

# EXECUTIVE SUMMARY – SEVEN CORNERS WORKSHOP I

May 21, 2012

## Strengths/Likes

### **CENTRALLY LOCATED**

Central location to schools, work, post office, library

Close to DC

Connecting Falls Church, Alexandria

Location as the Heart of Northern Virginia and Gateway of Fairfax County

Area is a crossroads or hub; interchange aspect of area

Inside the Beltway

### **CONVENIENTLY LOCATED**

Convenience of having shopping centers nearby. All are within walking distance

Everything close to home

A convenient location with respect to accessibility to the following:

- Stores;
- Work;
- Public transportation;
- Bailey's Health Center;
- Willston Center; and
- Park where children can play after school.

Close to mosque

Convenient to medical services

Convenient to jobs in general

Live and work in my neighborhood

### **ACCESSIBLE TRANSPORTATION**

It is easy to get in and out and there is convenient access to bus service

Connectivity to public transit via the Transit Center and Metro

Convenient for buses and EFC Metro; coming of Silver Line and access to airport

Convenient to Dulles airport

Easy access to highways by car

"Cross" roads – "7 ways to go" – connectivity

Easy traffic flow from south to north (onto Roosevelt Boulevard to get to I-66)

Walk to metro

Bottleneck discourages traffic at interchange. Route 50 operates well until the choke point (which is the interchange)

### **VARIATION IN HOUSING STOCK**

Diversity of housing types, for instance condominiums, and different land uses

Existing mix of housing types that accommodate a variety of income levels

Rent prices are very reasonable

### **DIVERSITY**

Vietnamese shops and people

Ethnic restaurants

Diversity of residents (race, ethnicity and income levels), retail, services and food offerings

Good, diverse community; all get along

Diversity – great resources to help.

Day Care has 30 countries represented Viewed as “United Nations”

Diversity – grew up here; Exposure to array of people and cultures

### **BUSINESS/EMPLOYMENT OPPORTUNITIES**

Eden Center

Great for new business or entrepreneurs, there are 2 incubators

Business friendly, ranging from small businesses to big box stores

Having so many stores and several shopping centers provide a great opportunity for employment within walking distances

### **BROAD RANGE OF RETAIL NEARBY**

Diverse mix of commercial services. Everything is here from Target to ethnic stores

Halal Stores in area

Trader Joes nearby

Shopping and dining; more new options recently

Shop and restaurants – Barnes & Noble/Starbucks/grocery stores/Target/Home Depot/Safeway

Eden Center – variety of restaurants

Three grocery stores

Affordable shopping

Restaurants – excellent choices

Access to Eden Center & related Vietnamese culture

Density of the commercial strip

## **BUILD ON MIXED-USE DEVELOPMENT - EMPHASIZE REUSE & REDEVELOPMENT**

Existing mixed-use nature, which presents an opportunity for growth as surrounding residential neighborhoods have shown support

Excellent opportunity for traditional and creative redevelopment: reuse and new construction

Buildings ready to be razed. Age allows for redevelopment

- Buildings have served their useful life

Area economically viable

- Redevelopment – not revitalization

A lot of potential

## **SENSE OF COMMUNITY**

Long-time residents

You run into people you know; makes it a small town feel

Like the small town vibe. It is not on a massive highway in a big city.

Seven Corners has a Hispanic/Latino community spirit where:

- People know and help each other; and
- Youth have neighborhood friends

Part of our fabric

Community vibe

Vibrancy

Would live nowhere else in the county

Strong identity. Branding is an opportunity. Long history

- Eden Center is not the identity of 7 Corners

Good ole days – jewel of the county

Highest point in Fairfax on top of building

Strong legacy; prestige; desirable place to live

The diversity of residents; many people take pride in living in such a diverse area

## **HISTORY OF AREA**

Historic significance as one of the oldest parts of Fairfax County

Historic area, Civic War markers

## **PUBLIC AMENITIES**

Upton Hill Park

Proximity to the W&OD Trail

Mix of public and private amenities

Great schools, caring school personnel

Having the Human Services building, however it may be moving

Access to THE Willston Multicultural Center (Community center)

Soccer field

### **STABLE SURROUNDING NEIGHBORHOODS**

Beautiful neighborhoods with sidewalks, old trees, hidden away

Stable neighborhoods (Sleepy Hollow)

New development needs to blend in with neighborhoods

Transitions to preserve neighborhoods

Don't want negative impacts on neighborhoods

Great mix of housing, great neighborhoods – strong

Surrounding community's ability/willingness/eagerness to support new development (shops, restaurants, etc.).

