



# Village at Shirlington

## Public Space Improvement

July 11, 2022





# The Village at Shirlington



## Project Team

Owner:

Geoff Sharpe - Federal Realty

Chris Clark - Federal Realty

Land Use Attorney:

Cathy Puskar - Walsh Colucci

Landscape Architect:

Rodrigo Abela - GGN

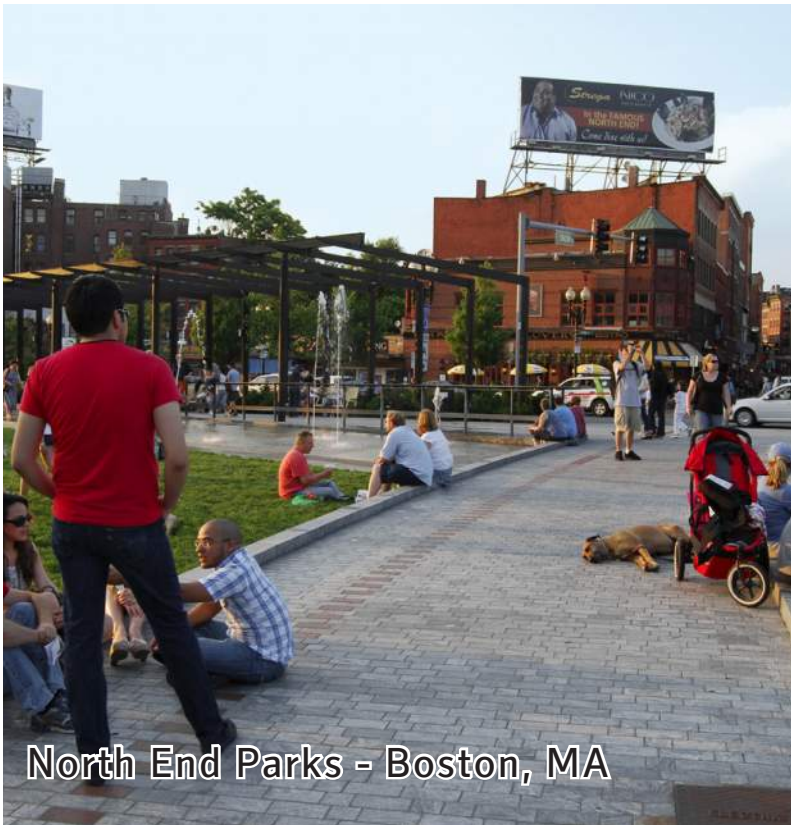
Kim Jacobs - GGN

Christine Chung - GGN





# GGN Portfolio





## Site Opportunities: What Works



An authentic place, rooted in community.



A beloved and valued gathering space.



A beautiful, mature tree canopy.



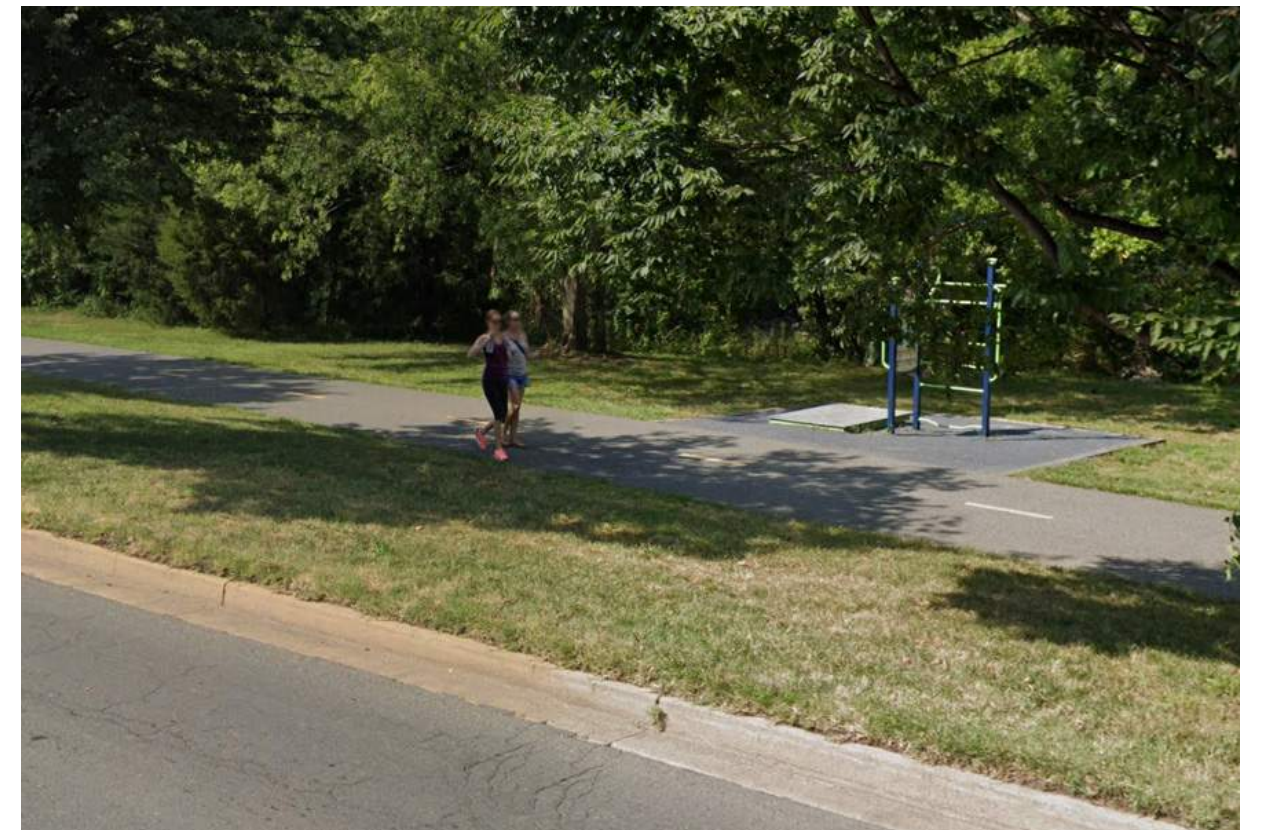
A place for outdoor dining and gathering



# Site Opportunities: What Works



Valued local partners.



