



Draft Policy Framework Review

Urban Forestry Commission Meeting



Schedule Outlook

- Policy Framework Request to Advertise (RTA) – April
Revised Policy Framework
- Policy Framework Adoption – May
- Area Plan / Park Master Plan RTA – July
- Area Plan / Park Master Plan Adoption - September

An aerial photograph of a city area, showing a mix of green spaces, sports fields, parking lots, and commercial buildings. A prominent white rectangular box is centered over the image, containing the text 'Policy Framework Overview'. The background shows a baseball field, tennis courts, and various industrial or commercial structures. A road with a bridge or overpass is visible on the left side of the image.

Policy Framework Overview

Community Ideas

September 2016 Forum: General / Overall / Business



- Create better **public access to the run** (ideas include a promenade, an elevated trail, and new development that faces the water)
- Foster the arts, create an official **Arts District**
- New buildings reflect **industrial / warehouse character**
- Address **parking**: serve existing businesses, JD park and facilitate future vision/growth
- Increase transportation **safety** (pedestrians, bikes)
- Maintain space for **industrial** businesses and County uses near the highway.
- Make improvements to aesthetics (such as by painting)

Area Plan: Working Themes

December 2016 Visioning Workshop Open House



- **Four Mile Run**: enhance natural areas, create Promenade along the run, manage stormwater, provide additional pedestrian crossing(s)
- **Access for pedestrians & cyclists**: improve intersections & Four Mile Run Dr
- Maintain **industrial** character
- Address **parking**
- Arts: **studios/theater/rehearsal spaces**, maker spaces, connection to Shirlington
- Space for **County needs**: civic facilities, storage, bus parking



Policy Framework Overview

Draft Vision Statement

The vision for 4MRV is to enhance the area's unique strengths over time, addressing natural area while guiding public realm improvements and encouraging new development that contributes to the Valley's future **arts-oriented, industrial character**.

An upgraded 4MRV will be safer, healthier, more accessible, and more responsive to the natural environment – restoring and **better connecting to 4MR**; reducing stormwater impacts and flooding; expanding transportation options and increasing safety; **addressing parking needs**; integrating aesthetic improvements to streetscapes, open space resources, and public art; and **preserving existing land uses while providing flexibility for new arts or cultural uses**.

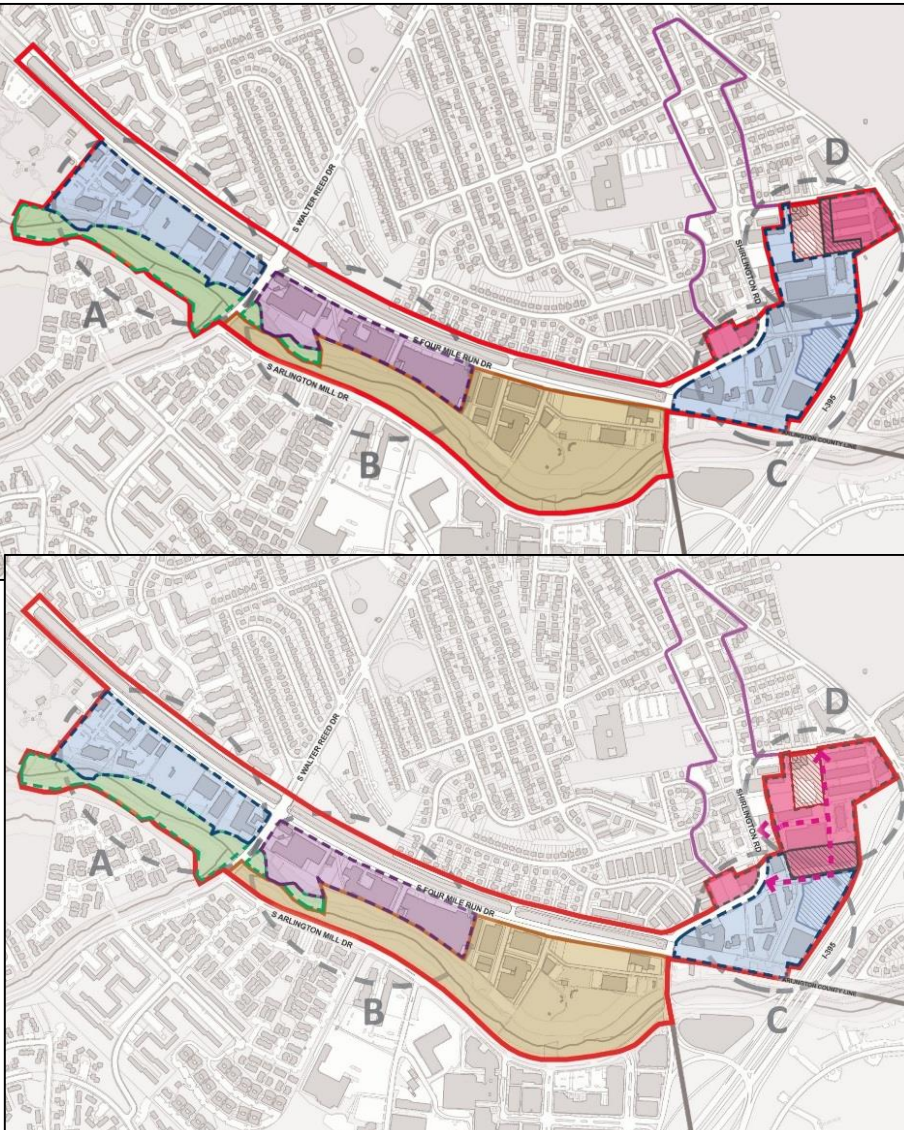


Draft Concept Plans

Area Plan



Area Plan – Previous Concepts



Preserve Existing Uses

Uses: Industrial / Service Commercial / Public

Height: Up to 75 feet (existing height), except for County Use site, which may have height up to 120 feet

Character: Area could change, over time, with reuse/redevelopment of industrial/service commercial or public uses already prevalent in the area. To the extent possible, design standards could reinforce the pedestrian realm and the vision for industrial character.



County Use (Bus Parking)



Preserve Existing Uses / Arts Oriented Uses

Uses: Flex Industrial / Retail / Public

Height: Up to 75 feet (existing height)

Character: This area could have a mix of arts, maker spaces, public open spaces, and retail to blend with existing service commercial uses. Existing buildings could be retrofitted for new uses and/or infill development could occur. Design standards for new development could reinforce the pedestrian realm and the vision for industrial character in the area.



Broader Uses

Uses: Flex Industrial / Retail / Office / Residential / Public

Height: Up to 75 feet (near I-395)

Character: Flexible industrial/retail ground floor uses and industrial, residential or office development on the upper floors. Design standards could reinforce the pedestrian realm and the vision for industrial character in the area.



Transition Area: transitional height/use



Feedback & Staff Analysis

Concerns about Subarea D:

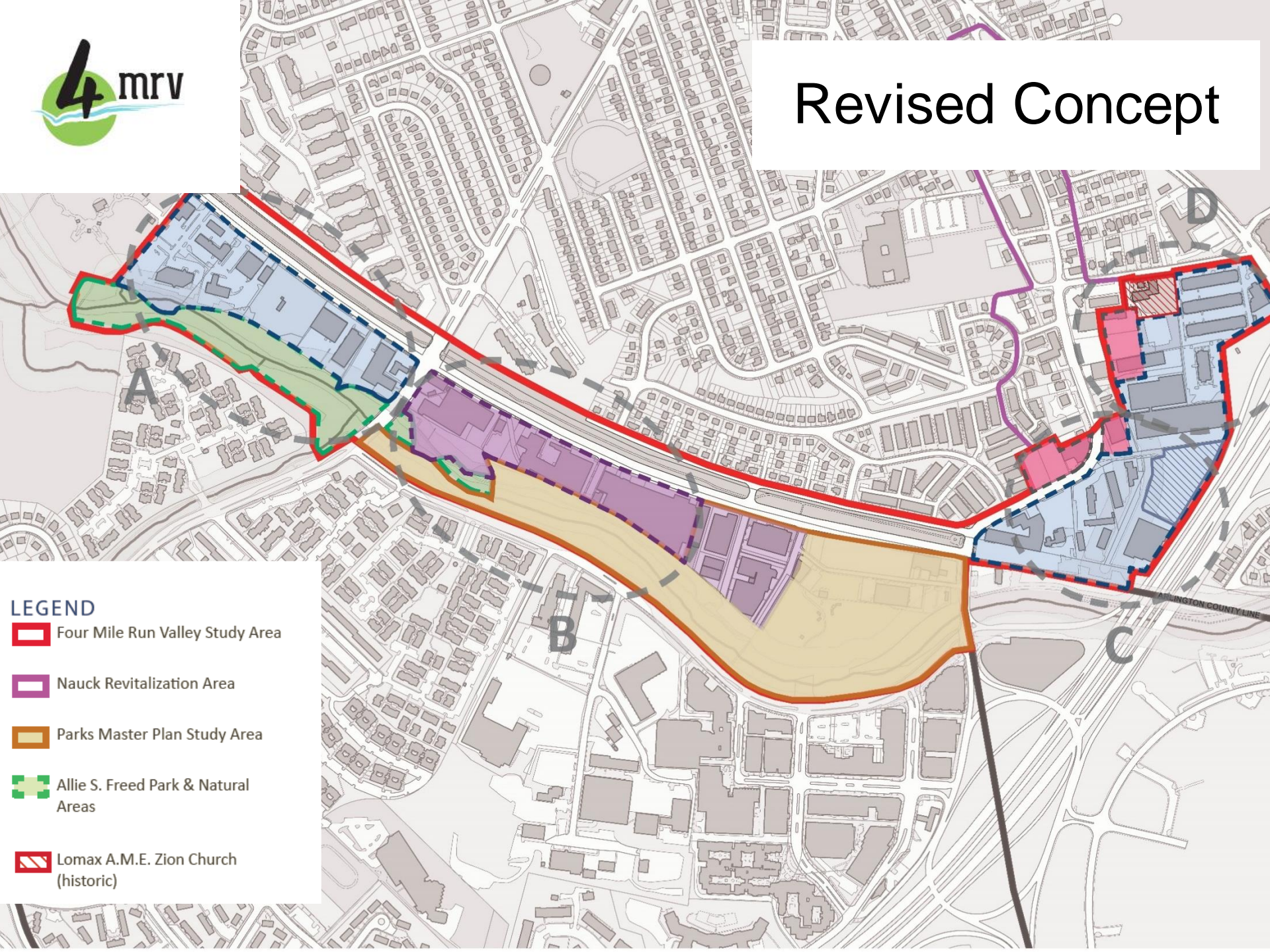
- Potential loss of industrial uses
- Impact of likely residential development
 - More demand on parks
 - Need for more open space

Transportation Analysis:

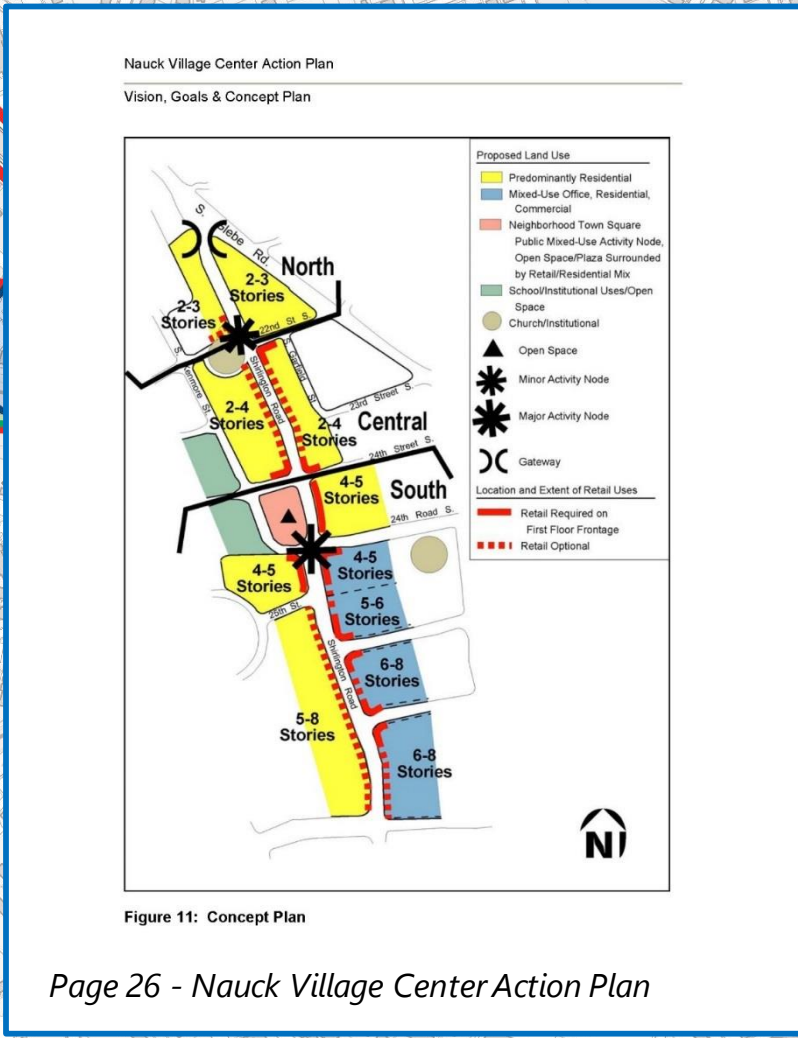
- Too much development could negatively impact traffic; key intersections
- Need a more measured approach



