

COUNTY MANAGER'S PROPOSED FY2022–FY2024 CAPITAL IMPROVEMENT PLAN



DPR Commissions

May/June 2021

Local Parks and Recreation Program

Parks Maintenance Capital

Park Master Plans

Synthetic Turf Program

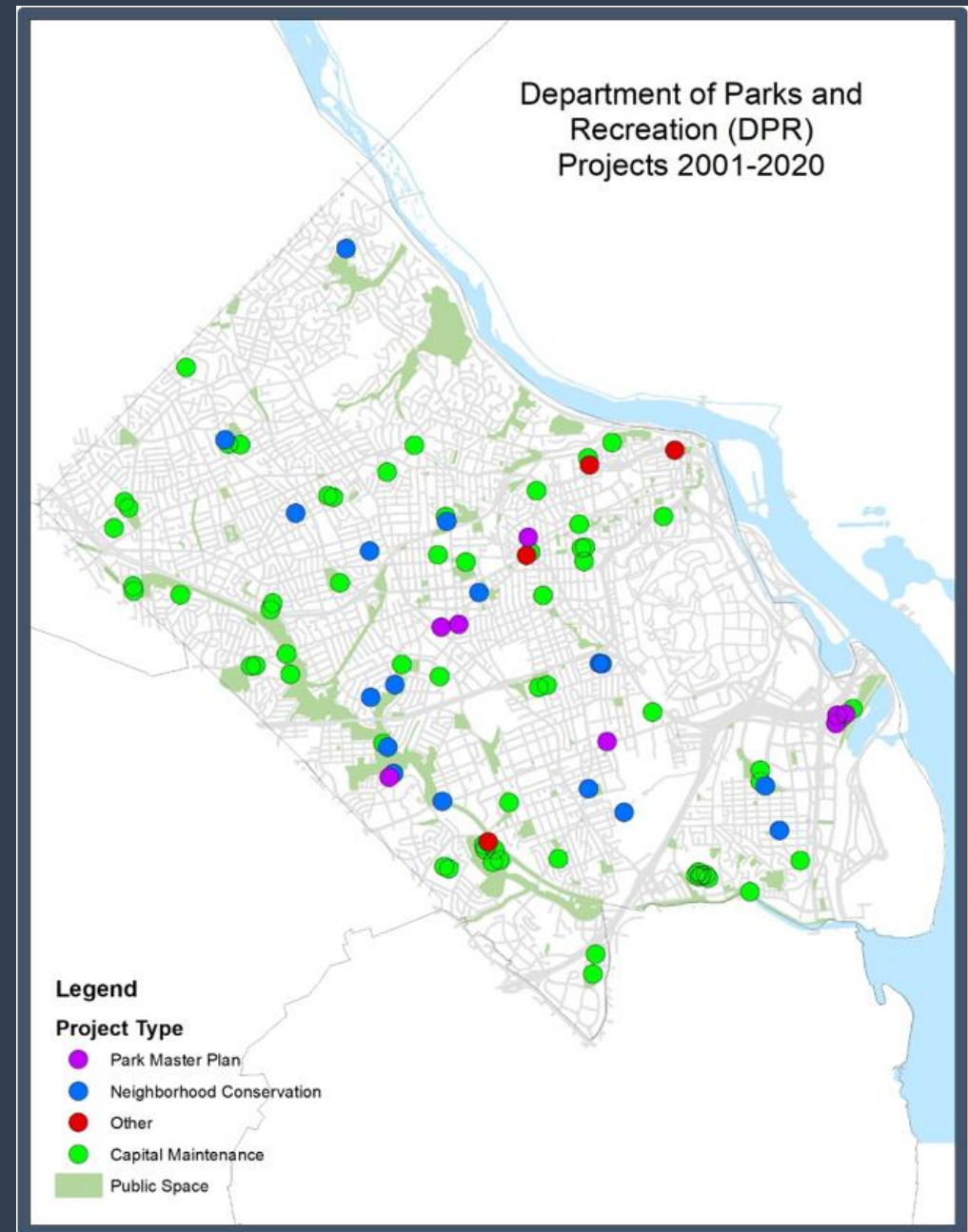
Trail and Bridge Modernization

Parks Land Acquisition and Public Space



Key Accomplishments

Parks Capital Projects 2001-2020



Proposed to be Funded: Summary

	FY2022-FY2024 PROPOSED
Parks Maintenance Capital	\$12,201,000
Park Master Plans	\$9,330,000
Synthetic Turf Program	\$5,349,000
Trail and Bridge Modernization	\$7,435,000
Parks Land Acquisition and Public Space	\$0

Proposed to be Funded: Detail

Parks Maintenance Capital – Alcova Heights Park Phase 2

FUNDING: \$1.695 million

COMPLETION: FY2022



Alcova Heights Restroom Building

- FY2022 funding for the construction of Alcova Heights Phase 2 (design was previously funded with Phase 1 and public engagement was completed 2018-2019).
- Accessibility renovations to the restroom building, replacement of the basketball court and associated walkway, signage and landscaping improvements.

Proposed to be Funded: Detail

Parks Maintenance Capital – Bluemont Tennis Courts

FUNDING: \$6.82 million

COMPLETION: FY2024



Bluemont Tennis Courts

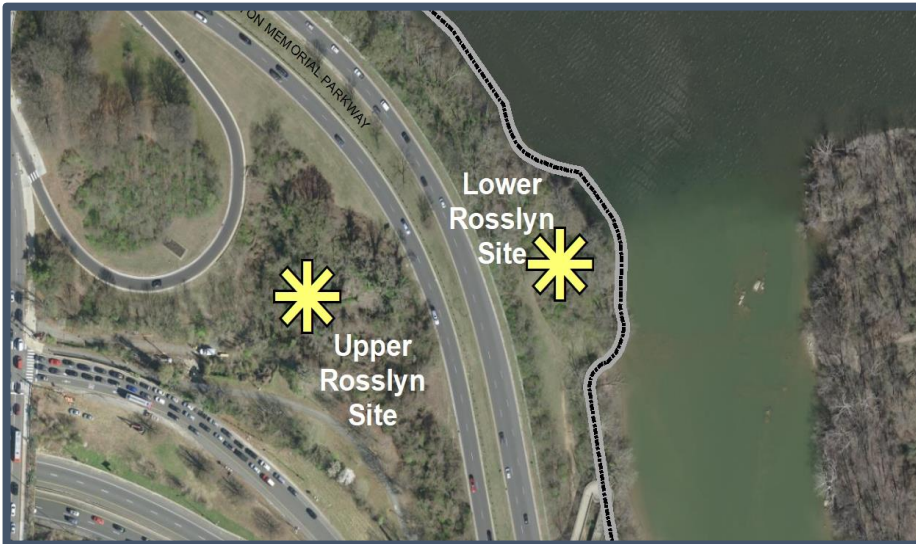
- Public engagement began in 2019 and will continue during upcoming design work
- FY2022 design and FY2023 construction for the replacement of the tennis courts at Bluemont Park.
- Renovation of tennis courts, court lighting, restroom building, picnic shelter, parking lot, site amenities, walkways, landscaping, stormwater and other associated park amenities.

