The Shirlington Design Book is intended to document and communicate the design of the proposed expansion of the Village at Shirlington and supplement the formal Arlington County Phased Development Site Plan (PDSP) Amendment submission. The Shirlington Design Book supersedes the 1982 design guidelines of a prior PDSP applicant and applies to new construction on Parcel 3.

The Village at Shirlington team:

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Cooper Carry, Inc.  
Dewberry & Davis  
Walsh, Colucci, Stackhouse, Emrich, & Lubeley, PC  
Wells & Associates, Inc.

Developer  
Architecture & Planning  
Civil Engineering  
Attorney at Law  
Traffic Engineering

Note: The images on pages 19, 20, 31, 33, 34, 35, and 36 are for illustrative purposes only. They are not intended to represent specific building or streetscape designs.
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SHIRLINGTON
DESIGN BOOK
ARLINGTON, VIRGINIA

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INTRODUCTION

PROJECT DESCRIPTION

Shirlington is a mixed-use development located in Arlington, Virginia, five miles southwest of Washington, D.C. along Interstate 395. Joseph Chumer created Shirlington as a shopping center within close proximity of Fairlington, a development of 3,500 houses by the Defense Homes Agency in the 1940s now under historic designation. The design, which clusters the retail around streets and leaves most of the parking to periphery of the site, contributed to Shirlington's success and its status as a local landmark.

Shirlington was redeveloped in the 1980s. The original buildings were refurbished with new storefronts and mechanical systems, and the streetscape was enhanced with new street furniture, trees, paving, and a fountain. Glass-covered arcades connect the retail along S. 28th Street with the off-street parking. The redevelopment also added office space and a cinema. Shirlington's "Main Street" atmosphere and mix of restaurants, shops, and the cinema make it a popular Northern Virginia destination.

Today, developer Street Retail, Inc. and their consultant Cooper Carry, Inc. propose to expand Shirlington by adding retail and office space, while introducing a hotel and a residential building to the mix.

The proposed expansion would build upon the successes of the original design and the renovation. The parking would remain at the edge of the site, creating a vibrant street life rather than a lifeless surface parking lot in front of the retail space. Surface parking will be replaced with structured parking to accommodate the additional needs of the expanded Shirlington. Passages through and between buildings will connect the retail streets with the parking.

The plans call for the extention of S. 28th Street and, after a 90 degree turn, connection with Arlington Mill Drive. The extension will maintain the basic design of the existing street, with the exception of the removal of parking lanes along the median. New trees, paving, and street furniture will complement and extend the existing pedestrian-friendly environment.

A major addition to the site will be the library and performing arts theater at the end of S. 28th Street. The prominent location is appropriate for Shirlington's first civic use. This branch of the Arlington public library system will benefit the entire community and anchor the expansion of Shirlington. The new performing arts theater will be located above the library, adding a new entertainment option to the area. A new public plaza in front of the library/theater will serve as Shirlington's gathering space. The plaza will serve the many people who enjoy Shirlington, including office workers eating lunch, families enjoying the plaza, couples strolling before dinner or a movie, librarians reading to children, or anyone who wants to sit and enjoy the sunshine.

Shirlington's existing retail has suffered from a lack of daytime population. In other words, there are not enough potential customers currently within Shirlington to generate sufficient revenue for the existing shops. Shirlington's existing and proposed retail will benefit from the increase in daytime population with the introduction of additional office and residential space. In addition, the expanded and diversified retail mix will solidify Shirlington's role as a retail, restaurant, and entertainment destination. Much like the existing retail, the new retail will front the sidewalk and street, with large storefront windows welcoming shoppers and providing an inviting pedestrian environment.

It is important for the success of Shirlington to provide not only places to shop, but also places to live and places to work. A new residential building with dedicated, structured parking will add to Shirlington's sense of security by providing "eyes on the street" and populate the area when the office workers head for home. Likewise, the office workers will add life to Shirlington and support the retail establishments during the day when the residents are away at their jobs. Shirlington will offer the best of all worlds: the chance to live, work, shop, and play in the one neighborhood.

