

## APRIL 16, 2024 – PARK & RECREATION COMMISSION MEETING

### STAFF REPORTS

#### **NEW 2023 Bill Thomas Park Volunteer Award**

The process to consider nominations for the 2023 award has begun. It is anticipated that the call for nominations will be sent out and posted online by Monday, April 29. The call for nominations will run through early June (projected by Thursday, June 6). Thereafter, the 2023 committee will review the entries and assemble to discuss them further through the summer. It is anticipated that the PRC will consider the committee's recommendation at its September 2024 meeting, with County Board recognition to occur in October/November 2024.

#### **23<sup>rd</sup> and Eads Park Renovation (501 23<sup>rd</sup> 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. The first engagement is targeted for April/May 2024.

#### **Arlington County and Vicinity Boathouse (on National Park Service property off the George Washington Memorial Parkway and the Potomac Heritage Trail and on County Property, 2105 N. Lynn St.)**

The Request for Proposal (RFP) process with the County's Department of Management Finance (DMF) is currently underway. DPR staff has been working to finalize the proposal accordingly and to potentially solicit bids from external design firms. This process will carry on through to late spring/early summer 2024. The project [website](#) is now live, providing brief background information about the effort.

#### **Arlington Junction Park (1051 S. Eads St.)**

- Project is currently in permitting. Next steps will be working on the bidding process once permit approval.
- The County Board approved all requests.
- Address has been established for the park – 1051 South Eads Street
- HALRB coordination with DPR and HP is underway for revisions to earlier presented language on interpretive sign about the evolution of the park.
  - HALRB has approved the interpretive sign language and design, with comments.
- Permit approval 8/2023
- Bidding/solicitation is currently in process closing mid-February, tentative GC award of contract in April Board meeting.

#### **Arlington's Natural Surface Trails Study**

- The first phase of the project – the inventory and sustainability assessment of the existing trail system, is complete. The first online public engagement opened on January

29. The comment form asked the community to share how they use the natural surface trails, how they feel the trail system is performing, and their vision for its future. It also asked for feedback on the inventory and assessment data and was accompanied by two educational videos explaining the project and the inventory and assessment report. The comment form was open through February 22.

- This feedback, along with the inventory and assessment data, will help shape the development of the draft trail management framework. The framework will include community-informed recommendations for trail improvements; design, construction, and maintenance guidance; and maps illustrating how the trail system should look in the future to guide implementation. This phase began this spring when the public feedback will be analyzed, and the consultants complete their winter fieldwork. Future rounds of public engagement will focus on refining this framework. Further information about this initiative may be found on the project [website](#).

### **Bailey's Branch Park Renovation (990 S. Columbus Street) combined Arlington Neighborhoods and Capital Improvement Plan (CIP) Project – No Updates**

This project will use combined funding from the Arlington Neighborhoods and CIP (DPR) 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 was approved at the March, 2023 County Board Meeting. CIP funding through DPR will be available FY2024. A boundary and topographic survey have been completed and invasive plant removal began late summer early fall 2023. Project is beginning the next phase of community engagement planning and concept development with consultants for 4<sup>th</sup> Quarter 2023. Design development process has begun with consultants working towards working group/first engagement meeting tentatively scheduled for March/April. Survey analysis is being finalized.

### **Barcroft Master Finance Development Plan (MFDP) – No Updates**

- As part of the redevelopment of the Barcroft apartments, the owner has proposed a [Master Finance Development Plan](#) that also identifies potential future park spaces
  - County Board date to adopt the MFDP is to be determined.
- DPR Staff are working interdepartmentally to determine ownership of these spaces.
  - There will be a county led public engagement for the design of future park spaces within the site.
- The County is establishing an Advisory Working Group of members from different advisory committees to help establish recommendations for the land use aspects of the proposal. Members of the PRC and FNRC will be asked to take part in the working group.
- The current proposal has relocated one of the mini parks identified in the Columbia Pike Form Based Code from a central location to the corner of Columbia Pike and South George Mason Blvd.

