

# Shirlington Special GLUP Study Plus

## Community Forum and Online Survey Results

This document includes qualitative and quantitative data collected from the Shirlington community forum on November 20, 2019 and the online survey that was available from November 22 to December 10, 2019.

1. What defines Shirlington for you? What features give Shirlington its sense of place?		
<b>Community Forum</b>		
Signature Theater (x2)	Performance area	Entertainment (x2)
Fun	Range of amenities	Great restaurants bring customers
Restaurants/dining (x5)	Library	Gathering places
Town center (x2)	Balance of uses	Small business (local and choices)
Business turnover (not stable)	Highway	Transit station
Mature tree canopy	More trees	Open spaces/green spaces
Diversity (x2)	Welcoming for all	Dogs! (x3)
Space to do events "holiday"	Walkable (x3)	Walkable with gathering options
Urban	Potential	Familiar
Small	European village	Convenience
Mid-century look	Density off of transit (x2)	Mix of old and new architecture
<b>Online Survey</b>		
1) Lots of stores and restaurants. 2) It is pedestrian friendly. 3) convenient parking. 4) the library.		
A good place to get a meal or a drink, run a few errands.		
A walkable downtown with a good selection of restaurants.		
Accessibility		
Active community. Walkability.		
An oasis of restaurants, entertainment, retail and public services accessible to residents across the county, but walkable for anyone once there. The well-planned development cluster has human scale, and is a place that has identity as a people's place. While access is facilitated by several through-travel streets (as well as the highway off-ramps) it feels like a pedestrian place, not a car place. Shirlington Park and Four Mile Run provides a natural and biophilic "edge" to the developed area, and the natural features in that developed area help connect the two. The park also is a linear conduit to other park, recreation and business venues on the east side of the run. In this context, the Campbell Avenue configuration benefits from and contributes to the area as a livable neighborhood center.		
Big trees, 1 story retail, quaint character, quirky old buildings, lots of restaurants, retail and entertainment, the library, the movie theater		
business friendly environment		
Campbell Avenue gathering places.		
Casual and relaxed urban village, with dining options, culture, retail and more.		
Casual neighborhood that's easily walkable and has a nice mix of food and activities. Love the arts at either end - WETA and Signature.		
Charming fully functioning village with dining, grocer, post office, bank, library, signature theatre and movie theatre. I'm concerned about the increasing vacant store fronts.		
Community feeling and experience and open air dining.		
Community, neighborhood, friendliness, convenience, accessibility		
Community, quaint		
Cute village like feel and Christmas lights on trees and yummy restaurants.		

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Dining, theatre(s), and the library
Dog park - supported by businesses, neighbors, and people from around the area for its length that allow distribution of animals and opportunity for human exercise.
Easy access, free parking, lots of dining choices, beautiful lighting at the holidays, lovely outdoor space in the summer
Easy parking
Easy parking, accessible to my home, great mix of food, library, movies, and theatre--and other services. Walkable.
Friendly and welcoming main strip with lots of shopping, restaurant, and entertainment options.
Great access to a major grocery store, drug store (CVS soon), restaurants, and personal services.
Great restaurants and a walkable area
Harmony between nature and urban cultural amenities (library, live theater, movie theater, restaurants, local shops) with good multi-modal accessibility (walking, bicycle, bus, cars)
I can walk to Signature theatre, good restaurants in varying price ranges, a movie theater. Completely walkable. Has an old-time "Village" feel to it
I currently work in, and used to live in Shirlington. I love its urban village feel and the walkable convenience of having a variety of services in one location. The sense of place created by the active street front and cohesion space is what defines Shirlington for me.
I love that Shirlington is walkable and dog-friendly. Also the local businesses are fantastic. The library adds a great sense of inviting public space and community.
I love the variety of things to do in Shirlington. Coming from a big city where I walked to everything, I purchased here because I could walk to the movies, theater, dinner, groceries, etc. It also help being very dog -friendly. I also love that I can park in the garages in the evening and weekends. That also helps to bring people from outside the community to it.
It feels like a neighborhood, friendly, walkable, lots of events, sites, areas to visit. Having the huge CVS move into town is a heartbreak.
It is not too crowded and this new plan would make it very crowded.
It's a community of businesses within walking distance from many neighborhoods. The area provides a sense of community with their events to Arlington residents.
It's family and dog friendly, has a variety of great restaurants, is fun both during the day and in the evening/night, is very walkable and has free parking. Please don't start charging for parking! We also look forward to the festivals and block parties throughout the year.
It's quiet and walkable. It doesn't feel like a city.
Its "village" 1940s (mostly) feel, low building height, people out walking and sitting in public areas.
Its architecture and small scale.
It's charming and walkable.
It's kind of like this weird little island that feels physically separated from the rest of Arlington. It feels out of the way and hard to access, despite ample bus routes and parking.
It's uncanny resemblance to the Truman show.
Local charm and strong eating choices.
Local restaurants and other businesses. Transit access. Walkability.
Local town center
Lots of options
Low rise construction
Mature tree canopy
Meeting place for neighbors. Events for neighbors to get together. The local shops and restaurants .
Middle of nowhere
Mix of restaurants, shopping and 4 mile run trail and park. Don't like the industrial areas.
Mixed use and walkable.

