

# Crystal City Sector Plan, Draft 2.0

## Long Range Planning Committee, Meeting Summary -

07-22-2010

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### Discussion/Remarks

- Steve Del Giudice, Arlington Transit Bureau Chief, presented a status update on the near-term and long-term aspects of the Crystal City Potomac Yard Transitway Project; Q & A with the committee ensued, which focused on a number of clarifying questions.
- Request that the staff report for adoption of the Sector Plan include the most current information on the status of the transitway project, including the City of Alexandria outlook on the project.
- Mixed sentiment as to whether sites that would qualify for potential flexibility with maximum building heights should: 1) just show different heights on the plan, or 2) maintain the current language that suggests the possibility for somewhat flexible heights, if warranted.
- Suggest that Plan should identify the specific sites (with existing heights that greatly exceed plan heights) that could be subject to flexibility for additional height, within defined limits.
- (Page 94) Previous draft had text that read “A few select instances...”; the “few” that was removed should be reinserted.
- Tower coverage maximums would allow for very blocky buildings, in cases where developers maximize their absolute density. This does not seem to help in getting varied building shapes.
- The guidelines treat tops of buildings as just the top 2-4 floors, which creates concern that new buildings will just be larger and denser versions of what exist in Crystal City today. (w/ flat tops).
- It seems the FAR approach can result in more building sculpting than the Plan’s proposed form based approach. The form based approach also appears to constrain creativity.
- The challenge with tower coverage is the desire to balance creativity while preventing the potential of unnecessarily large floor plates.
- Too much building tapering may result in lower GFA, which could reduce community benefits; just because a building is blocky doesn’t mean it doesn’t work well at the ground level.
- Need to consider the type of tenants we’re attracting, in considering flexibility of floor plates.
- Regarding the stated housing goals, is the Plan really referring to two different high end goals? This needs to be looked at in a consistent way.
- Regarding Policy Directive H4, need to clarify differences between what was adopted by the County Board and what was intended for adoption; the staff language that was advertised for the Policy Framework was modified on the fly at the County Board meeting, and it’s unclear whether the effect may have changed inadvertently.
- The current inventory of residential buildings in Crystal City isn’t designed to deal with families; how will the plan change that in the future?
- The recommendation on Occupancy Guidelines should be clarified in that it refers to only affordable units (rather than all units).
- Would like to know the possibility of having a discussion around increasing the AHIF fund to increase affordable housing in Crystal City.
- Also should consider whether part of the TIF mechanism being created to fund public infrastructure should go towards building affordable housing in Crystal City.
- Interest in knowing which advisory commissions would likely be asked to provide input on the recommended TIF mechanism before it is acted upon by the County Board.
- Under implementation, an item should be added for a data driven periodic report that describes progress made towards measurable Plan goals. The report should be prepared every two years, and a standing committee/working group should be formed to provide the first line of review in this process. Once formed, the group’s first task would be to help create a detailed outline for the biennial report, identifying the types of measures that would be tracked.

- Clarity needed on how/what linkages may be inserted into Plan to address Board comments for assurances, and information is needed as to how continued community engagement will occur before the County Board takes action on the Plan.
- Staff to send out email with suggested deadline for written comments via email on latest version of draft plan.

**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>Brian Harner</b>	<b>Planning Commission</b>
<b>Peter Fallon</b>	<b>Planning Commission</b>
Larry Withers	Housing Commission
Mitch Bonanno	Property/Land Owner
Ted Saks	Aurora Highlands Civic Association
Don Gay	Crystal City resident

(**Bold** = Planning Commissioner)