

**Urban Forestry Commission  
November 20, 2014  
Meeting Summary**

**Attendance**

Dean Amel  
Nora Palmatier  
Steve Campbell  
Scott Brinitzer  
Ed Hilz  
Paul Campanella  
Kelly Criswell  
Mikaila Milton  
Per Midboe

**State and County Staff**

Jamie Bartalon, DPR  
Vincent Verweij, DPR  
Rachel Jackson, DPR  
Bethany Heim, DPR  
Steven Bernheisel, APS

**Guests**

Jay Fiset, Chairman, Arlington County Board  
Alex Sanders, E2C2

**Public Comment** – There was no public comment.

**Discussions with County Board Chair, Jay Fiset**

County Board Chairman, Jay Fiset, asked UFC members to introduce themselves. He thanked them for their work and noted that, as County Board liaison to the UFC, he has been following tree-related issues and the commission's comments/input. Among other issues, he has received a number of e-mails on the maintenance/removal of tree grates, and appreciates the information that commission members and staff have provided.

During annual budget processes he has heard the commission's concerns about providing adequate resources for tree planting, maintenance and watering. He understands that it is important to invest early in watering and maintenance in order to increase tree survival and health. He has observed that County tree planting and tree care programs have evolved since he began serving on the County Board, and he appreciates the values that mature trees provide and the difficult decisions that must sometimes be made to remove them when they are hazardous or unhealthy.

Chairman Fiset noted that he often receives questions from residents about why Arlington County can't do more to preserve mature trees. He understands that Arlington strives to do all that can be done within its authority to preserve healthy trees. He also noted the importance of providing incentives to developers to preserve trees where applicable, as well as County programs to facilitate tree planting on private property.

Chairman Fisette stressed that he has a personal interest and passion in the environment. He recalls when Arlington ReLeaf planted many tree along Washington Boulevard, and although some were recently removed by VDOT, other trees have matured. He also noted that he is open to other creative strategies for tree planting. He values the work of volunteers, and cited (as an example) the assistance that Tree Steward volunteers have provided by identifying and tracking locations where overgrown tree grates have begun to impact tree health.

Nora Palmatier noted that many Tree Stewards are available to help, and that there has been very good support from staff. In addition to helping to identify and map tree grates that need to be removed or expanded, Tree Stewards have also been very active in assisting with the Tree Canopy Fund Grant Program, as well as the annual Tree Distribution Program. Both programs provide trees for private property.

Tree Stewards provide guidance on tree selection and planting site locations to groups that apply for Tree Canopy Fund grants. Grant applications are reviewed by members of the Urban Forestry Commission, DPR staff, and staff from ACE. The assistance provided to applicants by Tree Stewards ensures that planting plans are appropriate for the site.

Likewise, Tree Stewards work closely with staff on the Tree Distribution Program, where tree “whips” are distributed to residents at the County nursery. As residents pick up their trees, Tree Stewards provide information on selecting an appropriate planting location, proper planting techniques, watering requirements, and proper mulching/maintenance. They have also worked closely with staff to establish an on-line tracking process for residents to register and reserve their trees.

Ms. Palmatier also noted that she will be participating in meetings and providing input to a recently formed committee on volunteer management.

Dean Amel stated that he is pleased that the County Board added ongoing funding to last year’s budget for watering trees. If it is necessary to reduce tree-related budget items in order to achieve a 1% reduction in the FY 2016 budget, he would rather see reductions for tree planting than tree maintenance.

Mr. Amel also commended APS staff members Jim Meikle and Steven Bernheisel for working closely with the UFC and DPR staff on tree-related issues. Chairman Fisette stressed the importance of building such relationships. Mr. Amel also noted that recent staff and commission efforts have led to improved planting spaces for street trees and work to increase the number of street trees per block on Site Plan projects.

Mr. Amel stressed that public open space issues and retaining open space for trees are key topics for the Urban Forestry Commission at this time. The commission is closely following the Public Land for Public Good initiative, the Western Rosslyn Area Planning Study, and other planning processes to advocate for the importance of trees and open space.