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Mixed use, great retail, restaurants and gathering spaces, cultural facilities and the ability to support bigger buildings off the metro.
Mixture of restaurants, bars, unique retail, library, movies and live theater.
Moderate density housing and neighbors who know prevent just recognize each other, safety in a big city, the overall feeling of having found an air of calmness, caring folks who truly love their homes and community.
Movies and offices and resturants
Neighborhood gathering place and services. Can walk on weekends or drive there quickly, use free parking to have coffee/dinner with neighbors, get my hair cut/nails done close to home.
nightlife
Not changing the look and feel of the small restaurants and shops throughout the Village. Local businesses still manage to barely hold on now. Go ahead and do a big redo and they'll all be gone.
open green space and parks
Open spaces. Shopping. Sitting outside
Outdoor seating, mature trees, entertainment & arts, and the library!
Pedestrian friendly community, low-rise mix of shops, restaurants, movie, library, theater, and apartments
People with kids and dogs walking and biking safely .
Public events with music. Outdoor seating and dining. Mix of historic and modern buildings. Limited traffic.
Quaint neighborhood setting, like a village it's supposed to be.
Quiet
Restaurants
Shirlington extends from 395 to walter Reed along four mile run, and includes four mile run to Wakefield and south Randolph Streets. Includes Shops and Arlington county facilities, windgate 2 and 3, and Heatherlea. Excludes Fairlington and The Arlington.
Shirlington has restaurants and culture and parks and beauty. Not massive high rises.
Shirlington is defined by its variety of restaurants and outdoor dining opportunities, supported by the movie theater and Signature Theater for entertainment. Office presence provides liveliness during the day while residential units contribute to the liveliness at night. The "Main Street" design contributes to Shirlington's sense of place.
Shirlington is my home away from home. I frequent the library and Signature Theatre. My husband and I celebrate special days at the great restaurants. And I frequent the post office as well.
Shirlington Village
Shops and restaurants.
Sidewalk cafes, library, theater, dogs.
Signature Theater; restaurants
Small businesses, dog friendly, community oriented
Small locally owned businesses
Small town feel
Small town main street feel. Walk ability. Town features such as movie theater, library, grocery store, performing arts theater and a little town square.
Small town village feel
Small urban oasis in the suburbs. Mixed use and walkable.
small, casual urban center, easy access, easy parking with a variety of restaurants and activities. a comfortable place to spend time and money.
Small/independent businesses that make Shirlington distinct from other commercial areas. It's walkability, sidewalk eating areas, and mixed use of commercial and residential are key features.
Stroller and dog friendly, walkable and a feeling of a small community
The agora of having a grocery store, library, playhouse and outdoor space.

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The combination of eclectic tenants and tree-lined streets.
The dense urban village characteristics.
The locally based/owned shops, the sense of community, the small town main street feel of the area.
The main Blvd with restaurants
The mom and pop like feel. Good walkability and culture
The open spaces and the restraint from over development.
The Plaza outside of the library.
The public spaces and walkability.
The remnants of the historic Art Deco details and architecture are a significant aesthetic feature as well as a connection to the area's history. The ability to adaptively reuse these buildings allow for an exhibition of South Arlington's history while still making Shirlington a vibrant commercial district.
The restaurants
The retail streetscape.
The scale of the buildings along Campbell Avenue. The historic facades of the buildings along Campbell Avenue. The theater and library.
The sense of small community life so close to the city.
The service industry specifically restaurants. Additionally, the walkability promotes a neighborhood feel albeit a destination location.
The small village feel that is so connected to parks and trails.
The theatre, library and its restaurants.
The things to do (eat, entertain) and the people doing them. It's a lively place.
The tree lined plaza with shops and restaurants is quintessential Shirlington. The scale, landscape, streetscape and public plazas create sense of place
the variety of options-dining, live theater, library, movies, shopping.
The village, local restaurants and businesses, and the walkable neighborhood atmosphere.
The walk ways around the creek, the open spaces.
The walkable neighborhood with a density of available shops, restaurants, residential apartments and condos & entertainment (Movies & Signature)
The walkable shops and restaurants, plus the public library with great hours.
the walking streets
Town Village
Trees and garden home feel. The watershed also adds to the nature feel of the community.
Type of structures and central planning
Unique restaurants
Variety of business, retail, services, professional, food, entertainment, etc. along with residential apartments, condos, etc. public spaces, adequate parking, and the well kept buildings and streets.
Variety of businesses, safe feeling, clean, pedestrian friendly, attractive, and outdoor dining.
Variety of restaurants and retail shops with community events, that are family friendly and also walkable
Variety of Restaurants and walkability.
Vibrant and diverse community with multi use spaces including AMPLE GREEN SPACE, giving it the feeling of a small close-knit "village". Bikes, pedestrians and cars seem to still be able to exist together peacefully.
Village feel, walk-ability, safety, cute
Village of Shirlington area
Walkability

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Walkability and the variety of restaurants and shops.
Walkability and welcoming storefronts
Walkability, community
Walkability, Dog Friendly, Restaurants and Arts (ie. Signature Theater)
Walkability, restaurants, library, theater
walkability, restaurants, outdoor spaces, free parking, mixed use residential and commercial, not crazy busy, library access and theater access.
Walkability. Lots of restaurants. CVS not a great idea.
Walkable Campbell Avenue with busy shops, restaurants, and the library.
walkable downtown area, diversity of shops, the amazing signature theatre, free parking!
Walkable downtown with shops and restaurants
Walkable restaurants, dog friendly businesses, convenient (and free) parking
Walkable tree-lined streets are inviting. The mix of retail - including the draw of a theater, the library, grocery store, movies, and restaurants make Shirlington appealing and a place you can visit repeatedly. While I know the County doesn't like building parking, the ample parking makes it an easy place to visit and supports the retail by drawing from across Arlington - people frequent the entertainment and restaurants because it is easy to park.
Walkable, livable community for a variety of socio-economic levels (Library, grocery, Hair Cuttery, movie theater .... Signature Theater, Carlyle Grand, high end furniture, salons)
Walkable, sense of community, family friendly, one-stop shopping, dining & entertainment (theatres)
Walkable. Small town feel.
Who cares
Wide sidewalks, traffic calming, sidewalk cafes, public open space in front of the theater/library
Wide variety of smaller shops and restaurants that are unique to the area. Dog and family friendly and walkable. The library and theater that includes the art and literary vibe in the neighborhood.