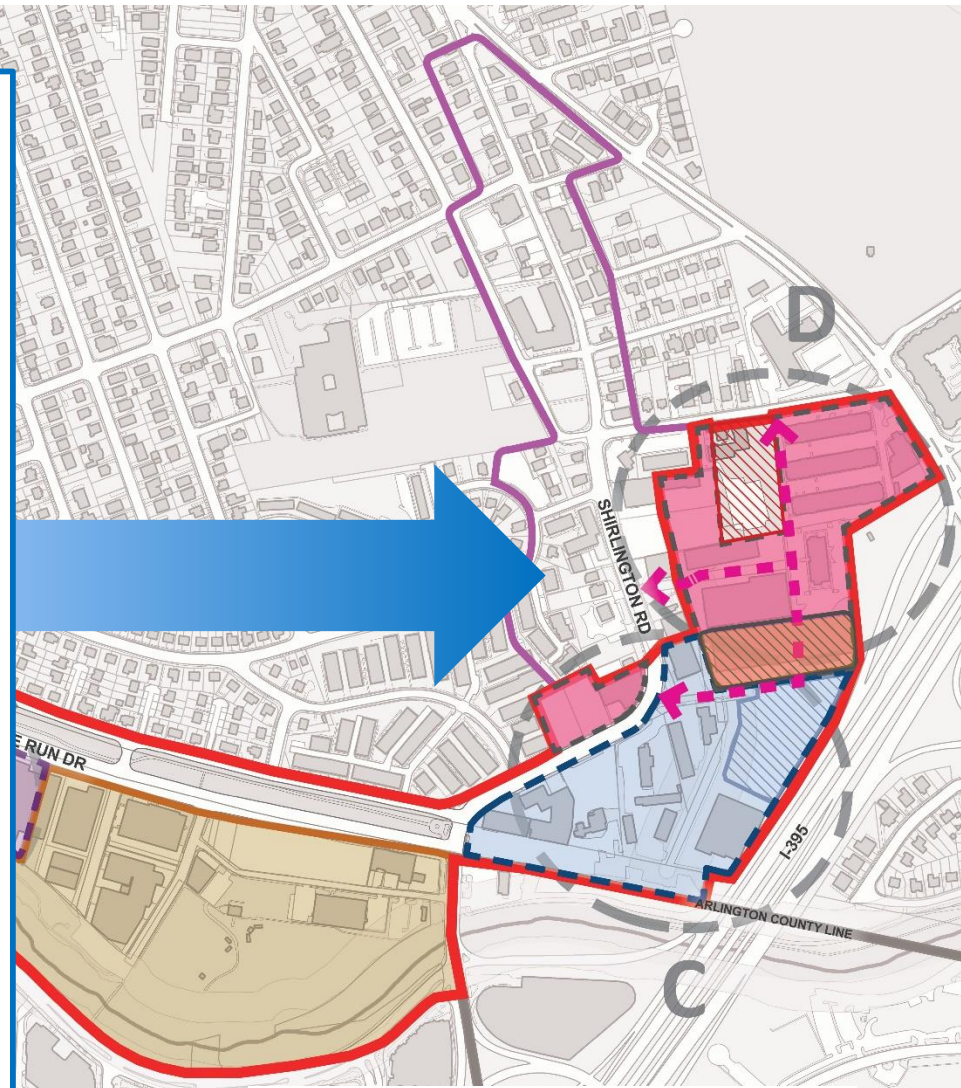
Revised Concept



- LEGEND**
- Four Mile Run Valley Study Area
 - Nauck Revitalization Area
 - Parks Master Plan Study Area
 - Allie S. Freed Park & Natural Areas
 - Lomax A.M.E. Zion Church (historic)

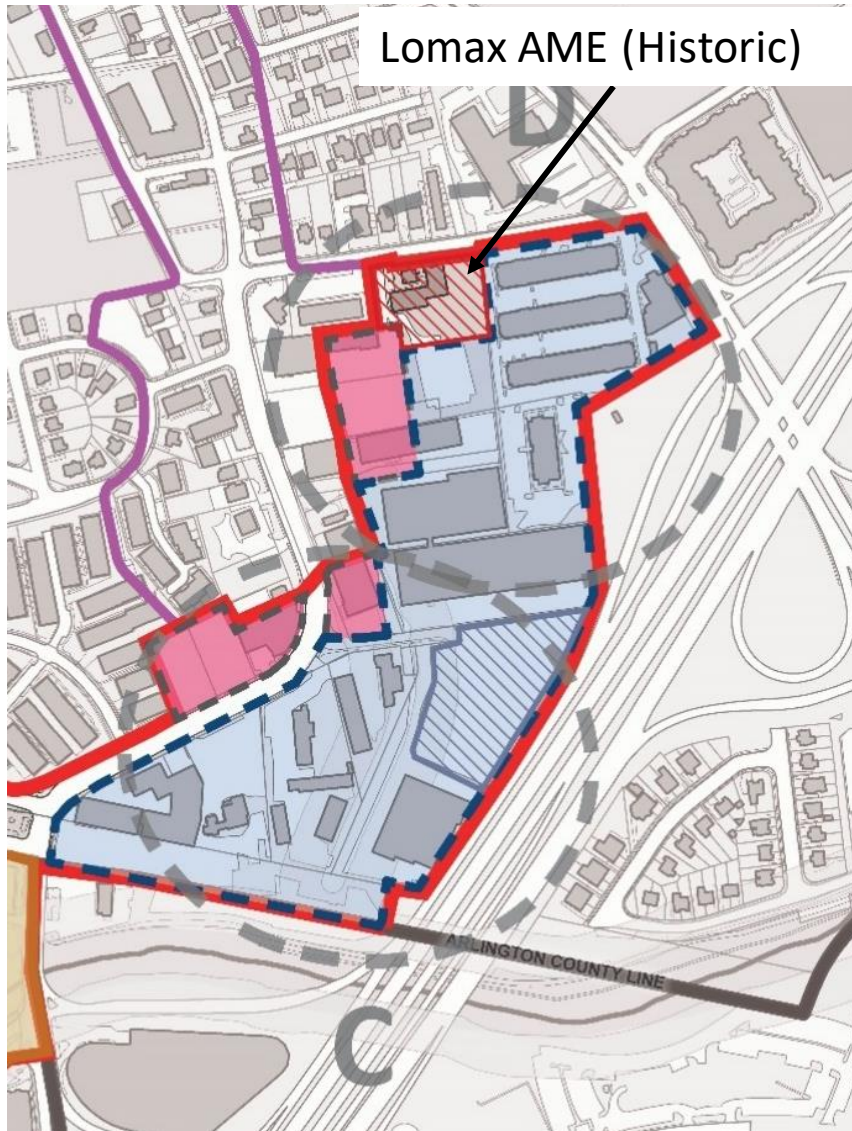


Page 26 - Nauck Village Center Action Plan



- Height / Density
- Potential Road Network

Revised Concept – Subarea C/D



- Builds on / supports Nauck Revitalization Plan
 - Mixed-use
 - Would provide larger development sites for development envisioned in Nauck Plan
- Preserves existing uses for majority of Subarea D
 - Existing GLUP & zoning unchanged

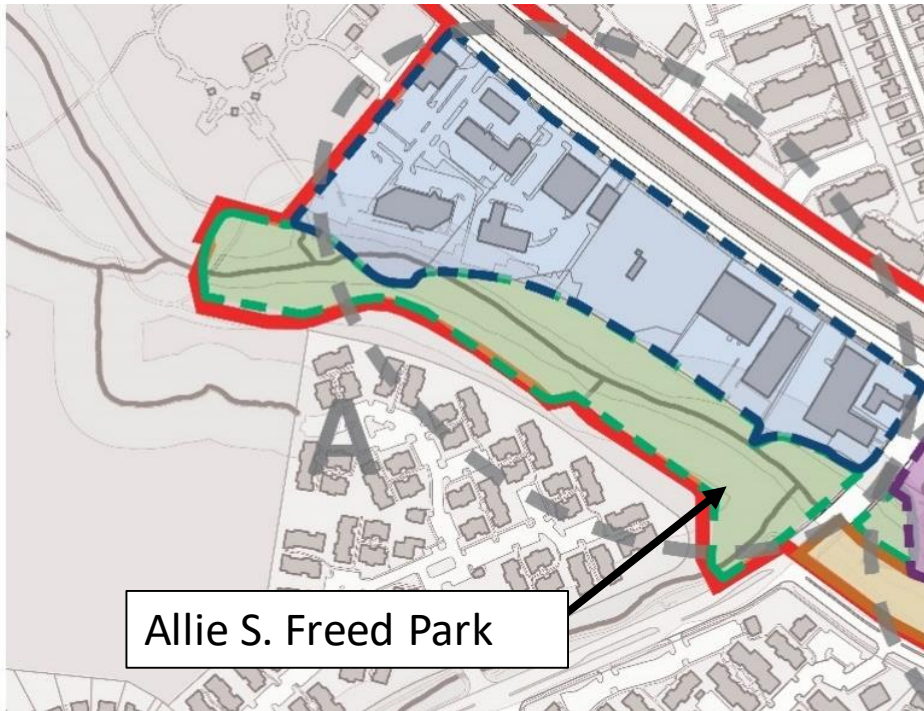


Area Plan

Other Policy Recommendations



Allie S Freed Park

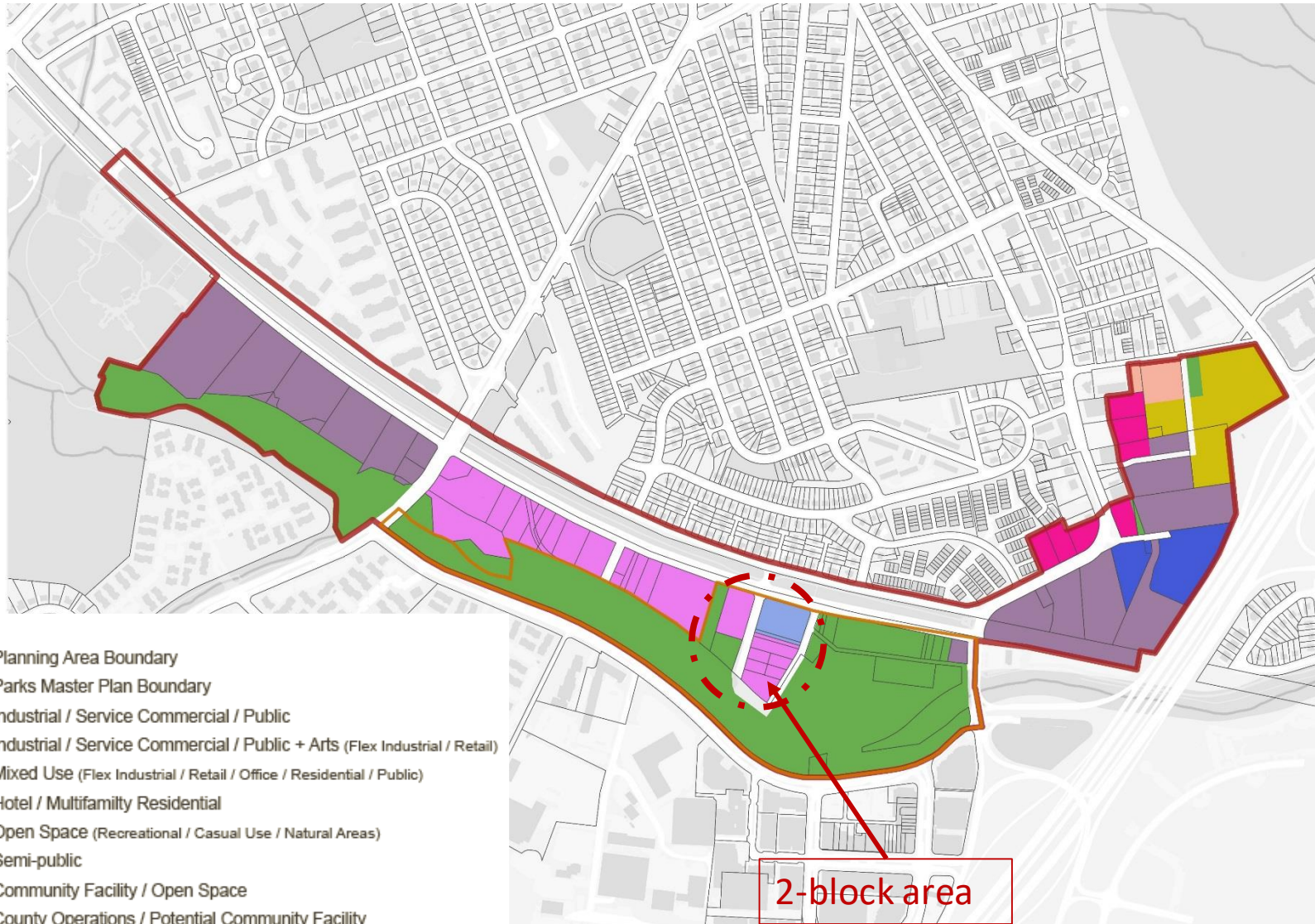


Recommendations:

- Keep natural; address invasive species
- Create gateway / signage @ Walter Reed Drive
- Create water access point
- Seek opportunities to incorporate public art



