

FOUR MILE RUN VALLEY WORKING GROUP AND CHARGE

Adopted April 16, 2016

Amended July 19, 2016

Overview of Integrated Effort

The overall goal of the Four Mile Run Valley (4MRV) initiative is to develop a comprehensive vision, policy framework and specific strategies for the study area through the adoption of a Four Mile Run Area Plan, a Park Master Plan, and a design for the Nauck Town Square¹. These plans will help guide public and private investment, including County facility and operational needs for the long term, along with the preservation and enhancement of natural resources, open spaces, and future adaptive reuse and redevelopment opportunities, in a manner compatible with the surrounding area and the County's overall policies.

The purpose of this document is to establish a charge for a Working Group that will provide advice, feedback and guidance to County staff and the County Board throughout an integrated planning effort for the industrial and commercial area along Shirlington Road and Four Mile Run Drive, and for Jennie Dean Park, Shirlington Park, Shirlington Dog Park and other county properties as outlined in the map below.

DRAFT: Four Mile Run Planning Study and Jennie Dean Park Master Plan Boundary Map



¹ The Nauck Town Square design process is currently underway. It is part of a larger effort to provide improvements as identified by neighborhoods residents/stakeholders in the Nauck area, throughout a parallel process. Although this effort is part of the larger initiative, it is not part of the charge to the Working Group.

The result of the integrated effort will be an Area Plan for the study area shown above and a Master Plan for Jennie Dean Park and other park spaces. The Area Plan will address key issues including height, density, use, urban design, open space, transportation, and environmental sustainability, and will include short- and long-term recommendations and strategies to address how the character of the area might change over time; recognizing the current tenure and demand for existing uses, trends and analysis of how this light industrial area supports County-wide public and private demands over the long term, including small and innovative business retention and attraction, and the potential for the appropriate new uses and adaptive reuse opportunities that will be consistent with the Area Plan vision. 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.

The Area Plan, Park Master Plan and Town Square design will be coordinated to ensure that all areas are integrated into the broader planning area and surrounding community.

Working Group Charge

The Working Group is charged by the County Board to collaborate with staff to provide commission, business, civic, and advocate perspectives on a draft Area Plan and Park Master Plan, including policy recommendations, and to ensure consistency with other County policies. Additionally, the Working Group will:

- Serve as the central forum for community engagement;
- Provide advice and input on staff and consultant analyses and proposals, including goals and objectives, vision and concept plans, planning policies and specific plan implementation strategies for the Area Plan and the Park Master Plan;
- Act as liaisons to inform representative groups of ongoing discussions and to seek feedback to share with the full working group;
- Provide strategic guidance to resolve matters of community process during the study;
- Review and provide comments on draft and final documents and plans developed by staff; and
- Provide its comments and recommendations on those documents and plans to the County Board as an integral part of staff reports or through a companion letter or memo.

Working Group Structure

The County Board will establish a Four Mile Run Valley Working Group, which will consist of a **Working Group Chair and Vice-Chair(s)**, along with representatives from each of the following groups:

Nearby Civic Associations (6)

- Nauck Civic Association (3)
- Shirlington Civic Association (2)
- Douglas Park Civic Association (1)

Advisory Boards and Commissions (10)

- Arlington Commission for the Arts (1)
- At-Large Members (2)* (one being a Community Facilities Study representative)
- Economic Development Commission (1)
- Environment & Energy Conservation Commission (1)
- Parks and Recreation Commission (1)
- Planning Commission (1)
- Sports Commission (1)
- Transportation Commission (1)
- Urban Forestry Commission (1)

Property/Business Owners or Tenants/Not for Profit (6)

Other Groups, Organizations, (e.g. NOVA Parks, Shirlington Dogs, Nauck Revitalization Organization, etc.) **and individuals** will be encouraged to participate in Working Group discussions on specific issues or activities in the study area as needed.

Time Commitment: The Working Group will generally meet up to two (2) times per month for a period of eighteen months, but it is possible that additional meetings may be needed to meet the target deadlines. The group will meet at times that coincide with a master schedule prepared by staff in consultation with the Working Group Chair. Working Group members are expected to attend all meetings; however, with the Chair's approval, members may name an alternate who may participate in the Working Group member's stead if the Working Group member is unable to attend a scheduled meeting. Alternates are expected to stay informed in order to function effectively as stand-ins when needed.