The expansion will transform Shirlington into a thriving urban village.
The New Shirlington

Shirlington is a place, not a project. In the PDSP Amendment Master Plan, the following elements will characterize the expanded Shirlington:

It's a Public Place:
Public spaces are focal points, and places for public interaction and gathering. They facilitate the social life of the community. The sidewalks and the plaza are the public spaces that create the sense of place, and identity for the community.

It's a Mixed-Use Place:
Determining the right density and mixture of uses, and their placement for synergy and excitement is key to creating a successful Shirlington. Continuous activity, variety, and interest will be provided along the streets and sidewalks. A 24-hour, 7-day a week environment is the goal.

It's a Memorable Place:
Creating memorable experiences for people is the key to bringing them back to Shirlington over and over again. This is achieved through a mixture of uses and experiences. A sense of surprise at something or a new discovery with each visit will form pleasant memories for visitors. Innovative design, which creates uniqueness, together with the use of proven, tested ideas, which ground us in reality, result in successful design. Architecture should have a pedestrian scale at street level and harmonious relationships among its parts.

It's a Comfortable Place:
A sense of comfort and livability is essential to creating the right kind of atmosphere in Shirlington. The use of trees, shrubs, and flowers in addition to water elements such as fountains create a feeling of serenity and shade. Amenities such as benches, bicycle racks, and so on, invite people to spend longer in the place. Good lighting and exciting graphics give people a sense of security with encourages the extension of activity from day into night.

It's a Functional Place:
Shirlington will work from a functional perspective. Vehicles will have ample and accessible parking provided for them. Access from parking lots to the streets and sidewalks will be clear and logical. Service areas for the different uses will be easy to get in and out of, and will be shielded from view.

It's a Connected Place:
The distances between destinations will be scaled for the pedestrian. Typical daily trips from home to office, or from office to shopping, will be walkable in Shirlington. Also, the surrounding neighborhoods are only a short walk or bike ride away. Shirlington will take advantage of the proximity to the Arlington trail system, particularly the trail along Four Mile Run.
Characteristics of Mixed-Use Development

Mixed-use developments are characterized by having three or more significant uses which are physically and functionally integrated and developed in conformance with a coherent plan.

Creation of a Sense of Place and Identity. Suburban sprawl developments are monotonous and repetitive with no sense of place. Mixed Use Developments with strong emphasis on public spaces create a memorable experience and attraction for the community.

Public Spaces. Mixed-Use Developments can include vibrant, safe, and beloved public spaces because the spaces are populated 18 hours per day.

Careful Planning. A carefully designed and coherent plan creates long-term viability for an area, synergy between uses, and flexibility for changes in the market and lifestyles.

Diversity. Mixed Use Developments bring together a variety of uses, functions, activities and people in one place or area.

Vitality. They create the opportunity to revitalize the areas they are in and strengthen their viability for the future. They have “energy” and are fun to visit.

Catalyzing. Successful Mixed Use Developments spur further development and revitalization of surrounding areas.

Walkability. Mixed Use Developments with pleasant sidewalks encourage a pedestrian-friendly atmosphere. People can walk between the places they live, work, shop, eat, play and learn.

Less Traffic. Mixed-use developments generate fewer trips by car than developments with separated uses. People park once and walk to several destinations in one trip.

Less Pollution. Fewer trips means less pollution.

Less Waste. Integration of uses and sharing of parking lessens the need for infrastructure and energy.

Less Cost. Land costs are reduced, per use, when used for more than one purpose. Economies of scale in construction and operation mean reduced costs which are eventually passed on to the individual user.

Increase in Tax Base. Dense developments increase the tax base more significantly than spread-out developments. This leads to a community’s ability to have better amenities.

Better Transitions between Areas and Uses. Mixed Use Developments encourage connectivity between areas. Traditional suburban developments are enclosed and often physically separated from one another. This creates isolation, and traffic problems.

