

APRIL 18, 2023 – PARK & RECREATION COMMISSION MEETING

STAFF REPORTS

11th Street Park Renovation (2751 11th Street North)

This is a Neighborhood Conservation project spearheaded by the Clarendon-Courthouse Civic Association. Existing gravel walkways will be replaced in approximately the same location and will be concrete. These walkways will be ADA accessible. Other features include new site furnishings, renovation of the existing lawn areas, additional trees and new native pollinator plantings, signage, natural boulders and path lighting. A purchase order has been completed for the contractor, Francos Liberty Bridge. Construction for this project to commence shortly with an estimated completion of 3rd Quarter 2023.

18th and Ives Public Space (Intersection of 18th Street South and South Ives Street) – No Updates

- In November, 2020, the County Board approved a request from Dominion Energy to renovate the Crystal City substation.
- As part of that request, the County and Dominion would swap land, with the County receiving land at 18th and Ives which will become a future park.
- Dominion will replace the existing soil with clean fill before turning the park over to the County.

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 Summer 2023.

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.
- Restroom foundation works complete. Existing walls were demolished due to structural stability issues. New wall construction is complete. Underground plumbing works complete. Roofing works complete. Interior masonry partition wall construction complete. Interior mechanical, electrical, and plumbing (MEP) works in progress. Interior painting work in progress, exterior wall insulation works complete and inspected by the County. Exterior cladding works complete, interior tile works complete, plumbing fixtures installation in progress. Dominion Energy provided power to the building. Building permit for locks was approved in February 2023, and hardware installation is complete. MEP inspections by County complete and final building inspection to be done.

- Planting in progress.
- Site accessories installation in progress.
- Topsoil installation and final site grading almost complete.
- Stair/handrail installation and precast steps installation ongoing.
- 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 by fall 2023.
- **Wakefield High School Field Replacement (4901 S. Chesterfield Rd.)**
 - Field has been completed. Fence removed and field open for use.
 - Staff met with the County's on-call contractor for electrical work in February on site to discuss the particulars for the project. Purchase Order (PO) issued to the contractor and work expected to start mid-April 2023.

Arlington Junction Park (1051 S. Eads St.)

- 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. Next steps will be working on the Bidding process once permit approval.
- The County Board approved all requests.
- Address has been established for the park – 1051 South Eads Street
- HALRB coordination with DPR and HP is underway for language on interpretive sign about the evolution of the park.

Bailey's Branch Park Renovation (990 S. Columbus Street) combined Arlington Neighborhoods and CIP project

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 was approved at the March, 2023 County Board Meeting. CIP funding has not yet been procured; it should be available FY2024. A boundary and topographic survey have been completed.

Ballston Wetland Park Improvements (4747 Fairfax Dr.) – No Updates

- The project is progressing well. It is estimated to be completed in the third quarter of 2023.
- See [Ballston Pond Restoration](#)
 - Abutment forms removed.
 - Rip-Rap replacement under observation platform being replenished
 - Stop gate installation underway
 - Overlook installation in progress

Barcroft Master Finance Development Plan (MFDP) – No Updates

- 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
 - County Board date to adopt the MFDP is to be determined.
- 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

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 – No Updates

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

Gateway Park (Rosslyn) (1300 Langston Boulevard) – No Updates

- The RFP solicitation is open to the public. Staff will be accepting proposals through March 16th, after which a committee will begin the review process to select the firm.
- Additionally, a structural analysis of the site is still underway.

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

- Building mechanical, electrical, and plumbing (MEP) works and final cleanup complete.
- Store front doors are onsite and installed.
- Pre-final punch list walk to be scheduled once power and gas services are available.
 - Dominion Energy – Dominion Energy received permit from the County, awaiting scheduling of work on site.
 - Washington Gas – installed gas service to the building in February.
- Purchase Order (PO) issued for turf replacement, awaiting schedule for installation from the contractor.
- Anticipated Completion Date: 2nd 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 2024.

