

MASTER SUMMARY – SEVEN CORNERS WORKSHOP I

May 21, 2012

Strengths/Likes

Group 1

Vietnamese shops and people

Crowded

Central location to schools, work, post office, library

Convenient and familiar areas

Good area for business

Close to DC

Access, walking to shops,

Longtime residents

Affordable housing

Eden Center

Convenient for buses and Metro

Group 3 (No Group 2)

Positive Aspects: Location, Location!

- Convenience of having shopping centers nearby. All are within walking distance.
- Accessible transportation.
- Great schools, caring school personnel.
- Rent prices are very feasible.
- The convenience of having so many stores and several shopping centers provide a great opportunity for employment within walking distances.

Group 4

Convenience. Seven Corners is 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.

Sense of community. Seven Corners has a Hispanic/Latino community spirit where:

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

Group 5

- Diversity of people and commerce
- Variety of shopping and people
- Location and proximity to nearby destinations
- Commercial opportunities
- Transportation. It is easy to get in and out and there is convenient access to bus service
- Ethnic restaurants
- Wonderful location, gateway to Fairfax
- Center of Northern Virginia
- Access to so much of Northern Virginia
- Different services available
- Vibrancy
- Connecting Falls Church, Alexandria
- Central location is key
- Diversity of housing types, for instance condominiums, and different land uses
- A lot of shopping and retail
- Like the small town vibe. It is not on a massive highway in a big city.
- You run into people you know, makes it a small town feel
- Community vibe
- Mix of commercial services. Everything is here
- Having the Community Services building, however it may be moving
- Great for new business or entrepreneurs, there are 2 incubators
- The Eden Center in Falls Church (but it could be a better asset)

Group 6

- Accessibility due to central location, with emphasis on cars
- Diversity of residents (race, ethnicity and income levels), retail and food offerings
- Existing mixed-use nature, which presents an opportunity for growth as surrounding residential neighborhoods have shown support
- Location as the Heart of Northern Virginia and Gateway of Fairfax County
- Existing mix of housing types that accommodate a variety of income levels
- Proximity to the W&OD Trail
- Historic significance as one of the oldest parts of Fairfax County
- Business friendly, ranging from small businesses to big box stores

- Connectivity to public transit via the Transit Center and Metro
- Excellent opportunity for traditional and creative redevelopment: reuse and new construction
- Mix of public and private amenities
- Sense of community
- Upton Hill Park

Group 7

- Can walk to day-to day retail
- Diversity of population ***
- Everything close to home
- Convenient shopping
- LOCATION ***
- Nearness to Metro; coming of Silver Line and access to airport
- View working from the BB& T tower
- Proximity to DC, convenient to jobs in general
- Convenient to medical services
- Close to mosque
- "Gravity well of DC"
- Area is a crossroads or hub; interchange aspect of area
- Schools are close by
- Great schools
- One of the few areas with affordable housing
- Variation in housing stock
- Halal Stores in area
- Trader Joes nearby
- Convenient to Dulles airport
- Safe area
- Community center (multicultural)
- Bus connections

Group 8

- Convenience to central city and surrounding areas, retail (Target mentioned), as well as other facilities
- Diversity – great resources to help.
- Day Care has 30 countries represented. Viewed as “United Nations”
- Density of the commercial strip
- Transportation: nearby metro and the “cross” roads – “7 ways to go” – connectivity
- Restaurants – excellent choices

- Access to Eden Center & related Vietnamese culture
- Great mix of housing, great neighborhoods – strong
- Part of our fabric
- Would live nowhere else in the county
- Mix of services – retail diversity – from Target to ethnic stores
- Diversity – grew up here; Exposure to array of people and cultures
- Live and work in my neighborhood

