

FEBRUARY 17, 2026 – PARK & RECREATION COMMISSION MEETING

STAFF REPORTS

23rd Street Plaza 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. There were two online engagements, and the results were posted on the project page. November 2025, the County Board adopted the new park name '23rd Street Plaza.' This project is funded via the adopted FY2021 CIP through TIF funds. DPR is developing construction documents based on the final design based on feedback.

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 winter. 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 was held on 7/2/24. Construction started August 5, 2024, and is in progress.
- Construction progress is ongoing.
- Park work started back in late March.
- North and South side permeable pavement excavation, stone layer buildup, and pipe installation complete.
- Concrete work (curbs and sidewalks on the north and south parcels) complete.
- North and South side permeable pavement installation is complete.
- Micro BMP complete.
- Soil profiling complete and landscape planting 90% complete, remaining will be installed in spring.
- Boulders installation is in progress.
- BMP installation complete.
- Overlook bridge installed.
- Irrigation works started on 9/29 and are in progress.
- Misters will be installed in spring.
- 11th Street works in progress.
- Site furnishings installation in progress.

- Punch list walkthrough held and contractor working on punch list items.

Arlington's Natural Surface Trails Study – No Updates

- The project team is working to finalize the Phase 2 report, based on the inventory and assessment data and public input received in Phase 1. The report will include community-informed recommendations for trail improvements; design, construction, and maintenance guidance; and maps illustrating planning-level trail improvements recommended in the report.
- All materials from Phase 1 and the first public engagement are available on the [project website](#). Second engagement opportunity planning to occur winter/spring 2026.

Bailey's Branch Park Renovation (990 S. Columbus Street) combined Arlington Neighborhoods and Capital Improvement Plan (CIP) Project

This [project](#) will use combined funding from the Arlington Neighborhoods and CIP (DPR) programs for funding. The project focuses 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 renovation of the playground, a contemplative area, ADA access, and turf renovation. Design development for the project began in 2024 and is continuing throughout with anticipated construction work to begin by summer 2026.

Project is in the first round of permitting review.

Bluemont Pedestrian Bridge/Culvert Replacement (North Manchester Street & 4th Street North)

The replacement of the bridges and low-water fords in Bluemont Park consists of two parts. Part 1 is a concept study to evaluate alternatives to improve two stream crossing structures - Bridge #1178 and Low-Water Ford #1214. The new bridge will also provide ADA compliant access to the existing picnic shelter and sand volleyball court. Part 2 of the project is the engineering design and construction of replacement stream crossings. Part 1 has been completed with the conclusion that the existing Low-Water Ford (structure #1214) will be replaced with a shared pedestrian and vehicular bridge. The existing Bridge #1178 will be removed. The associated modeling has been approved by DES that no Hydrologic and Hydraulic (H&H) study will be required. A Letter of Map Revision (LOMR) was requested instead.

Solicitation of final draft, design feedback anticipated for spring 2026. For more information, please visit the project [website](#).

Center Park Master Plan and Design Guidelines (1851 South Bell St.) – No Updates

Staff are preparing the RFP to bring an on-call contractor on to complete Park Master Plan and Design Guidelines Services. Staff is looking to kick off the project in Spring 2026.

Drew Park Master Plan and Design Guidelines Process (2310 S. Kenmore St.) – No Updates

A new park master planning effort is kicking off to envision a new Drew Park. The County is expanding Drew Park along South Kenmore Street to create a larger, more connected community space. The expanded park will unite the existing park land with land acquired from the YMCA, Arlington Public Schools, and former duplex sites. These areas will form one

cohesive community space and park. Through this master planning process, the County and community will work together to:

- Assess existing amenities and explore new public space uses.
- Improve safe pedestrian access into and through the park.
- Address changes in elevation across the site.
- Create pedestrian-friendly connections to the surrounding neighborhood.