Future Land Use Map

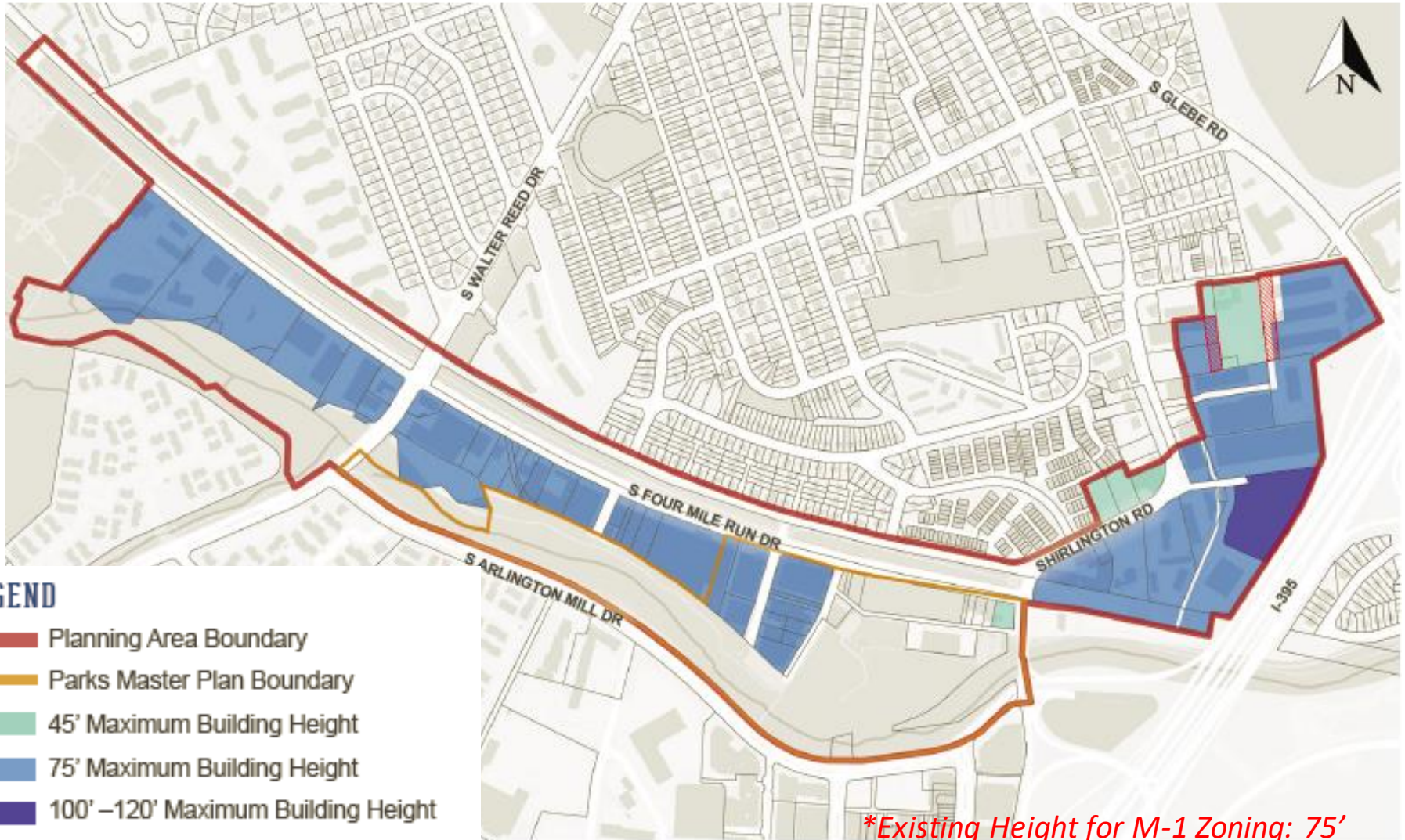


LEGEND

- Planning Area Boundary
- Parks Master Plan Boundary
- Industrial / Service Commercial / Public
- Industrial / Service Commercial / Public + Arts (Flex Industrial / Retail)
- Mixed Use (Flex Industrial / Retail / Office / Residential / Public)
- Hotel / Multifamily Residential
- Open Space (Recreational / Casual Use / Natural Areas)
- Semi-public
- Community Facility / Open Space
- County Operations / Potential Community Facility



Heights Map



**Existing Height for M-1 Zoning: 75'*

Water Access & Overlooks





4MR Drive Concept





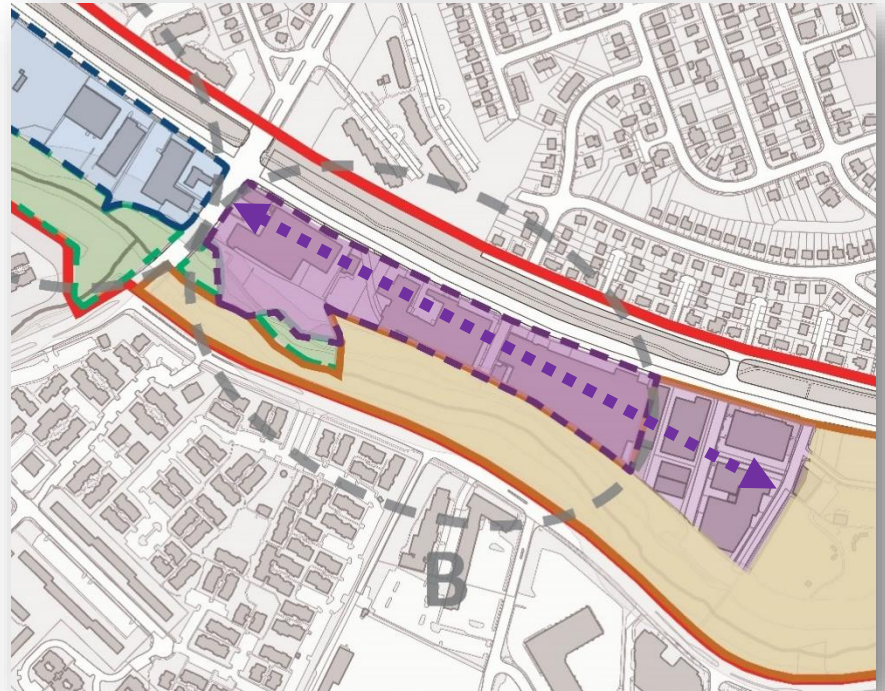
Arts District

- Staff supports the Arts District idea:
 - Work w/ Arts Commission and arts community to develop a strategy for expanding arts in the study area
 - Evaluate designation of an Arts District
 - Consider implementation tools, including possible Zoning Ordinance changes
 - Seek opportunities to incorporate temporary and permanent public art in 4MRV



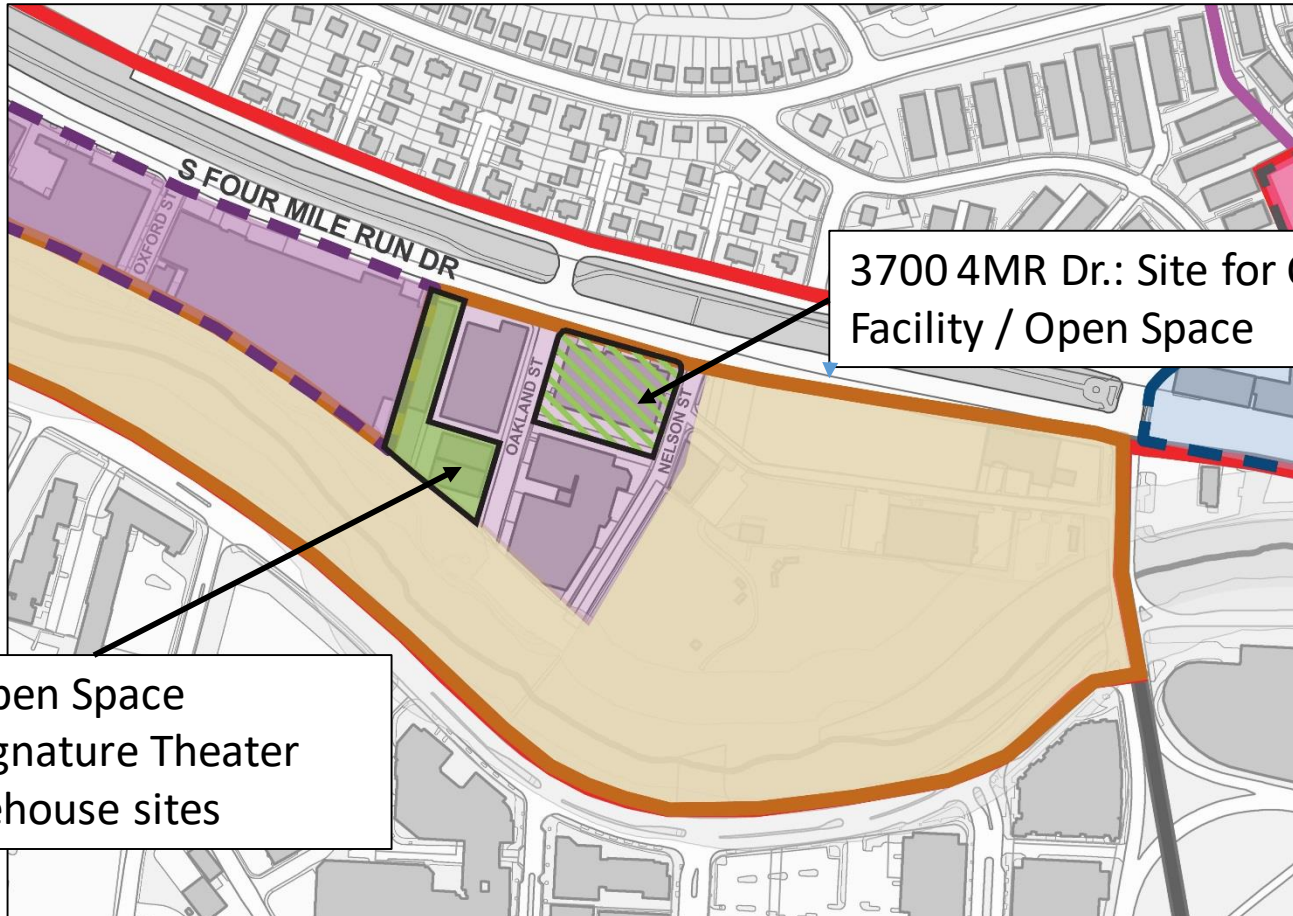
Arts Encouraged Where? When?

- Area shaded **purple** – where existing uses are to be preserved and arts-oriented uses are to be encouraged
 - Subarea B
 - 2-block area
- Specifics of an Arts District will be determined as a follow-on step, post Plan adoption





2-Block Area



3700 4MR Dr.: Site for Community Facility / Open Space

Future Open Space on Old Signature Theater and Warehouse sites



2-Block Area

- Preserve industrial zoning/uses on private properties
- County properties used as-is for near term
- Over time, convert 3806 4MR Dr. and Oakland St. warehouses to open space
 - No timeline set
 - Existing uses would have to be accommodated / relocated first
- Plan a new community facility at 3700 4MR Dr, incorporating arts and open space/recreation uses



2-Block Area

Considerations/ rationale:

- Consistent w/ Public Spaces Master Plan
- Concentrate large capital investment in one location (instead of 3)
- New park/open spaces
 - To be planned later
 - Could provide, in addition to recreation:
 - Potential locations for public art
 - Potential space for public gatherings
 - New entry / gateway for dog park



Feedback

- It was recommended that the Park Planning Area study boundary be amended to exclude privately owned properties
- Some recommend that the County-owned sites be utilized for arts
- It was recommended that the WG Arts Committee recommendations be better incorporated into the Framework
- Some suggest that public parking should be located on the warehouse site
- Some suggest that the old Signature Theatre building contributes to the Arts District and should not be removed



County Board Guidance

- Remove the 2-block area from the park study area
- Examine ways to depict / describe the 3 County-owned properties that preserves flexibility
- Think about how open space could be achieved elsewhere if not w/in the 2-block area



Environmental Recommendations

- Integrate green infrastructure practices with public realm improvements
 - Remove extraneous paving
 - Increase plantings
- Public education enhancements (signage, wayfinding, nature walks, public / interpretive art)



Environmental Recommendations (cont.)

Four Mile Run

(within the County's overall priorities)

- Stabilize banks; expand vegetated buffer at top of bank
- Remove invasive species
- Address stormwater impacts
 - Work w/ adjacent property owners
 - Voluntary basis



Environmental Recommendations (cont.)

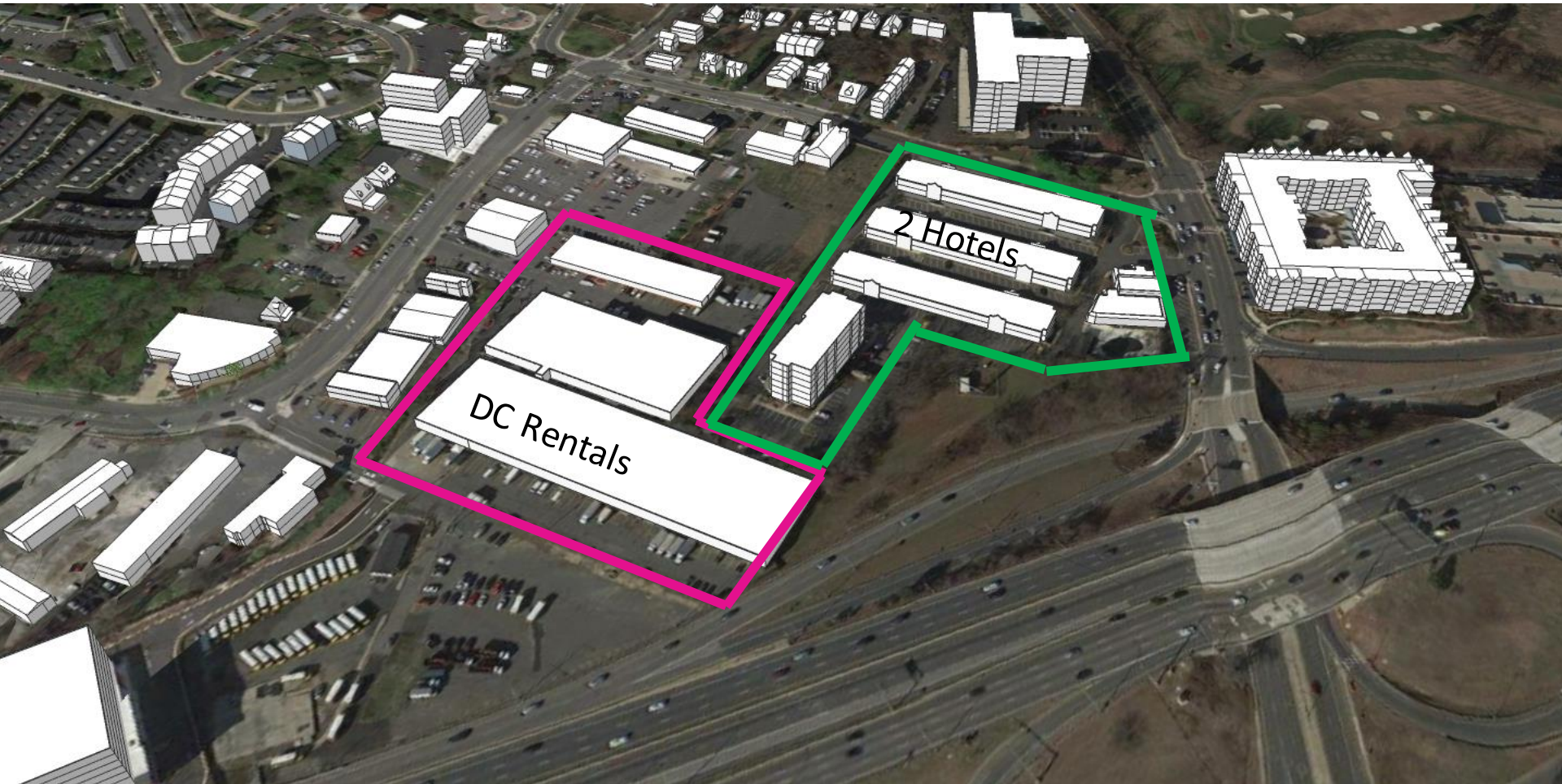
Nauck Branch (long-term)

- Seek opportunities to address flooding
- Pursue easements, over time to allow for proper maintenance





Key Land Holdings





What might happen over time?

