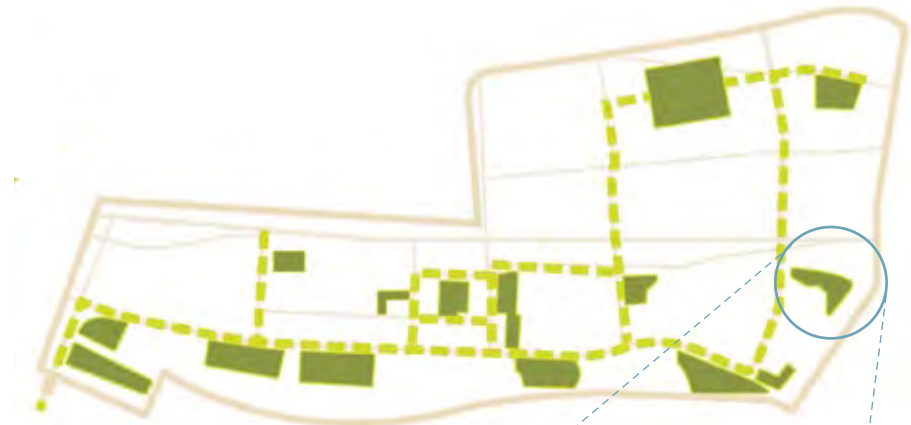
PROPOSED  
PEDESTRIAN  
CONNECTION

AIRPORT ACCESS ROAD

## Site Scale

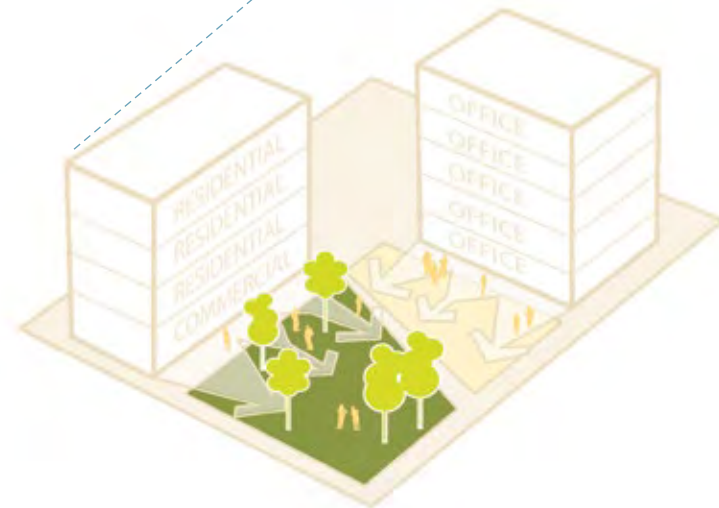
Understanding how parks will operate at the site scale is essential to their success as urban spaces. Moving from the macro scale down to the micro scale, the National Landing Open Space Framework Plan develops a point of view as to how each park will interface with and support the needs of its surroundings, while also serving as unique attractors within the broader network. The programming recommendations for each individual park reflect a synthesis of site-specific analysis. This analysis includes circulation patterns, adjacent land use, density, and microclimate and is used to assess the suitability of each space to a selection of programming opportunities.

Understanding how different land uses engage with a park and what demands they place upon it influence program and design. From a circulation standpoint, how a park connects to adjacent buildings and streetscapes will inform how visible and activated they become. The significant building mass and density of National Landing has a strong influence on sun, shade and wind patterns across a site, which influences factors such as the appropriateness of certain uses and the types of plant material in a certain space.



### MACRO SCALE

*Open space work together as a larger network*



### MICRO SCALE

*Open space localized to serve specific program adjacencies*





Plaza



Play Areas



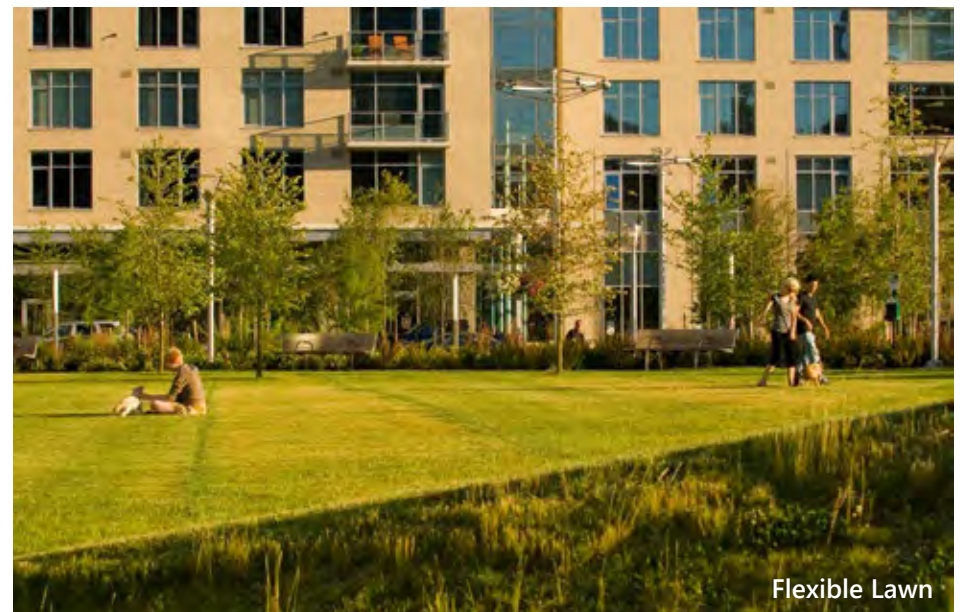
Tree Bosques



Pedestrian Focused Streets



Flexible Seating Areas



Flexible Lawn

## COMMERCIAL ADJACENCIES

## RESIDENTIAL ADJACENCIES



## Site Analysis + Programming Methodology

*The National Landing Open Space Framework Plan was developed by analyzing existing and proposed development conditions in order to identify primary drivers of park use and design at the macro scale. Criteria including but not limited to land use, building density, site circulation, and ground level frontage conditions helped inform this larger overview of how park sites would function within National Landing.*

The programming methodology first categorizes the spaces into a series of typologies based upon their scale, position within the community, and the existing and proposed conditions affecting the park. These typologies become the primary determiner for the placement of program activities within each park and the subsequent design proposal for each space. Each typology allows for the incorporation of 'casual use spaces' as outlined in the Arlington County Public Spaces Master Plan. The parks are categorized into four primary typologies:

- **Civic Park:** larger, highly visible parks that serve a civic role in the community
- **Pocket Parks:** smaller, more intimate parks typically defined by built edges
- **Gateway Park:** situated at key entry points and serve to give identity to place
- **Nature Park:** pastoral in character and provide intense contact with nature

Using current trends in park design, a menu of program activities was developed for the community. These program activities and elements were sorted into the specific typology where their use seemed most appropriate. This categorization of uses is not intended to be finite, but to be used as a guide to assist in distribution of program. In addition to park typologies, other factors influenced park program assignment including recommendations that were brought forth in the 2010 Crystal City Sector Plan, the frequency and

demand for specific program uses, and the proximity of program elements to specific land uses. These factors combined with site specific approaches to design informed the initial programmatic ideas for each of the park spaces.













# 03: PROGRAMMING + TYPOLOGIES

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Overview	41
Programming Framework	42
District Analysis	44
Park Typologies	47
Existing Regional Park Program	55
Sector Plan Comparison	64









# OVERVIEW

In order to develop program recommendations for the parks in National Landing, this study has developed a methodology that uses a site analysis process to categorize the parks into typologies based on specific characteristics. These typologies are based on several factors including scale, neighboring land uses, proximity to density, position within the overall neighborhood, and the incorporation of ‘casual use spaces’ as suggested by the Arlington County Public Spaces Master Plan. These influencing variables drive the classification of the park into one of the following typologies: Civic Park, Pocket Park, Gateway Park and Nature Park. These designations will then inform the desired type of program elements and overall character of the park design.

The National Landing Open Space Framework Plan identifies primary program activities as well as elements that augment or support those uses. In this study, program is defined as a type of space and an element is defined as an object (either permanent or temporary) that would occupy the program space. The Open Space Framework Plan is intended to propose general recommendations about program distribution and design. The final programming and design direction will be determined during the community outreach process that will follow during the Arlington County 4.1 review process for each park.





# PROGRAMMING FRAMEWORK

*The National Landing Open Space Framework Plan not only involves making recommendations about which activities and uses are appropriate for each individual park, but also their frequency and distribution across the entire district.*

There are many factors that influence the process of determining the appropriate programming for an individual park space. These factors should be weighed according to the priorities established by the adjacent site development, community stakeholders and jurisdictional agencies, among others. Below is a list of factors that influence the programming process and should be considered during the design of each park.

- *Economic*
- *Ecological*
- *Demographics of the Study Area*
- *Unique Site Attributes*
- *Community and Stakeholder Input*
- *Evidence Based Design Precedents*
- *Jurisdictional Requirements*
- *Proximity Mapping*
- *Social Implications*

For the purposes of this study, and its goal to provide a holistic view of program distribution and frequency across a large study area with many of the factors noted above undetermined or yet to be engaged, a process of defining park spaces into typologies has been developed in order to determine which program activities are “best” suited to specific park types. Park typologies are determined by several factors including:

- *The characteristics of the site and scale*
- *Adjacent land uses and density*
- *Building frontage conditions*
- *Circulation patterns*
- *Existing program*

Once a typology has been assigned, it becomes the primary determiner for the park program and the subsequent design proposal for each space.

The National Landing Open Space Framework Plan recommends both program activities and built program elements (permanent and temporary) that would occupy and activate those spaces. This study uses the 2010 Crystal City Sector Plan as a point of departure in the programming process but builds upon that document by using more contemporary and specific program activities and elements.

The program recommendations put forth in this study are intended to provide a foundation for the community design process. The dialogue concerning the programming and design of individual park spaces will help advance the subsequent design process.



## TYPOLGY (DISTRICT) ANALYSIS



## PARK TYPOLOGY

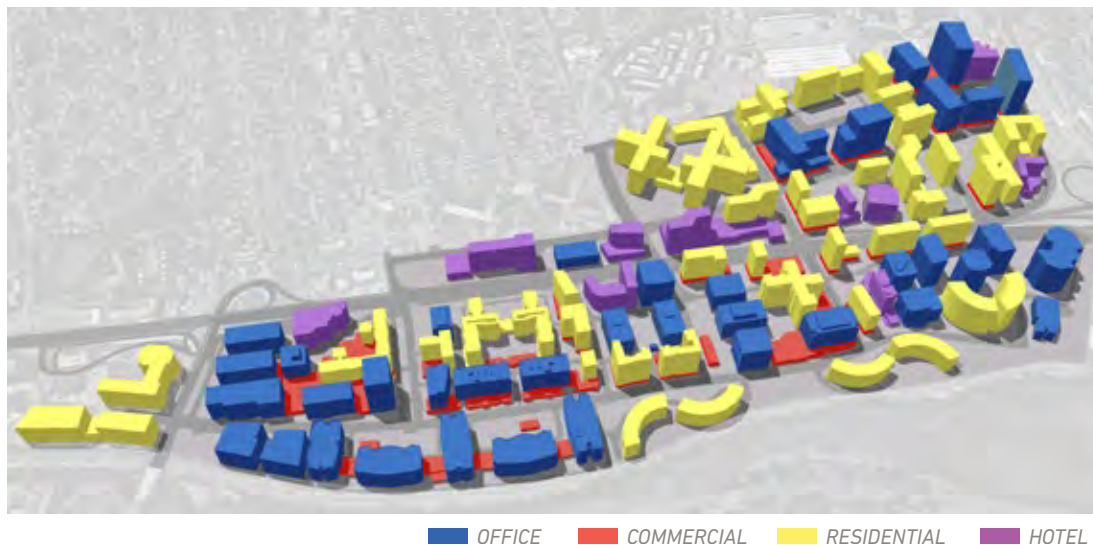
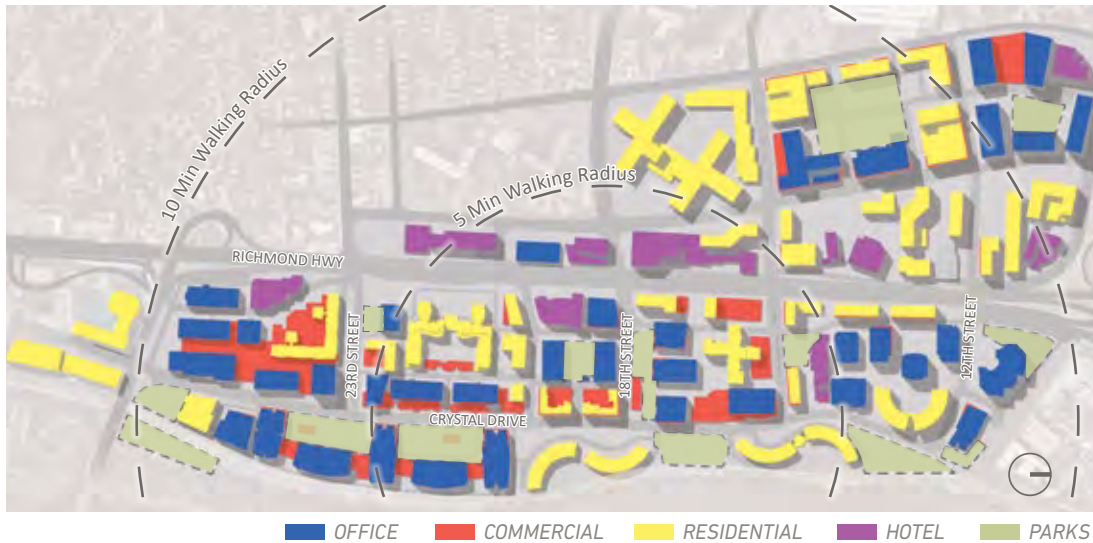


*Drivers that inform unique happenings within a typology*



# DISTRICT ANALYSIS

*The analysis process utilized four primary lenses to inform the typology assigned to each park, which include Land Use, Density, Street Level Frontage and Pedestrian Circulation.*



## Land Use

The land use analysis identifies four primary uses: Office, Retail, Hotel and Residential. An even distribution of land uses are planned across the district. There are some minor variances, including the concentration of office uses along the southern half of Crystal Drive and along 18th Street as well as a high concentration of hotels along Richmond Highway between 15th and 23rd Streets. The scale of the neighborhood is such that most areas (with the exception of the northwest corner) are within a five-minute walk from Crystal Drive.