**2. Choose your top 5 most important functional and/or aesthetic characteristics of Shirlington.**

	Online Survey	Community Forum	TOTAL
Pedestrian Walkability	191	13	204
Outdoor Dining	175	13	188
Tree Lined Streets	119	8	127
Variety of Retail Experience	98	8	106
Access to Parking Garages	102	4	106
Mature Tree Canopy	83	4	87
Active Store Front	72	11	83
Public Gathering Spaces	69	11	80
Dog Friendly	73	7	80
Casual Seating	56	3	59
Night Life	42	3	45
Mix of New & Old Architecture	31	10	41
Bike Friendly	36	2	38
Pedestrian Pathways	34	2	36
Night Lighting	27	4	31

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Biophilic Elements	29	2	<b>31</b>
Historic Art Deco Detailing	25	4	<b>29</b>
Access to Surface Parking	26	2	<b>28</b>
Street Parking	27	0	<b>27</b>
Characteristic Brick Paving	24	0	<b>24</b>
Public Art	22	2	<b>24</b>
Campbell Ave Fountain	21	1	<b>22</b>
Signature Architecture	16	3	<b>19</b>
Combination of Pedestrian and Utility Corridors	10	0	<b>10</b>
Lighting Features	8	1	<b>9</b>
Streetscape Materials - Granite Curbs	4	0	<b>4</b>
Wayfinding & Signage	2	0	<b>2</b>

Any other comments or feedback on this question?
Addition of CVS was stupid.
Additional density and public transportation options should go hand-in-hand. Removing the parking restrictions on the top of the Harris Tetter garage should be considered. The Delaney reserves the top deck of the garage and it is horribly under-utilized, which negatively impacts the retail and restaurant business in the neighborhood.
Although Shirlington is home to a transit hub, it is more accessible by car (including ride share). Therefore, a balance must be maintained between car access (i.e., parking) and other modes of transportation.
Any further development of Shirlington will increase property value and interest in the surrounding neighborhoods. Not to mention, it will benefit those already living here. Im in favor of continuing development of Shirlington; it still holds a great deal of potential.
Any planning solutions for Shirlington should creatively address parking.
At the meetings held do far, no information has been presented regarding the impact of higher density on the street network of VAS and that of the adjacent neighborhoods. The street network and intersections cannot handle the additional traffic from higher density. The attractiveness of VAS quality of life would be negatively affected by the higher density. The appeal of VAS is the ability of customers to easily access it. The developers (FRIT and WETA) would financially benefit by higher density but the access to VAS by the residents in the surrounding neighborhoods and other customers would be significantly negatively impacted. The County gets the developers to pay for proffers but the nearby residents suffer. It is time that the County started considering the impact of developments on nearby residents and the quality of life in Arlington. Stop giving developers everything they want.
Cannot click on images. Please leave Shirlington alone. Love the movie Theater, Signature Theater, many restaurants, post office, lights, trees and i can walk there from Fairlington Village.
Cant wait to see what is in store!
couldn't make this work...no indication that survey processed my choices
Did you intentionally leave out Signature?
Disappointed by the new parking meters and the CVS
Dont mess this up and make Shirlington another bland, mass produced part of Arlington
Ethnic diversity especially re: restaurants
Fine the way it is
I reviewed some of the PDFs from previous meetings on this issue. I agree with some of the comments that I read in the last meeting summary - Some of the entrances to the Village feel tight because of the narrowness of the road and the height of the buildings, in particular Campbell and Arlington Mill; keeping the Village connected to the park by sight line and pedestrian paths is important to me; I am comfortable with the library and theater being much taller and increased height on other buildings south of Campbell; I think that one tall long building replacing the surface parking lot along Arlington Mill would feel like a wall but 2 buildings with a moderate height and a pedestrian open space between them

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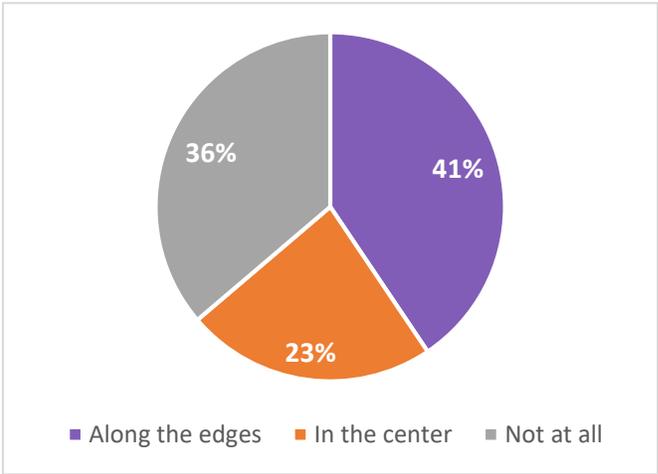
would be a good addition to the area; finally with increased density I believe that a traffic light is necessary at Campbell and Randolph
I STRONGLY support any increase in density of retail and/or residential development in Shirlington. I ESPECIALLY support anything that will bring more customers to the restaurants & shops. This may mean additional housing...I am for it!
I was unable to click on the photo images above but they certainly are great pictures. I love Shirlington and have watched it grow and change in the 30 years I have lived in Arlington.
Increased retail is nice, but continue to ensure parks and recreation (including libraries) are a major park of Shirlington through paths and parks.
Introducing more varied mix of retail would increase sustainability
It feels safe.
It is important to protect existing businesses who provide jobs, taxes, consume water and keep county revenues up
It seems that Shirlington could be an even more appealing destination if the cost of rent were more affordable for a variety of businesses. At present street-level storefronts are almost exclusively eating establishments. It would be great if there were more retail shops. In addition, it is worrisome that CVS is going to occupy a large, corner space on the avenue. This changes the nature and appeal of the place in a negative way.
It's time to stop before Shirlington becomes another overdeveloped claustrophobic nightmare with dark canyon corridors replacing green space.
Keep the historic buildings and features! No boring new commercial construction!
Keep uniqueness - no big chain business. Keep rents reasonable to preserve charm and success of smaller businesses.
Love the public plaza in front of the library - it's always very active. And love the outdoor entertainment at Christmas & during the summer.
Making it more family friendly and easier to walk around safely. More casual dining options
More density. Lots more.
More parking for retail customers. Since no Metro they need more mass transit options.
No
Not happy with the recent takeover of large space by CVS.
On-street parking is the LEAST important part of Shirlington.
Photo clicks did not work. NOTE: Still need more retail. Getting to be over-supplied with bars and eateries.
Photo selection doesn't work on the computer but I like the photos of public gathering spaces, public art, night lighting, tree lined streets, and pedestrian walkability
Please do not make the buildings higher or start packing in more store fronts. It will make everything more claustrophobic then. IT's actually just fine the way it is.
Please don't build high rises like the ones that have taken over North Arlington. Also my browser did not work on clicking on the pictures above. But I would have chosen - Active Store Front - Night Lighting -Tree Lined streets - Fountain - Public Art
Please leave our beautiful trees in shirlington !!!
Sadly lots of retail is dying due to online shopping —the Amazon Style shopping will one day end due to high costs for delivery etc. (packages being stolen from homes ) until then, I hope mist “real” stores will not die.
See how additional housing can be added..
Shirlington could use more density, I think that would help with the constant retail turnover.
Shirlington is a great neighborhood. I think changes to the parking lot area across from the movie theater are a good idea as long as they maintain the community atmosphere of Shirlington.
Shirlington is a unique area in Arlington and should not become another Ballston or Pentagon City. Understandably, there are several vacancies that are troublesome and improvements are needed to keep the area viable -- but care should be taken not to lost the "small-town charm" that Shirlington offers that other retail areas have lost.
Shirlington is great in so many ways. Yet, it could be better. There's too much surface parking. Randolph Street should have a more active street front. And the bus station is hidden far away from the center of activity.

