

**Crystal City Planning Process
Briefing to Aurora Highlands Civic Association
Comments from Attendees
Wednesday, February 13, 2008**

1. Q: What is there to stop a developer from buying out neighboring residential properties and building higher density projects?
R: 1985 County Board Resolution on Neighborhood Consolidation established the Board's policy in not supporting such actions when they would be inconsistent with the GLUP and overall county planning framework.
2. C: Vistas into and through the Crystal Houses site are important to the community. The proposed 4 story buildings along Fern Street would create a wall and eliminate those vistas.
3. C: Restaurant Row: The existing streetscape is important to the fabric of existing buildings, and new development should allow for preserved wide streetscape width to support café, outdoor dining opportunities as well as to preserve the feel of the place.
4. C: Restaurant Row: Buffers are needed between the south side of Restaurant Row and the residences along 23rd Street, and setbacks are needed to create attractive spaces for relief.
5. C: Existing green space east of Eads St (near the airport access road ramps) is seen as a benefit, and would be removed with the plan. The Eads Street medians are also a benefit and should not be changed.
R: The Plan does not propose any significant changes to the medians on Eads Street.
6. C: Crystal House block: Retaining the existing open space (trees and surface parking) is preferred over new planned 4 story development that would create a wall on the east edge of Fern Street.
7. C: Four and six story buildings on east side of Fern and Eads (south of 23rd Street), respectively, do not provide the type of transition to the single family neighborhood that is considered appropriate. Development should be limited to 3 story max at these locations, similar to the townhouse edge development on the Market Common site that abuts single family development in Clarendon.
8. C: 23rd St Restaurant Row needs the parking issue to be addressed if it is to be economically sustainable. This plan does not provide enough density along and near Restaurant Row to make significant parking a viable component of any private redevelopment project in this area.

9. C: Supporting earlier comments about retaining un-built areas along Fern St on Crystal Houses block.