



Matrix of Comments/Questions
 Updated 1/17/2017
 (Changes highlighted in yellow)

#	Meeting/ Date	Comment	Staff Response
Working Group Meetings and Topics			
1	WG (6/1/16)	<p>The following were identified as desired for additional information and/or topics to be discussed at a future meeting:</p> <ul style="list-style-type: none"> ▪ What about areas within the study area that are being used for other purposes? Such as pieces of Jennie Dean Park that are not being used right now for Jennie Dean Park. In the future can there be materials that identify uses for County-owned properties within the study area? Staff indicated that such a map can be created and will post it online. ▪ What areas are part of the Northern Virginia Regional Parks Authority and which are County? ▪ “Phases” discussed earlier regarding park construction. ▪ Regulations for Resource Protection Areas. ▪ Each of the background studies? E.g., industrial land use, Nauck Village Center, Shirlington. ▪ Zoning and zoning potential ▪ Results from POPS needs survey 	<ul style="list-style-type: none"> ▪ Staff will develop a presentation for the July 14th Working Group meeting on these topics. ▪ Staff will develop a map showing the existing Jennie Dean Park, other acquired parcels, and current/temporary uses. The information will be shared at the July 14th Working Group meeting.
2	WG Public Comment (6/1/16)	<ul style="list-style-type: none"> ▪ Industrial Land Use Study ▪ Stream restoration plan ▪ Shirlington plan 	
3	Walking tour (6/4/16)	<ul style="list-style-type: none"> ▪ How is the RPA enforced along the Nauck Branch? 	
4	Walking tour (6/4/16)	Provide an overview of the Cultural Affairs report at a future Working Group meeting.	Staff will work on this and provide this information at a future Working Group meeting.
5	WG (6/1/16)	Would like presentation on what is funded/what is already ongoing/scheduling of leases/terms	<p>Staff will develop a presentation, discussing ongoing County-sponsored projects in/near the study area, for the July 14th Working Group meeting.</p> <p><i>(It is not clear what lease information is being requested.)</i></p>



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6	WG Public Comment (6/1/16)	Provide a deeper dive on the businesses, non-profits and arts organizations in the area and their services Host a business forum and a non-profit forum (arts, public service and sports groups – include groups that already have a presence here and ones that would like to establish themselves here).	Staff will work with the Working Group Chair to determine how this can be accomplished.
7	WG Public Comment (9/21/16)	When will there be a business forum?	The Chair indicated that the forum will take place once the three concepts have been presented so that there can be reaction to the proposals.
8	WG 10/04/16	WG member requested a presentation from Dominion Power to better understand the existing infrastructure and what changes are possible.	Staff has contacted Dominion to determine if there are any planned changes or improvements within the study area and was able to determine that no changes are anticipated for the overhead power lines or the substation.
9	WG (11-10-16)	When in the process can the Working Group Members work out the inevitable fight over space and uses? There are many needs in the County and not enough space for everything.	Staff envisions the process to transition to Phase II beginning with the Community Visioning Workshop and subsequent Working Group meetings where the Working Group will be able to discuss the many ideas that arise and begin to assess priorities and preferences.
10	WG (11-10-16)	At the 4MRV Visioning Workshop, will there be design software that participants can use to visualize the park and how certain park uses will fit?	No, it is anticipated that the exercises will primarily be discussion oriented.
Communications and Materials			
11	WG Public Comment (6/1/16)	Invite Alexandria and Northern Virginia Regional Park Authority (NVRPA) to participate in the planning process.	Staff will be in contact with the City of Alexandria and NVRPA throughout the process.
12	Walking tour (6/4/16)	Divide the Briefing Book online into smaller files as one Working Group member could not download the entire document.	Staff has made this change.
13	WG (6/1/16)	How up to date is the list of property owners in the book?	The property inventory was current as of the date of publication (May 2016).
14	Walking tour (6/4/16) WG (12/21/16)	The County did a great job with the walking tour organization. WG 12/21/16 On response number 14, some people had negative comments that were not captured here.	Thank you. No negative comments were directly made to staff about the walking tour, so none were recorded.



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15	WG Public Comment (6/1/16)	Would be great to see an on-line communication center for brainstorming and additional opportunities for participation.	At appropriate times, staff will engage with the broader community through a number of means to get input, including social media. These periods of broader engagement would likely occur when broader input is being sought on specific ideas or concepts that are being generated through the process with the Working Group.
16	WG (6/1/16, 7/27/2016)	Request for promotional materials about the project that Working Group and other community members can hand out, such as a simple one-pager and a bookmark.	Staff has developed a postcard that Working Group members can use, and has made it available.
17	WG Public Comment (6/1/16)	Question about whether it is consultants or the County who is in charge of the process.	The County manages the process and the consultants.
18	WG (6/1/16)	None of the maps show the electric power element of the valley. Would like to hear from Dominion to understand any planning they have affects the area.	Staff will contact Dominion to learn more about their plans, if any, and report back to the Working Group.
19	WG 7/27/16	It is important that staff actively engage NOVA Parks as part of this study.	Staff has contacted NOVA Parks and will continue to keep them updated about the ongoing planning effort. If specific ideas or issues arise that involve NOVA Parks facilities, we will invite NOVA Parks staff to provide input.
20	Public comment 7/27/16	NOVA parks needs to be actively engaged, not just informed, as there is currently some disconnect in how the County and NOVA Parks are working together	
21	WG 7/27/16	Will staff ensure that the work of consultant teams focusing on the land use plan and the park master plan is coordinated?	Yes, staff will be meeting with the consultant team to discuss coordination and how the public visioning workshop will work. Based on our coordination meetings, a refined schedule will be developed and shared with the Working Group in September.
22	WG 7/27/16	Please provide a schedule of public outreach for the next 3-4 months so people can plan their time	
23	WG 10/19/16	What is the status of the Spanish outreach materials?	The promotional postcards, informational fliers/poster, and related web content are being translated through a contractual translation service.



