



**PARK AND RECREATION
COMMISSION
2100 Clarendon Blvd., Suite 414
Arlington, Virginia 22201**

Meeting Minutes
April 19, 2022

***Due to the Countywide precautions taken during the COVID-19 pandemic, the Park and Recreation Commission (PRC) meeting was held virtually on Microsoft Teams.**

Commission Members Present:

Shruti Kuppa, Chair
Gerald Brandt (APS Staff Liaison)
Dean Foster
Colt Gregory
Peter Harnik
Gretchen Hickey
David Howell
Neal Hunter
Mark Lincoln
Kevin Manuel
Drew Murray (Sports Commission Liaison)
Adam Rasmussen
Melissa Riggio

Guests:

Brooke Alexander
Bernard Berne
Jeffrey Chambers, Arlington Public Schools
Robin Hodges, Arlington Public Schools
Mitch Jorstad (*written public comment provided; did not attend meeting*)
Dave Schulz
John "Jack" Spilsbury
Anthony Verdi

County Staff:

Marco Rivero, Principal Planner, PRC Staff Liaison
Max Ewart, Associate Planner, DPR
Walter Gonzalez, Associate Planner, DPR
Jason Papacosma, Watershed Programs Manager, DES
Jeremy Smith, Landscape Architect, DPR
Olivia Sontag, Associate Planner, CPHD
Brett Wallace, Principal Planner, CPHD
Aaron Wohler, Landscape Architect, DPR

PRC members not in attendance:

Jill Barker, Vice Chair
Sarah Baryluk
Sergio Enriquez

Chairman's Introduction and Review/Approval of Meeting Minutes

PRC Chair, Shruti Kuppa provided a brief introduction and PRC Staff Liaison, Marco Rivero reviewed details associated with Microsoft Teams. Mr. Rivero also specified that this would be a recorded meeting of the PRC.

The Commission considered its March 15, 2022, Park and Recreation Commission (PRC) meeting minutes. However, the Commission did not act on the March 15 minutes as drafted, but suggested amendments made to the "Public Comment" section to reflect comments were made on the PenPlace project accordingly. The amended, draft meeting minutes will be reconsidered at the PRC's May 24, 2022 meeting (the draft meeting minutes from this meeting will also be considered in May).

Public Comment

- **Brooke Alexander** addressed the Clarendon Sector Plan Update. Ms. Alexander expressed how imperative it was to provide an active park within the Fire Station block of the site. Clarendon is designed to be an urban village and as it says in the Clarendon Sector Plan, vision statement, Clarendon's urban village is defined. The PSMP (adopted in 2019) has eleven (11) priority actions in the County. Priority Action #2 is to secure and expand public spaces within the sector plan. This means that the County Board in 2019 asserted the priority of securing the 10th Street Park in Clarendon as a Countywide priority, since it is in the adopted, 2006 Clarendon Sector Plan. Page 182 in the Public Spaces Master Plan (PSMP) contains metrics for determining the location of amenities and the level of service standards are established there. The level of service travel time based on walking, not driving. The bottom line is that active, recreational amenities need to be within the Clarendon Sector Plan, and the prescribed level of service access standards should be met, as well as providing measures that directly address the Plan's vision statement.
- **Dave Schulz** spoke on the Clarendon Sector Plan Update and noted that he was Park and Recreation Commission chair during the 1980s. The parks contemplated in the revised Clarendon Sector Plan should include a public park within the Fire Station #10 site. The proposed locations of the park shown on the half-mile bullseye drawing (which the planners have provided) are in general too distant to serve the placemaking function that is anticipated. A substantial number of the proposed parks are right at the half mile line and desirable includes park space includes "active park space". Mr. Schulz walked from the War Memorial (near Clarendon Metro Station) to several of the parks identified in the bullseye. It took approximately 13 minutes to complete. Zitkala-Ša Park was 14 minutes to the Apple Store. This is a long trip to go to find the basketball hoops provided at Zitkala-Ša Park. Similar distances can be provided to Lyon Village Park and others with basketball/court facilities. None of these parks are underutilized by current residents and the planned 1,000 to 1,200 new residents will add to overall park usage. Mr. Schulz's claim is that the existing parks identified by County planners are too distant and too heavily used already to meet the needs of the large number of new residents expected in the study area. This is important to consider given that a new park at the fire station site would meet the needs of new residents.
- **John "Jack" Spilsbury** spoke on the Clarendon Sector Plan Update. Representing the Ashton Heights Civic Association advocating for supporting the park space on 10th Street North. Many things have changed since 2006, including the likely plan for the nearby, Verizon building and the future of Fire Station #10. Elimination of the open space at the