Hillside Park (1601 N. Pierce St.) Arlington Neighborhoods (formerly Neighborhood Conservation (NC))

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 and will resume late Spring 2023. 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 and trees were planted late Fall 2022. A mulch trail along the desire path and cleanup of the existing stone swale and picnic pads were completed in October 2022. Additional trees, boulders and understory plantings will be installed in Fall 2023.

Met Park Open-Air Market Use Permit Request (1400 S. Eads St. & 501 15th Street South)

County staff received a new open-air application for the Met Park space. The vendor plans to open an extensive open-air market (Saturdays with setup beginning at 6:30 a.m. and take down ending by 3 p.m.) which will primarily be on the rights-of-way and within the public space. DPR and interdepartmental staff are currently reviewing updated materials and responses from the applicant regarding tent placement, r-o-w access, emergency access, and other questions that were posed during the initial review. County Board consideration of this item is May 2023 at the earliest.

Site Plan Review

- **1601 Fairfax Drive – Inn of Rosslyn**
 - Online Engagement Opportunity is occurring between April 11th-24th, 2023
 - The applicant proposes redeveloping the site with an eight (8) story multifamily residential building, including:
 - 126,129 sq. ft. of residential (6.11 FAR)
 - 141 dwelling units
 - Underground parking at 0.62 spaces per unit (88 spaces)
 - LEED Gold (0.35 FAR-level)
 - Zoning modifications (subject to change)
 - Additional density
 - Reduced parking requirements
 - Increased compact parking
 - Density exclusions

- **716 South Glebe Road – Sunrise South Glebe**

- 1st SPRC is tentatively scheduled for April 24th, 2023
- Online Engagement Opportunity occurred between March 20th-30th, 2023
- The applicant, Sunrise Senior Living, LLC, proposes the rezoning and demolition of an existing church building and vacant duplex for the development of a new 4-story assisted living facility. The proposal consists of 108 units with approximately 93,306 square feet of residential gross floor area (1.08 FAR).
- Additional project details include:
 - Rezoning from “R-5” One-Family and Restricted Two-Family Dwelling District and “R-6” One-Family Dwelling District to “S-D” Special Development District
 - The GLUP designation is Semi-Public and “Low” Residential (1-10 du/ac)
 - 108 assisted living units (141 bedrooms)
 - 55 parking spaces (0.39 spaces/bedroom)

Proposed modifications for:

- Reduced residential parking ratio (0.50 spaces/bedroom required)

- **4600 Fairfax Drive (Ballston Holiday Inn)**

- 3rd SPRC is tentatively scheduled for April 20th, 2023
- 2nd SPRC was held on February 16th, 2023
- 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**

- 2nd SPRC was held on March, 16th, 2023
- 1st SPRC was held on October 20th, 2023
- 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)**

- 2nd SPRC is scheduled for April 17th, 2023
- 1st SPRC was held on February 27th, 2023
- 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**

- Anticipated to go before the County Board and Planning Commission April 2023
- 2nd SPRC was held on February 13th, 2023
- 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) - No Updates**

- 2nd SPRC was held on March 20th, 2023
- 1st SPRC was held on 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)**
 - 2nd SPRC is tentatively scheduled for May 15th, 2023
 - 1st SPRC was held on March 27th, 2023
 - 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**
 - 2nd SPRC was held on April 3rd, 2023
 - 1st SPRC was held on February 23rd, 2023
 - 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)**
 - An Online Engagement Opportunity was provided 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 Hill Park Renovation via Arlington Neighborhoods Program (ANP) (2814 23rd Street North)

This project was scoped as part of an Arlington Neighborhoods project for part of the Fall 2022 ANP funding round. Meetings were 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 was part of the ANP funding Fall 2022 funding package, and funding was approved by the County Board on March 18th. Invasive plant removal will begin in Fall 2023.

