

JANUARY 16, 2024 – PARK & RECREATION COMMISSION MEETING

STAFF REPORTS

11th Street Park Renovation (2751 11th Street North)

This is an Arlington Neighborhoods Program project spearheaded by the Clarendon-Courthouse Civic Association. Existing gravel walkways will be replaced in approximately the same location and will be concrete. These walkways will be ADA accessible. Other features include new site furnishings, renovation of the existing lawn areas, additional trees and new native pollinator plantings, signage, natural boulders and path lighting. Pathway lighting fixtures have been installed, meter and cabinet installed. Park is awaiting lights to be energized by Dominion. The park opened at the end of November. Planting installation completed December. Lawn areas fenced off to allow for establishment date TBD with park maintenance. Habitat Pollinator planting beds fenced off for establishment until 2nd Quarter 2023.

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

The purpose of the project is to provide minor park improvements that will complement the character of the neighborhood and provide a place for visitors to gather and rest. The Park improvements will enhance the visibility and aesthetics of the site, and this space will continue to offer visitors a casual use experience. This project is funded via the adopted FY2022 CIP through TIF funds. The first engagement is targeted for early 2024.

Arlington 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 carry on through to late spring/early summer 2024.

Arlington Junction Park (1051 S. Eads St.)

- Continued coordination with park master plan concept, current design, and utility considerations.
- Park project is developing in tandem with DES Street redesign and streetscape work. DPR staff in coordination with DES team to keep projects aligned.
- Project is currently in permitting. Next steps will be working on the bidding process once permit approval.
- The County Board approved all requests.
- Address has been established for the park – 1051 South Eads Street
- HALRB coordination with DPR and HP is underway for revisions to earlier presented language on interpretive sign about the evolution of the park.
 - HALRB has approved the interpretive sign language and design, with comments.
- Permit approval 8/2023

- Bidding/solicitation is currently in process, tentative GC award of contract in March Board meeting.

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 has a focus on the natural elements of the park, such as invasive species control and planting native trees and understory with a focus on pollinator planting. Additional program elements will include a playground renovation, a contemplative area, ADA access and turf renovation. This project was approved by the ANP in the Spring 2022 funding round and was approved at the March, 2023 County Board Meeting. CIP funding through DPR will be available FY2024. A boundary and topographic survey have been completed and invasive plant removal began late summer early fall 2023. Project is beginning the next phase of community engagement planning and concept development with consultants for 4th Quarter 2023. Design development process has begun with consultants working towards working group/first engagement meeting tentatively scheduled for late winter/early spring 2024.

Barcroft Master Finance Development Plan (MFDP) – No Updates

- As part of the redevelopment of the Barcroft apartments, the owner has proposed a [Master Finance Development Plan](#) that also identifies potential future park spaces
 - County Board date to adopt the MFDP is to be determined.
- DPR Staff are working interdepartmentally to determine ownership of these spaces.
 - There will be a county led public engagement for the design of future park spaces within the site.

Dominion Glebe Substation Renovation (3225 S Eads Street) – No Updates

- Dominion is replacing the existing overhead transmission line with a new underground line and renovating the existing substation infrastructure. The site is located along Four Mile Run Trail and the stream.
- For additional project updates, please see the Dominion Energy [website](#) for this project.

Forestry and Natural Resources Plan

- The FNRP was adopted at the County Board meeting on December 16th.
- Staff has begun implementation planning and coordination with other County departments.

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

- DPR has selected Field Operations (Met Park) as the contract firm to complete the Park Master Plan and Design Guidelines for Gateway Park

Greenbrier Park Synthetic Running Track Replacement – No Updates

This project is for the design and construction for the replacement of the running track surfacing and long jump pit within the stadium field complex at Greenbrier Park/Yorktown HS.

- Currently in design – construction anticipated to occur 2nd quarter of 2024.

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

Currently working with the contractor to resolve a vent issue within the bubble. Fence extensions installed and working with the contractor / PNR on installing exterior lighting. This work should be completed by the 1st Quarter 2024.

