

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION
c/o Department of Environmental Services
2100 Clarendon Blvd., Suite 705
Arlington, VA 22201

September 27, 2010

The Honorable Jay Fisette, Chair
Arlington County Board
2100 Clarendon Blvd. Third Floor
Arlington County, VA 22201

Subject: Crystal City Master Plan and Environmental Issues

Dear Chairman Fisette:

The Environment and Energy Conservation Committee (E2C2) was not represented on the Crystal City Task Force, but the Commission has monitored the Crystal City Sector Plan throughout its development and is happy to see that most of the narrative recommendations our commission made in an earlier letter to the Planning Commission have been incorporated in draft 2.0 of the plan. The sector plan contains a number of salutary policy recommendations regarding sustainable design (section 3.4), pedestrian, bicycle and mass transportation (section 3.6) and urban forest canopy (section 3.7).

Most of E2C2's previous comments on the sector plan concerned section 3.10 on sanitary and stormwater infrastructure. The narrative in this section now contains almost all of the language we recommended in earlier comments. Unlike other sections of the report, however, the task force did not develop any policy recommendations for sanitary and stormwater infrastructure. E2C2 recommends incorporation of the following policies in section 3.10 and in the policy framework of section 2:

- Water System Infrastructure:
 - All new and redeveloped buildings shall utilize the most advanced water conservation technologies for interior (toilets, faucets, etc.) and exterior (irrigation, water features, etc.) applications available at the time of construction or redevelopment.
 - All new and redeveloped buildings shall utilize grey-water recycling for non-potable water needs, where feasible.
- Sanitary Sewer Infrastructure:
 - All new buildings and redeveloped buildings shall utilize the most advanced water conservation technologies available for interior (toilets, faucets, etc.) applications available at the time of construction or redevelopment
 - All new and redeveloped buildings shall utilize grey-water recycling for non-potable water needs, where feasible.
- Stormwater Infrastructure
 - Redevelopment of Crystal City shall achieve at least a 10% reduction in impervious surface in Crystal City.
 - New and Redeveloped buildings shall incorporate the best available technology at the time development occurs for green infrastructure and low impact development.
 - All redevelopment shall include retrofits to the best available pollution control technology.

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E2C2 commends the Long Range Planning Committee of the Planning Commission for its work and thanks the County Board for this opportunity to provide specific feedback on the policy directives of the sector plan.

Sincerely,

Shannon Cunniff
(electronic signature)

Shannon Cunniff
Chair