NEW Upper Bluemont Park Conceptual Design Project (601 N. Manchester St.)

The goal of this Parks Maintenance Capital project is to replace the tennis court complex, lighting, restroom/storage, shelter, parking lot, site circulation, section of Four Mile Run Trail, site furnishing, drainage and landscaping in the Upper Bluemont area, as well as bring the area up to 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design. Draft concept is currently [online](#) and public review and comment will be open until April 20. The design process is expected to be completed by the end of 2023 with construction beginning 3rd Quarter 2024.

Urban Forestry Office Updates

Maintenance:

- Tree crews worked at Glebe Park, Drew School, Bluemont Park, Kenmore School & Zachary Taylor Park, Penrose Park, Penrose Square, Fairlington, Oakland Park, Madison Manor + Patrick Henry Dr, N Kenilworth St, along N George Mason Dr for median for clearance, S Four Mile Run Dr, 2nd St N & N Fairfax Dr + responding to calls from the windy conditions.
- Fairlington Preventive pruning - Batch six and seven have been completed. Staff is currently doing tree inventory for the eighth batch along S Utah St, from 36th St s and 32nd Rd S. 40-50 trees would be pruned in this batch.
- Staff is getting new requests for Tree grates removal at 4525 11th St N.

Planning:

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

Long-term planning

- The **Missing Middle Housing zoning change** passed on Wednesday, March 22. Forestry is preparing for any permits that may be submitted to be received and processed.
- Inspected the **Sunrise North at 2000 N Glebe Road** to determine the composition of the existing canopy and the potential of future canopy that will be recommended as part of the GLUP study.
- Staff met with DES on the **Route 1 multimodal project**, to discuss the response from VDOT to County comments. We provided comments back to support appropriate landscape areas to provide soil volume to create scale-appropriate trees.
- **Route 50 trail planning** has moved forward with two options. Staff has asked for a hybrid option in some areas where the new trail would remove tree canopy with no location for replacement.
- The **South George Mason multi-modal project** is going forward to final engagement. Staff feels that the best option is being moved forward.

Site plans (special exception and by-right)

- In review:
 - Ames Center (LAPL22-00009). The meeting's purpose was to clarify the open comments for the canopy cover requirement. Some of the sector plan canopy cover will be waived as future development and tree planting will occur on Fort Myer Dr., as part of a County project.
 - **Riverhouse Neighborhood**-(Land Bay N) at 1111 Army Navy DR. Similar comments to the adjacent comments were added for the applicant to address. The highest-level comment was to maintain as much of the existing tree protection zone as possible with the recommendation of Green Ribbon Gateway. A better landscape species selection approach and invasive control management plan was requested.
 - Crystal Towers 3. The site plan wants to enhance the space but there is a large oak tree that could be comprised. The current site condition allows easy

navigation and maintains the tree in good condition. Further discussion with the developer will be necessary.

- 1446 S Grant ST (LAPL22-00016). Suggestions were presented to applicants to provide medium canopy in the alley to enhance the pedestrian experience and to allow for canopy to be spaced per the landscape recommendations.
- Meeting with the developer of the proposed Sunrise project at 716 S Glebe Road. This meeting was to discuss the existing large oak tree the county was trying to protect. Due to the over dig and the location of proposed utilities it would make it exceedingly difficult for the tree to be protected. DPR will allow the developer to exceed their canopy coverage requirement to make up for the loss of the large oak.
- Approved:
 - Site inspection at Met Park project to review the streetscape of the southeast part of the project. Most of the streetscape was installed, but two Baldcypress are still pending to be installed. A follow-up inspection will be necessary.
 - Reviewed the Civil engineering plans at the Century Center 2352 Richmond HWY. The application was approved, and the offsite trees have been bonded.
 - 1901 N Moore Street for the preconstruction Phase 1 for E&S for Demolition CEP. The tree preservation controls were already installed, and demolition can start.
 - Marbella apartments redevelopment was meeting the undergrounding requirement in the development conditions for the electric utility, but it was to the detriment of the street tree planting, which was also in the site plan conditions. In addition, the extensive utility work was affecting many existing trees off-site. Staff is working with the applicant to resolve these issues.
 - 1901 North Moore Street. The application was rejected as they did not meet the Rosslyn Sector Plan canopy cover requirement of 15%. The project should increase tree species diversity and provide sufficient soil volumes for all the proposed plantings.

