

JANUARY 17, 2023 – PARK & RECREATION COMMISSION MEETING

STAFF REPORTS

23rd and Eads Park Renovation (501 23rd Street South) – No Updates

The purpose of the project is to provide minor park improvements that will complement the character of the neighborhood and provide a place for visitors to gather and rest. The Park improvements will enhance the visibility and aesthetics of the site, and this space will continue to offer visitors a casual use experience. This project is funded via the adopted FY2022 CIP through TIF funds. The first engagement is targeted for early 2023.

Alcohol Policy Update

- Public engagement summary data has been published on the project page
- The code change is on the agenda for the January board meeting for public hearing

Alcova Heights Park Renovations – Phase 1 and 2 (901 S. George Mason Dr.)

- Site grading works in progress.
- Stair construction work on north and south side complete except for the precast steps installation.
- Concreting of pads for site amenities complete.
- Shelter installation complete.
- Concrete pad placed for existing gazebos on north side.
- Asphalt base course and final course installed up to the new park entrance on the north and south side.
- Volleyball court underdrain installed and connected to the existing storm manhole, #57 stone filling complete and sand installation complete.
- New catch basins installed on 8th Street South.
- New curb and gutter and ADA ramp installed on the south side.
- New ADA ramp installed on the north side. New sidewalk installation on 8th Street South complete.
- Grading of basketball court in complete. Asphalt base course and surface course installation complete.
- Demolition of existing restroom complete.
- Restroom foundation works complete. Existing walls demolished due to structural stability issues. New wall construction complete. Underground plumbing works complete, electrical works in progress. Roofing works in progress. Interior masonry partition wall construction complete. Interior mechanical, electrical, and plumbing (MEP) works in progress. Exterior wall insulation works in progress. Dominion power works in progress.
- New seat wall and pathway around basketball court installed.
- MUSCO (sport) light poles installed.
- Reforestation pre-construction meeting held on 11/17/2022. Planting in progress.
- Milling and asphaltting complete for 8th Street South.

- Site accessories installation in progress
- Anticipated Completion 3rd Quarter 2023.

APS Projects

- **Cardinal Elementary School (1644 N. McKinley Rd.)**
County Project – [Stormwater Vault](#)
 - Work is proceeding on the stormwater vault. The two athletic fields should be restored at the APS site in spring 2023.
- **Wakefield High School Field Replacement (4901 S. Chesterfield Rd.)**
 - Preconstruction meeting held.
 - Contractor started mobilization on 11/7/2022. Staging area adjacent the field in Parking lot blocked off and fenced in materials and equipment will be dropped off.
 - Removal of old turf complete and placement of new turf complete. Line and markings installation complete.
 - Track will remain open during the project.
 - Field has been completed.
 - Concrete patch work at trench drain system; field and track started.
 - Anticipated Completion 1st Quarter 2023.

Arlington Junction Park (formerly known as New Park at South Eads Street and Army Navy Drive) (off Army Navy Drive, South Eads Street, and 12th Street South)

- Continued coordination with park master plan concept, current design, and utility considerations.
- Park project is developing in tandem with DES Street redesign and streetscape work. DPR staff in coordination with DES team to keep projects aligned.
- Project is currently in permitting.
- DPR Staff are coordinating with the County's Real Estate Bureau (REB) and CPHD staff to bring the approvals to the County Board in December
 - November 2022 – Request to advertise for GLUP amendment
 - January 2023 – Planning Commission for CPHD approvals, Transportation Commission for DES approvals
 - Targeting January 21, 2023 County Board meeting
- The following approvals are necessary before construction:
 - Abandonment of ROW
 - Vacation of ROW
 - Resubdivision
 - Rezoning
 - GLUP Amendment
 - Park Naming – Arlington Junction Park

Bailey’s Branch Park Renovation (990 S. Columbus Street) combined Arlington Neighborhoods and CIP project – No Updates

This project will use combined funding from the Arlington Neighborhoods and CIP programs for funding. The project has a focus on the natural elements of the park, such as invasive species control and planting native trees and understory with a focus on pollinator planting. Additional program elements will include a playground renovation, a contemplative area, ADA access and turf renovation. This project was approved by the ANP in the Spring 2022 funding round and will go to the County Board in Spring 2023 for funding approval. CIP funding has been procured. A boundary and topographic survey are currently being processed.