## **Dislikes/Areas for Improvement**

### **CROWDED**

Too crowded, buildings, roads, cars and people

### **OUTDATED/OUTMODED BUILDINGS**

Aging buildings

Do not have newer style of development

Housing is not modern, outmoded

Shoddy looking buildings; i.e. the 7 Corners Animal Hospital, Koons dealership, etc.

### **POOR TRAFFIC CIRCULATION AND TRAFFIC SAFETY CONCERNS**

#### Seven Corners intersection

The Seven Corners intersection itself needs to be fixed, it's horrific

Route 7 and Patrick Henry intersection is dangerous for pedestrians

Seven Corners intersection is confusing to newcomers, people take wrong turns

Major interchange is poorly designed

#### Other

Heavy traffic, congested roads

Level of service – poor

Circulation pattern is not connected well

Gridlock at portions (e.g. trying to go from Wilson Blvd. to Route 7)

Transportation system

Not a good Wilson Blvd. to Rte. 50 road

Safety is a concern on Willston Drive

Street pattern (service drives)

Frontage roads make traffic signals too long

Bad road design

Better traffic signals, placement and timing, location and synchronization

Need better signal timing at the Seven Corners intersections

Too much blocking the box and running red lights

Traffic accidents/outages – difficult to for public safety officials to manage traffic and services

Traffic being driven into the neighborhoods

If Route 7 is widened it will make it more difficult to cross

Leesburg pike traffic

Too many signals – frontage roads on Route 50 a model

Roosevelt Boulevard feeder of this area to I-66 and Metro

A lot of traffic up Willston Drive through heavily used streets. Residential streets

School bus stops - stops traffic on Patrick Henry; too many kids at one stop, no separate bus pull-out; issue related to overcrowded schools

Cannot get out of church due to traffic

[The lack of way finding signage to strengthen how the intersection is confusing for drivers](#)

#### **POOR COORDINATION OF TRANSIT SERVICES**

Disconnect in that transit doesn't get you to shopping and services

No bus (transit) connection to schools (Sleepy Hollow E.S.& Beechtree E.S.)

Need better transit access and direct routes to downtown DC; – only Metro

Need more frequent buses at transit center

Need shuttle service to Metro

Bus stops – cause road maintenance issues by the transit center

Transit, i.e. trolley

#### **INADEQUATE PEDESTRIAN/BICYCLIST SAFETY**

Heavy traffic on streets surrounding park is dangerous for children playing.

Bike safety. There are many accidents here.

Lack of education results in people jaywalking

Various street crossings are very bad, dangerous for pedestrians ( Rte. 50 & Patrick Henry; Sears crosswalk on Rte. 7, Rte. 7 & Patrick Henry, Patrick Henry by CVS, 7 Corners intersection -See marked-up map)

No bus pull-out on Rte. 7  
Lack of safe walking and bicycling; Not enough safe crossing areas.  
Cars don't look out for pedestrians, even when there is a light or crossing  
Parking lots are not pedestrian friendly  
Pedestrian crossing times/signals should be improved/provided  
Cannot walk to/along Rte. 7 – Not safe  
Lack of pedestrian safety north of Patrick Henry Drive

