

**Shirlington Civic Association Comments on
August 13, 2020, version of Village at Shirlington Final GLUP Report**

Comment page	ID	Source	Report Page	Suggested Revision to Staff Response
17	14	Public comment	42	Add "owned" so it reads "five independently <u>owned</u> parking garages" In actuality, it is 5 parking garages with 3 different owners, with numerous leaseholders of garage spaces, all operating under agreements approved by the County.
18	1	FRIT	65	Reword needed. Staff Response now: "This principle is directed to those users on the opposite side of Arlington Mill Dr, which is in the Green Valley Civic Association, who are <u>most</u> impacted by the design of the facades facing Arlington Mill Dr." Please delete "most"; it is judgemental. Shirlington residents (and others) who frequently walk along S Arlington Mill Dr, as well as people who use the adjacent parks, are also affected by the design of facades. Please note the following: The land on the northern side of S Arlington Mill Drive lies at the southernmost edge of the Green Valley Civic Association boundaries. The nearest residences are the Shirlington Crescent townhouse community. The closest of these homes are 0.5 miles away, with views of the proposed development sites buffered by 2 sections of mature trees and across County park land (Shirlington Park), Four Mile Run stream, more County park land (Jennie Dean Park), another 4-lane road (Four Mile Run Dr), a regional park (W&OD trail), a screening strip of mature evergreen trees, and a 2-lane road (Four Mile Run Dr minor).
27	15	Shirlington Civic Association (SCA)	95 A	Please reword: "Regardless, a stepback is strongly encouraged where the above-grade garage meets the residential tower above." Which building is being referred to? If it is the proposed building at S Randolph & S Arlington Mill Dr, this presumes that there will be an above grade garage visible from Arlington Mill, yet we see that both Io Piazza and SVC Condo have integrated parking levels alongside their residential levels, facing away from Arlington Mill Dr. If it is the future S Quincy & S Arlington Mill Dr building (to replace the existing garage), same comment.
27	16	SCA	95 B	In addition to noting what buildings are on this small block, please note that this AMC parcel is a corner building with a setback where the existing one-story retail ⁽¹⁾ face, across Campbell Ave, a <u>10-story office building</u> with a setback above similar one-story retail ⁽²⁾ . <hr style="width: 50%; margin-left: 0;"/> (1) Peet's Coffee and Robeck's Juices & Smoothies (2) Samuel Beckett's Irish Gastro Pub

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page	column	paragraph	other	Comment
GENERAL			front matter or appendix	Please add a list of Abbreviations and Acronyms to this report! There are so many and it's nearly impossible for the reader to find where they are originally spelled-out; some are not spelled out at all.
1	right		Fig 1-1 (table)	Misspelling in last row of table: "expansion"
4	left	2nd	line 9	"...that bonus density above the 2.5 FAR..." Spell out Floor Area Ratio (FAR), first use of the term. Thank you for explaining it on page 18; consider copying that to Fig 1-3.
11, 13	left		Section headers	Please delete the duplicate section header on page 13: "Decline and Revitalization Efforts, Mid-1960s to 2007" that is identical to section header on page 11. Or, reword both headers per the text; pg 11: "Decline and Revitalization Efforts, Mid-1960s-1980s"; pg 13: "Redevelopment, 1980s-2007".
16	right		Fig 3-12	It would be very helpful to label on this map the nearby neighborhoods of Fairlington, Green Valley and Parkfairfax (Alexandria) that are referred to in the text beside it.
20	right		Fig 3-20	Suggest replacing acronym "NVRPA Park" with "Regional Park"
21	left	1st	line 4	Spell out Arlington Rapid Transit (ART)
27	left	illustration	bottom	Please replace the concept drawing for the Town Square in Green Valley with a photograph of the "Flow" and/or "Down Stream" art installations in the Shirlington Library plaza, as discussed in the text above and in the 1st caption at bottom. (Delete 2nd caption referencing the Town Square drawing.) The art piece in the concept drawing is hard to make out here, doesn't yet exist, and is not in Shirlington.
41	left	1st	line 7	Need to spell out 1st use of LEED! Since it's an afterthought here, suggest deleting in this sentence and spelling out on page 75 (see below): "bonus density for green building features (i.e., LEED)"
47	left	2nd		Word (verb?) missing from 1st sentence: "Immediately north of Campbell, Quincy St. is the office building occupied by WETA but quickly transitions to ..."
59				Insert "a" before "regional" into 2nd sentence: "..continue to distinguish itself as an attractive neighborhood center offering a wide range of options and <u>a</u> regional destination, as well as an employment center."
60	left	bottom	1st caption	Misspelled: "providng"
71	left	1st	Last sentence	Misspelled: "greens roofs" should be "green roofs"
75	left	1st	line 8	Delete extra "I ": "I In staff's assessment..."