Group 9

- Easy access to highways, by car
- Close to WO&D trail
- Good, diverse community; all get along
- Stable neighborhoods (Sleepy Hollow)
- Falls Church Metro is close, future Silver Line stop
- Bus service
- Shopping and dining; more new options recently
- Highest point in Fairfax on top of building
- Historic area, Civic War markers
- A lot of potential
- Proximity to DC
- Good schools
- Eden Center – variety of restaurants
- Strong legacy; prestige; desirable place to live
- Affordable housing and shopping
- Proximity to Falls Church Metro
- Access to Willston Multicultural Center
- Three grocery stores
- Near areas with job growth (Fairview Park, Mark Center, BRAC)
- Inside the Beltway
- Convenience, centrally located
- Trees
- Beautiful neighborhoods
- Sidewalks, old trees, hidden away
- Good-looking people (best group!)

What to Preserve or Protect

- Affordable housing
- Trees
- Stable neighborhoods
- New development needs to blend in with neighborhoods

- Transitions to preserve neighborhoods
- Don't want negative impacts on neighborhoods
- Shop and restaurants – Barnes & Noble/Starbucks/grocery stores
- Soccer field

Group 10

- Easy traffic flow from south to north (onto Roosevelt Boulevard to get to I-66)
- Hub of diversity in terms of goods and service. Ethnicity works well
- Retailers – target, home depot, Safeway
- Strong identity. Branding is an opportunity. Long history
 - Eden Center is not the identity of 7 Corners
- Great location
- Walk to metro
- Good ole days – jewel of the county
- Buildings ready to be razed. Age allows for redevelopment
 - Buildings have served their useful life
- Traffic flow/people
- Area economically viable
 - Redevelopment – not revitalization
- Bottleneck discourages traffic at interchange. Route 50 till the choke point (which is the interchange) operates well
- Commute to DC is great

Dislikes/Areas for Improvement

Group 1

Too crowded, buildings, roads, cars and people

Aging building

Rent too high (Eden Center)

Insufficient parking (2 comments)

Traffic problems

Lack of senior housing

Need to expand businesses outside of Eden Center

Lack of Vietnamese Community Center

Group 3 (No Group 2)

Recreation:

- 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.
- Loitering of intoxicated men in the field area in the evenings and weekends as well. Women often receive harassing comments from the men on the field.
- Lack of basketball court for youth/teens/adults to enjoy.
- Not enough staff to offer teen programming.

Safety:

- 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 patrol 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.
- Restaurants *El Catrin* and *Oasis* located off Willston Drive give the community a terribly bad aspect. There are constant fights, excessive alcohol consumption. Women employed in the restaurants are dressed totally inappropriate. In the early evening hours men are seen on the outside of these establishments inappropriately touching the waitresses.
- There is a high amount 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 shopping center where Home Depot is 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.

Commute:

- Heavy traffic, too much congestion.
- Not enough safe crossing areas.

Group 4

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

Safety. Drugs and alcohol, prostitution, and inappropriate public behavior such as urination and sexual acts. Heavy traffic on streets surround park is dangerous for children playing. Broken glass in new pedestrian bridge.

Businesses. Specifically El Catrín, El Tacobaja, and El Tecquela (bar/restaurants) have increased the drinking and brought prostitution to the community during the last three years. Trash containers behind restaurants have bad smell.