Steve Campbell remarked that the streetscape standards associated with the Columbia Pike planning process are good examples of improvements that will benefit the health and survival of

street trees. Some streetscape sections include much wider planting strips for trees. Where tree pits are specified, they will be connected by continuous soil panels to expand the volume of usable soil for tree roots. Mr. Campbell noted that community advocacy played a large role in the Columbia Pike planning process.

Ed Hilz noted that, as UFC representative on the Public Facilities Review Committee (PFRC) he has become familiar with some of the tree preservation challenges faced by APS during school expansion projects. Examples include some tree loss associated with meeting on-site parking requirements at McKinley Elementary School, and potential impacts to trees in Fort Reynolds Park from the expansion of adjacent Abingdon Elementary School. Mr. Hilz noted that difficult choices must sometimes be made when balancing the need for on-site parking with the desire to preserve trees. He also noted that the value of passive, un-programmed open space is sometimes not appreciated.

Scott Brinitzer commented that there seems to be a major divide in the way that Arlington residents view development. While some residents see Arlington developing as an urban community, others have a more suburban mindset. As a result, differing opinions and visions for accommodating parking, transit options and streetscape designs impact the manner in which trees can be incorporated into development plans.

Mikaila Milton reinforced the importance of preserving Arlington's limited amount of open space. She also stressed that, once open space is gone, it's gone forever. She agrees with the recommendation made by Karen Kumm Morris and others that school expansions should "go up, not out". Dean Amel added that underground parking should also be part of design and funding for expansion projects so that open space can be preserved.

Paul Campanella agreed with previous comments about the importance of preserving open space. He noted that many neighbors living near McKinley Elementary School were not opposed to increased school parking in the neighborhood. As a result, the size of a parking lot on school grounds was reduced and some open space was preserved.

Kelly Criswell and Per Midboe also agreed with the importance of preserving open space. Ms. Criswell stressed the importance of "building up, not out", even though the costs of construction may be higher. Mr. Midboe noted that the potential of incorporating affordable housing with the expansion of Lubber Run Community Center has received a lot of attention. He recommended that existing commercial spaces should also be considered for expansion opportunities.

Chairman Fisette thanked UFC members for their comments and recommendations. Before discussing the concept of Public Land for Public Good and its relationship to open space, he noted that he is a strong advocate for assessing the County's Volunteer Bureau. While the current in-house Volunteer Bureau works to recruit volunteers and match them with opportunities in County programs, other models (such as Fairfax County's) also bring in private sector funding. He feels that more volunteers and additional funding resources may be leveraged if the volunteer program were managed by an outside non-profit agency with specialized experience and expertise.

In discussing the concept of Public Land for Public Good and the desire to preserve open space, Chairman Fisette noted that Arlington County has added approximately 76 acres of public open space within the past 20 years. Examples include additional open space associated with Fort CF Smith, Long Bridge Park, Mosaic Park, and additions to Bluemont Park. He noted that not all additional open space resulted from County purchases. Some additions were acquired through density trades associated with Site Plans (such as at Long Bridge Park and Mosaic Park). The 76 acres of additional open space does not include public access easements on private property.

Chairman Fisette acknowledged the challenges involved in meeting the needs for affordable housing and providing adequate space for Arlington's growing school-aged population. However, he noted that there are opportunities for win-win situations like Arlington Mill Center, where over 100 affordable housing units were created in conjunction with the new community center, without impacting the amount of open space. He is in favor of taking advantage of similar opportunities when they arise.

In further discussions of Public Land for Public Good, Chairman Fisette acknowledged that the staff roll-out of potential sites for schools and affordable housing raised community concerns and made some residents anxious about impacts to open space. He explained that the intent was to compile an inventory of potential sites for schools and affordable housing in order to start community conversations. There has been some misunderstanding in the way that potential sites were announced. For example, it was not the intention to build stand-alone affordable housing on parkland at Lubber Run. Rather, the conversation should take place about whether there is a potential to combine affordable housing with redevelopment of the recreation center, as was done at Arlington Mill Center.