Roles and Responsibilities

Role of the Working Group Chair: The chair should have experience in Arlington processes, chairing commissions or other groups, and have a general understanding of planning and development. The Vice-Chair(s) will support the work of the Chair and stand in for the Chair as needed. The Chair will:

- Work with staff to develop meeting agendas, provide strategic input on overall project management and community outreach, and synthesize the input received from the Working Group and other stakeholders;
- Convene and help facilitate all Working Group meetings and help to ensure the participation of all Working Group members throughout the process;
- Work closely and collaboratively with the staff to ensure that the planning process is completed within the timeline that has been specified and that the County Board Charge is fulfilled.
- Meet with staff and the County Board Liaison, as needed, to provide updates and to address any areas of conflict.

Role of Staff: The interdisciplinary Four Mile Run Valley (4MRV) Project Team, comprised of staff from the Department of Community Planning, Housing and Development (CPHD); the

Department of Parks and Recreation (DPR); the Department of Environmental Services (DES); and Arlington Economic Development (AED); will work with the Working Group Chair to develop and maintain an overall schedule for the planning effort. Other staff, as needed, will be assigned by the County Manager to support the planning effort.

The 4MRV Project Team will be augmented by a team of consultants with expertise in land use, urban design, multi-modal transportation, economics, arts and cultural resources, open space, parkland, recreation, environmental planning, and floodplain and natural resource protection. The 4MRV Project Team will provide the Working Group, and the broader community, with proposals, analyses and presentations throughout the process addressing key planning issues and questions to be discussed. At the conclusion of the process, the 4MRV Project Team will draft the Area Plan and Park Master Plan documents for County Board consideration, with input from the Working Group, Advisory Boards and Commissions, and the broader community.

Role of the County Board Liaison: The County Board will appoint one of its members as a liaison. Staff will regularly update the County Board Liaison on progress and any issues arising from the process. Periodically, meetings will be scheduled among the Working Group Chair and Vice Chair, the County Board Liaison and the 4MRV Project Team to discuss any issues pertaining to this effort. The County Board Liaison should attend the Kickoff Meeting and may, from time to time, attend other Working Group meetings, but is not a member of the Working Group.

Key Study Elements

The following County objectives have been identified for the Four Mile Run area, Jennie Dean Park and other associated park spaces:

- 1) Establish short- and long-term vision, policies, recommendations and implementation strategies for the study area that will include an Area Plan, and a Master Plan for Jennie Dean Park and other associated park spaces;
- 2) Identify an economically viable mix of uses, incorporating, where appropriate, both existing and future uses that contribute to the sustainability of the neighborhood and the County as a whole, given that this area currently supports uses that are unique in the County;
- 3) Evaluate current and potential County non-park properties, facilities and uses in the study area, and identify opportunities for efficiencies, economies, and other initiatives to help meet the County's growing infrastructure, facility and operational needs;
- 4) Define and evaluate the feasibility of opportunities to incorporate a range of existing uses into the future of the study areas, specifically including community non-profit organizations (e.g. SEEC, AFAC, and others), cultural uses, industrial and commercial uses;
- 5) Develop an urban design framework that incorporates heights, massing, and a general design vocabulary, along with attractive streetscapes (including sidewalks, street trees, and lighting) that are compatible with the surrounding neighborhoods, and sensitive to historic resources, such as the Lomax A.M.E. Church;
- 6) Define an open space network that improves environmental conditions, public access, access to the established parks and other transitions to Four Mile Run stream; and provides an expanded and enhanced network of park and recreational opportunities for a variety of users;

- 7) Incorporate existing uses and a variety of active and passive uses within Jennie Dean Park and other associated park spaces that meet the needs of all age and/or user groups;
- 8) Incorporate opportunities for siting and reconfiguring needed County services/uses/facilities within the study area;
- 9) Incorporate energy efficiency and sustainability measures;
- 10) Identify opportunities and incorporate best practices for stream restoration and preservation within Jennie Dean Park and adjacent open spaces to re-naturalize and integrate the Four Mile Run stream through habitat and stream bank enhancements, stormwater and flood plain management improvements, lookouts and access, and adjacent active and passive recreation and community gathering spaces;
- 11) Analyze and identify effective multi-modal transportation facilities, parking demand, circulation networks, and services while maximizing transit, bicycle, and pedestrian connections to and through the area, including parks and open spaces, and connections to adjacent communities;
- 12) Develop plans, strategies and creative solutions for on- and off-street parking; and
- 13) Track and comment on interim improvements proposed for the study area (by other stakeholders) that could enhance the study area and surrounding neighborhoods.

