
**MEETING MINUTES OF THE HYBRID
ARLINGTON COUNTY PARK AND RECREATION COMMISSION**

June 25, 2024

The **Park and Recreation Commission** convened its meeting at **7:00 p.m.** on **Tuesday, June 25, 2024.**

PRESENT (IN-PERSON)

PRC Chair, Commissioner Jill Barker
PRC Vice Chair, Commissioner Gary Shinnars
Commissioner Nelson Dimpter
Commissioner Daniel Garay
Commissioner Neal Hunter
Commissioner Shruti Kuppa
Commissioner Claire Pascocello
Commissioner Alex Sanders

PRESENT (VIRTUALLY)

At-large Commissioner Nia Bagley, Planning Commission
At-large Commissioner Gerald Brandt, APS
At-large Commissioner Elizabeth (Lizzy) Stell, Sports Commission

ABSENT

Commissioner Dean Foster
Commissioner Andreana Lin*
Commissioner Mark Lincoln
Commissioner Adam Rasmussen
Commissioner Melissa Riggio

**Attending the Gateway Park, Park Master Plan Second Engagement for PRC.*

STAFF

Marco Rivero, DPR, PRC Staff Liaison
Michael Cullen, DPR
Melissa Danowski, CPHD
Matt Mattauszek, CPHD
Laura Shaub, CPHD
Olivia Sontag, CPHD
Brett Wallace, CPHD

PUBLIC COMMENTERS

None

OTHER ATTENDEES

David Hilde
Jeff Kreps
Lauren Riley

- [Link to Teams Recording](#)
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SUMMARY OF PRESENTATIONS/DISCUSSIONS

Chair's Introduction and Review/Approval of Meeting Minutes

- *Commission consideration of the May 28 minutes.*
- *The May 28 minutes were adopted as prepared with no objections.*

Public Comment

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

- No public comment was provided.

Landscape Reference Guide Update

Brett Wallace, CPHD, provided a brief presentation and discussion on an update to the Landscape Reference Guide. Mr. Wallace detailed that the last update to the reference guide was in 2017 and detailed some of the updates that are being considered for 2024 (including but not limited to: review process updates, updates to related plans and ordinances, new section of best practices, among other sections).

PRC discussion included but was not limited to maintenance considerations for green roofs/green walls and other associated design features. Mr. Wallace detailed that the update would provide some updated notes and guidelines that will speak to this. Time periods for when the document needs to be updated (every five years seems to be a good timeframe to do so). The document should be able to reference the latest guidance on the Forestry and Natural Resources Plan (FNRP). Next time a formal planning document within the Comprehensive Plan is updated, this administrative document should be updated as well. Mr. Wallace detailed that this document is used by developers, applicants, engineers, and landscape architects when providing reference points for preparing plan documents. This is not a document that needs County Board approval or review, but this will need periodic updating in the future. PRC can use this as a reference guide/document when reviewing site plan projects and other development proposals. CPHD will likely put out an update on when this document is finalized for this update.

- [Presentation Link](#)

Barcroft Master Financing and Development Plan (MFDP) Presentation and Discussion

Olivia Sontag, CPHD and other CPHD/County staff (as noted in the list of staff) as well as representatives of the Jair Lynch development team (Lauren Riley, Walsh Colucci Lubeley & Walsh, Jeff Kreps, VIKa and David Hilde, Jair Lynch) presented on the Barcroft Master Financing and Development Plan (MFDP) that will be considered by the County Board at its July 2024 meeting. Tree canopy targets for the development proposal was discussed, programmed park/public space amenities (children's playgrounds), biophilic pedestrian networks proposed, overall sustainability strategy, post-approval park planning efforts (during the use permit review process for the various development proposals), among others. Staff also detailed the adopted policies that are guiding the land use review of this proposal.

PRC discussion included but was not limited to feedback for where the parks/public spaces will be included in the development area. Granular details on what the parks will look like and how they will be implemented will be provided after the MFDP is adopted, Form Based Code (FBC) amendments, and then new use permits will come forward with the development proposals detailed further will provide the opportunity to review the public space elements, amenities, design, etc. further. Mr. Mattauszek detailed that at this level of the MFDP the goal is to identify if the proposed spaces at the right size and location. The FBC will provide amendments detailing the park designations further, with PRC review and consideration later this fall.