Chairman Fisette stressed that the key to addressing the challenges faced by schools and affordable housing is to have an open community process. When County-owned property is considered for such purposes, the first questions asked should be, "is it feasible?", and, "is it preferable?" He noted that since draft siting guidelines were put on-line, over 600 comments and recommendations have been submitted. The Planning Commission's Long Range Planning Committee (LRPC) is currently reviewing the Public Land for Public Good guidelines and is expected to present recommendations to the County Board in December.

Mikaila Milton commented that she hopes the option of purchasing additional open space will be considered as part of the Public Land for Public Good analysis. Chairman Fisette agreed that land acquisition needs to be considered as part of the mix.

Steve Campbell commented that many in attendance at a Western Rosslyn Area Planning Study (WRAPS) meeting were unhappy with the trade-off of open space in an option that split the green space with a road. Dean Amel added that many in attendance at the meeting were in favor of taller buildings in order to preserve more open space.

Chairman Fisette commented that, although a developer could build in the area through the by-right development process, the outcome would not be as desirable. The goal of developing this site is to accommodate a school, fire station, affordable housing and open space in a manner that has the least impact to tax payers.

Chairman Fisette also noted that addressing parking and transportation needs and preferences is often a key consideration during planning processes. County Transportation staff have worked closely with APS on parking and transportation demand management for school projects. He noted that surface parking comes with environmental costs and impacts to open space, and there is a need to change the existing culture and mindset of many who are not comfortable with underground parking. The desire for drop-off space at schools presents similar challenges.

Chairman Fisette thanked UFC members for their participation and recommendations to the County Board. He added that the commission adds a valuable perspective, and the more they can weigh in on projects, the better.

### **Four Mile Run Plan Update – Bethany Heim, DPR**

Bethany Heim, DPR Planner, updated the UFC on the Four Mile Run stream improvement project. Her presentation included an overview of the project's Master Plan, Design Guidelines, and maps/visuals of project scope. The project is a joint undertaking of Arlington, Alexandria, the Northern Virginia Regional Commission, the Army Corps of Engineers, and the EPA. Funding is being provided by State and Tribal Assistance Grant (STAG) funds, administered by the EPA.

The stream restoration project will include both the Arlington and Alexandria sides of Four Mile Run, and will extend from the Mount Vernon Avenue bridge to the bridges over Jefferson Davis Highway. The stream banks on Arlington's side will be more naturalized, with much of the rip-rap replaced by a "living shoreline". While the "living shoreline" will include a low stone sill of rip-rap, it will also incorporate native grasses. The result will be a more natural and attractive means of stabilizing the stream banks.

The project area covers approximately 10 acres, with 1.5 acres of rip-rap removal, and 3 acres of meadow seed-mix planting. It also includes an invasive plant control component. It was noted that Army Corps of Engineer flood control standards for this area will not permit trees to be planted along the shoreline.

Public access to the shoreline area on the Arlington side will be provided by a deck. A pedestrian bridge will step down close to the water's edge. Public art will be incorporated into the project through unique and attractive fencing along the adjacent trail, and through other treatments. The electric transmission lines will remain.

Vincent Verweij informed commission members that re-grading near the Water Pollution Control Plant will result in tree impacts. Replacement trees will be planted in park areas east of I-395, since they cannot be planted along the shoreline due to Army Corps of Engineer flood control standards (as noted earlier).

Construction is expected to begin in July, 2015, with the installation of construction fencing along the trail. Cofferdams will divert water from the Arlington side of the stream to the Alexandria side, so that rip-rap removal and work on the Arlington shoreline may begin.

Treatment of invasive plants is expected to begin in fall, 2015, with follow-up treatments in subsequent years. Seeding and planting will occur in fall 2016, and construction is expected to be complete in December, 2016.

Commission members agreed that there was no need to submit further comments on the project at this time, and thanked Ms. Heim for her update.

### **Approval of Minutes**

Minutes for the October 23, 2014 UFC meeting were approved as previously amended.