fire station site and including new residential development was not well received. The Long Range Planning Committee (LRPC) carefully considered how best to address the changes over 18 months, and it did great work with County staff to develop options for this County site, which prioritize preserving the open space with active recreational opportunities. Therefore, the Ashton Heights Civic Association was very disappointed following the March 19 County Board meeting when an alternative scenario was reintroduced that would eliminate open space in favor of residential development of the entire site. This option depicted in Figure 2.16 was previously rejected by the LRPC and not favored by the Planning Commission. The Civic Association is especially sorry that the desire for additional open space ended up getting pitted against opportunities for affordable housing, which the Civic Association also support. Both are important, and the Civic Association sees opportunities to support both, especially within the planned residential developments plan throughout the section of West Clarendon. There are already three (3) site plans in review/active, but there is a half dozen buildings right in the immediate area, as well as undeveloped sections of 10th Street North on the South side. The Civic Association thinks the linear park is a great concept, but together with the small triangle park, it does not address the need for active, recreational space, because the triangle park is really small and directly adjacent to a power station. Potential active space in this area would be severely limited, so realizing the 10th Street Park would offer a resource for all current and future Clarendon residents, and this should be further supported. This will bring value to the surrounding buildings and will support Clarendon as a place to live, visit, and do business.

- **Mitch Jorstad (was not physically in attendance at the PRC meeting)** provided a written public comment regarding the Clarendon Sector Plan Update. Mr. Rivero delivered the written public comment orally during the PRC meeting. The written public comment is provided below:

- *"Hi, my name is Mitch Jorstad and I'm a Ballston resident. My comment is regarding the Clarendon sector plan.*

I've recently spent time in other cities and have noticed Arlington lacks a signature "Public Quad" park that serves as an urban oasis. Great examples of this kind of park can be found in San Francisco (Washington Square Park), Philadelphia (Rittenhouse Square Park), or across the Potomac in DC (Meridian Hill Park and Logan Circle). People can be found taking group yoga classes, picnicking, reading a book, and all kinds of interesting things. They're fascinating and fun places to be for people from all walks of life and add character to communities!

I think Arlington has a once-in-a-generation chance to make this kind of park the heart of the Clarendon sector plan, at the Verizon building/Wells Fargo and fire station block.

Most of Arlington's parks are plazas, isolated forest spaces, dedicated to sports fields/play spaces, or otherwise not sized correctly to be a true "urban oasis"; the closest park to this is Oakland Park, and it's relatively small. Even the nearby Clarendon Central Park is too narrow and too close to the road to be a true retreat and space of comfort-but it can be enhanced by this potential park across the street.

This block is a golden opportunity for a centrally located, pedestrian-activated signature community gathering space, and once we develop that land we can't get it back-let's not miss this chance!"

- **Bernard Berne** addressed the Clarendon Sector Plan Update. There is a need to emphasize green spaces in this plan, and natural areas are to increase biophilia. The problem is the proposed diagrams in the plan show green for a lot of areas that are not going to be green like plazas and other similar features. The West End Plaza is an example of this (located close to Northside Social). There is already a hardscaped plaza next to the Clarendon Metro Station. This area requires more clarity and opportunities provided for green space and natural areas.

Agenda Items

Clarendon Sector Plan Update Presentation and Discussion

Brett Wallace, CPHD, provided a presentation and discussion on the Clarendon Sector Plan Update process. Walter Gonzalez, DPR, also attended the meeting. Mr. Wallace provided an overview of the effort, including public space considerations on the County-owned 10th Street North site.

Commissioner comments included but were not limited to the following:

- There are very complex changes, and green spaces are treated as an afterthought. The linear park may involve a lot of hardscape and not much green space. More green space should be provided. There may be constraints on utilities or soil depth that may not provide the kind of green space that is desired.
- Providing for public spaces/green space in vertical settings makes sense within an urban situation. Further clarity is needed on how this may occur, and there should be more consistent language for public space through the County. Land acquisition for a new fire station is considered but with no plans for additional park space. There should be additional land acquisition opportunities for public space. More analysis is needed on spaces that are more welcoming especially as they relate to areas with busy streets. Mr. Wallace acknowledged that staff approached this initiative with some of the other private development sites to see if they would be able to provide for a potential fire station (much like what was done with the Western Rosslyn Area Planning Study (WRAPS)). This did not occur with the Clarendon Sector Plan Update, and the focus has been on the County-owned parcel. Other sites have been considered for land acquisition but were too small to consider for fire station development. Any future land acquisition for public space and fire station needs should come at the direction of the County Board. The PSMP was referenced for future land acquisition opportunities within the Clarendon area (10th Street Park and Maury Park expansion in particular).
- There is a disconnect between what is defined as public space and why there is distrust in what is being proposed. The images shown on the draft, Clarendon Sector Plan Update is shown as all green in the typology, yet the area will not be all “green”. These areas may not be used for park space and instead for something else. There are different purposes for various public spaces, plazas, recreational activities, casual use activities, etc. This plan depends on acquisition of private property (triangular park area), and yet there is the potential of giving up public space on 10th Street North for affordable housing development/private development. The County should be acquiring acreage within the next 10 years, not giving land away.
- Has there been research on if the committed affordable housing could be acquired on the various residential buildings that will be built, rather than on a single piece of property? New housing units will be constructed but not new public space that is needed for affordable housing residents. Regarding the graphic shown with a fire station and small

