



NEIGHBORHOOD CONSERVATION PROGRAM 90% DESIGN PRESENTATION MEETING NOTES (KEY POINTS ONLY)

ACTIVE PROJECT: 2nd STREET S & S KENSINGTON ST – NEIGHBORHOOD RESIDENTIAL STREET IMPROVEMENTS BETWEEN S LEXINGTON ST AND 1st STREET S IN GLENCARLYN (N544)

DATE: THURSDAY, JUNE 02, 2016 TIME: 6:30PM-8:30PM PLACE: KENMORE MIDDLE SCHOOL - BLACK BOX THEATER

ATTENDEES:

1. Mark Mastalerz, 201 S Lexington St
2. Ruth Corlett, 5728 2nd Street S
3. Adrienne Neuman, 5720 2nd Street S
4. Mike & Kyle Dullaie, 5729 2nd Street S
5. Rob Farr, 5713 2nd Street S
6. Harry Dhillon, 110 S. Kensington St
7. Aaron & Mari Codispoti, 115 S. Kensington St
8. Elizabeth Ebner & Ian Moar, 109 S Lexington St
9. Ingrid Neubauer, 103 S Kensington St
10. Tim Aiken, 111 S Kensington St
11. Gino Squarciafico, PE, DES Design Team E Supervisor
12. Jill Yutan, NC Landscape Architect
13. Jennifer Butler, DES Real Estate Specialist
14. Trevor, Lantzy, PE, Design Engineer, DES Design Team E
15. Mohammed Elomary, Design Engineer, DES Design Team E
16. Sena Wijesinha, NC Planner/Project Coordinator

OVERVIEW OF THE NC ACTIVE PROJECT:

Following sign-in by attendees, Sena Wijesinha, NC Capital Projects Coordinator, introduced County staff present, along with Sean Dudley, Neighborhood Conservation Advisory Committee (NCAC) Representative for the Glencarlyn Neighborhood, appointed by the Glencarlyn Citizens Association (GCA). The primary goal of this GCA-proposed, NC Active street improvement project is for safer pedestrian and vehicular circulation through defined street widths with concrete, curb, gutter and sidewalks, resulting in completely reconstructed asphalt paved streets with durable base material included. Please see the attached PDF file of the 90% Design plan as presented, or the printed 11" x 17" size 90% Design plan, if you received this at your doorstep or in the mail. The only 90% Design plan revision since the June 02, 2016 meeting is the narrowing of the utility (grass) strip between the back of curb and front of sidewalk along the west side of S Kensington St, from 5'-6" to 4'-0" in width, to be consistent with the Conceptual Design as used for the NC Final Petition of August 2013, as pointed out and requested by attendees at the meeting. The only exception is where this utility strip needs to be realigned with the sidewalk, to avoid relocation of an existing DVP/Verizon/Comcast utility pole, located closer to the intersection of 2nd Street S, to prevent impacts to a mature Oak tree that is to be preserved close to the intersection at 114 S Kensington St.

PRESENTATION OF THE 90% DESIGN PLANS FOR THE NC ACTIVE PROJECT:

Gino Squarciafico, P.E., DES Design Team E Supervisor, presented the 90% Design plans. The general horizontal view is very similar to the Conceptual Design plan that was presented in June 2013, prior to the Second (Final) Petition circulation for voting/qualifying, and subsequent NC Bond funding by the Arlington County Board. However, more engineering detail has been added to the horizontal plan for the purpose of constructability. Additionally, detailed vertical plans and profile have been prepared, showing cross-sections at every adjacent lot, along which new construction will be scheduled to commence soon. It is important to note that the 90% Design plans are actually Final Design plans, presented for the purpose of adjacent, affected property owners seeing what is to be constructed shortly. They do not allow for any significant design changes, only minor modifications to address any new changes in the neighborhood, or to correct any minor errors. For example, if an adjacent, affected property is to be redeveloped, with approved building plans and construction scheduled around the time the street is to be under construction, then we would want to be made aware of that property's proposed driveway location, if it is to change from what was previously documented when Engineering Survey data was gathered by the County in 2012. Such minor design modifications can be added to the plans, and are labeled "90% Design" for that and similar purposes only.

As a general reference when viewing the attached PDF or printed 11" x 17" plan with the 90% Design plans as presented on June 02, 2016, please note that the width of the County-owned public street right-of-way is uniformly 50'-0" on S Kensington St, and 40'-0" on 2nd Street S. This is depicted by the bold red line with intermittent two dash breaks along the frontages/side yards of the properties within the project limits on both streets, from S Lexington St to 1st Street S. The gray shaded areas with black solid lines represent the areas of new construction concrete curb, gutter, sidewalk, disability access ramps and stormwater catch basins. The existing street curb to asphalt edge width on S Kensington St, between 1st Street S and 2nd Street S is approximately 30'. The new curb-to-curb width on S Kensington St will be approximately 23'. The existing street curb-to-curb width or asphalt pavement width on 2nd Street S, between S Kensington St and S Lexington St is approximately 24'. The new curb-to-curb width on 2nd Street S will be approximately 23', except where it narrows down to 20' with a nub along the north side at #5717, to protect a mature, healthy Oak tree. New ADA/County standard disability access ramps/ramp upgrades, stormwater catch basins, traffic engineering signing/stripping are included on the attached plan. Parking will be maintained only along the north side of 2nd Street S except at the mid-block nub, and near the intersections, per County Ordinance. Parking will be maintained only along the west side of S Kensington St, except near the intersections, per County Ordinance.

