

Park and Recreation Commission Meeting

September 26, 2007

DHS Building, 3033 Wilson Blvd, Room 7-C

7:00 pm; Agenda Item heard beginning 7:15pm (appx.)

Topic: Crystal City Planning Process

At the beginning of the agenda item discussion, Anthony Fusarelli Crystal City project planner with CPHD, Planning Division, (supported by Carol Ann Perovshek, PRCR), made a brief presentation on the project background, and the Task Force process to date and anticipated in the future. This presentation included a very brief presentation on the 1.5 Concept Plan, focusing primarily on the parks and open space related components of the plan.

Members of the Crystal City Task Force who also serve on the Park and Recreation Commission added comments pertaining to public open space versus private open space, the feasibility and justification for additional density, and the concern of the amount of public infrastructure improvements will cost and how they will be funded.

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

- ✓ The need to determine the market feasibility of the additional density proposed in the plan, and to understand what the density is required to encourage redevelopment to begin with.
- ✓ Initial presentations on the draft plan indicate that increases in density will be substantial (between 71-85%)
- ✓ The residential increase in comparison to office seems substantial as well, but had been justified by reasoning of positive transportation impacts – this needs to be further established with regards to what is the most desirable balance of people (daytime, nighttime populations).
- ✓ The transportation review and analysis seemed to be late in the process; there is a sense that the transportation network serving Crystal City is already maxed out; analysis needs to be honest about what can be accommodate, and with what improvements.
- ✓ The Airport Circle should not be counted as open space if it cannot be physically accessed by pedestrians.
- ✓ Task Force discussion about pro's and con's of large space versus multiple smaller spaces; need clear understanding of what these spaces will serve.
- ✓ The draft plan is an ambitious one with a long range timeframe; but it provides a decent vision and is based on smart growth principles, by capitalizing on access to transit. The plan does a lot to provide a way to achieve the future vision of Crystal City.
- ✓ The open space not counted in the initial analyses/calculations are not all that useable anyway; the hope should be that future open space will be more usable and functional than what we have today.

- ✓ There is not much, if any, publicly owned open space today in Crystal City.
- ✓ West of Jeff Davis Hwy, there are no current plans for new open spaces in this area; given the amount of growth planned for areas west of Rte 1, there needs to be more thought for open space closer to that development.
- ✓ North Tract should not be used in order to boost Crystal City's apparent inventory of open space facilities; connections to it should be strengthened, however.
- ✓ Funding is a big question – how will the open space improvements be paid for?
- ✓ Will the plan give thought to the phasing of development and open space? It should ensure that we don't lose all our existing open space in the short term and then not get new open space in the long term until the end of the build out.
- ✓ It appears that open space, and the complete information and analysis needed to plan for open space, is often a last consideration. As may be the case in other planning processes, it seems like economics and transportation are dealt with first, with open space being an afterthought. Information on the desired amount/type of open spaces should be established and justified earlier in the process.
- ✓ The public realm goals seem a little vague (but objectives are more specific). There was difficulty in gaining consensus for more specific goals given the diverse interests and perspectives.
- ✓ A primary goal of the plan should be to identify the larger open spaces that the county normally doesn't achieve as part of the standard site plan process.
- ✓ The plan needs to identify how we will make sure that we get open space, and the variety we desire, as part of the redevelopment process.