

OCTOBER 25, 2022 – PARK & RECREATION COMMISSION MEETING STAFF REPORTS

11th Street Park Renovation (2751 11th Street North) Arlington Neighborhoods (formerly NC)

- 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's LDA permit has been approved. The project is in the queue to go out to bid.
- The County Board approved the proposed park name, "11th Street Park" at its July 16 meeting.

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, and the budget is approximately \$500,000 for design and construction. The first engagement is targeted for early 2023.

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

- Survey works ongoing.
- Construction fence installation complete.
- Erosion and Sediment (E&S) controls installation complete.
- Tree cutting complete.
- Demolition works complete.
- Site grading works in progress.
- Stair construction work on north side complete except for the precast steps installation.
- Concreting of pads for site amenities in progress.
- Shelter footings and slab concreting complete. Shelter frame structure installation in progress.
- Concrete pad placed for existing gazebos on north side.
- Asphalt trail work on the north side in progress. Aggregate 21A installed for part of the trail.
- Volleyball court underdrain installed and connected to the existing storm manhole, #57 stone filling complete and sand installation complete.
- Stair construction work on south side in progress.
- Demolition of existing restroom complete.
- Restroom foundation works complete. Existing walls to remain to be demolished due to structural stability issues. New wall construction 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.)**

Work expected to start after the football season.

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 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 Pond Retrofit/Beaver Pond 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](#)
- DPR completed its second park renaming engagement on July 19. Staff provided the PRC an initial review and consideration of potential park name(s) at its July 26 meeting. Historical Affairs and Landmark Review Board (HALRB) and Arlington Neighborhoods Advisory Committee (ArNAC) review occurred in August and September 2022 respectively.
- Staff is proposing the name “Ballston Wetland Park” as recommended by the PRC.
- This item was considered at the County Board’s recessed meeting on Tuesday, October 18. The County Board voted unanimously (5-0) to adopt the recommended name “Ballston Wetland Park”.

Barcroft Park Synthetic Field #5 Replacement (4200 S. Four Mile Run Dr.)

- Preconstruction meeting was scheduled last week.
- Anticipated completion 4th Quarter 2022.
- Staff is working with the applicant to do a stormwater, urban forest, and naturalist specific walking tour of the site.

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 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)

- 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

- The FNRP was out for public comment; a virtual public workshop occurred on 9/29.

- The community comment period closed on 10/3.
- County Board Member Takis Karantonis (County Board liaison to the PRC) will be on hand at the 10/25 PRC to discuss this and other topics with the PRC.
- All the digital engagement tools and meeting dates and links are available on the FNRP website here: <https://www.arlingtonva.us/Government/Projects/FNRP/Share-Your-Thoughts-about-the-Forestry-and-Natural-Resources-Plan>

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

- Interior mechanical, electrical, and plumbing (MEP) works complete.
- New doors installed.
- Building panel installation complete.
- Roof panel installation complete.
- Interior works in progress and inspections to be scheduled.
- Anticipated completion 4th Quarter 2022.

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

- Concreting of footers and grade beam walls complete.
- Stone backfilling in progress.
- Interior restroom work in progress.
- Building steel erection complete.
- Building fabric installation in progress.
- Building plumbing works ongoing.
- Anticipated completion 4th 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.) 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. The first invasive plant removal out of the five-year plan was conducted in May. 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.

Long Bridge Boeing/Entrance sign Phase I (along Long Bridge Drive):

Special Inspection final certification paperwork is completed. Electrical work: solar panel, wiring and battery box installed. Waiting on light fixture installation.

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

- The project received a temporary Certificate of Occupancy (C-O) and is awaiting final inspections.
- Anticipated completion 3rd Quarter 2022.

