

OCTOBER 22, 2024 – PARK & RECREATION COMMISSION MEETING STAFF REPORTS

**Due to the brief period between the Tuesday, October 22 and Tuesday, November 12 PRC meetings, there will not be a staff report update for the November PRC meeting. This will resume again for the PRC's Tuesday, December 10 meeting. Additionally, PRC member reports will not be requested for the November PRC meeting.*

2023 Bill Thomas Park Volunteer Award

The recognition ceremony for Caroline Haynes is scheduled for the County Board's afternoon recessed meeting on Tuesday, October 22 (a recognition reception will follow immediately after in Room 311, across from the County Board room).

23rd and Eads Park Renovation (501 23rd Street South) – No Updates

The purpose of the project is to provide minor park improvements that will complement the character of the neighborhood and provide a place for visitors to gather and rest. The Park improvements will enhance the visibility and aesthetics of the site, and this space will continue to offer visitors a casual use experience. This project is funded via the adopted FY2022 CIP through TIF funds. The first engagement closed on June 7 and feedback is posted on the project page. The next engagement will be in early Fall.

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.

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 4th 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.

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 will be live until October 20. It provides a draft concept plan based on the comments received to date. County Commission(s) and County Board consideration of this effort is projected toward the end of this year.

Grandma's Creek (South Pershing Drive, 4th Street South to 6th Street South at Glen Carlyn)

This is an ANP park improvement project to include: invasive plant removal, soil assessment, erosion/slope control and stabilization measures, restoration designation signage and conservation landscape and vegetative planting improvements.

- Project approved for funding July 2024 ANP.
- Funding approval going to the County Board on [October 19, 2024](#).
- Engineer/contracting will commence following Board approval.

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.

- Pre-construction meeting held on 5/30/2024. Construction started 6/10/2024.
- Track installed and the project is complete.

Gunston Park Enclosed Athletic Facility (1401 28th Street South)

Staff met with the contractor on outstanding mechanical issues.

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

House Demolitions for Future Public Space Incorporation – No Updates

- *1126 28th Street South Property* – utilities to be disconnected, pest control done and boarding of the house done.
- *1128 28th 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 electric to be removed.
- *2402 S. Kenmore St. Property* – utilities to be disconnected, pest control to be done and boarding up the house 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, purchase order issued for rodent box installation, and utilities to be disconnected.

Jennie Dean Park, Phase 2

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 engagement for the second phase launched on October 6th and is seeking feedback on the concept design. Following that feedback, a final concept plan will be shared with the public in the winter, and work on engineering, construction documents, and permits will start over the beginning of 2025.

Kenmore Field Conversion Project (200 S. Carlin Springs Rd.) – No Updates

Project team continues to gather and review impact of relevant County regulations and ordinances. Consultant is developing concepts for internal review prior to the first online public engagement anticipated later this summer. The first online engagement closed on August 2nd and online feedback can be found on the project [webpage](#).

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: 2nd Quarter 2025 through 2nd Quarter 2026.

NEW 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, 18th Street South to the south, Crystal Drive to the east, and South Bell Street to the west)

- 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 will be an open house visioning event planned for Wednesday, October 23 from 6:30-8:30 p.m. An RSVP for this event is available on the project's [website](#).

Powhatan Springs Skate Park (6020 Wilson Blvd.)

- Building permit issued for the work.
- Installation to occur 4th Quarter 2024.

Site Plan Review

- **2480 S. Glebe Rd. (Hotel Pentagon Site)**
 - SPRC #1 is tentatively scheduled for Nov. 14th, 2024
 - Online Engagement Opportunity occurred between Sept. 30th – Oct. 10th, 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
- **701 12th St. S. – 12th Street Landing (TSA Site)**
 - Approved at September 2024 County Board Meeting
 - LRPC #2 was held on April 1st, 2024.
 - LRPC #1 was held on Jan. 29th, 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.
- **750 23rd Street South – Melwood Site**
 - 1st SPRC was held on Feb. 22nd, 2024.
 - Online Engagement Opportunity is occurring between October 21st-31st, 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 stepbacks 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 9th and was active through September 22nd.
 - 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 24th, 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.

- **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.
- 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 anticipated for County Commission(s) and County Board review in November.