Proposed to be Funded: Detail

Parks Master Plans – Arlington Boathouse

FUNDING: \$4.755 million

COMPLETION: FY2025 (design only)



Proposed Boathouse Location

- Per 2019 Programmatic Agreement with the National Park Service, National Capital Planning Commission, District of Columbia State Historic Preservation Office and Virginia State Historic Preservation Office.
- County is currently working with NPS on project management model that will define construction and management relationship between NPS and County.
- Operation and management study followed by master planning in FY2022 and design in FY2024.
- Construction is anticipated to occur in the outyears in FY2026.

Proposed to be Funded: Detail

Parks Master Plans- Crystal City Open Spaces

FUNDING: \$4.575 million

COMPLETION: varies

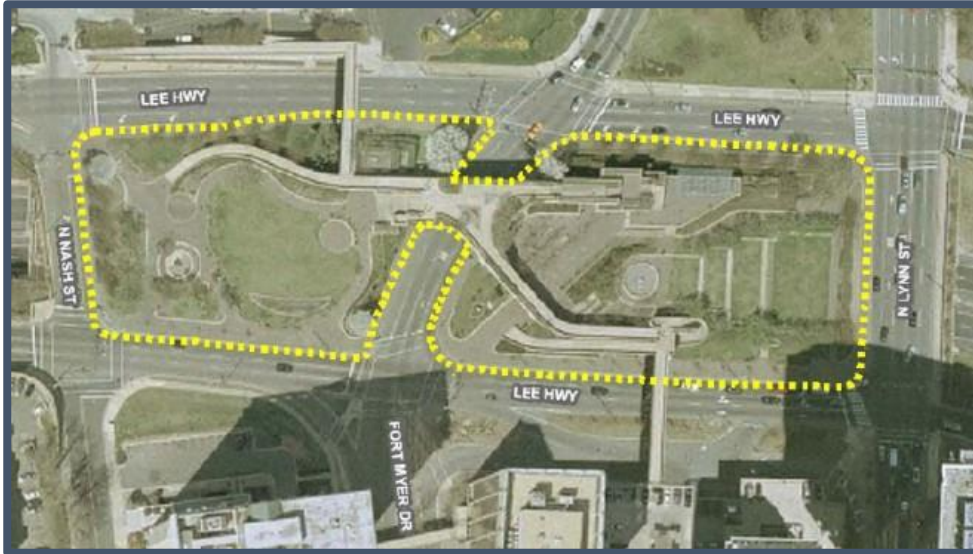
- Planning study to develop pedestrian connections or green corridors that knit together public and private investment in public space.
- Gateway Park or new initiatives identified and approved through Board adopted plans.
- New park at 15th Street.
- Center Park.
- Metro Market Square.
- Includes \$600k in developer contributions.

Proposed to be Funded: Detail

Parks Master Plans – Rosslyn Gateway

FUNDING: \$500,000

COMPLETION: FY2022



Rosslyn Gateway

- Master planning in FY2022
- The current park has aging facilities and is difficult to access due to the surrounding high-speed roadways.
- The County continues to work with VDOT on an agreement for Gateway Park whereby the County would assume maintenance of the superstructure as part of a Use Permit from VDOT.
- Proposes removal of the existing superstructures and achievement of a public park with an urban aesthetic that allows for a diverse mix of special events and program activities.

Proposed to be Funded: Detail

Synthetic Turf Program

FUNDING: \$5.349 million

COMPLETION: varies



Rocky Run Community Field

- On-cycle replacement of the synthetic fields at:
 - Barcroft Park (FY2022)
 - Rocky Run Park (FY2022)
 - Wakefield High School (FY2023)
 - Washington-Liberty High School (FY2024) and Williamsburg Middle School (FY2024).
- Conversion of the upper grass field at Thomas Jefferson (TJ) Community Center (FY2022).
- Includes \$1.578M in APS funds per existing cost sharing agreement.

Proposed to be Funded: Detail

Trail and Bridge Modernization Program

FUNDING: \$7.435 million

COMPLETION: varies

- Replacement and major renovation of the County's 39.7 miles of off-street, multi-purpose trails that are approaching the end of their useful life.
 - Bluemont Junction Trail, portion of Four Mile Run Trail in Bluemont Park north of Route 50, western end of Lucky Run Trail, middle portion of Route 50 Trail and Colonial Village Trail (FY22)
 - Consultant study to determine trail pavement condition to prioritize future segments
- Repair and replacement of pedestrian bridges and low-water fords on multi-purpose trails and hiking trails.
 - Construction of Glencarlyn Pedestrian Bridge (FY22)
 - Construction of Lubber Run Pedestrian Bridge #2 (FY22)
 - Design (FY22) and Construction (FY23) of Bluemont Pedestrian Bridge
 - Design (FY22) and Construction (FY23) of Alcova Heights Pedestrian Bridge

Proposed to be Funded: Detail

Trail and Bridge Modernization Program



Alcova Heights Pedestrian Bridge



Bluemont Pedestrian Bridge

COUNTY MANAGER'S PROPOSED FY2022–FY2024 CAPITAL IMPROVEMENT PLAN



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NORTHERN
VIRGINIA
CONSERVATION
TRUST