- Large property owners may decide to either:
 - Continue their current operations, or
 - Seek redevelopment opportunities under existing GLUP and Zoning or Area Plan guidance
 - DC Rentals could choose to sell off a portion of their site for mixed-use development – consistent w/ Nauck Plan
 - Remainder could stay as-is or be redeveloped under existing GLUP (Service Industry) and Zoning (M-1)

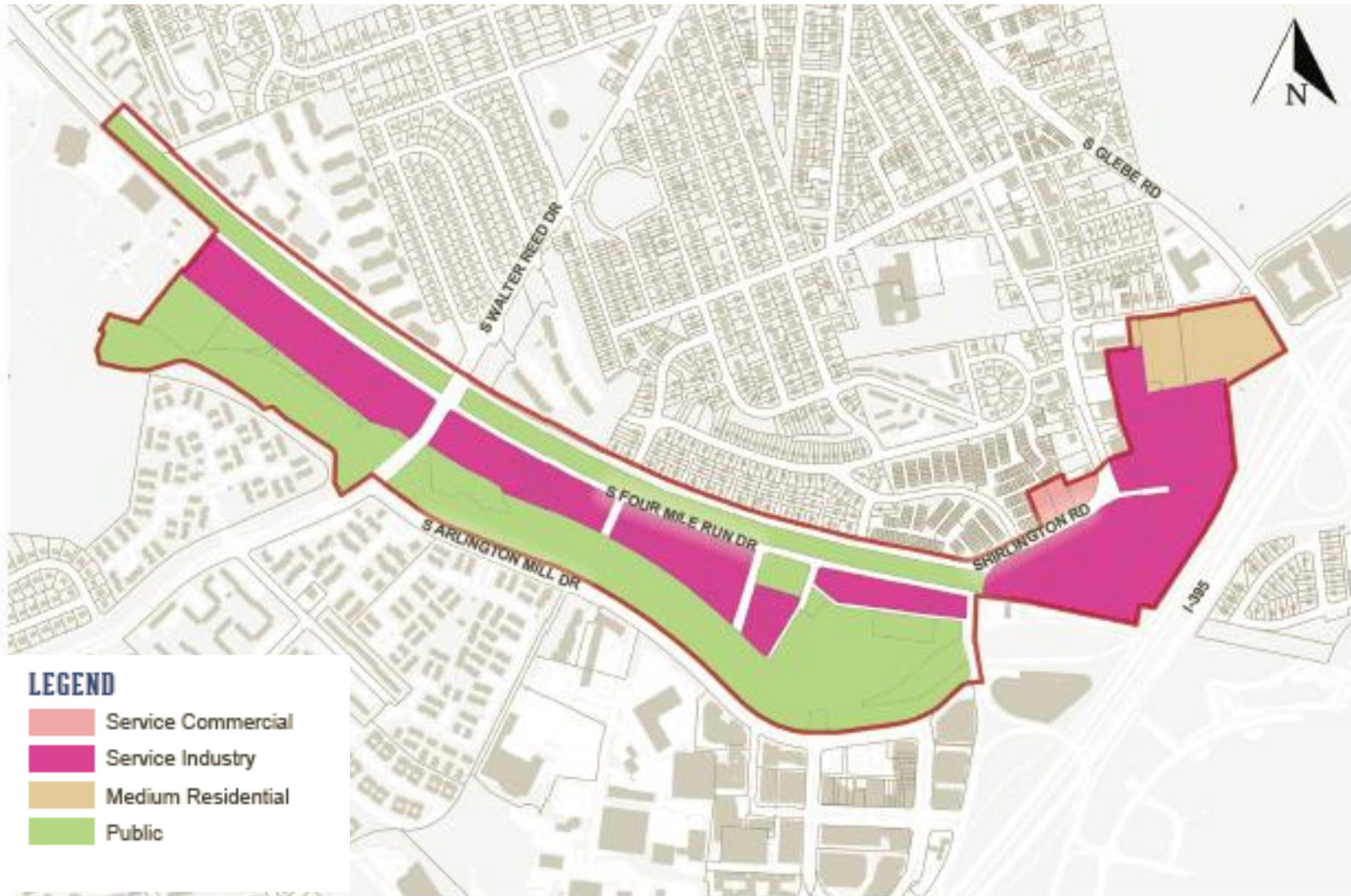


Existing Zoning

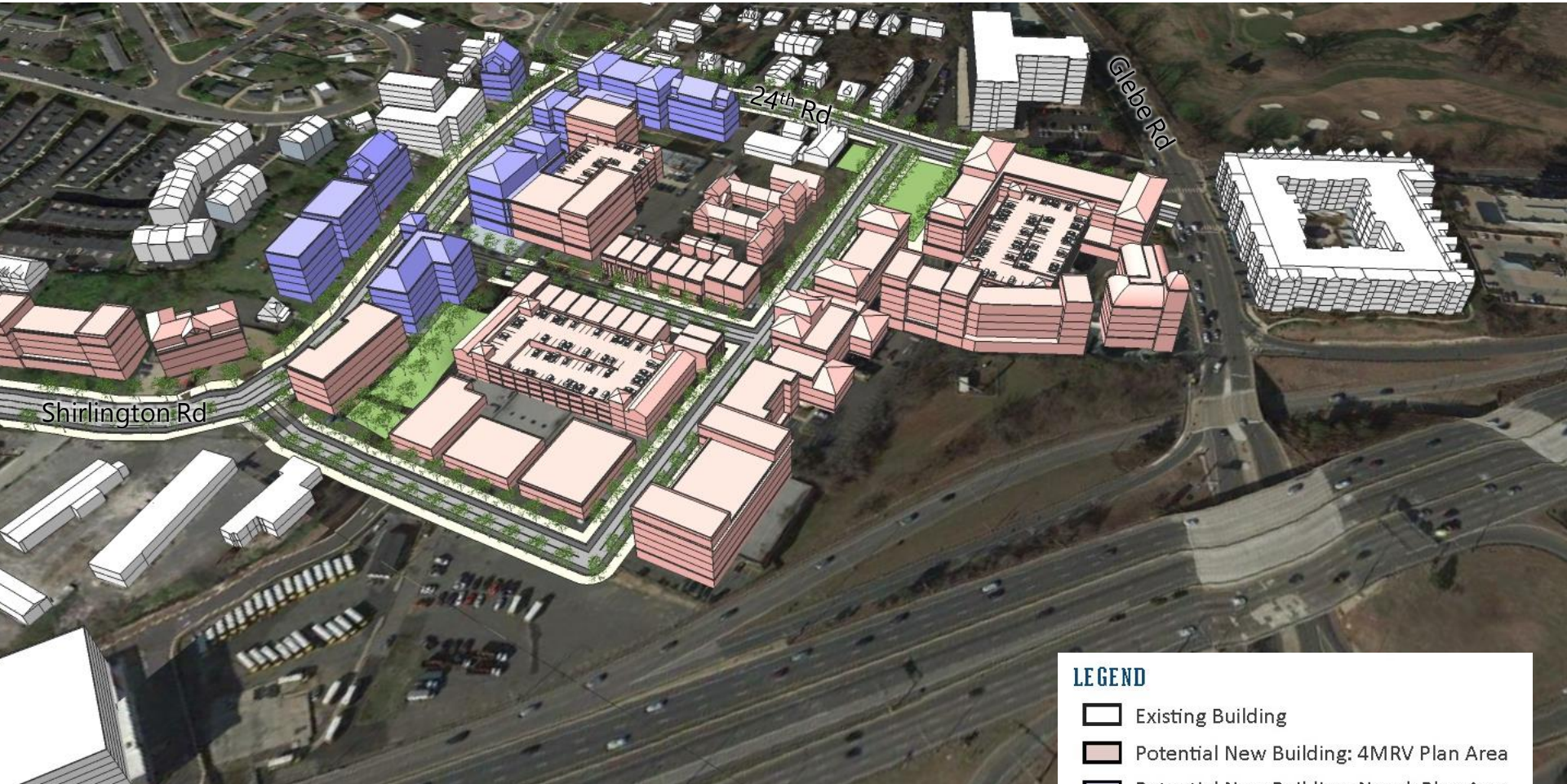




Existing GLUP



Subarea D Massing Model Based on Concept 2



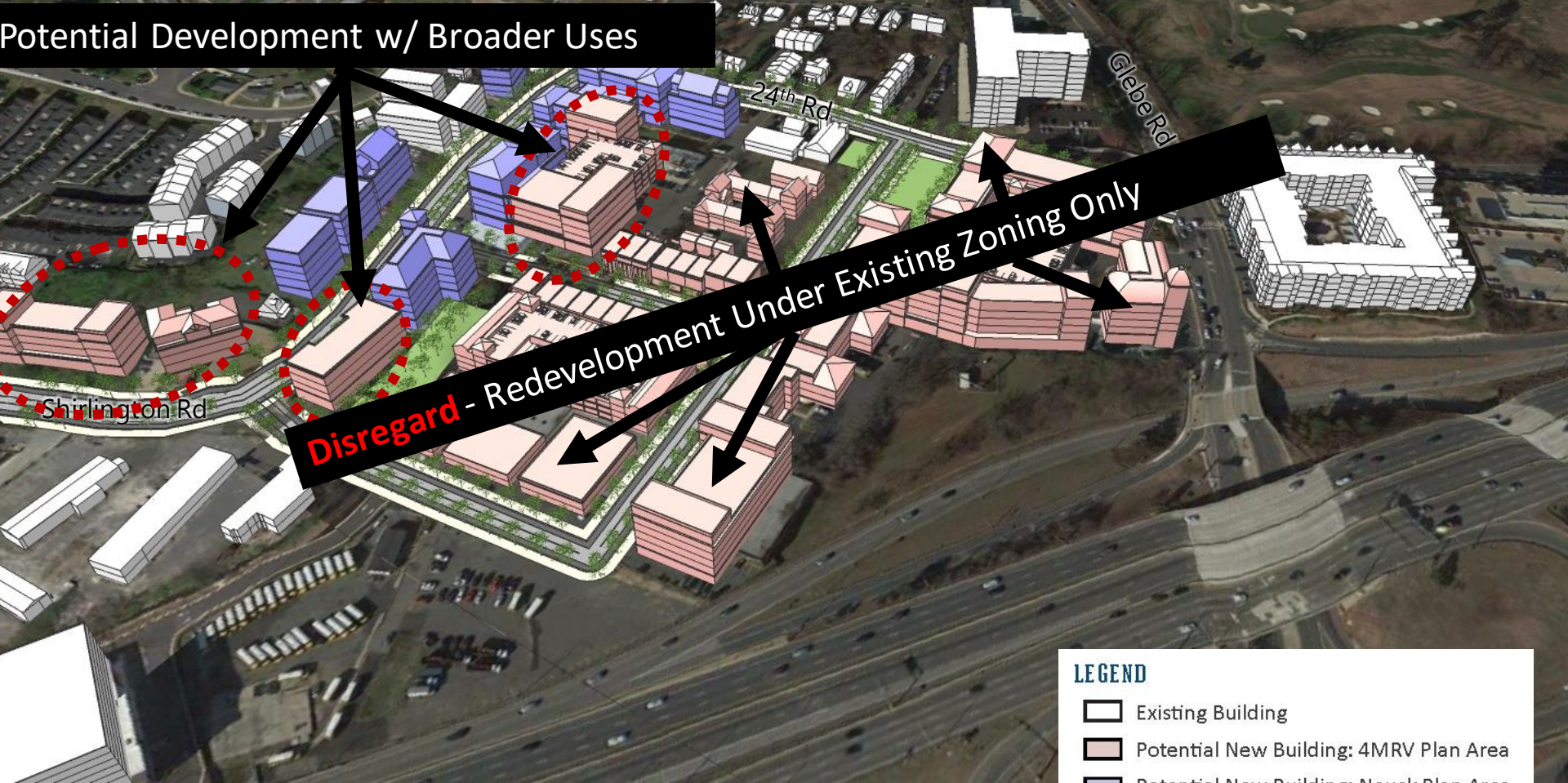
LEGEND

-  Existing Building
-  Potential New Building: 4MRV Plan Area
-  Potential New Building: Nauck Plan Area