### **Staff Reports**

- Jamie Bartalon announced that Arlington County received a Tree City USA Sterling Award at the November 18, County Board meeting. The award recognizes Arlington County for having received 10 Tree City USA Growth Awards. It was presented to County Board Chairman, Jay Fisette, and to UFC Chair, Dean Amel, by Jim McGlone (VDOF), on behalf of the National Arbor day Foundation.
- Jamie Bartalon updated the UFC on the status of the County Champion Wildenow's oak at 6000 27<sup>th</sup> Street North. The property where the tree is located was recently sold to a developer, and residents have circulated a petition to preserve the tree. Arlington County surveyed the property line near the tree and found that it is located entirely on private property. Plans have not been received for development of the property, but an interdepartmental meeting was held with key staff to discuss points in the plan review/approval process where Arlington may have some authority to influence preservation of the tree.
- Jamie Bartalon summarized the County Board's FY 2016 budget guidance to the County Manager. The Board is asking the County Manager to prepare a draft budget that includes a 1% reduction in net tax support for the FY 2016 operating budget. The County manager will hold a meeting to discuss the FY 2016 budget with commission chairs (along with one other member from each commission) on December 18. UFC members were also provided with an e-mail summary of the County Board's FY 2016 budget direction.
- Rachel Jackson announced that two trees were designated as Specimen Trees by the County Board in October through the County's Tree Preservation Ordinance. As such they will be subject to special protection through the ordinance. One tree is located on private property on North Fenwick Street. The other tree is located on County property adjacent to Bluemont Park, on the former Reeves property. Nominations for designating two more trees have also been received. Both trees are located on private property. Ms. Jackson reminded commission members that the designation of trees through the Tree Preservation Ordinance requires the approval of the property owner.

- Rachel Jackson reported that she attended a recent HALRB meeting to provide staff's recommendation for the number of replacement trees that the owner of the historic Fraber House should plant to replace an oak tree that was removed. She recommended following Arlington's Tree Replacement Formula which is used to calculate tree replacements for County projects and Site Plans, and would require the planting of 3 replacement trees. HALRB voted to require the owner to plant 2 replacement trees. Ms. Jackson has offered to provide an overview of County tree regulations and programs to HALRB members if desired.
- Vincent Verweij announced that he has been involved in the initial plan review for construction at Abingdon Elementary School. Plans may include a requirement for Fire Department access through Fort Reynolds Park. APS has not yet completed a tree inventory.
- Vincent Verweij reported that DPR will partner with Casey Trees on a volunteer tree planting project at Butler Holmes Park on December 6. Casey Trees is providing 27 trees to be planted in the park, and is also coordinating to provide volunteers for the event.
- Vincent Verweij reported that he is recommending that a grove of willow oaks near the Ballston Metro station should be preserved when the station is redesigned. The trees are contained within a continuous planter area near the intersection of Fairfax Drive and North Stuart Street.
- The following trees will be added to Arlington's list of Champion Trees:
  - Sycamore at North Nottingham Street and 15<sup>th</sup> Road North
  - European Linden in the Penrose area
  - Shell Bark Hickory in Cherrydale Nature Area
  - Black Gum at 4508 6<sup>th</sup> Street South

### **Commission Member Reports**

**Natural Resources Joint Advisory Group** – Caroline Haynes' NRJAG report is attached. Dean Amel added that one of three UFC slots on NRJAG is vacant. UFC members were encouraged to volunteer to fill the vacant slot.

**Park and Recreation Commission** – Caroline Haynes' Park and Recreation Commission report is attached.

**Planning Activities** – Karen Kumm Morris' report on Planning Activities is attached. Ms. Kumm Morris suggested that the UFC submit written comments on the Site Plan proposal for 2025 Clarendon Boulevard (the Wendy's site), where a portion of the proposed building overhangs the sidewalk and street trees. The letter should be submitted before January, 2015. Steve Campbell and Dean Amel agreed to draft a letter regarding the building overhang and any

other tree issues for review at the December UFC meeting. Mr. Campbell noted that this project is located on a very small footprint, and the development is utilizing additional density from another site.

