



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 Program CONCEPT DESIGN REVIEW MEETING NOTES



PROJECT NAME: 23rd Street S
PROJECT #: Z268
DATE: April 9, 2015

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

TO: Erin Parson, Block Representative
 Emily Vitan, Block Representative
 Natasha Pinol, NCAC Representative

FROM: Michelle Stafford, Neighborhood Conservation Planner

ATTENDANCE:
County Staff: Tim McIntosh, NC Coordinator
 Michelle Stafford, NC Planner
 Anup Kafle, DES Engineer
 Matthew Trout, DES Engineering Supervisor
 Jill Yutan, Landscape Architect

Attendees:

	NAME	ADDRESS	PHONE/EMAIL
1	Jo Ann Thomas	1607 23 rd St S	703-920-0280 Jahthomas1@aol.com
2	Catherine & Bill Connor	1531 23 rd St S	703-892-5480 sunrise@speakeasy.net
3	Natasha Beauvais	1513 23 rd St S	703-685-1622 twoherons@yahoo.com
4	Judith Huba	1702 23 rd St S	521-4309
5	Brian Young	1601 23 rd St S	703-780-2403
6	Anita & Madhav Panwar	1627 23 rd St S	703-271-0945
7	Shirley & Wayne Wilcox	1500 23 rd St S	703-920-2385
8	William C White	2305 S Pierce St	703-521-7169
9	Emily Vitan	1525 23 rd St S	703-685-0589
10	Natasha Pinol	2344 S Rolfe St	npeditor@hotmail.com
11	Chip Fowler	1621 23 rd St S	571-388-7413

12	Ryan Lordos	1519 23 rd St S	703-979-2903 rlordos@yahoo.com
13	Erin Parson	1510 23 rd St S	703-769-4648 erinrparsons@gmail.com
14	Elizabeth Wirick	1010 20 th St S	703-521-3191 wirick20@gmail.com
15	Arthur Fox	2306 S Pierce St	703-271-4119 alfoxii@lnllaw.com

BACKGROUND:

This project was nominated for NC funding by Arlington Ridge Civic Association (ARCA) in October 2013, and passed the General Interest Survey (“Clipboard Petition”) with 66.1% support, based on the linear footage of the effected property owners. A meeting was held for staff to present the proposed Concept Design for discussion and consideration for the Final Petition in the fall of 2014. The proposed design incorporated a raised curb & gutter, 7’ utility strip, and 5’ sidewalk by eliminating the existing on-street parking on the north side of the street. The design failed petition with 45.6% of the linear footage voting “no”, and 54.4% voting “yes”, including three non-response votes.

ARCA again nominated the same project area for NC funding in the spring 2015 funding round with the request that the design retain on-street parking on both sides of the street. The purpose of this meeting is to present the revised design and answer any questions related to the new plan.

DESCRIPTION OF THE DESIGN:

The pedestrian safety and street improvement project on 23rd Street S between S Nash Street and Army Navy Drive proposes to design and construct a new 5’ sidewalk on the north side of the street, complete with curb & gutter and a 2.5’ utility strip. The improvements would include elevating the sidewalk (in relation to the road), ADA compliant handicap ramps at the intersections of S Queen, S Pierce and S Nash Streets, and grass planting in the utility strip. Additionally, installation of new ramps on the south side of S Queen Street is included in the project scope. With an average reduction in street width of 3’, the total width of the redesigned street would be approximately 34’, from curb-to-curb.

Existing utility poles and lighting would remain unchanged, and on-street parking will be retained on both sides of the street, in the project area, except where limits are required by transportation engineering and in accordance with county standards for intersection design. At most, staff expect a reduction in approximately 2 spaces near the right-turn lane at Army Navy Drive. The specifics of the intersection design as relates to parking, striping and signage would be determined in the detailed design phase, if the project passes Final Petition.

MEETING MINUTES:

Presentations

The meeting began with introductions of staff, Block Representatives Erin Parsons and Emily Vitan, and NCAC Representative Natasha Pinol. Natasha Pinol informed attendees that a

Frequently Asked Questions (FAQ) document has been created by the project advocates/nominators and will be soon posted on the ARCA website/list serv. Emily spoke to thank attendees for continuing to work through the process and persevere toward a safer street design that adequately compromises between competing priorities. Michelle Stafford introduced the project background and constraints, including goals to retain on-street parking on both sides of the street, minimize impacts to property frontages, while meeting the County's technical requirements as pertains to minimum street widths, sidewalk widths, and utility strip configuration. Matthew Trout outlined the existing conditions, and introduced the revised design for improvements for the street and sidewalk design, moving block by block and answering questions about the design. Jill Yutan explained that the smaller utility strip will not allow for planting of trees in the strip, though it is possible that there could be tree planting included in the right-of-way (behind the sidewalk) in some locations, to be determined in the detailed design phase.

Summary of Issues Arising from the Meeting

Street Width – Some residents expressed concern that the narrowing of the street will negatively impact driving conditions, while others spoke of the potential for slowing speed with the narrower street width. A question was posed about the curb-to-curb width of 23rd St S, east of Arlington Ridge Road – a section that also features sidewalk and on-street parking on both sides – for comparison.

Construction Timeframe – How long will construction of the proposed project take? A definitive timeframe isn't possible at this time, but from other projects with a similar scope, 6-8 weeks is the best educated guess for the construction phase of the project. The fact that proposed design does not require utility pole relocation likely reduces the total construction and disruption timeframe.

New Sidewalk Deterioration – Several participants noted that they have observed poor condition of new sidewalks constructed in recent years. Staff agreed that surficial concrete flaking has been occurring in several locations throughout the County. DES staff have been investigating the problem, are working to rectify those incidents, and are also in the RFP process to select a new construction company to implement NC projects. We hope to see repairs to the damaged sidewalks, and prevent similar problems going forward.

Other Traffic Calming Efforts – Several questions arose throughout the meeting of other measures that could help to reduce vehicular speed and improve pedestrian safety. Measures mentioned included increasing the school zone area, signage, striping and lighting. If the project is funded and move onto the detailed design phase, there will be a full review of the conditions and requests for changes can be made through the project process, though residents are also free to make requests outside of the NC process.

ARCA Concerns – Elizabeth Wilick relayed that ARCA has heard and expressed concerns that changes to 23rd St that would impact traffic flow are concerning to other residents of Arlington Ridge who may not live within the project area, but would impacted by the use of the neighborhood arterial. The current NC petitioning process does not provide an opportunity for those residents to vote, though a formal ARCA endorsement of the project will be required following a positive vote of the Final Petition.

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 12th. 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 county funding in the fall 2014 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
Natasha Pinol, NCAC Representative
Arthur Fox, ARCA President
Anup Kafle, DES Engineering Staff

Matthew Trout, DES Design Team Supervisor
Jill Yutan, NC Landscape Architect
Tim McIntosh, NC Coordinator

Encl: 1