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75	both columns			<p>Need to spell out 1st use of LEED! It stands for Leadership in Energy and Environmental Design (LEED). It shows up 3 times on this page. For best flow, suggest deleting or replacing "LEED" with "green building features" the 1st two times it's used and spelling it out the third time, where it specifically refers to that program.</p> <p>a. left col, 2nd para, line 14: "While bonus density for affordable housing, LEED <u>green building features</u>, or other important community benefits..."</p> <p>b. right col, 1st para, line 1: "...at 2.5 FAR with LEED bonus density <u>for green building features</u>..."</p> <p>c. right col, last para, line 2: "...projects should incorporate overall sustainability by achieving at least LEED Gold certification <u>as defined by the Leadership in Energy and Environmental Design (LEED) program (or equivalent), ...</u>"</p>
77	left	last	line 7	Spell out HALRB: "review of proposals by the <u>Historical Affairs and Landmark Review Board (HALRB)</u> ."
80			3rd caption	Misspelled: "wals" (walls)
80			last caption	Misspelled: "Fellowsihp"
83			Fig 6-43	Don't need bullet symbol or period in figure note: "• Areas that may experience tree removal in near-term redevelopment."
85	left	1st	line 6	Misspelled: "Departement"
85	left	1st	line 6-7	Could introduce acronym "VDOT" here, since the full name is used twice on this page
85	left	2nd		Correct the placement of modifying phrase: "The existing pedestrian bridge across Interstate 395, <u>owned and maintained by VDOT</u> , acts as a marker... Owned and maintained by the Virginia Department of Transportation , a An extensive rehabilitation, including repainting, of this structure is needed." (note: VDOT owns the bridge, not the rehabilitation)
93 and 103			duplicate figure titles	Header and text on pg 93 refer to a "Building Heights and Form Map", but the figure on this page is titled differently. Duplicate figure titles on pg 93: "Figure 6-48 Recommended Redevelopment Scenario Heights Map" and pg 103: "Figure 6-57 Recommended Redevelopment Scenario Heights Map" Should Fig 6-48 be titled "Building Heights and Form Map"?

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93	left	bottom		If Figure 6-48 is indeed the Building Heights and Form Map referred to in text, then shouldn't the County Board Note on heights, which is shown (as placeholder) on page 103, be on introduced on pg 93 instead? (or at least a forward reference to it on pg 103)
94	left		item 2)	Inconsistent usage of parallel verb structure: " 2) Building heights along the periphery <u>shall</u> taper in height..." but "1) Building heights <u>should</u> vary..." and "3) Buildings <u>should</u> stepback..." (etc.) Why use the verb "shall" only in #2), when all the other design guidance items are phrased as "should"?
94	left		item 4	Misspelled: "istinctive" (distinctive)
96	left	2nd	line 2	Insert "of": "This area supports an array <u>of</u> small businesses,..."
97		2nd	line 1	Insert space before "parking": "...include above-grad <u>e</u> parking"
100	left	2nd	line 8	Misspelled: "...intersects <u>n</u> <u>withf</u> South Quincy Street..."
100	left	2nd	lines 12-13	Misspellings: "...Also, <u>asidewalk</u> is <u>neeed</u> along the street..."
101	left		top	Remove duplicate header (in mid-sentence carried over from preceding page): "Overall Streetscapes Improvements"
101	left	2nd		Misspelled: "..should <u>beepreserved</u> ..."
103	left	2nd	Section Header	"County Board Notes": The text of the County Board amendment from 7/18/2020, not a placeholder, should have been included here for the "final" review of this document when it was released on 8/14. Received 8/27 via email on request and subsequently posted on project website, on request.
115			figure title	Reword, makes no sense: "Figure 7-65 Relation <u>Implementation</u> Matrix <u>for in</u> and around Shirlington" (missing space; "for <u>__</u> " what, "Improvements" maybe?)