

## JANUARY 21, 2025 – PARK & RECREATION COMMISSION MEETING

### STAFF REPORTS

#### **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. The engagement will also solicit potential park names. This project is funded via the adopted FY2022 CIP through TIF funds. The first engagement closed on June 7 and feedback is posted on the project page. The next engagement will be Winter 2024/2025.

#### **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.) – No Updates**

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 continue through the fall. The project [website](#) is live, providing brief background information about the effort.

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

- GC award of contract to Ardent Construction.
- Issued PO for the DPR portion of the project. DES issued separate PO for the street work. Pre-construction meeting held on 7/2/24. Construction started August 5, 2024, and is in progress.
- Construction progress ongoing. Park work on break with start of street coordination.

#### **Arlington's Natural Surface Trails Study – No Updates**

- The consultant team is currently working to develop the preliminary draft of the trail management framework, based on the inventory and assessment data and public input received earlier this year. 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.
- All materials from Phase 1 and the recent public engagement are available 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.

- Pop Up Open house with online engagement March 22- April 12. Over 80 attendees at open house and 30 respondents for online engagement.
- CA approval of design development plan on May 15, 2024. Design moving into 30% construction documentation.
- 30% Construction Design completed and reviewed.
- Design progressing towards 90% in winter 2024.
- 90% review complete. Revisions underway for permitting set. Geotechnical studies ongoing.

#### **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.
  - Overall praise of the courtyard amenities
- Staff will continue to work to advocate for the best park space on site.
- The PRC will receive a presentation and discussion on this effort at the June 25 meeting.
- The Master Finance Development Plan will go to the County Board in July for RTA
  - The RTA is attending the commission meetings for the relevant boards and commissions.

- Future parks at the site will undergo a follow-up process after MFDP approval.

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

- DPR selected Field Operations (Met Park) as the contract firm to complete the Park Master Plan and Design Guidelines for Gateway Park
- DPR coordinated with the Field Operations team to establish an existing conditions report. The existing conditions report informed the park engagement.
- The first in person engagement occurred on April 11.
- Staff is currently analyzing the feedback provided from the first engagement and the design team is creating concept options for the public space. This information will be shared as part of the second engagement anticipated for late June.
- A summary of the engagement 1 responses has been uploaded onto the project page.
- The second engagement open house was on June 25 and the online engagement and was active until July 19.
  - Additionally – there were pop-up events during the online engagement period.
- [A third \(virtual-only\) engagement opportunity](#) was posted in late September and was live until October 20. It provided a draft concept plan based on the comments received to date. County Commissions such as the Pedestrian Advisory Committee (PAC), Park and Recreation Commission (PRC), and Forestry and Natural Resources Commission (FNRC) reviewed this item at their respective October and November meetings.
- On Saturday, December 14, the County Board approved the Gateway Park Master Plan and Design Guidelines.

#### **Gunston Park Playground Renovation (1401 28<sup>th</sup> 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 4th Quarter 2024. Construction anticipated to begin in the 4<sup>th</sup> Quarter 2024/1<sup>st</sup> Quarter 2025. More information may be found on the project's [webpage](#).

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

- *1126 28<sup>th</sup> Street South Property* – utilities disconnected, pest control done and boarding of the house done.
- *1128 28<sup>th</sup> Street South Property* – property has been acquired by the County, keys received and turned into PNR for boarding up the house. Currently coordinated efforts to have pest controls to be set, gas and electricity removed.
- *2402 S. Kenmore St. Property* – utilities disconnected, pest control in progress and boarding up the house done.
- *2814 Arlington Ridge Rd. Property (Lang Street Gardens)* – utilities disconnected, pest control done and boarding up the house done.
- *3520-3522 S. Four Mile Run Dr. (Board Hound Property)* – has been boarded up, pest control in progress, utilities disconnected except for power.

- *3620 27<sup>th</sup> Street South Property* – property to be boarded up, utilities to be disconnected, pest control to be requested.
- *4030 16<sup>th</sup> Street South Property* – utilities to be disconnected; Parks and Natural Resources (PNR) staff boarded the house. Pest control in place.

**Jennie Dean Park, Phase 2 (3630 27<sup>th</sup> Street South) – No Updates**

This second phase of the redevelopment of Jennie Dean Park will see the demolition of the existing WETA studio building, the recently purchased property at 3520 S. Four Mile Run Drive, associated parking, and a portion of 27th Street South and the construction of second phase improvements in the park, including open space and one additional sports court. The first round of engagement wrapped up in the fall, and work has begun on the 30% Construction Documents set. A final round of engagement at the inform level will present the final plan following the completion of the 30% construction documents. WETA has turned over their building to the County however demolition of the WETA building will not occur until all the building permits are in hand.

