

Draft Vision and Guiding Principles
for the
Shirlington Special General Land Use Plan Study Plus

1/21/20 (additions since 1/16/19 highlighted in yellow)

January 2020

DRAFT VISION: The Village at Shirlington will establish itself as a more attractive and diverse neighborhood center and regional destination defined by its vibrant, mixed-use urban village and its retail-oriented, tree-lined main street with Art Deco-style historic buildings. Looking to the future, the Village at Shirlington will have new and better connections to surrounding neighborhoods, amenities and transit through attractive and green pedestrian- and bicyclist-friendly streets; thoughtfully designed and sustainable infill development; accessible and convenient parking; additional and more engaging public spaces and an enhanced public art, arts and cultural presence.

WORDS OF NOTE: Walkable/walkability, quaint, active, village, urban, mixture, community, neighborhood, accessible, local, small, historic charm, small-town, variety of businesses, dog-friendly.

DRAFT PRINCIPLES: The following *draft* guiding principles are the accumulation of months of community input including Long Range Planning Committee (LRPC) meetings, the Village at Shirlington walking tour, the Community Forum, the online engagement survey, interdepartmental County staff meetings, and discussions with civic association representatives and community stakeholders. Several principles, however, originated from a distinct source (as shown in red below) and may have not yet been discussed with the wider group. Staff is seeking input through the LRPC process to refine these principles to develop the final vision and principles for the Shirlington Special GLUP Study Plus.

Use Mix

1. Promote and maintain a vibrant community that includes cultural amenities, public gathering spaces, an active night life, and supports a range of active and passive recreational activities. (Community Forum)
2. Retain a mixture of uses, including small- and large-format retail, commercial, office, residential, public services, and hotel uses.

Building Placement and Form

1. Promote attractive and vibrant pedestrian-oriented development that conveys the Village at Shirlington's unique identity and "village" character.
2. Provide transitions in height, bulk, and scale to achieve compatibility with adjacent lower density residential development and the historic Campbell Avenue core.
3. Foster development along South Arlington Mill Drive compatible with the Green Valley neighborhood, considering features such as the views across Four Mile Run, building design,

scale, connectivity, and landscaping. Future buildings must provide for public movement, welcoming entrances, green space, and pedestrian flow. (Green Valley)

Circulation/Access/Connectivity

1. Complete and maintain a multi-modal transportation system that prioritizes the needs of pedestrians, bicyclists, and transit users, while also providing for the safe and efficient movement of automobiles, buses, and trucks, thereby ensuring high-quality multimodal access to destinations within the Village at Shirlington and linkages to Arlington, Alexandria and the District of Columbia.
 - a. Focus on the pedestrian and nonmotorized transportation relationship and its link to transit, including connectivity to and from the Shirlington Transit Center.
2. Retain, enhance and, where appropriate, add new pedestrian connections.
3. Direct resources to foster better connections between the Village at Shirlington and Green Valley, consistent with the Four Mile Run Valley Area Plan, as well as connections with Fairlington and other adjacent neighborhoods. (Survey)
4. Ensure adequate transit service to and from the Village at Shirlington and provide a future transit network that minimizes the use of the single occupancy vehicle for on and off-peak users.
5. Promote wayfinding and high-quality signage for all people using all modes of transportation that clearly identifies community nodes, connections and parking facilities. (Survey and LRPC)
6. Operate on- and off-street parking to optimize capacity by unique uses and demand profiles within the Village at Shirlington.
7. Provide electric vehicle charging stations within the Village at Shirlington for residents and visitors.
8. Provide adequate and accessible areas for loading and servicing commercial properties that minimize impacts, including access and circulation conflicts with other modes.
9. Transportation network capacity performance goals should be balanced against other goals, including those related to economic development and placemaking.

Civic Spaces

10. Create and maintain interior and exterior civic spaces to support community meetings, social gatherings and interactions, and the sharing and promoting of ideas.
 - a. Retain public resources, such as the Shirlington Branch Public Library and the associated public space. (Survey)
 - b. Incorporate adopted Civic Design Principles in all new public buildings.

Public Spaces

11. Seek to improve existing public and privately-owned public spaces and add additional public spaces with redevelopment where appropriate.
12. Enhance connectivity to Shirlington Park, Four Mile Run, Jennie Dean Park and the Shirlington Dog Park.
13. Provide attractive lighting to enhance the safety, atmosphere and traditional walkable scale of the Village at Shirlington.

Biophilia

14. Maximize the use of biophilic principles in new and existing development, by incorporating components such as shade trees, green spaces, green walls, pergolas with appropriate vines to provide shade. Incorporate green roofs and integrate nature into building architecture where possible. Consider public art which references nature in its design. Utilize locally sourced natural building materials. (Biophilic City Resolution)
15. Preserve existing mature trees to the extent possible and add to the tree canopy. Consider the addition of native trees and plants. Maintain permeability of existing brick sidewalks to preserve the street trees' access to water.

Sustainability

16. Reuse and adapt existing buildings where possible. In new buildings and major renovations, incorporate energy efficiency, renewable energy, and sustainability in support of the Community Energy Plan and aligned with the Green Building Incentive Policy.
17. Stormwater - Reduce existing impervious areas and minimize impervious area in new development to limit stormwater impacts.
18. Heat Island - Reduce the heat island effect through tree planting, minimizing pavement, light colored building and paving material, building placement and other shading mechanisms.

Historic Preservation

19. Retain the character, sense of place and neighborhood scale that identifies the Village at Shirlington as a distinctive urban village.
20. Historic preservation values:
 - a. Preserve the historic integrity and character of buildings on the Arlington County Historic Resources Inventory (HRI) along Campbell Avenue.
 - b. Incorporate the historic buildings within new development as a means to create a sense of place, contribute to a vibrant urban village, promote the feeling of pedestrian-oriented designs, foster sustainability and provide a tangible connection to the past through the architectural design.

- c. The historic buildings along Campbell Avenue should be the focal point of the urban village and future redevelopment should be sensitive to the character of those historic buildings.
- d. Promote the preservation, conservation, and/or restoration of contextual elements (e.g., structures, street trees, sidewalk design, signs) related to the historic buildings.

Affordable Housing

- 21. Seek to increase the supply and diversity of affordable housing with redevelopment through land use and zoning policy, along with financial and technical assistance.

November 2019

INITIAL DRAFT PRINCIPLES

- 1. Retain a mix of uses.
- 2. Focus lower heights along the core and higher heights along the periphery.
- 3. Ensure appropriate transitions to existing/future residential development.
- 4. Retain, enhance, and, where appropriate, add pedestrian connections.
- 5. Retain, enhance, and, where appropriate, add public gathering spaces.
- 6. Consider the historic features, buildings, scale, etc.
- 7. Preserve mature trees to the extent possible.
- 8. Incorporate sustainability into any redevelopment.
- 9. Look for opportunities to green Shirlington.
- 10. Accommodate additional above-grade parking (vs. surface or underground) in certain circumstances.
- 11. Retain alleys for loading and service functions.