## Density

Examining density illustrates the concentration of use in the vicinity of each parks space (the amount of foot traffic and types of users), and informs how each park is categorized. Similar to land use, overall density in National Landing is relatively uniform. The majority of existing buildings range between 10 and 15 stories in height. Recent developments and several planned developments begin to break the uniformity of density across the site and create more interest in the overall skyline of National Landing. Concentrations of existing and proposed density can be found along the majority of Crystal Drive and in the northwest corner of the site adjacent to Mets Park and Pen Place.



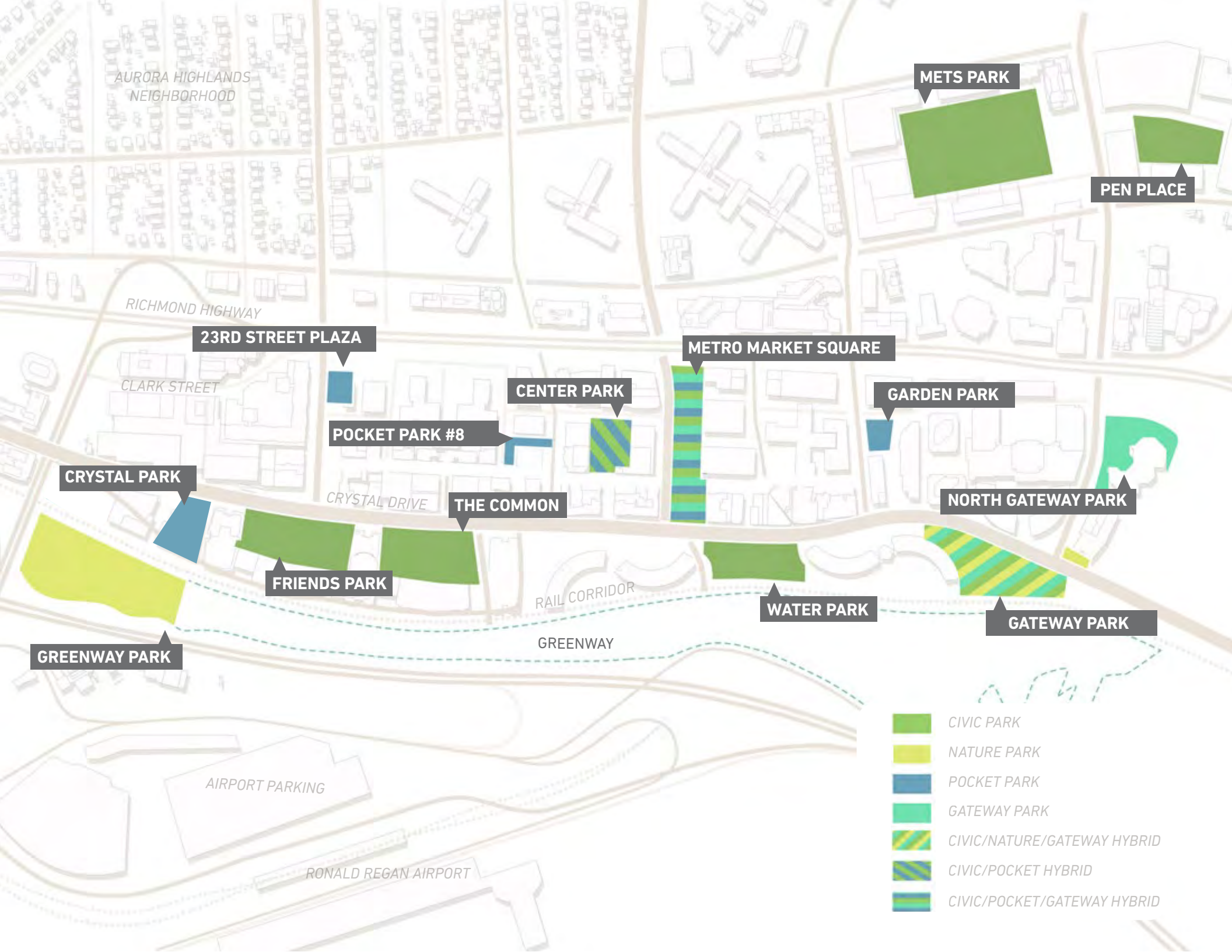


## Frontage

Across much of the area, street level use differs from the primary use of a building. Ground level retail uses are common across much of the site, with this active base condition warranting park spaces that would serve as an extension of the retail use and offer complimentary program elements. Parks with active retail frontages would have a different character than those bounded by primarily office lobbies, hotels or residential. Most sites bounded by active retail ground floors are found south of 15th Street along Crystal Drive and around the base of buildings surrounding Mets Park. Major gaps in active frontage occur along the northern portion of the east side of Crystal Drive adjacent to the residential towers.

## Pedestrian Circulation

Using on-the-ground observations, the design team developed a 'heat map' of existing pedestrian circulation patterns across the course of a typical business day. Pedestrian traffic is highly concentrated along the southern portion of Crystal Drive and into several of the adjacent park spaces. A high volume emerges from the Metro Stop at the corner of 18th Street and Bell and moves primarily in a southeasterly direction. Based on the amount of development occurring in Pentagon City along St. Eads Street, it is assumed that pedestrian traffic along 15th Street east and west will significantly



AURORA HIGHLANDS  
NEIGHBORHOOD

METS PARK

PEN PLACE

RICHMOND HIGHWAY

23RD STREET PLAZA

METRO MARKET SQUARE

CLARK STREET

CENTER PARK

GARDEN PARK

POCKET PARK #8

CRYSTAL PARK

CRYSTAL DRIVE

THE COMMON

NORTH GATEWAY PARK

FRIENDS PARK

RAIL CORRIDOR

WATER PARK

GATEWAY PARK

GREENWAY

GREENWAY PARK

AIRPORT PARKING

RONALD REGAN AIRPORT

- CIVIC PARK
- NATURE PARK
- POCKET PARK
- GATEWAY PARK
- CIVIC/NATURE/GATEWAY HYBRID
- CIVIC/POCKET HYBRID
- CIVIC/POCKET/GATEWAY HYBRID

# PARK TYPOLOGIES

*In order to better define the role and function of each of the park spaces in National Landing this study has established a series of typologies that begin to categorize the various parks into subcategories.*

This study has developed four primary park typologies that describe the open spaces in National Landing. The typologies are not seen as limiting factors to how we classify the parks but more as broader generalizations to guide recommendations for programmatic use and design. These typologies become the primary determiner for the placement of park program and the subsequent design proposal for each space. For this purpose, the parks were categorized into four primary typologies summarized below:

**Civic Park:** *larger, highly visible parks that serve a civic role in the community*

**Pocket Parks:** *smaller, more intimate parks typically defined by built edges*

**Gateway Park:** *situated at key entry points and serve to give identity to place*

**Nature Park:** *pastoral in character and provide intense contact with nature*

The various park typologies are evenly distributed across the site in order to provide a diversity of experiences across the community. Civic parks tend to be concentrated around major employment and retail centers of the district and near the highest concentrations of users. Pocket parks are generally located in more urban interior locations surrounded by building mass. Gateway and Nature Parks tend to be located at the edges of the community either defining

an entrance or providing a transitional interface to a more natural landscape. Several parks at National Landing represent a hybrid condition combining characteristics of two or more typology types. Building upon the guidelines of the Arlington County Public Spaces Master Plan, each of these park typologies allows for intentionally designed ‘casual use spaces’ with characteristics that are flexible, open, verdant and visible.

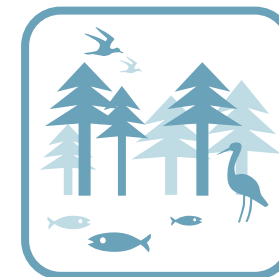
## CIVIC



## POCKET



## NATURE



## GATEWAY







## Civic Park

The Civic Park typology describes parks that will operate as central open spaces in the more densely developed areas of National Landing. Civic parks are typically bounded by building mass having active frontages that engage with the park and streets. They are the larger in scale of the two urban park types (civic and pocket) and would be characterized by a balance of both hardscape and softscape; allowing for active use while maintaining an equal amount of green space that provides contact with nature. Civic parks would be more conducive

to community events and should provide open spaces that allow for flexibility in activities. Civic parks would offer a more diverse array of program elements than other park typologies as well as have the capacity to support small retail uses where appropriate. Because this study does not designate a 'Central Park' or designate a single park to take clear prominence over the collection of parks, the civic parks are intended to function as a distributed central, urban park, each with unique program offerings that distinguish them from one another.







## Pocket Park

Like civic parks, pocket parks would occur in the denser urban areas of the site and be spatially defined by the surrounding architecture and streets. These parks would be smaller in scale and more intimate in character with a stronger focus on natural elements further enhancing connections to nature in the neighborhood. Pocket parks would serve primarily as amenities for residents and for office workers to find moments of tranquility amidst the daily grind.

Pocket parks could serve as an extension to adjacent retail uses, provided they did not consume the space. Program activities in pocket parks would be limited to less intensive uses that would be complementary to providing a sense of respite. Utilizing elements such as water features or dense plantings will further enhance these parks ability to create a relaxing environment within the community.





## Nature Park

The nature park typology describes parks that are more pastoral and romantic in character and align with more traditional, Olmstedian visions of a park space. Unlike civic and pocket parks, nature parks are defined by perceived natural edges, serving as designed thresholds to the more natural landscape beyond the built environment. Nature parks will leverage their existing characteristics to become places where people can create the most authentic connections to nature.

Nature parks will be abound with greenery, augmenting existing vegetation with thoughtfully crafted landscape

spaces. With elements that would include open lawns and meadows, naturalistic gardens, and woodland edges, these parks will be conducive to a variety of program elements oriented to active and outdoor recreation and occasional gathering for more relaxed events. Nature parks, with their more open character could serve as the setting for program elements such as dog parks. They also serve as important connectors in the National Landing parks system occurring near adjacent trail networks, and they provide trailhead connections and associated amenities such as bike stations.







## Gateway Park

The gateway park typology describes park spaces that function as urban thresholds to National Landing. Gateway parks are typically situated at the edges of the site or in locations such as the Metro Station where large numbers of people enter the site.

Gateway parks can take on a variety of spatial characteristics based on their surroundings. In zones less activated by pedestrian traffic, gateway parks could contain iconic elements such as art or impactful landscaping that would herald the entrance to the

neighborhood. In active, pedestrianized zones, gateway parks would consist of more hardscape and take on a plaza-like character.

In addition to serving the purpose of demarcating an entrance, gateway parks would also contain program that support their adjacent uses. This could include outdoor dining and gathering spaces for office and retail uses and recreational opportunities for residential uses. They are opportune locations for providing orientation through wayfinding signage.



## Supporting Open Space Typologies

### Streetscape

The parks in National Landing are an essential asset to the community and this master plan begins to describe a vision and way forward to further leverage their value in strengthening the identity for the district. This study acknowledges that the collection of parks is only part of what is considered the ‘public realm’ of National Landing. These spaces will not function as an effective, interconnected network without the presence of an attractive, pedestrian-friendly, and activated streetscape environment to serve as the connective tissue that ties the system together.

Like the park spaces, the streetscape should offer variety and interest throughout the community. Although they function primarily as corridors for pedestrian and vehicular movement, the streetscape environment should be designed to foster social interaction, provide gathering spaces and be used to infuse the street with robust plantings. The JBG Smith National Landing Streetscape Guidelines prescribe streetscape design strategies and standards that will operate to achieve the same placemaking goals outlined in this study.



