

Crystal City Sector Plan, Information Update
Arlington Ridge Civic Association Meeting -
May 20, 2010

Discussion/ General Remarks

Staff gave a brief presentation providing a general update on the planning process and information responding to specific questions posed in advance of the meeting. The second part of the presentation introduced the specific matter for discussion, that being 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 County's projections for tax revenue need to consider temporary reductions in assessments that would occur when redevelopment sites are under construction;
- Has the County looked at examples of past experience to see historical trends of how additional revenues from planned development compare with costs;
- Regarding the plan and additional development, the neighborhood continues to have concerns regarding predicted negative impacts pertaining to traffic, visual impacts, etc.;
- Why couldn't buildings just be renovated?;
- Does the County have strategies such as TDM to encourage the use of transit and alternative modes of transportation, like Alexandria does?;
- It's not clear why designs that were approved for Crystal City 20 and 30 years ago are now being undone with other decisions;

- The Crystal House and Crystal Towers block should not be subject to flexibility in building heights, the neighborhood prefers the existing conditions on those blocks;
- It's necessary to put the question of the proposed flexibility in the context of the site and its surrounding existing conditions and regulatory framework;
- The western boundary of the proposed GLUP district should be reconsidered to not extend west of Eads Street;
- While not necessarily opposed to considering flexibility for Holiday Inn site, there is some concern with potential for precedent setting at this point in the planning process;
- Another option is to not include any discussion of flexibility in the Plan, and let the owners come forth with a request to vary/change the Plan when they are ready to pursue redevelopment;
- There seemed to be support that flexibility should only be considered so long as a future redevelopment scheme would maintain hotel uses on the site;