Group 5

- Litter on the roadside, looks horrible
- Glen Forest, Baileys schools are overcrowded
- Loitering
- The Seven Corners intersection itself needs to be fixed, it's horrific
- Gridlock at portions (e.g. trying to go to Wilson to Route 7)
- Pedestrian safety
- Disconnect in that transit doesn't get you to shopping and services
- Need work and ideas to address pedestrian and bicycle needs
- Overhead wires are a vulnerability or liability for business
- Route 7 and Patrick Henry intersection is dangerous for pedestrians
- Community interaction through the County doesn't exist. Other tools aren't available from the County due to their policies. (e.g. Google Groups)
- No accessibility for pedestrian and bicyclists
- Pedestrian overpass was waste of money. It is not used. The community was not consulted. There was no communication from the county.
- Illegal road signs are not picked up
- Panhandling
- Seven Corners intersection is confusing to newcomers, people take wrong turns
- Hard to know who provides good services. Could use contractors list like the Barcroft community uses.
- Sidewalks and bicycle paths are a must. People have to use the street.
- Bike safety. There are many accidents here.
- Need to have underground utilities; power goes out all the times.
- Litter
- Lack of a strong national retailer
- Some schools are abysmal
- Lack of education results in people jaywalking.
- Lack of recreational opportunities and open space
- So much impermeable surface, no trees, all asphalt, need more green space
- Property maintenance
- County is encouraging PDH zoning, pushing green space to a side and bypassing zoning
- Illegal immigration is an issue
- Seven Corners and Mason District feels like it's been forgotten
- Stormwater flooding and Sanitary Sewer. The infrastructure is overloaded.

Group 6

- Area needs redevelopment
- Lack of density
- Deteriorating appearance and lack of organization, with emphasis on litter, trash, and signs
- Diversity of demographics makes organization difficult, emphasizing a disconnect between diverse population in Seven Corners and the surrounding community
- Not bike and pedestrian friendly, lacks connectivity
- Time is a barrier to implement change
- 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
- Area is 90% impervious
- Lack of park and recreational opportunities
- Air pollution
- Type of businesses; with emphasis on discount stores

Group 7

- Do not have newer style of development
- Shortage of parks
- No integrated center
- Too much parking, i.e. impervious surface
- Circulation pattern is not connected well
- TRAFFIC****
- Gridlock
- Not enough green
- Lost upscale retail
 - 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
 - School bus stops - stops traffic on Patrick Henry; too many kids at one stop, no separate bus pull-out; issue related to overcrowded schools)
- No connection from Route 7 to Wilson Blvd.
- No room for pedestrians, bicycles [????]
- Trash in area; other places look cleaner than the Seven Corners area
- Transportation system
- No sidewalk for families walking to Sleepy Hollow school from the top of Sleepy Hollow Road
- No bus (transit) connection to schools (Sleepy Hollow E.S.& Beechtree E.S.)

- Culmore Post Office crowded
- Housing is not modern, outmoded
- Not a good Wilson Blvd. to Rte. 50 road
- Safety is a concern on Willston Drive
- Street pattern (service drives)
- The Willston Center needs revitalization
- Shoddy looking buildings; i.e. the 7 Corners Animal Hospital, Koons dealership, etc.
- Haphazardness to area; seems unplanned; not harmonious; lack of continuity
- Major interchange is poorly designed
- Bad road design
- Property owners in the area are not working together to find common solutions
- Illegal activity - public drunkenness, drugs
- Site of new fitness center; is it accessible and will it be used
- Amount of space taken up by Koons

Group 8

- No direct access to public transportation to get to DC
- Cannot walk to/along Rte. 7 – Not safe
- Excess parking – visually unappealing – too much concrete; Lack of green space
- Level of service – poor
- Lack of pedestrian safety north of Patrick Henry Drive
- Traffic accidents/outages – difficult to for public safety officials to manage traffic and services
- Pedestrian Bridge: dirty, not clean, trash (Home Depot)
- Walkway – Williston Center access – muddy across from Home Depot and the overflow for Home Depot parking
- Sidewalks not aligned, missing, outdated, and deteriorating. No sidewalks in many areas.
- Lack of walkability and related safety issues. Lack of walkability by BB&T/Kastle.
- Not enough parks, lack of common areas/gathering areas
- Traffic being driven into the neighborhoods
- Reliability of the power grid – apparently not
- At the Seven Corners intersections there are no pedestrian signals – major barrier to pedestrians.
- Not bicycle friendly
- Main activity centers are not well connected. The Seven Corners intersections are a barrier to that connectivity.
- Cannot get out of church due to traffic