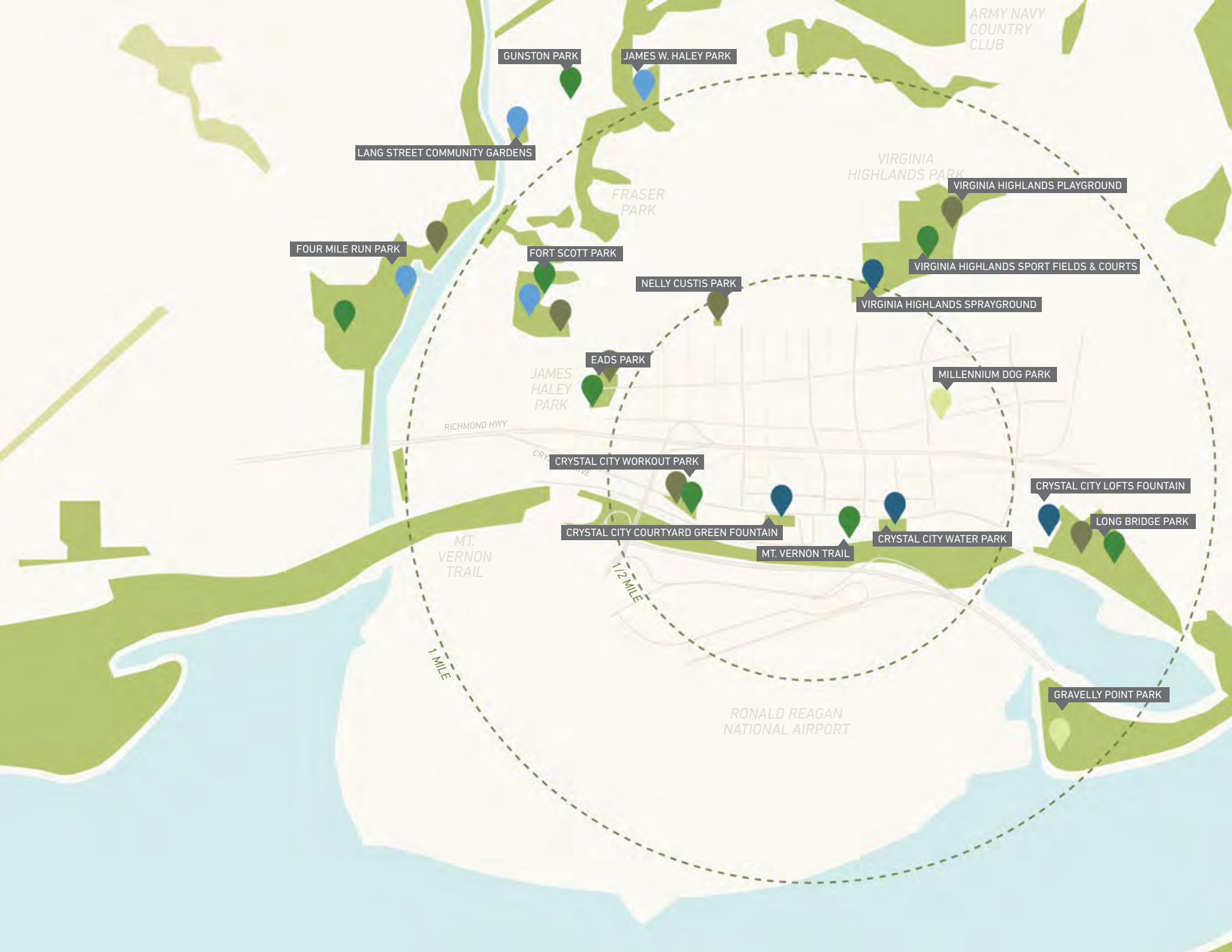




## Rooftops

National Landing is a highly urbanized community with limited open space relative to its overall density. Outdoor space provides residents and office tenants with many benefits and this study encourages promoting the use of rooftop environments to provide additional green space to the downtown district. Green roofs have numerous ecological benefits that include stormwater management, reducing energy costs and promoting biodiversity in the environment. From a public realm perspective, leveraging these spaces as outdoor amenity zones has many collateral benefits such as increasing employee satisfaction and retention, creating garden-like settings that reduce stress, and providing space for recreational amenities like pools and outdoor entertainment areas. Rooftop environments also provide ideal vantage points from which to view the surrounding city and landscape.





ARMY NAVY  
COUNTRY  
CLUB

GUNSTON PARK

JAMES W. HALEY PARK

LANG STREET COMMUNITY GARDENS

FRASER  
PARK

VIRGINIA  
HIGHLANDS PARK

VIRGINIA HIGHLANDS PLAYGROUND

FOUR MILE RUN PARK

FORT SCOTT PARK

NELLY CUSTIS PARK

VIRGINIA HIGHLANDS SPORT FIELDS & COURTS

VIRGINIA HIGHLANDS SPRAYGROUND

EADS PARK

JAMES  
HALEY  
PARK

MILLENNIUM DOG PARK

RICHMOND HWY

CRYSTAL CITY WORKOUT PARK

CRYSTAL CITY COURTYARD GREEN FOUNTAIN

MT. VERNON TRAIL

CRYSTAL CITY WATER PARK

CRYSTAL CITY LOFTS FOUNTAIN

LONG BRIDGE PARK

MT.  
VERNON  
TRAIL

1/2 MILE

1 MILE

RONALD REAGAN  
NATIONAL AIRPORT

GRAVELLY POINT PARK



ARLINGTON NATIONAL  
CEMETERY

MT.  
VERNON  
TRAIL

Potomac River

PROGRAM WITHIN 1 MILE OF NATIONAL LANDING

- DOG PARKS
- ACTIVE RECREATION
- PLAYGROUNDS
- HABITATS
- WATER FEATURES

# EXISTING REGIONAL PARK PROGRAM

*At the regional scale, the existing park program includes playgrounds, active recreation, water features, habitats, dog parks, gardens and event spaces. Large children's playgrounds such as Clemyjontri Park and active recreation facilities such as the sport fields and sport courts at Virginia Highlands Park are within a short driving distance and address the need for intensive playground and athletic facilities.*

## PLAYGROUNDS

### LOCAL

Long Bridge Park Playground  
Virginia Highlands Park  
Playground  
Nelly Custis Park  
Crystal City Workout Park  
Eads Park  
Fort Scott Park  
Four Mile Run Park

### REGIONAL

Clemyjontri Park  
(10.9mi)  
Palisades Playground  
(6.9mi)  
Rocky Run Park  
(4.4mi)

## DOG PARKS

### LOCAL

Gravelly Point Park  
Millennium Dog Park

### REGIONAL

Shirlington Dog Park  
(5.2mi)  
Glencarlyn Dog Park  
(8.4mi)

## ACTIVE RECREATION

### LOCAL

Long Bridge Park  
Virginia Highlands Park  
Mount Vernon Trail  
Crystal City Workout Park  
Eads Park  
Gunston Park  
Fort Scott Park  
Four Mile Run Park

### REGIONAL

Rock Creek Park  
(7.9mi)  
Mount Vernon Trail  
(0.4mi)  
Shirlington Park  
(5.0mi)  
Tidal Basin Loop Trail  
(5.8mi)

## GARDENS

### LOCAL

No notable gardens Within 2mi

### REGIONAL

U.S. Botanic Garden  
(3.9mi)  
Dumbarton Oaks  
(4.8mi)  
Smithsonian Gardens  
(3.4mi)

## WATER FEATURES

### LOCAL

Crystal City Lofts Fountain  
Virginia Highlands Park  
Sprayground  
Crystal City Water Park  
Crystal City Courtyard  
Green Fountain

### REGIONAL

The Yards Park  
(4.9mi)  
Georgetown Waterfront Park  
(5.2mi)  
Turkey Thicket Playground  
(7.9mi)  
Our Special Harbor Spray Park  
(8.5mi)

## EVENT SPACES

### LOCAL

No notable event spaces Within 2mi

### REGIONAL

Wolf Trap National Park  
(16.6mi)  
Lubber Run Amphitheater  
(4.9mi)  
Carter Barron Amphitheater  
(9.5mi)  
The Yards Park  
(4.9mi)

## HABITATS

### LOCAL

James W. Haley Park  
Woodland Habitat  
Fort Scott Park  
Woodland Habitat  
Lang Street  
Community Garden  
Four Mile Run Park  
Woodland Habitat

### REGIONAL

Glencarlyn Park  
(8.1mi)  
Dora Kelley Nature Park  
(9.1mi)





# PROGRAM ELEMENTS

*People bring parks to life, and park spaces need purpose and elements that create interest in order to attract users. Activation is a key element to a park's vitality and having people in parks assists in preventing crime, vandalism, and transient population. The National Landing Open Space Framework Plan prescribes program activities that promote social connectivity within the community, provide opportunities for recreation and respite, and provide attractors and landmarks that give identity to place.*

The National Landing Open Space Framework Plan describes a diverse array of program elements that have been assembled using four primary methods:

**2010 Crystal City Sector Plan:** *The study examined programmatic elements and activities identified in the Sector Plan utilizing them as a baseline for a new menu of programs that will expand upon the spirit of the original plan.*

**2019 Arlington County Public Spaces Master Plan:** *The study reviewed the open space guidelines established in the recently adopted public spaces master plan.*

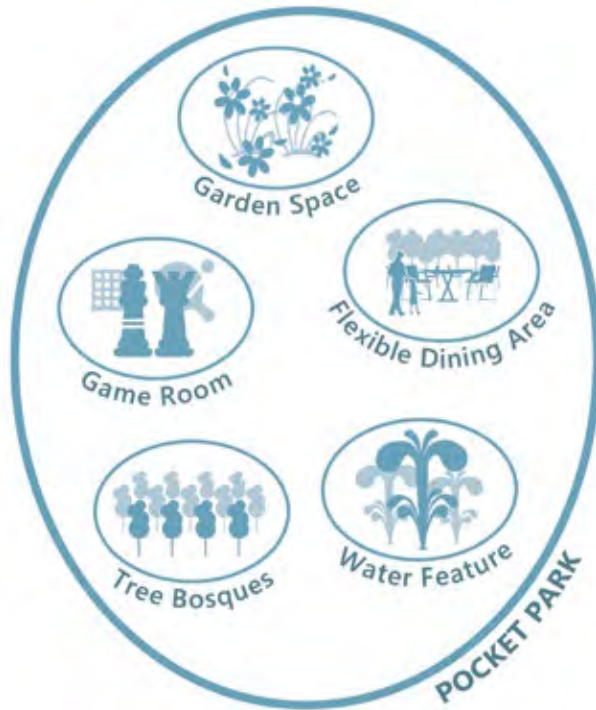
**Case studies of similar park spaces:** *The study also examined current trends in park design and successful urban parks of varying scales and typologies to identify activities and attractors that made these spaces effective contributors to the vitality of the public realm.*

**Site Specific Recommendations:** *As part of the programming for each of the initial JBG Smith proffered park spaces within the study, site specific programmatic solutions have been identified that uniquely fit the context and uses surrounding the site.*

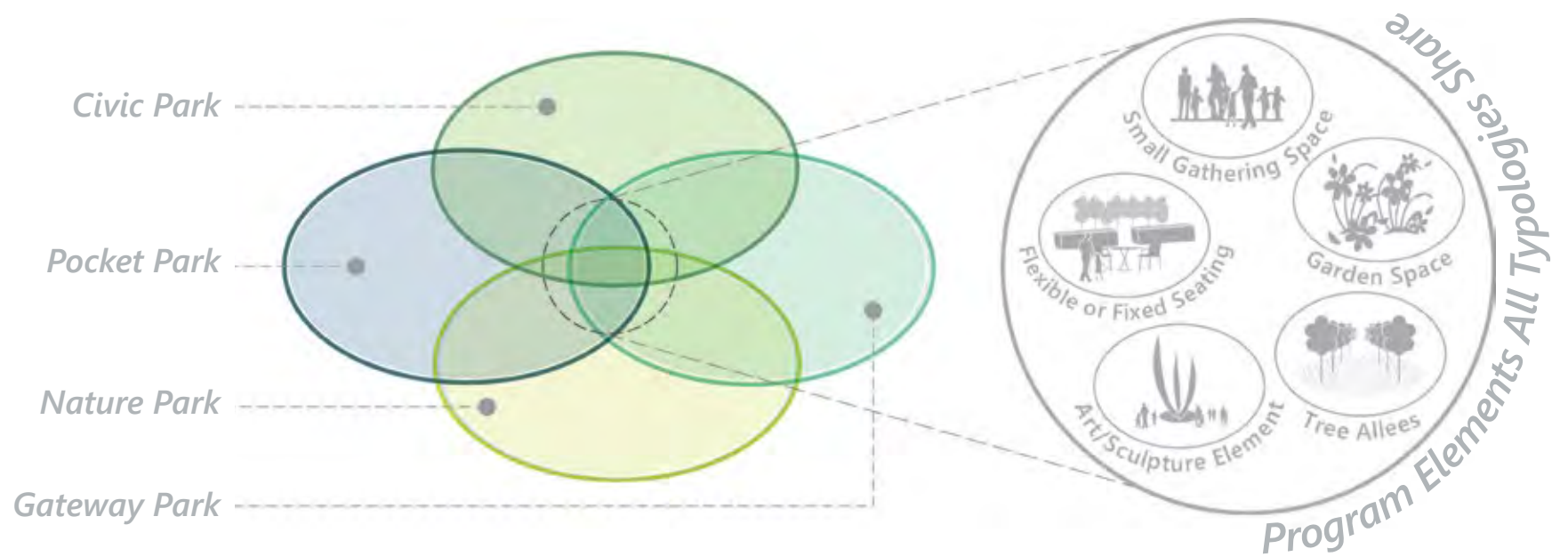
The program elements identified in this study should be considered suggestive and help guide the dialogue towards the final park design solutions that come about during the future site design process. The intent of the study is to give design teams and stakeholders a holistic view of the distribution of program across the community. It also demonstrates that each park can offer unique elements that are best suited to those spaces and that other parks can provide opportunities to make up for elements not occurring in a particular park.

## Program Elements by Park Typology

The preliminary menu of program activities and elements have been sorted into groupings by park typology where their use seemed most appropriate. This categorization of uses is not intended to be finite, but a guide to assist in the distribution of program to the various parks and their associated typology. While there are numerous program elements that are found across all park typologies such as seating and dining areas, art elements, and garden spaces, some are more specific to the individual types. Civic parks are assigned uses like performance spaces or major retail attractors such as outdoor restaurants. Pocket parks are ideal for flexible seating and small water features. Gateway parks are conducive to iconic gateway elements that provide identity to place. Nature parks serve as an ideal setting for more environmentally focused program like wetland gardens and nature trails.