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24	WG 10/19/16	WG member recommends staff go door-to-door to survey residents as to why they are not using Jennie Dean Park, Shirlington Park, and Shirlington Dog Park.	Arlington County does not have the resources to do a door-to-door survey. The 4MRV process will continue with public outreach and feedback process using various communications materials, Pop-Up events, on-site surveys, attending Civic Association meetings, school backpack mailers, website materials, 4MRV Working Group meetings, and the Visioning Workshop.
25	WG (11-16-16)	A map showing the building heights in Shirlington and the proposed building heights outlined in the Nauck Village Center Action Plan should be provided at the Visioning Workshop.	This information will be provided.
26	WG (11-16-16)	The transportation session of the Visioning Workshop should be shortened and the land use session should be lengthened.	Staff has incorporated this change to the Workshop schedule.
Scope and timeline			
27	WG (6/1/16)	Is there a current land acquisition plan which will be part of the study?	No. However, it is anticipated that the planning process could result in recommendations that help guide a future land acquisition plan.
28	WG (6/1/16)	Has there been any discussion about whether an environmental assessment will be required?	The consultant will be completing a preliminary environmental assessment of the entire study area as part of the first phase of their work. An official county environmental assessment (EA), as written by the County's Administrative Regulation 4.4 process, would not be completed as part of the Master Planning process. An official County EA would occur only after the County decided to undertake a specific County project (e.g. construct a new park at Jennie Dean).



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29	WG (6/1/16)	<p>Regarding Key Element 3 in the Working Group Charge: How do Barcroft Park and the Trades Center outside of the study area get considered as part of this study?</p> <p>Can the Working Group get copies of the plans for the Trades Center? There should be a coherent plan for how the Trades Center site is improved before it spills out into other areas. Would like Working Group to have an opportunity to hear specifically about this property.</p>	<p>Barcroft Park and the Trades Center are not part of the scope of this study. However, Barcroft Park and its amenities will be considered as part of the overall open space network and recreation needs assessment that will be completed for the Area Plan and Park Master Plan.</p> <p>There is a <u>2013 Master Plan for the Trades Center</u>, which could be implemented, over time, subject to funding availability. The Master Plan, which has been posted to the 4MRV web page, outlines incremental changes to the facilities and uses to better utilize the site.</p> <p>As part of the Master Plan, an existing parking structure will be expanded by one level, which necessitates the temporary relocation of heavy vehicles from the Trades Center to the “CubeSmart” site. The parking garage improvements will increase capacity on the Trades Center site.</p>
30	WG (6/1/16)	What is going on in the Alexandria piece right outside the study area?	The Shirlington Gateway office building, 206,993 square feet in size, is currently 66% leased. The asking rent for the space is \$29 per square foot full-service.
31	WG (6/1/16)	When looking at study area, half is public space, half is private ownership. Unclear about on what area the Working Group will focus, and if it includes the entire area, how does the Working Group/Study address private property?	The study area addresses all the properties, and planning processes do make recommendations for private property, which is why property owners are encouraged to attend and participate in the process.
32	WG (6/1/16)	<p>Is office building on the table for the parks planning (3700 Four Mile Run drive)?</p> <p>Is the old Signature Theatre part of Phase I?</p>	<p>Yes, this building would be considered as part of the Park Master Plan.</p> <p>Signature Theater is not part of Phase 1.</p>
33	WG 7/27/16	<p>Concerned about timing. Will the phases of the study for land use and parks be similar?</p> <p>Focusing public outreach in the winter months (Nov, Dec, Jan) is concerning for a park project, as you need to reach people when they are out using the park. We need to capture all the good weather days right now; Heavy use period on diamond field is coming up on September October.</p>	<p>Yes, both portions of the study are intended to follow the same timeline.</p> <p>As part of the planned civic engagement, the consultant team will include outreach in the park, and this will occur during the nice weather months, including September and October, which are heavy use times for parks.</p>



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34	WG 7/27/16	The consultant scope of work includes study of the critical facility needs, but since the Trades Center is not part of the study area, the Working Group will not be able to address this issue; and if we look at County uses outside of the study area, the Working Group will not be able to focus on them.	Staff indicated that the County Board adopted Charge includes the examination of incorporating County uses into the study area; which may include: (1) reviewing facilities or uses that are currently within the park planning area that may need to be relocated, based on the ultimate park vision, and/or (2) what County uses would be compatible/appropriate within the study area.
35	WG 10/04/16	WG members asked for better clarification on the open space scope. There was some confusion as to which consultant is addressing the Area Plan open space versus the Parks Master Plan.	Dover Kohl is the prime consultant for the Area Plan. WRT is a sub-consultant to Dover Kohl, and WRT is addressing general open space for the Area Plan (including Allie Feed Park). The Area Plan is focusing on open space within the public realm, but not the parks being master planned. Lardner Klein is the prime consultant for the Parks Master Plan, and they also have a team of sub-consultants. The Lardner Klein team is focusing on the Jennie Dean, Shirlington Dog Park, and Shirlington Park Master Plan. Future presentations will clearly communicate which segment of the project the speaker is addressing.
36	WG (11-10-16)	Working Group member asked the WETA representative if it is OK to discuss their property and plan for WETA relocating.	The WETA representative stated that this is fine and that WETA is looking into potentially moving the uses operating out of that building.
Vision			
37	WG (6/1/16)	Where in the process does visioning occur?	Primarily, the bulk of the visioning will occur during the public workshops to be scheduled in the Fall timeframe. However, refinements to the vision will occur throughout the Working Group process.
38	Walking tour (6/4/16)	Should the zoning in this area be changed to allow restaurants and other uses?	Once the vision for this area is developed, along with a Concept Plan, staff will develop an Implementation Strategy, which will be included in the Area Plan. The Implementation Strategy would identify potential land use, zoning and other tools needed to achieve the vision.



