



Shirlington, Virginia



New residences are located a short walk from Shirlington's main street.



Shirlington, Virginia, is a mixed-use infill development that revitalized an older retail main street and the adjacent blocks with new construction and streetscape enhancement. With its combination of boutique shops, rich variety of restaurants, and a cineplex, Shirlington is a regional attraction with direct access from the interstate. The development mix includes residential, office, and government/institutional uses. Parking is accommodated in both surface lots and parking decks at the rear of the buildings.

Land Use and Density

Land uses in mixed-use and infill areas include commercial office, retail, restaurant and entertainment, hotel, and a variety of residential types, including single-family, townhouse, and multi-family. A mix of uses is encouraged to provide a diverse and compatible development. Ground level retail, restaurants, and businesses accessible by sidewalk with residential and/or commercial uses above provides services for the daily needs of the immediate neighborhood.

The land use(s) of infill development should be compatible with the adjacent land use(s). Infill development may include one or a combination of two

or more of the following land uses: commercial office/hotel, retail, restaurant and entertainment, and a variety of residential types, including single-family, townhouse, and multi-family.

The goal for the mix of land uses in the urban overlay district (and suburban district) is to achieve a balance of uses to provide for housing, employment and retail. The specific mix will vary from project to project based on the site, location, and relationship to infrastructure. It is recommended that the following range of percentages for the mix be achieved where possible:

The recommended mix of land uses is 10% to 30% commercial office/hotel, 10% to 30% retail, and 20% to 80% residential. Residential densities should be no more than 30 dwelling units per acre.

Within an infill project depending on the size and location, it is possible to consider not only the infill project but also adjacent properties when addressing the target for the mix of uses. A key factor in considering adjacent parcels is the potential for including direct connections between the parcels to allow for both pedestrian and vehicular integration of uses.