- Crystal Park 1
- Center Park 2
- 23rd Street Plaza 3
- Metro Market Square 4
- Gateway Park 5
- Water Park 6
- Friends Plaza 7
- The Common 8
- Pocket Park #8 9
- Garden Park 10
- North Gateway Park 11
- Mets Park 12
- Pen Place 13
- Greenway Park 14



## Program Drivers

While the typologies will help establish the general character of a park space and their program, other factors also influence the programming recommendations that are put forth in this study. These factors have been identified and employed to inform the programming of the individual park spaces.

### Program Frequency

Demand for various program activities and elements dictates how often these occur as design elements in park spaces. Certain program elements such as seating areas, landscaping and shade elements are universally warranted and can be found in most every park space in the master plan. Other elements such as a large event lawn would be unique and obviously appear less frequently in the network of parks.

### Site Adjacencies

Understanding how different land uses would engage with a park, and what demands they place upon it, influence program and design. Neighboring land uses are a key driver in determining the appropriate program with which to populate a park space. In the case of park areas adjacent to retail spaces, providing open areas for people watching and ample space for outdoor dining would be critical. For park areas adjoining office uses there would be a demand for outdoor dining spaces, flexible seating areas and landscaped garden areas to provide a place of respite. When a park space is adjacent to a high concentration of residential units, providing a small dog park or lawn area for passive recreation would be warranted.

### Daily Cycle

In her book *The Death and Life of Great American Cities*, Jane Jacobs describes the concept of ‘eyes on the street’ as a major factor in creating a vibrant and safe street life and community. This concept holds true for park spaces as well and having them continually occupied or observed by users is a key element to the vitality of a park. This continual presence of activity throughout the day also assists in preventing crime, vandalism, and control of the transient population. The programming of the parks in the National Landing Open Space Framework Plan considers the daily cycle of use and how various program activities contribute to maintaining activity in the space.

### Flexibility of Space

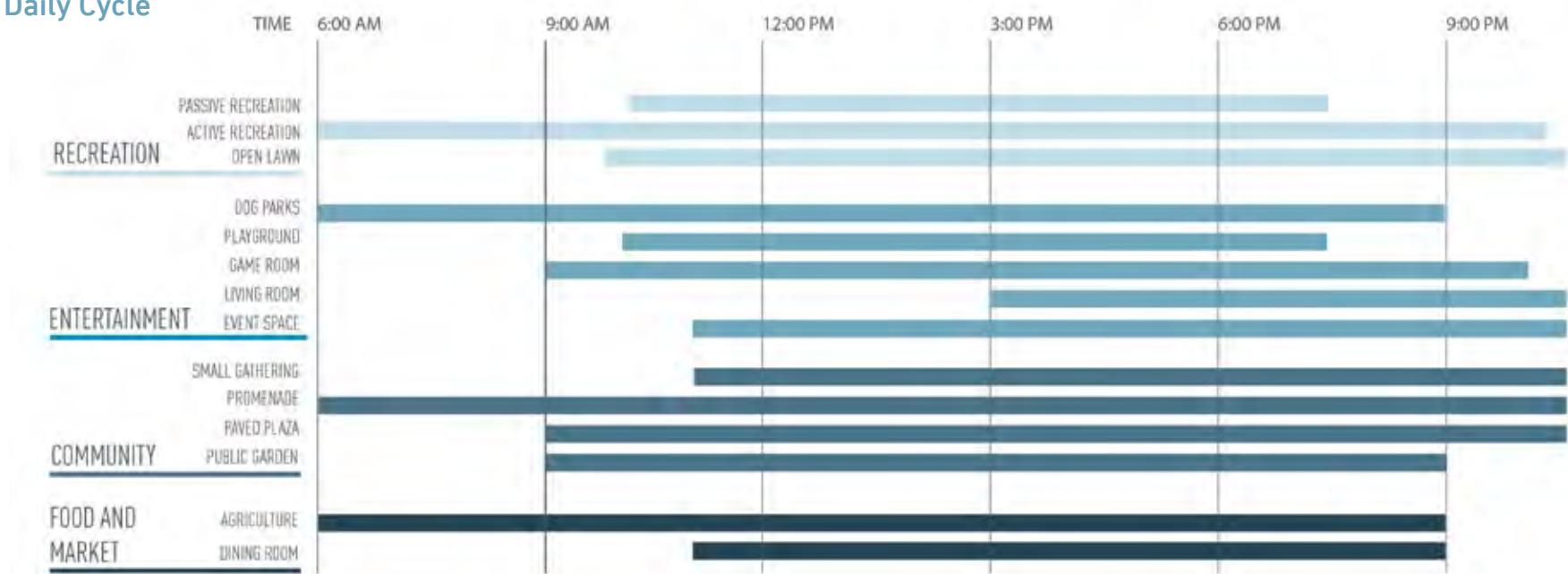
The one constant in life is change; this maxim can also apply to the design of park spaces. Precedent experience in contemporary park design has proven that planning parks to accommodate for flexibility in use and program is a primary drive of success. Designing park spaces to serve as platforms for a variety of events and activities by providing open spaces free of fixed barriers helps create this flexibility. Regardless of typology, most spaces described in the National Landing Open Space Framework Plan reflect a high degree of flexibility. The plan recommends flexible use and seating areas of various sizes relative to their scale.



# Program Frequency



# Daily Cycle

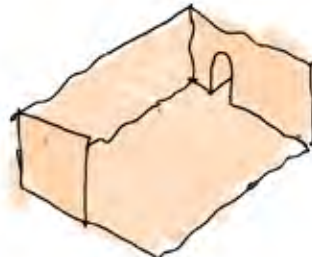




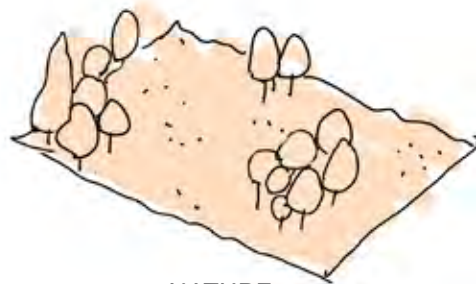
CIVIC



GATEWAY



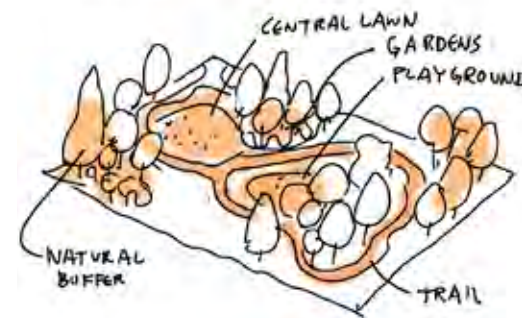
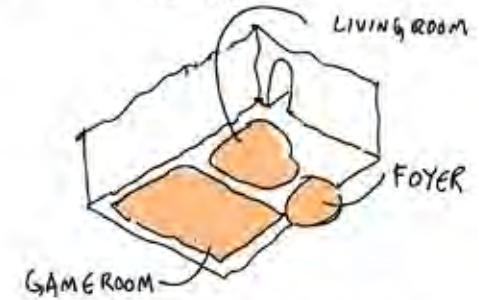
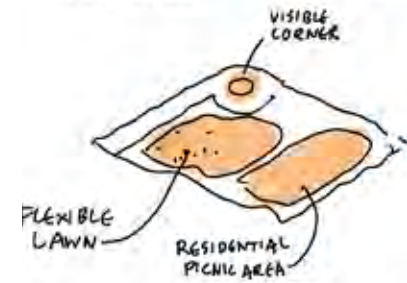
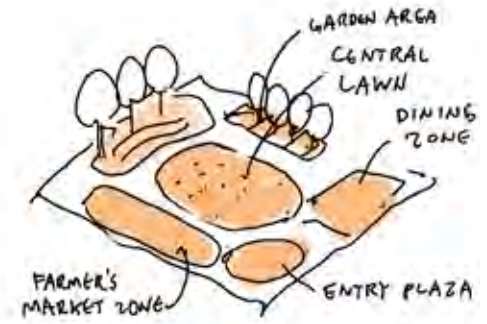
POCKET



NATURE

# 1

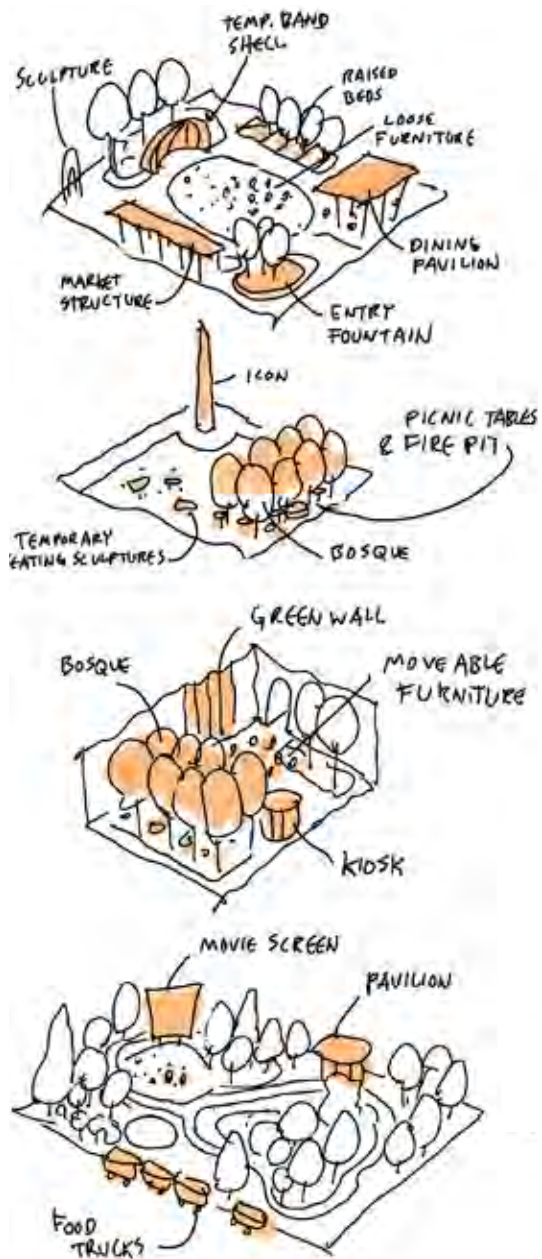
## TYPOLGY



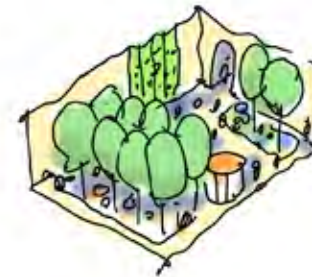
# 2

## PROGRAM





### 3 ELEMENTS



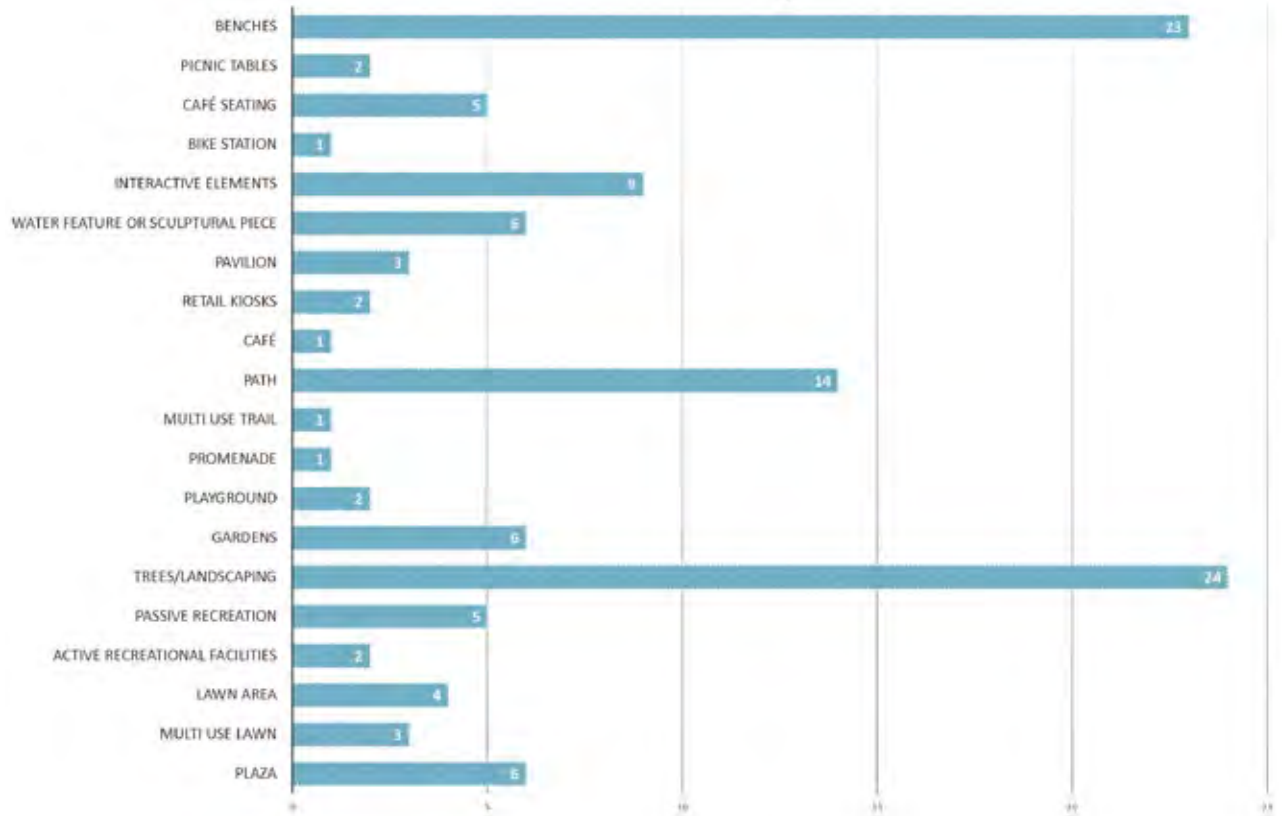
### 4 ACTIVATE

# SECTOR PLAN COMPARISON

One of the functions of the National Landing Open Space Framework Plan is to ensure that the programming and spatial allowances for park space in the Crystal City Sector Plan (2010) are maintained and improved upon as part of the regeneration of the neighborhood. The plan looks to implement the Sector Plan's recommendations on program components while adapting these recommendations to past, present, and future development patterns across National Landing. The National Landing Open Space Framework Plan seeks to integrate all of the programmatic recommendations of the Sector Plan, even as the continued evolution of the site since 2010 has influenced the exact location of certain program elements in order to fit into current and future development trends.