- Traffic, public safety including pedestrian and bicycle
- Bus stops – cause road maintenance issues by the transit center
- Need better signal timing at the Seven Corners intersections
- Patrick Henry/Rte. 50: access between retail centers a problem
- Need better signage
- Too much blocking the box and running red lights

Group 9

- Transportation – traffic congestion
- Safe walking and bicycling
- Transit access and direct routes to downtown DC
- More frequent buses at transit center
- Shuttle service to Metro
- Better streetscapes – pedestrian scale, trees, sidewalks, lighting, street furniture, benches
- Crosswalks, medians for pedestrians
- Provide access to bike share
- Add bike lanes and bike routes
- Better traffic signals, placement and timing, location and synchronization
- Need to attract and keep young professionals
- Community building – farmers market, family-friendly activities, open space
- Mixed-use development – reference Arlington
- Walkable streets – places to go
- Trendier stores
- Make housing as attractive, but less costly than Arlington
- Get rid of litter and illegal signs
- Needs a chamber of commerce or other organization of business owners

Issues with Physical Environment

- Parking lots
- Congested roads
- Litter
- Lack of park space
- Income levels – need to attract those with more disposable income into the core area
- Dichotomy of income levels in surrounding area versus within Seven Corners
- Lack of plazas/open space
- Routes 7 and 50 are physical barriers
- Lack of gathering spaces
- School upkeep, spaces, overcrowding, general condition
- General infrastructure, lack of modernization
- Area is divided among jurisdictions; makes it difficult to plan

- Area is neglected because it is the edge of the County
- Aren't taking advantage of / are aware of Willston Multicultural Center
- County versus State responsibilities – transportation, 50 light at Patrick Henry (Arlington Co. responsibility); everyone points fingers at everyone else
- Lack of involvement by residents
- Language barrier (English is not primary for many residents)
- 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
- 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

Group 10

- Largest demographic segments. Low income
 - Not good for high end retailers/commercial development/multi-use housing
- Disconnect in area because of low income levels
- High income levels feed into the area
- Hard to integrate different income levels (i.e. aging housing in CBC vs. Lake Barcroft)
- Flow within business area
 - Specifically, pedestrian movements and traffic control
- If Route 7 is widened it will make it more difficult to cross
- Lacks village feel
- Traffic problem
- 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
- Escalator to connect shopping center gone (Saul property)
 - Lack of connectivity
- Need Saul on Board – most important piece of land
- No bus to DC (direct) – only metro
- No money to build roads, landscaping
 - Implementation problematic
 - State, county, tax payers in the hole
- Need to focus on existing infrastructure
- Navigability especially for pedestrians going from one point to another
- Haves – people with cars. Have nots – people walking
- Intermodal plan – lots of bike riders
- Transit, i.e. trolley
- Gateways to residential community
- Need more stewardship of the area in a coordinate way – applies to businesses and residents
- Mowing, illegal signage, ugly fencing, litter

- Leesburg pike traffic
 - Frontage roads make traffic signals too long
- Too many signals – frontage roads on Route 50 a model
- Interchange
- Roosevelt Boulevard feeder of this area to I-66 and Metro
- A lot of traffic up Willston Drive through heavily used streets. Residential streets
- Supervisor should put pressure to reopen the escalator/elevator (VERY IMPORTANT TO GROUP)
- Jurisdictional – Seven Corners is more than just Fairfax County
- Any study should take into account Arlington redevelopment around the EFC Metro
 - Don't make a decision without taking into account other development

Future Vision

Group 1

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. Work with County's eminent domain powers to take over the multicultural center for a Vietnamese shopping/business center. We want to be part of the community and welcome any planning efforts that include the Vietnamese business and community interests.

Transportation: More parking, less traffic, improve traffic at 7 Corners, bigger roads with sidewalks.

Pedestrian/Residents: More walkable sidewalks, safe passageway for the elderly.

Business: To keep Eden Center open, need shopping malls, more retail stores for Vietnamese businesses (4 comments), and bigger Vietnamese shopping center.