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 2023. Construction anticipated to begin in the 3rd Quarter of 2024. Community input was accepted through Thursday, October 19, with more information found on the project's [webpage](#). The final engagement for review of the final conceptual plan is now live and will remain open through January 31.

Lubber Run Pedestrian Bridge (300 N. Park Dr.) – No Updates

- Received Purchase Order (PO) to begin work.
- Issued Notice to Proceed (NTP) with a construction start date of July 10. Actual onsite work expected to start 1st Qtr. 2024.
- Submittal reviews are ongoing.
- Anticipated Completion Date: 3rd Qtr. 2024.

Powhatan Springs Skate Park (6020 Wilson Blvd.) – No Updates

There is a building permit in process for installing a shade structure within the park.

- Planning for a Spring installation.
- Betting proposals and permits in order.

Shirlington Pedestrian Bridge (No fixed address; south of South Nelson Street and north of South Arlington Mill Drive)

Purchase Order (PO) issued for the work (replace the bridge decking and painting, among other work). The work is expected to begin 1st Quarter 2024.

Site Plan Review

- **601 and 701 12th St. S. – TSA Site**
 - The applicant, Brookfield Properties, requests a Phased Development Site Plan (PDSP) to demolish the existing office buildings, formerly headquarters for the Transportation Security Administration (TSA), and to redevelop the site into three landbays constructed within three phases. The total proposed GFA is 1,776,366 sq. ft., or 9.0 FAR.

- Phase A – Landbay 701:
 - 989,366 sq. ft. of residential and 33,000 sq. ft. of retail
- Phase B – Landbay 601A:
 - 190,000 sq. ft. of residential OR hotel and 14,000 sq. ft. of retail
- Phase C – Landbay 601B:
 - 527,000 sq. ft. of residential OR office and 23,000 sq. ft. of retail
- The project includes the delivery of half an acre of public open space adjacent to the Pentagon City Metro Station entrance at the corner of 12th Street S. and S. Hayes Street.

- **1840 Wilson Blvd – NSTA Site**
 - Online Engagement Opportunity occurred between January 3rd-12th, 2023.
 - The applicant, FORTIS Companies, submitted a major site plan amendment to redevelop the National Science Teaching Association (NSTA) building and adjacent retail buildings currently housing Rhodeside Grill and Il Radicchio. The existing buildings will be demolished and replaced with a new eight story mixed-use building containing 188 residential units and approximately 12,000 square feet of ground floor retail space.

 - Additional details include:
 - The site is zoned C-O-2.5, Mixed Use District
 - Located within the Radnor/Ft. Myer Heights Neighborhood, adjacent to Colonial Village
 - 188 new residential units
 - Existing underground garage to remain – 118 parking spaces (0.54 spaces/unit)
 - Proposed modifications for: reduced parking ratio, density exclusions, and additional density.

- **1200 S. Fern St. – Pentagon Centre PDSP – No Updates**
 - LRPC #1 was held on November 20th, 2023.
 - The applicants request an amendment to the existing Phased Development Site Plan to adjust the site layout for street grid, shift building footprints, and siting of open spaces.

 - Additional project details include the following changes from the 2015 PDSP amendment:
 - Decrease in retail GFA from 346,600 sf to 269,000 sf.
 - Increase in residential GFA from 706,700 sf to 1,896,000 sf.
 - Increase in office GFA from 705,700 sf to 1,037,000 sf.
 - Increase in hotel GFA from 203,000 sf to 229,000 sf.
 - Increase in overall FAR from 2.68 to 4.69
 - Increase in open space from 143,000 sf to 186,000 sf.

- **10 S Glebe Road – Goodwill Site**

- 2nd SPRC is anticipated for January 18th, 2023.
- 1st SPRC was held on December 14th, 2023.
- Online Engagement Opportunity occurred between October 23rd - November 3rd, 2023.
- The applicants, Goodwill of Greater Washington and AHC Inc., propose the rezoning and demolition of an existing Goodwill Retail and Donation Center for the construction of a new 6-story mixed use development. The proposal consists of a new Goodwill Retail and Donation Center, 128 units of affordable housing, and a childcare facility.