#### **INADEQUATE PEDESTRIAN/BICYCLE ACCESSIBILITY**

No accessibility for pedestrian and bicyclists  
Need work and ideas to address pedestrian and bicycle needs  
Pedestrian overpass was waste of money. It is not used. The community was not consulted.  
There was no communication from the county.  
Sidewalks and bicycle paths are a must. People have to use the street  
Not bike and pedestrian friendly, lacks connectivity  
No connection from Route 7 to Wilson Blvd. for pedestrians/bicyclists  
No room for pedestrians, bicycles  
No sidewalk for families walking to Sleepy Hollow School from the top of Sleepy Hollow Road  
Crosswalks, medians for pedestrians  
No access to bike share  
Routes 7 and 50 are physical barriers  
Hard to walk in area  
Crossing 7 Corners is difficult (interchange area) – Sleepy Hollow to Falls Church Metro; no sidewalks or pedestrian lights to help  
At the Seven Corners intersections there are no pedestrian signals – major barrier to pedestrians.  
Not bicycle friendly  
Sidewalks not aligned, missing, outdated, and deteriorating. No sidewalks in many areas.  
Walkway – Williston Center access – muddy across from Home Depot and the overflow for Home Depot parking  
Main activity centers are not well connected. The Seven Corners intersections are a barrier to that connectivity.  
Traffic, public safety including pedestrian and bicycle  
Patrick Henry/Rte. 50: access between retail centers a problem  
Lack of walkability and related safety issues. Lack of walkability by BB&T/Kastle.  
Escalator to connect shopping center gone (Saul property)  
Lack of connectivity  
Navigability especially for pedestrians going from one point to another  
Haves – people with cars. Have nots – people walking

Need an intermodal plan – lots of bike riders  
Supervisor should put pressure to reopen the escalator/elevator (VERY IMPORTANT TO GROUP)

### **INSUFFICIENT PARKING**

Insufficient parking (Eden Center)

Too much surface parking, is it possible to clarify 'insufficient parking' which I'm assuming is useful parking i.e. consolidated and pedestrian friendly?

### **LACK OF OR POOR QUALITY COMMUNITY AMENITIES**

Lack of Vietnamese Community Center

Community lacks a decent playground/pavilion area for family gatherings.

No recreation areas, the only open space available for the community is the dirt field located on the grounds of the Willston Multicultural Center.

Glen Forest, Bailey's schools are overcrowded

Shortage of parks

No integrated center

Lack of basketball court for youth/teens/adults to enjoy.

Not enough staff to offer teen programming.

Some schools are abysmal

Lack of recreational opportunities and park and open space

Culmore Post Office crowded

The Willston Center needs revitalization

Need a community building – farmers market, family-friendly activities, open space

School upkeep, spaces, overcrowding, and general condition

Aren't taking advantage of / aware of the Willston Multicultural Center

Why aren't funds used for more services for the poor people?

### **BUSINESS CHALLENGES**

Need to expand businesses outside of Eden Center

Rent too high (Eden Center)

The issue of law enforcement discrimination against the Vietnamese Community has existed for years in the region, especially in the Eden Shopping Center in Falls Church, VA.

A number of police in Falls Church have committed wrongdoings against the Vietnamese community in the Eden Center area, causing significant damage to their assets and to the future of many Vietnamese people.

### **LACK SENIOR HOUSING**

Lack of senior housing

### **HOUSING AFFORDABILITY**

Make housing as attractive, but less costly than Arlington

### **SAFETY CONCERNS**

Residents of the Seven Corners apartments and East-Falls apartments are concerned for their safety. There is suspicion of prostitution that takes place out of those apartments, particularly near Willston Drive.

There is not enough police patrols of the area.

Residents don't feel safe walking in their neighborhood at night.

There seems to be a high presence of gang and drug activity in the area of John Marshall drive. Constant fights, excessive alcohol consumption, woman employees dressed inappropriately at some restaurants (*El Catrin* and *Oasis*) located off Willston Drive.

El Catrín, El Tacobaja, and El Tecquila (bar/restaurants) have increased the drinking and brought prostitution to the community during the last three years.

Loitering

Panhandling

Loitering intoxicated men in the field area on evenings/weekends; sexual harassing comments

Illegal activity - public drunkenness, drugs

Drugs and alcohol, prostitution, and inappropriate public behavior such as urination and sexual acts.

### **CLEANLINESS AND GENERAL APPEARANCE CONCERNS**

Lots of broken glass from beer bottles in the surrounding areas of Willston Center, the field, the pathway from Willston Center to the shopping center where the CVS is located.



