

# Crystal City Vision Plan, Draft 1.1

## Long Range Planning Committee, Meeting Summary

09-21-2009

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### Opening Remarks

Terry Savela, Planning Commission member and chair of the meeting, made a few opening remarks and introduced the agenda for the meeting.

### Discussion/Remarks on LRPC Comment/Response Matrix

Staff walked through the staff responses to the comments raised from LRPC at the last meeting.

- More discussion focused on the comment/response on access to the Underground, noting that access could be protected in the future through PDSP and Site Plan approvals/amendments.
- Another comment noted the staff response referring to the County's Landscape Standards doesn't address the issue of canopy trees in open spaces above structures; more information is requested.
- The Community Canine Area topic was discussed further, along with a broader discussion about the appropriate level of specificity on design concepts for open spaces in the plan.

### Discussion/Remarks on Draft 1.1, CHAPTER 3

#### **Density and Built Form (continued)**

- P.90, Use "tower coverage" instead of "block occupancy"; Also, "greater and lesser" should replace "lower and larger" in the text.
- P. 92, Will penthouses be addressed in the Plan or in future zoning? There should be a goal for more creative integration of penthouses within building tops (e.g. EPA buildings in Crystal City).

#### **Land Use and Use Mix**

- P. 94, A question was raised on the 70%+/- increase in residential versus the 100-110% increase understood from previous materials. (Staff follow-up: the current model for the Plan indicates a 72% increase in residential GFA by 2050, and a 99% increase in residential population by 2050.)
- P. 94, In the new text, revisions should state "achieving an additional 550-1,200 committed affordable housing units..." to be consistent with Policy H5.
- P. 94, In the new text, delete "Ideally" in 3<sup>rd</sup> Paragraph, 3<sup>rd</sup> sentence. Also, in 2<sup>nd</sup> Paragraph, for consistency "multi-unit flats" should read "multi-family units".
- P. 94, Discussion of diversifying housing types should focus on types (high-rise vs. low-rise) and sizes in terms of bedrooms, price points, etc. Describing it in terms of the different forms and geographies could also help (e.g. types in the high-rise core vs. along the edges).
- P. 97, Much of the open space will be consumed or accommodated with spillover activity from retail uses; what are the impacts? How might the kiosk policy impact plazas as well?
- P. 96, More information is needed on the vision for future types of retail, relating to a self-sustaining, complete community? Any supporting information from the CCTF process should be summarized in the Plan. Also, key points from the EDC's Retail Task Force paper could inform plan thinking, and should be generally consistent.
- P. 98, Is the theater space recommended in the Plan sufficient? Is it envisioned to replace or complement existing spaces nearby?
- P. 98-99, With the new section to Chapter 3, what will happen to these 2 sections? Maybe Cultural Resources remains here but community services gets folded into the new section.
- P. 99, Discussion should be expanded to address schools, and recognize child day care, urgent care medical facilities (and or paradigm shift of future drugstores/pharmacies), and other community oriented service and infrastructure identified in adopted policies.
- P. 99, "Away from residential use" should be deleted from the paragraph's last sentence describing potential location criteria for siting a future fire station if needed.

- P. 100, The discussion around permitting above grade parking could use clarity; suggest revising “strong market conditions” to “market demands” or “market requirements”.

### **Water, Sanitary, and Stormwater Infrastructure**

- P. 102-03, Policies or goals are needed in each of the areas in this section. Policies S1, S2, and S3 should be co-located on the page/slide along with this new text.
- p. 102-03, Water conservation will be an issue of increasing importance; there should be some language in the plan that discusses goals on this topic.
- p. 102-03, Confirm that the proper terminology is “Stormwater Detention Ordinance”, rather than “Stormwater Retention Ordinance”.
- p. 102-03, The text in this section may be formatted to separate the discussion of existing versus proposed future, by splitting the discussion of each topic into two paragraphs.
- p. 102-03, Consider adding discussion around solid waste recommendations for the Plan.

### **Design Guidelines**

- p. 104, References to figure 3.7.4 should be changed to 3.8.5.
- Clarifying questions on design guidelines will be sent to staff.
- p. 108, References to figure 3.12.2 should change to 3.11.2.
- p. 110, Language should be revised: “Principal entrances for all new retail should be located on a street frontage and be designed to be fully accessible and compliant with the ADA Guidelines.”
- p. 110, There is an apparent discrepancy regarding features above the sidewalk being a required minimum of eight feet versus ten feet above the sidewalk. Please clarify.
- p. 110, Clarity is needed around the language in #3, and how marquees impact the width of the clear zone if they are an overhead (vertical) feature.
- p. 111, While supportive of landscaping areas and frontage elements, maintaining adequate clear zone width for all sidewalks is a key priority.
- p. 111, Text in #2 should be expanded to note that entrances should be fully accessible and designed consistent with ADA Guidelines.
- p. 112-114, The graphics with café zones should include a note saying such zones could also be located in the landscape zone, and/or an alternative diagram should illustrate that condition.
- Entire Document, All references to “Tree Boxes” should be replaced with “Tree Pits” throughout the document text and in all pertinent graphics or figures (including glossary).
- While the Carlyle light type is specified, the text should clearly state the need for Dark Sky compliant Carlyle fixtures.
- p. 117, There is language recommending against the use of plastic tables and chairs. Is this appropriate, or does this limit the use of recycled materials?
- p. 118, What are the qualities of the Gingko that make it a suitable street tree, given its limited canopy? Also, the Platanus Occidentalis is the scientific name of the American Sycamore.

### **Closing Remarks**

Terry Savelle noted the next LRPC meeting to discuss Crystal City is scheduled for October 21 at 7pm. Staff noted that the target is to get the first drafts of the new section of Chapter 3 and the new Chapter 4/Implementation out for review a few days prior to the next meeting. Updated thoughts on schedule and process to be discussed at the next meeting.

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**LRPC Participant Attendees**

<b>Terry Savela</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>
<b>Inta Malis</b>	<b>Planning Commission</b>
Neal Sigmon	Park and Recreation Commission
Brooks Rainwater	E2C2
Mitch Bonanno	Property/Land Owner
Christopher Mailander	Arlington Ridge CA
Harmar Thompson	Property/Land Owner
Jim Whittaker	Crystal City Resident
Christer Ahl	Crystal City Resident

**(Bold = Planning Commissioner)**