

## APPENDIX I ARLINGTON COUNTY SECTOR PLANS

### Summary Recommendations Related to Public Spaces

The County has developed Sector Plans for various planning areas within Arlington County's Metro corridors. Following are recommendations that relate specifically to Public Spaces.

#### Rosslyn Station Area Plan Addendum

- ▶ Create within Annie's and Metro Park an open space of equivalent size as a Central Place, which would be located at the south end of the block bounded by North 19th Street, Wilson Boulevard, North Moore Street and North Lynn Street.
- ▶ Increase the accessibility of Gateway Park, Theodore Roosevelt Island, Arlington Cemetery, and other open space and recreational assets.
- ▶ Create an esplanade facing the riverfront, from North Lynn Street to Wilson Boulevard.
- ▶ Amend the General Land Use Plan to show the properties between the Atrium project and Quinn Street and between North 18th Street and Key Boulevard and partially close North 18th Street for use as open space and to increase recreational opportunities.
- ▶ Seek to acquire the National Park Service maintenance yard north of I-66.
- ▶ Develop a long range plan for the

use and development of Hillside Park to enhance the usability of the park, including acquisition of abutting properties.

- ▶ Explore modifications to Gateway Park to maximize its use.
- ▶ Create a more effective gateway at Key Bridge/Lee Highway/Gateway Park through additional landscaping and major public artwork within Rosslyn Circle and the lands to either side.
- ▶ Acquire the open space out-parcels adjacent to Route 110 if safe access to these sites can be provided.
- ▶ Expand the cultural, entertainment and recreational opportunities in Rosslyn. This could include a small performing arts facility, construction of a movie theater, opening of a branch library, art galleries or indoor recreational facilities.
- ▶ Develop a public arts master plan for Rosslyn and encourage the installation of art works at appropriate locations.

#### Court House Sector Plan Addendum

- ▶ Create and/or improve pedestrian linkages to community facilities and other neighborhood gathering places from "main street" and from primary connectors.
- ▶ Develop and implement a detailed streetscape capital improvement program for the Court House area, in particular for areas where redevelopment is least likely to occur in the near future.

- ▶ Create a "civic plaza" through the consolidation of open space at the "old" Court House and Detention Facility site.
- ▶ Consolidate open space at the western end of the Court House Metro Station block and along the promenade linking the government center and office development located east and west of "Court House Square."
- ▶ Explore the expansion of major neighborhood parks such as Rocky Run to provide active recreation. If the existing Fort Myer substation is no longer needed by Virginia Power, explore the possibility of acquiring this property for open space. In the meantime, construct a wall and install landscaping around the substation to provide a buffer.
- ▶ Design and implement landscaping improvements and/or public art features at major entryways, including the intersections of Veitch Street/Key Boulevard and North Barton Street/Fairfax Drive.
- ▶ Explore the possibility of expanding existing open space resources in the Court House area.
- ▶ Explore the possibility of developing a cultural facility at the existing APA building.
- ▶ Provide a prominent at-grade pedestrian connection from Colonial Place to "Court House Square."
- ▶ Relocate the farmer's market loca-

tion to North 15th Street, between Clarendon Boulevard and North Court House Road.

### **Clarendon Sector Plan Addendum \***

\* The Clarendon Sector Plan recommendations reflect the existing plan. The plan is currently being updated. The PSMP should be amended to reflect the recommendations in the new sector plan at its time of adoption.

- Consolidate open space at the following locations:
  - Triangle Park - the area bounded by Fairfax Drive, Wilson Boulevard and 10th Street;
  - Clarendon Metro Park - as a central feature, located between Clarendon Boulevard, Wilson Boulevard and Highland Street;
  - 13th Street Park - between North 13th Street and the “festival street” on the central blocks facing the residential neighborhood to the north;
  - East Highland Plaza - along North 11th Street framed by commercial development;
  - 10th Road Plaza - around the existing Post Office, at the time when truck operations to that facility are discontinued;
  - Remove the North 13th Street landscaped median and replace with a green strip with a double row of trees on both sides of N. 13th Street;
  - Create a green buffer between commercial and residential development south of North 10th Street

and east of North Fillmore Street between North 10th and 11th Streets; and

- Locate “festival street” between North 13th Street, North Hartford Street, Wilson Boulevard and North Jackson Street.