Residents of the community opt not to take the stairs on the bridge that connects the apartments to the Seven Corners Shopping Center due to the horrible urine odor, broken glass and men that appear to be under illegal substances that congregate at the bottom of the stairs. Trash containers behind restaurants (El Catrín, El Tacobaja, and El Tecquela) have bad smell Litter on the roadside, looks horrible

Trash in area; other places look cleaner than the Seven Corners area

Get rid of litter and illegal signs

Pedestrian Bridge is dirty

Illegal road signs are not picked up

Property maintenance

Deteriorating appearance and lack of organization, with emphasis on litter, trash, and signs

Better streetscapes – pedestrian scale, trees, sidewalks, lighting, street furniture, benches

Walkable streets – places to go

Mowing, illegal signage, ugly fencing, litter

Gateways to residential community

#### **INCONSISTENT OR LACK OF RENTAL POLICY ENFORCEMENT**

Rental policies inconsistent, tenants do not respect “No Smoking” signs of the Arlington Blvd. Apts., high rent, rat poison dangerous for children, and warning and other signs only in English

#### **UNMET INFRASTRUCTURE NEEDS**

Overhead wires are a vulnerability or liability for businesses

Unreliability of the power grid

Need to have underground utilities; power goes out all the time

Flooding of stormwater/Sanitary Sewers.

The infrastructure is overloaded.

Lack of modernization of general infrastructure

No money to build roads, landscaping

- Implementation problematic
- State, county, tax payers in the hole

Need to focus on existing infrastructure

#### **INADEQUATE INTER JURISDICTIONAL COOPERATION**

Community interaction through the County doesn't exist. Other tools aren't available from the County due to their policies. (e.g. Google Groups)

Seven Corners and Mason District feels like it's been forgotten  
Area is divided among jurisdictions; makes it difficult to plan  
Area is neglected because it is the edge of the County  
County versus State responsibilities – transportation, Rte. 50 light at Patrick Henry (Arlington Co. responsibility); everyone points fingers at everyone else  
Any study should take into account Arlington redevelopment around the EFC Metro  
- Don't make a decision without taking into account other development  
Seven Corners is more than just Fairfax County

### **PLANNING & DEVELOPMENT PRACTICES**

County is encouraging PDH zoning, pushing green space to a side and bypassing zoning  
Area needs redevelopment  
Lack of density  
Lack of connectivity between retail and business as parcels are fragmented  
Area doesn't utilize its historic significance  
The mall has changed from having an internal function to an exterior function, whereas retail and businesses are not centrally located and accessible  
Land and buildings are not utilized efficiently  
Haphazardness to area; seems unplanned; not harmonious; lack of continuity  
Mixed-use development – reference Arlington  
Lacks village feel  
The poor and tremendously inefficient licensing and of Fairfax County in terms of land development and permitting

### **NEED FOR BUSINESS & RETAIL IMPROVEMENTS**

Hard to know who provides good services. Could use contractors list like the Barcroft community uses.  
Lack of a strong national retailer  
Type of businesses; with emphasis on discount stores  
Lost upscale retail  
Site of new fitness center; is it accessible and will it be used?  
Amount of space taken up by Koons  
Want trendier stores  
Need better signage  
Not good for high end retailers/commercial development/multi-use housing  
Poor flow within business area  
○ Specifically, pedestrian movements and traffic control

Grad student: as someone not from the area, I look to shop in Tysons first, not 7 Corners

- No longer the draw it once was

Business district too small to attract critical mass  
Need Saul on-board – most important piece of land

### **INADEQUATE GREEN SPACES/OVERABUNDANCE OF PAVED SURFACES**

So much impermeable surface, no trees, all asphalt, need more green space  
Area is 90% impervious  
Not enough green  
Lack of park space, open space  
Lack of plazas  
Lack of common areas/gathering areas  
Excess parking – visually unappealing – too much concrete and impervious surface

### **LACK OF COHESIVE SOCIAL FABRIC**

Diversity of demographics makes organization difficult, emphasizing a disconnect between diverse population in Seven Corners and the surrounding community  
Property owners in the area are not working together to find common solutions  
Needs a chamber of commerce or other organization of business owners  
Dichotomy of income levels in surrounding area versus within Seven Corners  
Lack of involvement by residents  
Language barrier (English is not primary for many residents)  
Disconnect in area because of low income levels  
Hard to integrate different income levels (i.e. aging housing in CBC vs. Lake Barcroft)  
Need more stewardship of the area in a coordinated way – applies to businesses and residents