Protecting Arlington's Lands and Waters

Arlington Parks and Recreation Commission – 6/22/21

Overview

Intro to NVCT

MOU Relationship

NVCT's work in Arlington

Conservation Easements

Opportunities

Questions



Intro to Northern Virginia Conservation Trust

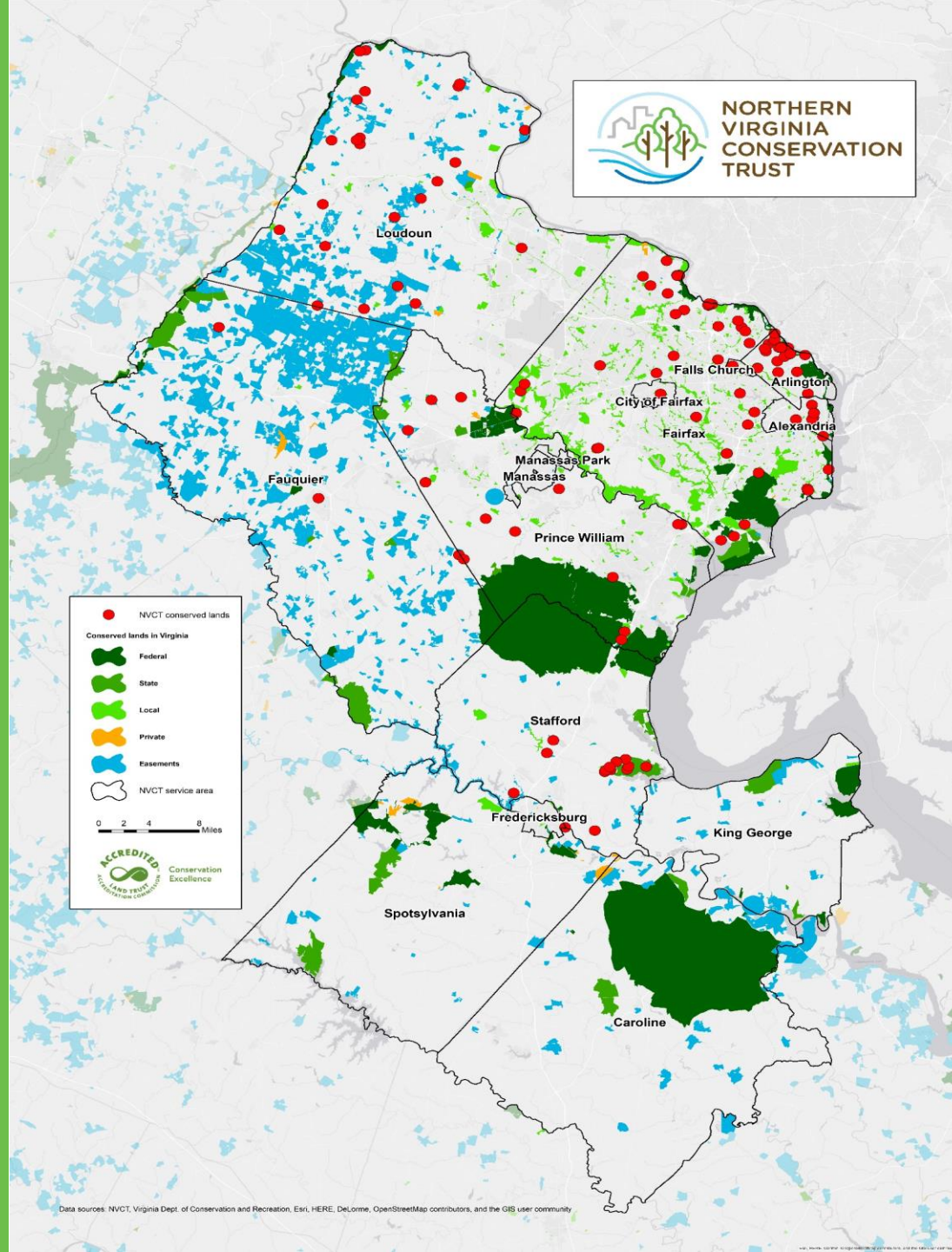
- Regional nonprofit land trust
- Mission: To permanently conserve land for future generations
- Founded in 1994
- 8 full time staff and a volunteer board
- Nationally accredited by the Land Trust Accreditation Commission



Conservation
Excellence



NVCT Service Area



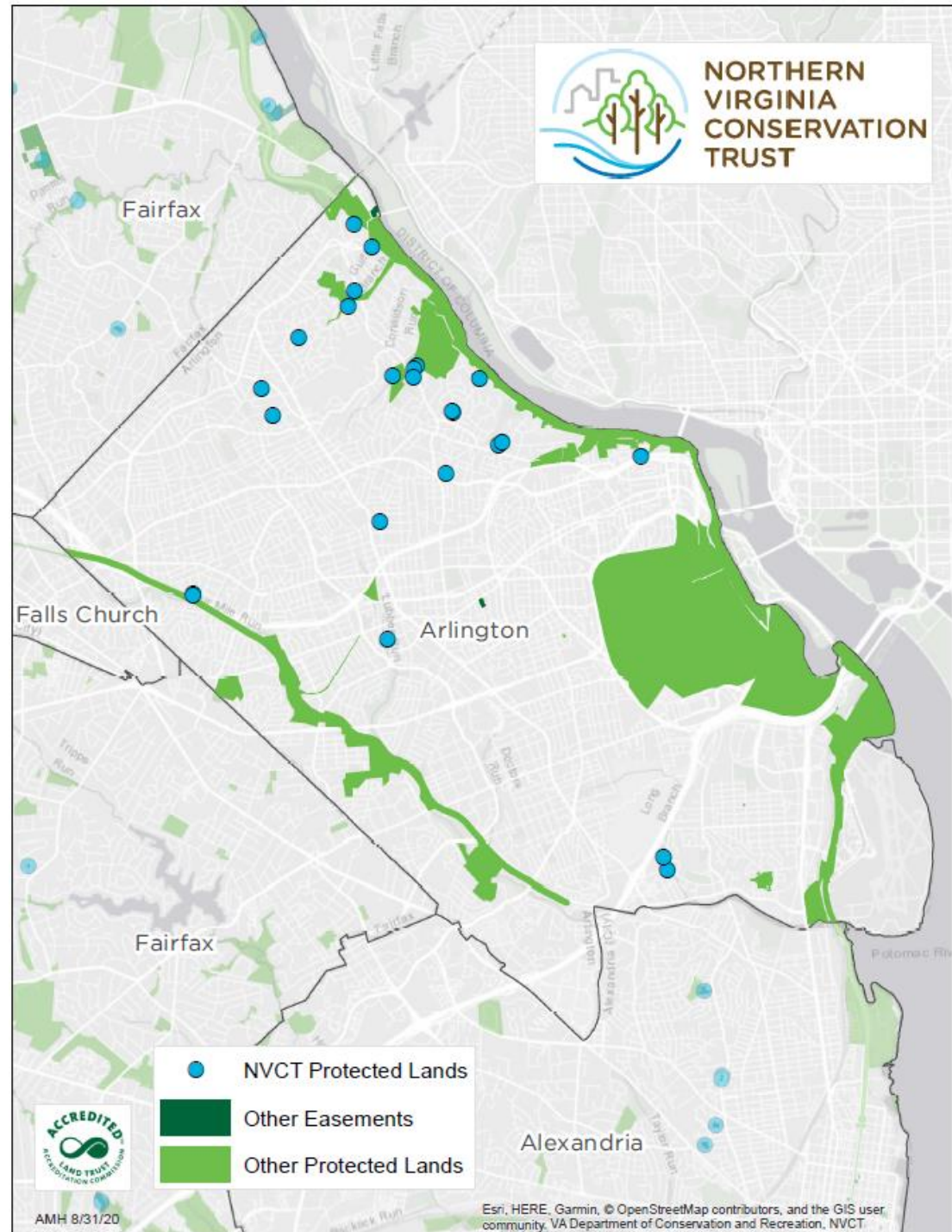
MOU Between Arlington and NVCT



- Cooperate on land conservation efforts
- Support Public Spaces Master Plan
- Conduct outreach and engagement
- Steward easements and small preserves
- Request in latest county budget to broaden departmental relationships



NVCT in Arlington



Conservation Easements



Beechwood Circle

- Legally binding tool
- Landowner-initiated choice
- Land remains in private ownership
- Permanent
- Tax benefits