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Shirlington is one of our favorite places and though it is need of some "sprucing up" I would not like to see it change that much.
Support locally-owned small businesses and stop the ridiculous over-development of every square inch of the county.
Thanks for taking resident comments seriously. Shirlington is currently a great place to live...let's keep that going
The dog park is integral to the shopping and living area. Do not reduce in size but light it.
The feeling of a small town. Main Street
The library is one of the biggest assets. It has great hours and great programs.
The mix of historic fabric and contemporary architecture is the most important characteristic of Shirlington.
The nature of the current set up allows for businesses to function but for the space to still feel open and sunny. Please don't put in additional high rises. That would change the appeal and usability of the space.
The rising rents are driving small businesses away. A large CVS on the corner detracts from the small village atmosphere. Landlord needs to be willing to negotiate rents or else this area will have nothing but empty stores and restaurants. But no more big chain stores!
The very first time I ever came to Shirlington (years before I even moved to the area) I loved the quaintness of it. I loved that there weren't huge chain restaurants and it was super crowded. I hope that continues for Shirlington. A redevelopment to make it more urban could ruin the whole concept of it.
The village was well thought out...parking garages tucked away behind the shops, street parking contributes to the urban vibe....be careful not to destroy this gem
This question is not very mobile friendly, difficult to take on a cell phone
Unique, i.e. non-chain restaurants are the most important aspects.
What the hell is biophilic elements? Life-loving elements? What kind of life are talking about? Life-affirming? Living organisms? Like cockroaches? Do some elements in Shirlington promote a love of roaches?
With the proposed new housing on 31st. Much needs to be done about already fast-moving traffic. An alternate walking path from Abingdon elementary to Library would be an escape from traffic & noise.
Working with nature to create and use livable outdoor spaces is key to the future viability of Shirlington. Biophilic spaces have economic value and bring retail advantage as compared to over-built spaces that lose connection with the humans who use them. Scale is a large component in this regard, as is the integration of natural spaces and features in developed space.
Would hate to see the small community feeling of the Shirlington Village turn into Clarendon (polar opposite).
Would love more vegetarian friendly restaurants. I still miss Aladdin. Even a Sweetleaf or Sweetgreen or place for great salads and bowls would be a welcome addition. I miss the old movie theater too. The new seats are nice but the film selection is not as good.

**3. The requested change in land use and zoning would allow for an increase in building density and height. Should Shirlington grow more dense and taller? If so, where should additional height be placed?**

Response	Online Survey	Comm. Forum	Total	%
Along the edges	44	12	56	41%
In the center	29	3	32	23%
Not at all	50	0	50	36%



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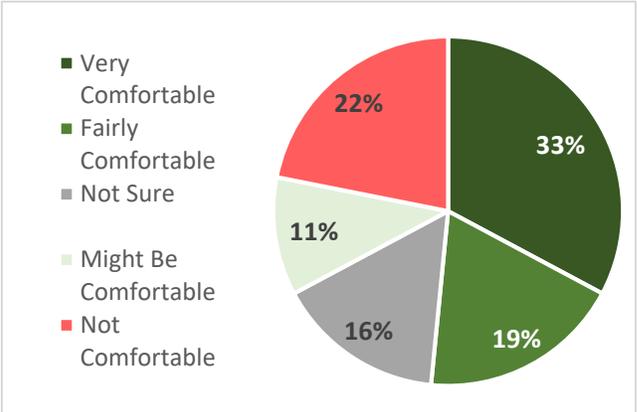
<b>Any other comments or feedback on this question?</b>
Height could be added at variety of locations - not just center or perimeter
Add more density throughout Shirlington.
Any new development, including raising height limits should be accompanied by roof top gardens and attention to other forms of biodiversity protection. Both can co-exist. Be creative in making that happen.
Area has already been harmed by existing high raise buildings and increase density. A sense of openness and green space is vital for quality of life for residents and will attract more visitors.
Arlington has lots of empty office spaces throughout the county. If rentals go too high, the County might kill a major source of income. Having too many empty shops and high rise buildings won't help matters.
Both! I would like increased density and height across the area.
Build more schools!
Campbell Avenue needs buildings with more height, 5-8 stories. The surface parking on Arlingto Mill and the garage on Quincy Street should be the next priority for increased density.
Cram more in, chase the small businesses and decrease the quality of life. Seems to be the scheme these days.
Create a pedestrian and bike path that cuts over or under 395 into Fairlington. Shirlington is essentially an island, due to 395 and 4 mile run stream. How is Shirlington going to accommodate more traffic?? If you build up Shirlington, you better add in a metro line or something. We don't need more cars idling on the road in traffic. Also, what will be done to ensure the new buildings will not create more runoff problems onto the adjacent waterways? Are there stormwater plans that go with these new building ideas? You'd better keep the old growth, or expect dirtier air and more flooding.
Density = more use of Shirlington's good bus transit
Density wavers are out of control.
Dont block sunlight on the streets or create safety issues surrounding parking. If you allow someone to bud more residences, they need to pay for a new school and associated taxes. Do not price us out.
Don't go too tall and ruin the village feel on Campbell!
Extra height is OK as long as the ground level feels accessible and welcoming to pedestrians
Find better use of the surface parking lots, and build on top of garages.
I am in favor of any/all development in Shirlington!
I assume that the increased building heights are designed to make more housing available. Please assure that they provide sufficient parking for the new occupants.
I don't think this would be a good idea. Traffic is already bad. Affordability is also becoming a problem.
I don't want to see the shady cannons that we now have in Ballston. Seems totally disconnected from nature and too citified. Not neighborly.
I would be concerned that increasing the height only along the edges would give the village a walled-off, closed -in feel rather than a welcome, open village integrated into the surrounding area. Also, the 5 way- intersection at Arlington Mill and Shirlington Road is painfully slow and cumbersome -- especially when coming from Shirlington Road. That intersection should be redesigned to better accommodate the traffic from Four-Mile Run and Shirlington Road and the W&OD trail crossing before additional density is added to Shirlington Village. This moves the area away from being pedestrian friendly. If any increased in density is permitted, it should be along Quincy where the gas station is as this area is already poorly incorporated into the village and is not pedestrian friendly as it is.
I would like to see the character (including height) along Campbell Ave changed as little as possible.
I would not be opposed to adding a few floors above existing Campbell Avenue storefronts.
I'd pick the center and the edges. 10 to 15 stories with a lesser mix of 4 and 6.
If done thoughtfully, higher buildings be okay as long as there were enough resources (parking being a big one) to accommodate the increased density of residents and business.
If you're adding to housing density, make additional shops and restaurants
Increased density doesn't bother me as long as the cars are directed outside the central area, similar to the apartment building next to Harris Teeter. Those residents enter and exit the garage without interacting with Shirlington visitors.

