

## Crystal City Task Force Meeting

Nov 19, 2008

4:00-6:00 pm

Crowne Plaza, Washington National Airport

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

- ✓ The open space in front of 2121 Crystal Dr has not come up as an issue in the first 18 months of this planning effort; it has only been targeted in the last 5 months of discussions. To throw this new policy in at the last minute is not practical.
- ✓ A question that should be posed to the residents is whether a grocery store in that location would be a good replacement.
- ✓ The reason why this has come up now is simply to do with the phasing of open space. The equation of open space lost, retained, and gained has been discussed as a concern for some time, and this space fits into that equation. It appears there can't be such a balance until some development is held off on, which is what is proposed in Policy P3.
- ✓ While residents have not been conferred with, it would appear that a grocery store does not equal open space; other opportunities for grocery stores exist in Crystal City.
- ✓ This is the first time that a specific instance to balance the expectations for community benefit with additional development is laid out; this has to be done in some way.
- ✓ The importance of retail on this space is to achieve the goal of retail facing retail; with this new policy it appears that more things are getting pushed out later in the plan.
- ✓ The space west of Crystal Dr is not a good fit for a grocery store. Also, if County Board members wanted this park to be preserved it should have been stated earlier in the process, such as at the community forum.
- ✓ No one has been able to offer a solution to achieve the balancing act regarding open space. If other workable strategies were offered, that is what could change the discussion.
- ✓ The role of the Crystal City BID has been central is hosting a variety of events in Crystal City over the past 2 years, as part of helping to re-brand Crystal City and improve its image. While events have been held in the space at 2121 Crystal Dr, the idea is to move the events around rather than have them only in this one venue.
- ✓ Property owners suggested they had offered alternatives on how to deal with open space in the future, but were told that this would be tabled until the planning phase.
- ✓ It's clear the Task Force is much divided on this issue, and this needs to be conveyed to the County Board.
- ✓ With regard to T8, it appears there is confusion as to what the term, interim alignment actually means.
- ✓ County staff explained that the county already has received approval and partial funding for an interim bus way. Guidance we've received from the County Board is that in the context of this master plan effort, we need to develop a single "build condition".
- ✓ The staff proposal includes a Clark/Bell – Crystal Dr alignment that can be achieved in increments over time.
- ✓ This master plan is not the proper forum for determining the exact details; further study and analysis will be needed.
- ✓ Rationales for including streetcar on Clark/Bell is to keep it from remaining a Class C street; if it were all on Crystal Dr it would be 1 large block away from the Metro station; and shared ROW creates major concerns for having headways that are competitive and on-time.
- ✓ How is this any different than what came out of the County Board work session in June?

- ✓ Some members of the Task Force are uncomfortable with this change, with respect to what they heard at the work session in June
- ✓ With regard to affordable housing, has the original idea of 20% of net new units been taken off the table?
- ✓ How was the 110 feet height changed in the vicinity of 22<sup>nd</sup> Street and Eads? What was the rationale behind this?
- ✓ With regard to open space, it appears there is still too much retail; it is unlikely there would not be enough density to support this.
- ✓ It's good to see some form of a road along the north edge of the 18<sup>th</sup> Street Park; but this needs to be a 24-hour road – it needs to serve as a front door address; not just service and loading
- ✓ The 18<sup>th</sup> Street park shouldn't need a road north of it; this just takes away from the plaza
- ✓ It is nice to see images of what the spaces could look like; but questions if there has been an effort to cram too much into the spaces – to allow for adequate flow of pedestrian traffic
- ✓ It is unclear in North Gateway park could succeed with active spaces given close proximity and potential conflict with traffic on Crystal Dr
- ✓ There is still some skepticism about the value of the 15<sup>th</sup> Street Park, and that it would be a safe place to get to.