The proposed density is 2.95 FAR and approximately 176,235 square feet of total gross floor area.

- Additional project details include:
 - Rezoning from “R-6” One-Family Dwelling District and “C-2” Service Commercial Community Business District to “C-O-1.0” Mixed Use District - The GLUP designation is Service Commercial.
 - 144,500 sf residential floor area
 - 28,435 sf retail and processing center
 - 3,300 sf childcare facility
 - 168 total parking spaces
 - 114 residential parking spaces
 - 50 retail parking spaces
 - 4 childcare parking spaces
- Proposed modifications for:
 - Additional density
 - Reduced residential and retail parking ratio.
 - Density exclusions

- **1601 Fairfax Drive – Inn of Rosslyn – No Updates**

- Online Engagement Opportunity occurred between April 11th-24th, 2023.
- The applicant proposes redeveloping the site with an eight (8) story multifamily residential building, including:
 - 126,129 sq. ft. of residential (6.11 FAR)
 - 141 dwelling units
 - Underground parking at 0.62 spaces per unit (88 spaces)
 - LEED Gold (0.35 FAR-level)
- Zoning modifications (subject to change):
 - Additional density
 - Reduced parking requirements.
 - Increased compact parking.

- Density exclusions
- **3140 Washington Blvd. & 1025 N. Irving St. - (Wells Fargo/Verizon Site) - No Updates**
 - 2nd SPRC was held on April 17th, 2023.
 - 1st SPRC was held on February 27th, 2023.
 - Online Engagement Opportunity is occurring between January 9th-19th, 2023.
 - The applicant proposes to demolish the existing bank and construct a mixed-use building with approximately 238 dwelling units, approximately 60,000 square feet of office uses, and approximately 30,000 square feet of retail uses (including a replacement bank with a drive through) with a maximum height of 12 stories. The Verizon telephone switching station will remain and will be incorporated into the site plan. To accomplish this development, the applicant proposes:
 - a change in the General Land Use Plan designation for the Verizon site only from “Government and Community Facilities” to “Medium Density Mixed Use”;
 - a site plan, with requested modifications to the zoning ordinance regarding parking requirements, and for additional density through a combination of achieving LEED Gold certification for the site and other provisions as permitted by the Zoning Ordinance (e.g., provisions for public open space, affordable housing, etc.), and exclusions from gross floor area;

Additional project details include - Site Plan infrastructure and improvements include:

- Underground utility fund contribution;
- Affordable housing contribution or on-site affordable units;
- Streetscape improvements;
- On-site public art or contribution to public art in the neighborhood; and
- Proposed LEED Gold certification.
- **3901 Fairfax Drive – No Updates**
 - The applicant and staff have negotiated the design to align with the agreed upon budget for the plaza.
 - The updated design will remove the pergola but include a commitment to higher quality chairs that include shade material.
 - Staff has met with the developer to identify ideal furniture for the site.
- **1501 Arlington Boulevard (Red Lion Inn) - No Updates**
 - Anticipated to go to the January County Board Meeting
 - SPRC #2 was held on November 9th, 2023.
 - SPRC #1 was held on Sept. 14th, 2023.
 - The applicant proposes to incorporate the Williamsburg Apartments property into the site plan and rezone the Red Lion property from RA-H to the RA4.8 zoning district, which is consistent with the GLUP recommendations for the site. The

applicant then proposes to construct an eight story multi-family residential building with up to 443,947 square feet of residential GFA and a maximum of 446 units.

Additional project details include:

- Structured parking with a total of 256 parking spaces at a ratio of 0.57 spaces per unit
- Additional density for LEED Gold construction (0.35 FAR-level) in accordance with the Green Building Incentive Policy
- Compliance with the Special Affordable Housing Protection District (SAHPD)
- Zoning modifications for: additional density, parking and loading requirements, and density exclusions.