Marcey Road Park (2722 Marcey Rd)

- Best Management Practices (BMP) construction of the mulch and plantings taking underway, once complete the certification will be sent to DES.
- Reforestation is underway awaiting a few trees and shrubs to be installed.
- Basketball asphalt is complete, surfacing and striping is underway.
- Tennis courts asphalt is complete, surfacing and striping is underway.
- Tennis courts gates to be installed.
- The concrete from the basketball court 2-panels is complete, handrails to be installed.
- The pedestals for the Musco fixtures are on backorder, the contractor has installed the temporary pedestals and the electrical permit has been approved.
- Sod is installed and the site is partially stabilized, contractor to correct sod areas that was damaged by landscape crews.
- The parking lot area asphalt is complete and will be re-checked for compaction and areas monitored for settlement.
- Anticipated completion 4th Quarter 2022.

New Park at South Eads Street and Army Navy Drive (former “Teardrop Parcels” 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 REB and CPHD staff to bring the approvals to the County Board in December
 - November – Request to advertise for GLUP amendment
 - December – Planning Commission for CPHD approvals, Transportation Commission for DES approvals
 - Targeting December County Board meeting
- The following approvals are necessary before construction:
 - Abandonment of ROW
 - Vacation of ROW
 - Resubdivision
 - Rezoning
 - GLUP Amendment
 - Park Naming

Rocky Run Park Synthetic Field Replacement (1109 N. Barton St.)

- Project is complete.

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 are anticipating another resubmission that, hopefully, continues to address the concerns the community and staff had. A final SPRC meeting is anticipated to occur on November 10, 2022.
- Tentative plans for December County Board meeting – could change depending on status of the resubmission.

- **701 N. Glebe Road - Ballston Macy's - Site Plan #193 - No Updates**
 - 2nd SPRC is anticipated later in the Fall 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 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**
 - 2nd SPRC was held on Oct. 13, 2022, next step is Planning Commission and County Board Fall/Winter 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)**
 - 1st SPRC is anticipated for Oct. 24, 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)**
 - 1st SPRC is anticipated for Oct. 20th
 - 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

- **1616 Fort Myer Drive – Xerox Site – Site Plan #85 – No Updates**

- Online Engagement Opportunity is open between Oct. 17-27th, covering the following topics: Density, Site Design, Building Height, Form & Architecture, Transportation, Open Space & Landscaping
- 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

Thrifton Hills Park Renovation (2814 23rd St. North) Arlington Neighborhoods (formerly NC)

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.

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

- Poured in Place (PIP) and Fibar (playground safety surfacing) installation completed.
- Perimeter fence and gates installed.
- Bench installation started last week. Site cleanup is ongoing. Stair riser formwork completed last week.
- BMP planting started last week.
- Anticipated completion 4th Quarter 2022.

Urban Forestry Office Updates

Maintenance:

- The first two batches of preventive pruning are completed. with a total of 39 trees pruned and 6 removals.

- Staff are inventorying trees for the Third Preventive pruning Batch at 32nd St S between S Utah St and S Stafford St.
- Staff are receiving a lot of Stump requests from D.E.S. They are fixing the sidewalks and the removal of the tree stumps is delaying its completion.
- The forestry section is coordinating with other units and contractors to remove tree grates and refill tree pits with wood chips.

Planning:

Long-term planning

- Staff reviewed the Ballston Garden Concept Plan; no significant canopy is present on-site to be conserved. Our team is requesting more open green space to be incorporated and less driveway/ impervious space.
- Staff reviewed project ACHG22-00083 at 2121 Crystal Drive. This project is an Admin change and lacks a proper tree inventory and a representation of CRZ impact.
- Staff has been collaborating with traffic and trails long term planners on multi-modal studies for south George Mason Drive and for the W and OD connection with East Falls Church Metro to find the optimal pathway while saving trees.

Site plans (special exception and by-right)

- Staff reviewed the tree bond request for the project at 2025 Clarendon Blvd. It was requested for the applicant to revise the functional & external limitations to represent existing conditions.
- Internal staff review for the Red Lion Inn(1501 Arlington Blvd). Forestry requested better spacing for trees on site to make sure that they have sufficient space to thrive. The developer should also explore options to conserve trees on 16th St N.
- Inspection of 1700 Army Navy Drive with DES. During this inspection, some tree protection was still active on site and should be removed before the final CO. More than 17 trees on site were either dead or in poor condition and should be replaced before CO can be released.
- The LDA and CEP plans were approved for the Park Shirlington Leasing office.