### **MISCELLANEOUS**

Illegal immigration is an issue  
Time is a barrier to implement change  
Air pollution  
Need to attract and keep young professionals  
Income levels – need to attract those with more disposable income into the core area

# Future Vision

## PUBLIC FACILITIES AND SERVICES

The Willston Multicultural Center/Community Center - do not take it away, we need it, renovate it, make it colorful, and add windows and make it bigger with more rooms for children of different ages

More staff at the Willston Center

More teen programs at the Willston Center

Community School at Willston Center - include public elementary school and community center with a library

Willston Multicultural Center is redesigned/rebuilt into an urban school model and multi-use community center for school and community use (make it a multi-story modern facility)

A community center-something like Falls Church

I see a renovation of the Willston Center where my children can enjoy themselves. The staff there makes them feel protected already.

An expanded multicultural recreation/community center for the Vietnamese population for special events, like a Vietnamese Town Center; movie theatres, school for Vietnamese.

Williston Center – utilize the space better including green space, make it better controlled.

Develop a multicultural center and grounds.

### Schools

Improved the schools so there are no school trailers (bigger schools)

Better schools for our children in the future.

Overcrowding of schools has been alleviated

More after school for everyone

Need a new elementary school

### Other Services/Facilities

More staff at the Bailey's Health Center to reduce waiting time

More programs for children past the seventh grade to make constructive use of their time, particularly in the summer.

More attention to children outdoor activities

Public facilities that are organized and consolidated – library, community center, and a farmers market

Modern post office facilities

Central area, offer more services to broader community

Vibrant mix of community services

## **PARK/GREENSPACE AND RECREATION**

Park with soccer field, beautiful children playground, barbeque grill

Park with flowers and green grass with police enforced security/traffic light signal

Separate baby park

Community beautification (more greenspace, trees, and sidewalks/trails)

More recreation and open space

Numerous green spaces and parks with playgrounds

A large greenspace park near shops

A nice boulevard with lots of trees

More parks and greenspace

More trees and shrubs, less asphalt and concrete

A green, walkable environment with less pavement and parking

More trees and landscaping

Less concrete and asphalt

Attractive, cohesive landscaping

Buried electrical wires

More greenspace and tree canopy

Places to meet and spend time and gather

More parks with water and benches, more golf courses, bike and jogging trails.

A park with youth center for a Vietnam War Memorial where the yellow S. Vietnamese flag can fly.

I envision a turf field, a swimming pool that is more cost effective since the majority of the residents are low income.

Expanded parks and green areas

Park area and some buildings have rooftop recreation

Green/sustainable buildings

A Seven Corners with a green park for people to enjoy and have big community center to keep kids away from negative things

Less surface parking

Less "slab" paving in general; more permeable paving, greenscapes

Several parks, including ball fields integrated into the residential

Places to gather in Seven Corners

Preserve green and open space

Public plazas

Protected public plaza for gathering by restaurants for pedestrians or bikes

Not too crowded or noisy; provide green open spaces  
Increase the amount of open space and opportunities  
Several parks including ball fields integrated into the residential community  
Walking to a playground.  
I envision a nice park for recreation activities and a community/party room since we live in small apartments  
I would like to see a basketball court because my children enjoy playing basketball.  
I envision a pool and park facilities.  
I see a park where youth can have fun.  
I see many families enjoying themselves in a park and playing soccer.

## **ENVIRONMENTAL**

Better flood and stormwater management  
Better handling of water flow  
New techniques of stormwater management are used despite area being developed before many newer regulations

## **APPEARANCE/MAINTENANCE**

In 10 years I see a much prettier Seven Corners, where my children can enjoy themselves.  
Clean streets  
Clean and organized area  
Better litter control and trash abatement  
Better maintenance of roads  
Better enforcement of codes, signage, panhandling and loitering  
Grass is mowed  
Improved aesthetics (buried power lines, clean streets, better landscaping)  
Initiative to address trash and related issues  
Clean pedestrian bridge over Route 50  
A cleaner and prettier bridge and a road in much better conditions  
A clean community.  
Sidewalks without broken glass  
No trash in the streets  
No dirty and nasty restaurants  
No rodents or other pests  
Sense of place - driven by urban design and appearance

## **SAFETY**

A safe Seven Corners

No youth vandalism

Park fence and gate protecting children from traffic

Drug free area

No drunks

Pedestrian safety (respect)

Walkability (sidewalks)

Have more and better police patrol

No more bars and drugs

Peaceful and safe/stable

Being able to walk in my neighborhood at night feeling safe. More police cars patrolling the area.