- **2025 Fairfax Drive (Wakefield Manor) – No Updates**

- 2nd SPRC was held on May 15th, 2023.
- 1st SPRC was held on March 27th, 2023.
- Online Engagement Opportunity occurred between December 1st-12th, 2022.
- In Person Walking tour was held on December 2nd, 2022.
- The applicant, FORTIS Companies, submitted a major site plan amendment to SPLN22-00001 (SP #417). The applicant proposes the removal of a single-story structure, a significant tree identified in the Fort Myer Heights North Plan, and two surface parking areas for the development of a 12-story residential building located at the southeast corner of the site. The proposal consists of a new 166-unit building with approximately 142,182 square feet of new residential gross floor area (1.76 FAR). The total site plan density is 3.89 FAR, inclusive of the existing Wakefield Manor and Courthouse Manor properties (0.84 FAR) and Transfer of Development Rights (TDR) to [Site Plan #435 \(Wendy's Site\)](#) (1.29 FAR).

Additional project details include:

- The site is zoned RA8-18, Multiple-Family Dwelling District
- Located within the Fort Myer Heights North Special District (GLUP Note 22)
- 166 new units (84 existing units at Wakefield Manor and Courthouse Manor, for a total of 250 units)
- 120 parking spaces (0.48 spaces/unit)

Proposed modifications for:

- Reduced residential parking ratio.
- Bonus density
- Density exclusions

- **3400 13th St. N. (YMCA site) – No Updates**

- An Online Engagement Opportunity was provided from December 5th-16th, 2022.
- The applicant, including the Young Men's Christian Association of Metropolitan Washington (YMCA) and Republic Michaels, proposes to redevelop the site and

construct a new standalone YMCA facility and a seven-story multifamily residential building. Additional project details include:

- Request to amend the General Land Use Plan (GLUP) to change the GLUP designation from “Service Commercial” to “Low” Office-Apartment-Hotel
- Request to rezone the site from C-2, Service Commercial-Community Business District, to C-O-1.5, Mixed Use District
- New 7-story multifamily building, with:
 - 340,151 sf
 - 374 units
 - 295 parking spaces
 - LEED Gold at and Green Building Incentive Program (GBIP) commitments to achieve 0.35 bonus density for the residential building.
- New YMCA recreation center facility with:
 - 87,850 sf
 - Indoor swimming pools, pickleball courts, tennis courts, fitness space, and conference/breakout/lounge space
 - 203 parking spaces
 - WELL certification.
- Proposed modifications for:
 - Additional density consistent with Section 15.5 of the Zoning Ordinance
 - Required parking and loading.
 - Density exclusions
- Site plan improvements and public amenities, including.
 - GBIP commitments with LEED Gold certification for the residential building
 - Public Art contribution
 - Utility Fund contribution
 - Streetscape improvements
 - Achievement of goals and recommendations of the November 2017 *Washington Boulevard & Kirkwood Road Special GLUP Study “Plus” and Concept Plan*

- **Shirlington Public Improvements – No Updates**

The site is located within the Village at Shirlington which encompasses approximately 27 acres of land in the southern portion of Arlington County and includes a mix of residential, office, hotel, retail, entertainment and civic uses. The project area includes the streetscape primarily located between the 4000 - 4200 Blocks of Campbell Avenue

The applicant, Street Retail, LLC, proposes a plan for streetscape and landscape improvements along Campbell Avenue. These improvements include:

- New seating
- Expanded planting areas.
- Protection of existing trees
- Renovations and improvements to public spaces near the library and theater

- New light fixtures
- Bike racks
- Seat walls
- Changes to the physical layout of the street, in the form of shifted curbs, new crosswalk locations, and a reimagined median on Campbell Avenue.

A Phased Development Site Plan (PDSP) amendment is required to remove outdated conditions requiring specific streetscape dimensions that conflict with the proposed improvements and vision of the General Land Use Plan (GLUP) Study, while amendments to the adopted site plan are required to implement the changes within each approved final site plan along Campbell Ave.