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Increasing density in the center of the study area would disrupt the "Main Street" feel that is key to giving Shirlington its sense of place. Therefore, higher density along the edges would be preferred.
It is too bad we don't have the option to choose both, additional height could be managed appropriately in the center of the study area with setbacks and transitions E/W/N/S
It will only let me select one. Why can't it get better both on edges and in middle?
keep it affordable! continue to allow free parking or no one will go there
Maybe Arlington should consider improving areas for residents without increasing the number of concentration of people residing in the neighborhoods.
Must consider air flow and sunlight directions
Not enough parking for this
PLEASE don't increase density. IT's already too crowded. I have been living in this area for over 10 years and have watched it become more and more crowded. It feels just at capacity now. leave it alone.
Poorly worded. Taller buildings at both center and edges may be appropriate, yet that was not an option. Also, this sort of height in most other locations without a Metro station nearby would likely NOT be appropriate.
Progress does not always mean bigger is better. People choose this area because history, the arts, community, viability are offered.
See previous comments.
Stop doing this.
Stop the madness.
Taller buildings in such a compact space would block any semblance of sky views and make for a claustrophobic feel.
The character of the community would be lost with a building dense area with taller construction. Around the area we always build "modern" looking buildings that don't fit in the with historic small, quaint feel.
The map is a little unclear. I like the business area along Campbell Ave the way it is. Areas along Shirlington Road and Arlington Mill Dr could benefit from some updates.
The streetscape of Campbell Ave is unique and needs to be preserved. All the rest of the area can and should be allowed to get denser and higher.
There are a few areas where new buildings or heights could be increased. Maintaining Campbell Ave as the center of the urban village is critical to retaining the area's charm.
There is great danger of destroying Shirlington if additional density (using height) is allowed in the Signature Theater to WETA strip of Campbell Ave. There is perhaps some limited opportunity to add development space around portions of the current Shirlington perimeter on the SE and SW.
Traffic is a huge issue. Tall buildings block sun which ruins the outdoor feel of the area.. It would no longer be a village feel. The special qualities it has now would be lost in a concert jungle. Another Ballston or Clarendon is not needed here.
Utilize parking lots for buildings before adding height to existing ones.
very difficult to read the below plans
We need more density to support services regardless of "where" are
What a non-specific, useless question that provides no insight.
Why is it at edges or center? Why not all? If we don't allow FRIT the opportunity to grow their business potential, we'll stop time and watch the neighborhoods around us take what is unique.
Would be appropriate to be taller and denser in all areas of the study area but the question above only lets you choose one option

**4. How comfortable are you with the proposed changes in Scenario 1?**

Level	Scenario 1		
	Survey	Forum	%
Very Comfortable	39	3	33%
Fairly Comfortable	14	10	19%
Not Sure	20	0	16%
Might Be Comfortable	13	1	11%
Not Comfortable	26	2	22%



**Any other comments or feedback on this question?**

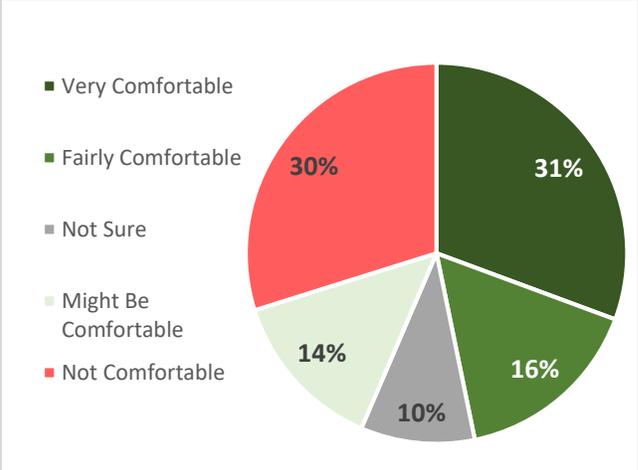
- Adding offices on top of existing parking garages seems non obtrusive. Everything else seems drastic.
- Additional office space is good because office workers and community visitors have different schedules, for the most part.
- All of the scenarios create a walled-in Shirlington Village. Does not correct for current problems with identity. Locks off Shirlington from surrounding communities by height and density extensions. Off-putting height and modeling arrangements. Some height increase is acceptable, as in Scenario 1, but proposed section B and E are off-putting and lends to the blockage of the rest of the area. Models take away from an attractive feature of Shirlington - surface/street parking accessibility.
- All of these look horrible to me. No more village. It is very hard to see anything good about this. Also, it is hard to see what the streets are.
- As above, new residential needs to add schools. Also will likely reduce use of shirlington by existing neighbors. What a shame.k
- Concerned that enough garage parking is available for people who don't have easy access via transit or walking.
- For the reasons noted above, not comfortable with any increased density until 5-way intersection at Arlington Mill and Shirlington Road is addressed. It's painfully slow and cumbersome -- especially when coming from Shirlington Road. That intersection should be redesigned to better accommodate the traffic from Four-Mile Run and Shirlington Road and the W&OD trail crossing before additional density is added to Shirlington Village. Also, Shirlington Village will not be inviting and have any resemblance to a town center or village when it is walled off with high rise parking garages on Arlington Mill Drive. This moves the aware away from pedestrian friendly. If any increased in density is permitted, it should be along Quincy where the gas station is as this area is already poorly incorporated into the village and is not pedestrian friendly as it is.
- Hard to figure out what you're depicting here
- How do people maneuver through the village while money makers manipulate "changes" in the name of progress? There will be another mess.
- I am concerned that office space on the gas station lot would significantly increase traffic and disrupt traffic flow from the transit station to 395.
- I could not tell what the difference was between 1 an 1a. Both look like the current arrangement. You should have provided some text instead of just showing graphics.
- I like having new residential development facing Four Mile Run since it will give the residents an opportunity to face natural features; not a good idea to put housing so close to the transit station/395 due to noise. Extra density seems balanced; the central corridor (Campbell Ave) is still at the human scale. Will need to have improved transit frequency to reduce driving.
- I think one thing to keep in mind with Shirlington is the transportation system. Improving having more frequent bus service would improve the connections and.may cause people to drive less. Currently those parking lots are regularly full.
- I think this one maintains a better balance of residential & business space without making Shirlington unlivable during construction.