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39	WG Public Comment (6/1/16)	Hope that the study looks at residential communities adjacent to the study area. Resident chose to live in a relatively dense area for its proximity to a large park system.	The Park Master Planning process incorporates a needs assessment. Since Jennie Dean Park is a neighborhood and a regional amenity, the needs assessment will consider the adjacent neighborhood, the broader community, and the overall open space network and how the future park can accommodate the range of recreational needs that may exist.
40	WG (6/1/16)	This is not a project done in isolation - could we bring in ideas that were brought up in other planning processes, but not necessarily included and/or where previous study was not able to fulfil an identified need. For example, Long Bridge Park process discussed potential for another type of recreational facility.	Staff welcomes all ideas as part of the visioning process. If there are specific ideas raised through past processes where they were not/could not be accommodated, staff welcomes such exploration as part of this study. However, there is no comprehensive tracking of ideas that were not implemented, so participants are encouraged to identify ideas that would merit exploration as relevant to the 4MRV study area.
41	WG Public Comment (6/1/16)	Provide videos/images of what people have done around the world in areas like this.	<p>Staff and the consultant team can work to provide images that help illustrate ideas and concepts that are generated through the discussions with the Working Group and visioning process. However, it would be premature for staff to suggest, through imagery, what this area could look like at this time. At this stage of the process, the focus is on understanding existing conditions. Visioning will occur in the fall, through a large public workshop and follow up discussions with the Working Group.</p> <p><i>In response this request, part of the September 21st Working Group meeting will be devoted to a Community Forum.</i></p>
42	WG Public Comment (6/1/16)	Have an initial conversation about what a vision for this area could look like.	
43	WG Public Comment (6/1/16)	Would be helpful to receive images, presentations, videos from other communities as examples.	
44	WG Public Comment (6/1/16)	Would be helpful to take a step back and look at a larger area beyond that shown in the briefing book to better understand how it all fits together. An initial conversation about what a vision could look like would be helpful early on.	
45	Walking tour (6/4/16)	The invasive trees and other plants along the banks of Four Mile Run provide a wall between Shirlington and Jennie Dean/Four Mile Run.	The planning effort will evaluate this issue.
46	Walking tour (6/4/16)	It would be nice to reconnect the area with Drew School and provide more amenities for children in the area.	As part of the Open Space Analysis, the open space network, as well as connections, will be evaluated.
47	WG Public Comment (6/1/16)	Cycling is an important part of the branding and identify of the area, given the heavy trail use and its location in area.	Staff agrees.



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48	WG (6/1/16)	Choice of words is important. "Park" connotes Central Park, resting, picnic, free-for-all, but the terminology we use for Jennie Dean is "fields" and "courts". It is a park by name, but a facility by usage.	
49	WG Public Comment (7/14/16)	Why would a property purchased for park purposes not immediately be rezoned to S-3A from M-1?	<p>There have been no specific discussions of County-owned properties in this study area, however, in the years since the County adopted a Transfer of Development Rights (TDR) Policy in 2008, the County has refrained from rezoning County properties in order to preserve the density associated with those parcels for potential future transfer.</p> <p>TDR is a tool that can be used to accomplish identified County goals, such as creation/preservation of open space or affordable housing, or development of community facilities.</p>
50	Public comment 7/27/16	Some recent clients [of a tenant in the Cultural Affairs building] from NYC/Brooklyn commented to him that the area is one of the coolest areas they have seen. It would be a shame to see the area transform.	All businesses, tenants, employees, residents and others are encouraged to participate in the public visioning workshops planned for the Fall timeframe.
51	WG (11-10-16)	What are the criteria or minimum amount of open space for people to remain sane? Many people do not have backyards and rely heavily on parkland.	The County has no adopted policy regarding minimum standards. The Public Spaces Master Plan update is looking into developing a level of service for open space that is context sensitive.
52	WG (11-10-16)	During the public comment period, there was a comment that the group should track diversity in the area and consider strategies that honor the diverse residents, and determine how arts can play a role.	Staff will work with the Working Group to examine how to achieve a balance that reflects the various community needs and goals, including: addressing the needs of a diverse community, incorporating arts and cultural uses, the potential for housing (including artist housing), and passive and active recreation resources.
53	WG (11-10-16)	During the public comment period, there was a comment that the community needs more green space and the buildings can wait. Let's not get wrapped up in grandiose building, and then he referenced the aquatics center and Artisphere.	



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54	WG (11-10-16)	During the public comment period, a representative from a Little League group stated that a Field House would help relieve the lack of field space for their youth teams. He stated that they spend approximately \$10,000 per year on renting and bussing Arlington kids to athletic facilities in Fairfax County.	
55	WG (11-10-16)	During the public comment period, there was a person advocating for artist live/work spaces and an African American museum in this area.	
56	WG (11-10-16)	During the public comment period, there were multiple military veterans stating that they value the arts and performance spaces where they participate in programs designed for veterans.	
Implementation and Phasing			
57	WG (6/1/16)	Heavily used fields will be taken out of commission during park construction, including a youth softball field. Need to consider timing of construction.	This is a matter to be considered during the Implementation Phase for Jennie Dean Park.
58	Walking tour (6/4/16)	The recreation lights are not up to the standard of those at other parks	The amenities and features of the park space(s) will be evaluated during this process.



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59	WG 7/27/2016	Recognizing that some existing uses would have to move in order to implement a park master plan for Jennie Dean, how do we make decisions about where certain amenities are placed if we do not know what properties are to be included in master plan? Does the park planning area include the day labor and WETA site?	<p>The 4MRV website includes a map that illustrates the study area boundary and the Park Master Plan boundary. The Park Master Plan boundary is outlined using a green dashed line. The properties within the Park Master Plan boundary are defined and include the WETA property and the day labor site.</p> <p>The 4MRV process will engage the Working Group and the public to determine the park amenities and their placement within the Park Master Plan boundary. The entire park study area is the intended area for the Park Master Plan. The 4MRV process will help determine what should happen, over the long term, to privately owned properties within the park planning area in order to implement the Park Master Plan. Implementation of the Park Master Plan will likely occur in phases.</p>
	WG (11/10/16)	Can we incorporate “safe design” into the Area Plan and the Parks? Also, would be useful to collect incident data from the Park Rangers and police.	Staff agrees that public safety is an important consideration for park design and this thinking will be incorporated in the staff recommendations that will be discussed with the Working Group.
Dog Park			
60	Walking tour (6/4/16)	<p>Parking is a problem for dog park users, as it is a destination dog park and the most heavily used park in the whole County with over 200,000 human visitors a year; people wait in their cars for open parking spots</p> <p>Where do the 1000s of arts users park?</p>	Parking, for all uses, will be evaluated as part of this process.
61	Walking tour (6/4/16)	Maybe one of the other gates should become the new primary entrance for the dog park.	Park access will be evaluated during this process.
62	Walking tour (6/4/16)	There should be more dog parks in the County and in Alexandria so that this one is not so overused.	This is outside the scope of this study.
63	Walking tour (6/4/16)	There should be paid parking, an entrance fee or a suggested fee for the dog park	Parking and potential park revenue will be evaluated as part of this process.



