



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 Neighborhood Services Division, Neighborhood Conservation Program
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Neighborhood Conservation Program CONCEPT DESIGN REVIEW MEETING NOTES



PROJECT NAME: 22nd Street N
PROJECT #: Z264
DATE: April 7, 2015

MEETING GOAL: Present owners with concept plan in preparation for NC's spring funding round

TO: Elizabeth Parish, Block Representative
 Robert Swennes, NCAC Representative

FROM: Michelle Stafford, Neighborhood Conservation Planner

ATTENDANCE:
County Staff: Tim McIntosh, NC Coordinator
 Michelle Stafford, NC Planner
 Edward Caccavari, DES Engineer
 Matthew Trout, DES Engineering Supervisor
 Anne Guillette, DES Watershed Projects Manager
 Jill Yutan, Landscape Architect

Attendees:

	NAME	ADDRESS	PHONE/EMAIL
1	Antie & Kamal Kharchi	5731 22 nd St N	kkharchi@verizon.net 703-966-1025
2	Diane McConkey	5712 22 nd St N	diapase@yahoo.com 703-536-4510
3	Elizabeth Parish	2201 N. Lexington St	emparish@comcast.net 703-587-2862
4	Robert Swennes	6101 N. 22 nd St	robertswennes@hotmail.com

BACKGROUND:

This project was nominated for NC funding by the Leeway Overlee Civic Association in fall 2013, and passed the General Interest Survey ("Clipboard Petition") with 76.5% support, based on the linear footage of the effected property owners, accounting for 6 "yes" votes, and one non-response vote. The purpose of this meeting is to present the concept design and answer any questions related to the proposed plan.

DESCRIPTION OF THE DESIGN:

The street improvement project on 22nd Street N from N Kentucky and N Lexington Streets proposes to construct a curb and gutter where there currently is none on the north side of the street. The project scope also includes a proposed bio-retention basin on 22nd St N, adjacent to the property located at 5709 N 22nd Street.

MEETING MINUTES:

Presentations

The meeting began with introductions of staff, Elizabeth Parish (Block Representative,) and Robert Swennes (NCAC Representative). Michelle Stafford introduced the project background and constraints, including that NCAC does not fund projects that construct curb and gutter alone, in the absence of other street improvement elements, including but not limited to sidewalk, plantings, and intersection improvements. Matthew Trout reviewed the existing conditions and introduced the proposed improvements to the street design. Construction of new curb and gutter will narrow the street slightly, which will eliminate on-street parking on one side. The north side has fewer spaces so is the preferred side to prohibit parking to maximize the total number of spaces.

The proposed design also includes a traffic calming curb extension in front of the property located at 5709 N 22nd Street. This was a location identified for a possible retrofit bioretention basin or cell, identified outside of the Neighborhood Conservation project scoping process. NC staff have worked with staff in the Office of Sustainability and Environmental Management (DES) to coordinate the design of the curb extension as a bioretention cell. Anne Guillette explained how bioretention facilities function to use a series of drainage materials and plant material to filter pollutants (nitrogen and phosphorous, specifically) out of the storm water runoff. OSEM is retrofitting bioretention cells as part of the goals of pollution reduction required under state legislation aimed at improving the quality and condition of the Chesapeake Bay and all its contributing watersheds. All plants in the bioretention cell will need to be no taller than 3' to preserve sight lines for turning vehicles, and the cell will be maintained by County staff or contractors with a 1-4 month frequency, depending on the season.

Jill Yutan also spoke about the inability to include any new tree plantings in such a limited project. Though damage to existing trees, plants and shrubs is unlikely given the limited area of disturbance, she will work with homeowners in the event that something is damaged or needs to be relocated.

Summary of Issues Arising from the Meeting

Yield Sign – Several participants noted that the yield sign located at the intersection of N Kentucky and 22nd St N does not control the flow of traffic adequately due to both the speed of oncoming traffic heading west on N 22nd St and the poor sight lines to anticipate the oncoming traffic to the east. A discussion followed about the process that the NC project would initiate to review the possibility of a signage change with DES Transportation Engineering staff, if/after the project passes Final Petition and proceeds to the detailed design phase.

Speed Humps/Bumps – One participant asked if there is a chance of including speed humps. The County no longer uses speed bumps as a traffic calming method on neighborhood streets, and the Neighborhood Traffic Calming program has been dissolved and in the process of reformatting as “Complete Streets”. Speed bumps are not part of the NC program tools.

Existing Driveway Conditions – Mr. & Mrs. Kharchi asked what measures they can take to improve the conditions of the existing gravel driveway apron. Staff advised that they can wait until the NC project is constructed (if approved), then extend their driveway to match the apron which will be provided by the project. Another option would be to install an asphalt extension to the existing driveway, knowing that it would be disturbed or partially removed during construction of the concrete apron.

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 – on the north side of the street.
- Where ever 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 allow 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.

NEXT STEPS:

The Final Petitions will be delivered to property owners that are within the limits of the project no later than April 10th. The petition must be signed by the property owners in order to proceed with funding for the project. Please vote “yes” or “no” to the project and return the petition to Michelle Stafford (self-addressed postage paid envelope is included for returns) by **April 24, 2014**. Properties that do not vote by April 24th will be sent a reminder notice via USPS Certified Mail with return receipt notice. 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 funding by the County Board in the spring 2015 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 at that time.

Any questions or additional information regarding this project or process can be directed to Michelle Stafford, Neighborhood Conservation Planner at 703-967-3873 or mstafford@arlingtonva.us.

Your input and vote is greatly appreciated.

Cc: All owners of property within property limits
Robert Swennes, NCAC Representative
Edward Caccavari, DES Engineering Staff
Matthew Trout, DES Design Team Supervisor
Jill Yutan, NC Landscape Architect
Tim McIntosh, NC Coordinator
Anne Guillette, DES Watershed Projects Manager

Encl: 1