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

Environment: Need 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.

Buildings and Uses: Mixed uses with high rise residential.

Group 3 (No Group 2)

Recreation/Education

- In 10 years I see a much prettier Seven Corners, where my children can enjoy themselves.
- I envision a safer environment in the schools and better education.
- I am envisioning a cleaner and prettier bridge and a road in much better conditions.

- I envision a turf field, a swimming pool that is more cost effective since the majority of the residents are low income.
- More kid friendly stores and restaurants.
- Walking to a playground.
- I envision a clean community. Better schools for our children in the future.
- More programs for children past the seventh grade to make constructive use of their time, particularly in the summer.
- 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.
- More teen programs at Willston.
- I envision a pool and park facilities.
- I see a bigger school.
- I see a park where youth can have fun.
- I see a renovation of the Willston Center where my children can enjoy themselves. The staff there makes them feel protected already.
- I see many families enjoying themselves in a park and playing soccer.

Safety/Transportation

- Be able to walk in my neighborhood at night feeling safe. I envision more police cars patrolling the area.
- More security.
- Peaceful drive at any time without being concerned about drunk drivers.
- More transportation.
- Not to worry about traffic on the weekends.

Group 4

Public Buildings:

- Willston Center, bigger, more rooms for children of different ages
- Willston Center, do not take it away, we need it, renovate it
- Willston Center, more staff
- Willston Center, renovate it, make it more colorful, and add windows
- Bailey's Health Center, more staff, less waiting time

Open Space:

- Park with soccer field, beautiful
- Park with children playground
- Park with barbeque grill
- Park with flowers and green grass with police enforced security/traffic light signal

- Separate baby park

Public Health:

- Clean Seven Corners
- Sidewalks without broken glass
- No trash in the streets
- No dirty and nasty restaurants
- No rodents or other pests

Safety:

- Safe Seven Corners
- No youth vandalism
- Park fence and gate protecting children from traffic
- Drug free area
- No drunks
- Pedestrian safety (respect)
- Walkability (sidewalks)

Housing:

- Lower rents, clean conditions, better service
- Well-maintained apartments
- Affordable rental housing
- Fair and consistent rental policies and procedures

Miscellaneous:

- Employment opportunities
- Educational opportunities
- Friendship
- Proper dress code (no short shorts)
- Up-to-date information on changes to [land use] plan and [incorporation] of community input

Group 5

Schools

- Improved the schools, without trailers
- No school trailers

Appearance/Maintenance

- Clean streets
- Clean and organized area
- Better litter 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)

New Development

- 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.

Parks/Greenspace/Streetscape

- 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
- Green rooftops for outdoor dining
- 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

Transportation/ Pedestrian, Bicycle Access

- Accessible sidewalks, bike trails and pedestrian bridges
- Smooth and safe traffic, bike and pedestrian flow
- Safe bike and walking paths
- Easy and efficient access to Metrorail (such as a direct bus route)
- Mass transit to East Falls Church Metro
- Local Metro station
- Through-traffic passes by without gridlock
- Overpasses/underpasses instead of the current intersection
- Smoother transportation than the current Seven Corners 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
- Concert venue (similar to Wolftrap)

General Vision

- Better environment for business and residential growth
- Seven Corners will be a place singles, families and seniors will want to move to
- Maintain a quaint, small-town feel
- Family-oriented area
- Vision based on better communication and County statistics for planning and evaluation

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
- Active community involvement – clean up events, festivals, mentoring, etc.
- Better flood and stormwater management
- Better handling of water flow

Group 6

1. Improve transportation
 - Congestion: internal and external
 - Connections to public transit
2. Better retail
 - Improve mix and variety
 - Quality stores
 - Safe experience
3. Increase density
4. Improve housing choices
 - Increase amount of affordable options
5. Embrace history
 - Create destination and experience
6. Public facilities
 - Organized and consolidated
 - Library
 - Community center
 - Farmers market
7. Pedestrian and bike circulation
 - Internal
 - External, whereas improve access and connections to public transit
8. Sense of place
 - Driven by urban design and appearance
 - Decrease amount of parking lots
9. Maintain cultural diversity
 - Food
 - Retail
 - Better connection with surrounding community
 - Embrace heritage
10. Parks and Recreation