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64	WG 10/04/16	WG member asked about an Existing Conditions slide showing a trail going through the dog park and stated that bicycles are not permitted in the dog park.	The presentation used GIS data that showed all paved routes, including walking and biking trails. The trail going through the dog park is an established pedestrian-only trail and this was not made clear in the presentation.
Market Analysis and Economic Development			
65	WG (6/1/16)	How do the businesses in the area in general contribute to the economic health of the community?	The consultants will work with staff to address this question as part of the Existing Conditions Analysis.
66	Walking tour (6/4/16)	Provide proffer letters to properties in the area so the County can know when properties are coming on the market and have an option to buy.	<p>Staff does not believe that it would be prudent to indicate interest in acquiring properties in this area in the absence of either an adopted Area Plan / Park Master Plan or an identified need or use for a particular site.</p> <p>It is common to see changes in ownership/use while a planning process is ongoing. This cannot be avoided.</p>
67	Walking tour (6/4/16)	Did the County bid on the storage building near the dog park?	The County did inquire about this property sometime in the past, however, the asking price was extremely high.



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68	WG 7/27/16	What kind of numbers are there to help us understand the existing market?	<p>The consultant team will be performing economic analysis; which will include some interviews with businesses, and analysis of basic market factors that impact business operations and real estate investment.</p> <p>The consultants will examine the “value” of having the existing uses in the area, and the potential impact of having these uses relocated outside of the County.</p> <p>Some of the analysis will be driven by the community’s vision, e.g. the degree to which new development is/is not part of that vision; what kind of markets there are for preferred uses; the feasibility of what it takes to realize the community vision, what kind of market there is for particular uses in the area, etc.</p> <p>The consultant’s will also perform financial analysis of certain types of development and what it takes to make them work – e.g. maker spaces, and what it costs to renovate existing buildings to support that type of activity.</p>
69	Public comment 7/27/16	We need to start understanding what can be done in order to understand the feasibility of ideas generated, as the space cannot accommodate everything	The existing conditions analysis will help start to identify constraints and what is feasible; and these data can be supplemented once there is a sense of the community vision.
70	WG (10- 19-16)	What government subsidies are available to create jobs and retain industrial uses?	The Commonwealth may have special economic development incentives, but they may not be targeted to the types of small business that are currently in the area or those that might be attracted to the area.
71	WG (10- 19-16)	Is there an economic modelling process that will determine how the study area will change as technology evolves?	No, however, based on the vision and recommendation of the Area Plan, staff could make some assumptions about the rate of change, based on market conditions.
72	WG (10- 19-16)	What is the level of support is there for artist live/work spaces and maker spaces? Is there an economy or need for such spaces?	The Artspace study, which is just getting underway, may shed light on this subject. Results of that work, which is being coordinated through Arlington Economic Development, is anticipated in mid-2017.



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73	WG (11-10-16)	Working Group members commented that they would like to have businesses near the park so they could get coffee, and this could be a way to build economic development.	Staff agrees that businesses that promote and enhance pedestrian activity can be beneficial to the area. It will be important that this type of idea continue to be examined as the process moves forward.
74	WG (11-16-16)	Will a more complete economic analysis with aggregate data be shared prior to the Visioning Workshop?	Staff has responded, either within this Matrix, or in a separate correspondence addressed to the area Civic Associations, regarding the limits of information that is available and/or addition information that can be provided.
Transportation and Traffic			
75	WG (6/1/16)	Would like to see some additional traffic counts on nearby intersections; bike and pedestrian counts from nearby counters; parking resources in the study area; crime statistics; crash statistics including bicycle, pedestrians.	Vehicle, bike, pedestrian and parking data/information will be provided as part of the Transportation Analysis to be completed by the consultants in the first phase of their work. Staff will provide crime statistics separately at a future Working Group meeting.
76	WG Public Comment (6/1/16)	Provide data on the public parking inventory (including commercial and private parking lots), crash statistics, the length of time permitted at parking meters, etc.	
77	WG Public Comment (6/1/16)	Hope that the study looks at the intersection of Four Mile Run and Shirlington Road, with respect to safety, accidents and aesthetics.	Yes, this intersection is included in the area to be studied.
78	Walking tour (6/4/16)	If Four Mile Run Drive becomes too narrow, truck traffic might take alternate routes which could create problems. The intersection at Walter Reed Drive is dangerous and it is hard to see people crossing there.	Transportation and traffic issues will be evaluated as part of this process.
79	Walking tour (6/4/16)	There is a very different and improved pedestrian experience along Four Mile Run Drive past Walter Reed Drive.	Staff agrees.
80	WG 7/27/16	Has staff accounted for the traffic project at Arlington Mill Drive that is already in the design phase?	This project is in the initial design phase and will be included in the final plan after it has been scoped and shared with the community.