Regarding the Penske site, the development team detailed that the public space designed at the corner of South George Mason Drive and Columbia Pike would have retail framing the public space area and provide for improved multimodal transportation enhancements nearby. Acreage of open space on the site today versus what will be provided in the future would net approximately one acre more of potential public space. Maintenance of the public spaces (existing and proposed) would be important to consider in the future especially when enhancements are provided. Total tree canopy coverage goal within the site is total of 50% within the neighborhood preservation areas detailed in the plan. The development team is currently working with DPR Urban Forestry to document existing and proposed tree canopy as the development proposal details progress. Where trees may be preserved, they will be preserved based on their health, but there will also be tree replacement requirements and additional landscaping/tree canopy incorporated. Preservation of erosion areas identified will undergo a plan for revitalization (retaining wall installation, stormwater management implementation, etc.) and will be detailed further and reviewed by County staff. Efforts to capture stormwater from higher elevations of the site were discussed. The Doctor's Run Park redevelopment will be referenced in parallel with the development that is being considered under the MFDP. The proposed green pathways will be detailed further once development proposal is considered, but they will provide a network of public space connectivity throughout the site. The entirety of the MFDP site (where existing buildings are today) will be committed affordable; new development buildings will be a combination of committed affordable and market-rate.

Community Energy Plan is set to be updated, would the update of that plan be adhered to as part of this development, or would it be based on what exists today? Mr. Mattauszek detailed that when County-wide initiatives are revisited or updated, coordination amongst the various County departments is provided to review what would need to be considered for this specific site. Related to the proposed pathways plan, existing pathways will likely remain at their current width and opportunities for expansion will be considered as needed. The PRC will consider a letter of support for this effort.

- [Presentation Link](#)

Staff Reports

Mr. Rivero provided the staff reports ahead of time to the Park and Recreation Commission (PRC). Mr. Rivero provided a quick update on the 2023 Bill Thomas Park Volunteer Award process to date.

Commission Member Reports

Additional items discussed during this section included:

- PRC project/committee assignments were discussed further. The following assignments were made:
 - PRC Vice Chair Shinnars will now be added to the Gulf Branch Stream Restoration group. Mr. Rivero will follow up with the Department of Environmental Services (DES) on the purpose of a potential agenda item for the July 16 PRC meeting (and associated presentation/discussion).
 - The Natural Resources Joint Advisory Group (NRJAG) will be reconfigured and envisioned to create efficiency in the work that is reviewed by this group and how County staff can participate accordingly.
 - Brookfield TSA/12th Street Landing and Crystal Plaza Apartments (2101 and 2111 Richmond Hwy) will have Gary Shinnars as its representative moving forward.

Other Business

- Letters to the County Board
 - Barcroft MFDP
 - PRC Chair Barker detailed that Commissioner Dimpter will be drafting this letter. The letter will be finalized prior to the PRC's next meeting.
 - Deer Management Plan
 - PRC Chair Barker will finalize the draft letter as needed and potentially having a PRC member represent this item at the County Board meeting (PRC Vice Chair Gary Shinnars may do this).
 - Arlington County Code: Chapter 10, Article II (amendment to "weed ordinance")
 - PRC Chair Barker will draft a final letter for this effort.
- Review of Commission/Advisory Group Handbook and PRC Charter
 - PRC Charter update will be discussed further, and PRC Chair Jill Barker and Commissioner Pascocello will update it in time for the September 2024 PRC meeting.
 - PRC Chair Barker discussed updated sections further within the proposed handbook.
- Arlington 2050 Initiative Discussion (Postcard from the Future)
 - PRC Chair Barker provided a quick update on this initiative.
- Follow-Up on August 20/27 PRC Field Trip
 - PRC Chair detailed that Tuesday, August 20 will be the default date for the field trip (at Long Branch Nature Center). No further discussion from the PRC on the date, so this tour will take place on Tuesday, August 20 at 6 p.m.

MOTIONS & ACTIONS/VOTES

No motions and actions (with documented votes) were taken on any items presented at this meeting.

Meeting adjourned at **9:07 p.m.**