

CCCRC MEETING MINUTES

MEETING MINUTES OF THE 4TH QUARTER MEETING OF THE ARLINGTON COUNTY CRYSTAL CITY CITIZEN REVIEW COUNCIL

DATE 12/08/2022

The **CRYSTAL CITY CITIZEN REVIEW COUNCIL** convened its meeting at **7PM** on **DECEMBER 8** for a **VIRTUAL** meeting. 12 members attended the meeting.

PRESENT (VIRTUALLY)

CCCRC Member **Pamela Van Hine** (Aurora Highlands Civic Association)
CCCRC Member **Judy Freshman** (Crystal City Civic Association)
CCCRC Member **Rob Mandle** (National Landing BID)
CCCRC Member **Rich Kelly** (Arlington Ridge Civic Association)
CCCRC Member **Barbara Selfridge** (Crystal City Civic Association)
CCCRC Member **Susan English** (Arlington Ridge Civic Association)
CCCRC Member **Michael Dowell** (Aurora Highlands Civic Association)
CCCRC Member **Carol Fuller** (Crystal City Civic Association)
CCCRC Member **Taylor Lawch** (Crystal City Landowners)
CCCRC Member **Nia Bagley** (Planning Commission)
CCCRC Member **Patrick Phillippi** (Crystal City Business Tenants, Amazon)
CCCRC Member **Emily Norton** (Crystal City Civic Association)

ABSENT

CCCRC Member **Shruti Kuppa** (Park and Recreation Commission)
CCCRC Member **Harmar Thompson** (Crystal City Landowner, LCOR)
CCCRC Member **Haley Norris** (Housing Commission)

OTHER ATTENDANTS

Jay Corbalis (JBG Smith)

STAFF

Pablo Lopez
Matt Mattauszek
Aaron Shriber

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- [*Link to Teams Recording*](#)
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The Chair, Michael Dowell, presented the agenda and introduced the first item.

EXPANSION TO THE CCCRC CHARTER

Michael updated everyone on the progress of the topic. The Board is optimistic about the topic and has engaged with staff. The Board will be looking to recharter the council for the larger area by the end of the first quarter of 2023. He suggested the members to start thinking about potential member to be added to the expanded council. Pablo from staff signaled the fruitful conversations that the board member Libby Garvey has had recently with staff.

THE FUTURE OF THE UNDERGROUND

JBG Smith presented a slide showing a floorplan of the existing underground combined with approved additions and/or modifications to it. JBG Smith has been looking at different options but has not reached to any conclusions apart from maintaining the status quo, which mean, not to invest in the current infrastructure other than maintaining what is currently in place. In general however, they have been noticing that the market prefers retail spaces that are located on street level.

Some members of the CCCRC emphasize that they are looking to continue the conversations with JBG Smith, but they would appreciate if JBG Smith was more clear about its intentions and/or motivations towards the underground. The CCCRC wants to emphasize they want to be helpful, and they don't want to be in the way of progress, as long as it benefits the community. The CCCRC acknowledges the challenges to underground retail and that it is likely to disappear as we know it. The CCCRC is interested in exploring other alternative uses that would keep the underground connectivity, which has been seen as the biggest asset.

COMMUNITY BENEFITS AND THE NEGOTIATING PROCESS

Matt Mattauszek from staff presented a few slides summarizing recently approved developments in Crystal City and the community benefits extracted from them. He also spoke to the input and guidance documents that influence the negotiations to determine the community benefits.

The members were interested in knowing more about the negotiating process and timing. How the density is being valued and how the priorities are established. Aaron from staff went over the valuation process and explained the challenges due to constant market changes. He explained also how the different priorities from the different approved documents have been materialized in the recent project approvals.

There was also interest about how the cash contributions are being tracked and how the funds are allocated throughout the different projects.

The group reiterated their interest on having a performance center and asked staff about what other efforts the CCCRC can initiate to make the priorities more clear to staff and the board. Aaron from staff mentioned that the Livability 22202 document has become a really helpful tool in terms of prioritizing and making the goals of the Sector Plan more current and specific. The members are happy to know that the livability document has been a useful tool for the negotiation of the community benefits.

The chair mentioned a few updates towards the next meeting and adjourned the meeting at **9pm**.