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I would prefer for the gas station to stay and for the parking lot between the gas station and the transit center to be developed. If the gas station is going to be removed I would prefer a Low height building to preserve the visual appeal of that entranceway into the village. I don't want the hotel to be any taller because I think this would intrude on the site line down Randolph to the park.
If Shirlington has to be changed, this would do the least harm of the three scenarios.
Improvement is not gained by growing density.
It is unclear from this if these residential buildings would completely replace the current occupants or be built on top of existing structures/businesses. Losing the cinema, library and theater would be a disasterous move for the area.
Keep the existing surface lots
Leave the theatre alone
Limited vertical expansion of parking garages would be acceptable but no increase of density.
More space for buses should be a part of this planning process. Shirlington station is overloaded.
Not a fan of building over the library and theater. adequate parking needs to be maintained for restaurant, retail and library patrons.
Not in favor of tearing down the Library and Theater.
Not preferred but if the 3 scenarios it's the best option to preserve the space.
Not sure what this entails. But I object to tearing down the most important elements of this neighborhood.
Please consider the disabled, in your planning. I routinely drive to Potomac mills because of the lack of affordable and adjacent parking in Arlington as a whole.
Please do not turn Shirlington into an urban canyon
Putting a high rise behind Dudley's ruins their brand new rooftop bar that took them years to build.
Some new and increased density would be fine if it's kept to the perimeter and addressed hard to lease spaces, injecting new life or purpose. Although, I'm not overly excited about it.
That seems like a parking garage with stores! Everywhere parking! Do we need that many cars coming into the neighborhood? Looking like courthouse.
This is a little bland, I imagine there are more interesting ways to add height and density in Shirlington.
This is a terrible, terrible idea. More residential on top of each other will add unneeded noise and drunken young, rich people who will ruin the landscape of Shirlington.
This option is a missed opportunity that does not take advantage of the development potential
Too dense
Tough to view on a phone

**5. How comfortable are you with the changes proposed in Scenario 1a?**

Level	Scenario 1a		
	Survey	Forum	%
Very Comfortable	31	7	31%
Fairly Comfortable	17	3	16%
Not Sure	12	0	10%
Might Be Comfortable	15	2	14%
Not Comfortable	34	3	30%

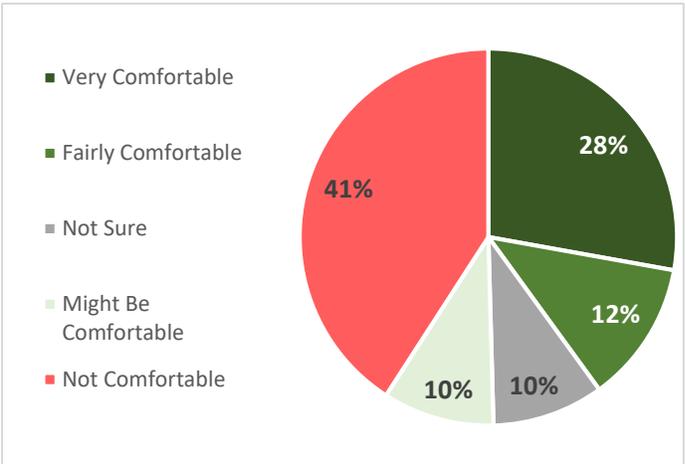


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<b>Any other comments or feedback on this question?</b>
Areas B and E are unacceptable. See comments above.
Concern about messing up Campbell Ave's architecture and streetscape
Concerned that enough garage parking is available for people who don't have easy access via transit or walking.
Extra density seems haphazard and too high at B2 relative to neighboring structures. Also, this is just an example of block to block transfers and if the transfers are flexible, another scenario could be even worse.
For the reasons noted above, not comfortable with any increased density until 5-way intersection at Arlington Mill and Shirlington Road is addressed. It's painfully slow and cumbersome -- especially when coming from Shirlington Road. That intersection should be redesigned to better accommodate the traffic from Four-Mile Run and Shirlington Road and the W&OD trail crossing before additional density is added to Shirlington Village. Also, Shirlington Village will not be inviting and have any resemblance to a town center or village when it is walled off with high rise parking garages on Arlington Mill Drive. This moves the area away from pedestrian friendly. If any increased in density is permitted, it should be along Quincy where the gas station is as this area is already poorly incorporated into the village and is not pedestrian friendly as it is.
I am not as excited for the taller buildings overlooking 4MRun.
I don't like the extra height on the B2 converted office space because I believe that impacts the main, and historic, entrance to the Village. See above from my comments regarding the gas station. I think adding a few stories of height to the movie theater would be ok.
I like converting the office building to residential so long as adequate parking is maintained for retail patrons.
I'm less excited about this scenario. Again added densities or reuses of sites should be considered -- but Shirlington should not be converted into another urban jungle.
Is this a done deal? Looks like it.
Keep the existing surface lots
Leave the theatre alone
Limited vertical expansion of parking garages would be acceptable but no increase of density.
Lost of parking.... additional public parking garage needed?
Not in favor of tearing down the Library and Theater.
Putting a high rise behind Dudley's ruins their brand new rooftop bar that took them years to build.
Same as above
See above comments please.
Stop already!!
Stop driving car repair and service industry out or Arlington.
The main problem in shirlington is parking. As long as that is provided I have no issues.
This is a lot more interesting than the first option. Some height on the northeast corner would be fine too.
This option created a self sustaining community with more daytime users from Office users and additional residences. It maintains the core pedestrian scale existing on Campbell Ave and provides for additional retail and entertainment options
This would harm the current feel of Shirlington
Too dense
Too much residential units.
What are you doing? Are you replacing the library/theatre with residential. No. Not acceptable.