Typical Conservation Values



Colonies, Long Branch

- Open space
- Wildlife habitat
- Watershed protection
- Scenic views
- Working farms
- Historic preservation
- Threatened or
- endangered species
- Nature-based recreation or education
- Biological diversity



Typical Restrictions



Limits on
subdivision



Limits on
development



No mineral
extraction



Riparian
buffers



Scenic
setbacks



No-build
areas





Beechwood Circle



Glebe House



Air Force Association

Opportunities



Woodmont stream restoration

- Landowner education
- Tree care and safety programs
- Property tax abatement
- Create direct financial incentives
- Reforestation with an equity lens
- Biophilic city





Alan Rowsome, arowsome@nvct.org

Matt Gerhart, mgerhart@nvct.org

Northern Virginia Conservation Trust

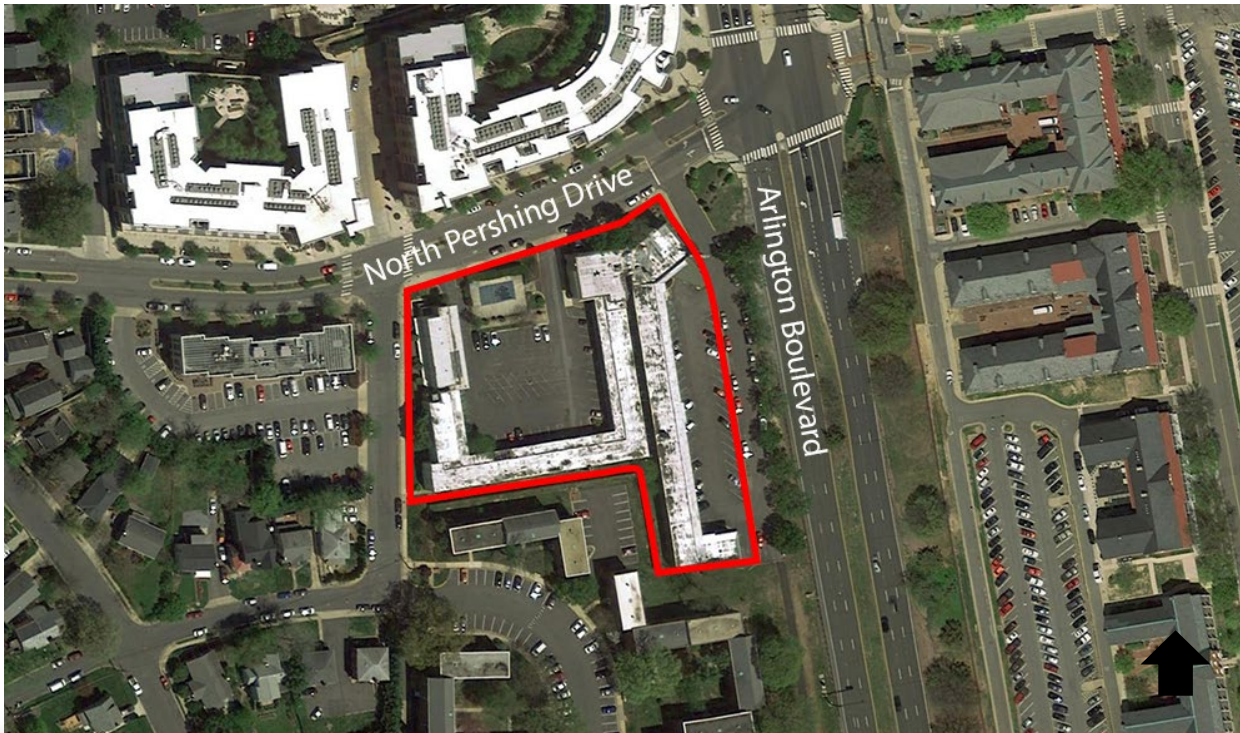
Pershing Drive Special General Land Use Plan (GLUP) Study

Park and Recreation Commission Meeting

June 22, 2021

Requested Amendments

- Applicants are requesting a GLUP Amendment from “Service Commercial” and “Low-Medium” Residential to “Low” Office-Apartment-Hotel
 - Associated rezoning from C-2 and RA6-15 to C-O-1.5
- A Special GLUP Study is needed because this requested change is for an area without an adopted plan providing guidance for an alternative land use designation



Special GLUP Study Background

- “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted in 2008
- Calls for a community review process in those instances where there is no adopted plan or where the GLUP amendment request is inconsistent with the guidance of the relevant adopted plan
- The study evaluates the appropriateness of the requested GLUP change and which GLUP category or categories may be appropriate
- Objective is to analyze the site in the context of the surrounding area and obtain feedback from the LRPC on the appropriateness of the requested change – not to evaluate a specific project

Stakeholders

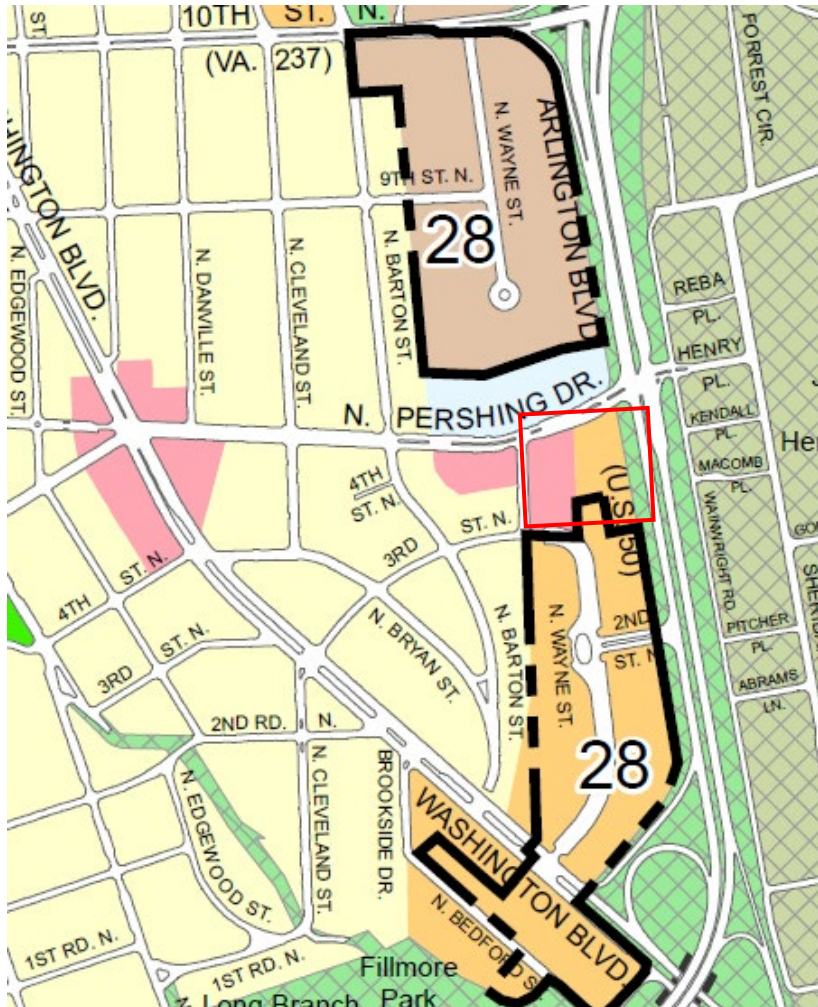
- Long Range Planning Committee of the Planning Commission
- Transportation Commission
 - Bicycle Advisory Committee
 - Pedestrian Advisory Committee
- Park and Recreation Commission
- Historical Affairs and Landmark Review Board
- Lyon Park Civic Association
- Joint Base Fort Myer-Henderson Hall
- Community Members
- Arlington County
 - CPHD Comprehensive Planning, Urban Design & Research, Current Planning, Historic Preservation, Housing
 - DES Transportation Planning, Office of Sustainability & Environmental Management, Transit Planning & Operations, Transportation Engineering & Operations, Development Services Plan Review
 - DPR Park Planning, Urban Forestry
 - AED Real Estate, Public Art
 - Arlington County Fire Department

