

FUTURE VISION EXECUTIVE SUMMARY – SEVEN CORNERS

PUBLIC FACILITIES AND SERVICES

- Retain Multicultural Center/Community Center use; have a community/party room for community use
- Consider Community School at Willston Center - elementary school/community center/library
- Make community school urban, multi-story
- Expanded multicultural recreation/community center for the Vietnamese
- Williston Center site – improve the grounds and utilize the space better including green space, make it better controlled.
- Alleviate overcrowding of schools so there are no school trailers (bigger schools)
- Services for teens, after-school programs, summer youth programs and outdoor activities, youth center, expand health center (more staff)
- Vibrant mix of community services
- Needs to be more safe areas to play
- Farmer’s market
- Public facilities that are organized and consolidated – library, community center, and a farmers market and offer more services to broader community
- Modern post office facilities

PARK/GREENSPACE AND RECREATION

- Soccer field (turfed)
- Children playground
- Parks with water and benches, barbeque grill, and a Pavilion area for family gatherings
- Golf courses
- Bike and jogging trails.
- Separate baby park
- Community beautification (more greenspace, trees, shrubs, landscaping and boulevard with trees)
- More recreation and open space
- Public plazas especially near restaurants, shops
- A green, walkable environment with less pavement and parking
- Buried electrical wires
- Places to meet and spend time and gather in Seven Corners
- A park with a Vietnam War Memorial

- A swimming pool (that is more cost effective for low-income residents)
- Green/sustainable buildings; more permeable paving
- Ball fields integrated into the residential
- Basketball courts

ENVIRONMENTAL

- Better flood and stormwater management (swm) ; Use new swm techniques

APPEARANCE/MAINTENANCE

- A much prettier Seven Corners
- Improved aesthetics (buried power lines, better landscaping)
- Clean streets, litter control and trash abatement
- Better maintained roads
- Enforcement of codes, signage, panhandling and loitering, property maintenance
- Grass is mowed
- A cleaner and prettier pedestrian bridge and a road in much better conditions
- No rodents or other pests
- Sense of place - driven by urban design and appearance

SAFETY

- A peaceful and safe/stable Seven Corners
- No youth vandalism
- Park fence and gate protecting children from traffic
- Drug free area
- No drunks
- Walkability (sidewalks) and pedestrian safety (respect)
- Being able to walk in my neighborhood at night feeling safe
- Have more and better police patrol

HOUSING

- Well-maintained apartments, clean conditions, better service
- Affordable rental housing
- Improved housing choices with increased amount of affordable options
- More housing (rental & for-sale) to take advantage of 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
- Redevelopment of garden apts. adding enough diversity to preserve most or all of the affordable housing
- Provide senior housing

TRANSPORTATION

- Reduced traffic congestion and improved traffic flow (internal and external)
- 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
- Total rework of Seven Corners vehicle traffic flow (underpasses and overpasses)
- 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
- Improved connections to public transit; Public transportation to services, shopping; also neighborhood to neighborhood
- Public access roads improved
- Better traffic signals, placement and timing, location and synchronization
- Bigger roads with sidewalks
- Make Route 50 limited access with redesigned frontage and loop roads
- Repainted lane markings
- Rte. 50 & Patrick Henry are grade separated
- Surface parking lots are permeable
- 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
- Provide a lane-by-lane map of the seven corners intersection for people new to the area so they are not confused
- Less cut through streets
- Direct road access between Arlington Blvd and Wilson and Arlington to Leesburg Pike

PEDESTRIAN/BICYCLE ACCESSIBILITY; CONNECTIVITY

- Accessible sidewalks, bike trails and pedestrian bridges
- Walkable, safe community that people want to go to; pedestrian streetscape
- Create walking boulevard with trees/plants/landscaping
- A community with less cut-through streets
- Route 7: add sidewalks & streetscaping, pedestrian-oriented corridor with buses that stop regularly.
- Wide pedestrian/bike bridge over Route 7 like Route 50
- Shorter blocks with landscaped islands in between them (a landscaped Blvd.)
- Wide pedestrian crossings; more visible crosswalks
- Car and pedestrian connection between Rte. 7 and Willston Blvd. with Rte. 50 flyover
- Above-grade pedestrian crossing at Patrick Henry/Route 50
- 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
- Pedestrian systems and signals
- Walkability = green spaces, parking garages to help eliminate paved surfaces
- A well thought-out transportation plan that allows easy access via all modes of transportation (balance between walk, bike, public transit, and car)
- Bike lanes and bike routes; it is a bike friendly place
- Wider pedestrian/bike bridges over 50 and 7; can include vendors, wall, with public plazas on each end
- Provide connection from Route 7 to Wilson Blvd. for pedestrians/bicyclists
- Provide sidewalk for families walking to Sleepy Hollow School from the top of Sleepy Hollow Road
- Working escalator to connect shopping center gone (Saul property) along with better way-finding signage

TRANSIT ACCESSIBILITY

- Shuttle to Metro stations
- Street car for mass transit
- Transit link on Route 7 with direct route to East Falls Church Metro, W&OD, Fairfax Corner, and Clarendon
- 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
- Pedestrian-oriented corridor with buses that stop regularly and with greater frequency(no need to check schedule)