- **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)
- **Crystal Houses 7 & 8 (1990 S. Eads St.)**
 - A Hybrid SPRC occurred on Sept. 26, 2024
 - Community Informational Meeting was held on Sept. 5, 2024
 - The applicant, CH 1900 Associates LLC, proposes a site plan amendment (SPLA24-00012) to construct three new multi-family residential buildings. The applicant is proposing changes to the site and buildings that were approved for Crystal House 7 and 8 in 2019. Additional site plan amendment details include:
 - 42 multi-family units in 3, 3 story multi-family buildings with basement garage, back-to-back with front doors facing South Fern Street (west) and internal courtyards (east) (*increase in 21 units from previous approval, no accessible units*)
 - Increase in height of 12 feet (*one story*) from previous approval
 - 84 parking spaces for 42 units (*decrease of 10 spaces from previous approval*), with one compact and one standard space per unit, resulting in a ratio of 0.6 for the site as a whole (*approved parking ratio for site is 0.65*)
 - 24 bike parking spaces (*increase of 2 spaces from previous approval*)
 - 88,018 sq. ft. residential gross floor area (*increase of 42,651 sq. ft.*)
 - 1,273 sq. ft. of density exclusions for ancillary spaces in underground parking garage for tenant storage
 - Reduce and relocate transformers (*from 5 to 3 transformers*)
 - Modify landscaping design to accommodate change in building footprint
 - Modifications to conditions regarding construction timing, LEED and EarthCraft, and affordable housing commitment to earn the increase in number of units.
 - This effort was redesignated from a Minor Site Plan Amendment to a Major Site Plan Amendment, after the County's Department of Community Planning, Housing and Development (CPHD) clarified that the proposed changes to the previously approved building, site layout, and conditions met certain Zoning Ordinance conditions for this designation. A follow-up, SPRC meeting will be hosted on Thursday, September 26 to discuss this proposal further. It is important to note that this proposal will not affect any proposed public spaces anticipated for the site.
 - Planning Commission and County Board review of this item is anticipated for November.
- **3140 Washington Blvd. & 1025 N. Irving St. - (Wells Fargo/Verizon Site) – No Updates**
 - 2nd SPRC was held on April 17th, 2023.
 - 1st SPRC was held on Feb. 27th, 2023.

- Online Engagement Opportunity is occurring between January 9th-19th, 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**
 - 2nd SPRC was held on May 15th, 2023.
 - 1st SPRC was held on March 27th, 2023.
 - Online Engagement Opportunity occurred between December 1st-12th, 2022.
 - In Person Walking tour was held on December 2nd, 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 13th St. N. (YMCA site) – No Updates**
 - An Online Engagement Opportunity was provided from December 5th-16th, 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:**

- 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:**

- 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 23rd 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 1st 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.

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.

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 ended on July 28th and feedback can be found on the project webpage. Staff will share a final draft concept design for community input in Fall 2024.

Urban Forestry office:

Maintenance:

- Circuit tree maintenance: Crews and contractors completed maintenance on Claremont, and are finalizing Douglas Park, Green Valley, and Long Branch Creek. Arlington Ridge will be next.

- Douglas Park (the park) was maintained, as a final component of the prior preventive tree maintenance program.
- Forestry continuing to see high quantities of requests, despite this year's lack of a typical big July/August storm. We theorize that the recent death in DC from a fallen branch may be contributing to some requests, along with normal quantities.
- Fort Scott Park had a high number of dead and dying trees, which are being removed. Staff is evaluating the cause, but it is likely connected to continued impacts from Oak Decline.

Planning:

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

Long-term planning

- Forestry staff met with DES staff to discuss the amendments to the Chesapeake Bay Ordinance Mature Trees/resiliency language. This is anticipated to continue for probably a year, inclusive of public outreach.
- Staff is continuing to work on improved tree protection and planting details.
- Staff assisting several projects before conceptual stage, to help them understand county requirements. This is voluntary assistance, and if it becomes a trend, we may revisit this assistance. It may save time in some situations but could also complicate projects in others.

Site plans (special exception and by-right)

- In review:
 - Barcroft Apartments:
 - Staff met to discuss cross sections at the Barcroft Apartments. Staff advised DES on minimum plantable area on cross sections, in the context of the different road typologies.
 - The slope failure LDA for Barcroft Apartments was approved, with some conditions and notes to the applicant to improve future applications. This project will require increased monitoring during work.
 - The interior renovation permits are being finalized.
 - 3033 Wilson Blvd: Street tree conservation is being considered; the site needs to meet 15% tree canopy.
 - Red Lion, 1501 Fairfax Dr: Staff worked to get street tree requirements met with minor modifications to allow for access to an electric vault.
 - Staff joined the about the Key Bridge Marriot Demolition. And update tree preservation plan will need to be created since the impact will go beyond the approved/abandoned permit.
 - 3130 Langston Blvd: Some street trees are missing from their landscape plans; the site is also not meeting their canopy cover requirement of 35%. Staff is working to address these items.