Massing Model to be Revised

Potential Development w/ Broader Uses



Disregard - Redevelopment Under Existing Zoning Only

LEGEND

- Existing Building
- Potential New Building: 4MRV Plan Area
- Potential New Building: Nauck Plan Area



Multimodal Transportation Recommendations

Facilities Scheduling & Operations
at the Run/Arlington Arts
Four Mile Run Drive



Parking / Safety / Access Improvements

Goals:

- Increase the supply of parking for public & private uses; maximizing utilization of on-street resources
- Improve pedestrian connectivity; provide space for sidewalks
- **Pro Active – Curb Space Management (within 1 year)**
 - Complete analysis of parking near Jennie Dean Park
 - Discuss solutions w/ community
 - Streamline / simplify regulations
 - Promote turnover



Parking / Safety / Access Improvements

- Reconfiguration and Evaluation (mid-term, 2-3 years)
 - Angled parking on south side fronting Jennie Dean Park
 - Gain additional space for sidewalks on south side
- Permanent Streetscape Change (long-term 5+ years)
 - Repave & re-stripe first
 - Monitor curb space management changes and modify if/when needed
 - Build permanent Improvements
- Continue analysis/planning:
 - Discussions w/ NOVAParks on a sidewalk on north side of 4MR Drive
 - Additional on-street parking options west of Nelson Street



4MR Drive Concept

East of Nelson Street





4MR Drive Concept



West of Nelson Street

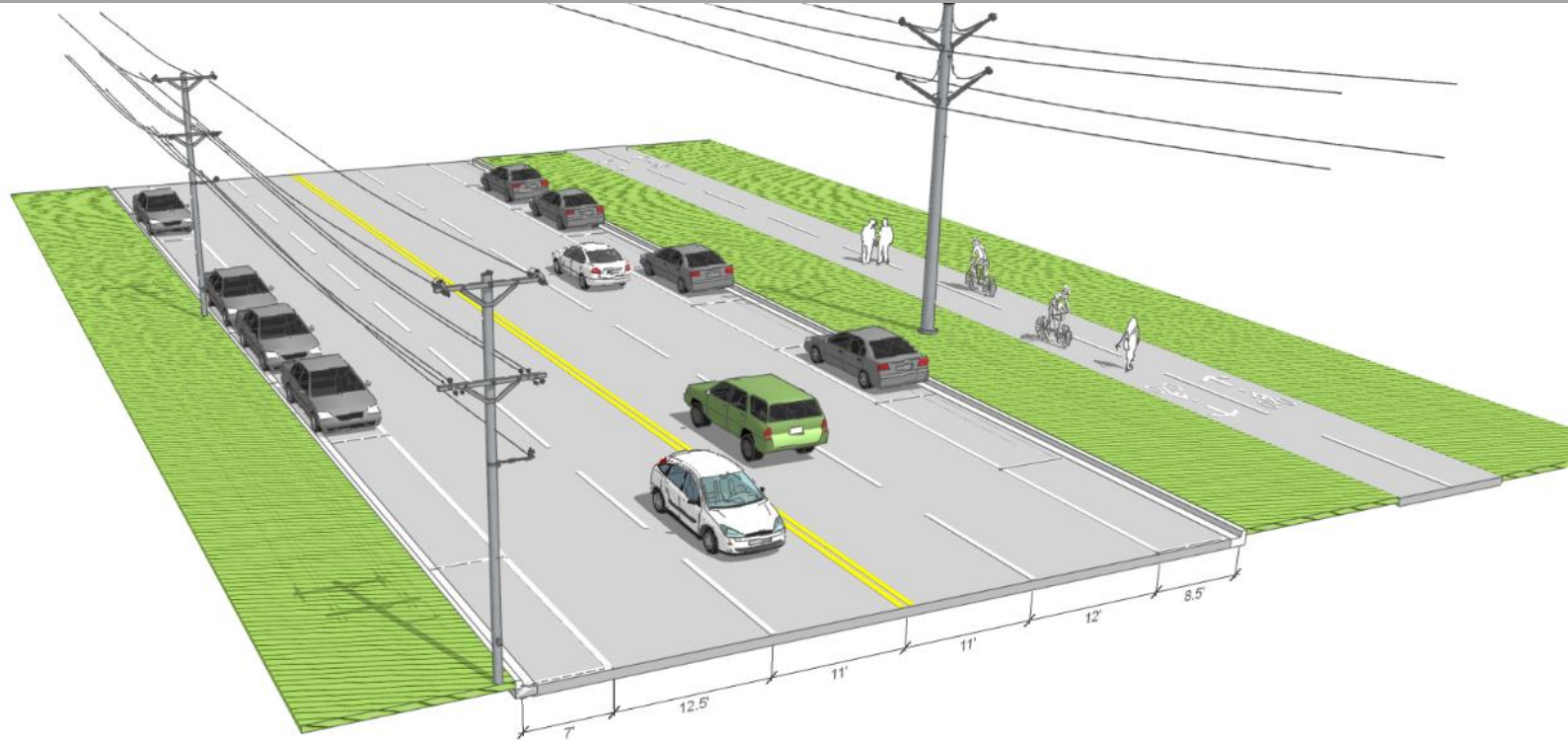


County Board Guidance

- The County Board expressed no interest in building structured parking to support public and private uses



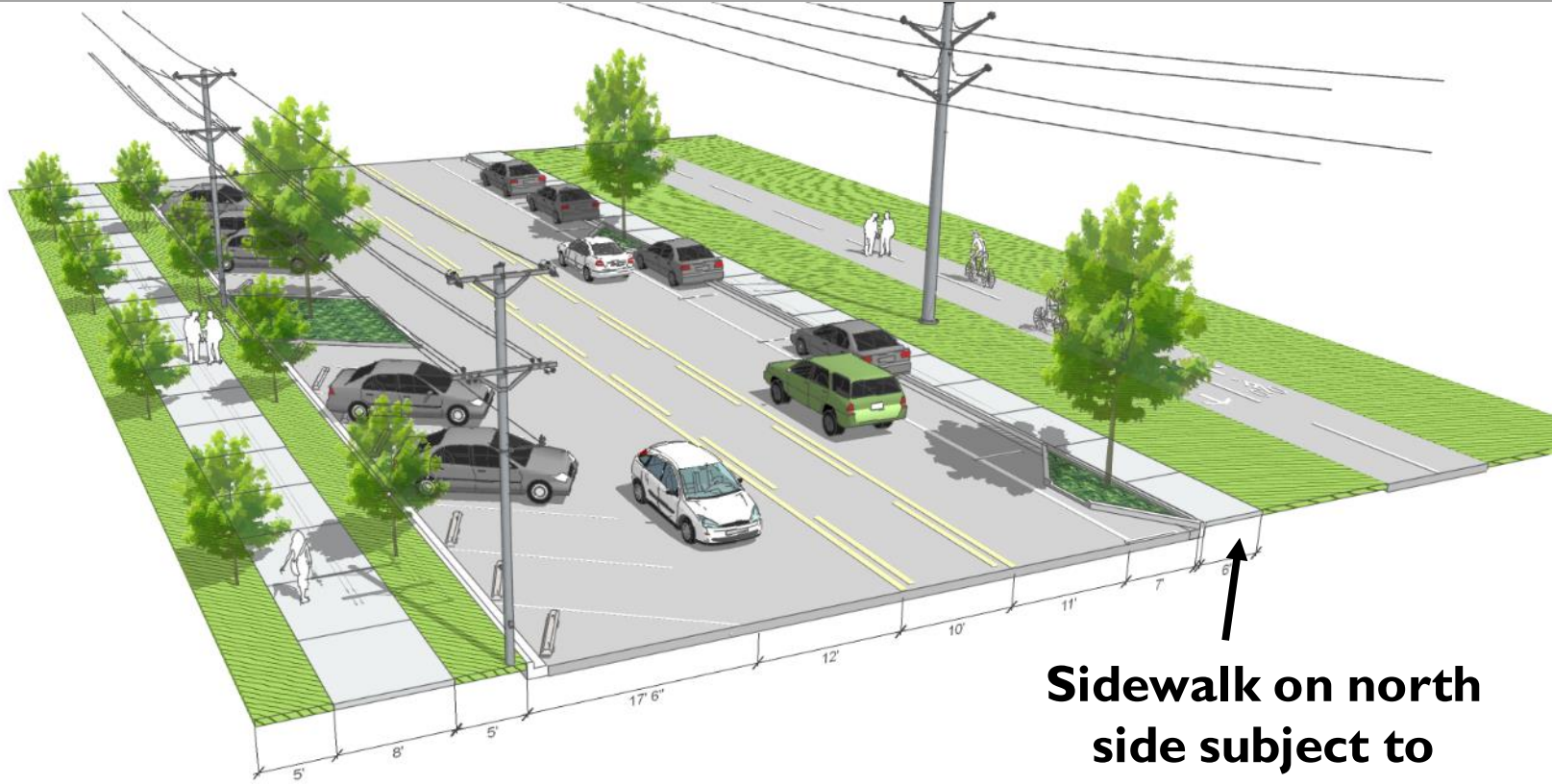
Four Mile Run Drive Today



Between Nelson Street and Shirlington Road



Vision Concept: Four Mile Run Dr



Sidewalk on north side subject to coordination with Nova Parks.

Between Nelson Street and Shirlington Road

Near term implementation?



Possibility for near-term implementation using paint and flex posts



Additional Future Recommendations

- Pedestrian/bicycle safety improvements:

 - Shirlington Road Ped/Bike Crossing

 - Arlington Mill Drive Ped/Bike Crossing

- Transit-related improvements

 - ART Transit Service

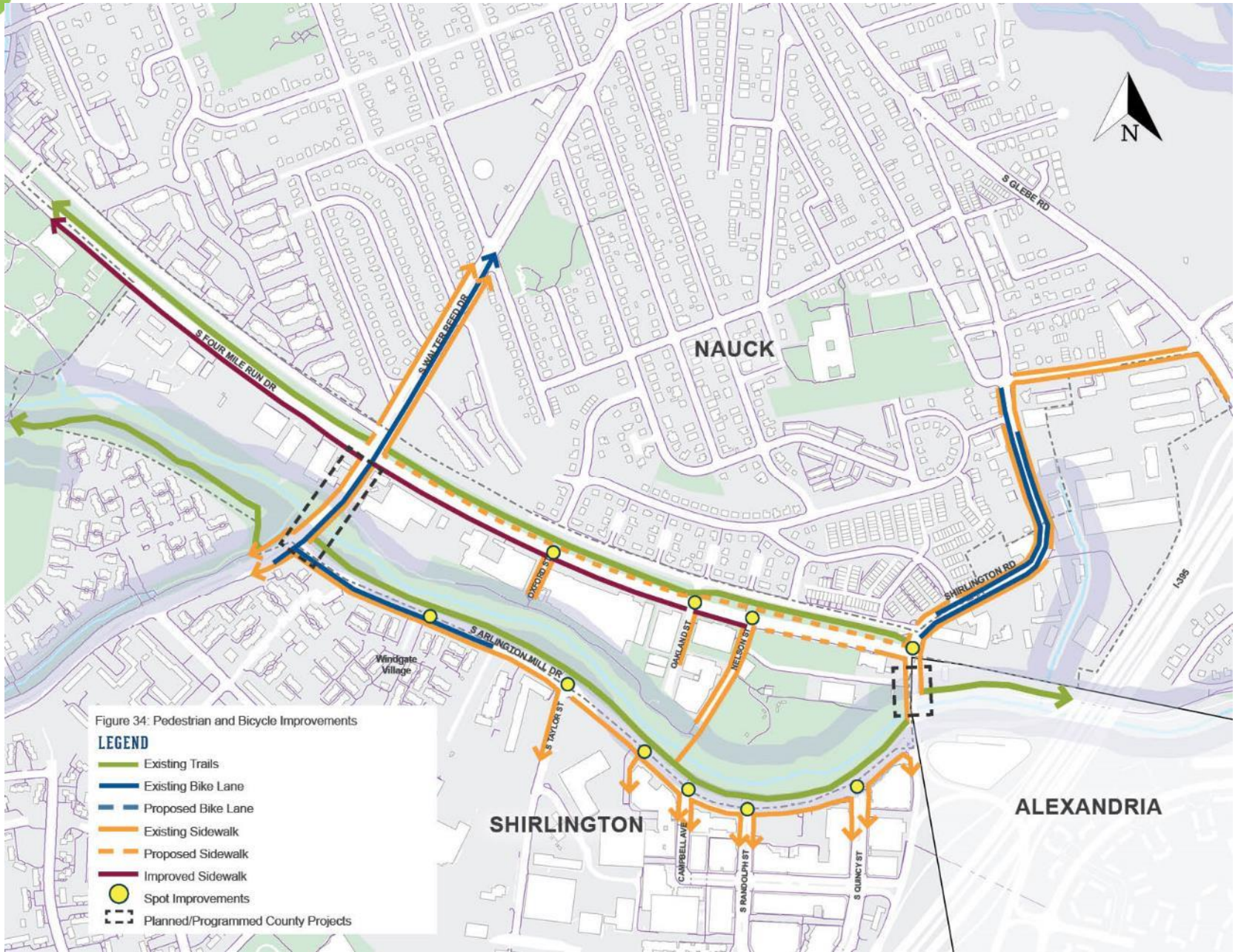
 - DASH (Alexandria) Transit Connection

- Parking management

 - Maximizing on Street Parking

 - Promote Parking Turnover

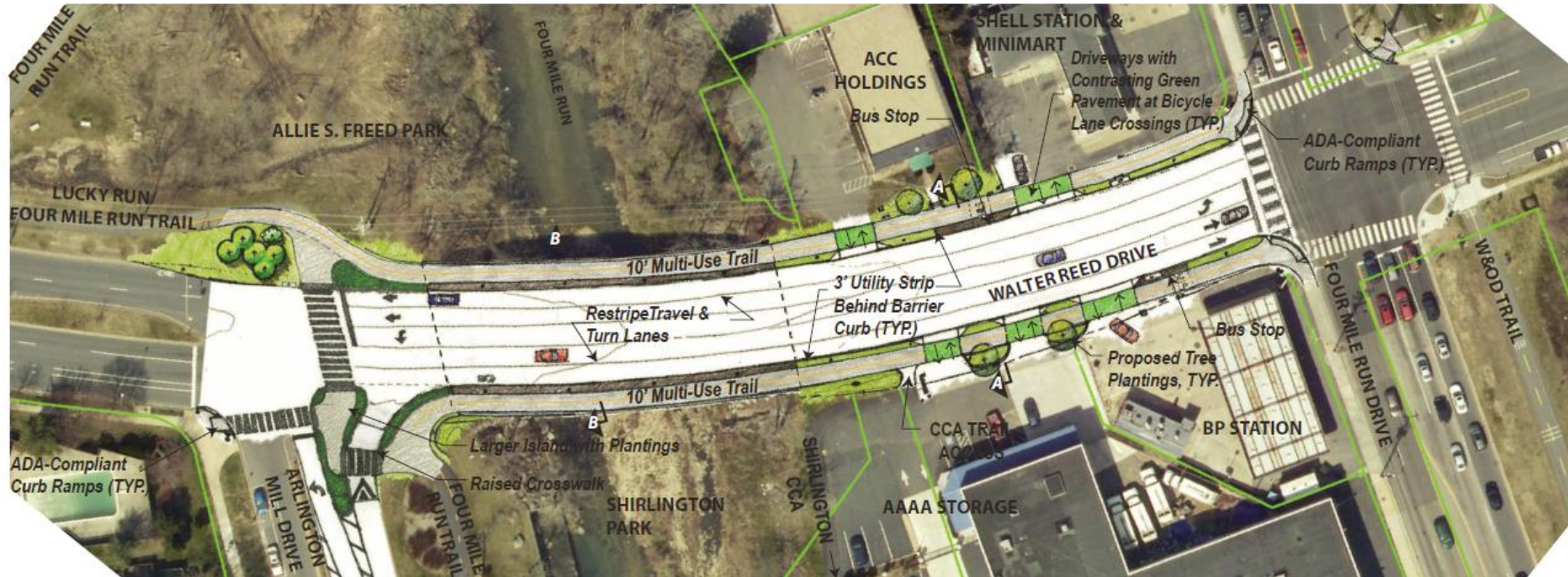
Proposed Ped & Bike Improvements





Proposed Ped & Bike Improvements (cont.)

Walter Reed Drive / Bridge Design





Transit Improvements

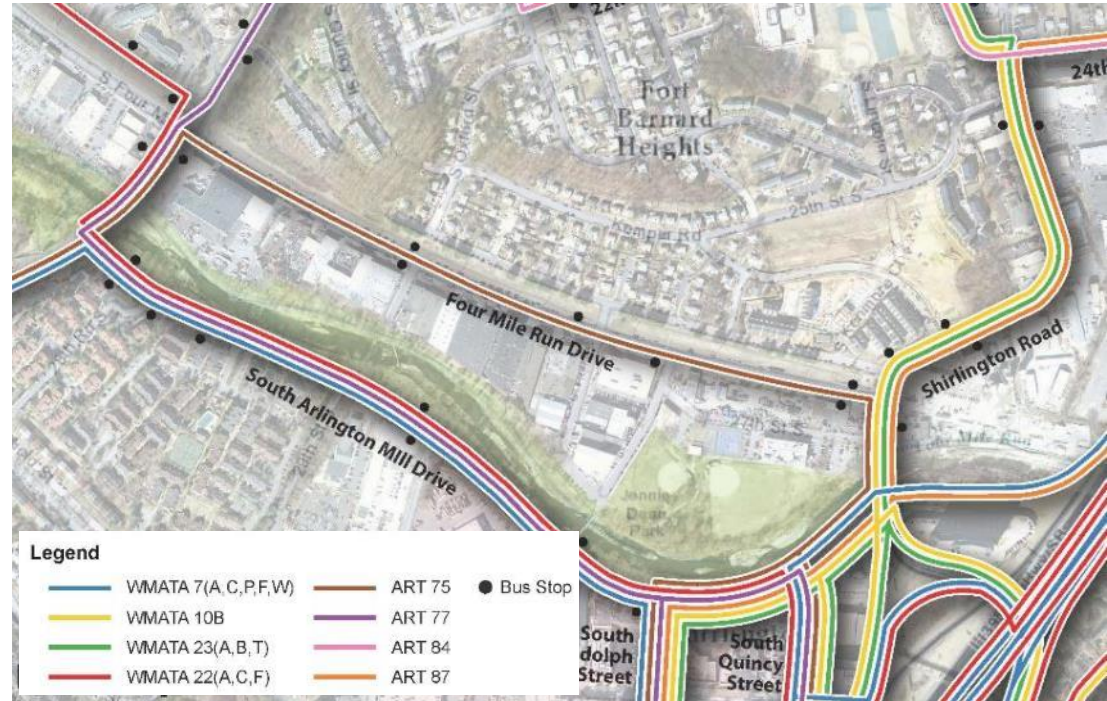
- Reconfiguration of Four Mile Run Drive creates space for bus landing pads, shelters, lean bars, trash/recycle receptacles



Bus stop on FMR Dr



Bus shelter on Arl Mill Dr





Summary of Recommendations

- Pursue moderate development scenarios to minimize parking impacts
- Prioritize trip reduction strategies with development
- Lane reconfiguration, angled parking & streetscape improvements on Four Mile Run Drive
- Revise parking regulations on Four Mile Run Drive
- Consider intersection improvements for pedestrian safety
- Transit access and bus stop improvements



Draft Concept Plans

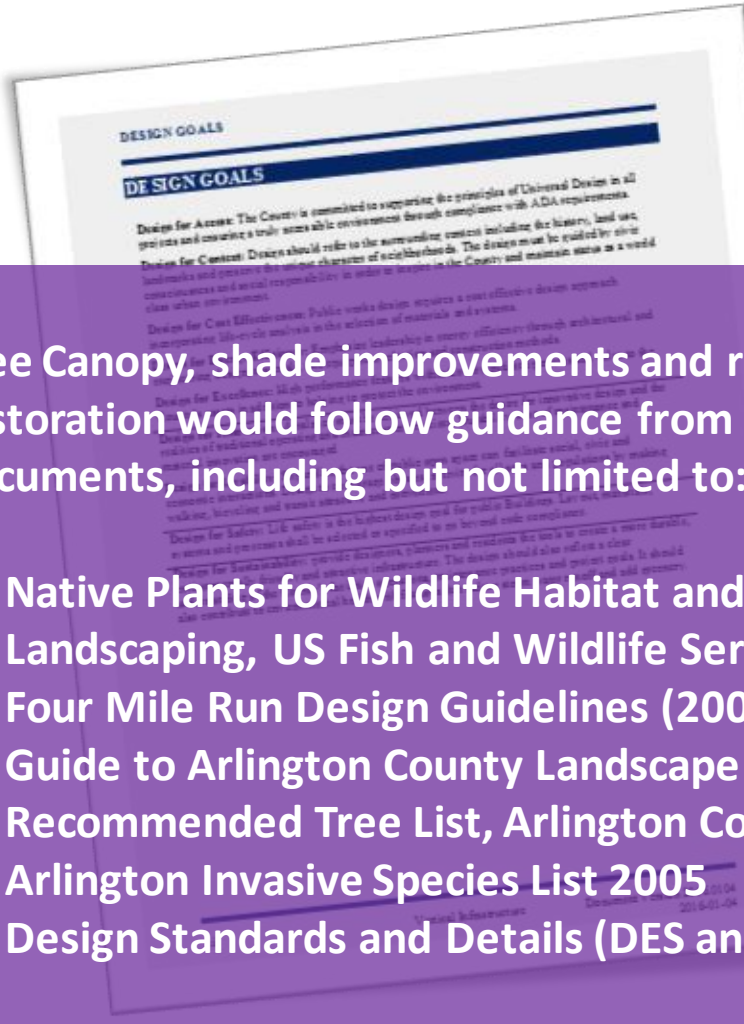
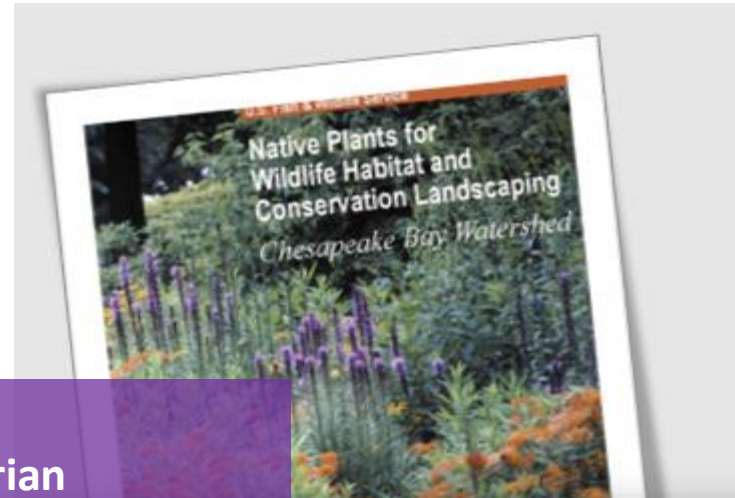
Park Master Plan



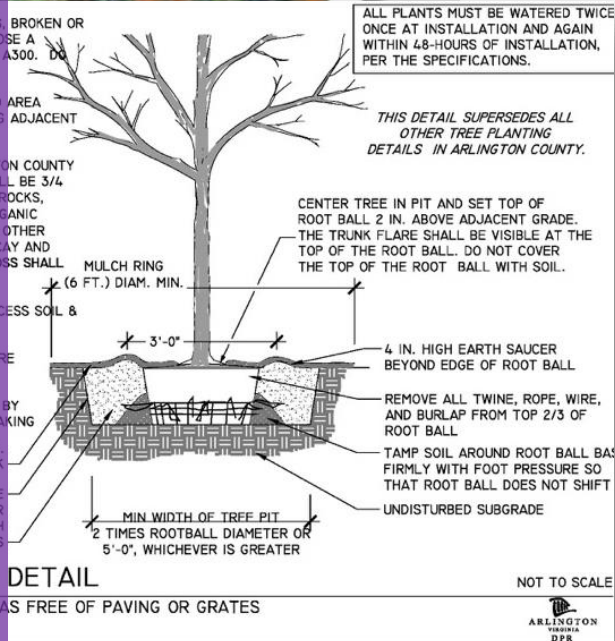
Work with County Standards and Guidance

Tree Canopy, shade improvements and riparian restoration would follow guidance from various adopted documents, including but not limited to:

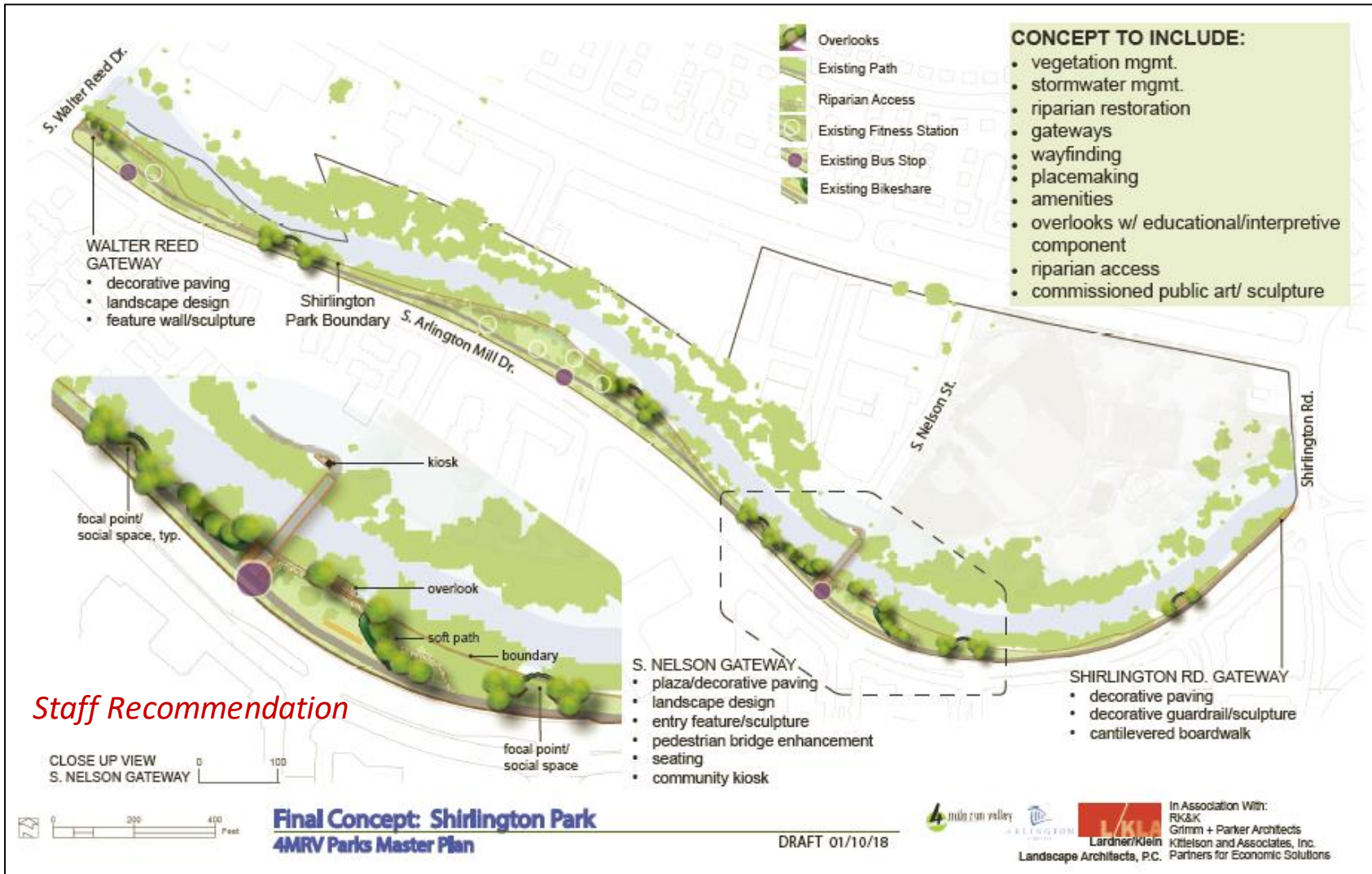
- Native Plants for Wildlife Habitat and Conservation Landscaping, US Fish and Wildlife Service
- Four Mile Run Design Guidelines (2009)
- Guide to Arlington County Landscape Standards
- Recommended Tree List, Arlington County
- Arlington Invasive Species List 2005
- Design Standards and Details (DES and DPR)