The Crystal City Sector Plan proscribes approximately 8.74 acres of public open space spread across 14 parks within the study area. Refer to the figures on the opposite page for a comparison of the open space located within the overlap area between the JBG Smith National Landing Open Space Framework Plan study area and the Sector Plan.

Sector Plan Program Frequency





## Overlap Area Open Space Comparison

**SECTOR PLAN OPEN SPACE WITHIN OVERLAPPING AREA:**

8.74 ACRES

**NATIONAL LANDING OPEN SPACE FOR FIRST 5 JBG SMITH PROFFERED PARKS:**

4.46 ACRES

**TOTAL JBG SMITH NATIONAL LANDING OPEN SPACE WITHIN OVERLAPPING AREA:**

12.10 ACRES



**SECTOR PLAN PARKS IN OVERLAP AREA**

8.74 ACRES



**FIRST FIVE JBG SMITH PROFFERED NATIONAL LANDING PARKS IN OVERLAP AREA**

4.46 ACRES



**ALL JBG SMITH NATIONAL LANDING PARKS IN OVERLAP AREA**

12.10 ACRES

# Overlap Area Open Space Detail

NATIONAL LANDING OPEN SPACE FOR  
FIRST FIVE JBG SMITH PROFFERED PARKS:  
4.46 ACRES\*

- CRYSTAL PARK:  
38,000 SF (0.87 AC)
- 23RD STREET PLAZA:  
13,000 SF (0.30 AC)
- CENTER PARK:  
45,000 SF (1.03 AC)
- METRO MARKET SQUARE:  
43,900 SF (1.01 AC)
- GATEWAY PARK  
54,500 SF (1.25 AC)



TOTAL JBG SMITH NATIONAL LANDING OPEN  
SPACE WITHIN OVERLAPPING AREA:  
12.10 ACRES\*

- |   |  |
|---|--|
| CRYSTAL PARK:<br>38,000 SF (0.87 AC)        | GATEWAY PARK<br>54,500 SF (1.25 AC)        |
| 23RD STREET PLAZA:<br>13,000 SF (0.30 AC)   | NORTH GATEWAY PARK:<br>74,000 SF (1.70 AC) |
| POCKET PARK #8:<br>9,700 SF (0.22 AC)       | WATER PARK:<br>60,000 SF (1.38 AC)         |
| CENTER PARK:<br>45,000 SF (1.03 AC)         | FRIENDS PLAZA:<br>64,000 SF (1.47 AC)      |
| METRO MARKET SQUARE:<br>43,900 SF (1.01 AC) | THE COMMONS:<br>101,000 SF (2.32 AC)       |
| GARDEN PARK:<br>24,000 SF (0.55 AC)         |  |



\*OVERALL AREA SUBJECT TO CHANGE  
AS PART OF 4.1 REVIEW PROCESS



# SECTOR PLAN PARK COMPARISON

## SECTOR PLAN PARK

■ INDICATES PROGRAM HAS BEEN  
RELOCATED (PARK NAME)

### CRYSTAL PARK

0.87 Acres

Potential Program:

TREE FRAME  
BASKETBALL COURT  
VOLLEYBALL COURT  
SEATING  
PLAYGROUND

### 23RD ST PLAZA

0.30 Acres

Potential Program:

BENCHES  
CAFÉ SEATING  
CENTRAL FOUNTAIN  
SCULPTURE

### CENTER PARK

1.70 Acres

Potential Program:

GRAND STAIR  
FLEXIBLE LAWN  
ART ELEMENT  
■ CAFÉ (COMMONS/FRIENDS)  
■ RETAIL KIOSKS (METRO MKT.)  
■ EVENT SPACE (COMMONS)  
■ VERTICAL ARCH. FEATURE  
(GATEWAY)

### METRO MARKET SQ

1.01 Acres

Potential Program:

GATHERING SPACE  
OUTDOOR EVENT SPACE  
SMALL WATER FEATURE  
BENCHES  
OUTDOOR DINING AREA  
INTERACTIVE SCULPTURES  
TREE BOSQUES  
■ CHESS TABLES (CENTER/23RD ST.)

### GATEWAY PARK

1.25 Acres

Potential Program:

BENCHES  
PICNIC TABLES  
INTEGRATED ESPLANADE  
PLAYGROUND  
TENNIS  
■ VOLLEYBALL (CRYSTAL)

## NATIONAL LANDING PARK

HIGHLIGHTED: PROGRAM RECOMMENDED  
IN SECTOR PLAN

### CRYSTAL PARK

0.87 Acres

Potential Program:

**SPORTS COURTS**  
**ACTIVE RECREATION**  
**PLAYGROUND**  
FLEXIBLE PLAZA  
SEATING  
PASSIVE GREEN SPACE  
SMALL GATHERING SPACES  
GARDEN SPACES  
OUTDOOR DINING/PICNIC  
ART/SCULPTURE ELEMENT  
COMMUNITY BULLETIN BOARD  
FUTURE GREENWAY CONNECTION

### 23RD ST PLAZA

0.30 Acres

Potential Program:

**BENCHES/SEAT WALLS**  
**OUTDOOR DINING AREA**  
**WATER FEATURE**  
**ART/SCULPTURE ELEMENT**  
GAME SPACE  
FLEXIBLE SPACE  
SMALL GATHERING SPACE  
COVERED TRELLIS  
PEDESTRIAN PROMENADE  
GARDEN SPACE  
PETANQUE/BOCCE COURT  
COMMUNITY BULLETIN BOARD

### CENTER PARK

1.03 Acres

Potential Program:

**PHASE 1:**  
**FLEXIBLE LAWN**  
**ART ELEMENT**  
OUTDOOR DINING AREA  
GARDEN SPACES  
SMALL GATHERING SPACE  
WATER FEATURE  
GAME SPACE  
FLEXIBLE SEATING  
SEATING NICHES  
COMMUNITY BULLETIN BOARD

**PHASE 2:**  
**FLEXIBLE LAWN**  
**EVENT SPACE**  
**OUTDOOR DINING AREA**  
**GAME SPACES**  
**SMALL GATHERING SPACE**  
**WATER FEATURE**  
**FLEXIBLE SEATING**

Existing building massing limits the current scale, visibility, and function of this park. 1901 S. Bell Street, which is shown removed in the Sector Plan, is unlikely to be removed in the near future. The National Landing Open Space Framework Plan recommends interim park programming related to current building uses and access.

### METRO MARKET SQ

1.01 Acres

Potential Program:

**FARMERS MARKET**  
**SMALL GATHERING SPACE**  
**WATER FEATURE**  
**FLEXIBLE SPACES**  
**OUTDOOR DINING AREA**  
**ART ELEMENT**  
**TREE BOSQUE/ALLEE**  
GARDEN SPACES  
PEDESTRIAN PROMENADE  
**BENCHES/SEATWALLS**  
COMMUNITY BULLETIN BOARD  
WAYFINDING ELEMENTS

Current building configuration and substantial grade change across the site make the Metro Market Square Sector Plan recommendation difficult to achieve.

### GATEWAY PARK

1.25 Acres

Potential Program:

**BENCHES/FLEXIBLE SEATING**  
**FLEXIBLE PLAZA/PICNIC AREA**  
**PEDESTRIAN PROMENADE**  
**PLAYGROUND**  
PERFORMANCE SPACE  
FLEXIBLE LAWN  
SCENIC TRAILS  
NATIVE GARDENS  
WATER FEATURE  
DOG PARK  
SEATING NICHES  
ART/SCULPTURE ELEMENT  
COMMUNITY BULLETIN BOARD  
FUTURE GREENWAY CONNECTION

The completion of Long Bridge Park to the north and the connection via the Long Bridge Esplanade provides many of the recreational facilities outlined in the Sector Plan. Due to this and the unavailability of a large segment of the planned Center Park, Gateway Park is recommended to retain many of the passive recreation elements and open spaces that only this parcel can uniquely offer in National Landing.


## COMPARISON SUMMARY

Site redevelopment retains the size and programmatic intent of the open space plan.

Prior to build out of the final condition, an interim park will be provided. The final park programming will be dependent upon the final adjacent uses.







# 04: OPEN SPACE FRAMEWORKPLAN

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Overall Open Space Framework Plan	70
Crystal Park	72
23rd Street Plaza	74
Center Park	76
Metro Market Square	78
Gateway Park	80
Park Programming Summary	82

# OVERALL OPEN SPACE FRAMEWORK PLAN

The National Landing Open Space Framework Plan sets the foundation for the development of a collection of park spaces that offer a variety of program activities and design elements and work together as a cohesive park system. The plan provides a series of unique experiences across the district that enable each park to have a distinct character within the overall fabric of the public realm.

The parks are spatially distributed evenly throughout National Landing ensuring that they address the needs of the entire community. Preliminary programming recommendations attempt to satisfy the open space needs of park users in close proximity to each park as well as address broader community-wide programmatic desires.

The contents of the following section describe recommendations for the first five parks to be proffered as part of the initial phase of park development within National Landing. These include Crystal Park, 23rd Street Plaza, Center Park, Metro Market Square, and Gateway Park. For each park, a description, list of key characteristics, community feedback summary, program summary, and reference images are provided that begin to tell the idea of the overall park vision and program. The program and planning solutions within this study are intended to serve as a reference point in a community driven process that will engage the public and project stakeholders in the subsequent design of the park spaces.





#### JBG Smith Proffered Parks

- |                     |                |
|---------------------|----------------|
| 1 Crystal Park      | 4 Metro Market |
| 2 Center Park       | 5 Square       |
| 3 23rd Street Plaza | Gateway Park   |

#### JBG Smith Parks

- |                 |
|-----------------|
| 6 Water Park    |
| 7 Friends Plaza |
| 8 The Common    |

#### Aspirational Parks / By Others

- |                       |                  |                     |
|-----------------------|------------------|---------------------|
| 9 Pocket Park #8      | 12 Mets Park     | 15 Long Bridge Park |
| 10 Garden Park        | 13 Pen Place     |                     |
| 11 North Gateway Park | 14 Greenway Park |                     |



# CRYSTAL PARK

Located at the southeast corner of the neighborhood, Crystal Park presents an opportunity to enhance an important pocket park for the neighborhood as one enters from Potomac Yard. It should also serve as a future link to a potential Greenway Park and Greenway expansion. The redevelopment of Crystal Park will be phased with the construction of the 2525 Crystal Drive project. Crystal Park should be an active urban park space that shares a synergistic relationship with

immediate uses and the neighborhood-at-large. The park's identity as a popular center for active recreation uses should be maintained and enhanced with new features and additional active use programming. Key themes from community feedback include: active recreational programming, softening the park with landscape, and preserving the potential to connect to a future Greenway.



Key Plan

## Feedback

- "Provide active recreation at Crystal Park – gym stations and volleyball courts have been important, great opportunity to add more."
- "Needs to be more green, whether for recreation or just hanging out."
- "Existing park gets lots of use for working out and active recreation; keeping these program elements seems wise"
- "Active recreation should stay at Crystal Park."
- "Outdoor exercise amenities, volleyball courts, playground; they're there now, don't place them elsewhere."
- "It is important to plan the connection between Greenway Park and Crystal Park."
- "Provide playground program."
- "I think that quiet, beautiful garden spaces are badly needed in this neighborhood."

