

Long Range Planning Committee Meeting

Sept 18, 2008

7:00-9:30pm (Crystal City Policy Directives)

Conference Room 710A; 2100 Clarendon Blvd.

PC Members in Attendance: Terry Savela, Rosemary Ciotti, Peter Fallon, Inta Malis, Nancy Hunt, and Steve Cole

Staff in Attendance: Claude Williamson, CPHD; Anthony Fusarelli, CPHD

Topic: Crystal City Planning Process; Policy Directives

Terry Savela provided some background on the Crystal City Planning Process and the background related to BRAC decisions, impacts, and opportunities. Anthony Fusarelli gave a staff presentation on the process to date, highlighting key elements of the Plan and Policy Directives.

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

- ✓ If needed, we should consider the potential for another LRPC meeting on the subject, depending on the level of comment/questions.
- ✓ Has the advisory commission review process begun? (*yes*)
- ✓ Is the Policy Directives document a consensus document? (*no*)
- ✓ The Task Force work is complete for now until it is time to review a draft plan; though there may be opportunity for the Task Force to formally review directives depending on how many changes evolve through the review process.
- ✓ When was the economic analysis completed, relative to the current state of the economy? Have conditions changed enough to warrant a change in our thinking?
- ✓ The transportation analysis should be refined to determine if changes are needed based on the currently proposed surface transit alignment.
- ✓ A side by side comparison of the existing and proposed street network for Crystal City would be helpful in telling the story.
- ✓ The before and after plan exhibit is helpful in drawing a comparison – this could be enhanced with before and after of 3d computer model graphics.
- ✓ A discussion of the rationale and context behind decisions made in the Policy Directives would be helpful in telling the story; in a way that addresses how we are thinking long-term.
- ✓ An illustration of the existing GLUP, and planned GLUP (if applicable) would be informative.
- ✓ A statement in the policies regarding Use Mix that identifies the use mix shown is conceptual and to be determined in more specificity at PDSP level may add clarity.
- ✓ Rationale for why retail is shown as required in some areas but not others is important to know, as is the relationship between retail plan and transitway alignment.
- ✓ Retail diagram should be refined to clarify that the internal pedestrian connections shown are merely conceptual, to indicate the goal for connectivity, but do not imply the exact location/limit of walkways.
- ✓ An example of Crystal Dr cross-section with the modes accommodated is important to show.
- ✓ The Block or Build-to-map should be refined to clarify that the map identifies the Blocks to be expected as PDSP applications.
- ✓ How do the proposed heights relate to what FAA will allow?
- ✓ Tower coverage and bulk-plane angle guidelines should be explained clearly.
- ✓ The bulk-plane angle map legend should be re-ordered based on some logical approach.

- ✓ Are there best practices or standards for sufficient open space amounts in urban areas that were used to assess the planned open space in Crystal City, as well as size, orientation, and placement?
- ✓ Key LRPC members will work with staff to review presentation materials prior to future Planning Commission meetings.