**6. How comfortable are you with the changes proposed in Scenario 2?**

Level	Scenario 2		
	Survey	Forum	%
Very Comfortable	25	7	28%
Fairly Comfortable	14	0	12%
Not Sure	11	0	10%
Might Be Comfortable	10	1	10%
Not Comfortable	37	10	41%



**Any other comments or feedback on this question?**

- A travesty
- Are you nuts? You are seriously considering knocking down all of the buildings in Shirlington. That would certainly make Arlington a less desirable place to live. I hate this.
- Arlington is already over crowded. Please don't add to it.
- As long as parking keeps up with the increased volume, and the cars are kept off of the central strip, I don't have a problem with this.
- Concerned that enough garage parking is available for people who don't have easy access via transit or walking. Not sure about retail along the perimeter on the neighborhood.
- For the reasons noted above, not comfortable with any increased density until 5-way intersection at Arlington Mill and Shirlington Road is addressed. It's painfully slow and cumbersome -- especially when coming from Shirlington Road. That intersection should be redesigned to better accommodate the traffic from Four-Mile Run and Shirlington Road and the W&OD trail crossing before additional density is added to Shirlington Village. Also, Shirlington Village will not be inviting and have any resemblance to a town center or village when it is walled off with high rise parking garages on Arlington Mill Drive. This moves the area away from pedestrian friendly. If any increased in density is permitted, it should be along Quincy where the gas station is as this area is already poorly incorporated into the village and is not pedestrian friendly as it is.
- Full scrape would be highly disruptive. I do think Block D2 needs to be fully scrapped because the existing building is not conducive to an active street.
- I do not like the placement of a residential building on the gas station lot.
- I don't want office bldgs there. What's the point? They'll detract from those qualities that make Shirlington special and wouldn't provide anything that I'd be interested in
- I don't want you to get rid of the library. Also I think Shirlington would be unlivable during this construction and I'd have to move.
- I like the ideas of the taller buildings being more towards the freeway and away from 4MRValley
- If you're going to raise everything up, then you're taking away all the sunlight and enjoyability of the street level walkways You'll need to start making roof-style community areas like the ones on the high rises at Tyson's corner, preferably with plenty of greenery, like the high line in NYC.
- I'm concerned that it looks as if a lot of. The parking is being taken away-please said realize that, particularly in the summer, the garages really fill up with the population as it stands now.
- In addition to earlier comments, this section is bland. Resembles an office park and continues to wall-in Shirlington.
- Just say no.
- Limited vertical expansion of parking garages would be acceptable but there should be NO INCREASE OF DENSITY.

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NO.
Nope no nope
Preference for scenario 2 because it has more retail space which will draw more people from the neighborhood who don't work in the village.
Putting a high rise behind Dudley's ruins their brand new rooftop bar that took them years to build.
Ridiculous
Scenario 2 would change the character of shirlington from an oasis from the city to the concrete park feeling one gets in Clarendon or Crystal City
See above comments please.
Still too much density but at least there is more retail.
The extra retail is a big plus.
This all seems way too built up to me. I'd rather see something like Westover. We've got plenty of Tall Car maintstreets. Like Columbia pike x glebe. Can't we keep One Garden multi family community in Arlington?
This is a drastic change! Don't destroy Shirlington.
This is far too dense a residential space and would completely destroy the feeling of community that the proposed razed buildings/businesses bring to Shirlington.
This solution would pretty much ruin Shirlington as we know it. It approaches the urban jungle model-- I doubt I would have much incentive to visit.
This would destroy the current feel of Shirlington
Too dense
Too much density for a location that does not have Metrorail service. A lot of people still drive in Shirlington and traffic would be horrific. Wait until we get a Metrorail station and may reconsider. Also, do people really want to live that close to the 395/Shirlington Circle given the noise/air quality concerns?
Very hard to understand scenarios on a smartphone
While this option maintains the core pedestrian scale existing on Campbell Ave and provides for additional retail and entertainment options, the increased density could lead to a more vibrant community but the execution of this option is more challenging.
Why can't you leave it alone? How would these changes help small businesses stay there? Whats the purpose of these proposals?
will the current businesses be able to support the significant increase in residents? I would not want to live in a apartment building directly along 395!

### 7. How important is...

Guiding Principle	Very Important	Fairly Important	Not Sure	Might Be Important	Not Important
Retaining a mix of uses	81%	13%	4%	2%	0%
Focusing lower heights along the core and higher heights along the periphery	39%	21%	19%	9%	11%
Ensuring appropriate transitions to existing/future residential development	38%	26%	25%	6%	5%
Retaining, enhancing, and, where appropriate, adding pedestrian connections	75%	17%	6%	2%	1%
Retaining, enhancing, and, where appropriate, adding public gathering spaces	58%	22%	13%	7%	1%
Considering the historic features, buildings, scale, etc.	47%	13%	17%	12%	11%
Preserve mature trees to the extent possible	71%	12%	10%	5%	3%

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Incorporate sustainability into any redevelopment	59%	19%	16%	1%	4%
Look for opportunities to green Shirlington	48%	27%	15%	8%	2%
Accommodate additional above-grade parking in certain circumstances	45%	17%	16%	10%	12%
Retain alleys for loading and service functions	63%	16%	13%	5%	3%