**Public Facilities Review Committee (PFRC)** – Ed Hilz’s PFRC report is attached.

**Environment and Energy Conservation Commission (E2C2)** – Alex Sanders’ E2C2 report is attached. Mr. Sanders added that County Board Chairman, Jay Fisette, informed E2C2 members that commission member comments/testimonies at County Board meetings can be used to add impact to written comments submitted by commissions.

**Tree Stewards** – No report.

**Tree Canopy Fund** – No report.

**Neighborhood Conservation Advisory Committee (NCAC)** – Ed Hilz volunteered to provide NCAC updates until a replacement for the NCAC representative on the UFC can be permanently filled. Mr. Hilz’s NCAC report is attached. Dean Amel added that two NCAC members have expressed interest in joining the UFC as the NCAC representative. One member has submitted an application to the County Board Office.

**Northern Virginia Urban Forestry Roundtable** – No report.

**Virginia Department of Forestry** – No report.

**Arlington Public Schools (APS)** – No report.

**Virginia Cooperative Extension (VCE)** – Jamie Bartalon reported, at Kirsten Buhl’s request, that VCE’s 4-H Program is investigating obtaining tree seedlings for distribution. The seedlings are available through VCE’s “Growing Kids and Trees” program. Details of how the seedlings would be distributed have not been determined.

**New Business:**

- Mikaila Milton informed commission members that she attended a recent public meeting for redesign of the playground and volleyball area at Quincy Park. An option to include an additional sand volleyball was discussed. Inclusion of an additional court may result in the removal of a 12-inch DBH maple tree. Vincent Verweij noted that the project is in the early stages of planning, and a decision regarding the court or courts has not been reached.



## **Attachments to November 20, 2014 Urban Forestry Commission Meeting Summary:**

### **Natural Resources Joint Advisory Group – Caroline Haynes**

Rod Simmons provided an overview of the "ecological restoration" on the Alexandria side of lower Four Mile Run. It was noted that the current construction plans call for the left over soil from dredging to build a berm in the existing wetlands on the Alexandria side, which would effectively block the water flow and diminish the existing wetlands.

### **Park and Recreation Commission – Caroline Haynes**

Lisa Grandle provided an historical overview of bond funds raised and land acquired for parks over the past 20 years. Lisa noted that in the past APS and the County have engaged in land swaps when schools needed land for construction and parks needed additional land for recreation facilities.

Sarah Archer outlined the current NCAC invasive plant control work being done along upper Four Mile Run and Allie Freed Park.

### **Planning Activities – Karen Kumm Morris**

#### **Items before the Planning Commission in November:**

##### **Key Boulevard Apartments – SP Amendment #181, applicant withdrew indefinitely**

- Located in Colonial Village, North Rosslyn Study Area
- 158 residential units (82 affordable units and 76 market rate units)
- Development by AHC, Inc. (Affordable Housing Developer)
- Proposal involved Transfer Development Rights from The Gates at Ballston.
- **Staff recommended denial** because the proposed plan was in conflict with long standing policy for the area as a "Conservation Area", did not comply with the zoning for lot coverage and density and had many other urban design issues as well.
- **Planning Commission recommended deferral** and asked that the applicant go back to work with the staff and community on improving the urban design relationships, increasing useable open space for family recreation while maximizing affordable housing units.
- Significant mature trees along 19<sup>th</sup> Street were shown as saved but the rest of the site was to be cleared of mature existing trees and landscaping.

##### **Green Building Incentive Policy**

- Modifies energy efficiency requirements (increases somewhat in response to evolving standards).

- Not sure if Canopy Trees are counted towards LEED credit. But UFC might want to look into this.

### Site Plans to be heard by Planning Commission in December

#### 400 Army Navy Drive – SP Amendment #2, Scheduled for PC in Dec 2015

- Located in Crystal City, along Army Navy Drive at S. Eads Street
- Development by LCOR.
- 458 residential units, this is a redevelopment of an existing office building with below grade parking. All open space is up on the roof top.
- Coordination with the County related to the proposed Transit Maintenance Building is on going.
- Street trees on Army Navy Drive street frontage with full Sector Plan width of 18 feet.
- Old S. Eads Street is being developed as a private, pedestrian oriented street with small trees. SPRC comments requested taller growing, canopy trees. Applicant said that they would consider this if the soil volume can sustain larger trees. The sidewalk and street trees are over the existing underground parking.