Connection to local parks and green spaces.



# Site Constraints and Challenges



Unsafe and insufficient space for pedestrian circulation



Oversized and outdated intersection.



Inoperable fountain at library plaza.



Underutilized and visually cluttered Library Plaza.



# Site Constraints and Challenges



Insufficient seating to accommodate public gatherings.



Full potential not realized.



Antiquated appearance and site furnishings



Median hinders circulation.



## Project Goals

- 1 **ACTIVATE** - provide opportunities for a variety of activities for retail patrons and members of the community alike.
- 2 **MODERNIZE** - imbue the project with contemporary upgrades in spatial layout, material palette, and furnishings.
- 3 **LOCALIZE** - strengthen the Village's connection to the greater Shirlington neighborhood and 4 Mile Run ecology





# Activate





# Modernize



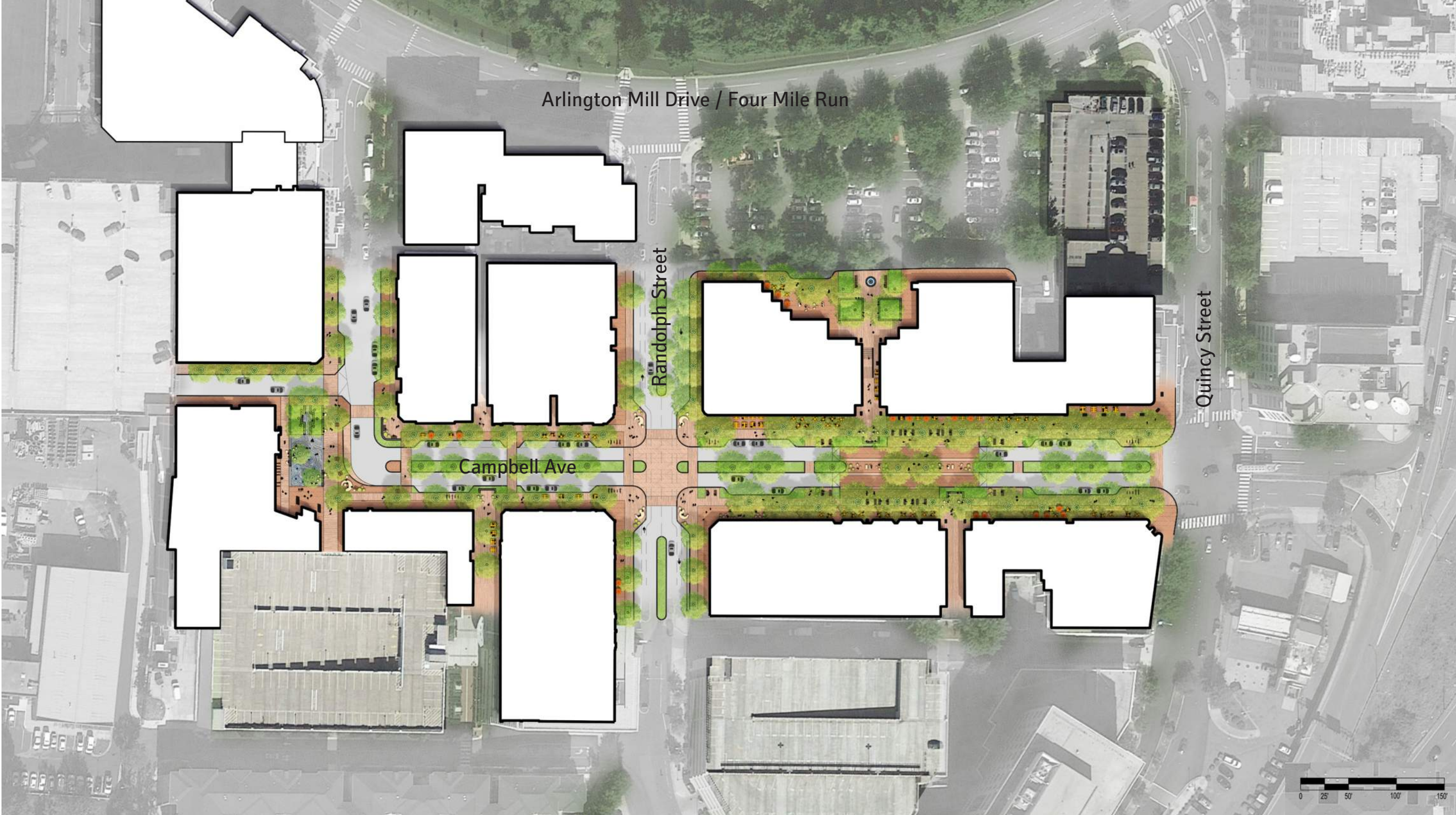


# Localize



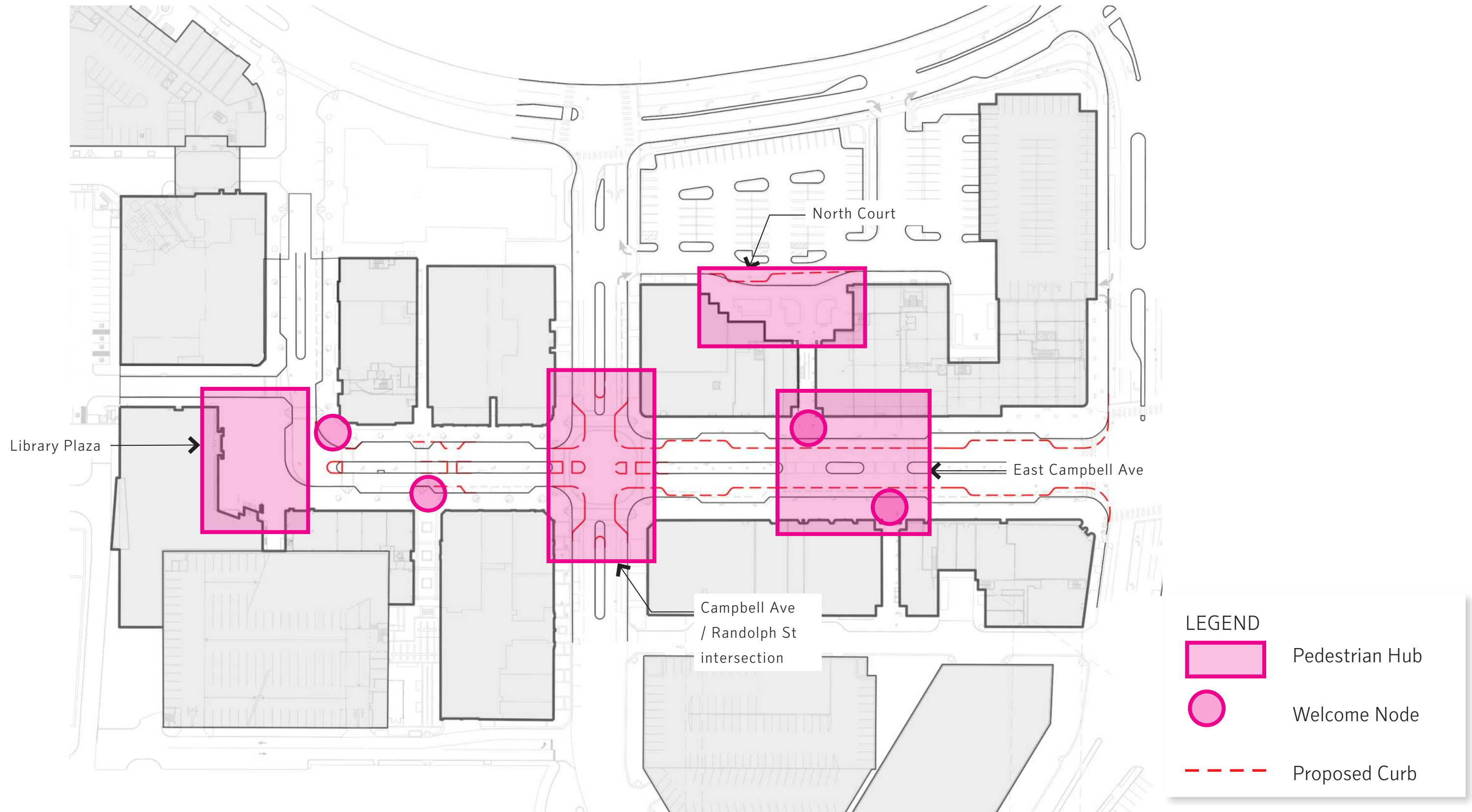


# Proposed Plan





# A Welcoming Pedestrian Environment

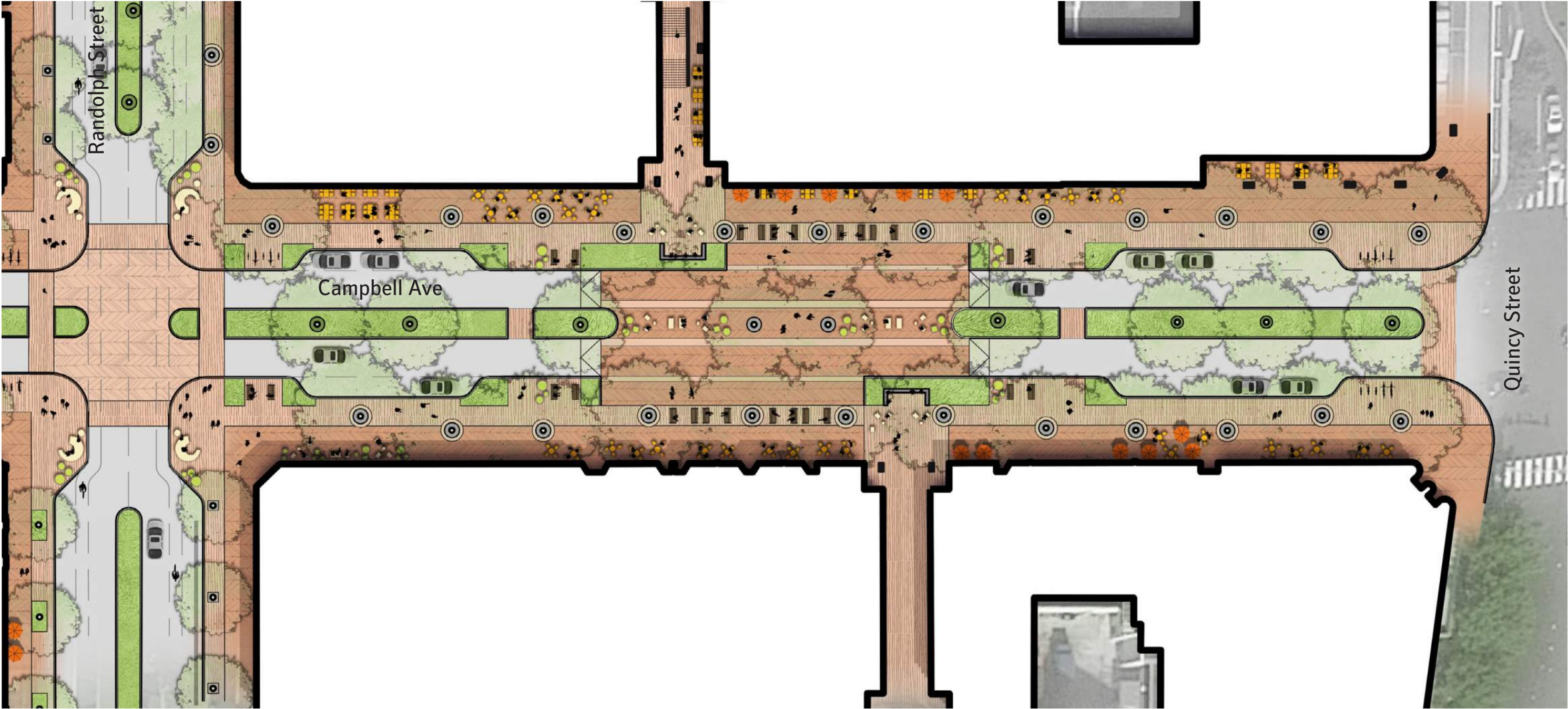