Ballston Wetland Park Improvements (4747 Fairfax Dr.)

- The project is progressing well. It is estimated to be completed in the first quarter of 2023.
- See [Ballston Pond Restoration](#)
 - Partial trees around the site have been planted.
 - Backfilling and grading at the forebay are complete (minus the access ramp and a small area for a pump).
 - Wetland planting installation complete.
 - The contractor returned to the site in November 2022.
 - Pre-construction meeting for helical pier held in early December 2022.

Barcroft Master Finance Development Plan

- As part of the redevelopment of the Barcroft apartments, the owner has proposed a [Master Finance Development Plan](#) that also identifies potential future park spaces
 - The applicant is targeting an April/May County Board date to adopt the MFDP
- DPR Staff are working interdepartmentally to determine ownership of these spaces
 - There will be a county led public engagement for the design of future park spaces within the site

Bell Street Interim Public Space (located north of the Crystal City Metro Station in ROW and JBG property, no address available) – No Updates

The purpose of this project is to provide simple, temporary amenities that will be in place until the Virginia Department of Transportation (VDOT) begins their Route 1 improvement plans. The Route 1 construction is anticipated to begin in 2025 and will impact the entire Bell Street project area, which is the reason the improvements are temporary. Given that the Bell Street improvements are temporary, this project aims to use site furnishings that are intended for removal and may be re-used in other public spaces. There are no plans to replace the Bell Street temporary improvements once the Route 1 work is complete. This project is funded via the adopted FY2022 CIP through TIF funds.

Dominion Glebe Substation Renovation (3225 S Eads Street) – No Updates

- Dominion is replacing the existing overhead transmission line with a new underground line and renovating the existing substation infrastructure. The site is located along Four Mile Run Trail and the stream.
- For additional project updates, please see the Dominion Energy [website](#) for this project.

Forestry and Natural Resources Plan Update

- Staff are currently editing the draft text in response to public comment and anticipate bringing the final draft forward for review in spring/summer 2023.

Fort Scott Park Restroom and Parking Lot Renovation (2800 Fort Scott Dr.)

- Trade inspections complete; other building inspections (locks, final building, Special Instruction Engineering Release (SIER)) in progress.
- Anticipated Completion Date: 1st Quarter 2023.

Gateway Park (Rosslyn) (1300 Langston Boulevard)

- Staff have submitted a Scope of Work (SOW) for an open Request for Proposal (RFP) for the future Gateway Park redevelopment.
 - The SOW is being reviewed by the County Attorney's Office
 - Staff are putting together a selection committee that includes DPR and CPHD employees

Gunston Park Enclosed Athletic Facility (1401 28th Street South)

- Interior restroom work in progress.
- Building mechanical, electrical, and plumbing (MEP) works ongoing; Electrical work finishing up final installations and tie-in work.
- Building insulation installation in progress.
- Coordinating with Dominion Energy in expediting the power and gas supply requirements.
 - Dominion Energy – Design path for installing new power provided and awaiting Dominion's submission for right-of-way (ROW) permit and scheduling of work.
 - Washington Gas – Work Authorization Agreement (WAA) signed and awaiting scheduling of work.
- Anticipated Completion Date: 1st Qtr. 2023.

Gunston Park Playground Renovation (1401 28th Street South) – No Updates

This Parks Maintenance Capital project will design and construct demolition, site work, new playground, picnic shelter, grading and drainage, site circulation, site furnishings, landscaping, and storm water management. No new amenities are planned for this project. Design process has started and will continue through 2022. Construction anticipated to begin in the 1st quarter of 2023.