## Key Characteristics

- **Active** - maintain and enhance uses such as multi-use sport courts for active recreation
- **Flexible** - allows for flexibility of uses throughout the week and year
- **Colorful** - bold colors enhance the park identity
- **Shaded** - place of respite complements the active spaces
- **Recreational** - multi-use sport courts for active recreation



Flexible Plaza



Active Recreation Areas



Playground





## Recommended Programming:

SPORT COURTS

PLAYGROUND

ACTIVE RECREATION

PASSIVE GREEN SPACE

SEATING

FLEXIBLE PLAZA

ART/COLOR

OUTDOOR DINING/PICNIC

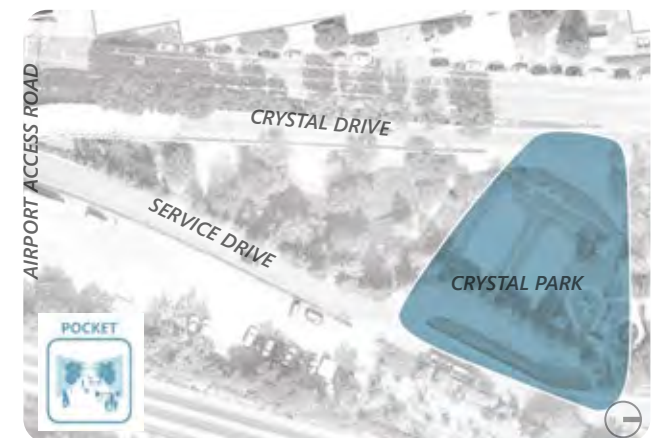
SMALL GATHERING SPACES

GARDEN SPACES

COMMUNITY BULLETIN BOARDS

FUTURE GREENWAY CONNECTION

*\*UNDERLINED PROGRAMMING UNIQUE TO THIS PARK*





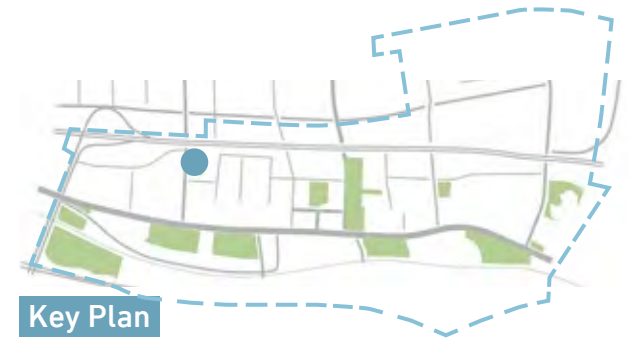
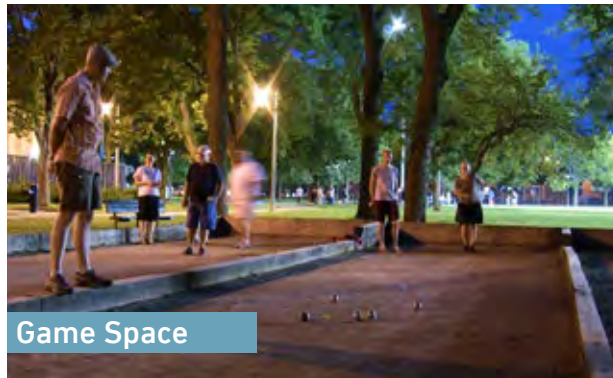
# 23RD STREET PLAZA

Prior to build out of the final condition, an interim park will be created adjacent to the corner of 23rd Street and Richmond Highway. As part of final site development, a permanent park space will be created in generally the same location. Both the interim and final park conditions seek to fulfill similar functions and program. Fronted primarily by office uses and some street level retail, 23rd Street Plaza should link the surrounding buildings and streetscapes as a flexible outdoor open space and amenity zone. The proximity of this park space to Aurora Highlands will make this a popular destination for residents across Richmond Highway. The park should be programmed to support casual outdoor spaces for meeting with friends,

grabbing a bite nearby and eating outside, or hanging out and playing games, and any other program that supports both neighborhood and mixed-use needs. A flexible lawn would provide an ideal location for small gatherings. The park serves as an important gateway into National Landing, so visual design elements should be considered to denote this point of arrival. The interim nature of the initial park suggests specific strategies: the use of shade structures in lieu of canopy trees, and the use of modular furniture or planters to alleviate existing elevation constraints. Key themes from community feedback include: neighborhood oriented programming, strengthening visibility to the park, and creating more activity.

## Feedback

- “23rd Street is hidden today, wish it was more active and had more people.”
- “Program and typology should ultimately depend on how the buildings are positioned around the park and what the building uses are.”
- “Flexible seating, water feature or public art and small gathering space; if enough room, also a small nature garden.”
- “Concern that it will be difficult for this park to function as a gateway park as it may not be visible from Richmond Highway.”
- “Covered trellis, flexible seating, and seating niches.”



## Characteristics

- **Neighborhood Oriented** - park provides program for surrounding residential neighborhoods and for adjacent mixed-use development
- **Flexible** - allows for flexibility of uses throughout the week and year, and for potential reconfiguration of elements
- **Visually Open** - visibility from street and surrounding neighborhood
- **Shaded** - pergolas and trees frame the space and create shade
- **Gateway** - adjacent to the corner at 23rd and Richmond Highway, the park is a visible gateway into National Landing
- **Art** - there is an opportunity for temporary or permanent art in the park







## Recommended Programming:

ART/SCULPTURE

GAME SPACES

PETANQUE / BOCCE COURT

SHADE TRELLIS

SMALL GATHERING SPACES

PEDESTRIAN PROMENADE

FINAL ADJACENT USE WILL INFORM PARK PROGRAMMING

\*UNDERLINED PROGRAMMING UNIQUE TO THIS PARK

OUTDOOR DINING

BENCHES/SEATING

FLEXIBLE SPACE

GARDEN SPACE

WATER FEATURE

COMMUNITY BULLETIN BOARDS

RICHMOND HWY

FUTURE DEVELOPMENT

23RD STREET



23RD STREET PLAZA





# CENTER PARK

The Crystal City Sector Plan projected Center Park to be enlarged and designed as a 'Central Park' for the community. Limitations in current park size and surrounding building uses suggest a different role for Center park, at least as an interim condition. The lack of active retail frontages surrounding the park and the abundance of office space in the adjacent towers fosters the opportunity to create a lush green oasis in the heart of National Landing, with passive uses and places to linger and experience greenery. The park's adjacency to the Metro Station and the addition of a grand public stair at the East edge of the park

make it an appealing urban cut-through to Crystal Drive. The park could provide pedestrians a generous alternative to the narrow 18th Street Streetscape, providing a verdant garden space to move through. The current event lawn could be redesigned to be more effective, and balanced with a series of small gathering spaces and a richer horticultural experience. Key themes from community feedback include: the current space being underutilized and lacking an attractor, the need for more programmable space, the desire for more gardens and small gathering spaces, and the inclusion of art and/or water elements.



Key Plan

## Feedback

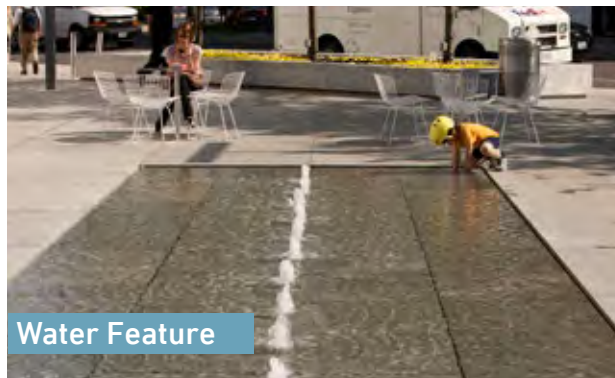
- "Art and sculptural elements would be good and a flexible lawn space"
- "Great location, but it is completely dead. Since it is going to be connected to Crystal Drive, there is potential for a theater environment and events."
- "Event space, central lawn, water feature"
- "Center Park – may not be appropriate as a civic space if the size and area do not reflect what is shown in the Sector Plan."
- "Screen on the Green at Center Park – movies in the park."
- "Gateway and Center Parks are meant as spaces to walk through. The parks need something to make people want to linger, use and experience the park."
- "Keep it simple and green and develop closely with the residential towers below... Lots of trees please and interesting seating."

## Characteristics

- **Oasis** - green park as dramatic counterpoint to surrounding urban fabric
- **Human-Scaled** - tree canopy ameliorates scale of surrounding buildings
- **Verdant** - park functions as pleasing shortcut through block
- **Habitat** - the urban garden as a place for pollinators and birds
- **Descent/Ascent** - grand stair provides experience of vertical procession and surprise
- **Respite** - internal place of recreation and relaxation removed from active frontages



Small Gathering Space



Water Feature



Garden





## Recommended Programming:

### PHASE ONE: GARDEN SPACES WATER FEATURE FLEXIBLE LAWN

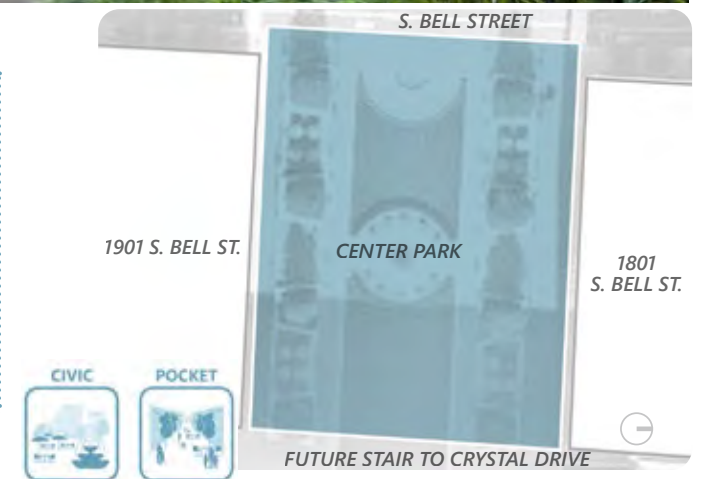
ART ELEMENT  
OUTDOOR DINING AREA

SMALL GATHERING SPACE  
FLEXIBLE SEATING  
SEATING NICHES  
GAME SPACE  
COMMUNITY BULLETIN BOARD

### FUTURE PHASE: EVENT SPACE

FLEXIBLE LAWN  
WATER FEATURE  
OUTDOOR DINING AREA  
FLEXIBLE SEATING

*\*UNDERLINED PROGRAMMING UNIQUE TO THIS PARK*





# METRO MARKET SQUARE

Metro Market Square encompasses a variety of conditions from the existing Metro station at the intersection of 18th Street and Clark/Bell to the proposed second Metro station along Crystal Drive. In the Crystal City Sector Plan, the park is identified as a location for a large open air market structure. The park should function as two entry plazas at the Metro entrances connected by a green pocket park, while also seeking to integrate the farmers market program. The design of the park must serve important circulation functions within National Landing and must navigate grade changes, existing vehicular infrastructure and

current and future building redevelopment. Ideally Metro Market Square Park should provide users with a verdant and landscape-rich path through the site and create a stronger East-West connection from the existing Metro station to Crystal Drive and the Water Park. The park has the potential to utilize elevation changes as a unique experiential element, with a logical location for a market square area being the highest, western portion of the park. Key themes from community feedback include: the inclusion of an outdoor market space, designing for heavy pedestrian traffic, making landscape and greenery part of the experience, and the inclusion of art and wayfinding elements.

## Feedback

- “Design for the farmers market program.”
- “It’s actually transit-oriented at both ends because of the new Metro entrance... so pedestrian travel will be huge throughout these spaces”
- “Use park as a way to handle heavy pedestrian traffic from Metro to Crystal Drive; this will make Farmers market and other events in this space more successful.”
- “Metro Market Square today is a harsh “non-human” environment, like standing on top a fortress. Need to provide a mix of uses and green space.”
- “Provide proper signage.”
- “Provide a mix of uses and green space”



Farmers Market



Tree Bosque + Allee



Key Plan

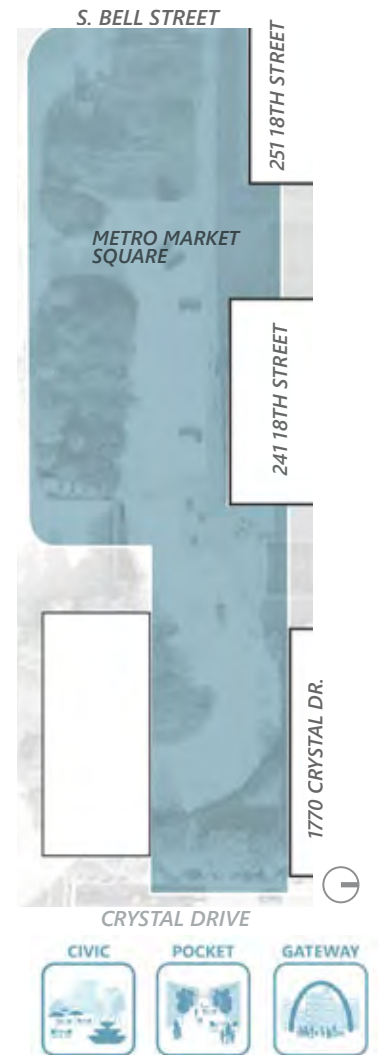
## Characteristics

- **Transitional** - park changes in elevation and character from east to west
- **Flexible** - areas of the park must be flexible enough to host market events
- **Civic** - park serves as verdant entry zone to existing office buildings and to transit users
- **Green** - park serves as green connector providing alternative path to 18th Street with pockets for rest throughout
- **Discoverable** - movement through the space reveals differing experience along route



Outdoor Dining Area





## Recommended Programming:

FARMERS MARKET  
PEDESTRIAN PATHWAYS  
TREE BOSQUE/ALLEE  
WAYFINDING ELEMENTS  
 ART/SCULPTURE  
 OUTDOOR DINING

BENCHES/SEATWALLS  
 FLEXIBLE SPACES  
 SMALL GATHERING SPACES  
 WATER FEATURE  
 GARDEN SPACES  
 COMMUNITY BULLETIN BOARD

*\*UNDERLINED PROGRAMMING UNIQUE TO THIS PARK*



# GATEWAY PARK

Gateway Park is one of the largest park spaces in National Landing and should continue to be an important passive recreation hub for the community. The park can strengthen the link between National Landing and Long Bridge Park to the north, serve as the northern terminus to the civic spaces along Crystal Drive, and have the potential to tie into the future greenway system to the east. One of the most valuable characteristics of the park is its openness as a landscape space. This quality will be enhanced to create a large civic green suitable

for neighborhood gatherings and recreation. The park is currently situated within the highest residential density in the community and will be reinvigorated with new program to enhance the quality of life for both residents and adjacent office tenants. Improvements should enhance connections to surrounding land uses while strengthening buffers that create a place of serenity in the community. Key themes from community feedback include: reinforcing passive recreation as a key park use, strengthening connections to surrounding natural areas, and creating additional seating options.