- **Special Land Use Studies**

- [750 23rd St. S. \(Melwood\)](#)
 - LRPC Meeting - Tier II Review was held on November 28th, 2023.
 - Online Engagement Opportunity is occurring between October 24 – November 14, 2023
 - LRPC Meeting - Melwood Tier 1 Review was held on May 12, 2022
 - A request was submitted for the subject properties located on 23rd Street South between South Hayes Street and South Grant Street to change the GLUP designation from "Public" to "Low-Medium" Residential with an associated rezoning from C-1 and R-6 to RA8-18.
- [Clarendon Presbyterian](#) - No Update
 - A request was submitted for the majority of the properties located on the block bounded by North Jackson Street, North Irving Street, and 13th Street North (1301 and 1305 N. Jackson St, 1308 N. Irving St. and an additional unnumbered parcel at North Irving Street) to change the GLUP designation from "Semi-Public" to "Low-Medium" Residential with an associated rezoning from R-5 to RA8-18.

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 tentative starting 1st Quarter with design consultant following contract approval.

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. Value engineering exercises are also underway. Construction is anticipated to begin 3rd Quarter 2024.

Urban Forestry Office Updates

Maintenance:

- Waycroft-Woodlawn is continuing to get preventive maintenance treatment.
- Fairlington Civic Association is likely going to have all of its trees receive preventive maintenance by the end of next month.

Planning:

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

Long-term planning

- Staff met with FNRC commissioners and Planning Commissioner Elizabeth Gearin to discuss potential proposed changes to the **standard site plan conditions for Biophilic design**, to be proposed by the Commission, likely in early 2024. This was an information gathering session to understand how these could be written to best assist staff.

Site plans (special exception and by-right)

- In review:
 - Staff met on **Barcroft Apartments**. There is a concern that a large conservation area is being proposed to be removed from the site, which is in conflict with existing policy.

DES

- Staff has been working with DES on submittals for soil and products for projects throughout the county. Over time this project will ensure street trees have quality soil.
- Staff met with VDOT to discuss the proposed lane changes near Thomas Jefferson Community Center (Park). This project currently still has a high impact on the trees in VDOT and park right-of-way, and staff is trying to maximize conservation, where possible, through adjustments on the design.
- Forestry staff has been working with DES project managers to increase the number of trees along Columbia Pike, and to clearly determine whose maintenance responsibility they are when the new transportation work causes those trees to be on private or federal property, even though they are street trees.

- At the Shirlington Road pedestrian bridge with the project team, there was a significant tree removal increase and staff has been working with DES to get the correct replacement for RPA requirements and with Parks to get them into the RPA.

Parks

- Staff discussed Baileys Branch Park Renovation. The project focuses on renovating the park with minimal impact on onsite trees.

By-right projects

- Staff met with the site manager at The Grove project to inspect the street trees being installed on Wilson Blvd and McKinley. The applicant will be pushing the controls away from the street to create sufficient space for planting.

Tree Planting:

- The Fall planting is being completed.
- Staff met with the contractor to address removing wire baskets, proper staking, and planting height.
- The tree planting coordinator is continuing to coordinate with volunteers to install deer protection in high impact areas.
- Marymount University is working on a new tree planting project with a VDOF grant. The current proposed site for this planting is Fort Barnard Park.
- Discussed a volunteer tree planting opportunity in Doctors Run Park. This will be a combination tree planting(reforestation) and storm water management project. Wood chips to start, possibly this fall, roping off the area to delineate the scope of work and a Miyawaki planting early next spring. Still just a discussion.
- Staff installed 24 “tree diapers”, as a pilot project to investigate the effectiveness of this product. If successful, this may improve watering and tree survival.

Outreach/volunteering:

- Staff worked with a pair of Tree Stewards who missed their last training in the summer for family reasons. They pruned in Tyrol Hills Park.

Washington Liberty High School Turf Replacement (1301 N. Stafford St.)

Demolition of existing turf complete. New turf installation complete and infill work in progress. Work should be completed 1st Quarter 2024.

Williamsburg Middle School Synthetic Turf Field Replacement (3600 N. Harrison St.)

DPR is replacing the synthetic turf on the rectangular field at Williamsburg Middle School. Staff typically replaces synthetic turf fields every 7-8 years. As a result, the field will be closing for construction starting the second week of January 2024. Construction will take up to 60 days and will include replacement of the synthetic turf and infill. More information may be found on the [project page](#) to learn more and sign up for updates.