More security.

Peaceful drive at any time without being concerned about drunk drivers

I envision a safer environment in the schools

## **HOUSING**

Lower rents, clean conditions, better service

Well-maintained apartments

Affordable rental housing

Fair and consistent rental policies and procedures

Improved housing choices

Increased amount of affordable options

More housing (rental and for sale) to take advantage of the proximity to E. Falls Church Metro

Upgraded Willston apartments

Willston garden apartments have been razed; the area is redone with modern, attractive high-density housing with a central recreation area, modern pervious pavements, and a main connection between Patrick Henry and Roosevelt

Reduction of low income housing that is bringing down the appearance of the area and the property values

In addition to redevelopment using an urban model w/greater density and mixed use, consider redevelopment of garden apts. adding enough diversity to preserve most or all of the affordable housing.

## **TRANSPORTATION**

Reduced traffic congestion and improved traffic flow (internal and external)  
Monitor new businesses coming in to determine impact on traffic  
Improved traffic flow at Patrick Henry and Rte. 50  
Efficient flow of traffic supported by roads that branch off of the major arteries  
Some fly-over/diverted road to relieve the competition among the roads that share the Seven Corners intersection  
Public transportation to services, shopping; also neighborhood to neighborhood  
Public access roads improved  
More efficient public transportation  
Computerized lights  
Won't need cars to go anywhere (subway at E. Falls Church)  
Improved connections to public transit  
Better timed traffic lights  
Bigger roads with sidewalks  
Roads can accommodate traffic coming and going  
Navigable – mostly traffic and pedestrians  
Total rework of Seven Corners vehicle traffic flow (underpasses and overpasses)  
Direct road access between Arlington Blvd and Wilson to Leesburg Pike  
Make Route 50 limited access with redesigned frontage and loop roads  
Better traffic flow – access to shopping center  
Get the worlds' best traffic engineer to improve area – unique solution to Seven Corners – tunnels or above grade.  
Add electric station for electric cars  
Route 7 bypass for non-local traffic  
Mini mixing bowl  
Change from Seven Corners to 3 or 4 corners, add bike and trail connections  
Repainted lane markings  
Rte. 50 & Patrick Henry are grade separated  
Surface parking lots are permeable  
Urbanization plans address traffic impacts in surrounding residential areas (both vehicular and pedestrian)  
Not to worry about traffic on the weekends.  
Through-traffic passes by without gridlock  
Overpasses/underpasses instead of the current intersection  
New bridge at Route 50/Leesburg  
Better signage (easy for strangers to follow)  
Distribution of lane-by-lane maps of Seven Corners intersection to newcomers  
Less cut through streets



Street not crowded or noisy

Total re-work of seven corners – vehicle traffic flow (underpasses and overpasses)

Direct road access between Arlington Blvd and Wilson and Arlington to Leesburg Pike

Make Route 50 limited access with redesigned frontage and loop roads

## **PEDESTRIAN/BICYCLE ACCESSIBILITY; CONNECTIVITY**

Accessible sidewalks, bike trails and pedestrian bridges

Walkable, safe community that people want to go to

Create walking boulevard with trees/plants/landscaping

A more walkable community with less cut-through streets

Easy access to shops, services, restaurants

Enjoyable walk or bike from my home (near Sleepy Hollow E.S.) to enjoy a cup of coffee in a pleasant place to talk to neighbors

Route 7: streetscaping, pedestrian-oriented corridor with buses that stop regularly.

Walking Blvd – trees, plants, bushes

Wide pedestrian/bike bridge over Route 7 like Route 50

Bike paths connecting parks/green space with housing and shopping

Shorter blocks with landscaped islands in between them (a landscaped Blvd.)