## Feedback

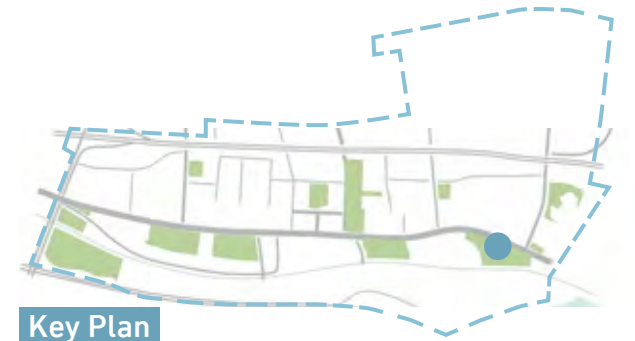
- “Gateway Park should be a passive program, specifically no active uses.”
- “Keep quiet and passive; no band shell, which would be better suited to Water Park.”
- “Do not need additional event and gaming spaces as there are plenty of these types of spaces available.”
- “Active recreation does not make sense at Gateway Park given proximity to recreational amenities at Long Bridge Park.”
- “Nature path is important. Needs more seating. The band shell program could go in Water Park.”
- “Preserve mature trees and provide more usable green space. Nature typology classification limited by railroad ROW.”
- “Flexibility in parks is desirable; Long Bridge and Gateway Park have been popular during pandemic as a place for people to gather with each other and bring their own tents, blankets, games, etc.”



Scenic Paths



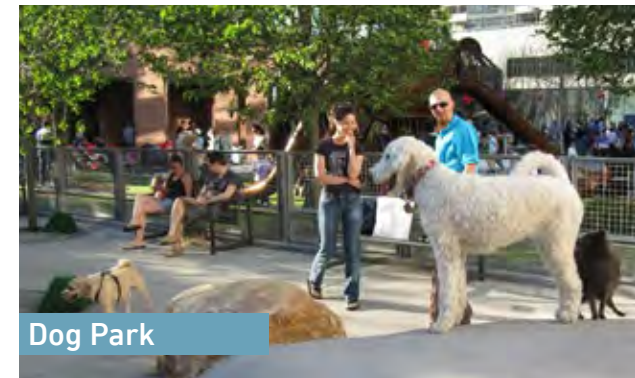
Flexible Lawn/Picnic Area



Key Plan

## Characteristics

- **Connector** - park will link community to adjacent park system and future greenway
- **Multi-Purpose** - large open lawn conducive to a variety of events and recreational uses
- **Green** - program spaces framed by gardens featuring native and adapted species
- **Residential Amenities** - ample seating areas and dog park support surrounding residents
- **Promenade** - shaded walkways along edges create spaces for walking and people watching
- **Buffered** - east and south edges to be enhanced with vegetation



Dog Park





## Recommended Programming:

FLEXIBLE LAWN

PICNIC AREA

SCENIC TRAILS

LUSH GARDEN ZONES

BENCHES/PICNIC TABLES

FUTURE GREENWAY CONNECTION

COMMUNITY BULLETIN BOARD

PEDESTRIAN PROMENADE

PERFORMANCE SPACE

WATER FEATURE

ART/SCULPTURE

PLAYGROUND

FLEXIBLE PLAZA

NATIVE GARDENS

DOG PARK

SEATING NICHES

*\*UNDERLINED PROGRAMMING UNIQUE TO THIS PARK*



# PARK PROGRAMMING SUMMARY

	CRYSTAL PARK	23RD STREET PLAZA	CENTER PARK	METRO MARKET SQUARE	GATEWAY PARK
BULLETIN BOARDS	●	●	●	●	●
PETANQUE / BOCCE		●			
FARMERS MARKET				○	
ART/SCULPTURE ELEMENT	●	○	○	○	●
BENCHES/SEAT WALLS	○	○	●	●	○
FLEXIBLE LAWN		●	○		●
COVERED TRELLIS		●			
DOG PARK					●
PICNIC AREA					●
FLEXIBLE SPACES	●	●	●	○	○
GAME SPACE		●	●		
GARDEN SPACES	●	●	●	●	
NATIVE GARDENS					●
OUTDOOR DINING AREA	●	○	●	○	
PEDESTRIAN PROMENADE		●		●	○
PLAYGROUND	○				○
PERFORMANCE SPACE					●
SCENIC TRAILS					●
SEATING NICHES			●		●
SMALL GATHERING SPACE	●	●	●	○	
SPORTS COURT	○				
TREE BOSQUE/ALLEE	○			●	
WATER FEATURE		○	●	○	●

● POCKET PARK    ● GATEWAY PARK    ● CIVIC PARK    ● CIVIC/POCKET HYBRID    ● CIVIC/POCKET/GATEWAY HYBRID    ● CIVIC/NATURE/GATEWAY HYBRID    ○ PROGRAM IN SECTOR PLAN



# COMMON PARK PROGRAMMING SUMMARY

	CRYSTAL PARK	23RD STREET PLAZA	CENTER PARK	METRO MARKET SQUARE	GATEWAY PARK
ART/SCULPTURE ELEMENT	●	○	○	○	●
BENCHES/SEAT WALLS	○	○	●	●	○
FLEXIBLE SPACES	●	●	●	○	○
GARDEN SPACES	●	●	●	●	
OUTDOOR DINING AREA	●	○	●	○	
SMALL GATHERING SPACE	●	●	●	○	
WATER FEATURE		○	●	○	●
BULLETIN BOARDS	●	●	●	●	●


# UNIQUE PARK PROGRAMMING SUMMARY

PETANQUE / BOCCE		●			
FARMERS MARKET				○	
FLEXIBLE LAWN			○		●
COVERED TRELLIS		●			
DOG PARK					●
PICNIC AREA					●
GAME SPACE		●	●		
NATIVE GARDENS					●
PLAYGROUND	○				○
PERFORMANCE SPACE					●
SCENIC TRAILS					●
SEATING NICHES			●		●
SPORTS COURT	○				
TREE BOSQUE/ALLEE	○			●	

● POCKET PARK    ● GATEWAY PARK    ● CIVIC PARK    ● CIVIC/POCKET HYBRID    ● CIVIC/POCKET/GATEWAY HYBRID    ● CIVIC/NATURE/GATEWAY HYBRID    ○ PROGRAM IN SECTOR PLAN







# 05: APPENDIX

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WORKSHOP MEETING MINUTES

86

# WORKSHOP MEETING MINUTES

## HOERR SCHAUDT

### Crystal City Open Space Framework: Workshop One

#### Workshop Notes – 6/24/2020

Location:  
Virtual Community Workshop Via Zoom  
Hosted By National Landing BID

#### MEETING NOTES:

##### SUMMARY

The National Landing BID hosted the first of three workshops, which was conducted via zoom. Hoerr Schaudt presented the vision and goals for an Open Space Framework for Crystal City. Community Members had an opportunity to voice their thoughts, considerations and concerns about the visioning and goals.

The primary purpose of this workshop was to listen to the concerns and ideas of the community members relating to the Crystal City Open Space Framework. Hoerr Schaudt will use feedback to inform program recommendations for the first five proffered parks. A follow-up presentation focused on park programming will be posted online on July 10<sup>th</sup> and the second community workshop to discuss park programming is scheduled for July 22<sup>nd</sup>.

##### OPEN SPACE FRAMEWORK WORKSHOP ONE

The group broke out into a series of subgroups to discuss the presentation and gather input on the visioning for the Crystal City Open Space Framework and specifically the first five JBG Smith Proffered parks. A total of eight groups were led by Stan, Aaron and Sally from Hoerr Schaudt, Tracy and Jasmine from the National Landing BID, and Andy, Eric and Sachin from JBG Smith.

##### BREAKOUT GROUP NOTES

###### Group 1:

- Appreciated the holistic programming approach including the greenway
- Agreed with the concept of distributed park programming and site amenities throughout the neighborhood
- Don't need to do too much (over program) in a given park space when thinking holistically about the neighborhood
- Encourage more youth activities and family-oriented programming; take into account the views of the youth
- County SPAC review process is site-by-site, hopefully this would provide criteria by which to evaluate the individual site reviews
- Connectivity is important

- Parks should soften the "hardness" of Crystal City
- It is important to balance passive and active recreation needs. Younger families need more active recreation and play areas. This should be viewed holistically

###### Group 2:

- Variety goal is important
- Goal for catalyzing development should not be a goal. There is already enough going on; parks should provide much-needed opportunity for breath of fresh air
- Activation and "design for tomorrow" also supported; group agreed that these elements did not detract from the goal of "Fresh air" and "relaxation" at parks
- Character of parks should incorporate biophilia; desire for spaces that "are not too manicured" and that should speak to the close proximity to the Potomac (either through direct views, incorporation of water features, etc.). The river is the most stunning and valuable natural element for the neighborhood
- Make sure there is room for children to play (formally in playgrounds and just open space to play catch)
- Folks mentioned they mostly just go to Long Bridge Park (proximate to condos), so better connections to other parks would be nice. All agreed existing connection near Water Park to VRE/MV Trail is too narrow and causes collisions with bikers and pedestrians. Would be great to have more comfortable access

###### Group 3:

- Parks should be planned to include the young and old residents
- Emphasized wayfinding and signage with added confusion to CC (from new development)
- Naturally occurring culture (performances like in other urban parks)
- Enhancing the already existing artwork within Crystal City
- Historical native American tribe- would love to see history interwoven with these new parks
- Accounting for fitness and activity areas and emphasized importance with COVID

###### Group 4:

- Quiet, restful places – gardens and water access
- Park on Fern Street caddy corner
- Improved access to Roaches Run
- Adding vibrancy to parks – like restaurant row in Shirlington
- Residents at northern end of Crystal City wish for the park at 101 12<sup>th</sup> Street to remain
- County art process underway and integration of public art into parks is planned and desired

###### Group 5:

- We need to understand that it is only going to get more crowded over time
- Active spaces with planned active program such as courts, games and fields
- Fewer flexible open fields and more places planned for active recreation
- Spaces to focus on sustainability



- Happy with the diversity of users at existing northern parks. Should capitalize on the diversity of spaces that already exist and further that with our work
- Spaces should have a flow and connection
- More connectivity to mt Vernon trail and connections that are conducive to a running route
- Diversity of spaces, some smaller to sit and relax, others for exercising and walking around
- A connection to Roaches Run and connections to nature parks with bird watching, etc.
- Crystal City used to be a sterile and corporate neighborhood and has transformed to be a place with more families and young people living there. Would like to see this trend continue.
- More natural soft spaces, with water features

#### Group 6:

- This group consisted of 3 senior residents who have lived in the area for a long time and one younger resident who has lived in the area for 10 years. The residents would like to enjoy imaginative, passive parks that create a sense of serenity.
- They value connectivity, accessibility, variety, and multigenerational enjoyment.
- They hope that there is a variety of scale in the parks such that some are lower activity than others.
- They want to see more parks even after the parks in the current scope are realized.

#### Group 7:

- Achieve a variety of different types of spaces and different activities/programming - active and passive spaces
- Desire for accessible design - multigenerational considerations with seating, safe environments
- Parks for All: Plan for parks that serve all populations including kids
- Do not privatize public space - keep the feel and design welcoming and clearly publicly accessible
- Landscape considerations - more naturalistic and sustainable with native plants, community gardens
- Concerns that development will outpace parks - need to keep parks as an escape
- Walkable: Keep parks desirable for walking through
- Places to linger: appreciate parks that invite people to stay and find respite ("love to be able to sit and drink coffee")
- Appreciate connections to nature

#### Group 8:

- Parks get you outside, would like to get to all neighborhood amenities without walking too far.
- Water Park: Great Space, a little awkward
- There is something about Long Bridge Park that feels safe. Lighting and open sight: lines help make people feel safe in the evenings. And it is connected to well-lit streets
- What draws people to open space: other people. What draws me? Pop up coffee, leaning into the artistic scene, pop up food options

- When we think about equity and inclusion, Public Wifi and library access, places to go to do homework, public bathrooms, drinking fountains, places to play casual space, public grills and shelters
- Stage of life is important. Right now I'm into playgrounds
- We need better connection between parks. Crystal Drive is an impediment.... Because it is a drop-off zone
- We need blocks where bikes don't hit streets
- The main thing I look for is places to gather
- Park near Pentagon City where ball fences went down: Open casual space has been more effective
- If you don't have porches, and you don't see people on the sidewalk, parks can be a place to meet people
- Would like to see dog parks

This is an abbreviated summary of notes taken for the Crystal City Open Space Framework: Workshop One. If there are any corrections or clarifications requested, please feel free to contact us.

Best regards,

Sally McEntyre  
Hoerr Schaudt Landscape Architects

# WORKSHOP MEETING MINUTES

HOERR SCHAUDT

## Crystal City Open Space Framework: Workshop Two

### Workshop Notes – 7/22/2020

Location:  
Virtual Community Workshop Via Zoom  
Hosted By National Landing BID

#### MEETING NOTES:

##### SUMMARY

The National Landing BID hosted the second of three workshops, which was conducted via Zoom. Hoerr Schaudt presented the programming framework and potential park programming for the JBG Smith proffered park areas, including Crystal Park, 23<sup>rd</sup> Street plaza, Center Park, Metro Market Square, and Gateway Park. Community Members had the opportunity to provide feedback regarding the programming framework and potential park programming during small group virtual breakout sessions.