RETAIL

- Improve mix, variety and quality of retail
- Retail and restaurant venues that entice people to linger
- Beautified storefronts and options
- 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 or overhead wires
- Trader Joes, Wegmans, ice cream shop, outdoor cafes, local library, movie theater, free "screen on the green", farmers market, picnics, free outdoor concerts
- More family oriented establishments (entertainment, theater, ice cream, etc.)
- Upmarket like Shirlington/Clarendon – looking for nicer retail
- Green rooftops for outdoor dining
- Eden Center remains open but in a bigger Vietnamese shopping center

NEW DEVELOPMENT

- Redevelopment using an urban model w/greater density and mixed use - residential, office, and retail
- Mixed-use redevelopment that preserves the supply of affordable housing and shopping
- High rise residential
- Mixed tenure, mixed income
- Urban design should be of "good quality." Examples: use new Rockville area, Fairfax Corner, Clarendon, Pentagon City, Crystal City or Reston Town Center as models; tie Seven Corners together to create cohesive environment that is pedestrian friendly
- Mixed-use buildings as nice as Arlington but not as citified as Clarendon, which has only looming buildings; not Tysons Corner
- Provide a village feel to area and make it feel more harmonious, less unplanned
- Outdoor shopping – walking neighborhood district
- Mall demolished and town center created in its place
- Big shopping center: make it more urban mixed use center with underground parking and bring metro station – (live work and play concept)
- Redo Seven Corners Center without surface parking, more fountains, green + outdoor seating and restaurants
- Creation of a restaurant row along Route 7
- Vibrant restaurants, boutique shopping, and interesting shops (not big box retail)
- Shopping centers – big boxes in a more urban form

- Build higher, condense the retail & office and get more green space and roof top restaurants
- Smart development so as not to overtax our natural resources, power grids, solid waste and other infrastructure, etc.
- A vibrant (both day and night) core of modern buildings housing business, retail, and residential transition to the existing single-family neighborhoods surrounding
- 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.
- Easy access to shops, services, and restaurants – 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
- Redevelopment that strengthens surrounding neighborhoods, with more parks, access to cultural centers and a way to get to mass transit; Neighborhood districts
- The redevelopment of Seven Corners should include actively seeking the input of established Communities and neighborhoods and their leadership.
- Arts Center
- Community events and destinations for concerts, festivals, etc.; concert venue (similar to Wolftrap)
- 6077 Arlington Blvd. is the only single house in an office row on Arlington Blvd. Please allow us to open an office.
- Seven Corners should be redeveloped with a “Phased-In” master plan approach which will help bring in neighboring communities
- We will need to attract outside developers to help with the redevelopment process

GENERAL VISION

- Better environment for business and residential growth
- Seven Corners will be a place singles, families and seniors will want to move to
- Vision within 10 years not 25! We can do this!
- A cleaner and safer Seven Corners, especially the Seven Corners and East Falls apartments along with more recreation settings such as parks, basketball courts, a pool and the renovation of the Willston Multicultural Center.
- Connecting Bailey’s Crossroads to Seven Corners via a series of civic uses and restaurants. This could create an “International Avenue”; also connect two areas by walking and biking paths

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
- Create a better connection with surrounding community
- Embrace heritage
- Strong sense of community
- Encourage active community involvement – clean up events, festivals, mentoring, etc.
- The Vietnamese people want to assimilate with the community, have expanded business opportunities, and to have community services for our residents. They 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
- Can look to other communities, but must keep Seven Corners special and unique
- Make signage bilingual

BUSINESS PARTNERSHIPS

- 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

- Need to attract and keep young professionals
- Income levels – need to attract those with more disposable income into the core area

FUTURE VISION & GUIDING PRINCIPLES

Seven Corners Vision Statement: Seven Corners will be a thriving, safe, clean and dynamic urban mixed-use center that provides essential lifestyle services, amenities, and connectivity, and embraces its diverse community and central location as a transportation hub and historic gateway to Fairfax County.

Seven Corners Guiding Principles

1. Continue to be an inclusive community that celebrates its diversity, and builds upon its assets by increasing opportunities for engagement and interaction.
2. Provide housing that responds to all needs, abilities, ages, and income levels.
3. Provide a mix of retail, housing, employment, and service opportunities by encouraging appropriate redevelopment, the update and upgrade of existing uses, and the preservation of local, home-grown establishments. Encourage the success of existing businesses while providing opportunities for start-ups and new retail and restaurant concepts.
4. Establish or enhance an identifiable center which includes a mix of uses and public spaces, and well-defined edges which appropriately transition into the surrounding, stable neighborhoods.
5. Integrate a variety of park experiences into additional green spaces, parks and through assorted recreation facilities that are publicly accessible and attract users of all ages and abilities.
6. Provide an urban network of “complete” streets designed to accommodate pedestrians, bicyclists, transit vehicles and automobiles, and that are safe and attractive as well.
7. Provide enhanced local and regional transit service within the Seven Corners area as well as to the Metrorail Orange Line stations and other important destinations.
8. Surface parking should be limited, and where currently existing, enhanced. Parking should be provided in underground structures as much as possible. Where underground parking isn’t feasible, above ground parking structures will be provided and will be wrapped by active uses (office, residential, retail) along pedestrian corridors so parking isn’t visible from the street.
9. Encourage high-quality design and sustainable development that limits adverse impacts on the environment and the community.
10. Establish a process or procedures for addressing cross-jurisdictional or intra-governmental matters that also includes citizen participation and that consider the impacts on Seven Corners and surrounding neighborhoods.