Community Engagement



















- Four Long Range Planning Committee meetings
 - October 2020 – April 2021
- Three online engagement opportunities
 - Broad range of participants
- One Park and Recreation Commission meeting
- Public hearings at the Planning Commission and County Board in June (Request to Advertise for GLUP amendment and Study Document) and July (Adoption of Study Document)



Plan Guidance – General Land Use Plan



Legend

Land Use Category**	Range of Density/Typical Use	Zoning*			
Residential					
	Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5		
	Low	11-15 units per acre	R2-7, R15-30T		
	Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18		
	Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H		
	High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8		
	High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn		
Commercial and Industrial					
	Service Commercial	Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-Q, C-2, C-O-1.0		
	General Commercial	Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.	C-2, C-TH, C-3		
	Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	CM, M-1, M-2		
Public and Semi-Public					
	Public	Parks (local, regional, and federal). Schools (public). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.	S-3A, S-D		
	Semi-Public	Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (predominant use on block).	S-3A, S-D		
	Government and Community Facilities	County, state and federal administration and service facilities (police, fire, property yard, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	P-S, S-D, S-3A		
Office-Apartment-Hotel					
	<u>Office Density</u>	<u>Apartment Density</u>	<u>Hotel Density</u>		
	Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
	Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
	High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-Q, RA-H-3.2, C-O Rosslyn
Mixed Use					
	Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)			C-R, C-3, MU-VS
	High-Medium Residential Mixed-Use	Up to 3.24 F.A.R. including associated office and retail activities.			R-C
	Coordinated Mixed-Use Development District	This is a high density mixed-use district with actual density determined by site size. Up to 6.0 F.A.R. with office not more than 3.0 F.A.R.			C-O-A

Land Use	Unit Density
Service Commercial	Personal and business services. Generally 1-4 stories.
Low-Medium Residential	16-36 units/acre

Existing Conditions – Zoning District



**Existing Zoning
C-2 and RA6-15**

Zoning District	Density (maximum w/o bonus)			Building Height (maximum w/o bonus)	
	Office	Res.	Hotel		
RA6-15		48 u/ac		60'	
C-2	1.5 FAR (commercial, office, retail)			45'	

Proposed Amendment to “Low” OAH

- Based on the input received during the LRPC meetings and through the online engagement surveys, staff’s recommendation is that an amendment to “Low” Office-Apartment-Hotel (“Low” OAH) is within the realm of consideration, provided that there is an appropriate accompanying site plan
- “Low” OAH allows for a mix of uses appropriate for this area, including retail
- “Low” OAH allows for a scale of development compatible with the surrounding context and accommodated by the transportation network
- The Study Document includes Guiding Principles, Key Recommendations and other explanatory text, including maximum building heights, to help ensure a compatible scale of development, transitions to the neighborhood, necessary improvements to the public realm, etc.

Analysis

GLUP Designation Scenario	Typical Zoning District	Density (maximum)			Building Height (maximum)	Basis for Study
		Office	Res.	Hotel		
"Low-Medium" Residential and "Service Commercial"	RA8-18		36 u/ac		40' (60' by site plan)	Current GLUP Categories (Current Zoning Districts are RA6-15 and C-2)
	C-2	1.5 FAR (commercial, office, retail)			45'	
"Low" Office-Apartment-Hotel	C-O-1.5	1.5 FAR	72 u/ac	110 u/ac	8 stories (office) 10 stories (res./hotel)	Requested GLUP Category

Guiding Principles

- Developed based on:
 - Input received during the LRPC meetings and through the online community engagement surveys
 - Good planning and urban design principles
 - The surrounding contextual area
- Guiding Principles focused on:
 1. Land Use and Use Mix
 2. Building Heights, Placement, Form and Design
 3. Multi-Modal Transportation, Connectivity, Circulation and Parking
 4. Public Spaces, Biophilia and Sustainability
 5. Historic Preservation and Placemaking
 6. Affordable Housing

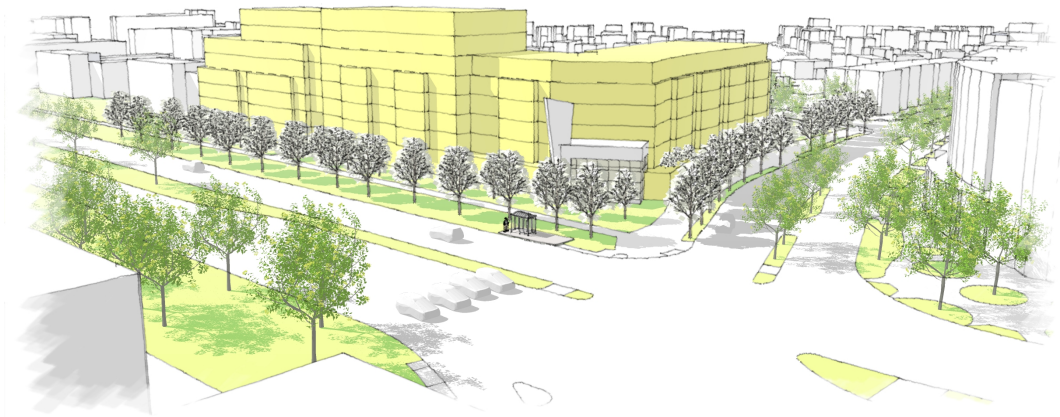
Land Use and Form Principles

1. Land Use and Use Mix

- Provide a compatible mix of uses
- Include retail or retail equivalent space on Pershing Drive

2. Building Heights, Placement, Form and Design

- Ensure that building placement, form, height and architectural design reinforce a high-quality mixed-use environment and neighborhood gateway
- Transition to the neighborhood through design, height, tapering, use, landscaping and screening