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81	WG 7/27/16	Does staff ever go back a year later to study results of a past transportation/traffic project? As an example – the project on South Walter Reed Drive between South Pollard and Four Mile Run was botched: people were never consulted, but for the purposes of traffic calming and speed reduction, a lane was removed, leaving no safe way for people on Randolph and Quincy street to enter/exit Walter Reed Drive.	Staff does review projects after implementation, and performs before and after studies of major transportation projects. This project has been successful in lowering the overall speed profile of Walter Reed Drive and it is now easier for pedestrians crossing (especially in the area around the bus stop).
82	WG 7/27/16	The Shirlington bridge was reconstructed five years ago, and it needs some additional changes – what is the current status? Is it already in the design stage? Are there still opportunities for input? There are additional safety issues with proximity/intersection of day labor site and Four Mile Run trail.	The County has funding in the recently approved Capital Improvement Program (CIP) for renovation of the Shirlington Road bridge. The CIP includes funding for the bridge design to begin in FY17 and for construction to take place in FY2019. Staff is currently planning for the bridge renovation to include a substantially wider sidewalk along the north side to better accommodate pedestrian and bicyclist traffic, as well as significant bridge structure enhancements. There will be opportunities for the community to provide input in the bridge design when it gets started in either late 2016 or 2017. Staff is also open to public comments that may be generated through the 4MRV process.
83	WG 10/04/16	WG member concerned about the consultant’s findings that there are bicycle and pedestrian safety issues at Walter Reed Drive and South Four Mile Run Drive. WG member asked how the projects currently underway and in the scoping process informing the 4MRV consultants/process?	The projects currently underway have been listed and summarized for the consultant team and are part of the Existing Conditions Analysis. The consultants will continue their review and determine if there are more modifications needed at that intersection.
84	WG (10-19-16)	The transportation analysis map is distracting because it is not up-to-date. The consultant used an old Aerial image that does not show the new townhomes to the north.	The consultant assured the Working Group that the transportation analysis is accurate and the Aerial was just a mapping visual for the PowerPoint and had no impact on the analysis.
85	WG (10-19-16)	Working Group member commented that commercial truck traffic and truck parking was not captured in the analysis.	Commercial vehicle parking is allowed in this area at this time. This study can lead to recommendations that change or limit that practice, based on the other goals that are to be achieved.



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86	WG (10-19-16)	Working Group member asked if there are any plans or updated on replacing the Shirlington Bridge.	<p>The bridge replacement is ‘in the pipeline’ but there is no scope. County staff are in the very early stages of planning this project.</p> <p>The community will be asked to provide input on the Shirlington Bridge design at the Saturday Hands-on Session of the Visioning Workshop.</p>
87	WG (10-19-16)	Working Group member stated that they are not in favor of putting any of the road on a ‘diet.’ They stated that the area has industry and trucks, and we just need to work with these land uses. Taking lanes away will spell disaster for the already congested streets and people need street parking.	<p>Road Diets, or re-apportioning public right-of-way to more appropriately accommodate all modes of travel (car, bike, pedestrian) is an established national practices that has been adopted by the County.</p> <p>As part of the analysis, public safety and traffic volumes are key considerations.</p>
88	WG (10-19-16)	Working Group member commented that the County should integrate the parking analysis with the Shirlington Villages parking. People park in the parking garages and walk to the parks, brewery, and Theatre on the Run. The Working Group members need to understand if the area can handle the current and future parking load.	Staff agrees that this is an idea that should be explored further in the study.
89	WG (11-10-16)	Working Group member commented that the parking analysis for the Parks Master Plan did not capture the peak times. At 4:00pm all the businesses employees go home. The analysis should have started before 4:00pm and then you would see the parking strain. AFAC opens from 9:00am to noon, and people are triple parked.	It is apparent, from Working Group input, that there is not a peak parking usage time, but rather “peaks”. This information will be incorporated into considerations for the park master plan and Area Plan.
90	WG (11-10-16)	Why didn’t the parking analysis capture the ART buses or the WETA parking lot?	The WETA parking lot is located on private property, is only accessible to WETA employees, is fenced off to prevent public use, and therefore, not part of the inventory of publically useable spaces. The ART bus parking is temporary and will become part of the park.
91	WG (12-21-16)	One member asked about the plans for the intersection of Four Mile Run and Walter Reed Drives.	DES will post this information on the 4MRV.com website in advance of the next Working Group meeting.
Water Quality and Stormwater Management			



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92	WG (6/1/16)	<p>When storm water comes through the section of Four Mile Run that is part of the study area, how do we address the fact that we don't know where the water is coming from, or is there a plan that helps guide this? Staff responded that the stream has been altered over the years and is not in its natural state, and one thing to think about as part of the study is how we might green up the banks and slow the water down as it passes through the area.</p> <p>Does the Army Corps of Engineers (ACOE) have any control of Four Mile Run anymore?</p>	<p>The County Board adopted two master plans in recent years that are relevant: The Four Mile Run Restoration Master Plan (2006) and the Stormwater Master Plan (2014). The former provides a planning framework and vision for ecological restoration and aesthetic and recreational enhancements along lower Four Mile Run, extending upstream to the lower part of the study area. The principles of this plan can be applied throughout the study area. The Stormwater Master Plan evaluates the current state of stormwater management and the condition of storm sewers, streams and watersheds in Arlington County. It charts a path to a more sustainable community by providing a comprehensive framework for managing stormwater, streams, and watersheds for the next 20 years.</p> <p>The Army Corps of Engineers has authority over the portion of lower Four Mile Run from Shirlington Road to the Potomac River. This authority is derived from a federal flood control and cost-sharing agreement among Arlington, Alexandria, and the Corps in the 1970s to re-construct the channel to reduce flooding in this area. Among other things, the agreement requires the City and County to maintain the flood capacity of the channel along with maintenance of associated infrastructure (floodwalls, levees, etc.).</p> <p>This authority and the Corps' jurisdiction do not extend to the study area. However, the FEMA floodplain designation in the study area means that the flood capacity of the channel is still very important to maintain in place.</p>
93	WG (7/14/16)	<p>How polluted is Four Mile Run? Does it vary at different times of the year?</p>	<p>Four Mile Run is a typical urban stream, impacted by large volumes of stormwater runoff from high levels of impervious surfaces. Stormwater also contains various pollutants, including bacteria, petroleum from street/parking runoff, and litter. Stormwater runoff has degraded stream habitat across the County. Pollutant levels, especially bacteria, are generally highest after storm events.</p>



