



# Working Group Meeting

## Guiding Principles

May 2, 2017  
Parks Operations Bldg



## General Planning Principle

# Guiding Principles

## **~~1. Plan for the whole valley at one time.~~**

### Discussion:

Change to - Plan for the study area as a whole.



## General Planning Principle

# Guiding Principles

**2. Strive to find the ~~appropriate~~ balance between county-wide ~~needs~~ and neighborhood ~~preferences~~ needs, accommodating current and anticipated future demand.**

### Discussion:

What do we want to accomplish with this?

Neighborhood preferences need to be respected during the planning process.

Doesn't talk about the Countywide needs.

Too narrow. Need to accommodate County needs for facilities.

Find balance between County and neighborhood needs.

County needs are paramount and some neighborhood preferences should be considered.

Staff was comfortable with this language. Key word is balance.

County and neighborhood needs.

County, community and neighborhood needs.

2 more about valuing input from all groups.

6 is about businesses – neighborhood includes businesses.



## General Planning Principle

# Guiding Principles

### ***3. To the greatest extent possible, seek to provide new capacity (in the valley or elsewhere) before shutting down any existing County facility ~~capacity~~.***

#### Discussion:

Don't want to displace uses.

May have to make compromises.

Should seek to try to the extent possible...

What does capacity refer to? Portions of park will be closed at some juncture.

Staging issues.

Other areas in County that could be used in the interim?

Does this refer to not eliminating uses long term?

May refer to construction issues.

Nowhere else in County to put industrial uses.

Refers to existing County facilities.

Facility referring to building or capacity? Either.



## General Planning Principle

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- 3. To the greatest extent possible, seek to provide new capacity (in the valley or elsewhere) before shutting down any existing County facility ~~capacity~~.***

Discussion 9cont.):

Maybe add “temporarily”.

If there already isn’t enough capacity now, how would this be possible?

I read this as long term goals and read it to include businesses.

Others read it differently to refer to County only facilities.

Thought long-term.

Could apply to both temporary or long-term.

I think the authors wanted it to refer to dog owners, arts groups, etc. and so it included non-County needs including businesses.

Group does not agree that it includes businesses.

Should businesses be included? Or is it just County facilities?

Maybe just say “uses” as opposed to County facilities?



## General Planning Principle

# Guiding Principles

- 4. Consider affordable, simple, smart solutions that can be implemented incrementally ~~over~~ time.***

### Discussion:

Affordable? Hard to define.

Solutions that can be implemented incrementally?

Could come up with other adjectives like inventive, technologically.

Period after implemented – we're not ok with waiting.

Will take years to accomplish.

But don't highlight it in the principle.

Recognition that it will be phased.



## General Planning Principle

# Guiding Principles

- 4. Consider affordable, simple, smart solutions that can be implemented incrementally ~~over~~ time.***

### Discussion (cont.):

This is a guiding principle – be more proactive and urge that this be accomplished sooner rather than later.

In the shortest reasonable timeframe.

Fine the way it is written. Incremental changes.

Phrase more in a way to emphasize constant improvement? Don't want to wait for 15 years for anything to happen.

Incrementally, iteratively.

While we understand it is a phased approach, we would like incremental improvements.



## General Planning Principle

# Guiding Principles

### ***5. Enhance the area's accessibility ~~walkability~~, with attention to safety and pedestrian / bicycle connections.***

#### Discussion:

Mobility instead of walkability.

Accessibility?

Pedestrians and bikes.

Non-vehicular transportation.

Accessibility – safety, pedestrians, bicyclists.

We already have people on the W&OD, but do we need more?

Hard to cross Shirlington more.

Adding more or just focusing on connections?



## Enviro. Planning Principle

# Guiding Principles

- 6. Support locally owned and operated ~~for~~ for-profit businesses and non-profit organizations by recognizing potential impacts on their operations and identifying ways in which these plans can benefit them.***

### Discussion:

Retain and support...

But we can't give assurances because there are still options.

We don't want eminent domain.

Retain implies keeping things the same.

Some businesses are leased. Tenant/property owner issues.

If we're not comfortable saying something like

Businesses are not feeling comfortable here. If the group cannot embrace this simple statement...

Did want this to address existing businesses and non-profits.



## Enviro. Planning Principle

# Guiding Principles

- 6. Support locally owned and operated ~~for~~ for-profit businesses and non-profit organizations by recognizing potential impacts on their operations and identifying ways in which these plans can benefit them.***

### Discussion (cont.):

What if a new business comes in? Or a new tenant?

Retain businesses here until such time as they are interested in selling.

Retain and support businesses here ...

May not want to actually keep the businesses.

We support the businesses in the Valley. But if we want to expand park in future, as properties turn over, the County should consider purchasing those properties. We shouldn't presume what should be done in 50 years.

PSMP has stated goal of purchasing property as it becomes available in the Valley. Not a new policy. Fear is hard to understand as the County has not taken properties.



## Enviro. Planning Principle

# Guiding Principles

- 6. Support locally owned and operated ~~for~~ for-profit businesses and non-profit organizations by recognizing potential impacts on their operations and identifying ways in which these plans can benefit them.***

### Discussion (cont.):

Need to listen to businesses and understand how the plan may affect them.

Could say that we do not support acquisition of properties through eminent domain. Could be a guiding principle.

Eminent domain was considered for Nauck Town Square. Support businesses.