- On April 1, the Advisory Working Group met to discuss issues related open space and natural resources. The following were the primary points of concern:
  - The relocated park is misleading in its size, with a portion of the land in the diagrams being proposed for retail dining.
  - An “incredible” park would be nice!
  - Would like to see larger parks
  - Pretty much universal praise of the courtyard amenities
- Staff will continue to work to advocate for the best park space on site.

### **NEW Commercial Market Resiliency Initiative 2.0 (CMRI 2.0)**

- At its April 20 regular meeting, the County Board will be considering changes to the Arlington County Zoning Ordinance (ACZO) associated with parking-related uses (shared and off-site parking, health/athletic club requirements, and compact cars). More information can be found in a [memo](#) to the Zoning Committee of the Planning Commission (ZOCO) from earlier this month.
- Anticipated schedule of meetings for the next several months:
  - *April 8, 2024*: Planning Commission public hearing and recommendation.
  - *April 20, 2024*: County Board Regular Meeting consideration.
  - *April 20, 2024*: County Board Request to Advertise (RTA) consideration for building adaptive reuse and sign flexibility. Final County Board consideration of the aforementioned items TBD.
  - *May 6, 2024*: Planning Commission public hearing and recommendation on outdoor visual entertainment and shared parking for commercial uses.
  - *May 18, 2024*: County Board Regular Meeting consideration of the aforementioned items.

### **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.
- For additional project updates, please see the Dominion Energy [website](#) for this project.

### **Gateway Park (Rosslyn) (1300 Langston Boulevard)**

- DPR has selected Field Operations (Met Park) as the contract firm to complete the Park Master Plan and Design Guidelines for Gateway Park
- DPR is coordinating with the Field Operations team to establish an existing conditions report.
- The existing conditions report will inform the park engagement, scheduled to start in March
- We are launching the first in person engagement on April 11. Link for more information is here: [Gateway Park Open House Event – Official Website of Arlington County Virginia Government \(arlingtonva.us\)](#)

### **Greenbrier Park Synthetic Running Track Replacement (2700 N Greenbrier St)**

This project is for the design and construction for the replacement of the running track surfacing and long jump pit within the stadium field complex at Greenbrier Park/Yorktown HS.

- Construction start is still on target for mid-summer 2024.

### **Gunston Park Enclosed Athletic Facility (1401 28<sup>th</sup> Street South)**

The contractor installed soffit panels. A meeting is scheduled for this week to discuss outstanding mechanical issues. This work should be completed by 2<sup>nd</sup> Quarter 2024.

### **Gunston Park Playground Renovation (1401 28<sup>th</sup> Street South)**

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 3<sup>rd</sup> Quarter 2024. Construction anticipated to begin in the 4<sup>th</sup> Quarter of 2024. More information may be found on the project's [webpage](#).

### **NEW House Demolitions for Future Public Space Incorporation**

- *1126 28<sup>th</sup> Street South Property* – utilities to be disconnected, pest control done and boarding of the house done.
- *1128 28<sup>th</sup> Street South Property* – will continue to be occupied until April 2 under the terms of a Post Settlement Occupancy Agreement. No work will be done to this property until later this month.
- *2402 S. Kenmore St. Property* – utilities to be disconnected, pest control and boarding up the house to be done.
- *2814 Arlington Ridge Rd. Property (Lang Street Gardens)* – utilities to be disconnected, pest control done and boarding up the house done.
- *3520-3522 S. Four Mile Run Dr. (Board Hound Property)* – has been boarded up. Proposal received, and Purchase Order (P.O.) issued for rodent box installation.

### **Lacey Woods Park Renovation (1200 N. George Mason Dr.)**

This Parks Maintenance Capital project will renovate the northern portion of Lacey Woods Park. The project scope includes the restrooms and picnic shelter, multi-use court, multi-use court lighting, athletic field, site furnishings, site circulation, ADA improvements, limited fencing, stormwater management, drainage and landscaping. The existing playground is not included. The final engagement for the Lacey Woods Park Renovation Project is now live and will remain open through April 26. Please share your feedback using this [link](#).

