

Shirlington Crescent / Four Mile Run Study

Written Comments Received at a Community Meeting Held on June 16, 2014

Background

Area residents organized a community meeting on June 16, 2014 at the Trades Center to get an update from County staff on the planned Shirlington Crescent / Four Mile Run Study, which has been tentatively scheduled to commence in 2015. At that meeting, staff shared some pre-planning analysis of the area, which included proposed study area boundaries, physical and natural constraints, and a review of potential opportunities. At the conclusion of the presentation, which can be found at the Shirlington Crescent / Four Mile Run web page, attendees were invited to provide written comments.

The written comments received by staff from attendees at the meeting are provided below. Staff will utilize these comments, and will seek to gather more input, when the planning process is initiated.

Parks/Open Space

- Have water (people & dog) fountains and restrooms along 4 Mile Run Trail that borders Jennie Dean
- Build Arts Innovation "Maker" Space
- Playground should be fenced to protect kids and keep out dogs from sandbox
- The ball park in the park is used by many groups and should be preserved
- More need for increasing and maintaining open green spaces in area
- Open green space- capitalize on trail along South Four Mile Run (exercise)
- Residential spaces next to dog parks have caused serious disputes between residents and dog owners in Clarendon which caused a loss of square footage in the existing dog park. How do you plan to address this without impacting a resource that is relied upon by residents without yards?
- Must be dog friendly throughout – not just in dog park – it's good business
- Solar power generated roadways provide cheap energy for the whole community. Outdoor theater (projector's screen) in green space
- Shirlington Park belongs with Shirlington - and it needs identity and to be safeguarded
- Keep the valley a valley – green! Able to see from hill to hill!
- Keep the treasured dog play area in stream. Put benches along Arlington Mill Drive facing dog play area
- Dog park/run space

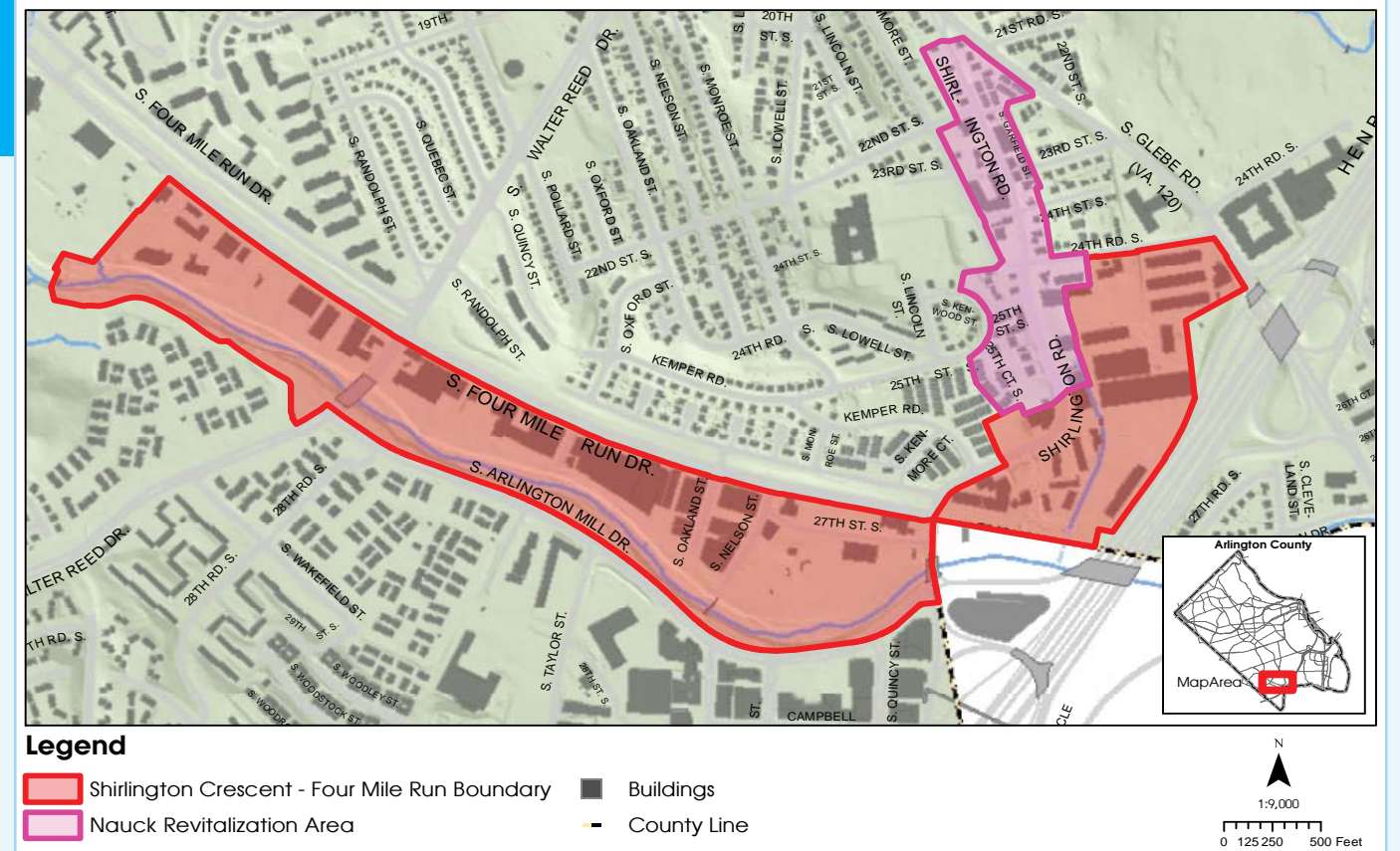
- Preserve and maintain existing dog parks! And open spaces (green spaces)
- Consider new possible sites to create new trails/dog parks/nature center
- Preserve and expand open space. Do not use parkland or the open space for affordable housing
- Preserve open space- need to accommodate growing population with additional park space
- Planning for parks, stream bank and other public facilities should be integrated not just coordinated – to address environmental issues as well
- Where will Shirlington Crescent residents go for recreation (yoga, soccer, playgrounds, crafts, arts, dance, and exercise)?
- More/better integration of open space/parks to Four Mile Run. It could be a tremendous asset but is not currently designed into park
- Why is open space being taken for infill public infrastructure and residents told to use streets for open space?
- I love the artist or "maker" driven creative industries district. This would mesh nicely with the "arts and entertainment" district theme of Shirlington

