



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 21, 2023

DATE: January 17, 2023

SUBJECT: Approval of naming of the New Park at South Eads Street and Army Navy Drive to "Arlington Junction Park," located at the intersection of Army Navy Drive and South Eads Street within the Crystal City neighborhood.

C. M. RECOMMENDATION:

Approve officially naming the future park "Arlington Junction Park," as recommended by the Park and Recreation Commission

ISSUES: No issues have been identified as of the date of this report. County Board approval is required for naming or renaming County parks. County staff initiated the renaming process during the Park Master Planning community outreach.

While the Arlington Neighborhoods Advisory Committee (ArNAC) recommended the name "Teardrop Park," the Historic Affairs and Landmark Review Board (HALRB) and the Park and Recreation Commission (PRC) each voted to support "Arlington Junction Park." This recommendation was based on community testimony associated with the nearby area's historical use as an electric trolley junction.

SUMMARY: The Park and Recreation Commission recommended naming the new park "Arlington Junction Park," pursuant to the [Arlington County Policy for Naming and Renaming of County Facilities and Parks](#) ("Naming Policy"). County staff supports the Commission's recommendation.

BACKGROUND: The existing "teardrop parcels" are located in Crystal City and are bound by 12th Street South to the south, South Eads Street to the west, Army Navy Drive to the north, and the Altaire and future LCOR development (now known as "The Sage") to the east (Figure 1). The two parcels, henceforth known as the north and south parcels, respectively, are bisected by 11th Street South (Figure 1). The surrounding area is composed of dense residential, office, and commercial development and contains various modes of transportation including, but not limited to, Metrorail, Metrobus, Arlington Rapid Transit (ART), and dedicated bicycle lanes.

County Manager:

MJS / MJC

County Attorney:

MNC

Staff: Max Ewart, DPR

17. C.

In September 2013, the County Board approved a site plan amendment for the [PenPlace Phased Development Site Plan \(PDSP\)](#) in Pentagon City, which included (among other actions):



Figure 1 – Site Map

- A commitment to transfer ownership of the “teardrop parcels” to the County;
- Certification/transfer of development rights from the “teardrop parcels” to the PenPlace site; and
- A condition in the aforementioned Transfer of Development Rights (TDR) Resolution for the “teardrop parcel” obligating the County to record a restrictive covenant for the property that limits future use of the property to public open space, or a potential community facility.

In January 2015, the County Board approved an amendment to SP #2 at 400 Army Navy Drive for the construction of the “Altaire” residential development. When the site plan was initially filed, the County was advancing its Streetcar Program for the Route 1 and Columbia Pike Corridors. The initial Streetcar Program plans included a station at the “teardrop parcels.” The program was cancelled in November 2014, allowing for future considerations of the use of the site. During the Site Plan Review Committee (SPRC) process for SP #244, 400 11th Street South, Committee members found that public open space would be an appropriate use for the subject site. The SPRC noted that the project presented an opportunity to meet park amenity needs in the immediate area (in accordance with the objectives of the Crystal City Sector Plan (CCSP)). In October 2019, the County Board approved SP #244 and supported the use determination for the “teardrop parcels” to be used for “public open space development.”

Most recently, the County Board adopted the “[New Park at South Eads Street and Army Navy Drive Park Master Plan and Design Guidelines](#)” in June 2021. As part of the community engagement process, County staff solicited feedback from the public to determine a recommendation for the name of the new park. Since County Board approval of the Park Master Plan (PMP) and Design Guidelines, County staff in the Department of Community Planning,

Housing, and Development (CPHD), Department of Environmental Services (DES), and the Department of Parks and Recreation (DPR) have coordinated to identify all of the approvals necessary to proceed with construction of the future park. The requests include a rezoning, General Land Use Plan (GLUP) amendment, abandonment of right-of-way (ROW), vacation of ROW, re-subdivision, and the park naming.

The County Board-adopted Naming Policy provides a “Naming Criteria” specifying that parks shall be named according to the geographical, historical, or ecological relationships in which the site is located. The policy charges the PRC with recommending names to the County Board, with consultation from the HALRB, ArNAC and the appropriate neighborhood civic association(s). While this process allows for many perspectives and other community considerations when choosing to name or rename a County facility, the County will continue to refine this process to ensure an appropriate name is given to new and renamed County facilities.