Sources: ULI’s Mixed-Use Development Handbook
Cooper Carry, Architects & Planners
The Early Days of Shirlington
Shirlington was originally built as a shopping center in the 1940s. The developer intended to capitalize on the growth of the adjacent Fairlington residential development in Arlington County, Virginia.
Retail
Successful retail and restaurant businesses are key to the success of any street. Storefronts facing the street create interest for pedestrians and encourage walking. Restaurants and shops are amenities to the on-site residents and employees.
Cinema

The cinema is a significant amenity at the Village at Shirlington. It attracts customers not only for the movies but also to eat and shop.
Office
The office employees provide a daytime population to patronize the shops and restaurants. They add life to the street during the day.
Residential
An on-site residential population helps activate the street in the evenings and weekends when the office workers head home. The existing residential at the Windsor Apartments will be added to, creating a strong residential presence.
Live/Work Option

The residential units above the retail near the plaza could also function as art studios, offices, or other small commercial spaces. This live/work option contributes to the urban village concept by allowing the small business owner to live and work in the same place.
Hotel
The hotel provides a "captive" population for the shops and restaurants, an amenity to the businesses in the office buildings, surrounding residential, and adds to the diversity of uses.
Civic: County Library and Performing Arts Theater
The library and performing arts theater provide additional opportunities for the community to visit the property. They reinforce Shirlington as a community-oriented place, and create a great civic gathering space at the end of S. 28th Street.
Parking
Parking is distributed around the periphery of the site with vehicular access from several streets, and pedestrian access from passages at street level. Shirlington will move from a typically-suburban surface parking system to a typically-urban structured parking system, with some convenient on-street and surface parking remaining.
The main public open space amenity is the sidewalk environment which will be complemented by the public plaza at the terminus of the street and smaller courtyard spaces between buildings. The apartments and hotel have their own private courtyards or plazas. Shirlington’s streets connect directly to the W&OD trail system along Four Mile Run.
The library/theater plaza provides an unique opportunity to terminate the street in a significant way with a public place that will provide opportunities for activity and social interaction. The plaza and S. 28th Street can be closed off for festivals and special events such as the “Taste of Arlington.”

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design of the plaza will be submitted as part of the 4.1 Final Site Plan approval for the library/theater.
The library/theater plaza will be approximately 110' x 75' (final dimensions will be determined at 4.1 Final Site Plan). It will be a great gathering place for all the users of Shirlington. Seating, landscaping, lighting, and special paving are among the amenities envisioned for the plaza.

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design of the plaza will be submitted as part of the 4.1 Final Site Plan approval for the library/theater.
Shirlington already enjoys close proximity to a variety of parks and open space. The proposed urban public spaces of Shirlington would complement the larger green spaces of Arlington and Alexandria.
Parking garages are placed behind the main streets. The vehicular entrances and exits of the parking garages are easily accessed from surrounding streets. Pedestrians have access in and out of parking garages directly from the sidewalks. Building service and loading areas are away from the main streets and screened from view. Stop signs and traffic signals and crosswalks create safe areas for pedestrians to cross streets. Bus stops and the future Bus Transfer Station provide a strong transit alternative.
General locations for passenger drop-offs are shown above. The specific locations and detailed designs will be determined during the 4.1 Final Site Plan approval process.
What Makes Shirlington a Great Pedestrian Environment?

A great pedestrian environment is one which invites the pedestrian to spend time, which gives the pedestrian a sense of community and place, and which provides the pedestrian with the amenities and services he/she needs. The elements of this great pedestrian environment at Shirlington are:

**Sense of Place.** The sense of knowing this is the heart of a community. The thing that makes a place memorable.

**Public Space.** Sidewalks and the plaza provide places for activity, rest and community gathering both informally and for special events.

**Mixture of Uses.** A variety of uses creates activity at street level and provides pedestrians with the services they need. It supports existing and new uses by increasing the population within walking distance.

**Density.** Puts more people on the street, creating a feeling of community, a sense of place, and safety. Density also supports the retail and restaurants which helps ensure activity at street level instead of empty storefronts. The compactness created by density reduces waste and guards against the sprawl so common in suburban developments.

**Activity.** Continuous retail frontage at S. 28th Street ensures activity that will provide the pedestrian with variety and interest.

**Continuity.** Uses continuously front the streets at the pedestrian level, without setbacks or with minimal gaps.

**Diversity.** The many different uses will bring together different functions, architectural designs, storefront designs, as well as varieties of people and experiences into a unique setting within Arlington County.

**Proximity.** All uses are within a five minute walk of one another and of parking garages. Shirlington is within a short walking or biking distance of surrounding residential neighborhoods.