Business/Development

- Bikram Yoga Studio 2, coffee shop new business
- Please continue to allow auto and body repair business in this area. I appreciate not needing to use 395 to get my car fixed and not having to travel for 20 minutes
- No big retail



Community Meeting Photo



Proposed Shirlington Crescent / Four Mile Run Study Area Map (Also Showing Nauck Revitalization Area)

- There is an appearance that this area may become a "dumping ground" for what the rest of Arlington doesn't want
- The DC area lacks the quality maker spaces and hacker spaces of Silicon Valley where creators can explore and build using 3D printers, laser cutters, drones, and other modern tools and equipment. The Four Mile Run industrial corridor could easily host similar community activities and for-profit (e.g. Tech shop, Fab labs) spaces
- If arts district, outdoor amphitheater a la Lubber Run
- Restaurant demand still fragile. Need more residences within walking distance of restaurants
- Need economic analysis of future of current businesses and potential new uses of existing buildings
- Why are Lake Barcroft, Sleepy Hollow and other nearby communities in Fairfax County almost the same as 50 years ago while we're constantly in-filled?
- Where will Shirlington area residents go in the future for basic services – auto repair, fuel for vehicles?
- Which commercial developers have already been identified and/or expressed interest in the planning area?
- It is completely crazy to drive 20 miles to have a chair reupholstered because bars and restaurants are the mixed use smart growth priority
- Utilize the storage facility since it's a good revenue builder, but give it character "arts", skate park, vendors. Attract with color and fun from I-395
- Kid friendly – pedestrian safety
- Don't be quick to assume all industrial uses should be removed from this area
- What County uses make up the 8.4 acres needed over 30 years not currently here?
- If Arlington's population is to double for 30 years, growth of residential areas will have to be vertical. What are the plans for high-rise buildings in the Shirlington Crescent – Four Mile Run area?
- Other businesses besides storage facilities (people have too much stuff!) – auto repair services, etc. are acceptable but should be more aesthetically pleasing to the neighborhood
- We need to keep the density level low with new housing not exceeding 4-5 stories
- Excellent idea to have room for artists – welders, sculptors, large scale designs
- Organic/Pastured Farmers Market
- We need to retain auto repair services, gas stations, doggie day care, self-storage businesses
- Trader Joe's or Whole Foods or Mom's
- No more Shirlingtons! Massive parking, no open space, no affordable housing
- We do not need a CNG (compressed natural gas) Fueling Station
- Nicer street scape on Four Mile Run and preserve the businesses. Improve front of businesses for a nicer look

- The use of “we” tonight...does that mean “We the residents” or “We the County Planners?”
- Preserving the cultural importance of the Weenie Beenie restaurant should be a goal
- Doggie daycare- will it be important to provide as a service in the area
- Where will these services go? Automotive, doggie day care?

Environment/Stream

- Consider greener options besides compressed natural gas as renewable alternatives because more affordable
- More recreational use near the stream – address the stream contamination
- More park space and larger dog park
- Where is the regional park authority?
- Clean up the stream
- Dirt bike trail for technical riding
- Raised question about the dog parks in the community and wanting to stay community based (#dogs rule)
- Jennie Dean site should be considered for school expansion
- Vulcan Concrete – Why is it not being considered to move out of the Arlington/Shirlington area? What can be done to make the concrete plant more visibly appealing?
- Remove industrial activities to protect Four Mile Run
- What is anticipated inside Jennie Dean Park? (understanding that planning will occur)
- Install on-site renewable (solar) on new buildings
- Need to improve stream banks behind auto shops, etc. and next to dog park
- Green roofs to absorb water and heat
- More evergreen trees
- “Naturalizing” Four Mile Run in line with goals at the Four Mile Run master plan’s goals downstream of I-395 should be a goal of the planning study

Transportation

- Parking – AFAC has seen an unusual 40% increase in the number of families served each week. They now serve over 2,000 families each week, most parking up at Nelson Street. Parking is a major issue. Will this be addressed?
- Add sidewalk for children on bikes crossing between Arlington Mill bike path & Weenie Beenie side walk there now
- Better bike crossing from Four Mile Run trail to WO&D trail would be helpful to bikers, pedestrians and drivers
- Four Mile Run street parking – larger commercial vehicle park on Four Mile Run – dangerous area; eyesore
- What is the plan to remove truck parking on Four Mile Run?