**Campbell Avenue East**



# Campbell Avenue East





# Curbless Plaza: A Place for People

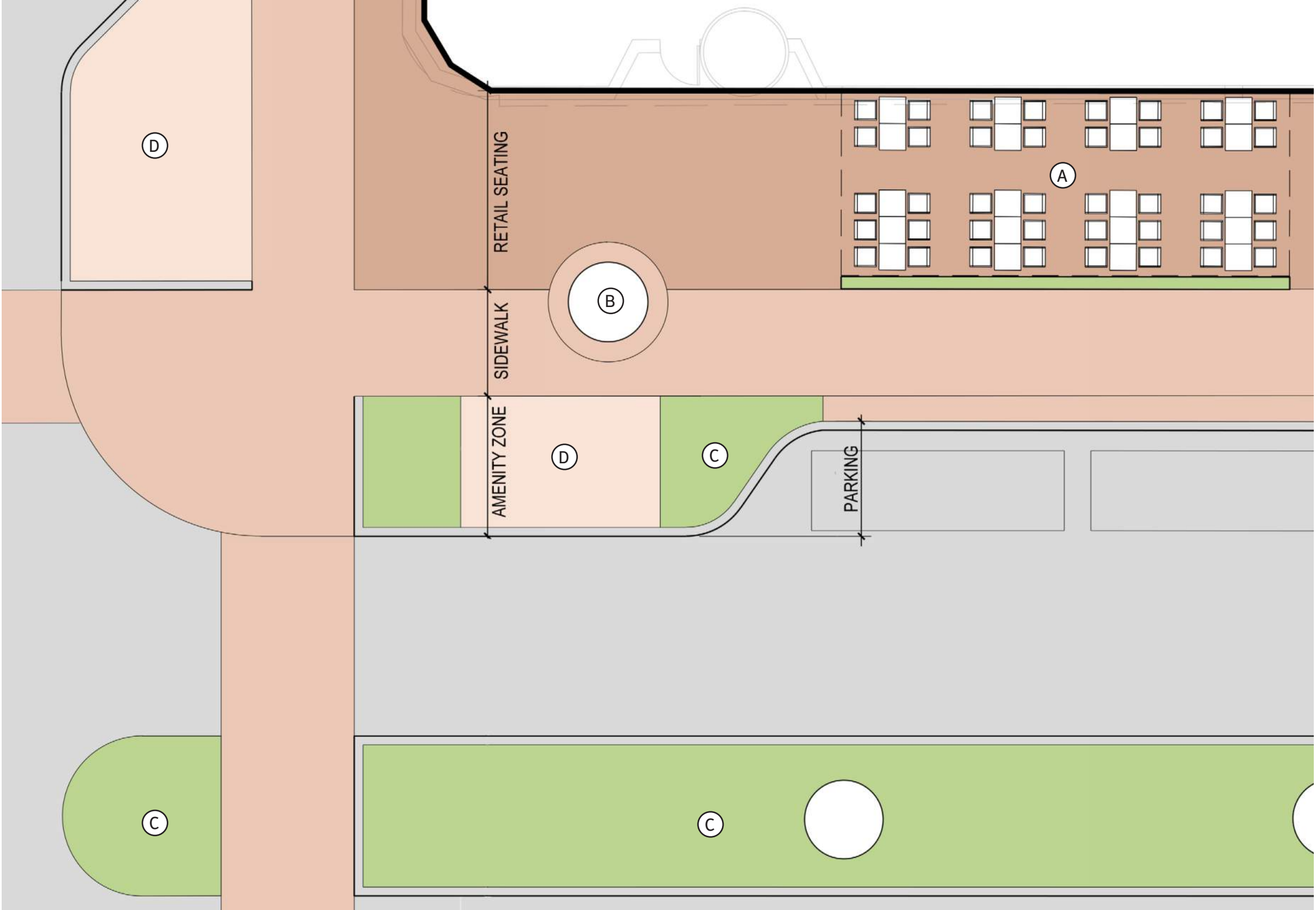








# Campbell Avenue Enlargement



LEGEND

- (A) Retail Seating
- (B) Tree Pit
- (C) Planting
- (D) Seating Area

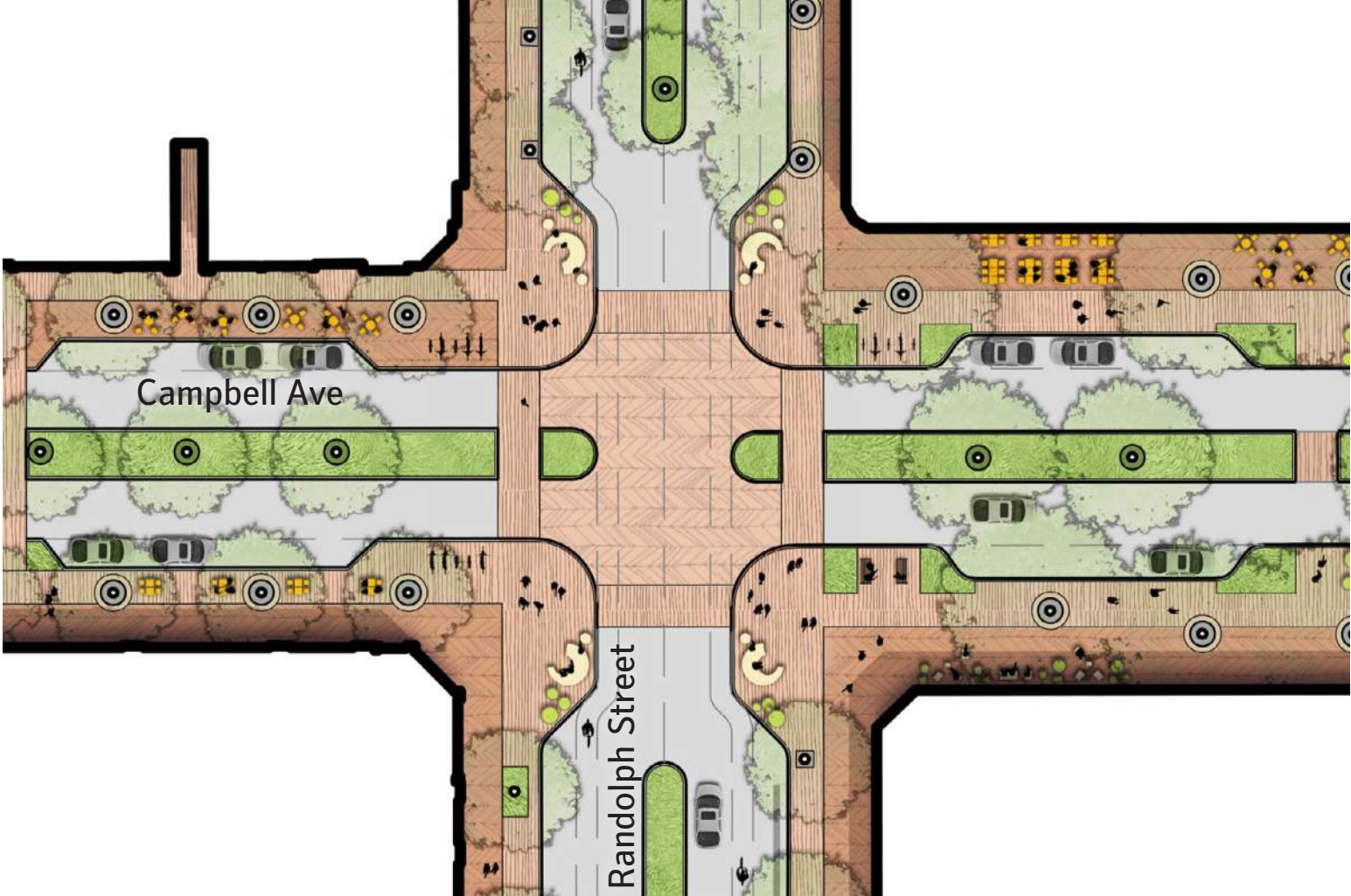
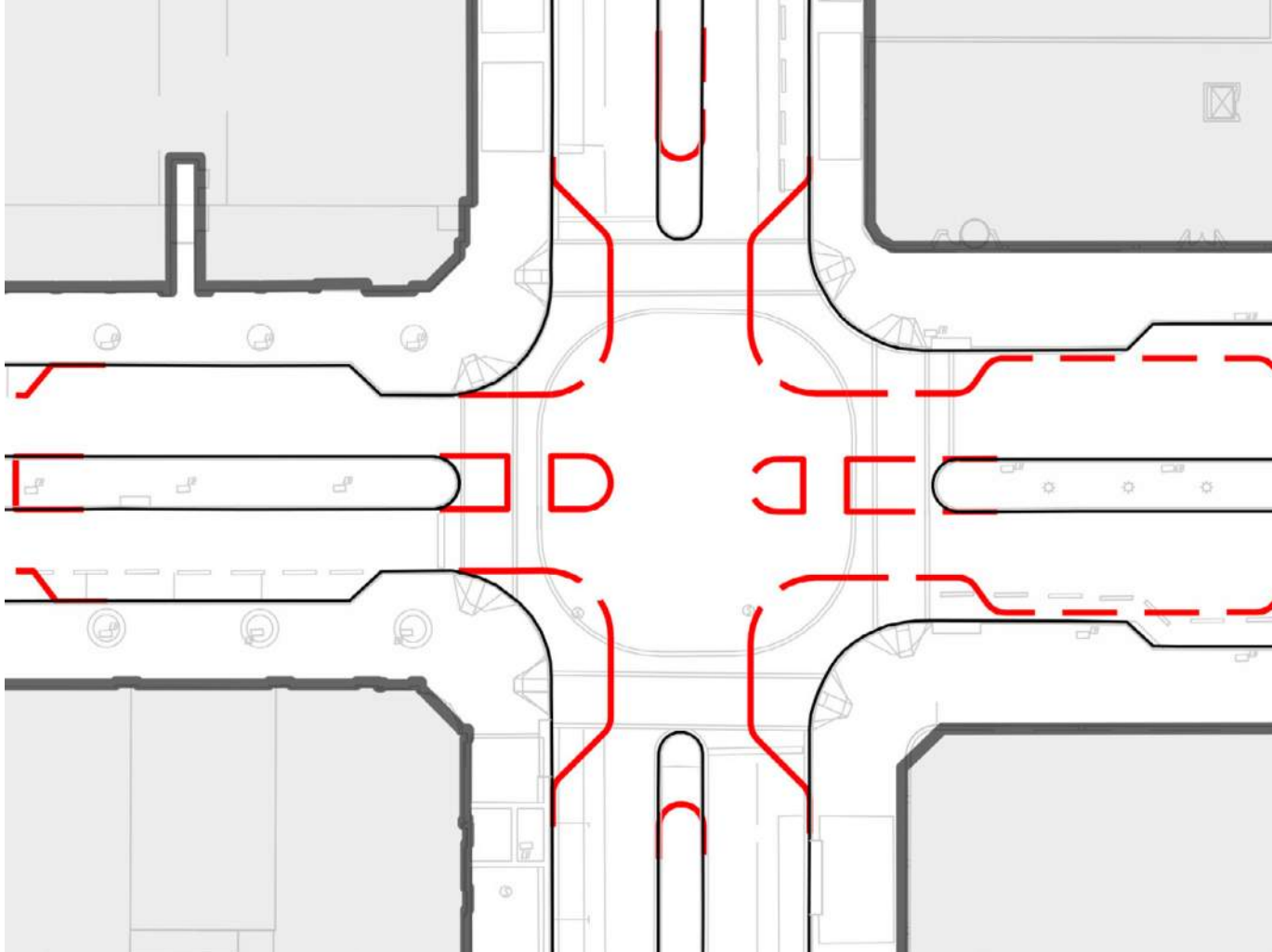




