

**Crystal City Sector Plan, Information Update
Aurora Highlands Civic Association Meeting -
May 12, 2010**

Discussion/Remarks

Staff gave a brief presentation introducing the unintended consequence the building heights map (adopted as part of the Policy Framework for the Crystal City Plan) creates regarding potential future redevelopment of sites with existing building heights that exceed the plan, and shared potential options to allow some flexibility in such cases.

- The sentiment of the group was that they were generally okay with consideration of some flexibility in future building heights for the Holiday Inn site; also suggested the site should be treated as a unique case and flexibility should not be considered elsewhere;
- The group also stated that flexibility should only be considered so long as a future redevelopment scheme would maintain hotel uses on the site (i.e., do not allow uses on the site to change to commercial office, etc.);
- If flexibility is allowed for heights here, need to ensure future development has a positive impact on condition along Eads St.;
- While there was some openness for flexibility, there wasn't much discussion in the way of specifically endorsing the proposed specific heights achievable under a flexible approach, nor was there any opposition to the specific heights;
- Is it possible to use transfer of development rights to accommodate placing the additional hotel rooms need to keep the property whole somewhere else?;
- There's interest/concern in the potential environmental impacts of tearing down existing buildings rather than re-using and maintaining what's there;
- The Plan needs to make sure it addresses the conditions along Eads Street and mitigates potential negative impacts of having building service and loading access from Eads.