Approximate area of Green Valley homes with potential views of Shirlington, with sample viewpoints (see map and numbered photos following)
Estimated homes with view of proposed development, given tree line and topography

Visual buffer - parkland

Visual buffer – 1-2 story buildings

Village of Shirlington

Proposed development near term

Douglas Park

Green Valley

Long Branch C

Shirlington

Fairlington

Arlington Country Club

Army Navy Country Club

Interstate 695

Henry G Shirley Memorial Highway

Shirlington Civic Association

7/15/2020

1:14,400

0 1,200 2,400 3,600 Feet
View of Green Valley residences (shown in yellow on map) from Shirlington

- Duplexes on Four Mile Run and S. Kemper Rd from Oxford St to S. 25th St (Fort Barnard Park behind)
- Alister Arlington Ridge
- Shirlington Crest townhomes
- Dolley Madison Towers (outside Green Valley)
- 4MRV Arts & Industrial Area (TBD)
- Jennie Dean Park
SKYLINE NOT EXPECTED TO CHANGE:
(L-R) 13-story apartment building, WETA, office building opposite bus transit center

SKYLINE WOULD CHANGE:
Applicant’s proposed site

SKYLINE WOULD NOT CHANGE:
(L-R) Patent and Trade Office building (set back over Samuel Beckett’s), Hilton, and 11-12 story condo and apartment buildings

Viewpoint #1 – from Four Mile Run Drive (minor) and WO&D Trail
Viewpoint # 1.a – Four Mile Run Drive (minor)
Viewpoint # 2 – 25th St South near S. Monroe St

Applicant’s proposed site
Viewpoint # 3 – S. Kemper Rd near S. Oxford St

Applicant’s proposed site
GATEWAY TO VILLAGE FROM SOUTH ARLINGTON MILL (SHIRLINGTON PARK):
(L-R) Hilton Hotel, crosswalk to Campbell Avenue, and 11-12 story condo and apartment buildings

(New gateway at Randolph St, with applicant’s proposed building, would be similar heights)
Shadow Studies of Potential Redevelopment Scenario

An effective tool to judge the potential impact of greater height and massing is a shadow study simulated at different times of the year. The purpose of a shadow study is to determine the extent of shadows created by and cast on adjacent buildings, open spaces and streets.

These diagrams depict the proposed development scenario at noon during the spring and fall equinox and the summer and winter solstice. While the winter solstice casts the longest shadows, the orientation of the north/south streets of Campbell Avenue near the Harris Teeter, South Randolph Street and South Quincy Street continue to benefit from direct sunlight. Even with the added height nearby, this is also the only time when the plaza in front of the Signature Theater and the Shirlington Public Library is completely cast in shadow.

The study also demonstrates that any additional height on Campbell Avenue between South Randolph Street and South Quincy Street would compromise the availability of sunlight on the southern side of Campbell Avenue, thereby confirming the recommended heights in this document.

Additional height in the northeast corner of the study area, as well as along Arlington Mill Drive, has an impact on adjacent sidewalks, but otherwise does not negatively impact existing or planned open spaces.

Figure 6-61  Recommended Redevelopment Scenario Shadow Studies
Shadow photos taken at 3:00 PM in mid-summer

Shirlington Park across from surface parking lot site with shadow from tall street tree

Shirlington Park is very narrow here

Close-up: park tree shadows

Street tree shadows on south side of Arlington Mill Drive (no PM building shadow)