**Campbell Avenue West**



# Campbell Avenue West & Randolph Street Intersection

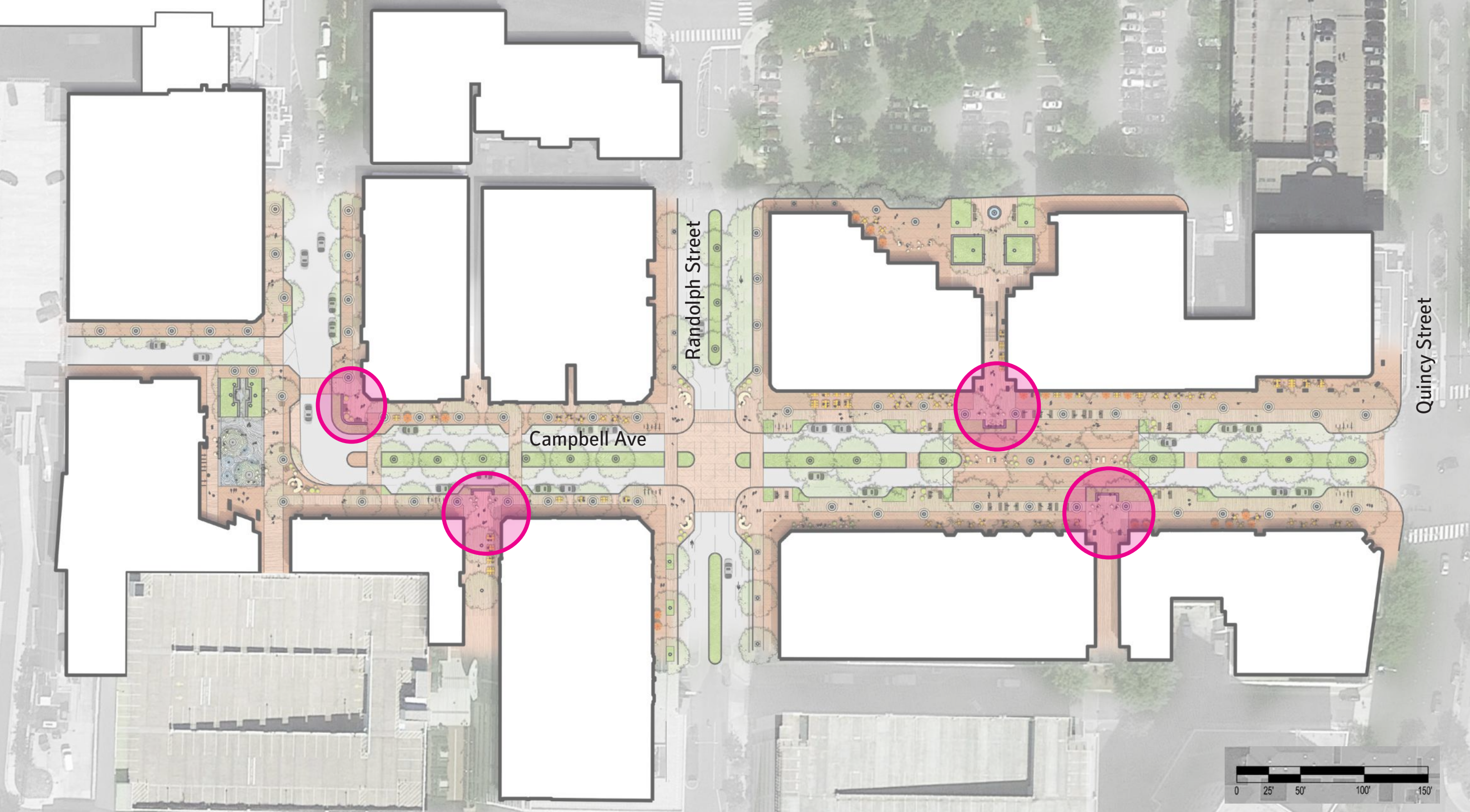




