

## **February 7<sup>th</sup> Barcroft Land Use Analysis Kick-Off Discussion Questions and Feedback:**

### ***What do you consider an important aspect of Barcroft's experience that should be maintained as its future vision is updated?***

- Barcroft is one of the County's garden apartment complexes and provides a place for people to live with open spaces and trees. Any redevelopment needs to take into account the purpose of the garden apartments, the quality-of-life open space provides.
- It's important to have a conversation about the existing businesses within the Barcroft Apartments complex at the corner of Columbia Pike and Four Mile Run Drive and how to assist those businesses when the time comes for redevelopment.
- Barcroft's real legacy is the people and the ability to stay in Arlington as a toehold of affordability for so long.
- As we're talking about conservation districts and the future of Barcroft, we should be careful not to jeopardize affordability and the ability to bring new neighbors to the site in redeveloped areas.
- Make sure that we're not detracting from the current livability and tranquility of the site.
- Be mindful that parking needs may be different than other market rate sites.

### ***Are there any elements/issues you want to make sure are also addressed through the course of this limited study?***

- Be thoughtful and intentional about access and inclusion on the site where people can age in place and is accessible and inclusive of everybody. We have an opportunity to go beyond the minimum regulations for this site.
- Site is a bit isolated for pedestrians and cyclists. Consider safer, easier, and more accessible ways to get to the businesses on this site and adjacent areas.
- This is an incredible opportunity to not only meet standards for the Americans with Disabilities Act, but also a chance to go above and beyond to consider needs such as neurological and hidden disabilities.
- In 2019, the Arlington County Board adopted a resolution on Biophilic Arlington which made a commitment to conserving, enhancing, and developing with urban nature as a part of our plans and policies. The key to successful achievement of a future-oriented and human well-being-oriented project at Barcroft is to make biophilic paradigm the basis for development decisions.
- Consider the unbuilt spaces being just as important as the built spaces.
- South George Mason Drive separates Barcroft from Doctor's Run Park and the rest of the neighborhood, so look for ways to better connect preserved units and new development to adjacent open space, retail, and neighbors.
- Look for opportunities to daylight a portion of Doctor's Run and integrate it with new development.
- Make sure there is strong participation from Barcroft residents in this process and find additional opportunities for residents to participate outside of these meetings.

### ***Where do you see major opportunities on this site that could be addressed through redevelopment or other interventions?***

- The roads surrounding Barcroft can make it feel like a moat. There's an opportunity to look at the George Mason Drive study and the intersection at Four Mile Run Drive.

Portions of Four Mile Run Minor only serves Barcroft Apartments and there's an opportunity to rework a portion of that transportation network to make it safer and take some load off the complicated intersection.

- This is a once in a generation opportunity to envision audacious community planning and investment. It's important to retain the character and small businesses but also consider things that don't currently exist on the Pike, but that could exist such as larger green spaces, additional community convening spaces, and think expansively and creatively.
- We have an opportunity to build out a fantastic intersection at Columbia Pike and George Mason Drive to create public spaces that are more inviting as a town square.
- Real opportunity to welcome people from the broader community into Barcroft after being separated from the rest of the Pike for many years.
- The potential is in the opportunities for the site and using creativity to find best outcomes.
- Start by thinking about the open space and connectivity of the open spaces because they are just as important as the structures themselves.

***What does success look like in this unique process?***

- One important measure of success in this process is robust participation of residents.
- There should be some reasonable expansion of the total number of housing units on site. Need to have a goal of a mix of preserved and market rate units.
- Barcroft is a unique community of people and can't lose site of the people who can afford to live there right now and hope we have more representation from Barcroft residents.
- We're trying to provide a place where people can continue to afford to live at Barcroft, preserve historical features, provide more housing, a quality of life, and open spaces.
- Success is building and maintaining community trust. Consider work schedules and language barriers.
- Look for opportunities to expand beyond just the commitment to affordability and ensure that the community that lives there now sees themselves reflected in all of these changes.
- There are many other examples of large affordable housing projects locally and regionally, but this is such a massive deal to preserve existing affordable housing for such a long term of 99-years. It's important that this project remains feasible for the community, the County, and Jair Lynch to ensure that the affordability commitment is upheld, and we know that will involve some redevelopment and renovations to preserved units.