- Include Shirlington Road and Four Mile Run in transportation study area
- There is a proposal to consolidate the bus stops on the south side of Arlington Mill Drive just outside of the proposed study area. Will you be coordinating with that team in your transportation planning? More Capital Bikeshare?
- Reconsider bike path so bikers don’t have to cross streets (rather over/under)
- More car-free friendly. Propose a bridge/walkway crossing South Four Mile Run to Shirlington Crescent and Nauck
- Pedestrian access on the south of Shirlington Village is currently non-existent. You must go to Arlington Mill Drive right now. This should be improved. If possible. Probably out of the scope!!?
- Separate walking path and biking path
- Where is the cooperation with the City of Alexandria – bus rapid transit line down Beauregard Street?
- Relocation of “pick up” worker area
- Improve Shirlington Road/Four Mile run Intersection. Congestion of cars, people, bikes, bad light timing in am and pm
- How will traffic be incorporated into future plans? Congestion/confusing traffic patterns already exist at Shirlington Road and Four Mile Run Drive where cars, buses, bikes and pedestrians merge
- Please explain future plans for Four Mile Run Minor- it is adjacent to the WO&D bike trail – is it necessary to paint bike lane in this smaller road too?
- Better (wider) sidewalks and biking space on bridges across Four Mile Run (Shirlington Road and Walter Reed Drive)
- We need left hand turn signal at South George Mason Run Drive heading towards Shirlington
- Walkways/bridges to cross over Four Mile Run
- Multi-modal South Four Mile Run Drive (major & minor) bike lanes on these streets aren’t as critical because of WO&D trail which handles bike traffic all South Four Mile Run major/minor
- There is already a traffic issue on Shirlington Road between Four Mile Run Drive and Glebe Road. This needs to be addressed
- Additional facilities for pet owners/expanding the Shirlington Dog park should be a goal of the Jennie Dean Park revitalization
- Parking is already tight for recreational resources – what step will you take to assist Arlington residents without causing an undue financial burden?



Community Meeting Photo

Other

- Why is the Rosenthal site the only one considered by-right?
- Keep AFAC in this area
- Anything to be done about helicopter flyovers? They are regular and earth shaking!
- Shirlington Village has the right flavor of development that I would like to see more of
- Remove the ability for trash trucks to park along Four Mile Run
- Top Considerations: Arts & Culture; Transportation (multi-modal!); Schools; Green Space
- What about schools? Keep AFAC in area and increase visibility of community service organizations
- Day laborer site removed from Four Mile Run/Shirlington Road and use of loiterers in Jennie Dean Park
- Speaking of transfer of development rights – what are the possibilities with the old – now destroyed Rosenthal building?
- Modernizing the AFAC and nearby self-storage facilities should be a goal
- Move power lines underground
- What about more space for schools?
- Please include schools on your list of additional considerations. Arlington certainly is facing a school capacity crisis. More seats would be needed here, especially with housing growth
- Please consider building a school (probably k-5) at Jennie Dean Park within 10 years or as a plan B if the Thomas Jefferson site doesn’t work out. This is the area of greatest need
- Let’s not worry about historical preservations of the commercial buildings with the study zone

- May a school locate in the commercial study site? May be nice to incorporate a trades school that allows some of the industrial companies to have a dual use
- Why do so many non-residents make planning decisions for Arlington residents?
- Shirlington was redeveloped with 30 units of affordable housing. How many units for redeveloped Shirlington-Nauck?
- Don’t we already have enough mixed use with enough upscale bars and restaurants?
- What have you learned as planners from Shirlington and other mixed use redevelopment?
- Theater On The Run is an important resource for the community and should be retained
- Vulcan Concrete plant needs to go
- What does “by right” mean? Can it be broken so other uses can be considered?
- Make sure historical areas are preserved and highlighted as new residents will know there was people, businesses, etc. here before they came
- Artscape 2 “Taste of Shirlington” and wine festivals
- Develop spaces for producing, exhibiting and retailing a variety of the arts, e.g. paintings, sculpture, fine crafts
- Schools – keep in mind that we need a new elementary school in South Arlington!
- Four Mile Run area is not a stepchild. We are important and special
- How does TDR work?
- What “cultural” uses are you considering?
- Affordable housing for seniors in Nauck community
- (What is the) process for changing zoning districts within study area?



Community Meeting Photo