

## **Long Range Planning Committee Meeting**

**May 22, 2008**

9:00-10:00pm (Crystal City Discussion)

Conference Rooms Cherry and Dogwood; 2100 Clarendon Blvd.

**PC Members in Attendance:** Terry Savela, Rosemary Ciotti, Peter Fallon, Inta Malis, and Terry Serie

### **Topic: Crystal City Planning Process; Draft Policy Recommendations**

Terry Savela provided some background on the Crystal City Planning Process and the background related to BRAC decisions, impacts, and opportunities. She noted that there is a County Board work session scheduled on 6/9 to review and discuss the draft policies.

Staff provided an overview of the draft policies as they were presented to the Task Force in early April.

Questions and comments that arose by LRPC members during the meeting included the following:

- ✓ How are the policies related to the goals and objectives (Guiding Principles)? It seems like in some cases the policies are more general and less specific.
- ✓ What use mix is expected to be achieved as part of the plan? Can the specified targets be met? (It would be helpful to have the mix that can be expected over time).
- ✓ Was the surrounding context examined when considering use mix?
- ✓ If the Airport Circle doesn't materialize, how would this impact use mix?
- ✓ With regard to use mix, how much GFA is there today how much is planned?
- ✓ How much retail does Crystal City need to be sustainable? What is the value of the retail policy if it's not balanced by specifics (GFA)? Who is the retail intended to serve (is it destination)?
- ✓ With regards to LU4 and LU5, it appears that the affirmative statement is that it is our policy to include these things in Crystal City. Wording can be revised to be more action oriented.
- ✓ On the Building Heights map, there should be a note to clarify that the dimension refers to the depth of the block portion corresponding to the heights.
- ✓ With regard to Aurora Highlands, are building tapers appropriate?
- ✓ Clarity is needed on how a tear-down credit would be applied in a predictable and consistent manner.
- ✓ The plan's approach on parks and plazas will change the look and feel of Crystal City; particularly the shift away from elevated plazas above the first floor of buildings.
- ✓ Is LEED Silver a good example for sustainable design and development?
- ✓ What analysis has been done to arrive at the affordable housing goal of 20% of net new residential units? How is this goal to be implemented? This needs more detail.
- ✓ On T1, just referencing the map misses the objective of how the transportation network will be improved to accommodate future growth (big picture).
- ✓ T3 should include bicycle travel.
- ✓ T4 seems very much like implementation rather than policy.
- ✓ T5 – Is it the intent that the County would control streets outright, or should it appear public, have improved wayfinding, etc.?
- ✓ T6- secondary and tertiary streets to do not appear in the street typology.
- ✓ Pedestrian improvements to the airport need to be incorporated.
- ✓ Street typology map should show location of Metro and VRE
- ✓ Land use, public space, and affordable housing are important elements of the plan;
- ✓ Perhaps these policies could be revisited at another LRPC meeting in July?