**Connectivity.** Continuous pedestrian walking areas - sidewalks, crosswalks - create connections to surrounding communities and amenities. Pedestrians and cyclists will access the W&OD trail from crosswalks at the intersection of Arlington Mill and Randolph and at mid-block along Arlington Mill to the pedestrian/bicyclist bridge over Four Mile Run.

**Accessibility.** On street parking is provided in front of all retail. Parking garages are placed within minutes of any use. Pedestrian access to parking garages is direct from sidewalks. Cyclists are accommodated with bicycle racks. The many bus routes going through Shirlington provide pedestrians with public transit to and from many different locations.

**Civic Presence.** The library/theater crown S. 28th Street and create a great pedestrians-accessible community amenity. These civic uses will bring an increase in the number and range of ages of pedestrians from children to the elderly.

**Streetscape.** Sidewalks and public spaces with paving, trees, plantings, benches & other amenities create a comfortable pedestrian environment.

**Amenities.** Benches, bike racks, light fixtures, plantings, litter bins, etc. are elements which create an inviting place and which also service the pedestrian.

**Buffer Zone.** Streetscaping, amenities and a row of curb-side parking buffer the pedestrian from street traffic.

**Safety.** Buffer zones provide safety from street traffic. Lighting provides safety and an inviting atmosphere at night. Density ensures the continuous presence of people. Crosswalks provide safety zones when crossing streets.
Shirlington has a well-designed and extensive network of streets and blocks which connect pedestrians and cyclists to neighboring residential communities, and public parks and amenities. It is also connected to areas across Interstate 395 and Four Mile Run by pedestrian/bicyclist bridges.
<table>
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<tr>
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Circulation
Street Sections and Dimensions

Proposed S. Stafford Street looking north

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+/- 80' ROW

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+/- 80' ROW

Shirlington • 27
### Proposed S. Randolph Street looking north

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### Existing S. Randolph Street looking north

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## Circulation

### Street Sections and Dimensions

![Diagram of S. Quincy Street](image)

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EXISTING

ARLINGTON MILL DRIVE
looking west

CIRCULATION

STREET SECTIONS AND DIMENSIONS

Existing Arlington Mill Drive looking west

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+/- 90' ROW

to Four Mile Run
The Streetscape and Character of S. 28th Street Extended

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design will be submitted as part of the 4.1 Final Site Plan approval process.
A comprehensive signage plan will be submitted prior to the first 4.1 Final Site Plan approval. The following is a general description of the anticipated signage and wayfinding in the new Shirlington:

**Traffic Signs**
Stop signs, speed limit signs, street signs, and other typical signs along streets will conform to the standards of Arlington County.

**District Identification Signs**
Signs in high-visibility locations such as intersections or gateways will feature the Village at Shirlington logo or simply the word Shirlington. These signs will contribute to the sense of arrival and the unique character of Shirlington.

**Parking Signs**
Signs along the street and on the side of the parking garages will direct motorists to the public parking areas.

**Pedestrian Signs**
Signs will help pedestrians find their way between parking and S. 28th Street, and locate the library, theater, plaza, and Four Mile Run trail.

**Storefront Signs**
A creative and attractive mix of storefront signs will help pedestrians find businesses. The developer will review all storefront signs to ensure compatibility with the existing character of Shirlington.
**Extended S. 28th Street**

The existing sidewalk design will be continued along the new extension of S. 28th Street. The attention to details - brick sidewalks, street trees, storefronts, street furniture, landscaped median, and cafes - will continue the pleasant pedestrian environment now associated with the Village at Shirlington.

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design will be submitted as part of the 4.1 Final Site Plan approval process.
Library/Theater Plaza
The plaza at the library and performing arts theater will become a focus of community gathering and events. Children's story-time, an impromptu rehearsal of a scene, festivals, a farmers' market, or just eating lunch by the fountain are all activities that could take place at the plaza.

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design will be submitted as part of the 4.1 Final Site Plan approval process.
S. Stafford Street
This view from the library/theater plaza looking north shows the proposed retail, residential, and hotel components along S. Stafford Street. The extra width of the street together with setbacks at the upper levels of the buildings create a sense of openness.

