

Park and Recreation Commission Meeting

Tuesday, February 20, 2024 at 7:00 p.m.

Hybrid Meeting

In-Person PRC Attendance:

2100 Clarendon Boulevard, 3rd Floor, Room 311
and

Microsoft Teams Virtual Meeting:

Virtual Meeting Conference Access Links:

[Click here to join the meeting](#)

+1 347-973-6905

Phone Conference ID: 766 243 915#

AGENDA

Chair's Introduction and Review/Approval of Meeting Minutes (7:00-7:05)

- Commission consideration of January 16, 2024 minutes

Public Comment (7:05-7:15)

** Park and Recreation Commission public comment is open to all with a 3-minute limit per person.*

PRC Discussion of the County's Fiscal Year (FY) 2025 Operations Budget [Jill Barker, PRC Chair] (7:15-7:40)

- FY 2024 Adopted, Operating Budget [link](#) for reference.

Quick Discussion of PRC and Sports Commission (SC) Items of Joint Interest [Jill Barker, PRC Chair and Shruti Kuppa, PRC Vice Chair] (7:40-7:50)

- Athletic Field Availability Project (Follow-Up) (potentially staff-led and joint commission discussion)
- Function of PRC/SC, Separate and Mutual Interests (joint commission discussion)
- [Arlington 2050: Envisioning Tomorrow Together](#) (SC Chair, John Mingus will lead discussion)
- Ball Recycling Programs (joint commission discussion)

Staff Report (7:50-7:55)

Commission Member Reports (7:55-8:05)

- 55+ (Dean Foster)
- Arlington Public Schools (APS) (Gerald Brandt)
- Bill Thomas Park Volunteer Award 2023 (Nelson Dimpter/Alex Sanders)
- Crystal and Pentagon Cities Council (CPCC) (Shruti Kuppa)
- Forestry and Natural Resources Commission (Gary Shinner)
- Four Mile Run Joint Task Force (Gary Shinner)
- Gulf Branch Stream Restoration (Alex Sanders)
- Natural Resources Joint Advisory Group (NRJAG) (Barker/Kuppa/Baryluk)
- Neighborhood Conservation Advisory Committee (NCAC) (**Vacant**)
- Pedestrian Advisory Committee (PAC) (Neal Hunter)
- Plan Langston Boulevard (Shruti Kuppa)
- Public Spaces Master Plan (PSMP) Implementation Advisory Committee (IAC) (Shruti Kuppa/Jill Barker)
- Public Facilities Review Committee (PFRC) (Adam Rasmussen)
- Site Plan Review Committee (SPRC) and Long Range Planning Committee (LRPC)
 - 2500 Wilson Boulevard Special GLUP Study (Shruti Kuppa/Sarah Baryluk)
 - Barcroft Apartments Land Use Analysis Process – Property Bound by Columbia Pike, South Four Mile Run Drive, and South George Mason Drive (Nelson Dimpter/**No Secondary**)
 - *PRC Areas of Interest*
 - *The April 1st meeting will focus on public open space and natural areas (e.g., tree canopy, natural resources, and planned parks)*
 - *The current proposal from the developer is consistent with the FBC in several ways, including:*
 - *A combination of future open spaces, distributed between private courtyards delivered through redevelopment and public spaces.*
 - *Several natural areas preserved (as envisioned) where existing tree canopy is concentrated within the site.*
 - *Potential areas of deviation from FBCs in the plan, which will be the focus of the working group analysis, include:*
 - *Planned mini parks have been reconfigured so that they are more publicly facing while their sizes were also adjusted (How?)*
 - *Loss of tree canopy will need to be addressed across the site (How large?)*
 - *One natural preserve area near Four Mile Run Drive (Which one?) may be impacted due to competing FBC regulations and site feasibility.*
 - *Several comments from the kickoff meeting include:*
 - *A desire to preserve the garden apartment values, and a recognition that open space is important for quality of life.*
 - *A need to consider the biophilic paradigm.*