- Increase the amount of open space and opportunities
11. Stormwater management
- Utilize new techniques since the area was developed before many regulations

Group 7

TRANSPORTATION

- Reduced traffic congestion
- Improved traffic flow at Seven Corners
- 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)

INTERJURISDICTIONAL COOPERATION

- Better cooperation between Falls Church city, Arlington and Fairfax counties

SAFETY

- Have more and better police patrol
- Have a safe community
- No more bars and drugs

CONNECTIVITY

- Bike paths connecting parks/green space with housing and shopping
- Shorter blocks with islands (landscaped Blvd.) in between them
- Safe, attractive walkways/sidewalks
- More visible crosswalks
- A Seven Corners that is pedestrian-friendly
- Safe places to bike; everything is close enough to bike to
- Add sidewalks on Rte. 7
- Car and pedestrian connection between Rte. 7 and Willston Blvd. with Rte. 50 flyover
- A fixed Rte. 7
- A broader perspective is taken with regards to overall infrastructure

HOUSING

- Affordable housing
- Upgrade 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

PARKS AND GREEN AREAS

- 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

APPEARANCE AND RETAIL

- Beautified storefronts and options
- Modern architecture in a vibrant community
- Improved quality of retail stores
- Don't lose "mom and pop" type restaurants; don't let everything become 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

PUBLIC FACILITIES

- Community School at Willston Center - include public elementary school and community center with a library
- A community center-something like Falls Church
- Revitalized Willston Community Center
- 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)
- Modern post office facilities
- Overcrowding of schools has been alleviated

Group 8

- Redevelopment that strengthens surrounding neighborhoods, with more parks, access to cultural centers and a way to get to mass transit.
- Upmarket like Shirlington/Clarendon – looking for nicer retail
- Williston Center – utilize the space better including green space, make it better controlled. Central area, offer more services to broader community

- Greater walkability, both pedestrian and bicycle friendly
- Better traffic flow – access to shopping center
- Reduce auto orientation
- Imitative to address trash and related issues
- Use Crystal City or Reston Town Center as a model to tie Seven Corners together to create cohesive environment that is pedestrian friendly
- Big shopping center: make it more urban mixed use center with underground parking and bring metro station – (live work and play concept)
- Pedestrian systems and signals
- Walkability = green spaces, parking garages to help eliminate paved surfaces
- Vibrant mix of community services
- Need a new elementary school
- Change from Seven Corners to 3 or 4 corners, add bike and trail connections
- Build higher and get more green space and roof top restaurants
- 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
- More green, walkability and bicycling
- Shopping centers – big boxes in a more urban form.
- Balance between modes of transit – auto – pedestrian – bicycle, mass
- Repainting lane markings is needed

Group 9

- Bike friendly
- Bike lanes
- Connect to W&OD trail
- Bike Share stations to commute to stores, Metro, restaurants (Capital Bike Share)
- Easy bus commute between Seven Corners and NW DC
- Direct bus routes to DC
- Greater bus frequency
- Shuttle to Metro stations
- Also, direct bus service to airports (both)
- Trader Joes, Wegmans, ice cream shop, outdoor cafes, local library, movie theater, free “screen on the green”, farmers market, picnics, free outdoor concerts
- Better timing of traffic lights
- Better litter control
- Mixed-use, mixed tenure, mixed income

