



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: N. Greenbrier St
PROJECT #: Z169
DATE: October 7, 2015

MEETING GOAL: Present owners with concept plan in preparation for Neighborhood Conservation (NC) fall 2015 funding round

TO: Cassandra Hanley, Block Representative
David Haring, NCAC Representative

FROM: Angela Marshall, Neighborhood Conservation Planner

ATTENDANCE:
County Staff: Angela Marshall, NC Planner
Mohammed Elomary, DES Engineer
Gino Squarciafico, DES Engineering Supervisor

Attendees:

	NAME	ADDRESS	PHONE/EMAIL
1	Sherry Shaw	5226 26 th Rd N	Sherryshaw4@gmail.com
2	Richard Ensor	2623 N. Greenbrier St	dickensor@verizon.net
3	David Haring	2732 N. Harrison St	dharing@outlook.com
4	Eric Stewart	5300 27 th St N	escopy@comcast.net
5	Ron Piedrahita	5301 26 th St N	Piedrahita@me.com
6	Terry Judd	2629 N. Greenbrier St	TJudd@APCOWorldwide.com
7	Cassandra Hanley	2620 N. Greenbrier St	CassandraHanley@gmail.com
8	Frank White	5357 27 th St N	PWhite04@comcast.net

BACKGROUND:

This project was nominated for NC funding by Yorktown Civic Association (CA) originally in 2005 and again in 2009 but failed the Final Petition stage. This is the third time the project has been submitted to NC by the CA as their first priority project. The project (**N. Greenbrier St between 27th St N to 26th St N**) has accumulated enough points to be considered for funding recommendation at the December 2015 NC Funding Round, if it qualifies by October 31st. The project passed the “clipboard petition” at 64.8% in favor to move forward to review a conceptual design and to prepare the Final Petitions. A meeting was held on October 7, 2015 at 7pm at Yorktown High School for staff to present the proposed Concept Design for discussion and consideration for the Final Petition to qualify by October 31st. The purpose of this meeting is to present the revised design and answer any questions related to the new concept design.

DESCRIPTION OF THE DESIGN:

The proposed street improvements will include a 5-foot wide sidewalk, curb and gutter on the west side of N. Greenbrier St from 27th St N to 26th St N, with a 4-foot wide utility strip; curb and gutter only on the east side of N. Greenbrier St from 27th St N to 26th St N, connecting to existing curb and gutter on 27th St N; a new handicap ramp will be placed in front of 5274 26th St N to connect to new handicap ramp at the south west corner of N. Greenbrier St and 26th St N.; on-street parking will remain on the west side of N. Greenbrier St only; and new driveway aprons will be provided to affected properties.

MEETING MINUTES:

Presentations:

The meeting began with introductions of staff, NCAC Representative, David Haring, and block representative, Cassandra Hanley. David Haring provided thorough background information on the project history, why and when the Civic Association continues to recommend this project as the neighborhood’s priority. He thanked the neighborhood for continuing to work through the process and persevere towards a safer street design that will adequately be safer for the neighborhood as well as all that walk and live in the neighborhood. David also indicated that the fall 2015 funding round would be a good opportunity to try and get the project qualified and funded because it is in a good place in terms of points, and that it is highly likely to receive the recommendation for funding. Angela Marshall introduced the project background and provided information on the Neighborhood Conservation (NC) Program, and next steps moving forward to the Final Petitioning, qualifying and funding the project. Gino Squarciafico outlined the existing conditions, and introduced the design for improvements for the street and sidewalk design, moving block by block and answering questions about the design. Gino also indicated to the property owners that full depth asphalt replacement will take place, and that the road will be at the same grade and that the crown will be reset.

NOTE: Following this meeting with property owners, NC staff met with County Transportation and Traffic Engineers to discuss potential changes to the design. Specifically, in lieu of the 4-ft grass utility strip, the neighborhood would prefer a 6-foot wide sidewalk without the grass strip. Where necessary, comments and decisions from that meeting have been added below each discussion point in red italics.

Block Meeting Discussion Points:

Location and configuration of sidewalk on N. Greenbrier Street –There was some discussion of moving the sidewalk from the west side to the east side. There did not seem to be overwhelming interest among those in attendance to make this change to the design. In addition, staff would like the sidewalk to

remain on the west side of N. Greenbrier because of its connection with existing sidewalk adjacent to the park/school and potential impacts with utilities and trees on the east side of the street.

There was much discussion about not having a grass utility strip and the neighborhood's preference of a 6-foot sidewalk without a grass strip, rather than a 5-ft sidewalk and 4-ft grass strip. In particular, property owners at 5300 asked that the sidewalk be located further from their side yard, and property owner at 2620 agrees because of the proximity of their properties frontage/sideage to the street. 6-foot sidewalks are not typically done through the NC Program, and are done only in cases of right of way and other roadway constraints. The County standard of 5-foot sidewalks and 2.5-foot utility strips, with on-street parking on the side of the sidewalk, assures that pedestrians have a safe travel way and are shielded from traffic. Staff 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, and incorporated by Jill Yutan, NC Landscape Architect.

Note: County Transportation & Traffic Engineers have denied the request for a 6-foot only sidewalk, reasons indicated in paragraph above. However, they've agreed to the reduction of the grass utility strip from 4-ft to a 2.5-foot grass strip, which will allow the sidewalk to about approximately 1.5-ft away from the property line.

Additionally, a property owner asked about having a sidewalk down 26th Rd N, and staff indicated that it can be submitted as a separate project, and a request can be submitted to the Yorktown CA for consideration for another funding round. Another property owner asked why wasn't a nub bump-out at the other corner of 26th St N; Gino indicated that no nub is needed at the southeast corner because there is no sidewalk to connect it to on N. Greenbrier St.

Construction Timeframe – If project qualifies and is funded, 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 a 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.

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 signage and striping. Residents expressed an interest of a crosswalk at the southwest intersection of 27th St N and Greenbrier, as well as an all-way stop sign at this intersection. If the project is funded and moves onto the detailed design phase, there will be a full review of the conditions and requests for changes that can be made through the project process, though residents are also free to make requests outside of the NC process.

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 both sides of the street, and within the limits of the project.
- 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 October 21st. 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 Angela Marshall (self-addressed postage paid envelope is included for returns) by **October 31, 2015**. Properties that do not vote by October 31st will be sent a reminder notice via USPS Certified Mail with return receipt notice. If 60% of the linear frontage 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 2015 funding round. **Petitions that are not returned are counted as “yes” votes. You may also choose to hand-delivered your signed petition to my office at 2100 Clarendon Blvd, Suite 700, Arlington, VA 22201.**

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 Angela Marshall, Neighborhood Conservation Planner at 703-228-3209 or amarshall@arlingtonva.us.

Your input and vote is greatly appreciated.

Cc: All owners of property within property limits
David Haring, NCAC Representative
Mohammed Elomary, DES Engineering Staff
Gino Squarciafico, DES Design Team Supervisor
Jill Yutan, NC Landscape Architect
Tim McIntosh, NC Coordinator