- *A recognition that unbuilt, open spaces are just as important as structures themselves.*
- Brookfield TSA/12th Street Landing – 601 and 701 12th Street South (Barker/Kuppa/Baryluk)
- Clarendon Presbyterian Special GLUP Study (Jill Barker/Sarah Baryluk)
- Crystal City Block W – 2541 Crystal Drive (Shruti Kuppa/Claire Pascoello)
- Fort Henry Gardens (Jill Barker)
- Goodwill Site Plan – 10 S. Glebe Rd. (Alex Sanders/Adam Rasmussen)
 - *The second Goodwill Site SPRC meeting took place on January 17, 2024. This was another hybrid meeting that focused on transportation, open space & landscaping, sustainability and community benefits. The site is at 10 South Glebe Road at the corner of Glebe Road and Route 50 and is currently used as a Goodwill store including dozens of parking spaces and a drop-off site. The applicant intends to alter the site to include: a six story mixed use development with 128 affordable units, a childcare facility with outdoor playground, an underground garage including drop-off, and a larger Goodwill retail and donation processing center.*
 - *The discussion at the meeting focused on the changes to the applicant's proposal since the December meeting and transportation- primarily internal (the access ramps to and from the underground garage) and external (with the neighborhood via sidewalks and the bike path). Several attendees expressed concern with the traffic flow model through the site, but due to the limitations of the site, there were no obvious alternatives. There was significant discussion of the inclusion of approximately 4 above ground parking spots at the front of the building. Other participants advocated for the entire building front to be shifted toward and adjacent to Glebe Road and for the existing internal flow of traffic to be abandoned and redirected underground. As in the December 2023 meeting, there are substantial obstacles to such concepts and the applicant was clear about them to the SPRC.*
 - *Unfortunately, the open space and sustainability aspects of the meeting were nearly subsumed by the transportation and site design comments. There will be a small amount of open space to the rear of the building and some of that will be allocated for the childcare center playground. There is an existing copse of trees at the rear of the existing site and the applicant will try to retain them. The building is to be designed as solar-panel ready should the owner choose to purchase and hook up panels in the future.*
 - *The applicant has included wider sidewalks adjacent to Glebe Road and a path from the bike route into the site from the off-ramp. The county and SPRC members pressed for expanded width of the Arlington Blvd trail; the current plan is for 10 feet including a buffer. The primary obstacle is the width of the off-ramp. Arlington County will discuss with VDOT.*

- Macy's (Dean Foster/Melissa Riggio)
- Melwood Special GLUP Study, Tier II Review – 750 23rd Street South (Shruti Kuppa)
- NSTA Site – 1840 Wilson Blvd. (Sarah Baryluk/Neal Hunter)
- Pentagon Centre PDSP – 1201 S. Hayes St. and 1200 S. Fern St. (Barker/Baryluk/Shinners)
- Red Lion Inn – 1501 Arlington Blvd (Adam Rasmussen/Claire Pascoello) **Adopted by the County Board on January 20, 2024 meeting.**
- River House Neighborhood – 1111 Army Navy Dr. (Shruti Kuppa/Gary Shinners)
- Wakefield Manor (Jill Barker/Shruti Kuppa)
- Wells Fargo/Verizon Site (Adam Rasmussen/Shruti Kuppa)
- YMCA Site – 3400 13th Street North (Sarah Baryluk/Adam Rasmussen)

Other Business (8:05-8:35)

- Letters to the County Board
 - FY 2025 Operating Budget Letter (PRC Chair Jill Barker will draft the letter and PRC Vice Chair Shruti Kuppa will serve as editor).
- PRC Discussion on [Natural Surface Trails Study](#) (*First Online Engagement is available through Thursday, 2/22*)
- Initial PRC Discussion on Site Plan Rubric Document
 - Potential collaboration with Forestry and Natural Resources Commission (FNRC) on SPRC review.
- Woodlawn Park and Related Lubber Run Watershed Improvements (DES Project)
- PRC Recruiting Opportunities

Next Meeting: Tuesday, March 19, 2024, 7:00 p.m. (PRC/Sports Commission Joint Hybrid In-Person/Microsoft Teams virtual meeting; In-person setting: Lubber Run Community Center, 300 N. Park Dr. (Hickory Multipurpose Room #121))