

## MARCH 25, 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 is anticipated for Spring 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 first 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 completed.

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

- On Saturday, December 14, the County Board approved the Gateway Park Master Plan and Design Guidelines.
- Staff is proceeding with procuring a design team to finalize the design and working towards approvals to utilize the Construction Manager at Risk (CMAR) project delivery method.

#### **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. Currently in Permitting. Construction anticipated to begin in the 2<sup>nd</sup>/3<sup>rd</sup> Quarter of 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. Currently in Permitting.
- *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.)**

Final online engagement closed in February. A summary will be posted in the next few weeks. The project team has moved into the Construction Documentation phase. The following steps will then be applying for the required permits and bidding the project by the end of 2025. The project team anticipates starting construction in Spring 2026.

**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)**

- 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 Spring 2025, 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.

## Site Plan Review

- **3130 Langston Blvd (Walgreens Site)**
  - Online Engagement Opportunity occurred between Jan. 24<sup>th</sup> – Feb. 4<sup>th</sup>, 2025.
  - The applicant, Rooney Properties, LLC, has submitted applications for the following requests:
    - GLUP amendment to change the site's GLUP designation from Public / Service Commercial to "Medium" Office-Apartment-Hotel
    - Rezoning from "C-2" Service Commercial – Community Business District to "C-O-2.5" Mixed Use Zoning District
    - New Site Plan (SP #481) to construct a 12-story mixed-use building with 296 residential units and 8,602 square feet of ground floor retail.
    - This site is located within the boundaries of the Langston Boulevard Area Plan (adopted November 2023).
- **2500 Wilson Blvd. (2500 Wilson Blvd.)**
  - SPRC #2 is anticipated for April 2025
  - SPRC #1 was held on Mar. 10<sup>th</sup>, 2025.
  - Online Engagement Opportunity occurred between Jan. 27<sup>th</sup> – Feb. 9<sup>th</sup>, 2025.
  - The applicant, the Meridian Group, proposes to:
    - Amend the site's General Land Use Plan (GLUP) designation to "Medium" Office-Apartment-Hotel,
    - Rezone the site from C-O-1.5 to C-O-2.5,
    - Demolish the existing office building on the site, and

- Construct a new 16-story residential building containing 18,000 square feet of ground floor space.
- The applicant has requested modifications for additional density, density exclusions, a retail parking ratio, and a compact parking percentage.
- **Shirlington House (4201 31<sup>st</sup> St. S.)**
  - SPRC #2 is anticipated for Apr. 21<sup>st</sup>, 2025.
  - SRPC #1 is anticipated for Mar. 31<sup>st</sup>, 2025.
  - Online Engagement Opportunity occurred between Feb. 11<sup>th</sup> - 21<sup>st</sup>, 2025.
  - There are currently 436 apartments in a 10-story apartment building constructed in the early 1960s, with a total of 565 parking spaces in both surface and structured parking.
  - The applicant proposes to construct 73 new, additional apartments on the property, for a total of 509 dwelling units. The existing building and parking structure will remain. The proposed new development will comprise:
    - One (1) new 7-story apartment building with 59 units; and
    - Seven (7) townhouse-style units with two (2) units each
  - The new units will be constructed on the 31<sup>st</sup> Street frontage, lining the existing parking garage. The existing 565 parking spaces will remain, for a proposed ratio of 1.1 spaces per unit.
- **Ballston One (4601 Fairfax Dr.)**
  - SPRC #2 is anticipated for Apr. 28<sup>th</sup>, 2025.
  - SPRC #1 is scheduled for Mar. 20<sup>th</sup>, 2025.
  - Online Engagement Opportunity occurred between Feb. 6<sup>th</sup>-20<sup>th</sup>, 2025.
  - The applicant, Penzance, has applied for an amendment to Site Plan #187 to perform the following:
    - Demolish the existing office building while retaining the below-grade garage.
    - Construct a seven-story residential building containing 328 units.
    - Parking ratio of 0.66 spaces per unit (218 total spaces)
    - Zoning modifications requested for:
      - Additional density
      - Density exclusions
      - Residential parking ratio
      - Compact parking ratio
- **2480 S. Glebe Rd. (Hotel Pentagon Site)**
  - Anticipated to go to the County Board in April 2025.
  - SPRC #2 was held on Jan. 27<sup>th</sup>, 2025.
  - SPRC #1 was held on Nov. 14<sup>th</sup>, 2024.
  - 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)**
  - Anticipated to go to the County Board in May 2025.
  - SPRC #2 was held on Feb. 13<sup>th</sup>, 2025.
  - SPRC #1 was held on Jan. 23<sup>rd</sup>, 2025.
  - Online Engagement Opportunity occurred 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 loadings 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;
- **1901 and 1911 Fort Myer Dr. (One Rosslyn)**
- SPRC #1 is scheduled for March 27, 2025. Agenda forthcoming on the project website.
- SPRC #2 is tentatively scheduled for May 1, 2025.
- Online Engagement Opportunity occurred Feb. 20<sup>th</sup> – Mar. 3<sup>rd</sup>, 2025.
- The applicant, Penzance, proposes a rezoning, Phased Development Site Plan (PDSP) Amendment and a Major Site Plan Amendment to SP #419 that would terminate the previously approved, but unbuilt, PDSP and final site plan and replace it with a new redevelopment program. The new proposal includes demolishing the existing office buildings and developing three (3) residential towers above a mixed-use podium, with retail and structured parking. Additional details include:
  - 9.71 FAR total density
  - 854 total dwelling units (949,417 square feet)
  - 14,979 square feet of ground floor retail
  - 0.7 parking spaces per unit; 6 retail parking spaces
  - Residential Towers:
    - Northeast (condo): 82 units; 23 stories
    - Northwest: 311 units; 27 stories
    - South: 461 units; 29 stories