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

- Received Purchase Order (PO) to begin work.
- Issued Notice to Proceed (NTP) with a construction start date of July 10. Actual onsite work started 1<sup>st</sup> Quarter 2024.
- Pre-Construction meeting scheduled for 2/13/2024.

- Construction fence installed. Erosion and Sediment (E&S) controls installation complete. Site work in progress.
- The construction of bridge abutments is complete.
- Bridge scheduled to be on site this week.
- Anticipated Completion Date: 3<sup>rd</sup> Quarter 2024.

**Mosaic Park Pump Room Roof Enclosure (544 N. Pollard St.)**

Roof structure installation in progress. Anticipated completion of work in April 2024.

**Powhatan Springs Skate Park (6020 Wilson Blvd.)**

- Building permit issued for the work.
- Installation to occur early 2<sup>nd</sup> Quarter 2024.

**Shirlington Pedestrian Bridge (No fixed address; south of South Nelson Street and north of South Arlington Mill Drive)**

Purchase Order (PO) issued for the work (replace the bridge decking and painting, among other work). Work started the week of March 4. Contractor installed containment for painting works. Sandblasting in progress.

**Site Plan Review**

- **701 12<sup>th</sup> St. S. – 12<sup>th</sup> Street Landing (TSA Site)**
  - LRPC #2 was held on April 1<sup>st</sup>, 2024.
  - LRPC #1 was held on Jan. 29<sup>th</sup>, 2024.
  - The applicant, Brookfield Properties, requests a Phased Development Site Plan (PDSP) to demolish the existing office buildings, formerly headquarters for the Transportation Security Administration (TSA), and to redevelop the site into three landbays constructed within three phases. The total proposed GFA is 1,776,366 sq. ft., or 9.0 FAR.
    - Phase A – Landbay 701:
      - 989,366 sq. ft. of residential and 33,000 sq. ft. of retail
    - Phase B – Landbay 601A:
      - 190,000 sq. ft. of residential OR hotel and 14,000 sq. ft. of retail
    - Phase C – Landbay 601B:
      - 527,000 sq. ft. of residential OR office and 23,000 sq. ft. of retail
  - The project includes the delivery of half an acre of public open space adjacent to the Pentagon City Metro Station entrance at the corner of 12th Street S. and S. Hayes Street.
- **1840 Wilson Blvd – NSTA Site**
  - 2<sup>nd</sup> SPRC was held on April 15<sup>th</sup>, 2024.
  - 1<sup>st</sup> SPRC was held on Feb. 22<sup>nd</sup>, 2024.
  - Online Engagement Opportunity occurred between January 3<sup>rd</sup>-12<sup>th</sup>, 2023.