**Kenmore Field Conversion Project (200 S. Carlin Springs Rd.)**

Project team has completed the final design concept and is preparing the final public engagement which will be post in December. Online engagement will be open through January 2025. Projected consideration by the County Board in fall 2025.

**Lacey Woods Park Renovation (1200 N. George Mason Dr.) – No Updates**

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 was open through April 26. Staff shared the final engagement summary for this effort to the various stakeholders in early July. This project is currently in the permitting phase, with County Board consideration anticipated Spring 2025. Anticipated construction timeline: 2<sup>nd</sup> Quarter 2025 through 2<sup>nd</sup> Quarter 2026.

**Metro Market Square, Park Master Plan (Crystal City) (No fixed address; Bound by the Crystal Square (SP #90) development area and is framed by Crystal Square to the north, 18<sup>th</sup> Street South to the south, Crystal Drive to the east, and South Bell Street to the west) – No Updates**

- The proposed public space will be designed as part of a larger park master plan and design guidelines to be developed. The project is currently identified in the FY 2025-34 CIP as part of the "Crystal City Parks and Public Space" developments. The project is financed through developer contributions and Tax Increment Financing (TIF). The project was first considered as a public space identified in the Crystal City Sector Plan (2012) as Park #8. The Public Spaces Master Plan (2019) also considers the development of new public space areas including those in Crystal City. The site is entirely within the Crystal City Civic Association boundary and adjacent to the Aurora Highlands Civic Association.

- The project may contain a ground plane finished primarily in hard surfaces allowing for market uses, temporary pushcart retail, public gatherings, outdoor entertainment, additional landscaping/tree canopy, and a variety of related uses.
- This new public space will be one of three new public amenity projects currently underway, including two new Department of Environmental Services (DES) projects: 18th Street South street/sidewalk improvements to the south of the park and the new Crystal City East Metro Entrance to the east of the park.
- The first public engagement opportunity occurred on Wednesday, October 23 as an in-person open house visioning event, as well as an online engagement form that was live from Monday, October 28 through Friday, November 22. Please visit the project's [website](#) for more information.
- During Winter 2024/25, staff and the design team will be formulating potential design concept options which will be shared with the community as part of a second engagement opportunity.

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

- Building permit issued for the work.
- Existing posts powder coated and are on site. Awaiting schedule from contractor for installation.

#### **Site Plan Review**

- **2480 S. Glebe Rd. (Hotel Pentagon Site)**
  - SPRC #1 was held on Nov. 14<sup>th</sup>, 2024.
  - SPRC #2 anticipated for Jan. 27, 2025
  - Online Engagement Opportunity occurred between Sept. 30<sup>th</sup> – Oct. 10<sup>th</sup>, 2024.
  - The applicant, CC Rock Arlington Owner, LLC, proposes the demolition of 2 existing hotels for the construction of 37 townhouse-style units and a new 9-story multifamily residential building wrapped around an above-grade parking structure. The proposed density is approximately 96.4 dwelling units per acre (du/ac) with approximately 621,316 sf of residential gross floor area.
  - Additional project details include:
    - The GLUP designation is “Medium” Residential and Service Industry
    - 532 total units
      - 495 units in the multifamily building
      - 37 townhouse-style units
    - New street
    - Open space
    - 545 total parking spaces
      - 508 parking spaces in the multifamily building garage
      - 37 parking spaces in the townhouse-style unit garages (excluding 37 tandem spaces)
  - Proposed modifications for:

- Additional density
  - Lot coverage
  - Lot area per unit
  - Reduced residential parking ratio.
  - Loading
  - Density exclusions
- **1601 Fairfax Drive – (Inn of Rosslyn) – No Updates**
    - The applicant, Monument Realty, proposes the demolition of an existing motel building for the development of a new 8-story multifamily residential building. The proposal consists of 141 units with approximately 126,129 sf of residential gross floor area (6.11 FAR)
    - Additional project details include:
      - 88 parking spaces (0.63 spaces/unit) located in an underground garage.
      - LEED Gold (0.35 FAR-level)
    - Proposed modifications for:
      - Additional density
      - Reduced residential parking ratio.
      - Increased compact parking percentage.
      - Density exclusions
  - **3033 Wilson Blvd. – (Clarendon Square) – No Updates**
    - Online Engagement Opportunity is occurring between Dec. 5<sup>th</sup>-15<sup>th</sup>, 2024.
    - The applicant proposes to demolish the existing office building and construct a new eight (8) story mixed-use residential development with ground floor retail served by an existing underground parking garage. The proposed development will comprise:
      - Total GFA of 306,880 sf (4.9 FAR):
        - 312 residential units totaling 300,102 sf of gross floor area (“GFA”) and
        - 6,778 sf of ground floor retail GFA.
      - 344 underground parking spaces
      - Eight (8) stories, 85 feet in height.
    - The developer also proposes:
      - A rezoning of a portion of the site from “R-5” to “C-3”; and
      - A zoning text amendment to permit a building height of 85 feet. The zoning text amendment public review process will proceed in parallel to the site plan review process. [View more information on zoning text amendment studies.](#)
    - Proposed Modifications include:
      - Bonus density for LEED Gold and other community benefits;
      - Exclusions for below grade storage, mechanical shafts, generator/utility room, and MEP areas;
      - Reduced number of loading bays;
      - Modified build-to-lines and to the total sidewalk width;

- Reduce retail clearance height below 15 feet for approximately 8-10% of the retail area and for ground floor residential units; and
- Modification to permit drive aisles less than 23 feet within the existing parking garage to remain;
- **750 23<sup>rd</sup> Street South – (Melwood Site) – No Updates**
  - 2<sup>nd</sup> SPRC is anticipated for Dec. 19<sup>th</sup>, 2024.
  - 1<sup>st</sup> SPRC was held on Nov. 18<sup>th</sup>, 2024.
  - Online Engagement Opportunity is occurring between October 21<sup>st</sup>-31<sup>st</sup>, 2024.
  - The applicant, 23rd Redevelopment Owner LLC, proposes the construction of a new 5-story mixed-use development consisting of 100% affordable housing and ground floor institutional space for educational/occupational training and support services. A partnership between the Melwood Horticultural Training Center and Wesley Housing Development Corporation, the proposal consists of 105 affordable units and approximately 18,121 sf of institutional space for workforce development and community programming services for people with disabilities. The proposal has a maximum building height of up to 60 ft (5 stories) and incorporates step backs on the second and fourth floors. The proposed density is approximately 154,087 sf of total gross floor area (GFA).

The site is located in the Melwood Special Land Use Study area and subject to the Melwood Special GLUP Study, accepted by the County Board in May 2024.

- Applications:
  - New Site Plan request for the construction of a new 5-story mixed-use development
  - General Land Use Plan (GLUP) Amendment request from "Public" to "Low-Medium" Residential
  - Rezoning request from "C-1" Local Commercial District and "R-6" One-Family Dwelling District to "RA8-18" Multiple-family Dwelling District
  - Use Permit request to permit social service institution use for the Melwood Horticultural Training Center
- Additional project details include:
  - 105 affordable units
  - 18,121 sf of institutional GFA
  - 95 total parking spaces in a below-grade parking level
  - 75 residential parking spaces
  - 20 training center parking spaces
- Proposed modifications for:
  - Additional density
  - Reduced residential parking ratio (0.71 spaces/unit)
  - Density exclusions (below-grade mechanical rooms and air shafts)

- **1111 Army-Navy Drive – River House Neighborhood**
  - SPRC Online Public Engagement opened on September 9<sup>th</sup> and was active through September 22<sup>nd</sup>.
    - The online questionnaire is accompanied by several recorded presentations from staff and the applicant and has a section on public space and biophilia.
  - SPRC #1 is scheduled for October 24<sup>th</sup>, subsequent meetings have yet to be scheduled.
  - The applicant is proposing rezoning and infill development of the 36.6-acre River House site in Pentagon City. The three existing buildings will remain, while new development will total 1,515 dwelling units and 26,530 square feet of retail to be constructed under a new Phase Development Site Plan (PDSP). The proposed PDSP is broken into three land bays.
    - The full staff report and presentations detailing the current submission are available on the project page linked above.
  - SPRC #2 anticipated for Thursday, January 16.
  
- **2451 Crystal Drive – On Hold – 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.
  - A second SPRC meeting was rescheduled and occurred on Thursday, July 25. Some of the topics considered included Open Space (part #2), transportation, and continuation of discussion on any outstanding items from SPRC #1.
  - The developer is currently revising their plans to reflect the community's and County staff's comments collected during the summer and fall seasons.
  - This project is on hold for the time being and anticipated County Board/Commission consideration may occur by February 2025 at the earliest.
  