Hillside Park (1601 N. Pierce St.) Arlington Neighborhoods (formerly Neighborhood Conservation (NC)) – No Updates

This project focuses on the natural elements of the park, such as invasive species control, planting native trees and understory with a focus on pollinator planting, replacing picnic tables and adding new site furnishings, and adding boulders and a sculptural element such as a tree carving to add natural play interest in the southern part of the park. This project was approved by the NCAC in 2021 and the County Board approved the NC package in February 2022. A topographic survey and tree inventory has been conducted. Invasive plant removal for calendar year 2022 has been completed. Erosion control measures such as boulders and coir logs, in addition to leaf compost and wood chip mulch were installed in July, August and September in order to prepare the site for tree planting in late Fall 2022. A mulch trail along the desire path, cleanup of the existing stone swale and picnic pads were completed in October 2022.

NOVA Parks Washington & Old Dominion (W&OD) Trail Expansion (various sections of the Washington & Old Dominion Trail)

This item is still on hold, and there are on-going County discussions (as of January 2023).

Site Plan Review

- **2250 Crystal Drive/223 23rd Street South – Crystal Plaza 5 – Site Plan #464**
 - CPHD led development project that will include two parks identified in the Crystal City Sector Plan: Park #10 (23rd Street Plaza) and Park #11 (east-west public space area).
 - The Long Range Planning Committee (LRPC) met on April 11 to discuss the proposals consistency with the Crystal City Sector Plan (CCSP).
 - The initial Site Plan Review Committee (SPRC) online engagement opportunity was launched on May 5 and ran till May 16. An onsite walking tour was also convened on Thursday, May 12. First, virtual SPRC meeting occurred on July 11, 2022, and the second SPRC meeting occurred on September 15, 2022.
 - The SPRC raised concerns related to lack of biophilia in Park #11 and worries about a de facto dog park for Park #10. During the SPRC #2 meeting, the project team provided updated renderings responding to comments from SPRC #1 including installation of dog relief areas, more biophilic planted areas, among other inclusions.
 - CPHD staff received a resubmission of the site plan materials which address many of the questions provided during the SPRC process.
 - PRC reviewed the proposed public space designs for Parks #10 and #11 at its November 15 meeting and provided detailed comments which will be incorporated into a Commission letter.
 - This project is expected for County Board review at its Saturday, January 21 regular meeting.

- **701 N. Glebe Road - Ballston Macy's – Site Plan #193**
 - Approved by the County Board – December 2022
 - Planning Commission and County Board – December 2022

- 2nd SPRC was held on November 7th, 2022
- 1st SPRC was held on March 24th, 2022
- Walking Tour was held on March 15th, 2022
- Online Engagement Opportunity occurred February 7th-17th, 2022
- The applicant, Insight Property Group, proposes the demolition of the existing Ballston Macy’s department store and vacant office space above the store and the development of a residential building with a grocery store anchor on the ground floor. To facilitate the density proposed with this project, Insight is proposing to transfer development rights from “The Haven” site along Columbia Pike through a Zoning Ordinance Amendment and Use Permit process. Additional Project Details include:
 - Residential building:
 - 16 Stories
 - 555 Units
 - Construction of two levels of underground parking and one level of above grade parking
 - Proposed modifications for:
 - Required residential parking (.4 spaces per unit)
 - Density Exclusions
 - Bonus Density achievement through LEED Gold Certification
 - Transfer of Development Rights of 235 units from Haven residential site along Columbia Pike
- **1616 Fort Myer Drive – Xerox Site – Site Plan #85 – No Updates**
 - The applicant proposes to construct a 31-story, 290-foot-tall residential building with 647,746 square feet of residential gross floor area with a 9.95 Floor Area Ratio. To accomplish this development the applicant proposes: (1) a rezoning from C-O to C-O-Rosslyn, and (2) a major site plan amendment to SP #85, with requested modifications to the zoning ordinance regarding parking requirements, requested exclusions of certain areas from counting as Gross Floor Area, additional density.
 - Site Plan infrastructure and improvements include:
 - Underground Utility fund contribution;
 - Affordable housing contribution or on-site affordable units;
 - Streetscape improvements;
 - On-site Public art or contribution to public art in Rosslyn;
 - Proposed LEED Gold certification.
- **10th St. N. & N. Irving St. – Joyce Motors Site – No Updates**
 - Tentatively anticipated for Planning Commission/County Board – February 2023
 - 2nd SPRC was held on October 13th, 2022
 - 1st SPRC was held on September 12th, 2022
 - Online Feedback Opportunity occurred June 16th-27th, 2022