- The applicant, FORTIS Companies, submitted a major site plan amendment to redevelop the National Science Teaching Association (NSTA) building and adjacent retail buildings currently housing Rhodeside Grill and Il Radicchio. The existing buildings will be demolished and replaced with a new eight story mixed-use building containing 188 residential units and approximately 12,000 square feet of ground floor retail space.
- Additional details include:
  - The site is zoned C-O-2.5, Mixed Use District
  - Located within the Radnor/Ft. Myer Heights Neighborhood, adjacent to Colonial Village
  - 188 new residential units
  - Existing underground garage to remain – 118 parking spaces (0.54 spaces/unit)
  - Proposed modifications for: reduced parking ratio, density exclusions, and additional density.
- **1200 S. Fern St. – Pentagon Centre PDSP**
  - Anticipated to go to the County Board in May 2024.
  - LRPC #2 was held on Feb. 21<sup>st</sup>, 2024.
  - LRPC #1 was held on Nov. 20<sup>th</sup>, 2023.
  - The applicants request an amendment to the existing Phased Development Site Plan to adjust the site layout for street grid, shift building footprints, and siting of open spaces.
  - Additional project details include the following changes from the 2015 PDSP amendment:
    - Decrease in retail GFA from 346,600 sf to 269,000 sf.
    - Increase in residential GFA from 706,700 sf to 1,896,000 sf.
    - Increase in office GFA from 705,700 sf to 1,037,000 sf.
    - Increase in hotel GFA from 203,000 sf to 229,000 sf.
    - Increase in overall FAR from 2.68 to 4.69
    - Increase in open space from 143,000 sf to 186,000 sf.
- **1111 Army-Navy Drive – River House Neighborhood – No Updates**
  - On-site walking tour was held on Nov. 30<sup>th</sup>, 2023
  - 3<sup>rd</sup> LRPC was held on Nov. 16<sup>th</sup>, 2023.
  - 2<sup>nd</sup> LRPC was held on Oct. 24<sup>th</sup>, 2023.
  - 1<sup>st</sup> LRPC was held on Sept. 27<sup>th</sup>, 2023.
  - Online Engagement Opportunity occurred between July 26<sup>th</sup> – September 22<sup>nd</sup> 2023.
  - The applicant proposes to keep the existing buildings, rezone the entire site to “RA6-15,” and construct infill development via a Phased Development Site Plan (PDSP). The proposal totals 3,554 dwelling units and 27,759 sq. ft. of retail. The PDSP is comprised of four (4) Final Site Plans (“Land Bays”):
    - **Land Bay N:**
      - James and Potomac House to remain

- Construct two (2) new seven-story multifamily buildings with ground floor retail:
  - “N1”
    - 551 units; 14,680 sq. ft. of retail
    - Parking: 0.5 sp./du; 1 per 1,000 sq. Ft.
  - “N2”
    - 401 units; 13,079 sq. ft. Retail
    - Parking: 0.5 sp./du; 1 per 1,000 sq. Ft.
- **Land Bay C:**
  - Ashley House to remain
  - Construct three (3) new buildings:
    - “C1” (Multifamily Residential)
      - 7 stories
      - 102 units
      - 0.56 parking spaces/unit
    - “C2” (Elder Case/Senior Housing)
      - 8 stories
      - 233,960 sq. ft. (185 units)
      - 0.74 parking spaces/unit
    - “C3” (Multifamily Residential Condo)
      - 7 stories
      - 164 units
      - 1.57 parking spaces/unit
- **Land Bay S** (Townhouses and Stacked Flats):
  - Construct 265 units
  - Parking: 0.66 spaces per unit
- **Land Bay F:** future application/not filed
- In addition, per the Pentagon City Sector Plan, the applicant will work with staff to provide the following targeted community benefits:
  - Expansion of Virginia Highlands Park through land dedication, construction of realigned segment of S. Joyce Street
  - Creation of Green Ribbon segments throughout the site
  - Creation of additional public space on the site totaling at least 2.5 acres
  - Easement up to 30 feet wide for S Joyce Street streetscape and protected bicycle facility
  - At least 10% on-site committed affordable housing units (bonus density only)
  - LEED Gold certification
- **2451 Crystal Drive – Crystal City Block W**
  - First Site Plan Review Committee (SPRC) Online Engagement Opportunity was active between February 6-16 2024.
  - The applicant is proposing a Rezoning, New Site Plan, New Crystal City Block Plan, and New Minor Site Plan Amendment:
    - Rezoning of the consolidated site from C-O-1.5 to C-O-CC