Safe, attractive walkways/sidewalks; pedestrian streetscape

Wide pedestrian crossings; more visible crosswalks

A Seven Corners that is pedestrian-friendly

Add sidewalks on Rte. 7

Car and pedestrian connection between Rte. 7 and Willston Blvd. with Rte. 50 flyover

A fixed Rte. 7

Easy access to W&OD and to East Falls Church Metro

Add Capitol Bike Share to transit center and all over Seven Corners; so can commute to stores, metro, restaurants

Attractive – trees, pedestrian and cyclist-friendly; clean; affordable; provide public transit

Pedestrian systems and signals

Walkability = green spaces, parking garages to help eliminate paved surfaces

More walkable sidewalks, safe passageway for the elderly

A well thought-out transportation plan that allows easy access via all modes of transportation (walk, bike, public transit, and car)

Transit link on Route 7 to easily access East Falls Church Metro

Bike lanes and bike routes; it is a bike friendly place

Roads can accommodate traffic coming and going

Navigable for traffic and pedestrians

Greater walkability, both pedestrian and bicycle friendly

A well thought-out transportation plan allowing easy access via all modes of transportation (walk, bike, public transit, and car)

Wider pedestrian/bike bridges over 50 and 7; can include vendors, wall, with public plazas on each end

Balance between modes of transit – auto – pedestrian – bicycle, mass

Reduce auto orientation

Improve connectivity

Pedestrian and bike circulation is both internal and external with improved access and connections to public transit

A broader perspective is taken with regards to overall infrastructure

### **TRANSIT ACCESSIBILITY**

Greater bus frequency

Shuttle to Metro stations

Street car for mass transit

Transit link on Route 7 to East Falls Church Metro

Fast access to EFCM, W&OD, Fairfax Corner, and Clarendon

Streetcar or mass transit

Direct bus routes to DC – Currently all end at metro stations in Virginia

Greater frequency

Make better use of the new transit center at Seven Corners. Add direct bus lines to airports, direct bus lines to DC: 38B, 4A, 4B, 4H, 1A, 1E

Easy and efficient access to Metrorail (such as a direct bus route)

pedestrian-oriented corridor with buses that stop regularly (no need to check schedule)

### **RETAIL**

Improve mix and variety

Safe experience

Beautified storefronts and options

Improved quality of retail stores

Don't lose "mom and pop" type restaurants; not everything is a chain

Eliminate small businesses at Seven Corners to improve flow, e.g. Animal Hospital,

Laundromat

Have shared parking plans between shopping centers and public facilities

No telephone lines

No trash at retail center

Trader Joes, Wegmans, ice cream shop, outdoor cafes, local library, movie theater, free “screen on the green”, farmers market, picnics, free outdoor concerts

Desirable, useful retail

More family oriented establishments (entertainment, theater, ice cream, etc.)

Stores that are not second rate or just thrown up with no planning involvement from the community

Upmarket like Shirlington/Clarendon – looking for nicer retail

Green rooftops for outdoor dining

More kid friendly stores and restaurants.

Eden Center remains open but in a bigger Vietnamese shopping center

## **NEW DEVELOPMENT**

Mixed uses with high rise residential

Mixed-use, mixed tenure, mixed income

Nice mix of residential, office, and retail

Fairfax Corner, Clarendon are examples

Mall demolished and town center created in its place

Mixed-use buildings as nice as Arlington but not as citified as Clarendon, which has only looming buildings

Not Tysons Corner

Smart development so as not to overtax our natural resources, power grids, solid waste and other infrastructure, etc.

Mixed residential/outdoor shopping – walking neighborhood district

Desirable place where people want to work, live, be here

A clean safe hub of diverse dining and retail outlets easily accessible by walking or driving and surrounded by clean, safe and varied housing options

A vibrant (both day and night) core of modern buildings housing business, retail, and residential transition to the existing single-family neighborhoods surrounding

Integrated retail/service uses with housing

Density to support and attract businesses and residents along Route 7 and preserve neighborhood and setbacks such as done along Wilson/Clarendon Boulevard in Arlington Co.

A clean, easily accessible 7 Corners –family-oriented; single-family housing maintained; no high rises; large department stores along with a variety of smaller stores with good restaurants

Model neighborhood that is friendly and hospitable to all ages. Easy access to shops, services, and restaurants.