Building Heights Map

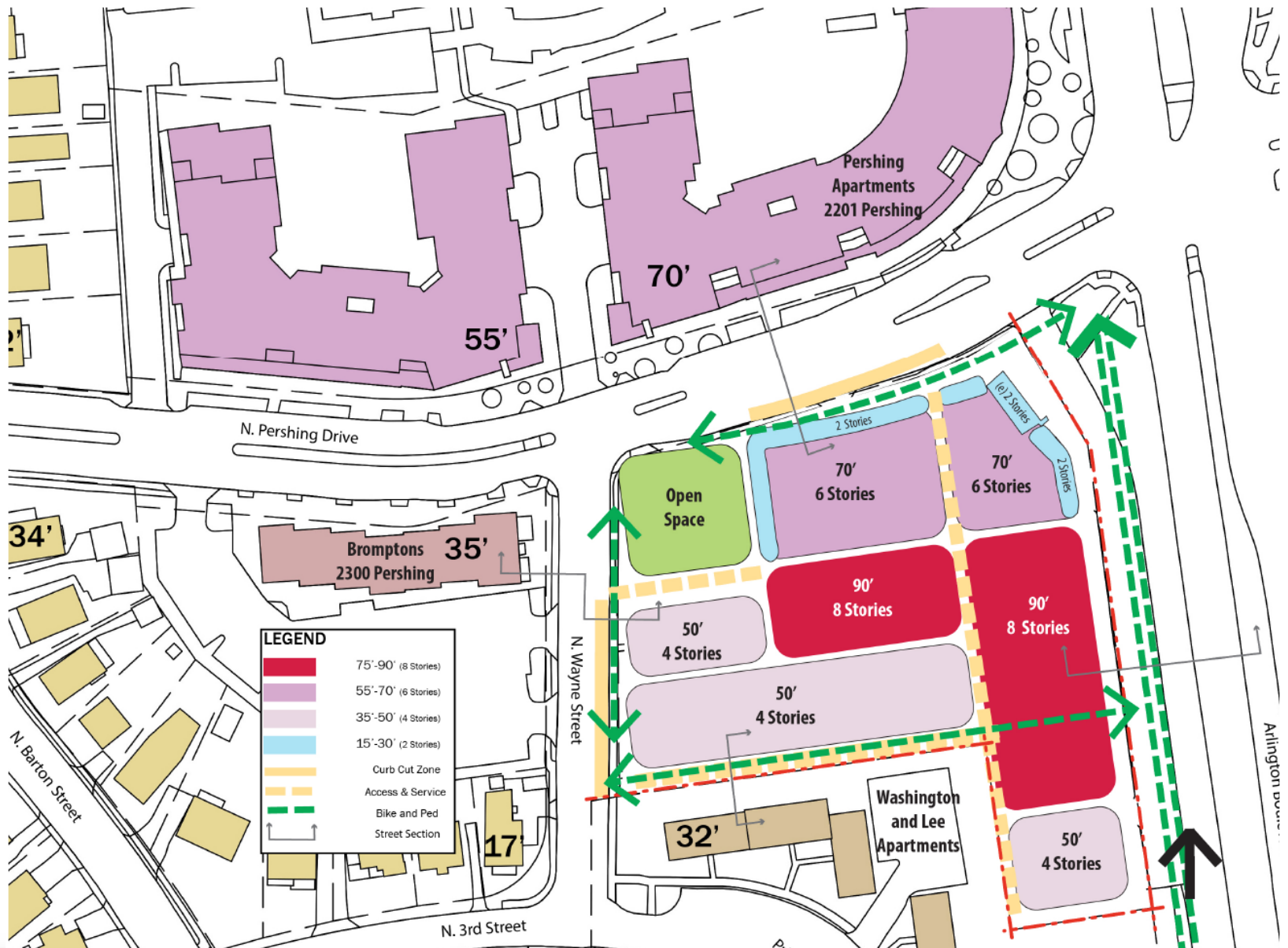
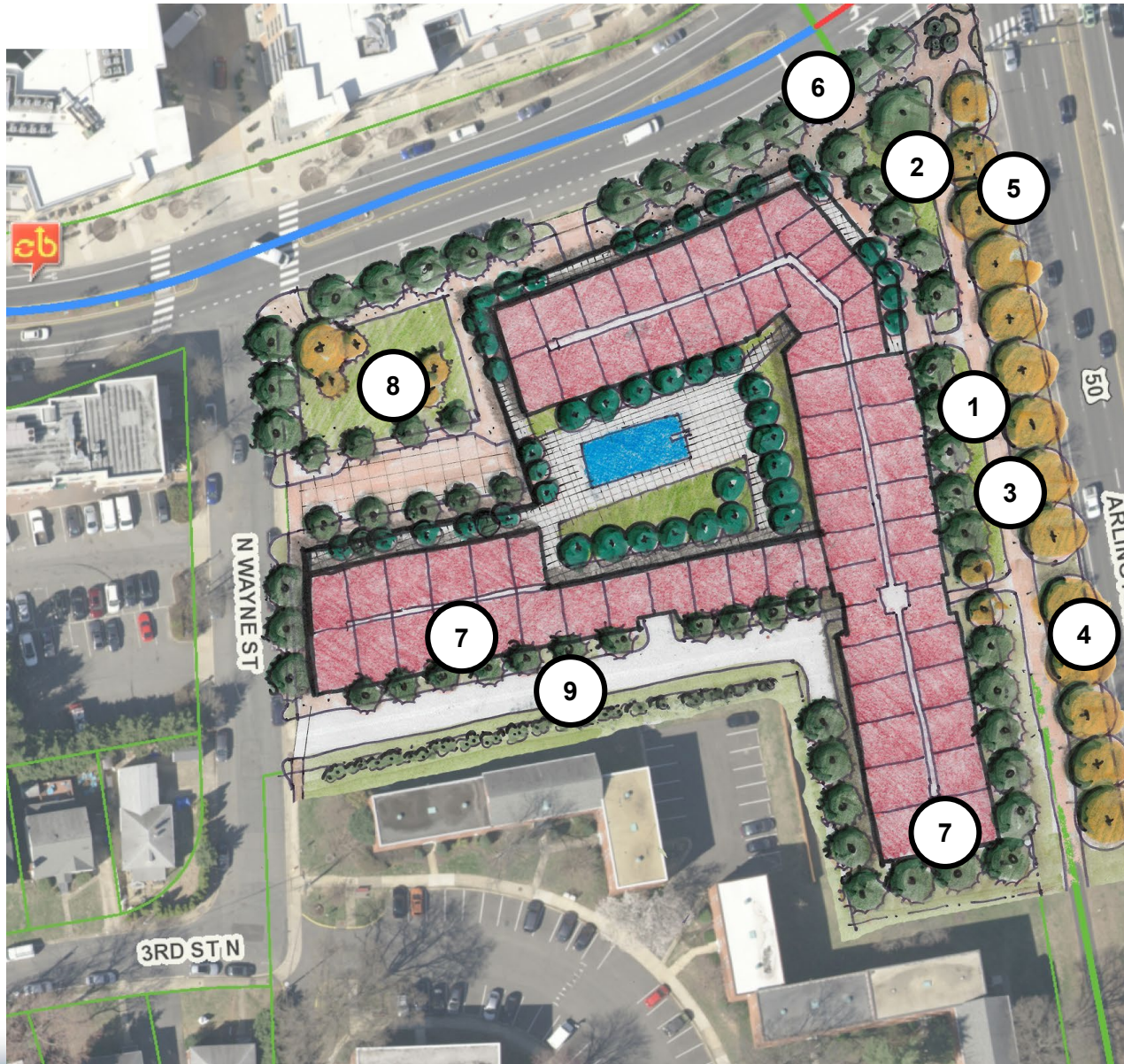