Funding for the Drew Park Master Plan is included in the Fiscal Year (FY) 2025–2034 Capital Improvement Plan (CIP), which allocates \$1.82 million for construction out of an overall \$2.24 million project budget. The first community open house occurred on Wednesday, October 29 where community members were invited to share their input on the Drew Park Master Plan project. A subsequent, online questionnaire is currently active and will be live for community input through Sunday, November 23. For more information, please see the project [website](#).

The design team and staff are currently collaborating on potential concept options for the public space area. A second community engagement opportunity will be organized accordingly to present and gather feedback on these proposed options. The second engagement is anticipated to launch in winter 2026.

Douglas Park Renovations Phase 1 (1718 S. Quincy St.) – No Updates

Design and Construction of Phase 1 include replacement of one picnic shelter, one pedestrian bridge, new site furnishings, improved site circulation, stormwater management, and invasive removal in the forested area. Currently in the design stage after community engagement. More information may be found on the project [webpage](#).

Gateway Park (Rosslyn) (1300 Langston Boulevard) – No Updates

- DPR is currently working with the Department of Management and Finance to solicit a contractor and designer to work on the final design of the park with construction anticipated in late 2027. For continued information on the project, please visit the project [webpage](#).
- New applicants for the adjacent project at 1401 Langston Blvd have submitted a request for a GLUP study.

Greenbrier Park Synthetic Turf Field Replacement (2700 N. Greenbrier St.)

- The Greenbrier Park field is currently closed for construction to replace the synthetic turf, update the infill, & repaint/restripe the field. The track is open for the public during this time but only 3/4 of the track is available.
- Staff estimate the turf replacement will be complete by March 2026 (due to impacts caused by recent snow/ice events). For more information, visit the project [webpage](#).

Gunston Park Playground Renovation (1401 28th 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 going to the Board January 24th (construction start anticipated later this spring 2026). 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 disconnected, pest control done and boarding of the house done.
- *1128 28th Street South Property* – The property was acquired by the County, keys received and turned into Parks and Natural Resources (PNR) staff to board up. Currently coordinating efforts to have pest control set, gas and electricity removed.
- *2814 Arlington Ridge Rd. (Lang Street Gardens Property)* – Utilities disconnected, pest control, boarding up the house is complete, and permit process in progress.
- *3520-3522 S. Four Mile Run Dr. (Board Hound Property)* – House has been boarded up, pest control in progress, utilities disconnected except for power.
- *3620 27th Street South Property* – Property to be boarded up, Washington Gas disconnected, other utilities to be disconnected, pest control to be requested.
- *4030 16th Street South Property* – Utilities to be disconnected; PNR boarded the house, and pest control is in place.
- *6915 29th Street North Property* – newly acquired and is now boarded up, asbestos abatement to be done.

Jennie Dean Park, Phase 2 (3630 27th Street South)

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 fall 2024 and work began on the 90% Construction Documents set. A final round of engagement at the inform level will present the final plan following the completion of the 90% construction documents. WETA turned over their building to the County however demolition of the WETA building will not occur until all the building permits are in hand. Construction contract consideration by the County Board later this fall. Furthermore, the County Board approved a number of administrative changes to allow for the implementation of the second phase of construction in December 2025. These include amending the General Land Use Plan (GLUP), changes to zoning, and vacating a portion of 27th Street South. County Board approved the aforementioned actions at its December 13, 2025 meeting. Construction contract anticipated for County Board consideration by summer 2026. More information may be found on the project's [website](#).

John Robinson Jr. Town Square (Shade Structure) (2400 Shirlington Road)

Construction of new shade structures at John Robinson Jr. Town Square will begin on February 23, 2026, weather permitting. There will be restricted parking in nearby spots and closed sidewalk segments while construction continues. Construction is expected to be completed by the end of March 2026. Project schedule is subject to change and updates will be posted on this page. More information may be found on the project's [website](#).

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

Project is in permitting LDA and Building permit reviews. Once completed, the plans will be finalized and prepared for bidding. The Project Team anticipates posting the project in late Spring 2026 and starting construction in late Summer 2026. For more information, visit the project [webpage](#).