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design will be submitted as part of the 4.1 Final Site Plan approval process.
S. 28th Street
This view from the existing portion of S. 28th Street west towards the extended portion of S. 28th Street shows the proposed office, retail, and library/theater in the distance. The setback at the proposed office helps maintain the pedestrian scale of buildings along S. 28th Street.

This image is for illustrative purposes only. It is not intended to represent specific building or streetscape designs. The design will be submitted as part of the 4.1 Final Site Plan approval process.
The setbacks are intended to open up the street where the tallest buildings are located. Refer to the Phased Development Site Plan for more specific information.
The public realm is the place where people walk, gather, interact and where a sense of community can be enjoyed. The architecture of buildings is background to these activities. Amenities are those elements in the public areas which create an atmosphere of pleasantness and comfort for visitors, while making a place attractive. They encourage the visitor to stay and enjoy spending time in a place.

While the value of amenities such as trash receptacles may seem obvious at first glance, the scarcity of such items in the public realm is testimony to the fact that streetscape amenities are not always valued by developers and municipalities. The streetscape amenities are an extremely valuable part of the current Shirlington and will continue to be so in the expanded Shirlington. This attention to detail helps make Shirlington such an enjoyable place.

The following descriptions of streetscape amenities are intended to be a general guide. The design of the streetscape will be determined as part of the 4.1 Final Site Plan approval process.

Amenities include:

- Graphics and Signage ........................................ 39
- Trash Receptacles ........................................ 39
- Bicycle Racks ........................................ 40
- Landscaping ........................................ 40
- Fountains ........................................ 41
- Lighting ........................................ 41
- Outdoor Cafes ........................................ 42
- Paving ........................................ 42
- Public Art ........................................ 43
- Decorative Plant Pots and Planters ............. 43
- Benches and Seating ........................................ 44
- Store Facade Design ........................................ 44
Graphics & Signage  Tenants should exercise their creativity and discretion when selecting signage. Each business contributes to the character of the retail district through its signs. Signs should be unique, simple and original. All signage will conform with Arlington County standards. Detailed guidelines will be included in the Comprehensive Sign Plan.

Awnings and Canopies  Awnings invigorate a retail street, providing immediate storefront recognition by pedestrians or drivers. They also benefit pedestrians by creating temporary shelter from weather conditions. Colorful awnings with original graphics should be selected, whenever possible. Continuous, similar awnings over several stores are strongly discouraged. Each awning should be distinct from its neighbor. Awnings do not need to be expensive, but high quality, and easily maintained materials like canvas should be selected.

Trash Receptacles  Trash receptacles are required to provide temporary storage of trash from pedestrian traffic and outdoor cafe seating. They are crucial to keeping the urban environment clean. Attractiveness, unobtrusiveness, ease of use and maintenance should be the most critical factor in trash receptacle selection.

Trash receptacles should be placed at points of use and in quantities that properly serve those uses. They should be placed near benches (but not next to benches), near bus stops and other nodes of activity. Restaurants which include outdoor seating should provide extra trash receptacles near their seating. With societal changes creating “outdoor smoking rooms,” ash urns should be strategically placed to minimize litter and to shift gathering points away from building entrances.

Numerous, smaller receptacles are preferable to a few large ones. Their design should relate to other nearby site furnishings. They should be permanently fixed to paving to prevent vandalism. Receptacles should have sealed bottoms, and covered tops to keep contents dry and hidden from view. Trash receptacles should be designed in two pieces. The inner container must be easily removed for trash pickup, and the outer shell should blend in style and color with other streetscape elements.
**Bicycle Racks** Bicycle racks encourage bicycle traffic in the urban environment. Bicycling is an activity which brings families and groups of people to a district. Bicycle racks should differ based on their location and the need for bicycle parking in that area. Where sidewalk widths allow, bicycle racks should be placed in convenient locations such as gathering spaces or across from entrances. They should be placed so as not to obstruct views or cause hazards to pedestrians or drivers. They should be placed in areas where trees and railings are tempting alternatives. Bicycle racks should be permanently fixed to the pavement. Complicated bicycle rack systems should be avoided. They should be of a simple, and easy to use design which allows for both the frame and at least one wheel to be locked.