TREE INSTALLATION/PROTECTION/REPLACEMENT:

Jill Yutan, NC Landscape Architect, discussed tree installation opportunities that she could have in any utility (grass) strip that is at least 4'-0" wide, without any overhead or underground utilities or infrastructure constraints. Existing, mature, healthy trees that are to be protected are shown with green tree protection pentagon-shaped symbols. Existing trees within the project area with red circled "X" symbols indicate that they will be removed as part of the project. Any new trees that Jill will propose will be installed during the next growing season after the hardscape (concrete, asphalt, etc.) construction is completed. The selected trees typically range in height from 8'-0" to 12'-0" at the time of installation, and are monitored over a 12-month warranty period. County Department of Parks & Recreation (DPR) will maintain the trees after the end of the initial warranty period.

QUESTIONS/COMMENTS FROM PROPRTY OWNERS, WITH ANSWERS:

- (1) *"Why are 4'-0" wide sidewalks not being implemented on this project instead of the 5'-0" wide sidewalks as shown today, to minimize adjacent grading impacts on properties? It is our understanding that the County standards were revised recently, to allow for 4'-0" wide sidewalks."*

The County Manager's recent directive, via an Inter-Departmental Memorandum, allows staff to use a minimum 4'-0" width for a residential sidewalk instead of the previous minimum 5'-0" width. This is applicable only to residential streets with a public right-of-way width of 40'-0" or less. 2nd Street S meets that requirement, with

a 40'-0" public right-of-way width, while S Kensington St does not, with a 50'-0" public street right-of-way width. However, the directive of 2016 specified that the narrower sidewalk could not be applied retroactively, to projects that had already been funded by the Arlington County Board. The 2nd Street S and S Kensington St NC Project's Final Petition of the fall of 2013 included 5'-0" wide sidewalks as was the minimum standard at that time. The NC project was funded by the Arlington County Board in the spring on 2014, based on the Conceptual Design and NC Final Petition/qualification process of the fall of 2013. As such, the 90% Design plans regrettably cannot be revised to show 4'-0" wide sidewalks on 2nd Street S at this time.

- (2) ***"Why is the utility (grass) strip along S Kensington St shown as being 5'-6" wide, when the Conceptual Design that we voted on in 2013 showed a 4'-0" wide utility (grass) strip?"***

Regrettably, that is a design staff error on the 90% Design plans that staff will correct. The purpose of this 90% Design meeting is to review and identify such minor errors that can be easily corrected prior to signing the Final Plans. Thank you for bringing this to our attention. Staff will narrow the utility (grass) strip between the back of curb and front of sidewalk along the west side of S Kensington St, from 5'-6" to 4'-0" in width, to be consistent with the Conceptual Design as used for the NC Final Petition of August 2013. The only exception is where this utility strip needs to be realigned with the sidewalk, to avoid relocation of an existing DVP/Verizon/Comcast utility pole, located closer to the intersection of 2nd Street S, to prevent impacts to a mature Oak tree that is to be preserved close to the intersection at 114 S Kensington St.

- (3) ***"Will the concrete sidewalks have areas of asphalt, especially where bumping-out around mature, healthy trees for their root protection?"***

Yes, the County Forester evaluated the adjacent, mature, healthy trees in 2013 and made an initial recommendation to have some asphalt areas with the concrete sidewalks to minimize tree root impacts. However, he informed us that a second field review will be conducted when initial demolition work commences, prior to new construction work. If the root system of a mature, healthy tree that is to be protected is deep enough to not suffer significant impacts of using the deeper cross-section concrete instead of the currently recommended shallower cross-section asphalt, then that change will be made in the field through a Change Order, with his updated recommendation.

NEXT STEPS LEADING UP TO CONSTRUCTION/COMPLETION:

The 90% Design plans will be signed by the authorized County staff. Some property owners will need to execute Temporary Easement and Construction Agreements (TECA), to allow the construction contractor's staff to step on their properties while working within the adjacent public street right-of-way. These documents become null and void upon the completion of construction. Jennifer Butler from the DES Real Estate Bureau will be in touch with the property owners who are not present today, who need to execute these documents prior to the commencement of construction. She can also execute documents at the end of this meeting, for those property owners present who wish to do so today.

Construction of the 2nd Street S and S Kensington St project is currently scheduled to commence this summer, weather permitting. Work is projected to be completed by the late Fall, prior to Thanksgiving. Depending on the timing of concrete (hardscape) construction completion, Jill Yutan will coordinate any tree installation in the following tree planting season. A pre-construction morning meeting will be scheduled on the street approximately a week prior to the commencement of construction. The purpose of the meeting is to introduce adjacent, affected property owners to the County's Construction Manager who will be the primary points of contact, along with a representative from the County's construction contractor. The construction schedule, parking restrictions and other construction-related issues will be presented at this upcoming meeting.

Sena thanked those present for their attendance, and the meeting was adjourned at approximately 8:30 pm.