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94	WG (7/14/16)	Is Four Mile Run dangerous for people? For dogs?	<p>The State sets bacteria standards for human health protection for primary and secondary contact. Bacteria monitoring typically indicates that secondary contact is ok – e.g. Wading with shoes on. Bacteria levels are typically higher than primary contact (swimming) standards, especially after storm events.</p> <p>There are no standards established to assess health impacts to dogs using the stream.</p> <p>See: https://environment.arlingtonva.us/streams/stream-safety/ and: https://parks.arlingtonva.us/parksfacilities/dog-parks/dog-play-stream/</p>
95	WG (7/14/16)	Is a goal for Four Mile Run to be safe for Level I contact, where human contact is ok?	<p>The official State standard for all streams for bacteria levels is to support primary contact recreation. This is very difficult to meet for urban streams like Four Mile Run due to the high levels of impervious cover and stormwater runoff and pollutants. There are uncontrollable sources (e.g. urban wildlife), and controllable sources (e.g. sewage, pets). Virginia emphasizes focusing on controllable sources. At this time, it is not known if an urban stream like Four Mile Run can meet the primary contact bacteria standard.</p>
96	WG (7/14/16)	What has been done to mitigate concerns – what is grandfathered in, e.g. drainage holes on parking lots directly into the stream? Can these be plugged?	<p>These are storm drains that usually serve a necessary drainage function. They cannot/should not be plugged. Overall, the County does not have authority to require water quality improvements on existing property. When the properties redevelop, the authority under the Stormwater Management Ordinance is triggered to improve stormwater quality.</p>
97	WG (7/14/16)	What are penalties for not meeting the state requirements?	<p>Penalties for not complying by the regulatory deadline are defined under the Federal Clean Water Act and Virginia law and regulation. If the deadlines are not met, there would likely be enforcement against localities, and possibly the State.</p>
98	WG (7/14/16)	If the park is in a floodplain, then is it correct that anything in the park must be demonstrated to have no significant impact?	<p>Yes</p>



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99	WG (7/14/16)	Was the Derecho a 100 year flood event?	No. The Derecho was primarily a wind event. In 2006, Arlington had a 100 year flood event measured in Four Mile Run at Shirlington, with major flood damage across the County.
100	WG (7/14/16)	Is residential development the largest contributor to storm water runoff?	In terms of impervious cover and runoff volume, yes, single-family residential development creates the most impervious cover associated with regulated development activity (more than 60 percent). However, for pollution impacts from petroleum, litter, and bacteria, other sources like roads and parking lots produce higher loads to our streams. When redevelopment occurs, problem sites can be dealt with more effectively.
101	WG 10/04/16	The open space existing conditions presentation suggested daylighting Nauck Branch. WG members questioned the feasibility.	Stream daylighting is not very common in urban areas because of already existing infrastructure and development—as well as the constraints that can result from the creation of new floodplain and RPA areas. Nonetheless, daylighting Nauck Branch is one of many ‘future vision’ ideas that will be explored as part of the Area Plan process. Some ideas may not be feasible, ultimately, but have not been preemptively removed from the planning process discussion at this early stage.
102	WG 10/04/16	What are Blue Roofs?	A blue roof is a roof design that is intended to store water, typically rainfall so the water can slowly release into the ground. The purpose is to lessen the impact of stormwater on the storm drainage system and local streams.
103	WG (10-19-16)	To what extent are the stormwater pipes mapped in the study area?	Significant storm sewer mapping efforts over the last ten years have resulted in a nearly complete storm sewer map for the entire County, including the study area. There may be some areas with missing information, but it is nearly complete. The majority of mapping work now includes updates based on new site plan developments and refining the map through site visits to areas with missing information.



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104	WG (10-19-16)	What is causing the erosion along the Four Mile Run banks near the dog park?	It is likely a combination of factors, including: the flow of stormwater coming from the dog park and the rooftops of the adjacent buildings; compaction of soil on the streambank by dogs; and high flows in Four Mile Run during large storms.
Resource Protection Areas (RPA)			
105	WG (7/14/16)	A huge part of the park and Arlington Mill Drive is RPA. Are there things that are absolutely prohibited in an RPA, or can everything be mitigated?	That is a challenge, because the Ordinance does not expressly prohibit any particular development activity. There is an exceptions process, whereby staff reviews a proposal, and if staff is able to get to a point where it is comfortable that there is a net improvement in RPA condition and stormwater runoff, it will make a recommendation to the Chesapeake Bay Ordinance Review Committee to approve. The committee often adds additional conditions. It is reviewed on a case by case basis, but there are guiding principles applied to the review process.
106	WG (7/14/16)	Is Arlington Mill Drive grandfathered in, because both the road and sidewalk are shown to be in RPA? If we wanted to build that road now, would it be prohibited?	Public roads are exempt from RPA requirements. However, if a road has to be expanded, there would be a close look to minimize impacts. To date, we have never had to deal with a new road in an RPA.
107	WG (7/14/16)	The Nauck RPA is not surrounded by parkland. What kind of improvements would staff generally be looking for in that type of area?	That stream is paved up to the edge in many areas. It is preferred that buildings not be built right up to the stream edge, because then it is difficult to implement future mitigation, and creates problems for channel maintenance and flood protection. The goal would be trying to reclaim some of that area at the edge of the stream.
108	WG (7/14/16)	For visualization purposes, how far does the 100 foot RPA buffer go from the WETA building?	The RPA goes right up to the corner of the WETA building; the day labor area is within the 100 ft buffer, as are portions of the baseball fields, picnic and playground areas and dog park parking lot.
109	WG 10/04/16	What are riparian buffers?	Riparian buffers are lands adjacent to streams and wetlands. In Arlington, these lands are managed as 'Resource Protection Areas (RPAs)' under the Chesapeake Bay Preservation Ordinance. RPAs are generally the lands within 100 feet of a stream or wetland – with increased width when steep slopes are present. Here is a link with more information: https://building.arlingtonva.us/chesapeake-bay-preservation-ordinance/