- Minor Site Plan Amendment to remove site area from SP #167
- New Crystal City Block Plan for Block W
- New Site Plan to construct a seven-story building containing 370 residential units and approximately 3,300 sf of retail or equivalent space.
- The first SPRC meeting occurred on March 14. The topics discussed were Land Use & Density, Site Design, Building Height & Form, Architecture, Open Space (part #1). The second SPRC meeting TBD.
- **3140 Washington Blvd. & 1025 N. Irving St. - (Wells Fargo/Verizon Site) – No Updates**
  - 2<sup>nd</sup> SPRC was held on April 17<sup>th</sup>, 2023.
  - 1<sup>st</sup> SPRC was held on Feb. 27<sup>th</sup>, 2023.
  - Online Engagement Opportunity is occurring between January 9<sup>th</sup>-19<sup>th</sup>, 2023.
  - The applicant proposes to demolish the existing bank and construct a mixed-use building with approximately 238 dwelling units, approximately 60,000 square feet of office uses, and approximately 30,000 square feet of retail uses (including a replacement bank with a drive through) with a maximum height of 12 stories. The Verizon telephone switching station will remain and will be incorporated into the site plan. To accomplish this development, the applicant proposes:
    - a change in the General Land Use Plan designation for the Verizon site only from “Government and Community Facilities” to “Medium Density Mixed Use”;
    - a site plan, with requested modifications to the zoning ordinance regarding parking requirements, and for additional density through a combination of achieving LEED Gold certification for the site and other provisions as permitted by the Zoning Ordinance (e.g., provisions for public open space, affordable housing, etc.), and exclusions from gross floor area;

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 the neighborhood; and
- Proposed LEED Gold certification.
- **3901 Fairfax Drive**
  - The applicant and staff have negotiated the design to align with the agreed upon budget for the plaza.
    - The updated design will remove the pergola but include a commitment to higher quality chairs that include shade material.
    - Staff has met with the developer to identify ideal furniture for the site.
  - Planned completion in Summer 2024
- **2025 Fairfax Drive (Wakefield Manor)**



- Anticipated to go to the May or June 2024 County Board Meeting.
- 2<sup>nd</sup> SPRC was held on May 15<sup>th</sup>, 2023.
- 1<sup>st</sup> SPRC was held on March 27<sup>th</sup>, 2023.
- Online Engagement Opportunity occurred between December 1<sup>st</sup>-12<sup>th</sup>, 2022.
- In Person Walking tour was held on December 2<sup>nd</sup>, 2022.
- The applicant, FORTIS Companies, submitted a major site plan amendment to SPLN22-00001 (SP #417). The applicant proposes the removal of a single-story structure, a significant tree identified in the Fort Myer Heights North Plan, and two surface parking areas for the development of a 12-story residential building located at the southeast corner of the site. The proposal consists of a new 166-unit building with approximately 142,182 square feet of new residential gross floor area (1.76 FAR). The total site plan density is 3.89 FAR, inclusive of the existing Wakefield Manor and Courthouse Manor properties (0.84 FAR) and Transfer of Development Rights (TDR) to [Site Plan #435 \(Wendy's Site\)](#) (1.29 FAR).

Additional project details include:

- The site is zoned RA8-18, Multiple-Family Dwelling District
- Located within the Fort Myer Heights North Special District (GLUP Note 22)
- 166 new units (84 existing units at Wakefield Manor and Courthouse Manor, for a total of 250 units)
- 120 parking spaces (0.48 spaces/unit)

Proposed modifications for:

- Reduced residential parking ratio.
- Bonus density
- Density exclusions

- **3400 13<sup>th</sup> St. N. (YMCA site) – No Updates**

- An Online Engagement Opportunity was provided from December 5<sup>th</sup>-16<sup>th</sup>, 2022.
- The applicant, including the Young Men's Christian Association of Metropolitan Washington (YMCA) and Republic Michaels, proposes to redevelop the site and construct a new standalone YMCA facility and a seven-story multifamily residential building. Additional project details include:
  - Request to amend the General Land Use Plan (GLUP) to change the GLUP designation from "Service Commercial" to "Low" Office-Apartment-Hotel
  - Request to rezone the site from C-2, Service Commercial-Community Business District, to C-O-1.5, Mixed Use District
  - New 7-story multifamily building, with:
    - 340,151 sf
    - 374 units
    - 295 parking spaces
    - LEED Gold at and Green Building Incentive Program (GBIP) commitments to achieve 0.35 bonus density for the residential building.
  - New YMCA recreation center facility with:
    - 87,850 sf