- **2101-2111 Richmond Highway (Crystal Plaza Apartments) - On Hold – No Updates**
  - LRPC #1 was held on June 24, 2024, which included but was not limited to review of planning guidance, the proposed block plan, and any deviations identified.
  - The applicant, Dweck Properties, proposes to construct a new multifamily residential town with ground floor retail space. Additional project details include:

- Rezoning (REZN23-00002): to rezone the area of the new site plan from “RA 4.8” Multiple Family Dwelling District to “C-O-Crystal City” Mixed-Use Crystal City District
- Crystal City Block Plan: Block Plan for “Block M” as required by the proposed rezoning above.
- Site Plan Amendment (SPLA23-00027, formerly SP #11): amendment to remove the new site plan area from existing SP #11.
- New Site Plan (SPLN23-00007): a new site plan and development proposal to demolish the northern wing of the Crystal Plaza Apartments and construct a new residential building with ground floor retail and a new alignment of Clark-Bell Street.
- Additional Details:
  - A new site plan and development proposal to demolish the northern wing of the Crystal Plaza Apartments and construct a new residential building with ground floor retail and a new alignment of Clark-Bell Street.
  - 5.2 total FAR requested.
  - 7,851 sq. ft. of ground floor retail
  - 405,124 sq. ft. of residential
  - 403 units
  - 0.3 residential parking ratio (spaces/unit)
- **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.
- **2025 Fairfax Drive (Wakefield Manor) - On Hold – No Updates**
  - 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**

- **1320 N. Courthouse Rd:**

- LRPC meeting occurred on Dec. 18, 2024.
- GLUP Amendment Change
- A request was submitted to amend the GLUP to expand the Courthouse Sector Plan Addendum: Courthouse Square boundary on the GLUP to include the property in coordination with a future site plan application.

- **6045 Wilson Blvd - (No Update):**

- LRPC scheduled for Oct. 29, 2024
- GLUP Amendment Change
- A request was submitted for the subject property located at 6045 Wilson Blvd. to change the GLUP designation from “Service Commercial” to “Low-Medium” Residential with an associated rezoning from C-1 and R-6 to RA8-18.

**Thrifton Hill Park Renovation via Arlington Neighborhoods Program (ANP) (2814 23<sup>rd</sup> Street North) – No Updates**

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.

- Consultants provided initial concept ideas for the first working design group meeting 5/6/2024.
- Revisions and clarifications of presented materials prepared for internal working group debrief before next working group meeting#2, in progress.
- Modifications for second meeting commencing with feedback from working group input.
- Final design development plan presented to Maywood CA for approval September 19, 2024.
- 60% review completed. Progress towards 90%.

**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. Final community

engagement for this effort was live until June 20. Value engineering exercises are also underway. County Board consideration is anticipated Spring 2025, with construction start anticipated to begin Summer 2025.

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

Bid documents are out on the street. Bidding opportunity will close, and bids opened on December 3, 2024. Project team anticipates going to the County Board for approval of award on Saturday, January 25.

**Woodmont Park Playground Renovation (2422 N. Fillmore St.)**

- 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](#).

**Urban Forestry Office:**

**Maintenance:**

- Circuit maintenance: We are continuing work in Arlington Mill (Tree Crew), Arlington Ridge, and Aurora Highlands (Contractor). We are getting some feedback from Aurora Highlands about the trees we are removing. All trees removed or proposed to be removed were in severe decline, high risk, or dead. Staff has pictures for each removal proposed to share with anyone interested.
- Unexpected windstorms caused several after-hours calls for maintenance crews in the last few weeks.
- Staff investigated two trees that were cut down without a permit at Lacey Woods Park, near the shelter and playground area. After speaking with the Park manager, it was confirmed that this was vandalism and mentioned that it is not the first time such an event has occurred.

**Planning:**

- Long-term planning
  - Staff met with FNRC commissioners to discuss current site plans. We are seeing a significant uptick in site plan submissions.
- Site plans (special exception and by-right)
- In review:
  - Barcroft Apartments:
    - 4320 Columbia Pike – Affordable housing component. Significant tree loss, which will need to be mitigated on the Barcroft site. Canopy

percentages proposed are below the targets, which will need to be mitigated elsewhere, as well.

