



# DOUGLAS PARK CIVIC ASSOCIATION

Arlington, Virginia 22204

Monday 6 July 2020

Arlington County Board

Libby Garvey, *Chair*

Christian Dorsey, *Member*

Katie Cristol, *Member*

Matt de Ferranti, *Member*

2100 Clarendon Boulevard

Arlington, VA 22201

## **DPCA Comments on the Draft Village at Shirlington Special General Land Use Plan Study Plus and Concept Plan dated 24 June 2020**

Chair Garvey and Members of the Arlington County Board:

We have awaited the formal Draft of this Study with great interest and applaud staff, members of the Shirlington Civic Association, and other stakeholders in their amicable and cooperative engagement in bringing the proposed revision to the Shirlington GLUP to this state. As a neighborhood directly adjoining Shirlington, our membership has a strong interest in maintaining Shirlington as an active and vibrant destination for shopping, dining, and recreation for our residents. We strongly support the Shirlington Civic Association's thoughtful response to the Draft and defer to their general comments on the proposal as they have been most engaged in the process. That said, we would like to comment specifically on two aspects of the Draft:

1. We are at a loss to understand staff's proposals regarding height limitations on both the AMC Theatre site and the surface parking lot along Arlington Mill Drive. The proposed limits are significantly lower than the heights of surrounding buildings and would have the effect of limiting the ability of profitable future redevelopment to occur and thus jeopardize the vitality of the Village at Shirlington in future years. The proposed limits should be abandoned in favor of general guidance that future building heights should conform to the general nature of the existing skyline with specifics to be determined through the site plan process on individual parcels as they are redeveloped.
2. The Draft *briefly* addresses parking on page 87. From the perspective of those living outside the Village, we are rather astonished that parking is not given greater consideration. The vitality of the Village is rooted in both its residents and those who visit the Village and spend their dollars there. It is our impression that the amount of parking in the Village is probably adequate, but appears to suffer from poor allocation. Many spots go unused for long periods because they are specifically reserved for the exclusive use of particular businesses. This leads to visitor frustration when convenient parking is not available, especially during daytime hours for restaurant lunch patronage and for short-turn spaces for visitors using such amenities as the Post Office and the UPS Store. We urge staff to conduct a full study of parking resources in the Village with a goal of improving ease, utilization, and turnover rate.

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Concept Plan dated 24 June 2020**

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Regards,

A handwritten signature in black ink, appearing to read "A R Henderson", with a long horizontal stroke underneath.

Adam R Henderson  
President, Douglas Park Civic Association

cc: Elizabeth Gearin, Arlington Planning Commission; *Chair*  
James Lantelme, Arlington Planning Commission; *Vice-Chair*  
Mark Schwartz, *Arlington County Manager*