Community Outreach

The Working Group and staff will utilize a variety of tools and methods to engage and communicate with the community, including, but not limited to:

- Community meetings (including presentations to Civic Associations, Civic Federation, NRO, CPRO, etc.);
- Open houses and walking tours;
- Workshops;
- Four Mile Run Valley Initiative web page;
- County Board work sessions;
- E-mail, online surveys and social media;
- On-site engagement and interviews; and
- Media releases.

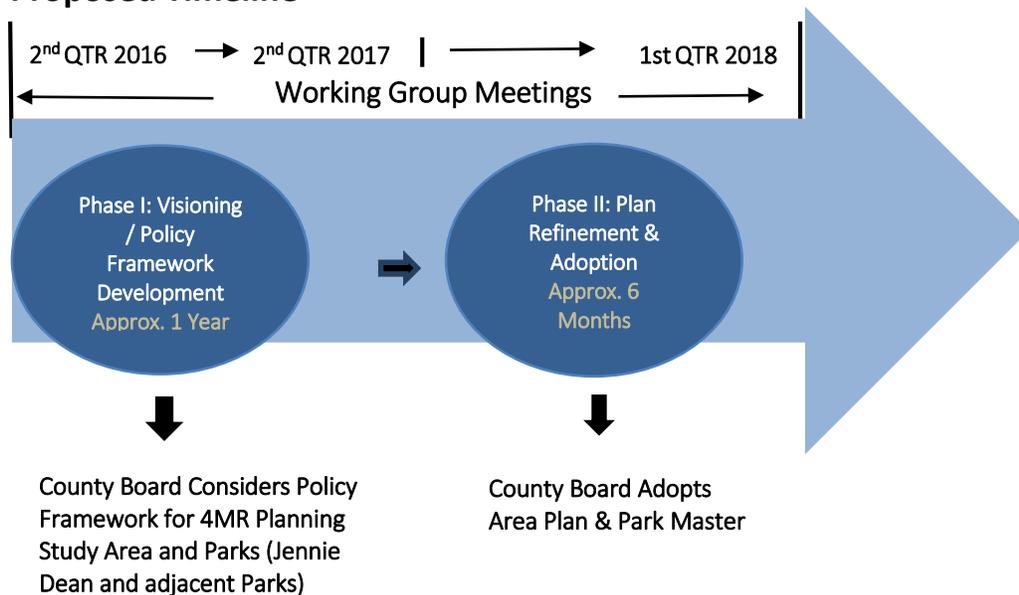
Staff will utilize email and the County's website to disseminate information to the Working Group and the broader community.

Major Work Products

- A Policy Framework document articulating the goals, and objectives, and establishing a vision and the fundamental policies for the study area. The Framework document will serve as the foundation for the final Area Plan and Park Master Plan that will include specific recommendations for various planning elements.
- An Area Plan and a Park Master Plan that incorporate the Policy Framework elements and key short, mid, and long-term strategies and recommendations. Specifically:
 - The Area Plan will include recommendations related to land use, urban design, open space, transportation, and community facilities;

- The Park Master Plan will be a phased comprehensive master plan, leading to a final park design, construction drawings and a budget to be implemented through the County's Capital Improvement Program (CIP). The Master Plan will include recommendations related to park uses and their approximate sizes and locations; park area circulation, parking, environmental/floodplain /RPA/energy considerations, indoor facilities/massing, cultural and arts amenities, and phasing. It may also consider indoor community recreational facilities identified through the planning process and architectural massing studies to illustrate potential building relationships with the existing open space and neighborhood.

Proposed Timeline



Periodic check-in work sessions between the Working Group and the County Board will be scheduled as needed.

Following the completion of the Working Group charge and adoption of the Area Plan and Park Master Plan, an approximately twelve month implementation phase is anticipated (to be completed in the first quarter of 2019). The implementation phase would include development and consideration of potential Comprehensive Plan and Zoning Ordinance amendments, and a final Park design and budget.