Welcome

- Welcome and opening remarks provided by LRPC Chair/Shirlington Special GLUP Study Plus Co-Chair and the second Shirlington Co-Chair.
- The Co-Chairs noted that it is the responsibility of representatives to provide meaningful representation by taking information back to their constituencies and, in turn, bringing their input back to the table.

LRPC Discussion on the Shirlington Special GLUP Study Plus

Staff gave a presentation on background information Special GLUP Studies, a history of Shirlington, relevant plan guidance and existing conditions and the proposed study scope and analysis. Following staff’s presentation, the LRPC discussed the proposed study area and scope. Comments and questions were then posed by members of the public. Comments and questions included:

- A commissioner noted that the future review of the Phased Development Site Plan (PDSP) and any individual site plans that might be filed will provide additional opportunities for public input.
- One representative noted that the term “Special GLUP Study Plus” is technical and not likely to invite participation. She suggested providing an additional, more accessible title.
- One commissioner said that she will be undertaking the development of a glossary of planning terms.
- A representative of FRIT noted that the company has owned a majority of properties in Shirlington since the mid-1990s. They are a landowner and long-time property holder. Their company is publicly traded so they are very transparent. They own 110 properties across the country. They think that Shirlington is getting tired and needs some reinvestment and, in order to do that, they need additional density.
• One representative explained that there is a difference between the Village and Shirlington and the Shirlington Civic Association area, the latter of which includes the Trades Center, the animal shelter, etc..

• One member asked for more information on the Shirlington Circle study VDOT is undertaking.

• Two members suggested that additional links be added to the project webpage to the GLUP, various Comprehensive Plan elements, the Four Mile Run Valley Area Plan, Shirlington Park, Jennie Dean Park, Shirlington Dog Park, etc..

• Another member suggested that the group discuss what the vision for redevelopment is. What is the vision? The community should help flesh out the vision. It is important to make sure that the process does not get trapped in the details.

• One of the Co-Chairs said that this is a good reminder to “think big.”

• Another member requested more information on the Historic Resources Inventory and what an Essential listing is versus an Important listing.

• There appeared to be no objection to staff’s proposed full and core study area boundaries.

• One representative asked if Arlington Mill Drive should be included.

• One member said that it is important that, whatever land use is recommended, there be appropriate connections and transitions.

• Another member asked why the theatre/library block was excluded from the core study area.

• Another asked if the modeling will show impacts on the peripheral areas.

• One representative asked if the red lines depicting the core study area are intended to include both sides of the streets. Arlington Mill Drive? Shirlington is an area already defined by I-395, the Trades Center, the various Four Mile Run parks and Shirlington House.

• A member of the public asked if the block including the library and theatre could be included in the core study area.

• A member asked if staff will be looking at transitions.

• Another member asked for information on retail from Arlington Economic Development.

• One member noted that with regards to the scenarios, staff should be mindful of the transitions from core to full study areas. There should be modeling with and without bonus density. Story heights naturally differ based on use (i.e. penthouse heights, retail heights, etc.).

• Another member said that it will be important to take into consideration the Important historic buildings.

• Another member asked for information on current and future flood maps and potential impacts on parking. Resiliency is becoming more of an issue.

• One representative agreed with the suggestion to include the library and theatre block, as Special GLUP Studies are not undertaken often and this is an opportunity to look and comment on everything.

• Another member requested that the walking tour cover heights, transitions, the transit center, WETA, the surface parking lot, etc..

• Another member said that the discussion to include the library and theatre block will occur at the next meeting.

• A member of the public asked for an explanation of floor area ratio.