Any other comments or feedback on the draft guiding principles?
A high rise canyon will destroy the essence of Shirlington
Additional density should be accompanied with improved transportation options. People regularly drive there.
Also consider accessibility to certain populations like the physically disabled, elderly, children, bicyclists and transit riders. One of the draws of Shirlington is that it is fairly convenient for people with wheelchairs and strollers (wide sidewalks, slower moving traffic in the center). Also, there is no discussion of housing affordability/diversity - is it covered by one of the other principles?
Arlington is becoming a series of heat islands because of the extent of hard surfacing. Return tree canopy and shrubs in all planning to reverse this trend.
Ask better questions that permit more learned responses.
<b>BUILD SCHOOLS NOW</b>
Do not compromise the Arts, please, including the Library.
Don not need another "Ballston" in Shirlington
Except for cheaper, swifter, more reliable, more frequent, more efficient, more comfortable and better public transport options, Shirlington doesn't need more development.
For #13, again, the core area could probably take some additional height if it was stepped back and still felt open. I don't think all the density has to be located along the periphery/I don't agree it is an either/or scenario.
Foster greater connections between Shirlington, 4MRV, and other adjacent neighborhoods.
having the free parking is a positive feature of Shirlington and some should be kept.
I am shocked at the proposed density. Where is new retail, civic, and green space in all of this. Equal proportions of these are non existent and should be the greatest proportions if there is any hope of retaining at least a little of what makes the village great.
I love Shirlington and this looks like you plan to destroy my favorite part of Arlington County.
I think you should remove the car travel through the middle of Shirlington and make it a pedestrian/bike/bus only street.
I would support underground parking structures to replace some of the above ground parking decks.
Increased traffic on Arlington Mill Dr will make it hard for pedestrians to cross from the multi-use trail into Shirlington.
keep it affordable! retain free parking, save historic features!
Leave it alone. It's fine just as it is.
less residential suggestions, schools in area are already filled and school board struggles to manage this well
Need more trees
Plan and design biophilically. Avoid domination of built structures with arrangement and configuration of structures that allows natural light from all angles, and facilitates a sense of openness as well as supports a variety of planted spaces.
Please consider biophilic design as a principle for the final planning document.
Please don't let developers turn Shirlington into another Ballston, please! Can this county government actually show a bit of soul and stand up to the monied demos!
Please see comments above regarding concerns with existing intersection issues at Shirlington Rd. and Arlington Mill and the possible addition of density. Also, this area should remain pedestrian friendly (not just down the main street of the Village) but along Arlington Mill and adding high density parking garages will move this area in the wrong direction. Also, the village and access to it should be integrated into the surrounding streets and should be not be walled off with high density structures - especially parking structures.
Q 14, not clear what "appropriate transitions" means. So left it as neutral.

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Shirlington bus station is overloaded and more bus bays are needed. This should be part of the GLUP process.
Shirlington has high potential to demonstrate what a green urban area can be. For mental and physical health as well as the environment we need to be very careful about carbon footprint and worsening climate change
Shirlington is people's home. It's important to keep it livable and maintain the sense of community.
Shirlington works as a destination due to its current ease of parking. Without sufficient parking it would discourage visitors for more attractive destinations. The neighborhood itself does not have enough draw without the ease of access.
Sustainability and transportation options should be extremely important when considering these changes.
The overriding characteristic that makes Shirlington different from the development happening all over arlington is low building height. Seeing the Sky, well, the sky IS a landscape! Important to preserve those views. In fact, what shirlington is missing is views to nature. For example, the new Kennedy Center Reach allows for a fantastic view of the Potomac. Which really connected the space to nature and defined its unique sense of place. How does a Parking Deck look anything other than every parking deck you've ever seen? How does one 13 story building distinguish itself from those new at Columbia pike x george mason?
There should be NO increase of density and limited vertical increase (below or above grade) of parking options.

<b>8. Any other comments or feedback in general?</b>
Again, complete shock at the proposed destruction of the area.
All changes should be made with considerations for those of us who live in the area and depend on the amenities, especially since the uniqueness drew many people to live in or near Shirlington Village. This mainly relates to family-friendly locations and preference for local business over chains and large corporations. New development should build upon what makes Shirlington a great place, rather than dramatic changes to please investors.
Ensure adequate bus service and access to it.
Expand transit as warranted. Mandate community center space via upcoming site plan(s).
High density housing and office development, like in Crystal City, Ballston, or elsewhere in Arlington, would not be desirable in this quiet residential part of the county.
How will criticize concerns be incorporated?
I get that Arlington has a mission to build housing near metro stops for young career people, but these do not serve young families or older people, would like to feel like they live in a smaller community. These tall building residences are lonely places to live as the neighbors do not connect, because being so close, they must try to retain some privacy. Don't push this type of development on us, and ruin what is unique and lovely about Shirlington: it's overall Smallness, lack of congestion, low buildings, sense of community, which is part of a result of being small and walkable and safe.
I support planning that can facilitate WETA being able to expand to a single building, thus allowing for use of the older WETA site
It is very exciting to see reinvestment in Shirlington, I hope whatever the county does it encourages something new and allows for something creative and out of the box to happen. Everyone loves Campbell Ave, but we could do so much more with the rest of Shirlington, and even Cambell Avenue (it doesn't need to remain exactly the same).
Keep Shirlington quaint!
Make it better not more dense. There are too many rats in Arlington's Skinner box already.
More small business retail opportunities.
Parking should be addressed in a creative fashion with signage, technology, strategic locations, and enhancing others modes of transit: bus, bike, ride share, etc.
Please don't charge for parking.
Please don't do this.
Please don't turn Shirlington into another Ballston/Rosslyn. The small scale is what draws me.
Please just leave it alone.
Please provide additional bike parking!

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Shirlington has a lot of positives now, and has a lot of potential. But that can be potential as an even more livable and productive area, or it can be potential for its livability to be destroyed. A long-term and holistic view of this community asset would argue for balancing density with character. For the community, value is a multi-faceted measure.
Shirlington isn't trying to be a massive urban space so I would hate to ruin the quaintness and affordability of it for things that don't benefit the vast majority of the community.
Stop adding opportunities for run off pollution.
The library is an important public space in Shirlington and should be preserved in any plan.
The major appeal of shirlington is the community and open appearance. Adding high rises will change that and overcrowd the space.
There should be NO increase of density and limited vertical increase (below or above grade) of parking options.
This survey fails to address a number of issues that coincide with a possible increase in density/height, such as (but not limited to) infrastructure, social services, environmental costs. The County appears more interested in a non-scientific "how do you feel" survey that informs nothing.
We definitely need more retail opportunities.
Why mess up a good thing