### On-going Site Plan Review Committee Activity

#### 2025 Clarendon Blvd. (Wendy's) – SP#435, scheduled for PC Jan., 2015

- Located in Courthouse Square, between Wilson and Clarendon Blvds.,
- Developer is Carr Properties.
- Requesting a GLUP amendment, to rezone to C-O-2.5, for 185,000 SF office and a small amount, 6,837 SF of ground floor retail uses. Wells Fargo Bank is requesting the 100% corner location at Courthouse Blvd.
- Due to the narrow site, the proposed building extends over the public sidewalk on both Clarendon and Wilson, leaving the street trees limited overhead space. The face of the building will be approximately 6.5 ft from the trunk of the street trees. The applicant is proposing to plant Gingko's, a narrow tree without a spreading canopy that will fit into this narrow overhead area.
- This might be acceptable if the Gingko's are spaced every 20 feet, tight spacing in order to get some continuous canopy and shade. Gingko's are very open and irregular canopies. Tighter spacing would help establish a more continuous line of foliage and provide pedestrians with shade on Clarendon Blvd.
- **The bigger issue is the precedent that approving the building extension over the sidewalks sets.** The site is unique in that it is a narrow parcel. UFC might want to either disapprove this proposal due to the precedent that it will set, or support the proposal noting that is a unique situation, and cautioning that in general, building extensions should not be approved due to the impact they have on the overhead canopy space for trees. Extended building facades also contribute to a bulkier expression and massive character for the project.
- **UFC is on record opposing building extensions for other projects, 650 N. Glebe Road across from Ballston Mall, and Clean Technology along Wilson Blvd. in Courthouse Square Metro area.**
- **Need UFC letter before Jan 2, 2015, Planning Commission public hearing.**

**Rosslyn Plaza** – PDSP, SP #422, Still on hold. Waiting for the Rosslyn Sector Plan Addendum to be approved.

- Located between Kent Street and Arlington Ridge Road
- Proposed mixed use development, 1.8 million SF offices, 300-360 residential units, 1 hotel, and significant urban open space.
- Under SPRC review. Very controversial due to lack of street grid, nature of urban open space
- Proposed urban tree plans along all street frontages and within open spaces over structure. Significant amount of tree plantings with over 1,000 CF of soil for trees.

### **New Site Plan Applications (Accepted but not yet scheduled for SPRC)**

#### **223 23<sup>rd</sup> Street (Crystal Plaza 5, Block M–**

- Located at the corner of Crystal Drive and 23<sup>rd</sup> Street, Crystal City
- Developer is Vornado
- Proposes the redevelopment of an existing office building with 353 new residential uses and a new 658,360 SF office building.
- Issues with compliance with Crystal City Sector Plan’s retail recommendations, land use locations and open space.
- Redevelopment of 23<sup>rd</sup> Street with a center transit lanes eliminates existing park space with a double row of London Plane trees unfortunately, with little new canopy trees to replace the lost.

#### **Pentagon Centre** – PDSP Amendment and Site Plan, RPC #35-004-001, TBD

- Reallocate Residential units and office GFA.
- New Proposed 29,000 SF retail, in addition to the existing 325,300 SF existing retail center.
- Developer is PL Pentagon LLC

### **Preliminary Site Plans not yet accepted by County Manager**

#### **672 Flats, 672 N. Glebe Road** – RPC#13-018-009, -012, -013, -016, -017.

- Located across from Ballston Mall just north of Carlin Springs Road.
- Developer is Penrose. Submitted as Ballston Acquisition Company LLC
- 178 residential units, with ground floor retail, 1,388 SF along Glebe Road.

#### **Ballston Center 4100 Wilson Blvd.** – RPC#14-059-028

- Redevelopment of existing mall while retaining the existing parking garage, ice rink and office building.
- Developer is Forest City, Washington DC.
- Proposes 393 apartments, new 50,800 SF retail configured as main street retail, opening up the mall.
- New streetscape along Wilson Blvd.