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

On September 13, 2025, the County Board approved an award of contract for construction services for this park renovation project to A.P Construction, LLC. Contract has been signed. Pre-construction meeting held and Notice to Proceed (NTP) issued for 1/26/2026 project start (however, this has since been delayed due to recent snow/ice events). For more information, please visit the project [webpage](#).

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) – 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 Spring 2025, staff and the design team began formulating potential design concept options. DPR staff and the extended interdepartmental review teams are

currently reviewing preliminary design schemes and will be refining them further as part of the second community engagement opportunity (anticipated at the earliest by winter 2026).

Monroe Park Playground Renovations (1330 S Monroe St)

Parks Maintenance Capital Project to replace the existing age 2-5 playground. Design and construction for replacement of the playground equipment, improved site circulation, new site furnishings, storm water management. Currently in the design stage and community engagement (final concept design community engagement anticipated for spring 2026). Detailed design development work, including engineering, federal grant process, permitting, and bidding will likely begin by winter 2026-27 with anticipated construction start later in 2027. More information may be found on the project [webpage](#).

Site Plan Review

Preliminary Site Plans:

- **1823 14th St. N. (Bardonia) - Preliminary – No Updates**
 - **New Site Plan:**
 - Demolish existing single-family home
 - Construct three new townhouse units
 - Modifications requested for minimum lot area, lot width, front and side-yard setbacks, encroachment into the front-yard setback, and residential parking ratio and all other modifications necessary to achieve the proposed development.
- **4500 Langston Blvd. (Kensington Arlington) - Preliminary – No Updates**
 - **GLUP Amendment, Rezoning, and New Site Plan:**
 - Change the site's General Land Use Plan (GLUP) designation to "Low" Office-Apartment-Hotel
 - Rezone the site to C-O-1.5
 - Demolish the existing office building on site
 - Construct a new seven-story building with 121 elder care units and ground floor retail or institutional space
 - Modifications proposed for additional density and density exclusions, and all other modifications necessary to achieve the proposed development.
- **1401 Wilson Blvd. (1401 Wilson Blvd. And 1401 Key Blvd.) – Preliminary – No Updates**
 - **Major Site Plan Amendment:**
 - Demolish existing towers on site
 - Construct two new residential towers containing 831 units and 7,620 sf of ground floor retail GFA
 - Modifications requested for: additional density, density exclusions, residential parking ratio, and all other modifications necessary to achieve the proposed development.

- **601 S. Carlin Springs Rd. (VHC Carlin Springs Campus) – Preliminary – No Updates**
- **Major Site Plan Amendment and Use Permit:**
 - Demolish the existing building on site and construct a new campus for a specialty hospital containing approximately 131,000 sf of hospital GFA and 146 in-patient beds
 - Construct a new campus for a specialty hospital containing approximately 131,000 sf of hospital GFA and 146 in-patient beds.
- **730 N. Oakland St. (Sekas-Oakland Street Flats) - Preliminary – No Updates**
- **New Site Plan:**
 - Demolish existing eight (8) residential apartments on site
 - Construct a new five (5) story residential building containing 26 units.
 - Modifications requested for: additional density, residential parking ratio, and other modifications necessary to achieve the proposed development.

Active Site Plans:

- **1817 N. N Quinn St. (Crestmont Apts.) No active website at the moment. No Updates**
- **New Site Plan:**
 - Demolish existing garden apartments on site
 - Construct a new residential building containing 256 dwelling units
 - Proposed new public open spaces on site
 - Modifications proposed for: additional density and density exclusions, and all other modifications necessary to achieve the proposed development.
- **1501 Langston Blvd. (Air & Space Force Association Site)**
- **SPRC #1 is tentatively scheduled for March 19th, 2026**
- **Online Engagement opportunity anticipated for later this month February 2026.**
- **Major Site Plan Amendment:**
 - Demolish existing office building
 - Construct a new residential building containing 88 dwelling units
 - Modifications proposed for: density exclusions and all other modifications necessary to achieve the proposed development.
- **4420 N. Fairfax Dr. (The Spire at Fairmont)**
- **SPRC #2 is tentatively scheduled for March 12th, 2026**
- **SPRC #1 is scheduled for February 23rd, 2026**
- **Online Engagement opportunity occurred between January. 15th-25th, 2026.**
- **Major Site Plan Amendment:**
 - Reconfiguration of approved but unbuilt site plan for a 22-story residential building with ground floor retail containing 302 units
 - Modifications proposed for additional density, density exclusions, and residential parking ratio, and all other modifications necessary to achieve the proposed development.

- Staff have provided recommendations to increase park like amenities in landscaped area adjacent to a future “plaza” as identified in the Ballston Sector Plan.
- An updated plan has been submitted without addressing staff concerns. Staff will continue to work with the community to address this.
- SPRC #1 anticipated for February 23 (hybrid meeting).

- **333 S. Glebe Rd. (Dominion Arms)**
 - **Rezoning and New Site Plan Amendment:**
 - Rezoning to RA8-18
 - Construct a new four-story infill residential building containing 124 units
 - Modifications proposed for additional density, density exclusions, residential parking ratio, and other modifications necessary to achieve the proposed development.
 - Coordinating with CPHD staff and the applicant to ensure that future construction will have limited impact to the nearby Thomas Jefferson Community & Fitness Center.
 - Staff has requested some follow up information regarding the use of the existing on site playground and dog run.
 - SPRC dates have been identified. No dates for the county board meeting.
 - SPRC #1 – anticipated in March.
 - SPRC #2 – anticipated in April.

- **2000 15th St. N. (Alexan Courthouse)**
 - SPRC #1 was held on February 5th, 2026.
 - Online Engagement opportunity occurred Dec. 11th-21st, 2025
 - The applicant, Maple Multi-Family Land East Coast L.P., proposes the construction of a new 19-story residential building with approximately 394 units. This is a major site plan amendment to an approved site plan at the subject site, SP #173.
 - Additional project details include:
 - The zoning designation is “C-O” Mixed-Use District
 - The GLUP designation is “High” Office – Apartment – Hotel and is located within the boundaries of the Courthouse Sector Plan and the 1993 Courthouse Sector Plan Addendum.
 - The proposed pedestrian connection is 2,477 square feet based on the submitted civil sheet. This pedestrian connection is called for in the Courthouse Sector Plan Addendum.
 - 410,281 square feet of residential Gross Floor Area (GFA) (8.2 FAR)
 - 269 residential parking spaces

- **2134 N. Taylor St. (Waverly Ridge)**
 - SPRC #2 is scheduled for February 19th, 2026.
 - SPRC #1 occurred on January 5th, 2026.
 - Online Engagement Opportunity occurred between Dec. 1st-10th, 2025.

