



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 Neighborhood Services Division, Neighborhood Conservation Program
 2100 Clarendon Boulevard, Suite 700, Arlington, VA 22201
 TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

Neighborhood Conservation (NC) Program CONCEPT DESIGN REVIEW MEETING NOTES



PROJECT NAME: 13th St N
PROJECT #: Z098
DATE: April 8, 2015 (Meeting date March 26th at 7:00pm)
Arlington County Conference Room 710A

TO: Residents along 13th St N, N. Kirkwood Rd & N. Johnson St/N. Jackson St
Carlos Stern, Block Representative
Shelly Snook, NC Representative

FROM: Angela Marshall, Neighborhood Conservation Planner/Project Manager

MEETING GOAL: Present concept plan to property owners in preparation for NC's Spring 2015 funding round.

ATTENDANCE:
County Staff: Tim McIntosh, NC Coordinator
 Angela Marshall, NC Planner/Project Manager
 Valeria Shepeleva, DES Engineer
 Matthew Trout, DES Engineering Supervisor
 Jill Yutan, Landscape Architect
 Anne Guillette, DES Bio-retention Planner

Residents & LVCA Residents:

	NAME	ADDRESS	PHONE AND/OR EMAIL
1	V. Price	1406 N. Johnson St	
2	Carlos Stern	1406 N. Johnson St	carlosstern@verizon.net
3	John Huerta	3301 13 th St N	keena1st@hotmail.com
4	Amber Kwasniewski	3301 13 th St N	amberkwasniewski@gmail.com
5	Edwin Hall	1126 N. Johnson St	Edwin.hall@comcast.net
6	Rhea Neville	1126 N. Johnson St	teresa.neville@comcast.net
7	Shelty Snook	1414 N. Hudson St	sheldonsnook@gmail.com
8	Kathy & David Haines	1202 N. Jackson St	ddh.kbh@gmail.com
9	Tom Herman	1207 N. Johnson St	mhherman@gmail.com
10	Saloman Gomez	1210 N. Johnson St	sgab7@verizon.net
11	Kara Moran	1410 N. Johnson St	kara.d.moran@gmail.com
12	John Lutostanski	Bowman Consulting	johnl@bowmancg.com



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DESCRIPTION OF PROPOSED DESIGN:

Pedestrian safety and street improvement project is proposed to include curb, gutter and a 4-ft wide sidewalk on the south side of 13th St N from N. Kirkwood Rd to N. Johnson St, extending up to property at 1210 N. Johnson St, curb and gutter only on the north side of 13th St N., and a 4-inch mountable header curbs at the back of properties at 1302 and 1306 N. Jackson St, including possible retaining walls at properties 1301, 3301, 3316 and 1221. Improvements will include ADA compliant pedestrian ramps and driveway apron upgrades. A 6-ft wide pedestrian sidewalk refuge in the south side median on N. Kirkwood Rd and 13th St N, including a potential bio-retention in the median, ramp upgrade at the southwest corner of 13th St N and N. Kirkwood Road. A drainage analysis will be performed during the final design and storm sewer structures and mains may be added accordingly. Full depth roadway replacement may occur as needed throughout the project limits and as determined through the detailed design. Milling and paving of the roadway will be completed where needed in all other areas within the project limits. Due to the topography of 13th St N and the limited right of way, "signs warning about **Narrow Street** ahead will be designated" at 13th St N and N. Kirkwood Rd, N. Johnson St and 13th St N and at 13th St N and on the SE corner of N. Johnson St. Parking on either side of 13th St N. will not be permitted.

BACKGROUND INFORMATION:

13th St N has a long history – Prior to 2003, N. Johnson St and 13th St N have moved through various petitioning efforts and failed or did not have all required elements included to qualify and move forward for funding. Pass design iterations failed due to property owners not wanting to provide permanent easements and/or owners were not reachable, etc. Carlos Stern, who lives at 1406 N. Johnson St has been the neighborhood block representative and a strong advocate for sidewalks on 13th St N for over 20 years. Currently, the roadway is in poor condition and is in need of major reconstruction. The roadway is also somewhat dangerous as it curves between Kirkwood Road and Johnson St and has a change in elevation. This is the third submission of 13th St N as LVCA first priority NC project.

MEETING NOTES:

The meeting began with a welcome and overview by Angela Marshall, NC Planner/Project Manager at which time introductions of County Staff and attendees were made. Carlos Stern, volunteer block representative provided the history of 13th St N and why and when the project got started. This was the first concept design review meeting for residents of 13th St N. However, only three property owners attended the meeting. Most of the attendees were LVCA residents that are not directly affected. Shelly Snook, NC Representative for LVCA was present and he provided some history as well and indicated that 13th St N has been on the CA radii for funding for quite some time. The concept design was then shared with the group by the Department of Environmental Services (DES) Engineering Supervisor, Matthew Trout. Matt described the design in full detail.

