

**Crystal City Planning Process
Briefing to Crystal City – 3 Condo Group
Comments and Questions from Attendees
Wednesday, March 12, 2008**

1. What is the phasing? How does the phasing impact the plan? Early on in the process phasing was taken into consideration, what is the current status and thinking on the phasing as it stands today?

R: The county has developed assumptions on how we think development may be phased over time to achieve the Crystal City Plan. This was particularly important in testing the economic feasibility of the proposed plan. However, the plan is a vision to guide private market development (with community improvements) and as such market decisions will be the foremost factor in determining actual phasing of development.

2. How can the county invest in infrastructure if it does not know how development will be phased?

R: The Plan will identify what infrastructure improvements are required on specific blocks. When specific blocks are included as part of a Phased Development Site Plan proposal, the county can refer to the plan to identify what elements must be provided where.

3. How come there is no discussion of cost of the infrastructure needed to support the planned growth?

R: The Transportation Study will include costs for anticipated infrastructure in an order of magnitude fashion.

4. Other counties are facing challenges with funding their infrastructure. Need to recognize challenges to funding, in light of recent decisions on NVTA, especially.

R: County staff is continuing to study a variety of potential opportunities for funding required infrastructure.

5. What is the occupancy rate in Crystal City today? Is it high enough to support a plan that proposes a notable increase in hotel inventory?

R: Recent data indicates that the hotel market is strong and occupancy rates are high enough to support continued growth in this sector. Proximity to the airport and millions of square feet of office development are great amenities to the hotel base.

6. Would parking be increased as development comes on line?

R: Overall absolute parking figures would increase but the ratio at which parking is provided per building square footage would decrease over time.

7. Is there support from Airport officials on the building heights proposed in the plan?

R: While we have been engaging MWAA and FAA throughout the planning process on a number of elements, there is no formal statement from them to date to indicate their support for increased building height in the Crystal City area.

8. Comment: Hotel occupancy is very good in the CC area
9. Comment: The most attractive element of CC is the area east of Crystal Drive (Crystal Park development), and this area should be preserved.
10. What incentives are being given to developers in order to redevelop in accordance with the plan?

R: As is the case with all site plan development, the primary incentive being considered is additional development rights (density) over what is currently permitted. The plan for Crystal City is atypical in Arlington in that redevelopment of significant existing buildings would be involved, in comparison to where redevelopment includes demolition of smaller scale buildings or development of surface parking lots.

11. Does the AED study of projected demand drive what is shown on the plan? Is not the reason for inserting additional residential into the plan purely because the market would support it, and nothing else?

R: The impetus behind the plan was to develop a vision plan for what an enhanced Crystal City could look like in the future, and how we could get there. The AED studies were conducted to ensure that the level and type of development being proposed over the planning period was within reason and likely supportable by the market.

12. How would residents of 1801 Crystal Dr building access their building with the redevelopment of 1805? Redevelopment of this building would disturb the area during construction and would destroy the unifying character of Crystal Park development on the east side of Crystal Dr.

R: The assumption is that any detailed design proposal for this building would have to incorporate access to parking for the building as 1801 Crystal Drive. Any and all construction in Crystal City, with or without this plan, would require construction activities to adhere to best practices and requirements that the county is permitted to enforce.

13. How will the transitway get built? The infrastructure should be in place before development starts to take place. How is the plan addressing this element?

R: The plan embraces the interim surface transit alignment, and will involve further study of a single proposed alignment for the long-term among the 5 or 6 that have been discussed to date. Conceptually the idea is to have the interim transit surface in place to serve existing development in the short term while aiming to achieve the long-term transit solution in a manner concurrent with significant redevelopment activities.

14. Is there enough capacity in existing water and sewer infrastructure to support the planned development levels in Crystal City?
15. What are the future traffic impacts of planned development? Realigning and straightening streets will cause disruptions that will make traffic worse during construction of improvements.
R: The planned improvements will ultimately improve the functionality of existing intersections. Temporary interim conditions during construction activities are a reality of any notable transportation infrastructure improvement project.
16. What will be done about the new plan connection between 12th and 10th Streets and the existing garage entrances from the Crystal Gateway condo complex?
R: At the time specific design details are engaged, attention will be directed at ensuring pedestrian safety while continuing to accommodate automobile travel and access at these locations.
17. How will the planned traffic circles obstruct traffic and reduce capacity to the overall network? Particularly at 15th Street and Crystal Drive as well as the Airport Roundabout. Is the goal to make traffic significantly bad to intentionally orchestrate people to use transit and not to not drive?
R: The planned element at the airport access road maybe better described as a roundabout, in that it would unsignalized and elevated above Jeff Davis Hwy through traffic, which would pass below the roundabout. The "circle" element shown at 15th Street and Crystal Drive is planned more as a gateway element, whereas that intersection would be signalized and still function as a traditional T-intersection.
18. We need information and an understanding of how all this development will impact the service levels of the entire transportation network (street network) in Crystal City. We need an idea of the ultimate number of trips and their impacts.
R: These elements were included in the transportation analyses and can be accessed online at www.plancrystalcity.com., under the October 11, 2007 Task Force meeting material links.
19. Comment: Recommendations to not maintain the underground as it is today is very upsetting to many Crystal City residents. The underground is an excellent feature of the pedestrian system, is traffic free and climate controlled, and is home to approximately 150 local and/or ethnic businesses.
20. Comment: When we talk about maintaining quality of life in Crystal City, some of the key elements we wish to protect are the Water Park, the Underground, existing open space, and access to existing views.
21. Comment: With the uncertainty of the airport officials support of additional height, another concern is that if buildings cannot be as tall as planned they will become

shorter buildings with greater site coverage, which will then reduce undeveloped areas.

22. Comment: The everchanging aspect of the time period of the plan (30 years, 40 years, 45 years, etc.) is confusing.

23. Comment: Adding more street access to the Crystal City mall will compromise the safety that is offered today since it is primarily accessed via elevators from adjacent buildings.

24. What is the rationale behind boulevarding Crystal Drive between 15th and 12th Streets?