- Renovation projects RC-1 and RB-1 are in review. Both are working to meet or exceed canopy targets to help balance underperformance on the rest of the site.
  - A tracking table was created by staff to understand where projects are exceeding or lacking canopy, and how this will be balanced on the site.
- 2500 Wilson Blvd –
- 750 23<sup>rd</sup> St S – Melwood – The project is still working on meeting canopy goals and street tree requirements.
- 3033 Wilson Blvd – working on meeting or exceeding tree canopy goals.
- 1601 Fairfax Dr – Inn of Rosslyn – still substandard on canopy goals. Continuing to work on meeting requirements.
- 3130 Langston Blvd – Walgreen’s – First project in Langston Blvd planning corridor. Working on meeting or exceeding 35% canopy cover requirement.
- **Approved**
  - 2025 Clarendon Blvd (former Wendy’s site) – Planting is finishing up.
- **DES**
  - Staff have been continuing to work with DES planners and engineers on the Columbia Pike planting and to close segment F, after a request for planting was rushed by DES leadership. DES Landscape architects are helping with quality control inspections. There have been numerous conflicts with utilities and signage. We have been able to look through the plans and find locations for the majority of the trees that require relocation and are still working on several remaining trees. Some have been moved to private property with permission.
  - Staff are working to find locations for additional tree planting to reduce the tree loss delta for all Columbia Pike projects.
  - Additional fencing was approved for Columbia Pike segments C and D, originally missing due to the lack of easements or because of plan revisions. This has been installed and the work is moving forward.
  - For the Gulf Branch Stream restoration project, staff has worked to ensure we have quality plant material from a specification standpoint, and offering construction ideas to PDD for stairs on the slope that will not interfere with tree roots.
  - Staff reviewed a bridge project for the W and OD which will use two parking lots in county parks for staging, and some of the work will extend into Bon Air Park. There is the possibility for a good deal of tree loss and it is currently unaccounted for. Staff is pushing for an inventory along access paths and streams and adequate tree protection and replacement on county land.
- **Parks**
  - Staff visited the **Lang Street Community Gardens** to review the proposed tree impact with new county Lot purchase that included 3 properties around this community garden.

- Staff has been working with construction managers to coordinate the root pruning for the large Cottonwood in Arlington Junction Park. This is a complex effort and is a good deal of impact for this species. The contractor is coordinating well given that this is the first effort for them in this regard. There have been a few misunderstandings, which we are working together to clarify.
- For Bluemont Park, staff worked to integrate soil remediation in the project, despite having been missed by designers in earlier iterations.
- By-right projects
  - Staff worked on a complaint about tree protection issue between two neighbors. The builder of 1501 23rd Rd S property has a retaining wall close to property and an offsite tree. The issue has been resolved and the builder has been directed to follow approved plan and fixed tree protection controls.

**Tree Planting:**

- Fall planting is wrapping up, with 600 trees planted.
- Spring planting list went out to the contractor.
- Staff is working on a public-facing tree planting list to inform people of current and upcoming plantings.
- All 100 trees were planted on APS property, and the match grant with Virginia Department of Forestry was closed.

**Outreach/volunteering:**

- Tree stewards are processing data from surveys performed on private developments, to understand survival and retention of trees after permit closure. A report is expected in the new year.

**Other:**

- Parks and Natural Resources' management intern, Chloe Kienzle, has expressed interest in the field of urban forestry, and is tagging along with forestry staff to learn more about getting experience and exposure.
- Staff is working to address concerns about unpermitted sewer work, impacting trees in Broyhill Forest, which severely impacted root zones
- Urban Forester Andrew Benjamin and Urban Forest Manager Vincent Verweij met with Urban Forest Manager Phil Jubert of the City of Alexandria, to discuss how to manage a circuit maintenance program.

**Natural Resources:**

- Invasives work will start at Bluemont Junction as it is the next park in the queue, and treating of tree of heaven continues in several parks.

- For the deer project, a successful candidate for conducting the deer drone surveys was chosen. It will be Steward Green who did the initial drone survey from before and they will replicate the same drone survey again for an update on deer numbers.
- Work continues on putting together a deer management plan, including using 2 different deer browse monitoring methods: a deer browse survey based on the deCalesta method much like Fairfax County, and installation of 6 deer exclosures, 3 in the south and 3 in the north of Route 50 and based much on what National Park Service uses in Rock Creek using the Krafft and Hatfield methods.
- We have wrapped up all restoration plantings and propagation efforts for this year as well. That is about it. Thanks.