- Indoor swimming pools, pickleball courts, tennis courts, fitness space, and conference/breakout/lounge space
  - 203 parking spaces
  - WELL certification.
- Proposed modifications for:
  - Additional density consistent with Section 15.5 of the Zoning Ordinance
  - Required parking and loading.
  - Density exclusions
- Site plan improvements and public amenities, including.
  - GBIP commitments with LEED Gold certification for the residential building
  - Public Art contribution
  - Utility Fund contribution
  - Streetscape improvements
  - Achievement of goals and recommendations of the November 2017 *Washington Boulevard & Kirkwood Road Special GLUP Study “Plus” and Concept Plan*

- **Shirlington Public Improvements – No Updates**

The site is located within the Village at Shirlington which encompasses approximately 27 acres of land in the southern portion of Arlington County and includes a mix of residential, office, hotel, retail, entertainment and civic uses. The project area includes the streetscape primarily located between the 4000 - 4200 Blocks of Campbell Avenue

The applicant, Street Retail, LLC, proposes a plan for streetscape and landscape improvements along Campbell Avenue. These improvements include:

- New seating
- Expanded planting areas.
- Protection of existing trees
- Renovations and improvements to public spaces near the library and theater
- New light fixtures
- Bike racks
- Seat walls
- Changes to the physical layout of the street, in the form of shifted curbs, new crosswalk locations, and a reimagined median on Campbell Avenue.

A Phased Development Site Plan (PDSP) amendment is required to remove outdated conditions requiring specific streetscape dimensions that conflict with the proposed improvements and vision of the General Land Use Plan (GLUP) Study, while amendments to the adopted site plan are required to implement the changes within each approved final site plan along Campbell Ave.

- **Special Land Use Studies**

- [750 23rd St. S. \(Melwood\)](#)
  - Anticipated to go to County Board later this Spring 2024.
  - Online Engagement Opportunity to provide feedback on the draft study document occurred between February 12<sup>th</sup> - March 4<sup>th</sup>, 2024.
  - LRPC Meeting - Tier II Review was held on November 28<sup>th</sup>, 2023.
  - Online Engagement Opportunity is occurred between October 24 – November 14, 2023
  - LRPC Meeting - Melwood Tier 1 Review was held on May 12, 2022
  - A request was submitted for the subject properties located on 23rd Street South between South Hayes Street and South Grant Street to change the GLUP designation from "Public" to "Low-Medium" Residential with an associated rezoning from C-1 and R-6 to RA8-18.
  
- [Clarendon Presbyterian](#) – **No Update**
  - On-Hold per request of the applicant.
  - A request was submitted for the majority of the properties located on the block bounded by North Jackson Street, North Irving Street, and 13<sup>th</sup> Street North (1301 and 1305 N. Jackson St, 1308 N. Irving St. and an additional unnumbered parcel at North Irving Street) to change the GLUP designation from "Semi-Public" to "Low-Medium" Residential with an associated rezoning from R-5 to RA8-18.

**Thrifton Hill Park Renovation via Arlington Neighborhoods Program (ANP) (2814 23<sup>rd</sup> Street North)**

This project was scoped as part of an [Arlington Neighborhoods project](#) for part of the Fall 2022 ANP funding round. Meetings were 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 was part of the ANP funding Fall 2022 funding package, and funding was approved by the County Board on March 18, 2023. Invasive plant removal first phase completed in December 2023. Initial design development and cost estimate started 1<sup>st</sup> Quarter 2024 with design consultant following contract approval.