# Nodes & Vias

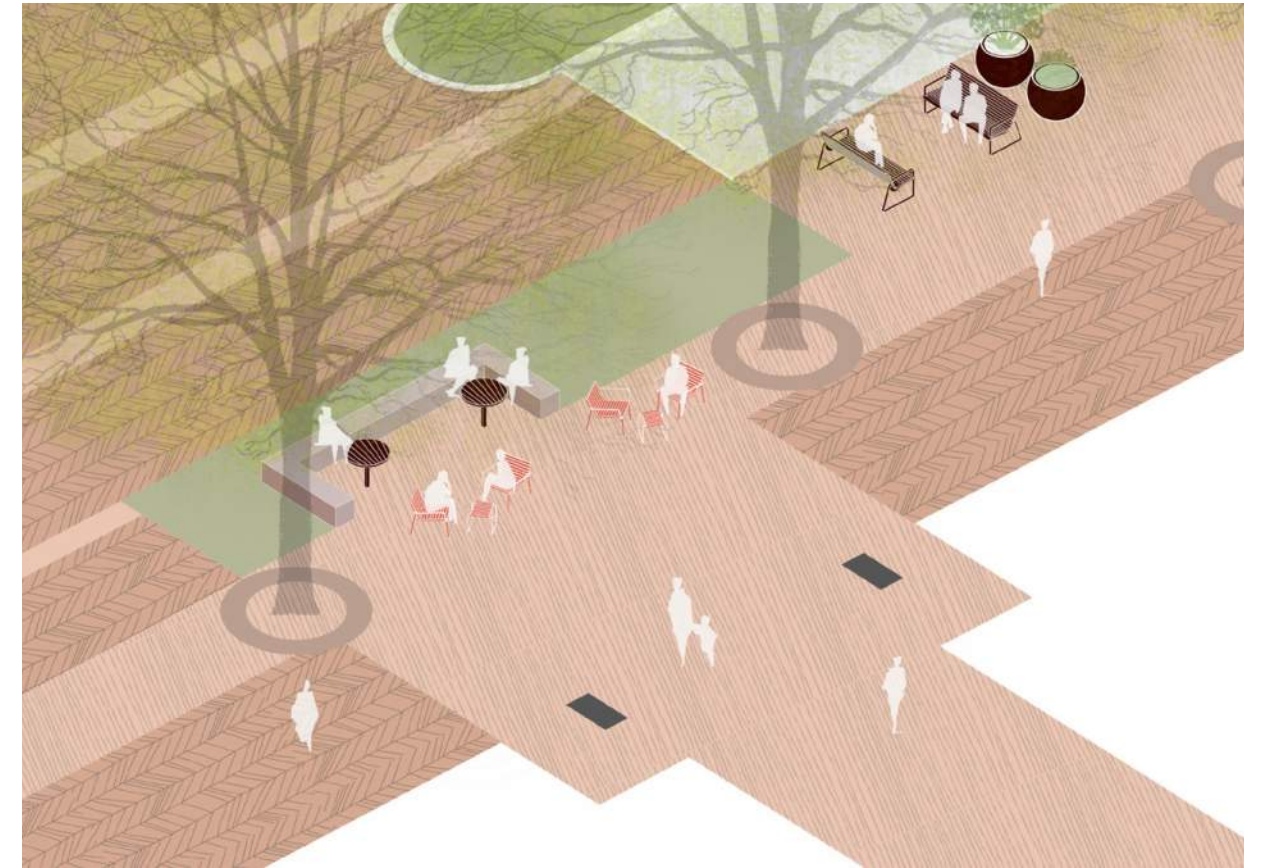
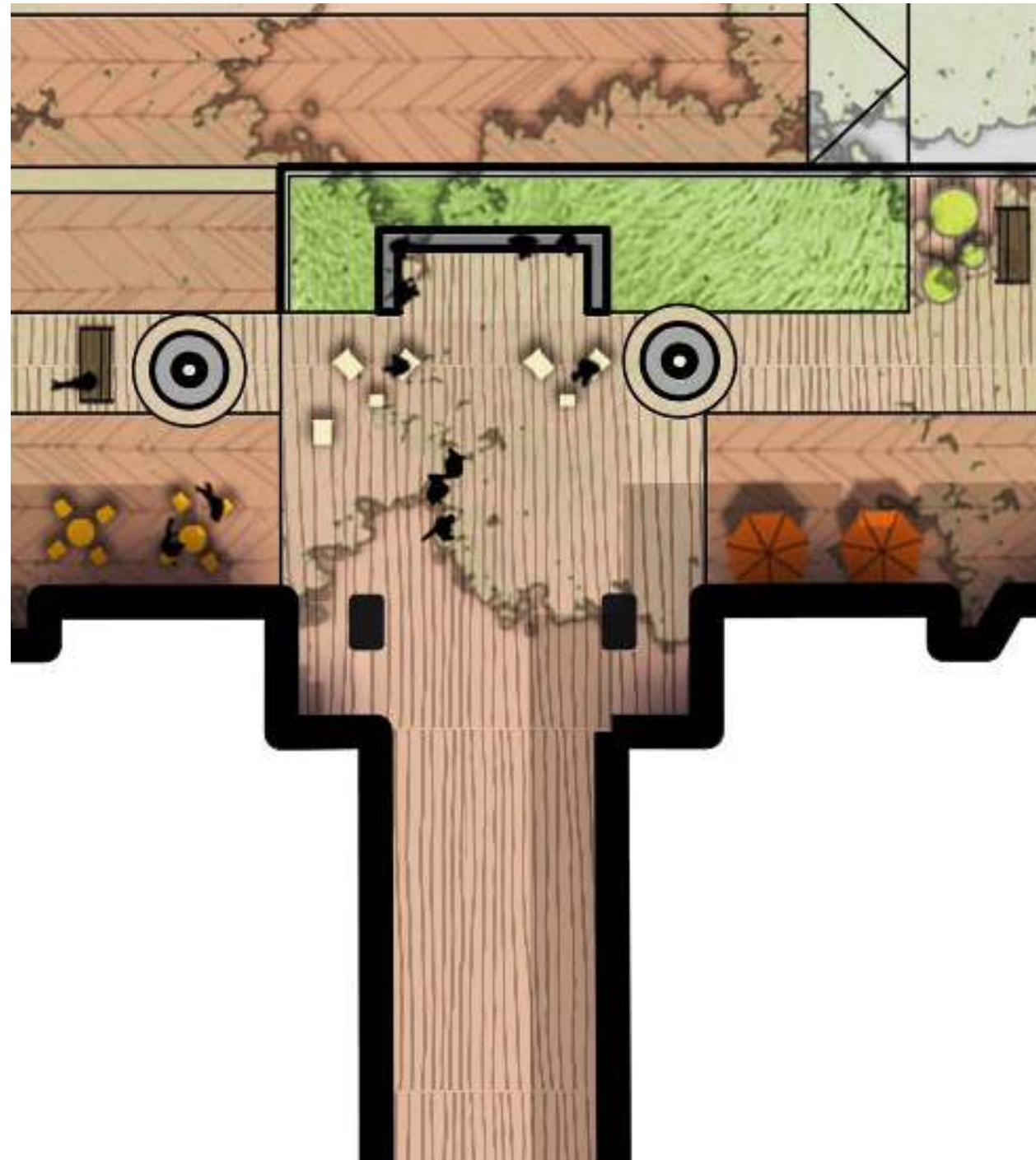