- The applicant, Cherry Hill Ridge Investment LLC, proposes the construction of 47 townhouse units and a new public space. The proposed density is approximately 16.8 dwelling units per acre (du/ac). This is a major site plan amendment to an approved site plan at the subject site, [Artis Senior Living](#).
- Additional project details include:
 - The zoning designation is “RA8-18” Multiple-family Dwelling District
 - The GLUP designation is “Low-Medium” Residential and is subject to GLUP Note 9: Langston Boulevard Planning District
 - 110,640 square feet of residential gross floor area (GFA)
 - 94 residential parking spaces (2 spaces/unit)
 - 11 visitor parking spaces
 - 9,805 square feet of public space
 - Internal private streets/alleys
- Proposed modifications for:
 - Lot coverage
 - Front yard setbacks
- **2031 N. Woodrow St. (Leckey Gardens)**
 - Going to the County Boards 2026 February Meeting
 - SPRC #2 was held on Dec. 8th, 2025.
 - SPRC #1 was held on Nov. 13th, 2025.
 - Online Engagement Opportunity occurring between Oct. 23rd – Nov. 2nd, 2025.
 - **GLUP Amendment, Rezoning and New Site Plan:**
 - GLUP Amendment to change the designation to "Low" Office-Apartment-Hotel
 - Rezoning to C-O-1.5
 - Demolish existing garden apartment buildings on site and construct a new 10-story residential building containing 249 committed affordable housing units
 - Modifications requested for: additional density, density exclusions, residential parking ratio, required loading spaces, coverage and placement standards, and all other modifications necessary to achieve the proposed development.
 - The Langston Boulevard Area Plan identifies the southern edge of the project to be a “greenway.” Staff is working with the applicant to ensure that there are greenway elements.
 - Initial online engagement for this effort to begin October 2025.
 - Planning Commission meeting occurred on February 9, and the County Board will consider this item at its February 21 regular meeting.
- **3130 Langston Blvd (Walgreens Site)**
 - Anticipated to go to the County Board Spring 2026
 - SPRC #2 was held on Dec. 8th, 2025.
 - SPRC #1 was held on July 24th, 2025.
 - Online Engagement Opportunity occurred between Jan. 24th – Feb. 4th, 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).

- **1601 Fairfax Drive – (Inn of Rosslyn)**
 - The County Board approved this project at their January 20, 2026 meeting.

On-Hold/Inactive Site Plans:

- **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 developers are 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 constructing 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)
- **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) – On Hold – 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*

- **4110 Columbia Pike (Form Based Code Project) –**
 - Jair Lynch has submitted a Form Based Code request to build 205 condominium units and a 0.35-acre mini park.
 - An online engagement opportunity for the mini park was launched on Monday, June 9 and was live for two weeks.
 - Staff are collaborating with the applicant to determine which commission meetings they will be attending.
 - For more information on the project, please visit the project's [website](#).
 - Approved by the County Board

- Staff will be working with the applicant to name the parks (including future parks in the Barcroft area).
- Staff anticipate beginning the naming process for the future park in 2026.

- **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**

- **1401 Langston Blvd**

- A request was submitted for the subject property located at 1401 Langston Boulevard to either:
 - Retain the existing GLUP designation of “High-Medium” Residential and the existing C-O-2.5 zoning district and redevelop the site through a Phased Development Site Plan (PDSP); or
 - Extend the Rosslyn Coordinated Redevelopment District (RCRD) to include this site, amend the GLUP to “High” Office-Apartment-Hotel, and rezone the property to the C-O Rosslyn district.
- The major site plan amendment approved for this site in 2020 has expired.
- A study review process with Long Range Planning Committee (LRPC) review is anticipated, with timing to be determined.

- **2847 Wilson Blvd**

- SGLUP Study was adopted by the County Board at their January meeting.
- Online Engagement Opportunity to provide feedback on the draft study comment occurred between Nov. 10th-28th, 2025.
- LRPC occurred Sept. 30, 2025
- GLUP Amendment Change: A request was submitted for the subject property located at 2847 Wilson Boulevard to amend the Clarendon Revitalization District boundary on the GLUP to include the entire property and to amend the GLUP designation from “Service Commercial” and “Low” Residential (1-10 units/acre) to all “Service Commercial” with a future associated rezoning from C-3 and R-6 to all C-3 to pursue a potential Unified Commercial/Mixed-Use District (“UC/MUD”) use permit.
- Planning Commission and County Board review of GLUP amendment change occurred in January.

Three Urban Parks, Park Master Planning Project (3550 Wilson Boulevard)

Arlington County is kicking off the master planning process for the [Three Urban Parks Project](#) this fall, 2025. [Maury Park](#), [Herselle Milliken Park](#), and [Gum Ball Park](#) are being envisioned together with the goal of creating a more cohesive and complementary experience. The effort will explore ways to better connect these three parks, enhance recreation and natural areas, and reflect the needs of the community. The project [webpage](#) contains more information and provides an opportunity to sign up for the latest updates.