- Sustainability: LEED Gold v4, Energy Star appliances and fixtures, Water Sense plumbing fixtures, energy cost savings over Ashrae 90.1 2010: ≥ 20%, air and duct leakage testing and verification, and EV charging: 4% installed, 15% EV-ready (project will not participate in the GBIP).
- Zoning Modifications Requested: additional density, reduced parking, density exclusions.
- **750 23<sup>rd</sup> Street South – ([Melwood Site](#))**
  - Approved by County Board at the February 2025 County Board Meeting.
- **1111 Army-Navy Drive – ([River House Neighborhood](#))**
  - 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 3,191 dwelling units and 27,730 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 proposal are available on the project page linked above.
    - The project includes several proposed public space elements recommended in the Pentagon City Sector Plan, including additional acreage at Virginia Highlands Park, additional fee simple land dedication, privately-owned public spaces, and Green Ribbon walking paths.
  - The first SPRC meeting was held in October 2024 and focused on building form and placement.
  - A second SPRC was held in January 2025 to preview conceptual changes proposed by the applicant in response to feedback at SPRC #1 before resubmittal.
  - Future SPRC meetings are planned but not yet scheduled.
    - A park planning process will run concurrent with SPRC, but timing is dependent on resubmittal.
  - Applicant is currently revising their plans to reflect input and staff are awaiting resubmittal.
- **2451 Crystal Drive – On Hold – Crystal City Block W – [No Updates](#)**
  - 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) – On Hold – 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*
- **NEW 4110 Columbia Pike**
  - Jair Lynch has submitted a Form Based Code request to build 205 condominium units and a 0.35-acre mini park.
    - There will be a small online engagement opportunity for the mini park in addition to a FBC working group meeting.
      - Targeting an April engagement for the mini park
    - Staff are working with the applicant to determine which commission meetings they will be attending.

- **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: No Update**

- 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:**

- Request to Advertise action at the March 2025 County Board meeting.
- Online Comment Period on the study document occurred Feb. 5<sup>th</sup> – 16<sup>th</sup>, 2025.
- 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.

**Thriftton 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)**

Contract has been awarded and PO issued. Pre-construction meeting was held on 3/3/2025 and a Notice to Proceed issued for 3/24/2025. That is when the Contractor expects to mobilize.

**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](#). Currently in the construction documentation phase.

### **Woodstock Park ANP Improvements Project**

- Park improvements under this Arlington Neighborhoods Program project include a shade structure, fencing, site furnishings, pathway lighting and electrical outlets, basketball hoop, landscaping, and stormwater management. We are currently in the construction documentation phase of development. Construction is anticipated to begin this spring.

### **Urban Forestry Office:**

#### **Forestry:**

#### **Maintenance:**

- Circuit maintenance: Contractors are completing Aurora Highlands and Pentagon City. County crews are completing Arlington Mill. Crystal City and Columbia Forest are next.
- Staff is documenting street trees which are required to be maintained by the adjacent 4.1 site plan. This often involves complicated records review, but staff projects completing.
- Staff is identifying tree grates for removal along Washington Blvd.
- Staff developed guidance on installing and permitting lighting in public street trees. The policy can be found here:  
<https://www.arlingtonva.us/Government/Programs/Sustainability/Trees/Permitting-and-Tree-Protection/Installing-and-maintaining-lighting-on-public-street-trees>
- Staff visited the National co-champion Virginia Pine and worked out a plan to improve the soil and reduce compaction around the tree.

#### **Planning:**

##### **Long-term planning**

- Staff is working on draft changes to the Chesapeake Bay Preservation Ordinance based on changes to state code for protecting mature trees in Resource Protection Areas and other items. A presentation will be given to the Commission for input later this year.