- The applicant proposes redeveloping the site into a multifamily residential building totaling 5.92 FAR (approximately 190,079 sq. ft.), which includes preservation and reconstruction of the Joyce Motors façade. The proposed building would contain up to 241 residential units, a maximum of 186,254 square feet of residential GFA, and a maximum of 3,825 square feet of ground floor retail GFA.
- The proposed building would be 110 feet in height (exclusive of elevator overruns and mechanical equipment) and would be served by 140 below-grade parking spaces; at a ratio of approximately 0.58 spaces per unit (140 spaces) and one space per 957 square feet of retail (four spaces).
- **4600 Fairfax Drive (Ballston Holiday Inn) - No Updates**
 - 1st SPRC was held on October 24th, 2022
 - Online Engagement Opportunity occurred July 25th-August 4th, 2022
 - The applicant, 4600 Fairfax Partners LLC, proposes a site plan to rezone two (2) single family home parcels from “R-5” to “RA8-18,” and redevelop the entire site with two (2) multifamily residential buildings

Project Details:

- The applicant proposes rezoning two (2) single family home parcels from “R-5” to “RA8-18,” and redeveloping the entire site with two (2) multifamily residential buildings:
- North Building: a seven (7) story multifamily building consisting of 477 units and 428,533 square feet of residential GFA.
- South Building: a five (5) story “townhome-style” building consisting of 85,388 square feet of residential GFA and 29 units.
- Parking: Surface and structured parking would total 416 spaces, at 0.87 spaces per unit.
- Zoning Modifications: include additional density for LEED Gold (0.25 FAR-level); reductions in parking and loading spaces; density exclusion
- **3200 Wilson Boulevard (Bingham Center/Silver Diner Site) - No Updates**
 - 1st SPRC was held on October 20th
 - Online Engagement Opportunity occurred September 12th-26th, 2022
 - The applicant, Bingham Center Holdings LLC, proposes to redevelop the site (consisting of two office buildings, the Silver Diner restaurant, an auto repair facility, outdoor beer garden, and surface parking) with hotel and multi-family residential buildings including ground floor retail.

Additional project details include:

Residential Building

- 11-stories
- 290 units

Hotel Building

- 10-stories

- 229 rooms

Proposed Modifications

- Setbacks and Bulk-Plan Angle requirements
- Parking and Loading
- Density Exclusions
- Bonus Density

- **3140 Washington Blvd. & 1025 N. Irving St. - (Wells Fargo/Verizon Site)**

- Online Engagement Opportunity is occurring between January 9th-19th, 2023
- The applicant proposes to demolish the existing bank and construct a mixed-use building with approximately 238 dwelling units, approximately 60,000 square feet of office uses, and approximately 30,000 square feet of retail uses (including a replacement bank with a drive through) with a maximum height of 12 stories. The Verizon telephone switching station will remain and will be incorporated into the site plan. To accomplish this development, the applicant proposes:
 - a change in the General Land Use Plan designation for the Verizon site only from “Government and Community Facilities” to “Medium Density Mixed Use”;
 - a site plan, with requested modifications to the zoning ordinance regarding parking requirements, and for additional density through a combination of achieving LEED Gold certification for the site and other provisions as permitted by the Zoning Ordinance (e.g., provisions for public open space, affordable housing, etc.), and exclusions from gross floor area; and
 - a use permit for a drive through.