DES

- The Walter Reed multi-modal project from Columbia Pike north to 5th ST S is being redesigned. This plan was at 90% until schools reviewed it, and they want a different bike lane configuration. Tree loss will be replanted along this stretch.
- **East Falls Church Bus Bay expansion**, which will result in significant tree loss, but WMATA has worked with us to improve tree planting on site and the plan meets minimum requirements.
- Staff did a preview for Segment A of Columbia Pike which has been heavily revised by VDOT request. Some tree planting was eliminated along the Pike in this section and additional trees may be removed. Staff is working on providing some balance and there is a willingness among staff to help but we have to work with utilities and VDOT to see if there will be a resolution.
- The multi-modal path along route 50 between N Edison ST and N Granada ST has come through at 15% Construction Documents. This project will provide a built connection

that improves on the existing 6' sidewalk but will remove or impact some very old trees and a number of others, more than 30. It is very difficult to meet VDOT requirements and not clear this much land if the pathway is to be installed. The steepness of the hillside requires either multiple retaining walls or very large retaining walls along with drainage swales. Those come with additional impact, probably doubling or tripling the clearing distance.

- The ART Bus storage site has had issues with locating trees along the project, with utility conflicts. Forestry staff is trying to resolve the conflicts with Facilities staff in time before construction gets to this component.

Parks

- Alcova Heights park: watering and maintenance of the landscape area. The area will be managed by Davey Resource Group for the next year.
- Marcey Road Park: Deer protection was installed on all single-stem trees in the reforestation area.
- Jennie Dean: thirteen trees that did not survive will need to be replaced. 4 Pignut Hickories are missing as they were never installed. Contractors will be planting them in the spring.

By-right projects

- Preconstruction at the by-right project at 1047 N Edgewood St. Two shared trees will be preserved with root matting and a tree fence. The site will gain significant canopy after completion.

Schools

- Staff is reviewing the Career Center proposal. Additional street trees and tree protection of large mature trees are being requested.

Federal

- Reviewed the VPRA Long Bridge Project which will include a corridor for the Future Southeast High-Speed Rail. Most of the canopy impact will occur on federal land but about eleven county trees will be compromised. DPR is pushing for the impact to be reduced and where not possible for replacements to be submitted as part of the landscape plans.

Tree Planting

- Spring tree planting season is approaching quickly. Tree inspection will take place tomorrow at the Davey yard in Lorton. Marking and flagging will commence next Monday, with utility checks after that. Planting will follow shortly thereafter.
- Tree watering planning is complete. The watering crews are starting the process of attaching Gator bags and learning their routes.
- Volunteer activity this month consisted of Boy Scouts cleaning up the Water Tower Woods site for tree planting later this spring. 20 yds³ of bamboo biomass, 200 lbs. of metal and 1.5 bags of trash were removed from the location. Previously, volunteers set up a 330 gal. water tote in the location to improve watering efficiency. Volunteers will do the same at Cherry Valley to double the watering capacity around the Duck Pond.

- All public requests for trees are being filled, this Spring, clearing the backlog, which was up to 200+ requests in the Summer.
- Fall tree planting list is approximately 30% complete with 146 trees already added.
- A volunteer tree planting will happen this weekend, on March 25, at Tyrol Hills Park, planting 25 root bag trees with Tree stewards and Marymount volunteers.

Other:

- Arbor Day will be held on April 28, at Claremont Immersion School, at 10 AM.