#### Ballston Oak Townhouses – 1124 -1138 N. Stuart Street

- Located south of Washington Blvd in Ballston.
- Developer is Ballston Acquisition.
- Proposal for 16, 4 story townhouses in two buildings.
- Requesting modifications to use, setbacks and coverage.
- Appears to impact significant existing trees.

#### Long Range Planning Activities

##### Courthouse Square –

- Draft proposal was presented to LRPC. Will be brought forward to PC in December.
- Draft Plan saves Memorial Trees, holds back underground parking minimize disturbance of root system.
- Draft Plan proposes a significant Town Green, envisioned as a lawn with significant new tree canopy.
- UFC letter was sent last month.
- Draft will be sent to CB for a December Work Session.

##### Rosslyn Station Area Addendum – Realize Rosslyn

- Open Space and Recreation Subcommittee met in Oct. Emphasized need for upgraded streetscapes and increased canopy trees. This continues to be said but not sure that it will be picked up in the Plan. The Framework Plan, adopted in April, 2014, makes reference to increasing tree canopy, but says nothing about a Streetscape Plan.
- Building Heights and Density will be discussed on Dec. 2.
- Key planning issues:
  - Creating an enhanced **urban design framework**
  - Refining, improving **transportation options**
  - Recommending a **building heights strategy**
  - Developing a **more cohesive, functional parks and open space network**
- **UFC members need to attend if possible, and promote urban forestry goals of 17% canopy coverage or more.** Crystal City has 17% canopy coverage. Need to advocate for wide sidewalks(wider than 15 feet as called for in the Transportation Study) and greater soil volume than current County Standard because there's no break out space for the roots to find.

##### Western Rosslyn Area Planning Study (WRAPS)

- Planning for a multi-story middle school, a new fire station, affordable housing and open space
- Next public working group meeting is Dec. 8<sup>th</sup>.

### **Public Facilities Review Committee – Ed Hilz**

The PFRC met on Wednesday, November 19, regarding the renovation and expansion of Abingdon Elementary School. The following is a link to the PFRC website where you can access the Agenda and a Report that was prepared for the November 19 meeting:

<http://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/>.

PowerPoint presentations were made at the meeting on the Transportation Study by the Toole Design Group, the transportation and traffic consultants, and Hord Coplan Macht, the building design consultants. The two PowerPoint presentations are available on the PFRC website

<http://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/>.

All four site options in the report are proposing a new entrance to the property from 31st Street South, either for additional parking or for emergency vehicle access. This entrance could result in the loss of the trees in Fort Reynolds Park and the Priority 1 trees near the current playground area of the property. Detailed drawings of the entrance showing its impact on the nearby trees will be presented at a future PFRC meeting.

### **Environment and Energy Conservation Commission – Alex Sanders**

Mr. Fisette joined us at our November meeting and provided background on the PL4PG initiative. We also discussed the Green Building update and the need for commission testimony at key board meetings. The commission reviewed the options for the TJ school sites and agreed that we preferred the site on the west side (or the Glebe Road side) of the site where the parking lot currently stands. On November 8, a public workshop was held on WRAPS to collect community feedback on a series of staff-developed draft concepts. For further information, please refer to <http://projects.arlingtonva.us/plans-studies/land-use/wraps/updates/#November132014>.

### **Neighborhood Conservation Advisory Committee – Ed Hilz**

At the November 13, 2014 NCAC meeting:

- Virginia Delegate Alfonso Lopez presented to the NCAC a Commending Resolution for the Neighborhood Conservation Program's 50th Anniversary. This was a joint resolution from the Virginia House and Senate.
- County Board Vice Chair Mary Hynes covered the highlights of the new Handbook for the County Board Advisory Committees. The slide presentation she made is at <http://commissions.arlingtonva.us/> under the "Advisory Group Handbook" section of the page.
- David Cristeal, Arlington County Housing Director, discussed the Arlington County Affordable Housing Study.