park (Figure 2.17), why does the fire station need the additional space as opposed to having everything on the same block. Mr. Wallace clarified that the green/trees shown are illustrative and not intended to provide much detail, more of a high-level showing of these spaces as public spaces. The proposed public spaces will be designed under separate park master plan (PMP) processes. There will be some hardscape considerations, but there will be green opportunities for various linear parks. Metro egress, ventilation, and other infrastructure also needs to be considered underneath proposed spaces. There is a significant amount of right-of-way that can be used for public space development. The draft, sector plan text provides descriptions of constraints and opportunities for biophilic design elements and other components. Through the community benefits discussion, affordable housing would be deliberated as part of the site plan review (either a cash contribution or on-site affordable housing). Regarding the standalone fire station and aprons required, staff has been working with the Arlington County Fire Department on the composition of this fire station and provided examples of details that need to be accommodated on any future fire station design.

- PRC Chair Kuppa recognized that not much will be gained from any of the options provided, but the County will need to work through these details.
- Showing existing space as green when they are not green is disingenuous; this needs to be represented accurately to what these spaces can really be (both green and other uses).
- Any of these park areas when the plan is approved will have a PMP process that will determine what they will contain. Mr. Wallace reiterated that this will be the case; the PMP will provide for additional details regarding park design, circulation, tree canopy, etc. There is narrative in the draft, sector plan update which speaks to each of these public spaces in a lot of detail.
- Regarding the Wells Fargo site, is there an application for this, and is it on hold? Mr. Wallace confirmed that an application is pending. The application is expected to come soon.
- Will there be an opportunity for a fire station at the Wells Fargo site? Mr. Wallace expressed that there will not be a fire station envisioned on this site.
- The Planning Commission voted against having affordable housing on the 10th Street Park site, has there been a point of equity brought up, where the demographic is skewed on both ends. This is especially relevant if affordable housing is placed near or on top of a fire station, where people may have existing sleep issues. Mr. Wallace stated that this came up early in the process, and public feedback was provided regardless of if proposed housing was “affordable” or not. There were a number of projects that have been cited as successful examples regarding the co-location of affordable housing with a fire station. The need for flexibility should be accounted for the various unknown factors associated with the market, fire station development, among other points.
- Regarding the quality of housing, the current, missing middle study will result in more shared density throughout the County. Two Aringtons exist with larger lots on one end and another with vertical density and public transit.
- PRC Chair Kuppa stated that the Commission will discuss potentially writing a follow-up letter from the PRC on this item.

Stormwater Management and Planning Within County Parks and Public Spaces

Jason Papacosma, DES and Aaron Wohler, DPR provided a presentation on stormwater management and planning for the County and also applicability within the County's parks and public spaces.

Commissioner comments included but were not limited to the following:

- Appreciative of the presentation and the signage to the parks. How can the PRC increase community engagement on areas like Sparrow Pond and Ballston Pond, their histories, and use as potential park-like spaces? Mr. Papacosma stated that the interpretive elements provided, and wooden deck/observation area is one way to provide more interactivity on both. Mr. Papacosma will provide more information to the PRC on the aforementioned projects.
- What were some of the community benefits/investments made for this project? Mr. Papacosma clarified that the platform, interpretive piece, and restoration efforts were part of a larger community benefit contribution for the Marymount University site plan nearby, approx. \$1 million. Mr. Wohler also stated that community members should reach out to civic associations when advocating for more stormwater elements and other spaces, especially during the park master planning (PMP) processes when community engagement is provided.
- A more in-depth conversation can be provided as it relates to stormwater management and parks. This seems like a fruitful area for getting more park land for these and other uses. This could be part of a thoughtful process for expanding parklands and creating new ones. Maybe there can be a more in-depth analysis on topography and other factors as they relate to parks and relayed to the PRC at a future meeting.
- In various Arlington neighborhoods, there have been rain garden installations in front of homes at the curb to facilitate runoff. A lot of the houses in Arlington are being replaced and others are replacing driveways and other areas. Virginia is providing a rebate (\$10 per square foot of surface area) to provide a permeable surface instead of an impervious surface, is that still in place, and how can people be encouraged to do this? Mr. Papacosma clarified that the County used to have a rebate program called "Stormwater-wise". However, staff is not aware of the state program and will need to follow up accordingly. The County did not want to continue the aforementioned program and instead have incentives provided directly. The effort to switch funding to a stormwater utility is also being explored. Without sufficient funding for private properties to do this work, it is difficult to have these projects get off the ground.
- The bioretention efforts at the various parks look attractive and are practical. Interstate 66 is a huge impermeable area through the County, and the commuter parking lot over a portion of the highway may provide opportunities for green roofing features or on new development proposals.

Initial Discussion on Naming for New Park at South Eads Street and Army Navy Drive

Max Ewart, DPR provided an initial discussion on the potential park naming for the New Park at South Eads Street and Army Navy Drive project.