##### **Special Exception projects (site plans, use permits)**

- In review:
  - 4601 Fairfax Dr: the project needs to work to meet MWCOG canopy targets.
  - 3033 Wilson Blvd: the project needs to work to improve soil volume calculations.
  - Barcroft: The first site plan for Barcroft, 4230 Columbia Pike, is going to the board in February. This is a small site with high building coverage. The applicant is struggling to meet minimum canopy cover and street tree requirements. At the time of this report, this plan was approved but will need more review post board approval. The landslide project is past the 50% completion point and the major structural stabilization has been finished.

- Ballston Farmers Market – Use Permit Amendment to expand the times and reorient the market. Staff have reviewed and are comfortable with the proposal.
- Approved
  - The first Barcroft renovation project, RA-1 which is at the corner of George Mason and Four Mile Run, has begun phase 2 preconstruction work and will enter construction soon.
  - Staff joined the meeting for changes to the Ames Center. The applicant wants to use the site for a temporary Hydroponic project before redevelopment.

#### DES

- Columbia Pike continues to be active at segment A, C and D and staff continue to work on tree conservation measures for segment C. Staff have been working on Columbia Pike, especially segments F and A, trying to figure out additional utility conflicts which are reducing the number of trees planted in their original locations as designed. The utility drawings and signals plans were not fully reconciled with the tree conservation plans, sign plans, and the planting plans. DES engineers are now aware of this complication, and we expect this to become less and less of an issue moving forward. Two additional large trees that were shown to be retained will have to be removed due to root damage from utilities or a retaining wall on segment A, and a minimum of five additional trees on segment F will require removal. The Traffic planners and project engineers for those projects are collaborating with staff to be sure there is quality soil and are supporting forestry to plant additional trees when they were removed for the project. Segments C and D, currently under construction, are threatening a retained tree, and signal conflicts have required the removal of a large willow oak meant to be retained. Staff is working to find planting locations for the trees that were displaced.
- A connector trail project, connecting the neighborhood of Arlington View to Army Navy Drive, through the Army Navy Country Club, is impacting a considerable number of trees, which will be replaced with the project. The project will also increase maintenance, particularly for trees around the trail, along with snow/ice removal. Staff is working with DES to reduce maintenance needs.
- Upper Long Branch outfall repair, at the Northeast edge of the old VA Hospital center site on Carlin Springs RD: This project has significant tree impact, both public and private and staff is asking for alternate staging and access routes that are more sensitive.
- Because of the volume of DES projects, projects will now be shared between two foresters, instead of just one, which will hopefully help improve workload, and allow the foresters to fill in for absence when needed.

#### Parks

- Staff is working with DES and Parks Development to explore additional options to prevent injury to the large Cottonwood that anchors the new Arlington Junction Park.
- Doctor's Run: Most of the work's scope will take place within the existing playground, and the playground will be reduced to conserve existing canopy.

- Jennie Dean 30%: The large Honey Locust on the site is being considered for removal and currently discussing diverse ways to mitigate the impact and keep the tree.
- Woodmont Park Playground Renovation: Two small trees will be impacted due to the storm water facility installation and will be replaced onsite.

**Tree Planting:**

- Staff are identifying tree planting locations for Fall 2025 season.
- Staff are responding to tree planting requests for Fall 2025 season.
- Staff are visiting sites with park managers and Natural Resources regarding tree planting locations for Fall 2025.
- Forestry and natural resources staff met with Chloe Kienzle Parks and Natural Resources' management intern, who is working to spend ~\$77,000 of additional funding identified for planting additional trees in tree equity areas and beyond.
- Forestry received several commemorative tree applications and is working with the applicants to find good locations for these trees.
- Tree Canopy Fund plantings for Spring were reviewed by staff and commissioners.
- Staff worked with Casey Trees and Davey Trees to explore sourcing trees from the Casey Trees farm. Davey is looking at their prices and will likely source ~100 trees from their farm to see how well that collaboration could work. It is not likely to have any impact on cost.

**Outreach/volunteering:**

- Staff met with the Structural pruning coordinator for Tree Stewards, Mano Kalathil. Forestry will be working to improve the reporting method, and refresh some of the documents for this program.

**Other:**

- Vincent Verweij attended the Regional Tree Canopy Subcommittee meeting with MWCOC. A new committee rule set was approved, and sub-subcommittees will be created to start working on the action plan, due in 2026.
- New forester Andrew Benjamin is attending ARMN training.

**Natural Resources:**

For the deer project, we continue to move along. While there have been a few delays in getting the permits needed to fly drones as all of Arlington is a no-fly zone, we still hope to get the deer drone surveys started the week of March 17<sup>th</sup> and are in contact with the police for their support. We have almost completely finalized all the deer browse protocols to establish these permanent set ups. Early invasive management is starting to take root with lesser celandine being the target this time of year. Nursery operations are still dormant hoping to restart in later March. I will let you mention the American chestnut donations.