

Sports Commission Meeting Agenda

Thursday, January 22nd, 2026

Virtual Meeting

Lubber Run Community Center

[Microsoft Teams Meeting](#)

Time: 7:00pm to 8:45pm

Public Comment

Approval of Minutes

- December 18th, 2025, meeting minutes

Old Business

- Field Maintenance Presentation – Follow-up Discussion
- Parks and Recreation Commission Laision Update
- Open Sports Commission Seats

New Business

- Madison Center Project Overview
- Kenmore Project Update and Timelines Review
- Open Discussion of “Day of Play” Planning
- Susan Cunningham Discussion

Commission Member Reports

- Chair updates

Upcoming Sports Commission Meetings

- **March 26th (Tentative Date for Joint Meeting with PRC) (In-person)**
- **April 23rd (In-person)**
- **May 28th (Virtual)**
- **June 25th (In-person)**
- **August 27th (Field Trip)**
- **September 24th (In-Person)**
- **October 22nd (Virtual)**
- **November 19th (Third Thursday) (In-person)**
- **December 17th (Third Thursday) (Virtual)**

Sports Commission Meeting Agenda

Thursday, December 18th, 2025

Virtual Meeting

Lubber Run Community Center

[Microsoft Teams Meeting](#)

Time: 7:00pm to 8:45pm

Public Comment

Approval of Minutes

- November 20th, 2025, meeting minutes
 - Motion – Joe Dunn
 - Seconded – George Thompson and Preston Redd
 - Approved

Old Business

- Parks and Recreation Commission Laision Update
 - A significant portion of the meeting focused on the "River House" development proposed west of the Pentagon City Mall.
 - This is a massive, multi-phased project expected to add 4,000 new residential units over 7–9 years.
 - Impact on Recreational Space: The developer proposes replacing current grass with a "green ribbon" of nature trails/walking paths.
 - Private amenities currently at River House—specifically a dog park and approximately six tennis courts—are slated for removal.
 - While the plan includes moving a road to slightly expand Virginia Highlands Park, concerns were raised that this expansion is "tiny" compared to the increased demand.
 - Commission Concerns & Recommendations:
 - There is a critical concern regarding the timing of these changes. Private amenities will be lost and new residents will move in years before the planned 2034 master process for Virginia Highlands Park begins.
 - Commissioners noted that the Virginia Highlands turf field is already used "all the time," and the additional 4,000 units will likely lead to "dramatic" increases in demand.
 - The Parks and Recreation Commission (PRC) has sent a letter to the County Board recommending the developer either provide active replacement amenities or fund improvements for Virginia Highlands Park to handle the additional load.
- Open Sports Commission Seats

New Business

- Arlington County Natural Grass Field Sustainability Metrics Presentation by AFM Manager, John Koloszar and Natural Grass Team Leader, Tyler Remerow
 - Field Playability Determination Fields are closed based on "asset protection" and player safety.
 - Freeze-Thaw Cycle: In winter, soil freezes and thaws daily, creating muddy conditions even without recent precipitation.
 - Physical Indicators: Staff check for "sponginess" or standing water; if walking leaves indentations, the field is closed to prevent long-term damage.
 - Drying Agent Rule: If a field requires more than three bags of drying agent to be made playable, it remains closed. Overusing these agents can turn the soil into "concrete," creating safety hazards (high-velocity ball bounces) and damaging soil health.
 - Bermuda Grass (Tahoma 31) Dynamics Arlington uses Tahoma 31, a high-performance Bermuda grass also used by NFL teams and for the 2026 World Cup.
 - Benefits: It is heat/drought tolerant and repairs itself aggressively during peak summer months (June–August).
 - The Dormancy Problem: The grass is dormant for six months (October/November to mid-May). Because youth seasons start in March, damage occurs while the grass cannot repair itself.
 - Maintenance Tactics:
 - Slicing: Using metal discs to cut "stolons" (horizontal roots), which triggers a "panic message" in the plant to grow sideways and fill gaps.
 - Plugging: Taking 2-inch plugs from healthy, off-field areas and transplanting them into high-wear spots.
 - Rest: Ideally, new grass needs 4–8 months of rest post-establishment, though this is rarely possible due to demand.
 - Usage Metrics The AFM provided industry standards for annual usage hours on grass fields:
 - Good Conditions: < 200 hours/year.
 - Poor Conditions: 700–1,000 hours/year.
 - Significant Turf Loss: > 1,000 hours/year.
 - Unofficial 2026 Sports Commission Dates
 - Commission looked over dates for 2026 and confirmed virtual vs. in person meetings.
- Susan Cunningham discussion
 - Hamilton Humes briefly mentioned his discussion with Susan Cunningham in the context of official Commission communication with the County Board:
 - Forwarding Recommendation Letters: Humes mentioned he would be forwarding official letters from the Parks and Recreation Commission (PRC) to the Sports Commission members.
 - These letters are intended for the County Board (which includes Cunningham) to formally address the "gap" in active recreational

space created by the River House development and the heavy strain on Virginia Highlands Park.

- Advocating for Sport: This served as a reminder of the Commission's role in influencing Board members like Cunningham to prioritize "active" recreational space (like sports fields and courts) over "passive" nature trails during large-scale urban development

Commission Member Reports

- Chair updates

Upcoming Sports Commission Meetings

- Next meeting will take place on the 4th Thursday of January. SC members received draft of 2026 dates to finalize.