- Walkable
- Nice mix of residential, office, and retail
- Several parks, including ball fields integrated into the residential
- Easy access to W&OD and to East Falls Church Metro
- Fairfax Corner, Clarendon are examples
- Street car for mass transit
- Pedestrian walkable/streetscapes
- Places to gather in Seven Corners
- Mall demolished and town center created in its place
- Roads can accommodate traffic coming and going
- Mixed-use buildings as nice as Arlington and Clarendon, but not as citified as Clarendon (looming buildings)
- Stores that are not second rate or just thrown up with no planning involved by community, spot infill
- Walkable, safe community that people want to go to
- More green space
- Not Tysons Corner
- Smart development
- Desirable, useful retail
- More family oriented establishments (theater, ice cream, parlor)
- Sense of community
- Peaceful and safe/stable
- Navigable – mostly traffic and pedestrians
- 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
- Total rework of Seven Corners vehicle traffic flow (underpasses and overpasses)
- Direct road access between Arlington Blvd and Wilson to Leesburg Pike
- Create walking boulevard with trees/plants/landscaping
- A more walkable community with less cut-through streets
- More housing (rental and for sale) to take advantage of the proximity to East Falls Church Metro
- Make Route 50 limited access with redesigned frontage and loop roads
- Integrated retail/service uses with housing
- Better access to East Falls Church Metro
- Vision – 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
- A neighborhood/business partnership promoting and maintaining the area
- Physical environment and cultural life that welcomes all cultures
- Density to support and attract business and residents along Route 7
- Preserve neighborhoods and set back (as is found along Wilson/Clarendon Blvd in Arlington)

- Streetscaping; pedestrian-oriented corridor with buses that stop regularly (no need to check schedule)
- 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
- Model neighborhood that is friendly, hospitable to all ages; mixed-use
- Easy access to shops, services, restaurants
- Attractive – trees, pedestrian and cyclist-friendly; clean; affordable; provide public transit
- Not too crowded or noisy; provide green open spaces
- Desirable place where people want to work, live, be here
- Create business partnership – managed well; involves community; business contribute to an attractive, well-maintained, safe district
- A vibrant (both day and night) core of modern buildings housing business, retail, and residential transition to the existing single-family neighborhoods surrounding
- A well thought-out transportation plan allowing easy access via all modes of transportation (walk, bike, public transit, and car)
- 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
- Transit link on Route 7 to East Falls Church Metro
- Mixed-use developments with easy access to neighborhoods
- Wider pedestrian/bike bridges over 50 and 7; can include vendors, wall, with public plazas on each end
- Mixed-use redevelopment that preserves the supply of affordable housing and shopping
- Protected public plaza for gathering by restaurants for pedestrians or bikes

Group 10

- Vibrant (both day and night) core of modern buildings consisting of businesses, retail, and residential transitioning to the existing SFHs surrounding.
- A well thought-out transportation plan that allows easy access via all modes of transportation (walk, bike, public transit, and car).
- VISION STATEMENT: A clean safe hub of diverse dining and retail outlets easily accessible by walking or driving and surrounded by clean and safe varied housing options
- Wide pedestrian crossings
- Public plazas
- Wide pedestrian/bike bridge over Route 7 like Route 50
- Transit link on Route 7 to easily access East Falls Church Metro
- Mixed use development with easy access to neighborhoods
- Bike lane and bike friendly place
- Connect to W&OD trail
- Bike share stations to commute to stores, metro, restaurants (Capitol Bike Share)
- Easy bus commute between Seven Corners and NW DC

