



November 15, 2019

County Board Members:

Christian Dorsey  
Libby Garvey  
Katie Cristol  
Erik Gutshall  
Matt De Ferranti

Subject: Item 40, 16 November 2019 County Board Meeting, C-O Crystal City Ordinance Change and Expedited Height Study

Chairman Dorsey and Members of the County Board,

The Aurora Highlands and Crystal City Civic Associations:

- 1) Urge you to reject the reference to C-O Crystal City in the ordinance change, if, as it appears, it prohibits flexibility for building height in C-O Crystal City**
- 2) Urge you to support the developer request that as part of the zoning text amendment, the Board direct Staff to complete an expedited study that would allow individual site plans to submit for additional height within the C-O Crystal City district;**

The scope of this expedited height study should be limited to:

- 1) C-O Crystal City, but only in areas where the Sector Plan height limits are 200 feet or higher.
- 2) No added density over sector plan guidance;
  - a) Exceptional architecture is achieved;
  - b) Additional height only for residential uses;
  - c) Total density above height will not exceed 15% of total building density
- 3) And either:
  - a) At least 10% of the area above the height limit will be affordable housing;
  - b) Or at least 1 SF of new (i.e. not already identified in Sector Plan), publicly accessible open space is provided for each square foot of development over Sector Plan height;
  - c) Or a combination of affordable housing and open space apportioned in accordance with a and b above

The study should address the prospective benefits of allowing this additional height with no added density, including more on-site and off-site open space, more on-site affordable housing,

less shade impact on public spaces, more on-site permeability/ porosity for pedestrians, and the potential to host exceptional architecture, creating an iconic skyline

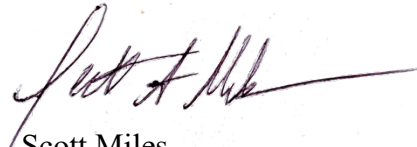
We request that the Civic Associations be provided the opportunity to provide input and review during the study. This study has potential to provide opportunities to increase the affordable housing and open space within C-O Crystal City, both of which are in short supply. Increased availability of affordable housing and open space are strong drivers of achieving a highly livable community in 22202.

**We urge the County Board to reject the reference to C-O Crystal City in the ordinance change and approve the Expedited Height Study.**

Sincerely,



Carol Fuller  
President  
Crystal City CA



Scott Miles  
President  
Aurora Highlands CA