DISCUSSION: During the Park Master Planning and Design Guidelines (PMP & DG) community engagement (September 2020 – March 2021), questions were included to collect feedback on a name for the future park. There were three (3) broad public engagement opportunities for the PMP & DG process, and DPR staff included questions related to the park name in the first and third engagements. During the first engagement, the community was invited to propose naming options. During the second naming engagement, the community was asked to pick from a refined list of park names based on the County naming standards, requiring park names to be based on the geographic, historic, or ecological relationship to the area. Staff reached out to the Crystal City Civic Association (CCCA) to solicit feedback on the potential names. The broad engagement and CCCA indicated the preferred name “Teardrop Park,” over “Canal Park” and “Pentagon Park.”

Per the County’s Naming Policy, a recommendation from the Park and Recreation Commission (PRC) is based on feedback from the Arlington Neighborhood Advisory Council (ArNAC) and Historic Affairs and Landmark Review Board (HALRB). Prior to seeking feedback, the proposed name or names are presented to PRC for their recommendation to ArNAC and HALRB. At the initial PRC meeting in April 2022, PRC commissioners were relatively indifferent towards the proposed names provided through the broader community engagement and did not recommend a name to the ArNAC or HALRB, but rather sought feedback on the proposed names to date.

At the ArNAC meeting, May 12, 2022, a community member recommended the name “Arlington Junction Park” to commemorate the history of the park site that was close to the electric trolley junction. While the ArNAC supported the name “Teardrop Park” due to the recommendation from the CCCA no formal vote was held. At the HALRB meeting, May 18, 2022, the same community member proposed the name “Arlington Junction Park,” which was voted on by HALRB and recommended to the PRC.

After the ArNAC and HALRB meetings, on July 26, 2022, the PRC considered all of the information before them, choosing between “Teardrop Park,” as recommended by the ArNAC, and “Arlington Junction Park,” as recommended by the HALRB. The commission voted to recommend “Arlington Junction Park” to the County Board because of the name’s connection to the history of the site. Furthermore, the PRC felt “Arlington Junction Park” was more interesting

than the alternative options. Staff supports the PRC decision as it aligns with the County Naming Policy, adds historical context to the name of the future park, and the site adjacency to multiple modes of transportation.

Construction of the site is anticipated to begin in the second quarter of 2023.

PUBLIC ENGAGEMENT:

Level of Engagement: “Communicate and Consult” as prescribed within the County Manager’s Six-Step Public Engagement Guide for Capital Projects.

Outreach Methods: County staff conducted three (3) community engagement opportunities during the PMP process, two of which, the first and third engagement had questions explicitly about the park name. Outreach then continued during the PRC’s formal name process.

Community Feedback:

1. September 30 – October 14 – The first Park Master Plan and Design Guidelines community engagement included the first questions about the future park name where participants were asked to suggest names.
2. March 17 – March 31 – The third Park Master Plan and Design Guidelines community engagement included the second question about the future park name, asking the community to choose their preferred choice from a refined list.
3. April 19, 2022 – The PRC received an update and considered proposed park names. Commissioners were relatively indifferent to the proposed names. PRC choose not to send one name forward, but rather the list of potential names.
4. May 12, 2022 – The ArNAC considered three park names. Citing the preference from the CCCA, the ArNAC recommended “Teardrop Park” for the proposed park name. At this meeting, a constituent testified that they would like to see the park named “Arlington Junction Park.”
5. May 18, 2022 – The HALRB considered the three proposed names with general indifference to the proposed names. The same constituent who proposed the name “Arlington Junction Park” at the ArNAC meeting, proposed the same name at the HALRB meeting. The “Arlington Junction Park” name received positive feedback from the Board. The HALRB voted to recommend the “Arlington Junction Park” name to the PRC.
6. July 26, 2022, DPR staff returned to the PRC to discuss a final, park naming recommendation that would be taken to the County Board. Commissioners were given the opportunity to choose between “Teardrop Park” and “Arlington Junction Park”. The Commission voted unanimously, 12-0 (this vote represents the PRC members present at the time of the vote) to recommend “Arlington Junction Park.”

FISCAL IMPACT: Funding for the park is provided as part of the approval for SP #244 (400 11th Street South), SP #2 (The Altaire), SP #424 (505 18th Street South), and from a license agreement between the County and Acorn Development, LLC for the partial use of the nearby, Metropolitan Park site for construction office/staging purposes related to the construction of Metropolitan Park 6, 7/8 development. In total, the development of this public park space contains a budget of \$3,063,737 (313.480001.80001.CCPK.0000.0000). Park signage will include the new name and be paid for out of these funds.