Businesses are not feeling comfortable here. If the group cannot embrace this simple statement,

Is this talking about existing businesses?

Is this for future arts uses?

Intent is on existing businesses in the local area.



## Enviro. Planning Principle

# Guiding Principles

- 6. Support locally owned and operated ~~for~~ for-profit businesses and non-profit organizations by recognizing potential impacts on their operations and identifying ways in which these plans can benefit them.***

### Discussion (cont.):

Not impact v. retain/expand.

May not be square footage to expand.

Listen to business concerns on 4MR Drive.

We don't know what the impact of this plan will be.

Not affect existing businesses.

But we don't know what the plan will ultimately be and the County Board has not acted.

Expanding park may or may not affect acquisition of businesses.



## Enviro. Planning Principle

# Guiding Principles

- 6. Support locally owned and operated ~~for~~ for-profit businesses and non-profit organizations by recognizing potential impacts on their operations and identifying ways in which these plans can benefit them.***

### Discussion (cont.):

Collaborate with existing businesses. County to acquire only from willing sellers. County rarely engages in takings.

Phrased just fine.

Replace it.

Being surrounded by a park is an asset for businesses. Celebrate it. Studies show this. Work with businesses.

Businesses are fearful that the County is going to take their properties.

Affirming we want to keep the existing businesses.



## Enviro. Planning Principle

# Guiding Principles

- 7. Preserve, protect, and rehabilitate existing mature trees, stream buffer, and wildlife habitat; with ~~strive for~~ no net loss (or if possible, increase) in unprogrammed green space.***

### Discussion:

Stream buffer – what do we mean by this? Regulatory definition?

Don't say strive for no net loss. Say no net loss.

Defining too much, these are principles and goals.

We should define what we want.

Unprogrammed green space means?

Strive for increase in ...

Contiguous green space.

POPS process may provide additional clarity.

Sometimes existing mature trees are not in the right locations for preservation. Can have a no net loss policy.



## Enviro. Planning Principle

# Guiding Principles

- 7. Preserve, protect, and rehabilitate existing mature trees, stream buffer, and wildlife habitat; with ~~strive for~~ no net loss (or if possible, increase) in unprogrammed green space.***

### Discussion (cont.):

Start with: Strive to protect...

- That would weaken it.

Objective should be certainly no net loss. Set a goal for an increase. Big difference if you lose an established 100 year tree and replace it with a 2" diameter sapling.

Goals and principles, not absolutes.

Ok is consensus.



## Enviro. Planning Principle

# Guiding Principles

- 8. Improve water quality management through ~~net gains in reduction of impervious surface,~~ more natural space, and increased stormwater management.***

Discussion:

(Working Group had no edits.)



## Enviro. Planning Principle

# Guiding Principles

- 9. Buffer ~~parking/roadways or other noise-generating uses, to the extent practicable,~~ with trees or other attractive amenities.***

### Discussion:

Look back at other principles and remove qualifiers like to the extent possible, etc..



## Enviro. Planning Principle

# Guiding Principles

***10. Recognize and celebrate local history,  
specifically the history of Jennie Dean Park.***

Discussion:

(Working Group had no edits.)



## Facilities Planning Principle

# Guiding Principles

**~~11. Accommodate County facility needs, as appropriate, and incorporate into the surrounding context; seek co-location opportunities.~~**

Discussion:

Is this build-up, not out, and co-locate?

Just County facilities? Maybe make it more general.

Remove everything before ;.

County facilities and other

Delete – redundant; addressed in #12



## Facilities Planning Principle

# Guiding Principles

***12. For public facilities, co-locate and build up—not out—to the greatest extent possible; look for shared uses involving public-private partnerships.***

### Discussion:

We can't go out on cultural arts building because we currently occupy the maximum square footage.

But if additional land is acquired, it could be expanded.

We may want more efficient buildings with more green space.

Don't want to preclude options.

It is already a recommendation of JFAC – accepted by County Board but not adopted.

Efficient use of space.

Up not out can be limiting.

But I think building up is better. Why would we want a larger one story building? In which situation would we want this? Using more land for a building?

What about the cultural arts buildings? One option was to connect it to another building?

We may want density to build out as opposed to up in some locations such as Shirlington Road.



## Facilities Planning Principle

# Guiding Principles

***12. For public facilities, co-locate and build up—not out—to the greatest extent possible; look for shared uses involving public-private partnerships.***

### Discussion (cont.):

We may want density to build out as opposed to up in some locations such as Shirlington Road.

Talking about tapers to neighborhood as opposed to larger footprints?

Term of art.

Instead of building two separate facilities, you try to build them together.

Respect neighborhood context.

What does not building “out” mean?

JFAC says we should stack uses.

When we do have land, there are sometimes opportunities to build out to either side. Should still be an option. We’re not just saying existing facilities.

Should encourage developers to build up, not outwards.

**Table it.**



## Facilities Planning Principle

# Guiding Principles

### ***13. In designing plan elements, give priority to performance and ~~over~~ form.***

#### Discussion:

What does this mean?

What are we trying to solve here?

Build things for functionality, not just for aesthetics.

Aesthetics are a priority.

Why do we need this?

May look good from a bird's eye view, but may not be practical or functional. Look at how people actually use/access spaces. Ex: accessing certain areas near the ball fields.

Isn't this a basic planning tenet?

Not necessarily are both considered.

Maybe roll this into a previous principle?