Additional project details include - Site Plan infrastructure and improvements include:

- Underground utility fund contribution;
- Affordable housing contribution or on-site affordable units;
- Streetscape improvements;
- On-site public art or contribution to public art in the neighborhood; and
- Proposed LEED Gold certification

- **1400 Richmond Highway (Americana Hotel) - No Updates**

- 1st SPRC was held on November 28th, 2022
- Online Engagement Opportunity occurred October 17th-27th, 2022
- Long Range Planning Commission (LRPC) Meeting was held on June 14th, 2022
- The applicant, JBG Smith, proposes the demolition of the former Americana Hotel building and the development of a 19-story residential building with ground floor retail. The proposal consists of a 636-unit building with approximately 529,132 square feet of total gross floor area (8.61 FAR).

Additional project details include:

- Rezoning from RA-H-3.2, Multiple-Family Dwelling and Hotel District to C-O Crystal City, Mixed Use Crystal City District

- Located within the Crystal City Coordinated Redevelopment District (GLUP Note 1)
- 636 new units
- 3,801 sf of ground floor retail GFA
- 392 total parking spaces (including 188 on-site residential and visitor parking spaces and 204 off-site parking spaces at the [Bartlett Apartments](#))
- Proposed modifications for:
 - Reduced residential and retail parking ratios
 - Reduced loading space
 - Bonus density
 - Density exclusions
- **2201 Arlington Boulevard (ARVA)**
 - 1st SPRC is tentatively scheduled for January 23rd, 2023
 - Online Engagement Opportunity occurred between Nov. 22nd – Dec. 5th, 2022
 - The applicant proposes to demolish the existing motel and construct a mixed-use building with approximately 251 dwelling units and approximately 2,900 square feet of ground floor retail, with a maximum height of eight (8) stories. To accomplish this development the applicant proposes:
 - A change in the General Land Use Plan designation for the site from “Service Commercial” and “Low-Medium Residential” to “Low Office-Apartment-Hotel”;
 - A proposed rezoning from “C-2” and “RA6-15” to “C-O-1.5”; and
 - A Site plan, with requested modifications to the zoning ordinance regarding parking requirements, and for additional density through a combination of achieving LEED Gold certification for the site and other provisions as permitted by the Zoning Ordinance (e.g., provisions for public open space, affordable housing, etc.).

Additional project details include:

 - A public open space;
 - Underground Utility fund contribution;
 - Affordable housing contribution or on-site affordable units;
 - Streetscape improvements;
 - On-site Public art or contribution to public art in the neighborhood;
 - Proposed LEED Gold certification.
- **2025 Fairfax Drive (Wakefield Manor) - No Updates**
 - Online Engagement Opportunity occurred between December 1st-12th, 2022
 - In Person Walking tour was held on December 2nd, 2022
 - The applicant, FORTIS Companies, submitted a major site plan amendment to SPLN22-00001 (SP #417). The applicant proposes the removal of a single-story structure, a significant tree identified in the Fort Myer Heights North Plan, and two surface parking areas for the development of a 12-story residential building located at the southeast corner of the site. The proposal consists of a new 166-unit building with approximately 142,182 square feet of new residential gross floor area (1.76

FAR). The total site plan density is 3.89 FAR, inclusive of the existing Wakefield Manor and Courthouse Manor properties (0.84 FAR) and Transfer of Development Rights (TDR) to [Site Plan #435 \(Wendy's Site\)](#) (1.29 FAR).

