

**Crystal City Planning Process**  
**Long Range Planning Committee**  
**Nov 25, 2008**

7-10pm

2100 Clarendon Blvd.; Conference Room C & D

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

- ✓ What is the total number of acres in the study area?
- ✓ What explanation is there for the difference between 300' and 330' maximum building heights?
- ✓ How would Route 1 be crossed by pedestrians, especially where it is elevated? It would be helpful to see this in cross-section.
- ✓ The vision for Jefferson David Hwy (JDH) should be more clearly conveyed.
- ✓ What is the thinking for retail connections across JDH between the east and west sides of Crystal City?
- ✓ How did the Task Force discuss and address the concept of breaking down the super-blocks?
- ✓ With the Airport Circle idea, is the plan proposing potential for mixing bowl conditions? Has VDOT been involved in these discussions, and what is their position?
- ✓ What is the real benefit of the Airport Circle and undergrounding 6 lanes of traffic at a major cost? What is gained?
- ✓ Regarding 23<sup>rd</sup> Street/Restaurant Row, we should be planning for 50 years and historic preservation of buildings needs to be considered.
- ✓ In terms of Center Park, were there any discussions about achieving a full block of open space or having the Center Park front 18<sup>th</sup> Street instead of 20<sup>th</sup> Street to better relate to the 18<sup>th</sup> St Park and Metro?
- ✓ There is some concern that having 330' building towers that are 40 feet apart is not an acceptable condition.
- ✓ We need to make sure that we don't have a plan that can't be changed over time; adjustments may be needed with good reason.
- ✓ The vision for Crystal City needs to be further detailed and clarified.
- ✓ There appears to be the opportunity to strengthen elements of the plan, and build off of its solid concepts.
- ✓ It appears that this vision is about creating 2 places – one east of JDH and another west of JDH.
- ✓ The treatment of JDH could help address pedestrian connectivity more effectively.
- ✓ Is street retail being added, and how does this relate to the underground retail and overall viability – are we planning for too much or different types of retail?
- ✓ There is the opportunity to create a true civic center as a focus of activity; this opportunity should be capitalized upon.
- ✓ Overall, planned densities appear to be appropriate for the area (@ 3.6 FAR for the gross area).
- ✓ In terms of open space, how have they specifically been addressed? Has the need for dog parks been considered?
- ✓ Details on the FAA study will be needed for the PC hearing.
- ✓ In the vision statement, it would be helpful to provide more detail on “what is the sense of place?” New and exciting ideas should be emphasized, such as a lacework of open space, transit integrated throughout, and north-south neighborhood orientation; tapered building forms for daylight to parks, transit footprint integral to the plan. A reader should get excited about the vision statement.

- ✓ A new vision statement of about 2 paragraphs could effectively convey the vision in a much clearer manner.
- ✓ Perhaps the staff report can acknowledge that the Vision Statement is an issue that was brought up by the LRPC, and that the PC requests the County Board to direct staff to revise or expand upon the Vision Statement for purposes of clarification.
- ✓ Perhaps the costs of the plan should be ignored, without focusing on whether there will be enough or not enough money. Money should not preclude the desired goals for JDH.
- ✓ Perhaps elements of the goals and objectives can get incorporated into the vision statement to help make it more clear and understandable.
- ✓ Regarding the areas of feedback from the County Board, they appear to be asking the wrong questions.
- ✓ Newly developable land on county owned property should be leveraged to create resources to fix the heart of Crystal City.
- ✓ Uses for underground retail are different from what retail should be on the street.
- ✓ Crystal City will not survive if street level retail is not vibrant retail.
- ✓ The open space discussion seems like it has to involve quality, not just quantity – less open space that is more intensely developed can be better than extents of unusable open space that are not people places.
- ✓ In terms of PC presentation, the overall focus should be on conveying the vision which needs to be strengthened.