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110	WG (10-19-16)	What kinds of recreational uses can go into an RPA?	<p>Passive recreation is allowed with the RPA. Active recreational uses including sports fields as well as structural elements (buildings, playgrounds, sports courts, etc.) can be re-developed within the RPA as long as the impervious footprint and overall RPA encroachment stay the same.</p> <p>Where Park development activity is proposed to increase RPA impervious area and/or encroachment, an ‘exception’ must be reviewed and approved by the Chesapeake Bay Ordinance Review Committee (CBORC). The types of mitigation required by CBORC typically include: tree protection and replacement; overall RPA vegetation enhancement; invasive plant removal and control; enhanced stormwater management measures; and enhanced erosion and sediment control measures during construction.</p>
111	WG (11-16-16)	Define the boundaries of the Upper and Lower Reaches of Four Mile Run.	<p>Four Mile Run Stream has 4 segments:</p> <ul style="list-style-type: none"> ▪ The Lower Mainstream, that is generally within Alexandria ▪ The Middle Mainstream, which includes the study area ▪ The Upper Mainstream 1 and the Upper Mainstream 2, which are upstream of the study area. <p>These areas are not specifically defined on maps that County staff has reviewed. As part of the consultant presentation, where this question may have originated, the consultant may have referred to the “Lower Reach”, which would be downstream from the study area – towards Alexandria. For more information, refer to the Watershed and Resource Protection Area Map:</p> <p>http://gis.arlingtonva.us/gallery/map.html?webmap=0cac5571900245dca864391daee8f008</p>



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112	WG (7/14/16)	Is it fair to say that the preponderance of survey responses were not from the study area?	The POPS survey results, within the area that encompasses 4MRV, are statistically significant. The gaps shown on the map are the result of the Army Navy Country Club, I-395, the Four Mile Run Stream Valley, Parks, and Arlington County Public School where there are no residences.
113	WG (7/14/16)	Do we plan to do more data collection as part of the 4MRV study?	Yes. The POPS survey provides a reference document for this study, but during this process, there will be multiple civic engagement activities specific to 4MRV area.
114	WG (7/14/16)	Were questions about indoor and outdoor recreational needs phrased in terms of Arlington in its entirety? If so, would you expect that in any densely populated urban area, you would have similar results throughout the country?	<p>The survey tells respondents that the survey is about Arlington County as a whole, and the individual questions about indoor and outdoor needs are worded in a way that does not reference a specific geographic area. Instead, it focuses on the respondent and their household.</p> <p>So, for example, instead of asking, "Are there enough playgrounds in Arlington County?" the survey question stated "Do you have a need for playgrounds?" And "How well are your needs met?" According to the consultant team that developed the survey, the results mirror trends they see around the country, namely, trails being at the top of the outdoor facilities list.</p>
115	WG (7/14/16)	Is passive recreation defined?	No. However, it is intended that the POPS process will result in a parks typology. Generally passive recreation is recreation that is not intense from a programming standpoint.
116	WG (7/14/16)	Was there any information collected in the survey about income demographics of respondents, and were there specific efforts to reach out to low income residents?	Demographic indicators of respondents matched County demographics very closely. The survey did ask about income levels. The POPS public outreach process is executing outreach activities designed to capture input from a variety of residents. So far, the outreach has included park canvassing, stakeholder interviews, focus groups, pop-up events at Farmers Markets, online forums, and the statistically valid survey.
Comprehensive Plan			



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117	WG (7/14/16)	How does the Natural Resources Management Plan (NRMP) and the Urban Forestry Management Plan (UFMP) fit into the Comprehensive Plan hierarchy? Do other elements also have supporting documents?	Yes, The NRMP and UFMP are supporting documents or sub-elements to the PSMP; the Master Transportation Plan, for example, has many sub-elements such as the Bicycle Element and the Pedestrian Element; the General Land Use Plan is supported by sector plans, small area plans and neighborhood plans.
General Land Use Plan and Zoning Ordinance			
118	WG (7/14/16)	What does the Medium Residential GLUP designation of 37-72 dwelling units per acre translate to in terms of form?	It translates to low- to mid-rise multifamily development, approximately 3-7 stories in height.
119	WG (7/14/16)	What is the zoning of the Vulcan site - M-2 or M-1?	It is partially M-1, partially M-2, and partially in the City of Alexandria. The entire use (Arlington portion) is governed under a use permit, as required in the M-1 district.
120	WG (7/14/16)	Is it possible to see what businesses in the area are governed under use permits?	Yes, staff can research and provide this information.
121	WG (7/14/16)	Can zoning ever be changed? Can uses or permissions be added? Taken away?	<p>Yes, the Zoning Ordinance (ZO) may be amended by the County Board (and also require a public hearing before the Planning Commission). A new use may be added, or a standard may be changed, for example.</p> <p>If a use (or standard) is removed from the ZO, uses already established under the old regulations may continue to exist as a legally nonconforming use (i.e. they do not lose rights they already vested on their property); however, as a nonconforming use, there are limitations to changes that can be made, and the use could not be re-established if discontinued.</p>
122	WG (7/14/16)	Was there an example a few years ago, where the Zoning Ordinance was amended in response to a potential Walmart store in the 4MRV study area?	Yes, the ZO was amended several years ago to require a use permit for large format retail establishments that are larger than a certain floorplate size in several zoning districts, to allow for mitigation of potential impacts of traffic generated for such uses, through the use permit review process.



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123	WG member (7/14/16)	If the M-1 or M-2 district is changed resulting from the 4MRV plan, how would that impact other areas or uses in the County with the same zoning?	<p>There are a number of ways the Zoning Ordinance could be amended to implement recommendations in an adopted plan. Some options are described below, and ultimately, the most appropriate option (or combination of options) would be determined based on the types of changes proposed by the plan.</p> <ul style="list-style-type: none"> ▪ New provisions within an existing district could be drafted, and could be made applicable only to properties within a designated area shown on the GLUP. For example, the C-O district was recently amended to implement the WRAPS plan, with new regulations applicable only to properties within the Western Rosslyn Coordinated Redevelopment District. ▪ A new zoning district could be created. For example, a new C-O Crystal City zoning district was adopted to implement the Crystal City Sector Plan. ▪ A plan could recommend that a property be rezoned if the planned use/intensity/density is more consistent with the purpose of a different zoning district than that it is currently zoned.
124	WG (10/04/16)	Why is land owned by the County for parkland still zoned for industrial use?	The property will be developed as park land and the Park Master Plan process will help determine the future park uses. Retaining the existing zoning leaves the door open for tools, such as Transfer of Development Rights (TDRs), to help offset the cost of building the park.
125	WG (10/19/16)	Do the current businesses operating out of the existing buildings need to be located within an industrial zoning district?	The body shops, some dog related businesses, auto salvage, and the cement plant can only operate within an industrial zoning district. Other businesses, like car washes and gas stations can operate in non-industrial zones.
126	WG (10/19/16)	Are there any businesses within the study area that are in violation of their Use Permit or Zoning District?	Staff is not aware of any violations. However, to fully respond to the question, additional staff resources would be needed to inspect properties and compare current operations to the original Use Permit and/or Certificate of Occupancy.
Related Projects			
127	WG Public Comment (6/1/16)	Excited to get the buses off of the park.	