Commissioner comments included but were not limited to the following:

- PRC Chair Kuppa is looking forward to the civic association discussion on this topic and with the other advisory groups.
- How many responses were provided for naming? Mr. Ewart specified that there were several respondents who commented during the PMP public engagement process.
- Discomfort was expressed with the naming choices moving forward. Mr. Ewart clarified that the PRC does not need to provide a final action on this at this time.
- The names can be suggestions, not necessarily a recommendation. Is there any support for seconding the idea of "Cottonwood Park" or let the communities decide on this topic? No PRC members seconded this naming recommendation.

- The PRC may review the names that come forward from the community, Neighborhood Conservation Advisory Committee (NCAC), and the Historical Affairs Landmark Review Board (HALRB) (the names presented, and others suggested) and will provide a recommendation moving forward as early as June 2022. The PRC could also write a letter stating that the names provided were unsatisfactory if that is the case.

The Heights Building Athletic Field/Parking Garage Use Permit Amendment

Olivia Sontag, CPHD and Jeremy Smith, DPR were available to answer any staff questions, and APS staff, Jeffrey Chambers provided a presentation on The Heights Building use permit amendment and how it affects the proposed parking garage and athletic field as envisioned within the Western Rosslyn Area Planning Study (WRAPS) and subsequent County Board approvals for the school site. Robin Hodges, APS project manager as well as Anthony Verdi, Gordon were available to answer questions.

Commissioner comments included but were not limited to the following:

- PRC Chair Kuppa expressed that the plan looks great, and no losses are seen from a public space standpoint.
- The proposed, bicycle infrastructure for students near this space is a welcomed feature.

Staff Report

11th Street North and North Danville Street Neighborhood Conservation (NC) Park Project

The County Board approved the Fall 2020 Neighborhood Conservation funding round at the April 2021 board meeting. The design meetings were coordinated with the civic association and held July 15, 2021, and September 16, 2021. The design was approved by the Clarendon Courthouse Civic Association (CCCA) and the project has moved into LDA permit review.

- The first public engagement for naming the park was completed on March 22.
- A second engagement will be launched in April to provide the community with an opportunity to give input on a short list of proposed names.

23rd and Eads Park Renovation (501 23rd Street South)

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, and the budget is \$250,000 for design and construction. The first engagement is scheduled for April/May 2022.

4MRV – Jennie Dean Park (3630 27th Street South)

- Construction is progressing on the park and is nearing completion. The park should re-open this month.
- Remaining work includes site accessories installations, topsoil/sod installation, tree planting, and sign installations.

APS Projects

- **Cardinal Elementary School (1644 N. McKinley Rd.)**

County Project – [Stormwater Vault](#)

DES held a meeting February 23 to update the community on the project.

- [February 23 Presentation](#) and [Q&A Summary](#)
- The construction began in December 2021 and is anticipated to be completed in the first quarter of 2023. The APS diamond and rectangular athletic fields will be restored at the end of the project.

- **The Heights Building (1601 Wilson Blvd.)**

- APS a use permit amendment for construction of a 75-space parking garage with a synthetic athletic field over it.
- APS will provide information about the project to PRC in April.
- The County Board will consider the use permit amendment in May.

Ballston Pond Retrofit/Beaver Pond Park Improvements (4747 Fairfax Dr.)

- The contractor conducted a non-native invasive treatment (mostly cut stump) and invasive tree removal in early March. As part of the treatment, they removed invasive pear trees along the Custis trail spur.
- A portion of the planned vegetation were planted in early April.
- The project is estimated to be completed in the first quarter of 2023. See [Ballston Pond Restoration](#)

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

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 and materials 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, and the budget is \$250,000 for design and construction. The first public engagement is scheduled for April/May 2022.

Bill Thomas Park Volunteer Award

- DPR and County Board Office staff are coordinating on a potential, 2021 Bill Thomas Park Volunteer Award presentation and reception for the recipient, the Bon Air Park Extension Master Gardener Demonstration Garden Leaders.
- This will likely occur during a future recessed, County Board meeting (date/time to be determined).

Crystal Substation

- Dominion is requesting a below grade easement to create a duct bank, allowing for the connection of existing utility lines and new utility lines.
 - This was approved on the consent agenda

Crystal Plaza 5

- CPHD led development project that will include two parks identified in the Crystal City Sector Plan: Park #10 (23 Street Plaza) and Park #11.
- Going to the LRPC on April 11 to discuss the proposals consistency with the Crystal City Sector Plan
- Staff have highlighted several inconsistencies:
 - The context surrounding Park #10 has changed from retail adjacent to no retail near the park. Additionally, park #10 would be completed in phases.
 - The location of Park #11 was changed to the interior of the development.

Dominion Glebe Substation Renovation (3225 S Eads Street) New

- 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.
- Dominion anticipates closing the trail for four months, starting sometime in May. During that time, they will build a boardwalk trail detour which will be in place through late 2025 when Dominion completes their project. A temporary detour will be in place during the trail closure.
- Dominion presented the [project](#) to the Transportation Commission and the Bicycle Advisory Committee recently. They plan to host a virtual community meeting in May.