Jill Yutan, NC Landscape Architect discussed the planting and replacement of trees in the median and other areas along N. Kirkwood Road. Once the hardscape component of the project is constructed, Jill will prepare a landscape plan that would be mailed to the residents for comment. The type of trees planted as part of the project will be determined by the Landscape Architect. Jill would also work with affected property owners on any tree or plant restoration due to the construction of the project. Anne Guillette, DES Bio-retention Planner provided an overview of the current DES Storm Water Studies, and the feasibility of constructing a bio-retention (rain-garden) in the median on N. Kirkwood Rd and 13th St N (just behind the 6-ft sidewalk refuge). The bio-retention will be maintained by a county contractor quarterly.

The design was well received by residents but there were several comments and questions, which are listed below in no particular order.

MEETING SUMMARY:

There was an overall concern to not have parking on either side of 13th St N; a request for stop signs on the SE corner of 13th St N and Johnson St, and on the NE corner of 13th St N and Johnson St. Transportation, Engineering & Operations (TE&O) indicated that another "stop sign analysis" will be conducted after the completion of the project's construction to determine if stop signs are warranted. However, warning signs will be placed at certain points within the project limits indicating "Narrow Street ahead". One resident asked about "one way, or do not enter" signage; TE&O indicated that they reduce roadway connectivity, may increase cut thru traffic on other local roads, and may increase speeding since there is no opposing traffic, thereby reducing safety. Therefore, "one way" and "do not enter" signs are not approved for this project.

There is a heavy amount of pedestrian activity along 13th St including children who use 13th St to cross Kirkwood Road to several public schools on the other side of Kirkwood. Since there are no sidewalks, pedestrians must use the street which increases the already dangerous situation. In addition to neighborhood traffic there is also cut through traffic. Traffic volumes on 13th St N are somewhat heavy due to it being the only entrance to the Lyon Village neighborhood from Kirkwood Road. Arlington Public School (APS) indicated that a school bus stops at 13th St and N. Jackson St in the mornings and afternoons; APS will follow-up with staff to provide a map of the bus route.

It is also important to note the mature landscaping and trees at 1301 and 3301 and the mature trees and sloping land conditions between 1221 and 3316. Staff will work closely with property owners in replacement of trees and re-grading of yards.

There will be no parking on either side of 13th St N, up to properties 1210 and 1207 N. Johnson St. The multi-family housing units at 1215, 1221 and 3316 have added to the demand for parking in this area, but each unit offers on-site parking, although it's limited.



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ADDITIONAL INFORMATION:

- The County will match materials to restore lead walk/steps that need to be replaced during construction to achieve proper grading between the street and private property. Driveway aprons will be replaced within the limits of construction.
- Wherever possible, sump pump outflow will be connected to existing proximate storm water structures or through the curb into the gutter pan.
- NC projects are funded by proceeds from a dedicated general obligation bond, approved by the Arlington County voters in County elections held every other year. Proceeds from this bond must be used for Neighborhood Conservation projects (e.g., street improvement projects, neighborhood street lights, park improvement projects, neighborhood beautification) and cannot be used for any other types of County programs or projects.
- If the project is funded and proceeds to construction, temporary easements will be requested of property owners. Temporary easements allows the County contractor's staff to access private yards to perform construction-related work including the relocation of fences, replacement of disturbed sod, matching-up of grade through cut and fill for the adjacent work within the public right-of-way. For example, when a concrete driveway apron is poured within the public right-of-way, a Temporary Construction Agreement allows construction staff to match the new apron with the existing driveway in a resident's yard. If it is a concrete driveway, it is typical to saw cut the existing driveway at the closest expansion joint to the property line and replace that portion with new concrete in the yard to match the driveway with the new apron. **Temporary Construction Agreements become null and void upon completion of construction.**
- **The deadline to respond to the meeting notes is Tuesday, April 14th.**

NEXT STEPS:

Included in this packet is a 30% conceptual design plan subject to change upon final engineering for your review and information.

Final petition letter that must be signed by property owners in order to proceed with funding for the project will be mailed on **April 15th**. Please vote yes or no to the project and return the petition to Angela Marshall (self-addressed postage paid envelope will be included for returns) by **Thursday, April 30th, 2015**. If 60% of the linear footage on the street agrees to the project, the project will become eligible for the Neighborhood Conservation Advisory Committee to recommend the project for county funding in the Spring 2015 (June) funding round. **Petitions that are not returned are counted as "yes" votes.**

If the project becomes qualified and is funded, a final design meeting will be held for property owners when the design is 90% complete. Meeting invitations will be sent out to notify property owners.



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Any questions or additional information regarding this project or process can be directed to Angela Marshall, Planner in the Neighborhood Conservation Program, at 703-228-3209 or amarshall@arlingtonva.us.

Your input and vote is greatly appreciated.

Cc: All owners of properties within project limits
Shelly Snook, NCAC Representative
Carlos Stern, NC Block Representative
Valeria Shepeleva, DES Engineering Staff
Matthew Trout, DES Design Team Supervisor
Jill Yutan, NC Landscape Architect
Anne Guillette, DES Bio-retention Planner
Tim McIntosh, NC Program Coordinator

Encl: 1