**Landscaping** Landscaping is an important component of public space. Trees, shrubs, and flowers help to provide a feeling of coolness and shade in the summer, and visual attractiveness in the winter. Landscaping helps integrate different uses, creating a sense of unity and recognition. It is also an effective way of shielding parking or service areas in order to minimize visual impact, and can be used in combination with architectural screens.

*Trees.* Trees are very beneficial to the urban environment. They help create shade, and buffer wind or sun. They also help to create a buffer between pedestrians and cars. They contribute heavily to the creation of an elegant street-level shopping experience. Street trees and ornamental trees should be used throughout the site. Different varieties should be selected for visual effect, ease of maintenance, and hardness.

*Tree Surrounds.* Tree surrounds should be provided in paved sidewalk areas, especially outside of areas of concentrated pedestrian activity, to protect trees and provide lighting support. The size and shape of tree surrounds should relate to the paving design. All tree surrounds should allow for tree growth. Metal grates should be made of factory painted ductile iron. Outlets should be provided within the tree surround area to allow for string lighting, and should be designed to support uplighting.
Fountains  A fountain introduces natural elements into the urban environment, makes pleasant sounds, and gives the feeling of cooling in hot weather. Whenever possible, fountains should not only be seen and heard, but also touched. Fountain rims should be high enough to limit access by small children and wide enough to permit seating. They should be interesting, engaging, and unique. Fountains give public spaces a focus. They should be located in key public areas, such as the centers of parks or plazas, or street corners where they help attract attention to key building or retail entrances. In all cases, they should allow for ample pedestrian circulation around them. As "points of attraction," they should be supplemented by amenities, such as benches and trash receptacles.

Lighting  One way of defining a district is to create a lighting program unique to it. Lighting draws attention and adds visual excitement to retailers, celebrates seasonal events, and provides a feeling of safety and security to visitors and residents.

Building Lighting. Building lighting should be continuous from one building’s façade to the next, even if certain building are not within the scope of the immediate project area. This gives the visitor the feeling of having arrived in the retail district.

Street & Pedestrian Lighting. Street lighting can be placed in two categories: functional and ambient. Functional street lighting services vehicular movement and should be tall, bright, and focused on the street. Ambient street lighting should be lower and dimmer than functional lighting. Its purpose is to provide safety in the evening and to create intimate spaces along the sidewalks. Ambient lighting should be minimally designed and can be either located on poles or affixed to buildings. Locate lights as part of an overall system that organizes other street elements such as trees, benches, and paving. Align lighting with street trees when possible. Enhanced street and pedestrian lighting shall continue beyond the bounds of the immediate project area. It should provide connections to other parts of the district, particularly other retail establishments and parking garages.

Seasonal/Special Effects Lighting. Special effect lighting may include uplighting from the tree grate, string lighting in trees or string lighting across streets, between buildings. Electrical outlets should be provided adjacent to each tree. If uplighting is desired, tree grates must have cutouts to accommodate fixtures. Uplighting should blend with the plantings, be waterproof, and the light source should be shielded from vehicular view.
Outdoor Cafes  Outdoor cafes blur the distinction between semi-public retail and the public way. Cafes extend restaurants across the sidewalk. They help to create a 24-hour environment. Outdoor cafe seating may be situated either directly adjacent to the restaurants and cafes or at the outer edge of the sidewalk area adjacent to the restaurant. This allows pedestrians an unobstructed path or pedestrian zone providing direct physical and visual access to retail and restaurant storefronts. Tables with umbrellas add color and visual interest along the street, and are encouraged. Each outdoor cafe will require a Special Exception Site Plan Amendment.

Paving  Paving is used to organize pedestrian and vehicular zones. Different materials colors and textures can be used to identify designate or separate areas visually. Special paving patterns can accentuate particularly important locations or elements.

Sidewalks. At Shirlington, the characteristic brick sidewalk paving and patterning will continue on into the extension of S. 28th Street and into the street connecting it to Arlington Mill Drive.

Curb ramps. Curb ramps provide pedestrian accessibility to crosswalks. Curb ramps will be placed at all crosswalks. Along S. 28th Street extended, curb ramps will be brick to match those existing.

