



Neighborhood Conservation Program FINAL DESIGN REVIEW MEETING NOTES

PROJECT NAME: 22nd St North – Street Improvement Project
DATE & TIME: October 24, 2018
PLACE: Swanson Middle School

MEETING PURPOSE: Presentation of the Final Design for this Street Improvement Project with the affected property owners.

ATTENDEES:

County Staff:	Naudy Martinez, NC Planner	
	Jill Yutan, NC Landscape Architect	
	John Candler, DES Stormwater Engineer	
	Anne Guillette, Watershed Projects Manager	
	Tim McIntosh, NC Program Manager	
Residents:	Dick & Monika Nicholson	5727 22 nd s St N
	Stephanie Westrick & Stefan Dytrt	2201 N Lexington
	Aliya Jiwani	5709 22 nd St N
	Diane McConkey	5712 22 nd St N

DESCRIPTION OF THE PROJECT:

The design of this street improvement project includes installing a new curb and gutter and driveway aprons on the north side of 22nd St N, and a curb extension with bioretention storm water management structure on the northeast corner of 22nd St N and N Kentucky St.

MEETING NOTES (Key Points Only):

Presentations

There were 3 presentations, followed by questions from attending residents:

- John Candler, Stormwater Engineer, presented the overall scope of work being done on 22nd St N. This project will install curb and gutter along the N side of 22nd St N and a curb extension with bioretention facility on the northeast corner of 22nd St N and N Kentucky St. With the installation of the new curb and gutter on the north side of 22nd St N, the new road width will start at 23' and widen to 25'. Due to an existing drainage ditch and grading that will need to be done, this project will also install new concrete driveway aprons for three (3) homes along 22nd St. N. Sections of driveways beyond the apron that need to be

updated will match existing driveway material. Two (2) new storm drains will also be installed at the corner of 5727 22nd St along 22^{nds} St N and N Kentucky St.

At 5709 22nd St N, the bioretention facility and curb bump out will narrow 22nd St N from 36' to 27' and new curb will tie into existing curb on N Kentucky and 22nd St N. There is an existing metal fence at 5709 22nd St that contractors will keep 1' off the fence as to not disturb the property during construction.

(7) New "No Parking" signs will be added along 22nd St N and N Kentucky and the existing yield sign will be converted to a stop sign. Any existing signs that are not being replaced will be shifted to line up with the new curb.

- Jill Yutan, Neighborhood Conservation Landscape Architect, presented information on landscape planning and the restoration of landscaped areas if they are directly impacted by the project construction. Jill will work with individual property owners to replace landscaping on private property, as applicable, due to any construction disturbances.
- Anne Guillette, Watershed Projects Manager, Office of Sustainability and Environmental Management, presented information on Arlington County's Regulatory requirements and Stormwater Master Plan. Examples of other county green street projects were also shared and the design for the bioretention facility/rain garden was presented. The facility will include a variety of native plants and will work to capture storm water runoff. The rain garden will extend into the street by 9', narrowing the roadway width at that area from 36' to 27'.

Questions from the Presentations

Q. What is happening to the water currently?

A. Currently it is running down the existing curb and going into the existing storm drain.

Q. Will parking be affected on N Kentucky St?

A. Parking will not be affected for 5727 22nd St N, but a no parking sign will be added to 5700 22nd St N to ensure that parked cars do not create a turning obstruction.

Q. Is the stop sign being added?

A. Yes, the yield sign is being converted to a stop sign.

Q. What is the official name for the new landscaped area?

A. Green Street/Bio-retention Area.

Q. What is the date for when this is planned for?

A. Staff expects construction to begin in the Spring of 2019.

Q. What would they do with existing landscaping materials during construction?

A. If someone wants anything with regards to landscaping materials, the project manager will need to work with the contractor to ensure they have direction on saving any material.

Q. Are the new aprons going to be blacktop or concrete?

A. Concrete.

Q. How does this affect the new street paving?

A. The new construction is mill and overlay and will match the existing roadway. The project will only extend 1 ft. into the road from the new curb and gutter.

Additional information

During construction, the only time homeowners will not have access to their driveways will be after concrete driveway aprons are poured. The driveway apron concrete must be allowed to “set” for three to five days before vehicles can drive on them.

Next Steps

Construction is likely to commence in the Spring of 2019, pending contractor availability and sequencing/completion of other construction projects currently underway. It is anticipated that construction will take 4-6 months.

Approximately one week prior to the beginning of construction, staff will schedule a preconstruction meeting for the affected property owners. These are held on-site and on a weekday morning, typically at 8:30 am. The preconstruction meeting will include the County’s Construction Management personnel and representatives from the construction contractor.

Any questions or additional information regarding this project or process can be directed to Naudy Martinez, Neighborhood Conservation Planner at 703-228-7933 or nmartinez@arlingtonva.us.

Cc: All owners of property within project limits
Rob Swennes, NCAC Representative for Leeway Overlee Civic Association
Jack Grimaldi, Leeway Overlee Civic Association President

Encl: (2) – Final Design Plan for curb and gutter and bio-retention facility
(1) - Signage Plan
(1) - Green Street Landscaping Plan