Donaldson Run Stream Restoration Work Tributary B (DES Project) (Donaldson Run Watershed in North Arlington near Zachary Taylor Nature Area, 2900 Military Rd.)

- The Zachary Taylor hike-bike trail along Donaldson Run Tributary B is closed during construction.
- From March 28-April 4 updates: The crew plans to complete Step Run 22 and Step pool 15 in the stream at the pedestrian bridge - this work is in the vicinity of the contractor's temporary stream crossing. The contractor is likely to complete tree removal, access road removal and seeding below the pedestrian bridge, and may begin restoring the trail below the pedestrian bridge. The stacked stone wall on the right (trailside) bank has not been constructed to enable stream access, but the crew may begin construction this wall.

Clarendon Sector Plan Update

- Went to go before the Planning Commission on April 6, 2022
- Going before the Park and Recreation commission for a brief presentation on April 19, 2022
- Going before the County Board for Board for adoption later in April.
- On the project page, staff posted the Draft Staff Report, Draft 2022 Clarendon Sector Plan Text, Maps & Exhibits, Draft Zoning Ordinance Amendments and Proposed Changes to the Sector Plan Maps

Forestry and Natural Resources Plan Update - No Updates

- Internal review period for the preliminary draft concluded on March 4th
- DPR staff currently editing the preliminary draft in response to comment and anticipate releasing the updated draft for public review in late Spring 2022.

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

- Interior mechanical, electrical, and plumbing (MEP) work ongoing.
- Parking lot asphalting complete.
- Anticipated completion 2nd Quarter 2022.

Glencarlyn Pedestrian Bridge Replacement (301 S. Harrison St.)

Bridge was installed on February 14 with remaining area work to be completed. Anticipated completion 2nd Quarter 2022.

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

- Compaction testing results find soils very wet. Contractor working on excavation for the foundations based on this information.
- Anticipated completion 2nd Quarter 2022.

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.)

This NC project will focus 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 will commence in April or May 2022.

John Robinson Jr. Town Square (24th Road South and Shirlington Road)

- Dominions four poles has been removed; the contractor to install concrete and trees at these areas. Dominion installed the lights around the park and energized the park. There will be a commissioning of the lights within the park this month. Dominion has one pole left to install that is close to the meter cabinet, currently experiencing fabrication issues.
- The FREED sculpture has been installed with panels complete. The lighting of the sculpture took place on March 29 and the light fixtures need to be adjusted to enhance the light onto the sculpture.
- Precast repair work is complete and needs to be reviewed and approved on the color to use.
- Anticipated completion in April 2022 (depending upon completion of work by Dominion, Sculpture installation).

Lubber Run Park Pedestrian Bridge Replacement (300 N. Park Dr.) – No Updates

Construction drawings for the chosen bridge location are being prepared by the engineer. Project construction is anticipated to begin 3rd Quarter 2022.

Madison Manor Park Restroom Renovations (6225 12th Road North)

- Interior mechanical, electrical, and plumbing (MEP) works ongoing.
- Skylights have been installed.
- Anticipated completion 2nd Quarter 2022.

Marcey Road Park (2722 Marcey Rd)

- Retaining wall is underway with soil lifts and inspections are being conducted.
- Best Management Practices (BMP) construction started week of April 4.
- Submittal reviews in progress.
- Anticipated completion 4th Quarter 2022.

Natural Resources Management Unit

- Jennifer Soles is Acting Deputy Division Chief while a replacement for David Farner is found. Interviews have concluded and the new Deputy Division Chief should be announced by mid-May if not sooner. Staff have begun the process of hiring a new NR Technician.
- A deer assessment RFP to interpret results from the deer drone survey and to make recommendations on future actions has completed internal review and will hopefully go out later this month.

Natural Surface Trails Inventory and Assessment

- The contractor for the inventory and assessment began fieldwork on 1/28. Fieldwork will continue through April.
- DPR staff developed a project [webpage](#) for this effort.

New Park at South Eads Street and Army Navy Drive (former “Teardrop Parcels” off Army Navy Drive, South Eads Street, and 12th Street South)

- Park concept plan updated in coordination with site utility considerations. DPR is preparing a design presentation for an online feedback opportunity in March.

- 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.
- Staff is coordinating with Real Estate Bureau and Zoning staff to ensure all County Board considerations are accounted for. The following approvals are necessary before construction:
 - Abandonment of ROW
 - Vacation of ROW
 - Resubdivision
 - Either rezoning or use permit
- Staff is preparing to begin the park naming process, to be taken to the County Board concurrently with the above approvals.
- Online feedback concluding April 8, 2022
 - The vast majority of feedback was positive, with 91% feeling as if the revised plans were consistent with what was proposed in the park master plan. Multiple comments in the short answer question voiced support for the change from workout equipment to a casual seating area.

Oakland Park (3701 Wilson Blvd.) – No Updates

The irrigation work will be revisited in the spring with an irrigation contractor that is familiar with the installation of solar powered irrigation systems. Spring 2022 completion timeframe anticipated.