As part of the first phase of community engagement opportunities, an Open House was held at the Museum of Contemporary Art Arlington (MOCA), followed by an online feedback form and walking tour of the Three Urban Parks project. Staff are currently working on revising the online feedback and developing draft concepts to share for the 2nd Phase of engagement anticipated for Late Spring 2026.

Thrifton Hill Park Renovation via Arlington Neighborhoods Program (ANP) (2814 23rd Street North) –

This project was scoped as part of an [Arlington Neighborhoods project](#) for part of the Fall 2022 ANP funding round. Meetings were held with the civic association parks committee and at the September 2022 Maywood Civic Association meeting there was a unanimous vote for scope approval. The project was part of the ANP funding Fall 2022 funding package, and funding was approved by the County Board on March 18, 2023. Invasive plant removal first phase completed in December 2023. Initial design development and cost estimate started 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.
- 60% review completed. Progress towards 90%.
- 90% core team meeting Mid-May.
- Drawings submitted for permitting June 9 week.
- Project under permitting review.
- Projected construction starts summer 2026 with completion of permitting process.

Upper Bluemont Park Conceptual Design Project (601 N. Manchester St.)

On October 21, 2025, this [Parks Maintenance Capital project](#) went before the County Board for approval of award of contract. Preconstruction meeting scheduled for 1/20/2026. Construction starts on the week of February 15.

Walter Reed Outdoor Pickleball Court (2909 16th Street South)

Contract has been awarded and PO issued. Construction began on March 24. Erosion/Sediment (E/S) controls, tree protection, and construction fence installation complete. Demolition is complete. Existing light poles demolished. All underground stormwater and waterline installed. Site grading is complete. Walkway concrete is complete. MUSCO athletic light poles installed. Shade structure installed. Fence posts around the courts installed, fence fabric installation in progress. The concreting of walls and curbs around the pickleball court is complete. Courts' grading and asphalt complete, and landscape works complete. Courts coating and striping will be done when the weather gets better above 35F. Construction updates may be found on the project's [website](#) (construction on-going with potential end in spring 2026).

Woodmont Park Playground Renovation (2422 N. Fillmore St.) – No Updates

- 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](#). The project is in the permitting phase with construction start projected to begin winter/spring 2026.

Woodstock Park ANP Improvements Project (2049 N. Woodstock St.)

- Park improvements are complete, and the park has reopened.

Slater Park ANP Improvements Project (1837 N. Culpepper St.)

- Playground and park improvements under the Arlington Neighborhoods Program include new tot-lot (ages 2-5) playground, additional furnishings, and amenities along path/trail at the playground in addition to restoring furnishings in upper park area, invasive species removal, landscaping, site furnishing, fencing and stormwater management. Project funding approval by County Board March 2025. Initial working

group design started in Fall 2025 along with site survey and tree inventory and analysis studies. Working group meetings to be scheduled in early 2026 to determine design development plan.

- Construction is anticipated to begin in Calendar Year (CY) 2027.

Urban Forestry and Natural Resources Office Updates

Forestry:

Maintenance:

- Circuit tree maintenance: Tree crews are working in Radnor/Ft. Myer Heights. Dominion Hills is completed. The first few batches of Bluemont were issued. Ballston is being inventoried.
- Pilot preventive park maintenance: Staff are inventorying mature trees for maintenance in Quincy Park to understand what parameters may be appropriate for preventive maintenance in parks.
- Staff are preparing for the snowstorm, which may come with tree work, as well.
- County contractors are assisting in reducing open requests. At the time of this report, there are 142 reports open, down from 300 in December.
- Contractors are spreading mulch on root zones of mature trees in Barcroft, Virginia Highlands, and Thomas Jefferson Park.

