

# Crystal City Vision Plan, Draft 1.1

## Long Range Planning Committee, Meeting Summary - 12-17-2009

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### Discussion/Remarks on Draft Chapter 4, Implementation

*\*Editorial text changes discussed in the meeting will be addressed directly in the revised draft chapter.*

#### Economic Development

- Terry Holzheimer, Director of AED provided an overview of the process and thinking that went into developing the economic development components of Chapter 4.
- The text should discuss what assurances will ensure the County will follow through with necessary infrastructure when needed to facilitate individual redevelopment projects;
  - The chapter should clarify the County and private sector partnership aspect to fund infrastructure elements collaboratively.
  - PDSPs could include financing work plans as part of approvals, to add a level of certainty on timing of infrastructure.
  - Joint County-Developer Agreements are a potential tool to consider, where a developer builds infrastructure w/ redevelopment and the County reimburses them over time.
- The text should clarify how plan elements will be achieved, and more clarity is needed using a categorical approach to distinguish between expectations for projects earning up to the maximum base densities versus the maximum achievable densities under the form parameters of the Plan.
  - On affordable housing, clarity is needed to distinguish between requirements per the ordinance versus negotiations for density above the base density.
  - Major utility relocations in street rights of way, should be given consideration as off-site improvements
- How does the plan ensure consistent focus w/ following up on recommended public improvements, such as the achievement of Center Park (are there trigger mechanisms)?
- Text should better distinguish between land area reserved for open space and the costs associated with build-out of such spaces.
- Request for information for future Planning Commission meetings to include economic analyses illustrating estimated rates of return and a breakdown between real estate and all other taxes.
- For item #32, confirm whether density exemptions or exclusions will still be used by the County.
- A snapshot of the illustrative plan in 2030 would help show the improvements factored into the economic analyses in Chapter 4.
- Chapter 4 does not mention the use of a tear-down credit
- Staff and LRPC chairs will discuss and determine reasonable schedule and timeframes for advancing the RTA draft plan through the process.

**LRPC Participant Attendees**

<b>Terry Savela</b>	<b>Planning Commission</b>
<b>Charles Monfort</b>	<b>Planning Commission</b>
<b>Steve Cole</b>	<b>Planning Commission</b>
<b>Inta Malis</b>	<b>Planning Commission</b>
<b>Nancy Hunt</b>	<b>Planning Commission</b>
<b>Rosemary Ciotti</b>	<b>Planning Commission</b>
<b>Peter Fallon</b>	<b>Planning Commission</b>
Aaron Lien	E2C2
Mitch Bonanno	Property/Land Owner
Bruce Cameron	Aurora Highlands CA
Chick Walter	Arlington Ridge CA
Harmar Thompson	Property/Land Owner
Ted Saks	former Crystal City Task Force
Christer Ahl	Crystal City resident
Jim Whittaker	Crystal City resident

**(Bold = Planning Commissioner)**