**Upper Bluemont Park Conceptual Design Project (601 N. Manchester St.) – No Updates**

The goal of this [Parks Maintenance Capital project](#) is to replace the tennis court complex, lighting, restroom/storage, shelter, parking lot, site circulation, section of Four Mile Run Trail, site furnishing, drainage and landscaping in the Upper Bluemont area, as well as bring the area up to 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design. Staff continues to engage with the community and stakeholder groups on the redesign of the area. DPR staff is working on materials for the third community engagement opportunity. Construction documents (60%) are in the process of development. Value engineering exercises are also underway. Construction is anticipated to begin 3<sup>rd</sup> Quarter 2024.

## Urban Forestry Office Updates

### Maintenance:

- Preventive maintenance:
  - In Tyrol Hills Park. two trees were over-pruned (Topped). The contractor was fined and required to monitor the tree for survival.
  - Tree inventory at Virginia Highland Park was completed and the first section was sent to Greentree (22 pruning). The last section will include 26 pruning and 3 removals.
  - The first section of maintenance at Quincy Park was completed and sent to Greentree (31 pruning and 5 removals)
  - The first and second Section of preventive maintenance at Virginia Highland Park is finalized.
- Staff is working on an in-house circuit maintenance program, with our tree crew. In preparation, staff is working on training, preparing traffic control devices, setting up filters, and working with the crew in May to do the first sections, likely to start in Shirlington. Street tree inventories will also be updated to best reflect which trees are maintained by site plan.

### Planning:

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

#### Long-term planning

- Analysis for the tree canopy report was kicked off on Wednesday, March 28, 2024. A schedule will be submitted to the County within 14 days.
- Staff met to review the experimental rooftop tree list, to be more restrictive, and focus on our regionally native trees. The updated list is likely to be posted in the Summer.
- Forestry staff is meeting with other county staff to discuss the widening of the Nellie Custis trail. Urban Forestry is advocating for quantifying tree impact for public outreach.
- Staff met the Right-of-way reviewer group, to discuss current issues. They will be working to improve the website, to provide clearer requirements to applicants of right-of-way permits.
- The recommended tree list was updated by staff, to be more consistent on the definition of sizes. For most trees, Michael Dirr's Encyclopedia of Trees and Shrubs was used. This raised and lowered the size of some trees, which has regulatory implications for tree canopy plans. This will be updated as part of the Chesapeake Bay Preservation Ordinance guidance manual update.
- Staff provided input on the success of action steps in the Master Transportation Plan, in preparation for its update.

#### Site plans (special exception and by-right)

- In review:
  - Staff met with the developer for the Barcroft site to discuss overall work and construction details for the site. Mainly the focus was on the retention of the

trees in the best health, that are best able to survive disturbance, conceiving of details to limit disturbance, and how disturbance for trees is determined. For example, there was the idea that much of the work would not be shown on drawings and that there would be soil spread under trees. In general, this was a knowledge-sharing discussion and not a regulatory discussion, but establishing rapport should be helpful to our efforts.

- Staff joined the applicant of the Form Based Code site at 2801 Columbia Pike. The applicant is currently not meeting the onsite canopy trees and further discussion will be required to determine the street trees since there are multiple County improvement projects taking place at this intersection.

### DES

- A meeting was held on Wednesday the 20<sup>th</sup> for a review of Donaldson Run Headwaters Planting. This project is now nearly closed, with just one tree left to plant.
- On Segment F of Columbia Pike and Arlington Ridge and South Lynn Street, the negotiation has been quite difficult on topsoil submittals and installation. Staff worked to get a resolution for soil depth and volume on Columbia Pike. Staff met with the Milani construction team about soil installation and process.
- Staff joined DES to review the requirements to install the EV Charges at the Courthouse. 5 Crepe Myrtle trees will be impacted by the project and replacement will be required.