Planning:

Long-term planning

- Staff continue to assist on the Low Residential Study. A contractor is assisting with an i-Tree Hydro project, which will analyze potential changes in tree canopy, and the effect on stormwater.
- Forestry staff created and reviewed a draft guide for what to do with lifted sidewalks near trees.
- Staff met with FNRC commissioners and APS to discuss potential collaboration on tree planting and natural areas on APS property.

Special Exception projects (site plans, use permits)

- In review:
 - o Site plan at 1401 Wilson Boulevard. Major open comments remain, including the plaza canopy coverage not being met and insufficient street trees provided along N. Nash.
 - o Leckey Gardens (SPLN25-00007). Most comments remain open; the street tree plan has not been improved, and the preservation measures for the large tree have not been updated to properly protect it.

- o Alexan project – 2000 15th St. N. (SPLA25-00025). The largest issue is the applicant meeting the 25% canopy coverage requirement and increasing the number of large canopy trees along this pedestrian connection.
- Walgreens site (3130 Langston Blvd). The outstanding issues discussion focused on the street trees along Langston Blvd and the possible stormwater issues on the east side of the building. This project has some last-minute challenges meeting their canopy goals and will need to adjust.

DES

- Staff inspected valve location for a watermain near Williamsburg Blvd and determined potential tree impact
- Inspecting tree protection fence on Walter Reed Dr and making sure it was installed correctly
- Staff are working with DES to consider reusing wood on the Gulf Branch stream restoration project.
- Staff reviewed the ANCC Trail Connector project. Most comments were resolved; however, Transportation must finalize the APS tree replacement location and provide an agreement confirming the total quantities.

Parks

- Preconstruction meetings were held for the Alcova Heights and Rock Spring Pedestrian Bridges. Both projects will remove some trees; however, they will be replaced with new trees at the end of each project.
- Staff joined a virtual meeting for the Upper Bluemont Park Tennis Courts Renovation. Tree preservation, landscaping, and soil profile requirements were discussed with the contractor.
- Staff recovered tree slices from Oak Grove park, which were removed by Landscape staff. These slices were originally from trees on Arlington National Cemetery and were given to Arlington County as part of the Millenium expansion. Forestry will work with planning and park management to find a new location for these and install a plaque to explain their history more clearly.

Federal

- The Long Bridge railroad project is underway and has removed several large trees along the Mt. Vernon Trail. Replanting will be part of the project in Arlington and Washington, DC.

Tree Planting:

- With the tree planting coordinator position vacant, our Management intern Chloe Kienzle has been assisting with marking and coordination of planting of Fall planting and the stormwater fund tree planting.
- Staff are considering a plan to create the first food forest in Arlington.

- Staff met with the outreach team to discuss door hangers for opt-in and opt-out versions for tree planting in front of homes.

Other:

- Aftab Hussain retired after 27 years of service with Arlington County. His position will be frozen until July.

Natural Resources:

Deer management will make comments throughout February. Goals are to have the contracted sharpshooter manage 90 deer overall.

Invasives: Currently there is no herbicide work due to the weather. Most recently, contractors completed cutting and treating woody invasives in Windy Run and Bon Air parks. More Tree-of-Heaven was treated and will be assessed and, if necessary, scheduled for removal in the spring. A donation from Trust & Agency was used for work at two smaller parks - Ten-Barton and Cherrydale. With other funds, bamboo was removed from county land adjacent to Madison Manor park, and at Thrifton Hills.

Virginia Tech researched whether Oobius wasps were found in traps set in parks, to understand whether they established in our environment to manage Emerald Ash Borer. None have been identified so far. NR staff will organize volunteers to sort out the other half of the samples. Next summer we will collect samples again, and the following year will be a release year.

Zachary Taylor Park – Trail Improvements (2900 Military Road)

Zachary Taylor / Donaldson Run Trail (North Vermont Street & North Vernon Street) will be closed while construction work takes place to install precast structures. Stabilization of stream banks is partially complete. Precast structures installed. The contractor will be back on-site in early spring. More information may be found on the project's [website](#).