DES

- Inspection of site 2900 South Eads Street. Most of the tree protection fencing will remain onsite because of safety since the site is located on a hazardous ridge. Tree planting will take place in the middle of October, and 15 new trees will be part of the landscape plan.
- Columbia Pike segments C and D are moving into permitting. County engineers have been working hard to provide new details to allow adequate soil volume for trees without redesigning the project. There are some policy conflicts with state fire code and the existing design which may result in one treeless median. Long term we are hopeful that we can work through this instance, but fire code is an important planning consideration for future redevelopment.
- The Art Operations facility is moving forward with their building efforts. All tree conservation measures have been installed.
- The new DES parking lot project at 31st Street South and S Fern St is nearing completion. This project was built as designed but resulted in more trees lost than anticipated due to storm pipe installation disturbance. Additional trees were planted before the project started as residential screening which satisfied replacement counts. UF will be adding trees long term as well.

- Marbella Apartments CEP plan came through. It did not meet some tree spacing, tree bond, and shared tree permission requirements and was sent back for revision.
- Boundary Channel Drive project was approved, and clearing has started clearing but no conservation fence was installed. VDOT is building this project which means standard county process is difficult to enforce.
- Army Navy Drive Complete Streets project is underway. This project will meet tree replacement requirements and was revised to save as many trees as possible.
- The South Arlington Ridge Road water main replacement was approved.
- Storm sewer improvements were reviewed and along with 8 intersection projects with nearly zero tree impact after revisions.
- Gulf Branch Stream restoration drawings were reviewed by staff in collaboration with a wide group of DNR staff and comments were entered. This project will undergo a revision to reduce impact, meet some Nature Center requests, and a natural resources inventory will be conducted prior to the plan returning for review.

Parks

- Marcey Park's Bi-weekly progress meeting. This will be one of the last meetings before the final inspection as planting will be taking place in the next two weeks to finalize the contract.
- Second preconstruction of 705 31st South (Park acquisition) to review DES controls that overlap with tree preservation controls. Tree preservation controls have been installed and will need to be approved before starting demolition.
- Alcova Heights Park Bi-weekly meeting. The developer requested a checklist for the planting season. Forestry will share dates of the planting season and plant material information of what can be planted.
- Inspection of the Donaldson Run trail that underwent resurfacing under the supervision of DES. The trail within the park was resurfaced without damaging impact on trees and green space.

By-right projects

- Staff are working with DES to resolve an issue of 50" notable willow oak tree located on next door neighbor of 4912 17th Street North, and he is working to address some minor violations of County guidelines by developer of 3727 25th Street North.
- The first Soil Profile Rebuilding project was completed, at 1912 N Hollister St. We are taking lessons learned from this installation to refine our guidance on this practice.

Schools

- The Heights school will be installing a modified tree pit planter on the North of the site, to accommodate requested ADA access for special programs.

Tree Planting:

- Douglas Park volunteer tree planting preparation is underway. 300 seedlings are scheduled to be planted on 7 October.
- Replacement tree list for fall 2021 dead trees is being compiled and should be completed by the end of the month.
- Watering program is winding down and the process of collecting, inspecting, cleaning and storing the water bags is under review.

Outreach:

- Staff helped with the FNRP Pop-Up: AFAC Distribution (Draft Forestry and Natural Resources plan)
- Staff has started training with Master Naturalists as the county representative this weekend.
- Tree Stewards have begun with the structural pruning of 2 year old street and park trees.
- Staff attended FNRP popups to promote the update and gather feedback.

Other:

- Staff attended a meeting with Historic preservation and the Neighborhood program to discuss the Forestry and Natural Resources Plan. They had questions about the integration between the disciplines.
- Melissa Gildea has started her ARMN training.
- Staff attended the Urban Canopy Summit on Wednesday, 9/7.
- Many of the forestry staff are working hard to get ahead because we will be away at the MAC- ISA conference on October 3rd and 4th.