Additional project details include:

- The site is zoned RA8-18, Multiple-Family Dwelling District
- Located within the Fort Myer Heights North Special District (GLUP Note 22)
- 166 new units (84 existing units at Wakefield Manor and Courthouse Manor, for a total of 250 units)
- 120 parking spaces (0.48 spaces/unit)

Proposed modifications for:

- Reduced residential parking ratio
- Bonus density
- Density exclusions

- **1600 S. Eads St. (Crystal Towers 3) - No Updates**

- Online Engagement Opportunity occurred between November 28th - December 8th, 2022
- In Person Walking tour was held on December 2nd, 2022
- The applicant, Dweck Properties, proposes to construct a new residential building and new retail building at 1600 S. Eads Street within the Crystal Towers apartment complex.

Additional project details include:

Residential Building:

- 10-stories
- 209 units
- Expansion of underground parking for a total parking ratio of .3 spaces per unit.

Retail Building:

- 1-story
- 27,901 sq. Ft. of retail gross floor area

Proposed Modifications:

- Required residential parking (.3 spaces per unit)
- Density Exclusions
- Additional Density achievement through LEED Gold Certification
- Loading dock reduction

- **3400 13th St. N. - YMCA (No Updates)**

- Online Engagement Opportunity is currently going from December 5th-16th, 2022
- The applicant, including the Young Men's Christian Association of Metropolitan Washington (YMCA) and Republic Michaels, proposes to redevelop the site and construct a new standalone YMCA facility and a seven-story multifamily residential building. Additional project details include:
 - Request to amend the General Land Use Plan (GLUP) to change the GLUP designation from "Service Commercial" to "Low" Office-Apartment-Hotel

- Request to rezone the site from C-2, Service Commercial-Community Business District, to C-O-1.5, Mixed Use District
- New 7-story multifamily building, with:
 - 340,151 sf
 - 374 units
 - 295 parking spaces
 - LEED Gold at and Green Building Incentive Program (GBIP) commitments to achieve 0.35 bonus density for the residential building
- New YMCA recreation center facility with:
 - 87,850 sf
 - Indoor swimming pools, pickleball courts, tennis courts, fitness space, and conference/breakout/lounge space
 - 203 parking spaces
 - WELL certification
- Proposed modifications for:
 - Additional density consistent with Section 15.5 of the Zoning Ordinance
 - Required parking and loading
 - Density exclusions
- Site plan improvements and public amenities, including
 - GBIP commitments with LEED Gold certification for the residential building
 - Public Art contribution
 - Utility Fund contribution
 - Streetscape improvements
 - Achievement of goals and recommendations of the November 2017 *Washington Boulevard & Kirkwood Road Special GLUP Study “Plus” and Concept Plan*
- **Shirlington Public Improvements (No Updates)**

The site is located within the Village at Shirlington which encompasses approximately 27 acres of land in the southern portion of Arlington County and includes a mix of residential, office, hotel, retail, entertainment and civic uses. The project area includes the streetscape primarily located between the 4000 - 4200 Blocks of Campbell Avenue

The applicant, Street Retail, LLC, proposes a plan for streetscape and landscape improvements along Campbell Avenue. These improvements include:

- New seating
- Expanded planting areas
- Protection of existing trees
- Renovations and improvements to public spaces near the library and theater
- New light fixtures
- Bike racks
- Seat walls

- Changes to the physical layout of the street, in the form of shifted curbs, new crosswalk locations, and a reimagined median on Campbell Avenue.

A Phased Development Site Plan (PDSP) amendment is required to remove outdated conditions requiring specific streetscape dimensions that conflict with the proposed improvements and vision of the General Land Use Plan (GLUP) Study, while amendments to the adopted site plan are required to implement the changes within each approved final site plan along Campbell Ave.

Thrifton Hills Park Renovation (2814 23rd Street North) Arlington Neighborhoods (formerly NC) – No Updates

This project is currently being scoped as part of an Arlington Neighborhoods project for part of the Fall 2022 ANP funding round. Meetings have been held with the civic association parks committee and at the September 2022 Maywood Civic Association meeting there was a unanimous vote for scope approval. The project will be part of the ANP funding Fall 2022 funding package and is expected to go to the County Board for approval in Spring 2023.

