

Kensington Street & 32nd Street North Green Street Public Meeting
Tuesday, February 26, 2013
Nottingham Elementary School's Library, 5900 Little Falls Road, Arlington, VA 22207
Open House for Adjacent Property Owners: 6:30 – 7:30 PM
Presentation for Civic Associations: 7:30 – 8:30 PM
Summary of Citizen Questions & Concerns

Question: Can the No Parking signs be moved so that the homeowners can park in front of their driveways? Based on the placement of the No Parking signs on the design drawings, homeowners of the following residences will not be allowed to park in front of their driveways:

- 5624 32nd Street, North
- 5625 32nd Street, North
- 3200 North Kensington Street
- 3206 North Kensington Street
- 3212 North Kensington Street
- 3300 North Kensington Street

Response: The signs are placed as indicated on the design drawings to adhere to Arlington County Code and cannot be moved. Arlington County Code (Chapter 14.2-38) states that vehicles cannot stop, stand, or park in front of a driveway, whether it's public or private. At a private residence, Police have no way of knowing whether a parked car in front of a driveway has permission to park there or if it is an unknown vehicle. Without the Code in place, Police would have to contact the owner of the parked vehicle to determine if they had permission granted by a resident (and remember that a lot of residences have multiple occupants). The Code protects the safety and access of those using a private driveway.

Question: Is there any possibility of allowing parking between the driveways for 5619 and 5625 32nd Street North?

Response: Parking will be prohibited on 32nd St N opposite the Green Street rain garden. A fire hydrant is located at the corner of 32nd St N and N. Kensington. Additionally, the 32nd St N rain garden is located at an intersection. By creating a no parking area opposite the rain garden the County will ensure that the intersection remains safe for vehicles turning off of and onto N. Kensington St as well as for vehicles on 32nd St N approaching the intersection.

Question: What percent of the water generated on North Kensington Street will enter the Green Street rain garden?

Response: The majority of pollutants wash from rooftops, paved areas and landscapes during the initial flow of runoff over previously dry surfaces. For this reason, rain gardens designed to collect water generated during the first inch of any rain provide the most water quality benefits. Currently, the engineer's calculations indicate that the Kensington Street Green Street has a drainage area of 1.9 acres and will be able to treat 38% of the stormwater runoff from this drainage area during a one inch rain storm. The 32nd Street rain garden has a drainage area of 1.42 acres and will treat 51% of the stormwater runoff draining to the rain garden during a similar rain. These numbers are likely to change as the rain garden designs are finalized. Various design elements for the rain garden are still to be determined, including the depth of the various layers and the number and size of the openings into the rain garden. These elements will affect the amount of water the rain gardens collect and how efficient the rain gardens are at removing pollutants from that water.

Question: The citizens expressed concern regarding the 12 inch drop off from the sidewalk into the rain garden. Can a raised border be placed along the sidewalk-side of the rain garden to provide a boundary? Is it possible to install a metal grate over top the rain garden plants?

Response: The drop off into the rain garden will not be sudden or unsafe. During final design, the profile of the sidewalk and its relationship to the rain garden will be carefully considered.

Question: Can wet mulch encourage the breeding of Asian tiger mosquitoes?

Response: According to the Virginia Department of Health,

“Asian tiger mosquitoes are what is known as a container breeder. That is because its aquatic breeding habitats are strictly comprised of artificial or natural containers that hold water. Tiger mosquitoes will not lay their eggs in [breed in] puddles, flooded ditches, natural ponds, marshes, swamps, or any body of water with a natural soil substrate.”

Question: Does the project anticipate an increase in wildlife, such as frogs?

Response: The rain gardens will drain quickly and will not provide suitable habitat for amphibians or fish. Depending on the variety of native plants selected, butterflies, birds, and pollinators may be attracted to the plants.

Question: What will be the property value impact and resale potential impact of the addition of the double yellow line to the center of North Kensington?

Response: The double yellow line added to the center of North Kensington extends for a short distance and is necessary to maintain safe traffic flow. In Arlington, short stretches of double yellow lines may be present on a roadway to guide vehicles approaching a curve, an intersection or the crest of a hill. Double yellow lines that extend for a roadway’s full length can indicate a higher volume of traffic. According to Richard Millman, the Arlington County Real Estate Assessment Assistant Director, the Assessment Office would not assume a decrease in value due to the addition of a double yellow line on a street. However, homes on a busy street do often have lower assessed values.