

SEPTEMBER 27, 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 \$250,000 for design and construction. The first engagement is TBD.

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 to start.
- Stair construction work on north side started and in progress. Concrete works ongoing.
- Concreting of pads for site amenities in progress.
- Shelter footings in progress.
- Concrete pad placed for existing gazebos on north side.
- Demolition of existing restroom complete.
- Restroom foundation works in progress.
- Anticipated Completion 3rd Quarter 2023.

APS Projects

- **Cardinal Elementary School (1644 N. McKinley Rd.) – No Updates**
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.
- **The Heights Building (1601 Wilson Blvd.)**
 - After being deferred in April, APS submitted an updated design for the garage and synthetic field at The Heights Building for consideration by the County Board. The updated design/plan was adopted as part of the County Board's July 16 regular agenda.
- **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 NCAC in the Spring 2022 funding round and will go to the County Board in November 2022 for funding approval. CIP funding has been procured.

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.

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

- Preconstruction meeting was scheduled last week.
- Anticipated completion 4th Quarter 2022.

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. The first public engagement is TBD.

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.
- Dominion started work on a temporary boardwalk detour in early June. Pedestrians and bicyclists are using a detour along S Glebe Road until the temporary boardwalk is completed in October 2022.

Forestry and Natural Resources Plan Update

- The FNRP is currently out for public comment.
- Our virtual public workshop is scheduled for 9/29
- The comment period is open until 10/3
- Staff will be attending PRC to provide an update and provide a discussion forum for the commission on 9/27

- 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 3rd 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 and August in order to prepare the site for tree planting in Fall 2022. Work continues cleaning the swale, creating a timber and wood-chip path and re-building the picnic pads.

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

Mounting brackets for solar panels, configuration and battery pack has been redesigned and accepted by the team. Solar panels will now be on the back side of the signage facing the parking lot. Back of sign completed and mounting hardware installed. Project completion coming thereafter.

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

- Contractor working on resolving issues with the door lock.
- Anticipated completion 3rd Quarter 2022.

Marcey Road Park (2722 Marcey Rd)

- Best Management Practices (BMP) construction is partially complete up to the soil media and stabilized with fabric and super silt fence around it until the plantings and mulch is installed. The pre-treatment areas at the bio-retention pond are complete. Mulch and plantings schedule for this month
- Reforestation will now be installed this month, the posts for the guardrail fence around the BMP has been installed.
- Basketball asphalt is complete, striping to take place in the upcoming weeks.
- Tennis courts asphalt is complete, striping to take place in the upcoming weeks.
- The shelter is complete with the benches and picnic tables installed under the shelter.
- The concrete around the entire site is complete. The railing at the basketball court walkway to be installed later this month.
- Reforestation area will take place this month.
- The Musco lights have been installed and electrical outlets at the shelter is complete.
- Sod will be placed in areas around the site where grass has not grown.
- Fencing around the site is underway and should be complete this month.
- Asphalt at the parking area was done in the previous week.
- 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) – No Updates

- 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 finalizing design and Washington Aqueduct review in order to begin permit review process.
- Staff is coordinating with Real Estate Bureau and Zoning staff to ensure all County Board considerations are accounted for. All applications have been submitted and County staff is targeting the October/November County Board meeting for approval.
- 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.)

- Preconstruction meeting occurred first week of September.
- Demolition started last week.
- Anticipated completion 4th Quarter 2022.

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.
- **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**
 - SPRC is anticipated to start Summer 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.
- **10th St. N. & N. Irving St. - Joyce Motors Site**

- SPRC 1 – Sept. 12, 2022
- SPRC 2 – Oct. 13, 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)**
 - SPRC 1 – 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)**

- 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

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 a civic association meeting is being planned for September or October 2022.

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

- Play equipment, 100% of equipment has been installed. Poured in Place base and finish rubber materials have been delivered to the site.
- Digging of the bioretention pond or Best Management Practices (BMP) started Thursday last week. Preparing the installation of the stone footing for the split face block walls that make up the BMP.
- Anticipated completion 4th Quarter 2022.

Urban Forestry Office Updates

Maintenance:

- The first batch of preventive pruning for this new Fiscal 2023 is underway. Working in Fairlington at 30th St S & S Buchanan St.
- Staff is inventorying trees for the Second Preventive pruning Batch at S Wakefield St & 36th St S.
- Tree maintenance requests remain high, as is typical around this time of year. The public can now view all open work on our public tree maintenance map, including preventive maintenance:
<https://arlgis.maps.arcgis.com/apps/webappviewer/index.html?id=77c52c3153c84e519e09f42f168c6b7f> and <https://www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Trees/Tree-Care-and-Removal>
- Maintenance staff received several after-hours maintenance calls, across the County, related to sudden storms.
- The backlog of stumps to be removed from tree removal has been reduced significantly, through splitting up workloads, and improved efficiency.

Planning:

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

Long-term planning

- Staff reviewed George Mason and Route 50 multi modal plans and are actively working with DES and PDD planners to quantify tradeoffs in tree mature canopy.

Site plans (special exception and by-right)

- Under review:
 - o Alta Crossroads civil plan which is a wet utilities upgrade project. Three to four large trees will be affected.
 - o Forestry joined county planners at the Preliminary Plan internal staff meeting of The Arva project. It was requested for the developer to reduce impervious sidewalks and expand soil volumes to increase canopy cover throughout the project.
 - o Interdepartmental discussion of the **Shirlington FRIT-Campbell Ave Improvements** project that will focus on improving the streetscape of the commercial zone in Shirlington. This project is requesting on removing most non-native trees and increasing soil volumes for mature trees. Staff is working with the applicant on conserving the mature trees that define this space.