Site Plan Review

- **PenPlace (block bound by Army Navy Drive, 12th Street South, South Fern Street, and South Eads Street; formerly 550 Army Navy Drive)**
 - The proposal includes approximately 3.3 million square feet divided across four buildings.
 - Three 22-story office buildings with ground floor retail
 - One destination- and amenity-focused building called “The Helix,” a unique biophilic double helix structure with plantings native to the Mid-Atlantic region.
 - In addition, the proposal includes a 2.75-acre public space, detached retail pavilions, and underground vehicular access. Specific details of the public space were evaluated through a Park Master Plan (PMP) process which occurred concurrently with the site plan review.
 - The draft PMP and Design Guidelines document will be reviewed by the County Board alongside the site plan (the draft document is also posted on the project’s [website](#)). PRC and FNRC reviews of the proposed public space and site plan occurred at their 3/15 and 3/24 meetings respectively. County Board consideration of this development project is scheduled for the Saturday, April 23 meeting (item will be on the County Board’s regular agenda).
- **2025 Clarendon Blvd – Wendy's Site – Site Plan #435)**
 - Approved by the County Board on March 19, 2022.
 - County Staff worked with the applicant regarding updated design changes to the proposed public plaza which will incorporate more biophilic design elements, increased plantings, public seating and enhance the pedestrian experience along this corridor.
 - The applicant, Greystar, proposes to develop the site (“Wendy’s Site”) with a 16-story mixed-use building, consisting of ground floor retail and residential dwelling units

above. The project includes a 104,789 sq. ft. Transfer of Development Rights (TDR) from Site Plan #417 ("Wakefield Manor"). The Applicant also proposes a public pedestrian plaza at the intersection of N. Courthouse Road, Wilson Boulevard, and Clarendon Boulevard of approximately 1,497 square feet.

- "New" Site Plan (C-O-2.5 district):
 - 16-story residential building, with ground level retail
 - 231 total residential units
 - 4,000 sq. ft. of retail GFA
 - 0.32 parking spaces per dwelling unit
- Site Plan infrastructure and improvements include:
 - New public plaza and monetary public space contribution
 - Utility fund contribution
 - Streetscape improvements
 - Public art contribution
 - Affordable housing contribution
 - LEED Gold certification

- **701 N. Glebe Road - Ballston Macy's - Site Plan #193**

- 2nd SPRC is anticipated later in the Spring of 2022
- 1st SPRC was held on March 24, 2022
- Walking Tour is anticipated for March 15th - Meet on site at 701 N. Glebe Road at the entrance to Macy's department store on Wilson Blvd.
- Online Engagement Opportunity occurred February 7th-14th.
- 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 Update**

- SPRC is anticipated to start Spring of 2022
- 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. 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 Rosslyn;
- Proposed LEED Gold certification.

Thomas Jefferson Upper Field Conversion (3501 2nd Street South)

- Rough subgrade installed around the site.
- Turf installation is about 95% completed. Tufting in the field lines yellow and white and installing goal lock boxes. Sand and rubber infill should be starting by mid next week.
- Railings, fence fabric and the two tops to the existing storm structures should start next week.
- Anticipated completion 2nd Quarter 2022.

Towers Park Playground Renovations (801 S. Scott St.)

- The closing of the existing playground being slated for demolition and reforestation will start on April 4.
- Concrete placed for the walkway on the north side of the playground.
- Stone and formwork for the south walkway by the basketball court started.
- Anticipated completion 3rd Quarter 2022.

Urban Forestry Office Updates

- Staff continue working on our 5th batch of **preventive pruning** in Fairlington (S Stafford St, 36th St S and 35th St S) 72 trees have been marked for this location. Three batches of preventive tree maintenance were completed in the last month
- Staff met with Cherrydale civic association leadership to discuss tree maintenance and planting at the **Cherrydale ponds**, and around the neighborhood, after trees were removed around the pond by the contractor.
- **Deer study:** staff is responding to comments from the Finance department before posting the Request for Proposal
- **FNRP:** Staff is working with the contractor to answer interdepartmental questions and will be posting an updated timeline on the website soon.
- **Crestmont Redevelopment Conceptual Plan:** Staff reviewed a conceptual plan of a project on the corner of Key Blvd and N Quinn St. The project site has a wooded area that staff will review for impact from the proposal.
- **2025 Fairfax Dr (Wakefield Manor)** has a site plan submission. The site has a significant tree on it, and staff is trying to work with the applicant to conserve the tree as part of the project. More information can be found here:
https://archives.arlingtonva.us/publicaccess/permitarlington.aspx?OBKey_789_1=SPLN_22-00001
- Staff reviewed proposals for a **multi-use trail in Potomac Yards**, from Alexandria to Long Bridge Park. The current proposal shows significant planting areas, but analyses on impact to existing trees have not been performed yet.
- We are working to limit tree loss on DES outfall projects in natural stream beds on public land in the NW part of the county, are assisting with a much-needed **culvert replacement on Dumbarton Street** where private residences are involved and have worked to add reforestation trees in the **Sparrow Pond restoration**, in addition to the scheduled planting.
- Staff are reviewing plans for the **ART bus parking lot** in Shirlington. Tree impact is low, and primarily to trees growing out of the flood wall. The site is partially in a Resource Protection area, and staff are working to maximize the value of the space in that area.