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128	Walking tour (6/4/16)	Who cleans the triangle near Shirlington bridge?	Staff members are not aware of an area called the 'triangle' and need additional information.
129	WG 7/27/16	Several working group members indicated that the parking lot repaving has caused problems for AFAC and other area businesses. People have not been parking in between the lines, and now CISCO trucks for AFAC have not been able to navigate through the area, and AFAC has had to ask CICSO to use smaller trucks.	Staff contacted AFAC and the lead of the Four Mile Run Business Association who indicated that they would have liked more coordination on this with the County prior to the implementation. However, they have made adjustments to the shipping and delivery to accommodate this change. Staff will also notify APD to monitor the situation to encourage motorists to park in the designated areas.
130	WG 7/27/16	What work needs to be done to the leased property next to CubeSmart in order to prepare it for accommodating the ART bus parking; when does the County take control of the lease; and why does the work take so long?	<p>The County took control of the leased property at 2629 Shirlington Road on August 1, 2016. Since that time, we've been cleaning the site and will begin asphalt surface repairs in September. The County is planning to use the site for the overflow of ART buses after the completion of ART House on S Eads Street and for the temporary parking of school buses displaced by the Trade Center Garage addition project beginning in October.</p> <p>Due to security requirements, the use of the property for parking of ART buses is contingent on the installation of a perimeter fence, lighting and security cameras. This level of work requires zoning and permitting approval. Based on the current schedule, we anticipate that the facility will be ready for ART buses late in February 2017, in time with the completion of ART House, to accommodate the relocation of ART Buses from the former LaPorte site.</p>
131	WG Public Comment (9/21/16)	What will happen to the current recycling center space?	The current space is located on Northern Virginia Regional Park Authority land and will be used as they determine.
132	WG (10/04/16)	WG member asked about park typology and what is being developed via the Public Spaces Master Plan update.	Park typologies, definitions, and level of service (LOS) standards are currently being explored through the Public Spaces Master Plan update. The resident Advisory Committee, staff, and consultant team are still working through this effort. There are no national standards to reference and each community must develop a typology and LOS that fits their unique park system.



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133	WG (10-19-16)	The Four Mile Run Master Plan and Design Guidelines refer to a design aesthetic called "Modern Rustic" what does this mean?	The design aesthetic is actually called "Infrastructure Re-Use/Modern-Rustic" and a full explanation can be found on pages 24-26 for the Four Mile Run Design Guidelines. The Infrastructure Re-Use acknowledges that existing transportation, utility, and flood control structures are beneficial components of an urban community and that their presence in the stream corridor is inevitable. The Modern-Rustic design language reflects a contemporary design aesthetic using unrefined materials. Materials that are recycled or that can be recycled, are incorporated when possible.
Arts Comments			
134	WG (11-16-16)	How much revenue is generated by the Signature Theatre and how much support does it receive?	Staff could schedule a time for a Signature Theater representative to present this information to the Working Group.
135	WG (12-21-16)	One member asked staff to advise the Working Group as to what an arts district is and to provide examples.	An arts district is an area in which uses pertaining to cultural and arts activities are clustered. Staff is investigating such districts and will report back to the Working Group.
Park Comments			
136	WG (11-16-16)	How is recreation defined? Is an amphitheater in a park an arts or a recreation amenity?	An amphitheater is not a recreational use, like a field or playground, but it could be considered a complimentary amenity within a park.
137	WG (11-16-16)	When were the park bonds issued that were used to acquire 3700 Four Mile Run Drive?	Staff will investigate this and report back to the Working Group.
138	WG (11-16-16)	How will the new park bonds that were approved with the recent election be used? What is done with mature park bonds?	



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139	WG (12-21-16)	<p>What is a field house? What are the traffic and parking impacts of a field house? Would a proposed field house here serve the valley or the County as a whole?</p>	<p>There are many models of sports and recreation facilities and mixed-use facilities regionally, nationally, and internationally. A field house typically contains large spaces that can allow outdoor sports to be played indoors. They may also contain court spaces, tracks, and other athletic facilities. These typical uses can be combined with a variety of other recreational and/or cultural uses. Examples and images will be shared during the evaluation of concepts.</p> <p>If a built structure of any kind were to be proposed for the park area or the area plan, traffic and parking impacts would be studied at that time as part of the overall planning/development process for whatever type of facility was being constructed. Uses, the size of those uses, and transportation infrastructure will have a direct impact on parking needs. Parking demand would be analyzed along with the various use and size combinations considered for inclusion in the plan.</p> <p>County amenities and public facilities are intended to serve all of Arlington County.</p>
140	WG (12-21-16)	How is a floodable park developed?	<p>The development of any park in Arlington County takes many factors into account, including the hydrology of the site. Any proposal for the 4MRV parks master plan area will include design that will address the fact that these parcels are within a flood zone.</p>
141	WG (12-21-16)	Could staff provide clarification on the recent County Board action related to Barcroft?	<p>The main gymnasium at Barcroft is now a gymnastics-only facility. However, other recreational uses within the building at Barcroft are still in place, including exercise rooms, weight rooms, etc..</p>
Miscellaneous comments			
142	Walking tour (6/4/16)	This area really is a valley	