NEW Tuckahoe Park Playground (2400 N. Sycamore St.)

- Purchase Order (PO) issued.
- Work scheduled to begin January 17.
- Anticipated Completion Date: Early 2nd Quarter 2023.

Urban Forestry Office Updates

Maintenance:

- Incoming requests have reduced significantly, as is typical for this time of year. Maintenance staff are addressing outstanding requests, and are down to 140 open requests
- The third batch of preventive maintenance has been completed, and staff continue inventorying trees at Fairlington Neighborhood. (S 35th St S, S Utah St, S Stafford St)
- Two new batches of preventive pruning in Fairlington are scheduled for this month. Batch 4 has 21 trees for pruning and 1 tree removal and batch 5th targeted 30 trees for pruning, no removal.
- Staff continues working with requests of metal tree grates and coordinating their removal with our Welder.

Planning:

(Projects with high impact or high opportunity highlighted in **bold**)

Maintenance:

- Staff continue working with metal tree grates at 3033 Wilson Blvd and coordinating their removal with our Welder.

- The fourth batch of preventive maintenance in Fairlington has been completed, and staff continues to inventory trees at the Fairlington Neighborhood. (S Taylor St and S 36th St S)
- One new batch of preventive pruning is scheduled for this month. Batch 6th has approximately 47 trees to be pruned.
- Staff will be starting the inventory of the Arlington Heights neighborhood near S Ivy St at the end of December. There are very large trees in this neighborhood.
- Tree maintenance requests are getting close to 100 open requests. This is down from 300+ requests in the summer.

Planning:

(Projects with high impact or high opportunity highlighted in **bold**)

Long-term planning

- Staff is working with planning on a W & OD connection at East Falls Church Park and on a continuous multi-use trail along route 50 from George Mason Drive to the Thomas Jefferson Pedestrian Bridge.

Site plans (special exception and by-right)

- In review:
 - o Discussion with county planners on the St. Charles Church Concept plans. Significant information about street trees and canopy was lacking.
 - o Meeting with the developer from the project Sunrise Senior Living on S Glebe Rd (not to be confused with the one on N Glebe Rd). The applicant was exploring the viable options for tree conservation of the large Oak on site. The applicant did not provide any solutions and more tree conservation efforts should be allocated to this tree.
 - o Discussion round 3 of the Form Based Code project at 3401 Columbia Pike. The largest site conflict is allocating sufficient street trees and making space for a Bus shelter.
 - o Staff reviewed an initial site plan for the Inn at Rosslyn. This plan can't adequately meet street tree requirements due to parking and balcony overhangs conflicting with street tree space. The plan also did not show how they could meet canopy requirements.
- Approved:
 - o Forester inspected the trees planted on the site plan at 850 N Randolph St as part of the final certificate of occupancy. All the 8 trees that were accepted include American Elms, Black Gums, and Willow oaks.
 - o The forestry plan review team discussed the comments for the Pen Place project at 1080 S Eads St. This project included the landscape plans for the proposed HQ2 Helix building, and multiple comments about the proposed landscaping were added such as tree size, spacing, design standard and location for street trees. Staff asked for changes in the irrigation plans as well. Civil plans were also

reviewed with some comments not addressed regarding decorative lighting, and with utility conflicts with proposed planting at the proposed park at S Eads.

- o Forester joined the preconstruction at 1103 N Vermont St. This project requires tree protection as there are 3 larger oaks on the ROW and one shared tree. The site has an extensive landscape plan and plant material will be inspected before installation.