Figure 6 -4 Recommended Building Heights Map

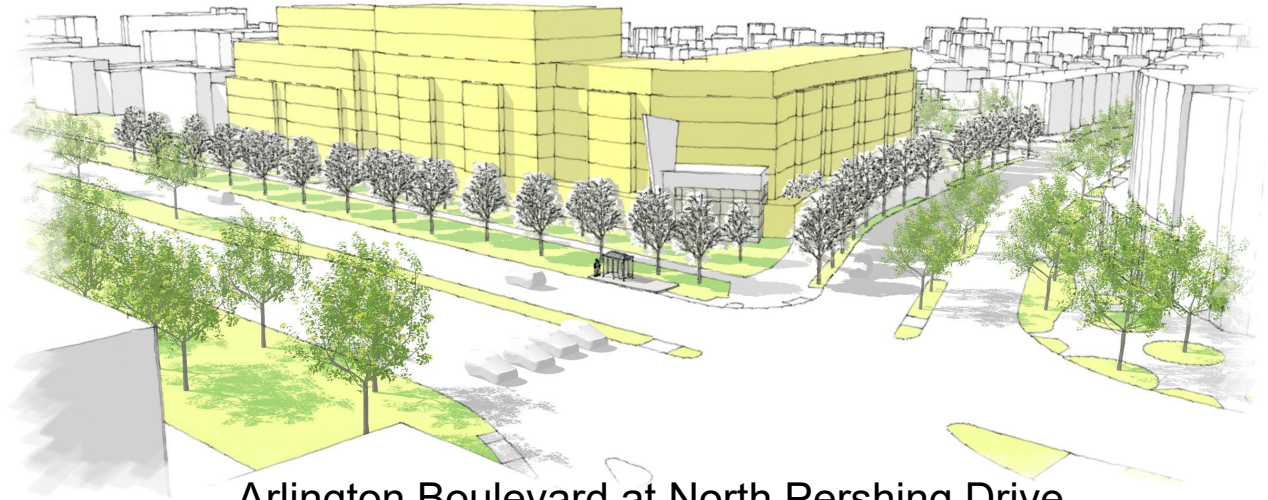
Concept Plan



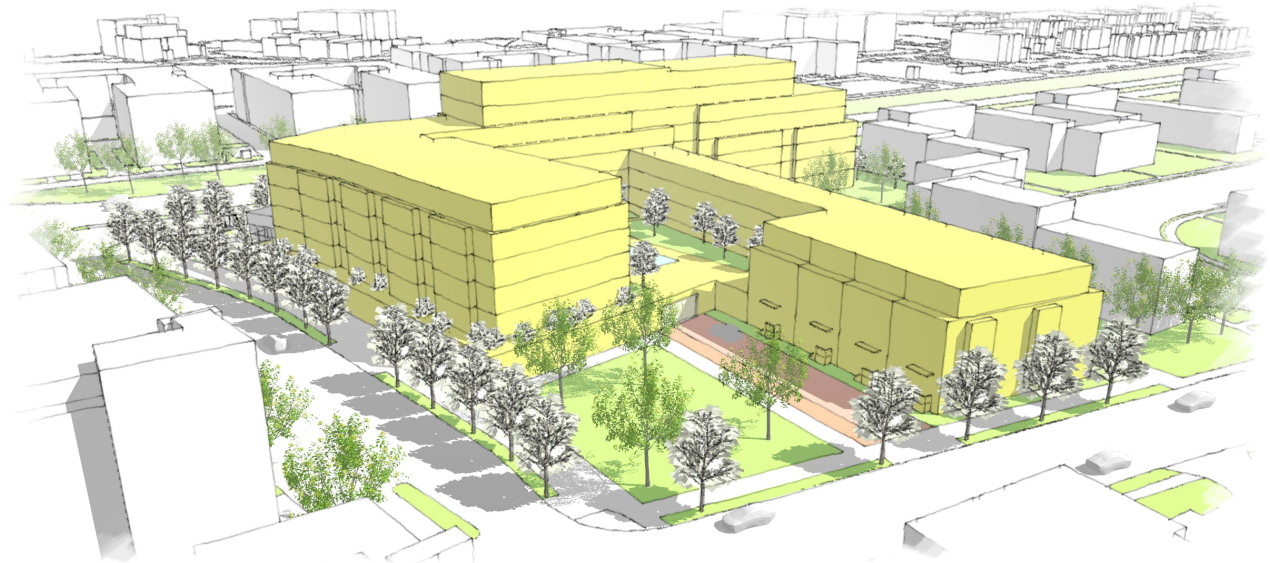
KEY FEATURES

1. Wainwright Rd. removed
2. New public space at corner of North Pershing Dr. and Arlington Blvd.
3. Multi-use trail improved
4. Landscaped and berm-shaped frontage, including large maturing trees
5. Improvements to bus stop
6. Improvements to pedestrian safety and bike access
7. Tapering to neighborhood
8. New public space at corner of North Wayne St. and North Pershing Dr.
9. New access road along southern property line