- o **River House** Site Walk. The purpose of pf the visit was to discuss the existing conditions of the vegetation on the western and southern parts of the property. The site has a significant health canopy, and a 3-5 year invasive management plan can significantly improve the quality of canopy cover.
- Approved and under construction:
 - o **The Crossing Clarendon** at 2700 Clarendon BLVD. During an inspection, foresters noted excavation occurred without an active LDA even though the site showed an area of disturbance of 16,522 square feet. He also requested for the contractor to remove all the construction materials from the tree preservation areas as it could further compact the soil. No further work should continue besides the refurbishing of the fountain until the LDA permit is approved.
 - o Staff visited the Crystal City Water Park, which has an additional 6 trees that are too far gone to conserve. Staff learned the project was not watering conserved trees, which wasn't explicitly on the plan, but will be required going forward, to avoid additional dieback. Trees will be replaced, and plans updated.

DES

- Preconstruction Meeting for the 4 miles Run Dredging. During the meeting, forestry addressed proper tree protection during construction and the required controls.
- Donaldson Run Tributary B final walk-through took place. Most of the plant material was in good condition. Two mature trees were dead and should be mitigated for risk by the contractor.
- Staff reviewed Donaldson Run Tributary A. The work on Tributary A is occurring because the outfall at N. Utah Street was damaged by overland flow during the July 2019 storm and must be repaired. The Civil plan is still in review. This project will has worked to minimize impact to tree canopy and will include tree replacement.
- Staff coordinated with DES to reduce tree impact along Columbia Pike along segment F. Additional trees were added to the removal list because signals and trenching are too close to the trees, and a few trees were saved that were not accounted for previously. Segment F will have a high tree impact. Staff has asked for an update to the tree replacement calculation.
- Staff reviewed route one realignment which may affect planting long term for the Clark Bell extension, which will affect about 30 newly planted trees. Staff is working with DES to find tree planting areas with some longevity.

Parks

- Forestry inspected Donaldson Run trail to analyze the site condition for the refurbishing of the asphalt trail with the intent to minimize any potential tree impact.
- Forestry review of the Lubber rub Bridged 90% Virtual Core Team took place to address the final comments.
- Demo Pre-construction took place at 705 31ST Street South. The property was purchased by Arlington County to expand parkland. The meeting was to conduct a demolition preconstruction and explain to the contractor what is expected from them regarding tree protection and sediment control.
- Urban forestry joined natural resource management and park managers to discuss the implication of adding a gravel path at Quincy Park between the picnic tables and the baseball field. Improvements will be complemented by adding mulch for the mature trees adjacent to the trees. No drastic excavation will be conducted for this improvement and will be led by PNR and volunteers.

- Site review of Alcova Heights Park project. The architectural plans were updated to conserve one medium size red maple. Two trees were missed during the first removal and will need to be addressed before excavation can begin.

By-right projects

- Preconstruction at 800 S Greenbrier St. Trees within the limit of disturbance will not be conserved due to the density of the new project. Trees on the public right of way will be impacted, the approved plans conserved five trees and will have ten trees removed.
- Two tree protection violations are being resolved, at 313 N Fillmore St, and 3341 N Randolph St, where trees were impacted beyond the approved permit.

Schools

- Staff reviewed concept plans for the Career Center, to identify any sticking points. Trees appear to be well-integrated into the plan.

Tree Planting:

- The fall tree list is nearly complete. Currently we have 500 trees scheduled for planting. Included in that list is a large swath of trees in the median along Route 50 east of the Fillmore St. intersection extending to the bridge over Washington Blvd. A mixture of trees of varying species and sizes were selected including Dogwood, Black Gum, Kentucky Coffee Tree, Hackberry, Black Cherry, Loblolly Pine, Green Hawthorn, Serviceberry and various oaks. 74 in total. The planting strip on the north side of Route 50 (same location) will also receive 55 trees with the same mix of species and sizes. This design of this linear forest was done with the assistance and input of the local tree stewards, and they are thrilled to see the tree canopy in this area of Arlington being restored and enhanced. The benefits of this forest will be not only for the local residents but also for the many commuters traveling through the county.
- Staff is continuing on watering newly-planted trees on a 2 week rotation.
- For the County Fair, forestry staff assisted in getting trees for the Parks display, which will be planted in a future planting project.

Outreach:

- Staff joined the Columbia Pike President's group. The purpose of the meeting was to discuss the policy and practices of planting and maintaining trees and other woody plants in Arlington's parks and other public spaces.
- Staff participated in Virtual Tree Canopy Fund review with EcoAction to increase canopy cover of private property throughout Arlington County.
- Tree Stewards continue to be trained on the Structural Pruning method, and are being scheduled for their first structural pruning on street trees,
- Staff taught the Park Corps team about tree maintenance, soils, trees, the value of wood chips, and how to pursue a career in forestry.
- Staff attended a public meeting at Oakland Park. Residents were concerned about a large Elm tree, that is suffering from DED. This tree was treated in 2021 and will continue to be monitored.
- Urban forester Melissa Gildea spoke on a panel at the Professional Grounds Managers Society about understanding design decisions. This talk is geared toward grounds managers and will be about the relationship between design and maintenance.

Other:

- Urban Foresters attended an in-person **training for Accela**, the new permitting system, to learn how to coordinate inspections with DES in that system. The system still has significant

bugs, but if it ends up working as intended, will avoid unintended consequences and impacts to trees on LDA projects

- Staff attended the Green Industry Field day at American University.
- The forestry team went on a soil remediation field trip at Bon Air Park. They explored the benefits of soil remediation and the positive results that it has in reducing erosion and restoring the area into a natural meadow. During the visit, they took soil core and moisture meter to indicate the health of the soil based on applied treatment.
- The tree crew will be training on tree trimming operations regulations in September.