# Welcome Nodes





# Welcome Node









# Opportunities for Unifying Wall Treatments



Ecological Mural Art



Vine Wall



Vine Trellis



**North Court**







# North Court









# Library Plaza





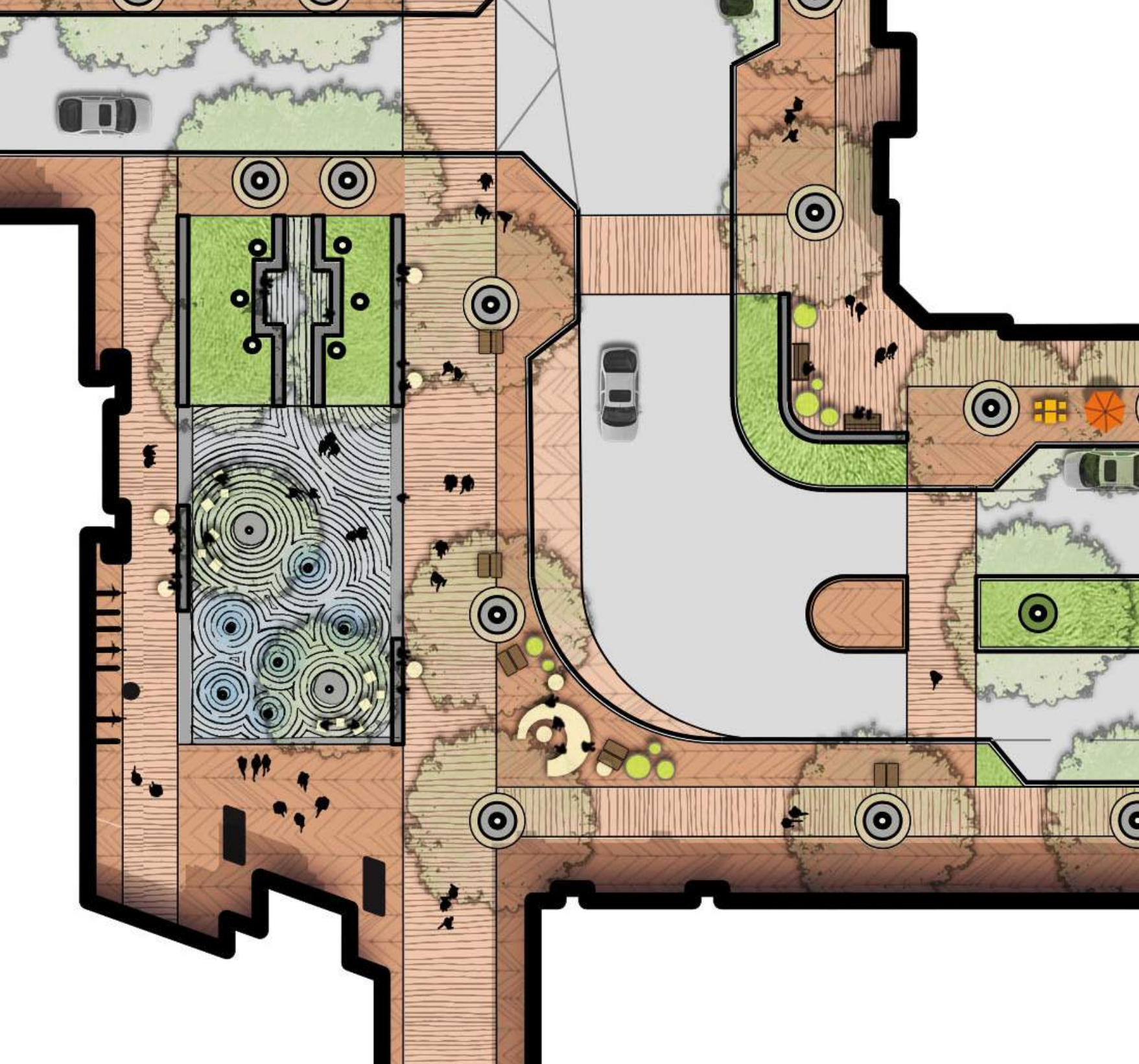
Plaza while full



Plaza while empty



# Library Plaza





# Wall Treatment & Materials



Existing planter walls at cherry grove



Proposed wall treatment to preserve cherry trees and extend planting



Stone and water texture imagery











# 1 ACTIVATE -

provide opportunities for a variety of activities for retail patrons and members of the community alike.

# 2 MODERNIZE -

imbue the project with contemporary upgrades in spatial layout, material palette, and furnishings.

# 3 LOCALIZE -

strengthen the Village's connection to the greater Shirlington neighborhood and 4 Mile Run ecology





## *Next Steps*

1. Federal Realty will engage with other stakeholders (civic associations and commercial owners)
2. Concept Plans (PDSP and MSPA) are currently under review by Arlington County Staff
3. Construction completion

## *Other Scope Items*

Other scope items are on separate, parallel tracks:

1. Crow management.
2. Wayfinding upgrades to site and within parking garages.
3. Comprehensive Sign Plan Amendment.
4. Storefront upgrades in select locations.
5. Office renovations and re-leasing efforts.



**Thank You**