Draft Policy Framework

Arts Commission Meeting
Policy Framework Overview
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
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.

**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
Jennie Dean – Phase 1

Staff Recommendation
Jennie Dean – Phase 2

Staff Recommendation
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
Jennie Dean –
Previous Option 3, Phase 2

[Map of the park area with labeled sections such as 22 space parking lot, playground, pavilion/restrooms, small diamond field, large diamond field, preserve, ex. trees, riparian trail, future pedestrian facility at Shirlington Rd.]

[Legend showing different areas of the park: Casual open space, Formal open space, Pavilion/Restrooms, Playground, Regulatory Floodway, Stream, Riparian Protection Area, Riparian Trail, Promenade, Vehicular, Gateway/entrance]
• A Working Group committee will work with staff and, by the end of March, review the JD Park concepts to determine if:
  
  o Safety concerns related to the alignment/siting of the 2 athletic fields can be addressed
  
  o The staff preferred option and other options supported by the Working Group can be reconciled
Shirlington Park

Staff Recommendation

CONCEPT TO INCLUDE:
- vegetation mgmt.
- stormwater mgmt.
- riparian restoration
- gateways
- wayfinding
- placemaking
- amenities
- overlooks w/ educational/interpretive component
- riparian access
- commissioned public art/ sculpture

CLOSE UP VIEW
S. NELSON GATEWAY

0 100
200 400 Feet

N

S. NELSON GATEWAY

- plaza/decorative paving
- landscape design
- entry feature/sculpture
- pedestrian bridge enhancement
- seating
- community kiosk

SHIRLINGTON RD. GATEWAY

- decorative paving
- decorative guardrail/sculpture
- cantilevered boardwalk
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).
Other Recommendations
Recommendations:
- Keep natural; address invasive species
- Create gateway / signage @ Walter Reed Drive
- Create water access point
- Seek opportunities to incorporate public art
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

Future Open Space on Old Signature Theater and Warehouse sites

3700 4MR Dr.: Site for Community Facility / Open Space
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
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 area near Jennie Dean Park
  • Discuss possible solutions w/ community
    • Streamline / simplify regulations
    • Promote turnover
Parking / Safety / Access Improvements

• Pavement 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, west of Nelson Street

• Permanent Streetscape Change (long-term 5+ years)
  • Repave & re-stripe first
    • Monitor curb space management changes and modify if/when needed
  • Build permanent infrastructure later

• Continue analysis/planning:
  • While maintaining traffic flow and improving pedestrian safety, explore:
  • Discussions w/ NOVAParks on a sidewalk on north side of 4MR Drive
  • Additional on-street parking options west of Nelson Street (i.e. angled on one side of 4MR Drive)
4MR Drive Concept

East of Nelson Street
West of Nelson Street
• It has been recommended that short term parking improvements be implemented and evaluated prior to initiating long-term lane reconfiguration improvements
• Support remains for County-supported structured parking
• There have been several detail/design related concerns that cannot be addressed at the concept phase
  • Impact on truck turns / truck deliveries
  • Impact of parking overflow on neighborhoods
County Board Guidance

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