- The **New Park** (Cottonwood Park) Core Team 60% Review took place internally by the forestry department. The idea of this meeting was to combine shared comments of the agency to be presented to planners and developers. Most of the comments were addressed before moving towards the next step of the 90% Review phase. The DES review and the Park review were coordinated to conserve the Cottonwood.
- **Tuckahoe Park Playground Surfacing** meeting took place with a County Landscape Architect. The purpose of the meeting was to determine the best placement of the proposed trees to reduce the effects of compaction, erosion, and drainage by the playground.
- **Jennie Dean Park** is finalizing planting of trees. There were still some trees rejected that will have to be replaced.
- **Glencarlyn Bridge Replacement** took place and PNR is waiting for one tree to be planted for sign-off to be granted.
- **A railroad project along Long Bridge Project** will be taking place from Arlington and into Washington D.C. Trees around the George Washington Memorial Pkwy will be impacted by the construction.
- The tree planting coordinator is exploring new ways to grow less common native trees, with a pilot program at the County nursery.
- The forestry team is exploring best ways to provide Soil volume calculations by private projects and discussed potential lists of native lists that we could share with developers for use on their sites.

Commission Member Reports

**Added in red are comments shared at the PRC meeting.*

- 55+ (Dean Foster)
 - *This Friday, April 22, is Earth Day. In celebration and recognition of the Day, seniors will be participating during this week and weekend in Arlington Mill's virtual EarthFest learning about recycling in Arlington, how to make your own recycled planters and upcycled art, enjoying virtual fitness and more. All ages are welcome to participate. Other activities will include learning about smarter energy and water use and how to save money by using your residential cooling system more efficiently, and how to protect the environment with programs like Save Our Planet and Your Wallet, or simply taking a spring nature walk led by one of our county park naturalists.*
- Alcova Heights Park Renovations (Colt Gregory)
- Arlington Public Schools (APS) (Gerald Brandt)
- Bill Thomas Park Volunteer Award 2021 (Dean Foster/Melissa Riggio)
- Clarendon Sector Plan Update (Sarah Baryluk)
- Community Energy Plan (Jill Barker)
- Courthouse West Special GLUP Study (Sarah Baryluk)
- Crystal City Citizen Review Council (Shruti Kuppa)
- Field Fund Working Group (Mark Lincoln/Adam Rasmussen)
- Forestry and Natural Resources Commission (Colt Gregory)
 - *The March meeting of the Forestry and Natural Resources Commission began with a PenPlace background presentation by County representatives Marco Rivero and Jeremy Smith. Key steps included Park Master Plan process, SPRC, LRPC, and Public Engagement. PenPlace representatives John Salvo, and Scape's Landscape Architect Grace Styles provided a description of the project. Some highlighted features include LEED Platinum bldgs., 2.7 acres of green space, on-sight Arlington Community Highschool, all electric power, 100% carbon offsets and use of bird-friendly glass. During our FNRC discussion of stormwater runoff, presenters noted the use of large planting areas and on-site storm water cisterns to capture and use on-site run off. Approximately 650 trees will be removed during construction. Overall, the site will provide 2.7 acres of public park easement and include 46% tree canopy (in the easement - 21% site overall) and 1.5 acres of native plant plantings.*
 - *The new Parks and Natural Resources Division Chief, Michael Simmons was introduced.*
 - *i-Tree application overview was provided by Vincent Verweij i-Tree is a statistical tool that can be used to assess various aspects of Arlington tree cover. Example: How does Green Valley canopy to other Arlington neighborhoods. Volunteer support requested.*
 - *Deer Study RFP continues with internal Arlington County review by Finance Office.*
 - *Two public comments were received. There was praise for the diverse native planting palette (~390 species) as well as questions about the proposed level of Community Benefit in relation to Bonus Density provided.*
 - *FNRC Letters*
 - *The Commission discussed and approved the FNRC budget letter for Fiscal Year 23.*
 - *Approving the drafting of a letter in support of PenPlace project that also requests community benefit contribution for park land acquisition.*