Crosswalks. Crosswalks are a unifying element, knitting the streets together with the sidewalks. Crosswalks will be placed at all pedestrian intersections. Along S. 28th Street extended, crosswalks will be brick to match existing crosswalks. In addition, they will also be brick at the intersection of S. Randolph Street and Arlington Mill Drive. A mid-block crosswalk will connect Shirlington to the pedestrian/bicycle bridge over Four Mile Run.

Plaza. The location and importance of the Plaza in front of the Library and Performing Arts Theater will require a special and unique paving pattern, to be designed.
**Public Art**

Similar to fountains, public art serves as a "point of attraction." Public art should reflect the community's values, heritage, and traditions and, ideally, should be created by the community and the establishments within that community. It should be strategically located to achieve an objective: to encourage movement, to distract, to promote participation or quiet reflection, and to inspire. Public art is a critical element of creating a sense of community and should not be overlooked or minimized in importance.

Public art should add beauty and interest to a significant area. It may include water, seating, planting, or plaza space as part of its design. It may be utilitarian or whimsical and fun. Placement of the artwork should be visible, but must not interfere with pedestrian circulation, or create a traffic hazard. Public art should be made of durable, weatherproof, and easily maintained materials. Care should be taken not to present any hazards to children or pedestrians who may come into contact with it.

The location and type of public art at Shirlington will be designed and included as a part of the streetscape Final Site Plan approval process.

**Decorative Plant Pots and Planters**

Planters serve many purposes — as containers, pedestrian barrier, and benches. Placement of planters should define small, intimate outdoor spaces. Planters and planting pots may be placed anywhere where pedestrian and vehicular traffic is not disturbed. They must not block pedestrian or vehicular circulation, signs, public utility meters, or parking meters. Where planters are used for seating, plant materials should not interfere with the seating.

Planting pots may be used in addition to streetscape planting to provide added dimension and color. Large pots are preferred to fixed planter boxes to allow for temporary relocation for maintenance or service vehicle access. Movable plant pots should be placed as close as possible to buildings, without obstructing the pedestrian's path. They can effectively define entrance points for stores and restaurants.
**Benches and Seating**

Seating should be placed at carefully selected locations to provide rest opportunities, facilitate social interaction and sustain street activity. Seating should be provided when space allows for clear pedestrian walking zone and separate seating areas. Seating may be provided as benches, planter walls, edges, steps, or movable chairs. Except for movable chairs, seating may be permanently secured to paving, although chains are not acceptable. Fixed benches should be situated to optimize street vistas and positioned perpendicular to the street, where possible. Seating should be durable, comfortable and well built, and should be constructed of either painted metal, or wood.

**Store Facade Design**

Store facades are a critical component of a street’s vibrancy and character. Creative and unique store facade design encourages stores to collectively form a great retail street. The following principles should guide store façade design:

- **Design Store Facades Creatively:** Variety in color, texture, material, size, scale, graphics, and merchandise is strongly encouraged.
- **Design Comprehensively:** A storefront should be designed as a whole statement, like a piece of furniture.
- **Encourage Streetscape Elements:** Awnings, planters, and outdoor seating, increase visibility, enhance connections to the sidewalk, and create interest.
- **Create a Clear Point of Entry:** Storefronts should have an easily identifiable and accessible entrance. Large doorways create the illusion of entering a larger store.
- **Maximize Visibility:** Store windows and merchandise visibility should be maximized — large windows are encouraged.
- **Encourage Window Shopping:** Window displays should be creative and attractive in themselves, but should not obscure views into the store.
- **Allow Creative Signage:** Signage should create a sense of character, variety, and tradition. Three-dimensional graphic sign elements can create a unique identity from many directions.
- **Blur Divisions:** Open storefronts, sandwich boards, and seating elements make the store part of the sidewalk. Merchandise should be allowed to “spill out” onto the sidewalk or extend beyond the face of the storefront at different heights.
- **Encourage store façade extension:** Two- and three-story stores facades should be expressive of their height.
The parking garages of Shirlington will be designed with the safety of users in mind. The visual impact of parking garages will be mitigated through landscaping and attention to detail in the design. Cut-off lighting fixtures will be used where the adjacent use has a view of the interior of the parking garage. The final design of each parking garage, including its character, screening, and rooftop treatment will be appropriate to the adjacent use and will be determined at 4.1 Final Site Plan approval.
Please refer to the next page for larger versions of the lower four graphics.
Details of the landscape designs will be submitted as part of the 4.1 Final Site Plan approval process.
Please refer to the preceding page for the landscape location plan.

