Shirlington Special General Land Use Plan (GLUP) Study Plus
“A Land Use Analysis for Shirlington”
Optional Read-Ahead Information for the
Long Range Planning Committee (LRPC) Meeting on 7/23/19

Planning Information

Shirlington Special GLUP Study Plus

- [https://projects.arlingtonva.us/plans-studies/general-land-use-plan/special-study-shirlington-village/](https://projects.arlingtonva.us/plans-studies/general-land-use-plan/special-study-shirlington-village/)

Transportation Information

Virginia Department of Transportation (VDOT) Interstate-395 Shirlington Interchange Improvements Study

- [https://www.virginiadot.org/projects/northernvirginia/i-395_shirlington.asp](https://www.virginiadot.org/projects/northernvirginia/i-395_shirlington.asp)

Parks Information

4MRV Parks Master Plan

- The 4MRV Park Master Planning area is adjacent to the study area and includes Shirlington Park, Jennie Dean Park and the Shirlington Dog Park.
- After an extensive community engagement process, the County Board voted unanimously to adopt the Four Mile Run Valley Park Master Plan and Design Guidelines in September 2018.
  - The plan includes a comprehensive master plan for Jennie Dean Park and Shirlington Park, with short and mid-term recommendations for maintaining and improving the Shirlington Dog Park.
  - Approximately 65 meetings were held under the Four Mile Run Valley Initiative, which included the Park Master Plan process. The County Board held a work session in May 2017 to review progress and address specific questions; the Board also held a second work session in February 2018.
  - To learn more about the Master Plan for Four Mile Run Valley parks, and the extensive community process to develop the plan, please visit the County website, [https://projects.arlingtonva.us/plans-studies/four-mile-run-valley/](https://projects.arlingtonva.us/plans-studies/four-mile-run-valley/).
Jennie Dean Park

- Jennie Dean Park will be constructed in at least two phases. The first phase includes casual use space along S. Four Mile Run Drive, throughout the park and along the 4MR Stream, multiple new entrances, two lighted diamond fields, a playground, lighted basketball court, lighted tennis court, restrooms and two picnic shelters. Other Phase One improvements include parking on the east side of the park, frontage improvements, and a new overlook along the Four Mile Run Stream.

  - The final design process for Jennie Dean Phase began early this year and has involved the public in developing specific park design elements, including the playground, fields, courts, restrooms, casual use space, landscape/hardscape design and more. With community input the park design will celebrate Jennie Dean Park’s rich African American, recreational, industrial, and natural histories. This public engagement process follows the County Manager’s Six-Step Public Engagement Guide for Capital Projects at the “Involve” level. To date we have held two series of community engagement opportunities and plan a final round this fall. After the final open houses, the County will move to construction documentation, permitting and construction in early 2020. $16,180,000 for Phase I construction funding has been secured through new bond issue as identified within the Adopted 2019-2028 Capital Improvements Program. To learn more about the final design phase for Jennie Dean Park, please visit the project website, https://projects.arlingtonva.us/projects/jennie-dean-park/.

- Future phase(s), which will begin after the remaining parcels on the northeast portion of the site can be acquired and funding is identified in a future CIP, will relocate the lighted basketball court to its permanent location south of the playground and install the second lighted tennis court. Casual use space will be significantly expanded, and a new entrance will be built on the northeast corner along South Four Mile Run Drive.

Shirlington Park

- Shirlington Park improvements will be built in multiple phases and will include overlooks with educational/interpretive components, riparian path access, public art, updated fitness stations, stormwater management, riparian restoration, gateways, wayfinding and placemaking. Within the adopted 2019-2028 Capital Improvements Program there is out-year funding anticipated, with $95,000 in planning monies in FY 2026 and construction funding anticipated at $2,935,000 in FY 2027.
Shirlington Dog Park

- In accordance with the 4MRV Park Master Plan, Shirlington Dog Park will retain its existing size, configuration and character, with improvements recommended over time. Over the short-term, medium-term and long-term, minor physical improvements are recommended within the park. They will address erosion and water quality issues, including discontinuing mowing along the fence line to increase plant buffers and stabilize bare soil, and more plantings along the stream bank. Additional work will be done to protect trees. More trash receptacles will be provided, and signage and public education will be provided. Access to the stream will be limited to defined points.

Historic Preservation Information

Historic Resources Inventory

- Arlington was the first Virginia locality, and is one of only a few nationwide, to create a Historic Resources Inventory (HRI) — a groundbreaking effort to comprehensively identify and rank specific types of our historic buildings according to their historical and architectural significance.

The first phase of this effort identified and ranked nearly 400 historic garden apartments (complexes and individual buildings), shopping centers and commercial buildings built between approximately 1909 and 1962. Each property was classified into one of six categories: Essential, Important, Notable, Minor, Altered/Not Historic and Demolished. There are only 23 properties identified in the highest category of Essential — those with the greatest historical, architectural or visual prominence in our community.

- Essential Properties
- HRI Goals and Policy Objectives
- Phase I Property Rankings

Creating the HRI, as well as developing strategies for preserving Arlington’s most vital historic resources, was one of two priority recommendations in the County’s Historic Preservation Master Plan. Nearly 25 percent of the properties surveyed as part of the study have been demolished since 2000, underscoring the need for strategies and incentives to protect our important historic buildings. The HRI serves as a planning tool to help balance preservation goals with new development and other community benefits. The HRI focuses on eight goals for encouraging the preservation and rehabilitation of historic properties featured in the list. Read the full list of goals and policies.