### Parks

- Staff reviewed the comments of the Upper Bluemont 60% core review. The larger comments include the request for large canopy trees on N Manchester Street and to include soil profile rebuilding as part of the scope of work.
- Staff joined Parks Development staff to review the survival of the trees planted at Hillside Park last year. 20 trees will need to be replaced this spring.
- Staff met to discuss the design of Lacey Woods and the redevelopment of the bathroom area to minimize tree impact. The applicant will explore the utility strip to make sure the CRZ of the forested area is not compromised to be able to connect with the existing storm drain.
- Staff joined the contractor at Alcova Heights to replace 21 trees that did not survive and were under warranty.

### Tree Planting:

- Completed marking and flagging both the NE and the NW quadrants.
- Started the process of photographing all newly installed Spring 2024 trees.
- Continued adding trees to the Fall 2024 tree list. Currently at 441 trees.
- Continued community outreach with Arlington residents regarding tree locations, relocations and removals.
- Completed field trip to SiteOne Nursery Supply to inspect the 224 trees scheduled to be installed this season. One Ginkgo was rejected for a large trunk wound and all 11

Quercus falcata had not yet been delivered. Staff will reject them on site if they do not meet industry standards.

- Completed a nature walk with a tree steward interested in reforesting a portion of Jamestown Park. Lots of opportunities to increase tree canopy in an otherwise soggy, grassy open area.
- A tree planting at Fort Barnard was cancelled due to rain and rescheduled for April 20.
- Staff joined the EcoAction Arlington tree review session one over Zoom to review over 50 applications each for tree planting in private property.

**Outreach/volunteering:**

- The Park Corps, a group of youth volunteers, worked with forestry and natural resources staff to remove silt fence at the Bon Air reforestation site, planted trees, experienced the bucket trucks, and learned about staff's career history.
- Staff helped train Tree Stewards for structural pruning, for the 3<sup>rd</sup> cohort.

**Other:**

- Several maintenance vehicles are down for repair. Staff is looking into renting equipment to cover the absence.
- The new mini excavator & trailer are fully functional
- Staff met with the Rosslyn BID, to find an alternative to planting annual plants in tree boxes, which often damage trees to the point of decline. The BID will explore options and get back to the County.

**Personnel:**

- We anticipate Otis Marechaux, tree planting coordinator to retire this June, leaving a full tree planting list for his successor to hit the ground running. We will start hiring for this position soon.

**Walter Reed Park Outdoor Pickleball Courts (2909 16<sup>th</sup> Street South)**

Plans were submitted to Permitting on February 28 for LDA, Building and Zoning reviews. Once completed and approved, construction documents will be posted for bid. Staff anticipate going to the County Board in July for award of contract and construction to start in the fall 2024.

**Williamsburg Middle School Synthetic Turf Field Replacement (3600 N. Harrison St.) – No Updates**

DPR is replacing the synthetic turf on the rectangular field at Williamsburg Middle School. Staff typically replaces synthetic turf fields every 7-8 years. As a result, the field will be closing for construction starting the second week of January 2024. Construction will take up to 60 days and will include replacement of the synthetic turf and infill. More information may be found on the [project page](#) to learn more and sign up for updates. Demolition complete. Turf installation ongoing.

**NEW Woodmont Playground Renovation**

- This Parks Maintenance Capital project will include demolition, site work, design and construction. This project will consist of the replacement of the playground in [Woodmont Park](#). The new playground will serve pre-school children (ages 2-5) and offer components for school-age children (ages 5-12), which the previous one did not. The project will also improve site accessibility, furnishings, and invasive removal in the forested area. No new amenities are planned for this project, which is funded by the [Capital Improvement Plan](#).
- We are currently in the preliminary concept phase of development. The first public engagement opportunity is anticipated to be towards the end of the 2<sup>nd</sup> quarter 2024.

**NEW Woodstock Park Arlington Neighborhoods Program (ANP) Improvements**

- Park improvements include a shade structure, fencing, site furnishings, pathway lighting, basketball hoop, landscaping, and stormwater management. Preliminary scoping for potential ANP project has been completed. Funding for this project was approved by the County Board in March.