- NOTES
1. PLANTING PRINT ONLY CROSSING LIMBS, BROKEN OR HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
 2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA ADJACENT FOR TREE PIT WITHOUT ADVERSELY IMPACTING SITE FEATURES.
 3. UNLESS OTHERWISE DIRECTED BY ARLINGTON COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL, CLEANED OF DEBRIS (GRAVEL, ROCKS, MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
 4. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM SITE.
 5. TREES PLANTED WITHOUT THE TRUNK FLARE MUST BE STAKED.
 6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE COUNTY URBAN FORESTER. REFER TO STAKING STANDARDS.
- ROUGHEN SIDES OF PLANTING HOLE TO PREVENT BACKFILL SOIL MIXTURE FROM SETTLING. SOIL SHALL BE FIRMED IN 8" LIFTS.



Shirlington Park





Shirlington Dog Park





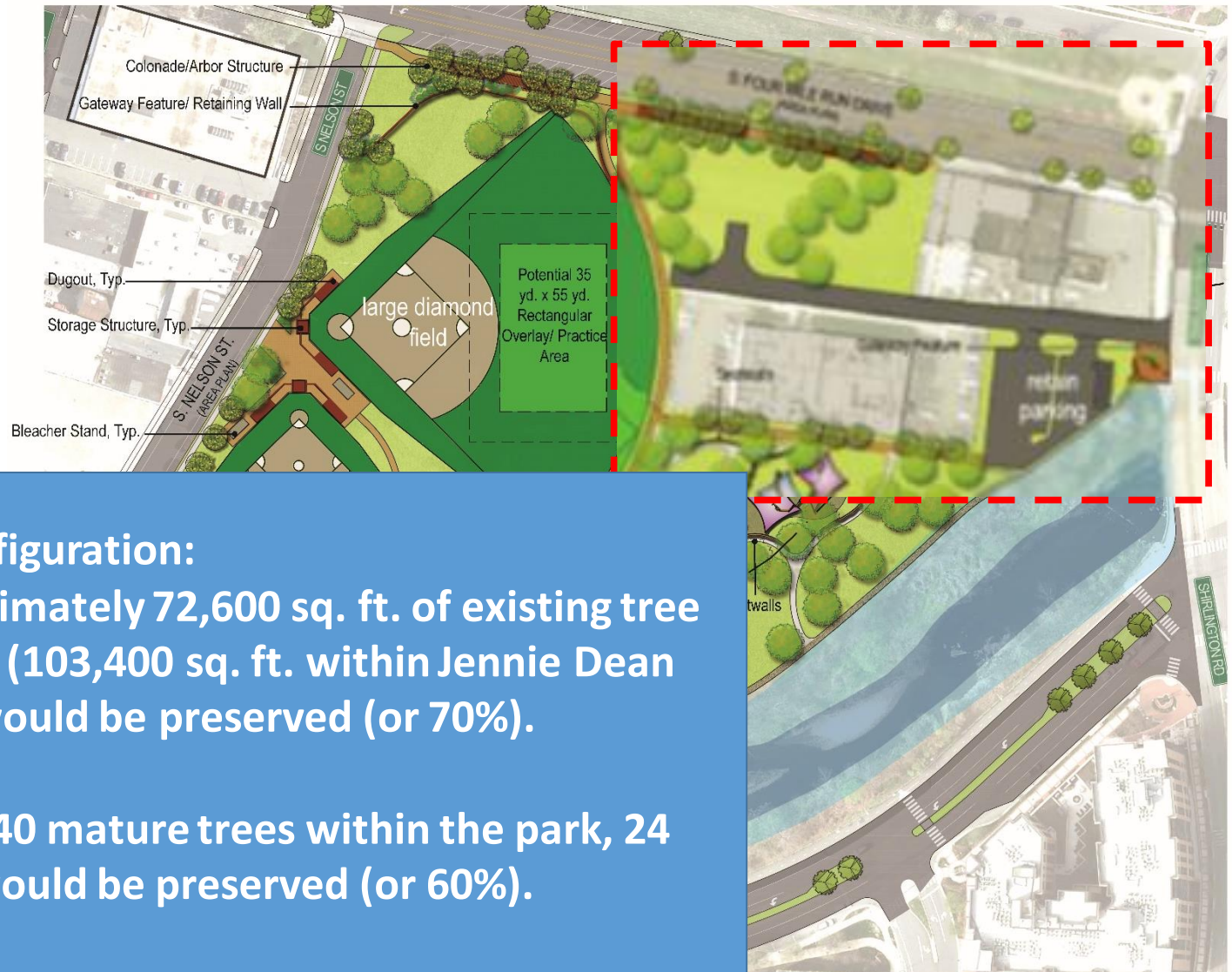
Shirlington Dog Park

- The Parks Master Plan (PMP) will provide short and mid-term recommendations for improving the dog park (stormwater considerations, removal of invasive species, water quality, etc.).
- The PMP will **not** provide a redevelopment concept for the Shirlington Dog Park (consistent w/ CB direction in May 2017).

REFINED STAFF PREFERRED CONCEPT

February 2018 WG Meeting

Jennie Dean Park



Legend
Casual Use Open Space

Under this configuration:

- Approximately 72,600 sq. ft. of existing tree canopy (103,400 sq. ft. within Jennie Dean Park) would be preserved (or 70%).
- Of the 40 mature trees within the park, 24 trees would be preserved (or 60%).



Feedback

- Some WG members prefer a previous option (Option 3) for the following reasons:
 - Option places fields and associated lighting further from Nauck neighborhood
 - Playground accessibility
 - Continuous casual use space immediately along S. Four Mile Run Drive



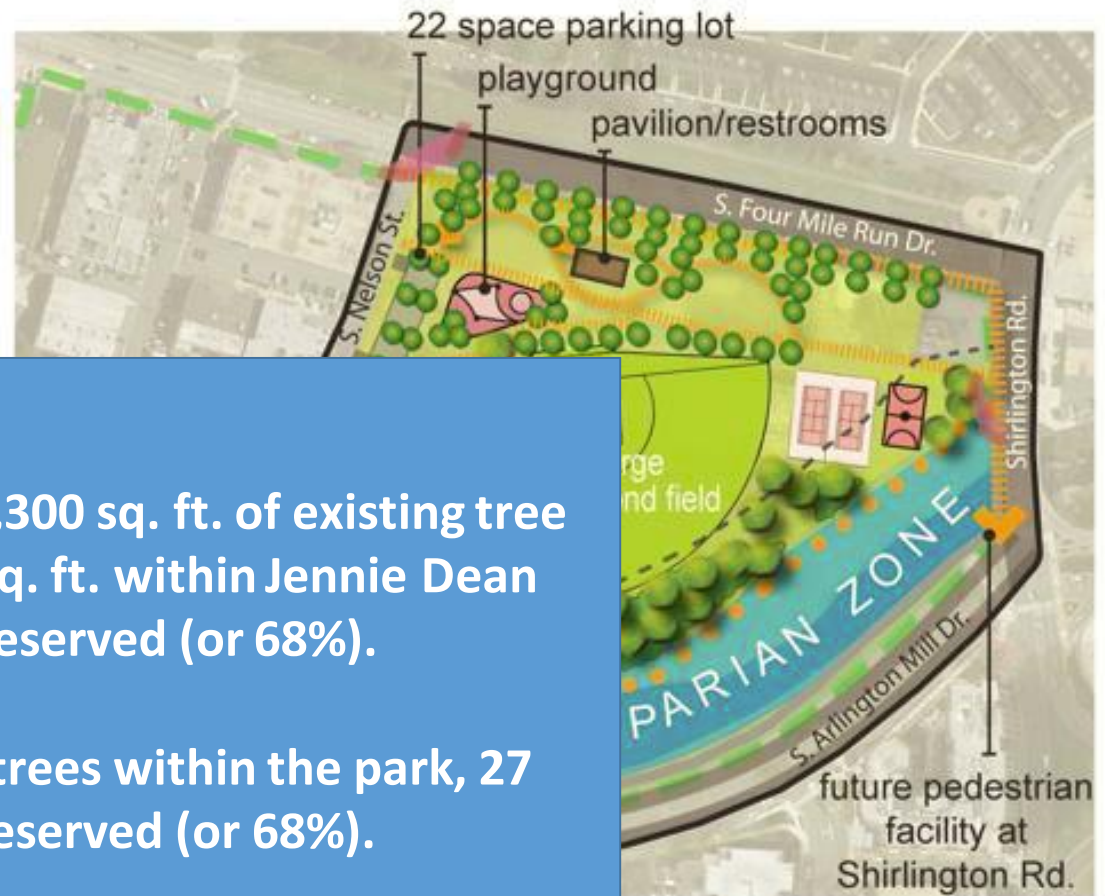
Jennie Dean – Previous Option 3, Phase 1

| LEGEND | |
|--------|--------------------------|
| | Casual open space |
| | Formal open space |
| | Pavilion/Restrooms |
| | Playground |
| | Regulatory Floodway |
| | Stream |
| | Riparian Protection Area |
| | Riparian Trail |
| | Promenade |
| | Vehicular |
| | Gateway/entrance |





Jennie Dean – Previous Option 3, Phase 2



Under this configuration:

- Approximately 70,300 sq. ft. of existing tree canopy (103,400 sq. ft. within Jennie Dean Park) would be preserved (or 68%).
- Of the 40 mature trees within the park, 27 trees would be preserved (or 68%).



County Board Guidance

- A Working Group committee (Jennie Dean Park Committee) will work with staff and, by the end of March, review the JD Park concepts to determine if:
 - Safety concerns related to the alignment/siting of the 2 athletic fields can be addressed, and if
 - The staff preferred option and other options supported by the Working Group can be reconciled
- The Jennie Dean Park Committee met on three occasions (3/1, 3/7, and 3/15) to discuss the issues listed above. The work of the Committee will be shared at date to be determined.



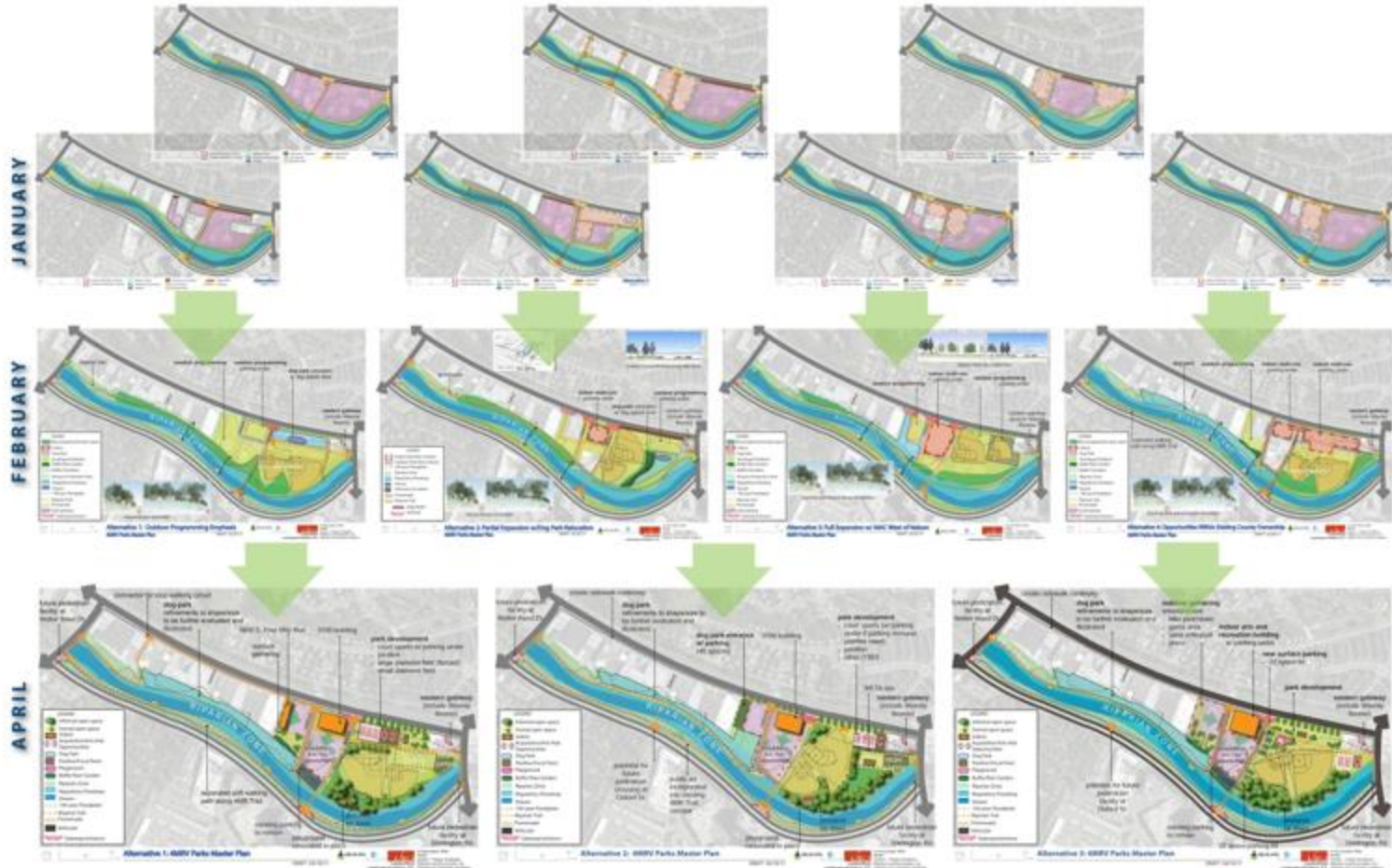
Working Group Charge*

- “...The Park Master Plan will provide a vision for the **comprehensive replacement and realignment of existing park features** (exclusively for park purposes) and the **addition of new park amenities** to meet the growing demand for active and passive recreation, cultural resources and natural resource preservation.”
- Key Study Elements (include but are not limited to):
 - Short- and long-term vision, policies, recommendations and implementation strategies for PMP
 - Define an open space network
 - Incorporate existing uses and a variety of active and passive uses
 - Identify opportunities and incorporate best practices for stream restoration and preservation within Jennie Dean Park and adjacent open spaces
 - Maximizing transit, bicycle, and pedestrian connections to and through the area, including parks and open spaces
 - Develop plans, strategies and creative solutions for on- and off-street parking