### **Virginia Square Sector Plan**

As redevelopment proceeds in Virginia Square this plan seeks to retain spaces for park and open space uses. The deficient quantity of parks and open spaces throughout the Rosslyn-Ballston Corridor is a driving factor in ultimately achieving additional open spaces and parks. Additionally, this plan intends to support the Open Space Master Plan and create spaces and walkways for the recreational enjoyment of all Arlington residents. A mix of passive and active recreation uses are desired, preferably distributed throughout the station area to maintain convenient access to a variety of spaces from all areas of the community. An urban character is desired for the parks and open spaces, integrating public art into the design of all public places. Urban plazas of various sizes are also desired to permit residents, workers, and visitors places for informal or formal gatherings. These places are intended to frame building entrances, provide relief from the surrounding building mass, and provide public gathering spaces.

- Create new and/or modify existing parks and open spaces consistent with the Open Space Master Plan.
- Continue to develop Quincy Park for active and passive recreation

uses. Develop a master plan for the park with comprehensive design improvements, integrating art to attain a more urban character than exists today.

- As an ongoing priority, expand Maury Park to North Lincoln Street and 8th Street North for park and cultural facilities. (See Recommendations 6 and 67.)
- Master plan and design the Central Wilson parks including: Oakland Park, Gumball Park, Herselle Milliken Park, Quincy Street Extension Park, and Maury Park.
- Design Oakland Park as a passive urban park with activating features such as water fountains, public art, and seating/observation areas.
- Develop a master plan for Maury Park. Include active and passive recreation facilities and/or programs. (See Recommendation 6.)
- Design Quincy Street Extension Park as a neighborhood park with active recreation uses. If possible, acquire additional properties to expand the park boundary. (See Recommendation 7.)
- Implement the Central Wilson parks listed above.
- Create urban plazas along the streetscape at GMU, FDIC, Virginia Square site, Arlington Funeral Home site, and in the East End of Virginia Square through redevelopment consistent with guidelines in the WalkArlington Plan, Open Space Master Plan, and Public Art Master Plans. See the concept

plan and urban design guidelines for additional details on the size and character of these spaces. The suggestions for possible public art opportunities on the concept plan diagrams are not meant to exclude proposals for other areas of the site or to exclude the consideration of art projects integrated with architecture, open space, or streetscape.

- ▶ If and when redevelopment of the Arlington Funeral Home site occurs, establish an open space to retain visibility of Quincy Park and Central Library and create a better connection to these public areas from Fairfax Drive.
- ▶ If and when redevelopment of the Virginia Square site occurs, establish an urban plaza along Fairfax Drive to provide for a central community open space.
- ▶ As redevelopment occurs in the East End, establish public open spaces adjacent to the proposed 9th Street alignment east of North Lincoln Street.
- ▶ Redesign park signs as part of park master planning processes. Provide opportunities for artist involvement in the redesign of signs.
- ▶ As part of park and tree master planning processes identify deficient streetscapes and tree plantings in and near parks to improve the overall walkability and appearance of County rights-of-way/properties.

### **VA Square Sector Plan Open Space Design Guidelines**

*Open spaces are the public and private outdoor areas between buildings and offer physical and visual relief from building mass. Open spaces provide places for people to gather, play, socialize, walk, or view; can frame a view or vista; provide a setting for one or more buildings; and, provide vehicular, bicycle, and pedestrian connections. Open space can take the form of parks, plazas, streetscape (sidewalk and street area), or natural areas; each type is designed differently based on the location, surrounding context, and intended use and users.*

1. Open spaces should be designed with seating opportunities, lighting, trash receptacles, bike racks, and landscape areas.
2. Pathways should be provided for adequate pedestrian circulation to, through, and from open spaces.
3. Landscape material should be used in open spaces to provide shade cover, color, visual interest, and to define spaces or architecture.
4. Urban plazas, parks, or similar should be provided in new development projects to accommodate outside dining spaces, concerts, or outside theater, public art, and uses/programs to meet the needs of the community.
5. Open spaces should be identifiable features in the Virginia Square landscape.

6. Plazas should be located to terminate vistas, accent background buildings, provide outdoor café seating, provide space for concerts or other special events, and create space for public art.

### **Ballston Sector Plan**

- ▶ Create the Stuart Street Walkway along Stuart Street between the Ballston Metro Station and Wilson Boulevard.
- ▶ Develop Stuart Park, located between North Taylor Street and North Stuart Street, as part of the Stuart Park site plan.
- ▶ Provide gateway features at the I-66 exit at Fairfax Drive to establish an entry point into the Rosslyn-Ballston corridor