3-D Model Looking SW and SE



Arlington Boulevard at North Pershing Drive

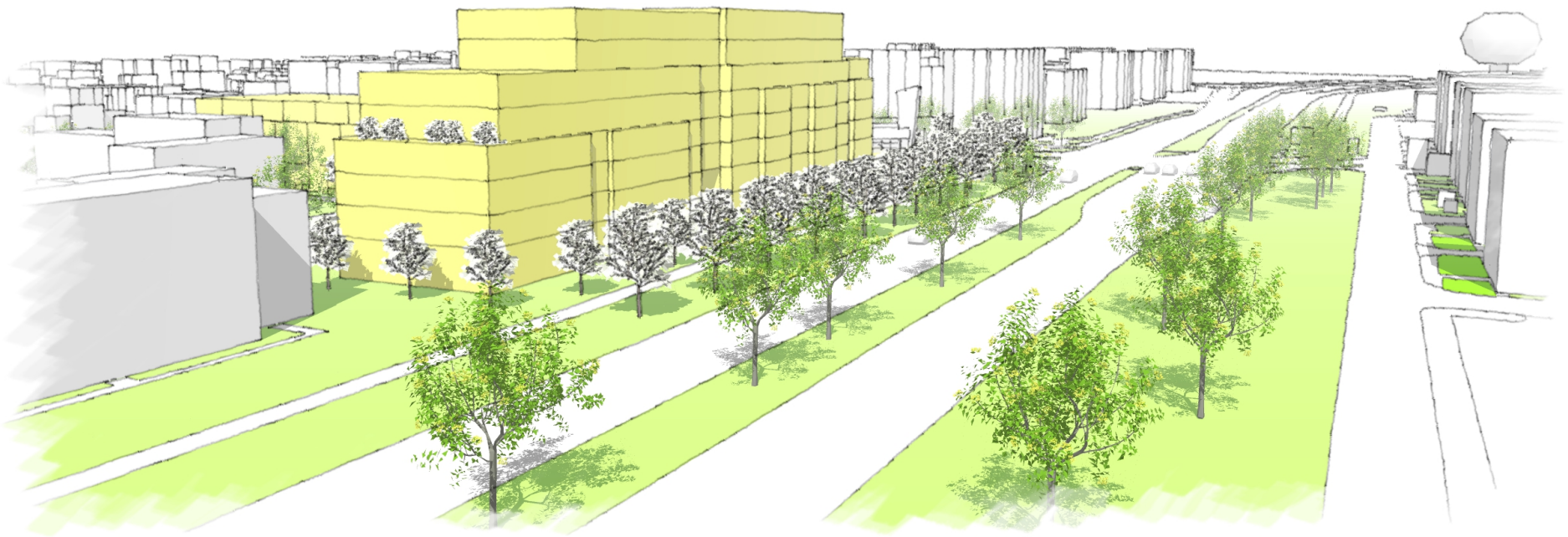


Maximum Height –
8 Stories

Approximate Density –
2.42 FAR

North Wayne Street at North Pershing Drive

3-D Model Looking NW



Arlington Boulevard

3-D Model Looking NE

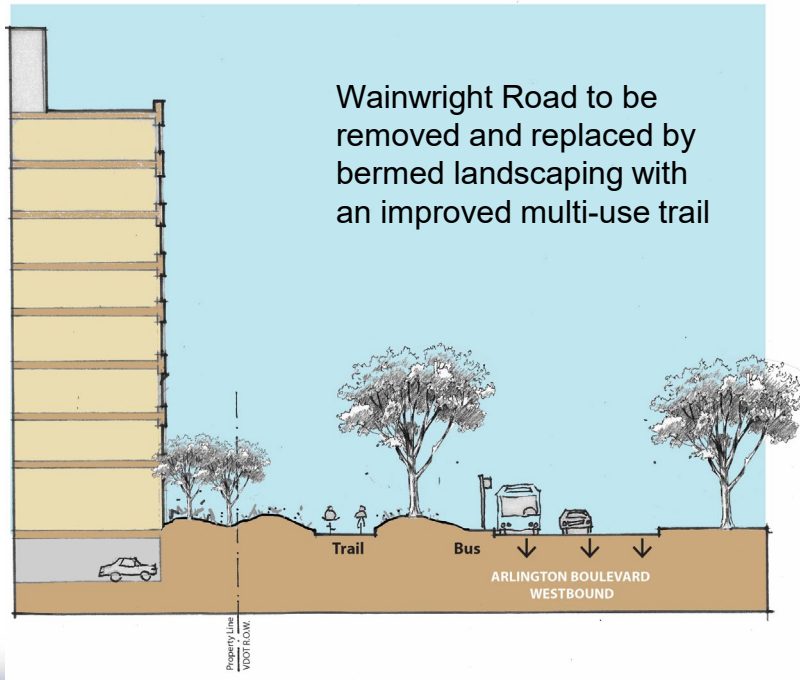


Subject Site in Context

Transportation Principles

3. Multi-Modal Transportation, Connectivity, Circulation and Parking

- Enhance multimodal access, connectivity and safety
- Improve trail, sidewalk and bus stop
- Remove of Wainwright Road
- Provide service and loading access within the site
- Underground parking



- | | |
|---|--|
| 1 Protected Bike Lanes and Streetscape | 5 Potential Mobility Hub |
| 2 Driveway Plaza for Food Trucks, Drop-off, Retail Parking Access | 6 Multi-Use Trail |
| 3 Shared Street/Mews | 7 Pedestrian Connection and Potential Mobility Hub |
| 4 Managed Access for Parking, Loading, and Service | 8 Emergency Vehicle Access Using Permeable Pavers |
| | 9 Upgraded Bus Stop |

Figure 6 -21 Transportation Opportunities Plan

Open Space and Biophilia Principles

4. Public Spaces, Biophilia and Sustainability

- Provide publicly accessible, casual-use open space
- Create greenway along the Arlington Boulevard frontage with an improved trail segment (biophilic elements and landscaping)
- Expand the tree canopy
- Use sustainable design
- Add native trees and pollinator-friendly species
- Use creative stormwater management techniques
- Consider inclusion of public art



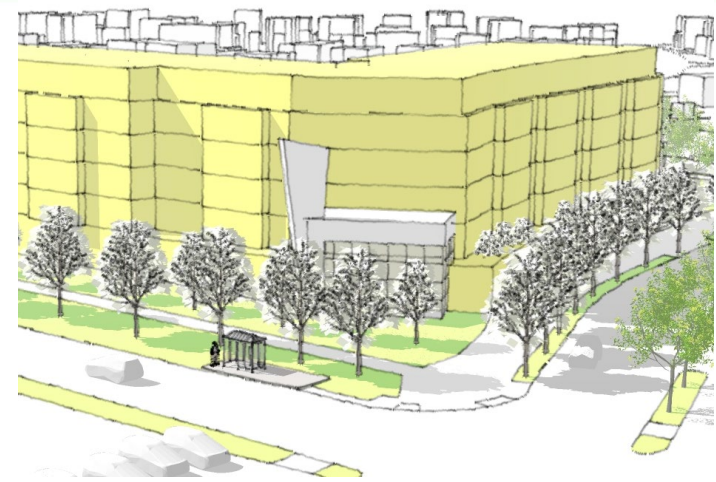
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|-------------------------|----------------------------------|
| 1 Public Open Space | 5 Corner Open Space/Mobility Hub |
| 2 Shared Driveway/Plaza | 6 Multi-Use Trail |
| 3 Private Amenity Deck | 7 Bermed Landscape and Meadow |
| 4 Planted Podium | 8 Linear Green Streets |

Figure 6 -22 Open Space Opportunities Plan

Preservation and Housing Principles

5. Historic Preservation and Placemaking

- Celebrate the Mid-Century Modern architecture of the Notable Arva Motel by preserving the blade sign and two-story lobby
- Promote attractive and engaging development that complements the historic architectural character of the nearby historic garden apartments and Fort Myer



6. Affordable Housing

- In addition to the standard requirements, 20% of the floor area over the base should be provided as affordable units, as is the Expectation with GLUP amendments



Schedule



June 2021

Request to advertise for GLUP amendment and Study Document (Planning Commission and County Board)

Final action on Study Document (Planning Commission and County Board)

July 2021

Conclusion