The primary purpose of the workshop was to gain an understanding for the community's programming preferences around each park and how that relates to the surrounding Crystal City park areas. Hoerr Schaudt will synthesize the community feedback, along with feedback provided via the Crystal Parks CoUrbanize website, and present a refined Crystal City Open Space Framework plan during the third community workshop this fall.

##### OPEN SPACE FRAMEWORK WORKSHOP TWO

##### Facilitators:

Stan Szwalek, Hoerr Schaudt  
Aaron Ross, Hoerr Schaudt  
Tracy Gabriel, National Landing BID  
Rob Mandel, National Landing BID  
Eric Shullman, JBG Smith  
Sachin Swami, JBG Smith

##### Attendees:

Barbara Hoffheins  
Bob Panfil  
Kathie Panfil  
Natalie Bas  
Pamela Vain Him  
Curtis Bedke

Barbara Selfridge  
Emily Norton  
Claire Lauchner  
Erol Morey  
Jeanette Masters  
Lee Masters  
Sandra Borden  
Ben D'Avanzo  
Jeffrey Williams  
Judy Freshman  
Laman Ben-Trahoet  
Susan English  
Tarsi Dunlop  
Jacquelyn Bianchini  
Christer Ahl

##### BREAKOUT GROUP NOTES

##### Group 1:

- There is a large amount of unmet demand for dog parks.
- Provide for a diversity of greenery, shrubs, and old/grand trees.
- Do not need additional event and gaming spaces as there are plenty of these types of spaces available (e.g. Long Bridge Park, Water Park).
- Discouraged the band shell and long picnic table programming elements.
- Would like to recreate elsewhere in Crystal City the serene, elevated park environment which was removed for the Central District Retail project.
- Avoid over programming the parks, particularly at Metro Market Square where there will be heavy transit use and pedestrian movement.
- It is important to plan the connection between Greenway Park and Crystal Park.

##### Group 2:

- Most preferred Park programs (by park)
  - Provide places to sit and watch people; passive use is most important, specifically Gateway Park.
  - Provide striking new buildings and parks that take advantage of architectural vistas.
  - Provide active recreation at Crystal Park – Gym Stations and Volleyball courts have been important and makes for a great opportunity to add more (additional sanitation and trash cans would be useful).
  - Opportunities for people watching is important; sometimes more active things.
  - Always go to Crystal City for the farmers market.



- Opportunities for spaces to be better incorporated into the design of a park (better place for community gathering in conjunction with programming like farmers market); opportunities to connect with others in the community.
- The whole community is so built with hardscape that there is a need for softer gardens, lawns, greenery and passive uses. The exception is Crystal Park, where many athletic activities are available and useful and are not in conflict with residential uses.
- Multi-use metro market area would be a great spot for the farmers market.
- Seasonal opportunities to experience a park (pollinators, blooming flowers, etc.).
- SUMMARY
  - Gateway Park should be passive
  - Crystal Park would be a great spot for active recreation
  - Consensus around passive spaces with a lot of opportunities for people watching and interesting and unique plantings that provide interest and variety in each season
  - Farmers Market at Metro Market Square
  - Art and programming in the parks to highlight local talent
- Least preferred park programs (bad in some places/ok in others?)
  - All programs are legitimate, but less interest in the active uses, yet recognize that others will find them useful. Crystal Park would be a great way to achieve active rec programming; no strong dislikes or objections.
  - 23<sup>rd</sup> Street is hidden today, wish it was more active and had more people; Bell Street, wish it had more people and activity, probably because the buildings are vacant; Farmers market or event space; bring art to showcase local talent
  - Not applicable would be large-scale active recreation, like field sports
  - Arlington County allows developers to have dogs, but does not require them to build dog facilities on their sites. Objection to using precious open space for too much dog park use. Maybe a small one to serve existing buildings.
  - SUMMARY
    - All potential programming is appropriate except for large-scale field sports like soccer, flag football, etc.
    - Less interest in active uses, particularly at Gateway Park
    - Recognize need for dog parks, but concern about devoting too much space to them
    - Other than these elements, no strong dislikes.
- What program opportunities are missing?
  - Like the way the programs are broken out; Gateway Park, extremely concerned about an active park that would be noisy; the proposed potential program would likely be well received. Passive!
  - Center park space: art and sculptural elements would be good and a flexible lawn space, but like the added possibilities for what could be in it, nothing that does not belong (on current list); agree on the dog issue.

- Lots of good things on the list. Continue the art and educational elements. Proper signage and informational signs on what is within the parks and what should be highlighted from the community; stimulate thought at the parks; hint at other parks within existing parks (greenprint). Distinguishable and curious to see out the Center and Metro Market square parks.
- Confused about Center Park. Great location, but it is completely dead. Since it is going to be connected to Crystal Drive, there is potential for a theater environment and events. Lots of potential as an event space; Metro Market Square likes what is shown; Wayfinding between the parks; good flow
- Farmers Market at Metro Market Square.
- SUMMARY
  - Incorporate Public Art
  - Opportunities for wayfinding and linking all parks into a network via design and/or signage
  - Large scale event space
  - Farmers Market at Metro Market Square

- Overall Highlights –
  - General agreement that the potential parks program outlined was very good
  - Positive reception for passive open space
  - Flexible lawns & greenery to balance the concrete and hardscape
  - Farmers market at the Metro Market Square
  - Gateway Park as a passive program, specifically no active uses.
  - Crystal park is a great place for active uses
  - Center Park as an event space
  - Concerned about over programming for dog parks
  - Need to add wayfinding and design elements that link the parks together

#### Group 3:

- General agreement on the program elements and typologies
- 23<sup>rd</sup> Street Park
  - This was the park where folks had the most concern and frankly confusion
  - Program and typology should ultimately depend on how the buildings are positioned around the park and what the building uses are
  - Concern that it will be difficult for this park to function as a gateway park as it may not be visible from Route 1
- Crystal Park
  - Existing park gets lots of use for working out and active recreation; keeping these program elements seems wise
- Gateway Park
  - Indifferent to the band shell itself. It should be studied further in coordination with event organizers and bands who have played in Crystal City before and see what their specific needs/suggestions are (e.g. bands play at Gateway park currently 1-2 times per year and it is very popular but maybe they just need some simple improvements like better electric or sound connections).

# WORKSHOP MEETING MINUTES

- If we will be encouraging performances, should be mindful of nearby residents.
- Metro Market Square
  - Prefer to treat as 2 spaces as opposed to 3 so it is more contiguous
  - Design for farmers market program
  - Use park as a way to handle heavy pedestrian traffic from Metro to Crystal Drive; this will make Farmers market and other events in this space more successful
- Overall comments
  - Flexibility in parks is desirable; Long Bridge and Gateway Park have been popular during pandemic as a place for people to gather with each other and bring their own tents, blankets, games, etc.
  - Desire for more plantings and less hardscape
  - Concern that we may be trying to over program Crystal City parks; flexibility and simplicity are preferred
  - Shade elements are currently lacking in parks
  - Dog park needed somewhere; may want to be careful not to play directly adjacent to residential units so they don't hear barking early morning or late at night
  - Ensure universal design principles included
  - Need to make sure parks are safe (several parks currently lack sufficient lighting)

## Group 4:

- Optionality is good
- A nice diversity of programming options proposed
- Do not over program; focus on the core of what each park is about
- Some spaces are too open and exposed so pavilions are needed for shade
- Need more seating niches, currently not enough seating options
- The Sector Plan is an important planning guide, but it is important to respond and design the parks for the current conditions today. The parks should reflect the community's current program needs.
- Long Bridge Park lacks food service. Potential for Gateway Park to support Long Bridge Park programming.
- Metro Market Square does not make sense as a market but maybe the farmer's market could be accommodated on the upper portion. Given the transit uses, perhaps it should not be too green (out of concern for pedestrian traffic trampling the landscape).
- Center Park – may not be appropriate as a civic space if the size and area do not reflect what is shown in the Sector Plan
- Screen on the Green at Center Park – movies in the park.
- Active recreation does not make sense at Gateway Park given proximity to recreational amenities at Long Bridge Park.

## Group 5:

- All parks need to be more interesting for walking.
- All parks should be welcoming and publicly accessible.
- Concern about the overall loss of green space in Crystal City due to development.
- One can live, work and play in Crystal City very well; however, need to strengthen the connection to nature with mature trees. No container parks.

- Gateway Park – no need to add active recreation or playground. Lawn and nature elements are important. Provide more seating. Potential of band shell viewed favorably.
- Gateway Park – Nature path is important. Needs more seating. The band shell program could go in Water Park.
- Gateway and Center Parks are meant as spaces to walk through. The parks need something to make people want to linger, use and experience the park.
- Gateway Park is an important open space; preserve mature trees and provide more useable green space. Nature typology classification limited by railroad ROW.
- Crystal Park – provide playground program.
- Crystal Park – needs to be more green, whether for recreation or just to hang out in. The existing volleyball and walking path needs to be relocated in the neighborhood if it cannot be retained or replaced on site.
- Metro Market square – splitting into three separate spaces viewed favorably. The group acknowledged that this park is a difficult space to plan due to the topographic change on site.
- Metro Market Square today is a harsh “non-human” environment, like standing on top a fortress. Need to provide a mix of uses and green space.
- Need more than one dog park in Crystal City.
- Provide areas for petanque.
- We do not have room for large gateway elements as illustrated in the Gateway typology. Potential for public art at a smaller scale.

## Group 6:

- Generally positive impression of having a great diversity of program available.
- Active recreation should stay at Crystal Park.
- Gateway Park – keep quiet and passive; no to band shell, which would be better suited to Water Park.
- Great ideas around Center Park and the differentiated program and experience at Metro Market Square.
- Children's programming— provide programming beyond playgrounds. What other spaces enable play?
- Provide farmers market programming.
- Provide flexible spaces that are resilient in light of COVID-19 and social distancing requirements.
- Provide programming that reflects the changing community demographic.

This is a summary of notes taken for the Crystal City Open Space Framework: Workshop 2. If there are any corrections or clarifications requested, please feel free to contact us.

Best regards,

Stan Szwalek  
Hoerr Schaudt Landscape Architects



## Crystal City Open Space Framework: Workshop Three

### Workshop Notes – 10/7/2020

Location:  
Virtual Community Workshop Via Zoom  
Hosted By National Landing BID

#### MEETING NOTES:

##### SUMMARY

The National Landing BID hosted the third and final of three workshops, which was conducted via Zoom. Hoerr Schaudt reviewed the community feedback to date and presented programming recommendations for each of the five JBG Smith proffered park areas, including Crystal Park, 23<sup>rd</sup> Street plaza, Center Park, Metro Market Square, and Gateway Park. Community members had the opportunity to provide feedback regarding the park programming and open space framework plan during a final large group virtual Q&A session.

##### OPEN SPACE FRAMEWORK WORKSHOP THREE

##### Facilitators:

Stan Szwalek, Hoerr Schaudt  
Aaron Ross, Hoerr Schaudt  
Tracy Gabriel, National Landing BID  
Rob Mandel, National Landing BID  
Andy Vanhorn, JBG Smith  
Eric Shullman, JBG Smith  
Sachin Swami, JBG Smith

##### SUMMARY OF COMMUNITY FEEDBACK

- The Open Space Framework report should correspond with the Arlington County Public Spaces Master Plan (PSMP) and dovetail with the policies in the PSMP, specifically the inclusion of "Casual use" spaces.
- Do not over program these initial five parks; there will be plenty of opportunity for additional programming in the other Crystal City park spaces, including the greenway.
- The option of flexible restaurant seating in the parks was discussed at length. Generally speaking, private restaurant/retail space will be buffered and kept out of the public easement,

but may be adjacent the public park space. Additionally, private JBG Smith parks may have retail oriented, flexible seating which would also be open to the public, though not under public easement. Restaurant use adjacent the parks are a big activator and should not be discouraged. This also does not exclude the use of flexible or movable furniture which has been successfully used throughout Crystal City.

- The dog park at Gateway Park is ill advised, this space is better suited to young families, particularly during COVID when playground use is restricted. While the consultant team has identified Gateway Park as a potential location for a dog park, there is still no clear location for it yet and other options throughout the community are being explored.
- Include community bulletin boards in the parks, particularly in parks with a civic orientation.
- Public art could act as play structures and do double-duty. Refer to "Playable Art" movement.
- Caution against specificity given uncertainty around future design and development circumstances. One should not be too literal in the interpretation of individual programming elements; this document will serve as a reference point for future planning and design work.
- Movable chairs and furniture are appreciated.
- Landscape connectivity via trails and streetscape is critical. The Livability 22202 Open Space Connectivity map is an important guide to strengthen connections within Crystal City and beyond.
- Standard signage and environmental wayfinding graphics are important to a cohesive and connected open space network.
- History of place – indigenous people, Luna Park, Brick Factories, etc. The development of Crystal City has often neglected the history of the land and its people and so there is a tremendous opportunity to re-connect the open space and parks with references to its history.
- The opportunity exists for seasonal or interim placemaking improvements at Gateway Park prior to the construction of the proffered park spaces.

This is a summary of notes taken for the Crystal City Open Space Framework: Workshop 3. If there are any corrections or clarifications requested, please feel free to contact us.

Best regards,

Stan Szwalek  
Hoerr Schaudt Landscape Architects