DES

- The S Eads Street multi-modal plan set, phase II is nearing completion, with staff working closely with engineers to retain mature street trees in the right-of-way opposite the Pen Place development site.
- The Alta Crossroad CEP project came through for a second review. This project cuts through the new west-end sculpture plaza on Columbia Pike for a sanitary line upgrade required for a project in Fairfax County. This project will remove some newly planted trees and may impact or remove some large established trees on private land as the project evolves.
- Staff reviewed the N Quebec Street outfall project which is an emergency repair. This project will impact many trees on land owned by the county board, including some large trees, although the impact is unavoidable due to the very severe erosion. This is in an RPA and there will be replanting.
- Staff is working on two missing sidewalk projects, one at S Irving St and one at N Monroe ST, which will impact numerous private trees. UF is working closely with DES to reduce the impact to those trees.
- For most of the numerous intersection and bus stop projects that staff reviews, the focus is to save one, two, or five trees on public or private land. The design process within DES is advancing to recognize these challenges, which allows Urban Forestry to be more proactive.
- Staff has been working with DES construction on projects which do not have plan sets, to limit tree impact.

Parks

- The Urban forester visited the plant nursery Brandy Growers to select the most adequate plant species for reforestation at Alcova Heights Park. Urban forestry has visited the nursery twice and has assisted the landscaper to arrange the appropriate plant material to its designated area.
- Urban forester joined the site for the proposed Arlington Boat house adjacent to Gateway Park. This meeting's purpose was to determine the impact this facility will have on trees and the existing trail infrastructure.
- Staff joined a discussion about the 2700 S Nelson St site plant. The site will be demolished and will become a public space for art and Music. Zoning regulations still apply, and the renderings were missing canopy cover and streetscape requirements. Staff is working to find appropriate places with sufficient soil volume on site.
- Staff met at the Gunston Bubble project. The meeting's purpose was to discuss the proposed electrical line installed by Dominion. Forestry is pushing for the whole Utility to be tunneled 3 feet under the ground to reduce the impact on the existing canopy.

- Discussion with the county park planners about the Upper Bluemont Park renovations. An update was provided with an internal open discussion taking place. This project will conserve all native trees within the project, only nonnative trees will be removed around the parking look and is proposed to contain a reforestation component.
- Staff joined the landscaping contractor at Alcova Heights for the installation of 13 red maples, 13 tulip trees, and about 43 magnolia trees. These trees were installed in the reforestation area. Staff met at the plant nursery Brandy Growers to select the most adequate plant species for reforestation at Alcova Heights. Most of the trees and bulbs were selected but the grower was missing 4 tree species that will be procured in the next following weeks.

By-right projects

- 856 N Madison St preconstruction for the initial phase of the 9 single-family homes that will develop adjacent to the Dominion Hills site plan. No on-site trees are to be preserved but the site requires SPR (Soil Profile Rebuilding) and tree planting to meet the canopy cover requirement.

Schools

- Staff discussed phasing of the work proposed at the Career Center, which may impact some trees around the playground, to prepare the site. Replacement will be required for the larger project.

Federal

- No new projects or updates

Tree Planting:

- Tree planting is currently in full swing
- Both SE and SW quadrants are completely planted except for 3 missing trees that are being sourced by the contractor. The NE quadrant is currently being planted with our biggest section being 57 trees in the planting strip on the north side of Arlington Blvd. east of Fillmore Ave. 73 trees were also planted in the median along the same stretch of Arlington Blvd.
- 256 trees are in the ground with an accompanying photograph and installation date in their file.

Outreach:

- Staff will add one additional structural pruner test week to the original cohort, for a total of 10 trained structural pruners. The person added is a professional and so limited training was necessary. Tree Stewards are discussing plans for another structural pruning cohort training in spring .

Personnel:

- Forestry staff will be assisting in snow clearing this winter.

Other:

- After a review of the current Specimen tree inventory, 2 trees were found to be removed. Forestry reached out to the owners, and they provided evidence the trees had died, and they have been removed from the register. You can see the current register here: <https://www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Trees/Support-Trees/Specimen-Trees>
- New Specimen tree applications were inventoried.
- Tree maintenance bucket trucks are getting electric chargers for electric battery equipment installed, as part of our Parks equipment electrification program.