- Direct bus routes to DC – Currently all end at metro stations in Virginia
- Greater frequency
- Shuttle to Metro stations
- Direct bus service to the airports
- Traders Joe’s, Wegmans, movie theater/free “screen on the green”, ice cream shop, outdoor cafes, local library, farmers market, picnics, free outdoor concerts
- Better timing of traffic signals
- Better litter control
- Mixed-use, mixed tenure, and mixed-income
- Nice mix of residential, office, and retail
- Several parks including ball fields integrated into the residential community
- East access to EFCM (east falls church metro), W&OD, Fairfax Corner, and Clarendon
- Streetcar or mass transit
- Pedestrian walk/streetscape
- Demolish seven corners mall and set up a town center
- Roads can accommodate traffic coming and going
- Mixed-use buildings as nice as Arlington but not as citified as Clarendon, which has only looming buildings. – [This is probably more true of Ballston – Mike Garcia comment](#)
- Stores that are not second rate or just thrown up with no planning involvement from the community
- More green spaces
- Not Tysons Corner
- Smart Development
- More family-oriented establishments – entertainment, theater, ice cream, etc.
- Navigable for traffic and pedestrians
- Neighborhood districts
- 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
- Walking Blvd. – trees, plants, bushes
- Less cut through streets
- More housing (rental and for sale) to take advantage of proximity to EFCM
- Make Route 50 limited access with redesigned frontage and loop roads
- Integrated retail/service uses with housing
- Better access to EFCM
- VISION STATEMENT: A clean, easily accessible 7 Corners – Family oriented, single family housing maintained, no high rises, large department store along with a variety of smaller stores –good restaurants.
- A neighborhood/business partnership promoting and maintaining the area (BID)
- Physical environment and cultural life that welcomes all cultures

- Density to support and attract businesses and residents along Route 7 and preserve neighborhood setbacks such as done along Clarendon Boulevard in Arlington County.
- Route 7: streetscaping, pedestrian-oriented corridor with buses that stop regularly.
- Enjoyable walk or bike from my home (near Sleepy Hollow Elementary School) to enjoy a cup of coffee in a place and talk with residents.
- Model neighborhood that is friendly and hospitable to all ages. Easy access to shops, services, and restaurants.
- Street not crowded or noisy
- Preserve green and open space
- Businesses contribute to an attractive, well-maintained district that is safe

Quick Summary

Group 1

No summary.

Group 3 (No Group 2)

In summary the community would like to see a cleaner and safer Seven Corners in the community especially of the Seven Corners and East Falls apartments located on Willston Drive and John Marshall Drive. 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. In summary 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.

Group 4

Question 1:

Seven Corners is a convenient location with a sense of community and the Willston Center as a major asset.

Question 2:

Unsafe (area) and unhealthy living conditions (rental apartments) are major challenges.

Question 3:

A clean and safe Seven Corners with a park with a soccer field and a children playground, and with quality sidewalks and pedestrian right-of-ways, traffic, and road conditions.

Group 5

Consensus Positives:

- Diversity
- Central, accessible location to many areas

Primary Issues:

- Traffic
- Bicycle and pedestrian safety
- Litter and maintenance
- Infrastructure: stormwater, power, water, information

Big Ideas/Future Vision:

- Live, work and retire here
- More greenspace
- Sensible roadway system: improved traffic flow, better pedestrian/bicycle system
- Relief of school overcrowding

Group 6

No summary.

Group 7

- Close-in, central location - proximity to DC and jobs, Metro, roads and airport
- Good schools
- Convenient to retail
- Diversity of residents is a big plus
- Lots of affordable housing
- Traffic is very bad
- Area seems unplanned and obsolete
- Pedestrian amenities are often lacking or unsafe
- Schools are overcrowded
- Shoddy or outmoded appearance of many buildings in the area
- Need to fix the transportation issues
- Make the area more green
- Improve the appearance of the area and modernize functionality
- Make better use of the Willston Center, to include a school
- Maintain the diversity of the area
- Preserve affordable housing but also upgrade the housing

Group 8

Likes: Convenience, Diversity, transportation, restaurants

Dislikes: Too much concrete – not enough open space; pedestrian unfriendliness; traffic

Group 9

- Walkable/bike-able
- Better access to Metro / better transit service / direct routes
- Green public spaces / common gathering areas
- Build sense of community
- New housing
- Good schools
- Safe/clean
- Mixed-use
- Maintain diversity
- Organization as cheerleader
- Family-oriented – ice cream!
- Can look to other communities, but must keep Seven Corners special and unique

Group 10