- Forestry and Natural Resources Plan Update (David Howell)
- Four Mile Run Joint Task Force (David Howell)
- Gulf Branch Stream Restoration (Colt Gregory)
- Jennie Dean Park, Phase 1 Construction (Colt Gregory)
- Natural Resources Joint Advisory Group (NRJAG) (Barker/Gregory/Baryluk)
- Neighborhood Conservation Advisory Committee (NCAC) (**Vacant**)
- Pedestrian Advisory Committee (PAC) (Neal Hunter)
 - *No Updates.*
- PenPlace Park Master Plan (PMP) and Design Guidelines Process (David Howell)
- Plan Langston Boulevard (Shruti Kuppa)
- Public Spaces Master Plan (PSMP) Implementation Advisory Committee (IAC) (Shruti Kuppa/Sergio Enriquez)
- Public Facilities Review Committee (PFRC) (Sergio Enriquez)
- Site Plan Review Committee (SPRC) and Long Range Planning Committee (LRPC)
 - Crystal City Building Heights Study (Shruti Kuppa)
 - Fort Henry Gardens (David Howell)
 - Macy's (Dean Foster/Melissa Riggio)
 - *The first SPRC meeting for this project was held on March 24. Insight Property Group is proposing to demolish the Macy's building in Ballston and construct a 16 story, 555-unit apartment complex atop a grocery store. A second, 1400 square retail space on the ground floor would also be added. At the SPRC meeting several of the neighboring civic associations raised issues about density, planning commissioners were concerned about community benefits, and county planners were struggling with how the project would be cohesive with the rest of the mall.*
 - *The base density for this site is 280 units. Insight is proposing to add 275 units to the 280 by use of two mechanisms. One is by a Transfer of Development Rights (TDR) for 236 units from an apartment complex owned by Insight on Columbia Pike, the second by achieving LEED Gold certification for the building which would permit the addition of 39 more units. The TDR proposal will be undergoing its own public review process with the anticipation that it will go to the county board at the same date as the final site plan.*
 - *The date for the second SPRC meeting has not been announced but it will include discussion of project updates, transportation (particularly about the private alley which runs through the project), and community benefits.*
- Melwood Property (750 23rd Street South) Special GLUP Study (Kevin Manuel)
- PenPlace (Shruti Kuppa)
- Sparrow Pond Restoration Project (David Howell)
- Sports Commission (Mark Lincoln/Adam Rasmussen)
 - *Summary: There were not enough attendees for the meeting to have a quorum so no "official" business could be transacted. The meeting only lasted thirty-two (32) minutes with only brief discussion of member reports.*
 - *Tennis Update: There was a presentation on the status of tennis in Arlington County and the friction between the tennis community and other groups wanting to use the tennis courts especially the pickle ball community. The tennis players have voiced repeated displeasure with the addition of lines to the tennis courts, again pickle ball being the main antagonist, to the point that they are claiming that they are unable*

to play on multi-sport use tennis courts. The tennis community was shown the multi-sport lining on the Arlington County high school stadiums and how it does not hinder the athletes or the officials, however, they continued to voice their displeasure.

- *Combating Hate Working Group: Much of the meeting was spent discussing the "Attributes Matrix" for the policies, procedures, and guidelines implemented by the USTA, NHL, and FIFA doing a comparison and contrast of the different implementations. The balance of the meeting was spent discussing the implementation of the "pledge" document and how we would recommend that the "pledge" document and other recommended or required training be used by the different sports organizations in Arlington County.*
- Vision Zero Action Plan Updates (Neal Hunter)
 - *The Vision Zero project team will be conducting a walking tour of the South Four Mile Run area of George Mason Blvd. The walking tour will take place April 23rd from 12pm to 2pm. It is an opportunity to share experiences and suggestions for the corridor to the team on how to increase safety and positive experiences at the corridor.*

Other Business

- Letters to the County Board
 - Clarendon Sector Plan Update
 - The review committee will consist of Commissioner Gregory, Commissioner Hickey, Commissioner Rasmussen, and Commissioner Howell. A follow-up letter should be written, especially related to the proposals that omit significant public space. Commissioner Rasmussen will initiate this process based off a draft letter provided.
 - Commissioner Baryluk should be in the review committee as well. This should be available to the full commission by Friday with a letter signed in the afternoon to the County Board's attention.
 - 18 Park Names in Four Mile Run Area
 - This is a good topic for further exploration and discussion.
 - Most people do not understand the ecological flow of how the parks work around this area. Approximately, a 365-acre park could be incorporated within one naming strategy. PRC Chair Kuppa clarified that this would not be initiated by the PRC, instead community organizations should lead this effort.
 - This is a good idea, but there are two things to consider: (1) some of the parks are named for good reasons, for example Jennie Dean Park. Significant names would be taken away through this proposal; and (2) logically, these parks have many different amenities, and it would be harder to tell people where in the Four Mile Run area specific park events/activities will happen.
 - There is value of having recognition that all the associated parks are part of the Four Mile Run watershed. There are significant chunks that are not parks and not connected. A continuous natural corridor all the way down to the river would be a great opportunity. Alexandria City already has Four Mile Run Park and a private conservancy to support it. This seems to be a non-starter politically. However, there are other precedents where a park/park area can be introduced and label this space as part of a "subtitle" that is attributed to all of the parks and have a webpage associated with this effort. This would emphasize that the associated parks/park areas are part of a continuous, ecological connection with the Four Mile Run. The names of the individual parks do not need to be changed. Instead, there may be another way of providing a branding/identifying mechanism that is part of a larger system of ecological areas. This would be an informational strategy and could be a recommendation for the on-going, Forestry and Natural Resources Plan (FNRP) process.
 - This could be a great opportunity for connecting the associated, natural spaces. There could be an overarching park name for these facilities.

Meeting adjourned at 10:39 p.m.