**The Four Mile Run Valley Working Group and Charge was adopted on April 16, 2016 and amended on July 19, 2016.*

Alternatives

DEVELOPMENT OF THE ALTERNATIVES



OPTION ONE, PHASE ONE

July Open House



LEGEND

- Casual open space
- Formal open space
- Pavilion/Restrooms
- Playground
- Regulatory Floodway
- Stream
- Riparian Protection Area
- Riparian Trail
- Promenade
- Vehicular
- Gateway/entrance

OPTION ONE, PHASE TWO

July Open House



LEGEND

- Casual open space
- Formal open space
- Pavilion/Restrooms
- Playground
- Regulatory Floodway
- Stream
- Riparian Protection Area
- Riparian Trail
- Promenade
- Vehicular
- Gateway/entrance

OPTION TWO, PHASE ONE

July Open House

court sports (w/ parking under if parking demand justifies need)



LEGEND

- Casual open space
- Formal open space
- Pavilion/Restrooms
- Playground
- Regulatory Floodway
- Stream
- Riparian Protection Area
- Riparian Trail
- Promenade
- Vehicular
- Gateway/entrance

OPTION TWO, PHASE TWO

July Open House

court sports (w/ parking under if parking demand justifies need)



LEGEND

- Casual open space
- Formal open space
- Pavilion/Restrooms
- Playground
- Regulatory Floodway
- Stream
- Riparian Protection Area
- Riparian Trail
- Promenade
- Vehicular
- Gateway/entrance

playground
pavilion/restrooms

OPTION THREE, PHASE ONE

July Open House



LEGEND

- Casual open space
- Formal open space
- Pavilion/Restrooms
- Playground
- Regulatory Floodway
- Stream
- Riparian Protection Area
- Riparian Trail
- Promenade
- Vehicular
- Gateway/entrance

OPTION THREE, PHASE TWO

July Open House



LEGEND

- Casual open space
- Formal open space
- Pavilion/Restrooms
- Playground
- Regulatory Floodway
- Stream
- Riparian Protection Area
- Riparian Trail
- Promenade
- Vehicular
- Gateway/entrance

CONCEPT A, PHASE ONE

December WG Meeting



LEGEND

| | |
|--|--------------------------|
| | Casual Use Open Space |
| | Picnic Shelter/Restroom |
| | Playground |
| | Riparian Access |
| | Promenade |
| | Existing Path |
| | Vehicular |
| | Gateway/entrance |
| | Riparian Protection Area |
| | Regulatory Floodway |
| | Stream |

CONCEPT A, PHASE TWO

December WG Meeting



LEGEND

| | |
|--|--------------------------|
| | Casual Use Open Space |
| | Picnic Shelter/Restroom |
| | Playground |
| | Riparian Access |
| | Promenade |
| | Existing Path |
| | Vehicular |
| | Gateway/entrance |
| | Riparian Protection Area |
| | Regulatory Floodway |
| | Stream |

CONCEPT B, PHASE ONE

December WG Meeting



CONCEPT B, PHASE TWO

December WG Meeting



LEGEND

| | |
|--|--------------------------|
| | Casual Use Open Space |
| | Picnic Shelter/Restroom |
| | Playground |
| | Riparian Access |
| | Promenade |
| | Existing Path |
| | Vehicular |
| | Gateway/entrance |
| | Riparian Protection Area |
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| | Stream |

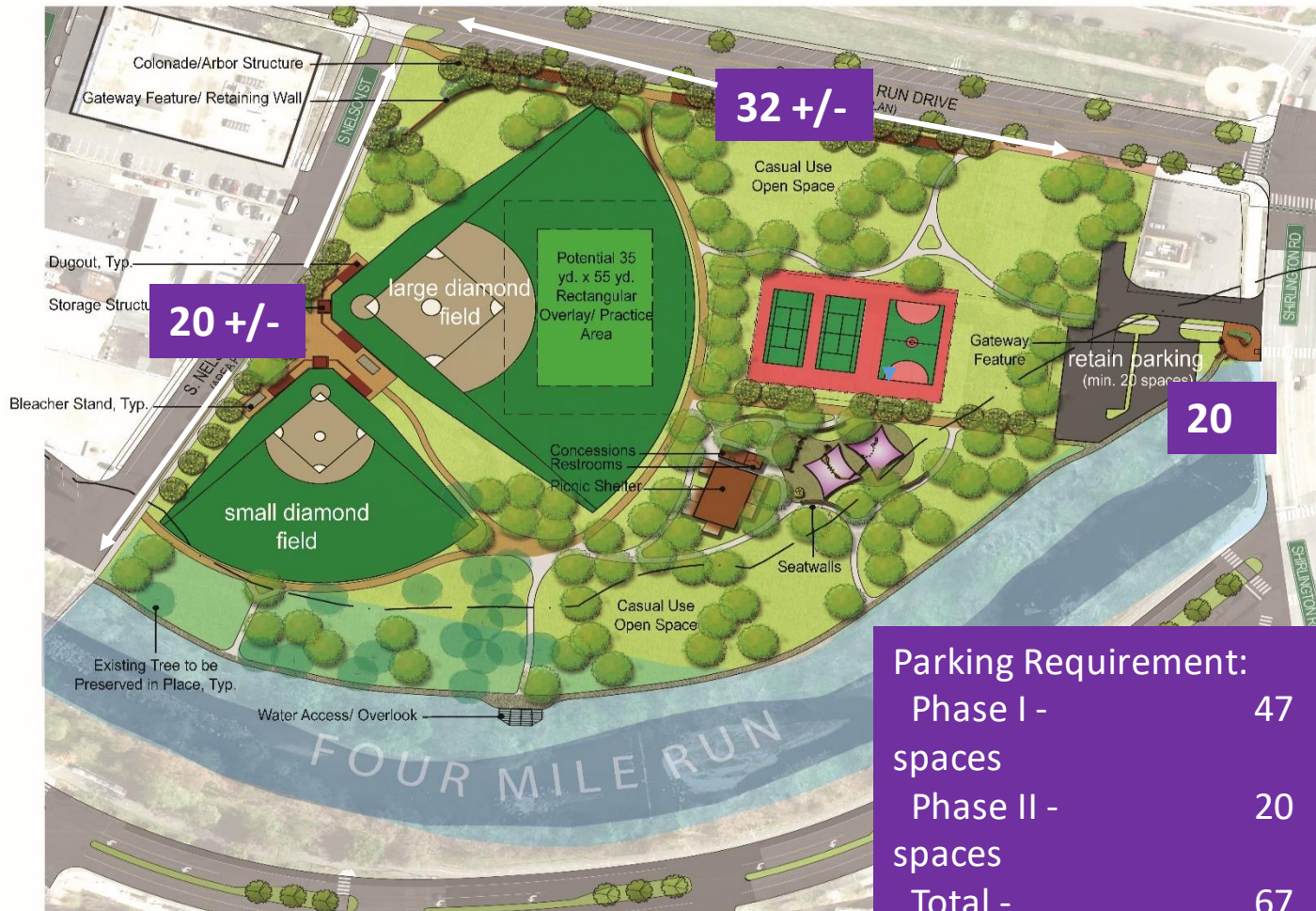


Jennie Dean Parking Requirements

| Park Feature | Arlington County Zoning Ordinance (AZCO) Parking Requirement §14.3.7.A. | Parking Spaces Needed |
|--------------------------------|--|--------------------------|
| Two (2) Diamond Fields | <p>Public assembly & club buildings: 1 per each 3 seats or other accommodations or other accommodations for attendants or participants</p> <ul style="list-style-type: none"> Jennie Dean Park will contain two (2) sets of 5-row bleachers (accommodating a total of 140 seats). | $70 + 70 = 140 / 3 = 47$ |
| Two (2) Tennis Courts | Tennis, racquet, and handball courts: 3 per court | $3 + 3 = 6$ |
| One (1) Basketball Court | <p>Indoor or outdoor recreation (as provided in §12.2.5.F) or entertainment facilities (as provided in §12.2.5.A), other than those specifically listed in this §14.3.7: 1 per 300 sq. ft. of indoor floor area or outdoor area used for recreation or entertainment purposes</p> <ul style="list-style-type: none"> Proposed basketball court area will be 4,200 sq. ft. | $4200 / 300 = 14$ |
| Total Parking Required: | | 67 parking spaces |



Jennie Dean - Parking



| Parking Requirement: | |
|----------------------|----|
| Phase I - | 47 |
| spaces | |
| Phase II - | 20 |
| spaces | |
| Total - | 67 |

- Angled parking on FMR Drive between Nelson to Shirlington Road would create 30+ spaces adjoining park
- Revised parking regulations could make 250+ more spaces available





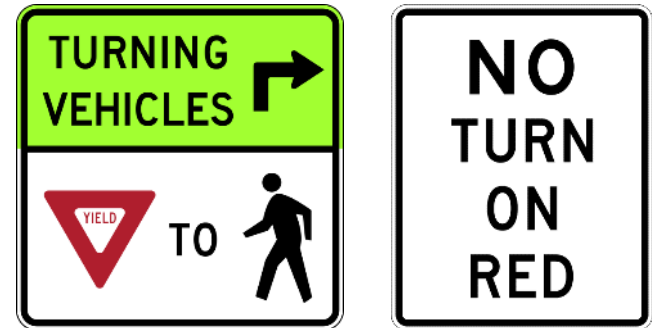
Vehicle Traffic

- 9 study intersections
- Studied weekday morning and evening rush hours



Possible Arlington Mill Signalized Crosswalks

- Consider “Turning Vehicles Yield to Pedestrians” Signs
- Evaluate “No Turn on Red Signs”
- Randolph Signal
 - Extend median through eastern crosswalk
- Taylor Street
 - Install hardened centerline or median for westbound left-turns



Possible S 4MR Drive Crosswalks

- S. Nelson St. and S. Oxford St. Crosswalks
 - Install median
 - install pedestrian crossing signs
 - Install in-roadway bollards
- S. Oxford Street Crosswalk
 - Install advanced yield markings and signs
 - Install ped



Possible Changes at Shirlington Rd/4MR Drive

- Add protected signal phase for trail crossing on northern crosswalk
- Add “No Turn on Red” for southbound right turns



Possible Changes at Shirlington Rd/4MR Dr

- Near-term: Install back-to-back signage, active warning beacon (LED Flashing Beacon or Enhanced Crossing Sign) in median/center of roadway
- Longer-term: Consider relocation of crossing and access management





Feedback

- Some WG members prefer a previous option (Option 3) for the following reasons:
 - Option places fields and associated lighting further from Nauck neighborhood
 - Playground accessibility
 - Continuous casual use space immediately along S. Four Mile Run Drive



County Board Guidance

- A Working Group committee (Jennie Dean Park Committee) will work with staff and, by the end of March, review the JD Park concepts to determine if:
 - Safety concerns related to the alignment/siting of the 2 athletic fields can be addressed, and if
 - The staff preferred option and other options supported by the Working Group can be reconciled
- The Jennie Dean Park Committee met on three occasions (3/1, 3/7, and 3/15) to discuss the issues listed above. A final meeting is scheduled for 3/21 @ 6pm at the Trades Center (2700 S. Taylor Street)



Working Group Charge*

- “...The Park Master Plan will provide a vision for the **comprehensive replacement and realignment of existing park features** (exclusively for park purposes) and the **addition of new park amenities** to meet the growing demand for active and passive recreation, cultural resources and natural resource preservation.”
- Key Study Elements (include but are not limited to):
 - Short- and long-term vision, policies, recommendations and implementation strategies for PMP
 - Define an open space network
 - Incorporate existing uses and a variety of active and passive uses
 - Identify opportunities and incorporate best practices for stream restoration and preservation within Jennie Dean Park and adjacent open spaces
 - Maximizing transit, bicycle, and pedestrian connections to and through the area, including parks and open spaces
 - Develop plans, strategies and creative solutions for on- and off-street parking

**The Four Mile Run Valley Working Group and Charge was adopted on April 16, 2016 and amended on July 19, 2016.*