Details of the landscape designs will be submitted as part of the 4.1 Final Site Plan approval process.

### Location

<table>
<thead>
<tr>
<th>S. 28th Street</th>
<th>Pin Oak (match existing) 35'-0&quot;</th>
</tr>
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<tbody>
<tr>
<td>Sidewalks</td>
<td>Pin Oak (match existing) 70'-0&quot;</td>
</tr>
<tr>
<td>Median</td>
<td>Pin Oak (match existing) 35'-0&quot;</td>
</tr>
<tr>
<td>S. Stafford Street</td>
<td>Willow Oak (match existing) 35'-0&quot;</td>
</tr>
<tr>
<td>S. Randolph Street</td>
<td>Willow Oak (match existing) 40'-0&quot;</td>
</tr>
<tr>
<td>Arlington Mill Drive</td>
<td>Pear (or similar) 30'-0&quot;</td>
</tr>
<tr>
<td>Along drive between residential parking and county building</td>
<td>Pear (or similar) 30'-0&quot;</td>
</tr>
<tr>
<td>Along drive between Windsor Apartments and new office/parking</td>
<td>Pear (or similar) 30'-0&quot;</td>
</tr>
</tbody>
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The Village at Shirlington has evolved over the years from its origins as a Main Street shopping center to become a beloved place full of heart and soul for Arlington County and Northern Virginia. Yet the evolution is not complete. Arlington witnessed and embraced the renovation of Shirlington in the 1980s. The new millennium finds Street Retail, Inc. in a position to take Shirlington to the next level. Shirlington has always changed along with the changes in Northern Virginia, and now it is time to change again.

With this expansion, Shirlington can continue the evolution, this time from a beloved “dinner and a movie” destination to a living and working community. Looking across the empty surface parking lot, one can imagine a good place becoming a great place.

The Arlington County Board has endorsed the “urban village” as a model for future growth within the county. The Village at Shirlington can become a model for this concept of “smart growth.” The existing Shirlington is missing vital components of the urban village concept, but the expansion will add or strengthen such vital components as a mix of land uses, a safe and comfortable pedestrian environment, and a central public space as the heart of the village.

The introduction of residential and hotel units and the addition of office and retail space is vital to the future of Shirlington. These changes benefit all of the stakeholders. The County government will benefit from the stability and revenue of Shirlington. The neighbors will enjoy expanded housing, employment, and shopping opportunities. The regular visitors from the region will take advantage of new choices, and enjoy more of the great atmosphere that drew them to Shirlington in the first place.

One of the great traditions of the American city is the celebrated and accessible location of civic institutions. This tradition makes a strong statement in support of our dedication to an open and accessible government. The library at Shirlington will continue this great tradition. Located at the terminus of S. 28th Street, Shirlington’s own Main Street, the library will be located in the heart of Shirlington. This neighborhood branch library will allow visitors and residents alike to tap the emerging and vast Information Age. Most importantly, the library will not require a special trip. It will become a part of daily life in Shirlington, where the office worker can check out a book at lunch, the family can bring the kids for a reading, and the Fairlington resident can explore the world through the Internet.

The introduction of a live performance theater will expand the entertainment options in Shirlington. Like the library located below it, the theater is an opportunity to make an important aspect of the Arlington community more accessible. The arts are an important part of life for many people, and the location in the heart of Shirlington will reflect this fact.

In front of the library and theater will be Shirlington’s new plaza. The central outdoor space, another great urban tradition, is rare in Northern Virginia. The expansion of Shirlington is an opportunity to add a gathering place for the people of Arlington. The plaza would be a place to meet a friend, a place to watch people, and a place to relax. This space could become the heart of the local community.

Places to live, work, shop, and play. A library. The arts. A gathering place. These are the building blocks of true community. The new Shirlington will be more than a place for commerce. It will be an urban village.