DES

- DES Staff have been working on a Sycamore Street complete streets project which originally would have removed a high number of trees as conceived, but with a great deal of conversation and creativity, the number of removals has been reduced, and the number of planted trees has been increased. All of this has happened before and during the preliminary phases which has made a significant difference in the outcome.
- Staff inspected Ballston Pond with the DES team and contractor for the warranty period closeout. There are a number of dead trees, but it is within the expected number of losses, especially considering the record heat. The contractor will be replacing these this fall, with some species changes for known fall hazards.
- There are an unusually high number of projects being built with multiple preconstruction meetings every week for projects that involve multiple intersections, and most are old projects that are just now being implemented without rereview. E and S inspectors have been working with forestry staff to form a better LDA feedback loop where we are staying in communication about violations we notice.
- Sparrow Pond, Tributary A repair, and at the ART Bus lot on Carlin Springs Road are nearing completion.
- Staff worked with DES to improve trees and seed germination at the Boundary Channel project.

Parks

- Arlington Junction Park had its preconstruction meeting, and construction should commence soon.
- Staff met with Parks development on whether an additional temporary bike connection should be permitted in Doctor's Run Park, to connect to Barcroft Apartments. Impact will likely be too high to support this.
- Staff met with Parks Construction management to initiate some tree protection procedures and methods during paving operations for trails. These procedures and methods were previously vetted among the park's stakeholders.
- Staff joined the Bailey's Branch discussion to review the SWM strategy and the impact to trees. Both approaches will impact trees but need to determine the CRZ impact and tree replacement.

By-right projects

- Staff joined the first preconstruction at 3411 Arlington Blvd (Columbia Gardens Cemetery). To review the proposed layout and propose tree conservation controls for the development of a new road within the cemetery.

Schools

- The Arlington Career Center has started demolition, with tree protection in place.

Tree Planting:

- Quanika Stover started as tree planting coordinator on 9/23. She is working on getting used to the County's layout and starting on tagging locations for the Fall planting season.
- Staff reduced the sizes of several requested species for the Fall 2024 order, to reduce costs and experiment with establishment of smaller stock.
- Staff joined Fairfax County to discuss and determine the best approach for forest restoration. Their approach is different and some sites in the county could apply it.

Outreach/volunteering:

- Spanish-speaking staff are helping teach a class for "Embajadores del árboles," a program to pay primarily Spanish-speaking individuals about the green industry.
- A new cohort of Tree Steward structural pruning volunteers is being trained.
- Staff met at Met Park and the Crystal City Water Park to discuss a tour with Landscape Architects of lessons learned from those projects.

Other:

- Staff measured a Dawn Redwood and Willow Oak for Specimen tree status. Both trees are being recommended for approval to the County Board.
- Urban Forester interviews have concluded, and we will likely have a new urban forester on staff in late October.
- Staff attended the tree summit in Silver Spring, MD. A study from Fairfax on the effectiveness of tree conservation ordinances may be something to explore with new tree canopy data.

Natural Resources:

Restoration Planting:

Fall planting season has begun, with a 'Nursery Open House' for ARMN Park Stewards. Over a dozen events are planned, most on regularly scheduled workdays. Staff will be leading additional plantings at McCoy, Penrose, Doctor's Run and more.

Invasives:

- Fall maintenance sweeps were conducted at: Gulf Branch, Marcey, Donaldson Run, Zachary Taylor, Lacey Woods, Ft Bennett, Glencarlyn, Lubber Run, Green Valley.
- The first foliar passes of Jamestown, Ft Scott, south end of the ZT bike trail were completed.
- First foliar passes at Cherry Valley and the north end of Windy Run begin this month, as well as follow up work at Thrifton and Douglas Parks.

Deer Project

- Full report when we meet for the October FNRC meeting, but staff recommendations followed the recommendation that our contractor made, and after 6 letters of support were made, including by the Virginia State Department of Wildlife Resources.
- Sharpshooting was recommended as an operational decision, with meat tested and donated to feed the hungry after testing to make sure it is safe to eat.
- Work being done to change the county to allow the discharge of firearms for the reason of using of using professional sharpshooters.
- Inquiries being made regarding having another deer drone survey this winter.
- Sharpshooting should the county code be changed in unlikely to happen until Winter Of 2026.