Neighborhood districts

Mixed-use redevelopment that preserves the supply of affordable housing and shopping

Redevelopment that strengthens surrounding neighborhoods, with more parks, access to cultural centers and a way to get to mass transit

Shopping centers – big boxes in a more urban form

Big shopping center: make it more urban mixed use center with underground parking and bring metro station – (live work and play concept)

Use Crystal City or Reston Town Center as a model to tie Seven Corners together to create cohesive environment that is pedestrian friendly

Build higher and get more green space and roof top restaurants

More green, condense the retails and office space

Future of Sears store property

Urban center with underground parking

Mix use with shopping and offices

The redevelopment of Seven Corners should include actively seeking the input of established Communities and neighborhoods and their leadership.

Demolish seven corners mall and set up a town center

Vibrant restaurants, boutique shopping, and interesting shops (not big box retail)

Creation of a restaurant row along Route 7

New mixed use development (similar to Clarendon, Tysons, Pentagon City)

Retail and restaurant venues that entice people to linger

Arts Center

Community events and destinations for concerts, festivals, etc.

Concert venue (similar to Wolftrap)

Increased density

Modern architecture in a vibrant community

6077 Arlington Blvd. is the only single house in an office row on Arlington Blvd. Please allow us to open an office.

Up-to-date information on changes to [land use] plan and [incorporation] of community input

Redo Seven Corners Center without surface parking, more fountains, green + outdoor seating and restaurants

## **GENERAL VISION**

Better environment for business and residential growth

Seven Corners will be a place singles, families and seniors will want to move to

Family-oriented area

Vision based on better communication and County statistics for planning and evaluation

Vision within 10 years not 25! We can do this!

Green space, DRT (?) and community center, bike trails.

A cleaner and safer Seven Corners, especially the Seven Corners and East Falls apartments. The residents of those apartments believe that it would be beneficial to have entry code boxes to their buildings. They would appreciate more recreation settings such as parks, basketball courts, a pool and additional teen programs. The community would appreciate having additional police patrol in the area, more family friendly restaurants and the renovation of the Willston Multicultural Center. The community strongly believes that the bridge needs to be more properly maintained. It smells like urine, there is excessive trash and broken glass at the bottom of the stairs to the bridge which is why the community doesn't utilize those stairs. The low income residents would benefit from having a Seven Corners clinic that can serve the uninsured residents of the Seven Corners community. The Bailey's Health Clinic has an extremely long waiting list for people to be served. the community would like to see a prettier aspect of Seven Corners that children and their families can enjoy and feel safe within their community.

#### **EMBRACE HISTORY**

Create destination and experience

Preserve history as an asset.

- Fort Buffalo site
- Lake Bancroft

#### **EMBRACE DIVERSITY & SENSE OF COMMUNITY**

Physical environment and cultural life that welcomes all cultures

Maintain cultural diversity, in regards to food, retail

Better connection with surrounding community

Embrace heritage

Strong sense of community

Active community involvement – clean up events, festivals, mentoring, etc.

The Vietnamese people have been in this area for more than 25 years. We live, work and have businesses in the area. We want to assimilate with the community, to have expanded business opportunities, and to have community services for our residents. We want to be part of the community and welcome any planning efforts that include the Vietnamese business and community interests.

Maintain a quaint, small-town feel

Friendship

Can look to other communities, but must keep Seven Corners special and unique

### **BUSINESS PARTNERSHIPS**

Create business partnership – managed well; involves community; business contribute to an attractive, well-maintained, safe district

A neighborhood/business partnership promoting and maintaining the area (BID)

Businesses contribute to an attractive, well-maintained district that is safe

The Vietnamese community would work with County's eminent domain powers to take over the multicultural center for a Vietnamese shopping/business center.

### **INTERJURISDICTIONAL COOPERATION**

Better cooperation between Falls Church city, Arlington and Fairfax counties

### **MISCELLANEOUS /OTHER**

Population dynamics information infrastructure – schools, stores, traffic data readily available

Information and reviews of local contractors

Seven Corners website and representation at County level

Elderly issues

Employment opportunities

Educational opportunities

Proper dress code (no short shorts)