

## A. General

1. What is the true net usable area on this site? We are using a figure of 7+ acres, but based on the RPA, trailhead and topography we sense it is actually less land area that is available and usable.

Answer: Net usable building area of the site is approximately 4.32 acres, which excludes any RPA area within the site; any 15% or greater slopes adjacent to the RPA; any setbacks defined by the current parcel zoning; and the trail head area at the north end of the site.

2. It may be advisable to clarify the GLUP and zoning again for this area. There seemed to be some confusion by a few members who equated this area with other areas that have industrial zoning. While this site has had a public facility for decades, it does not carry industrial zoning.

Answer: Current zoning on the site is PS-Public Service District for the salt operations parcel; R-6 and R-10 Residential Districts for the parcels closest to the corner of 26th Street and Old Dominion Drive; and S3-A Special District for the two northern parcels containing the leaf facility and the trailhead. The General Land Use Plan (GLUP) categories are Government and Community Facilities for the salt operations parcel; low density residential for the R Districts; and Parks, Schools, Parkways, Libraries, and Cultural Facilities for the S-3A parcels.

3. For place-making purposes and where appropriate, can we incorporate the history in the design and architecture? For example, if there is a playground or salt structure built, can it recall the rail station (Lyonhurst) previously located on the site?

Answer: Place making can be incorporated into a project design once the master plan is defined.

## B. Operations

1. OSHA Backup beeper - it seems that there is an alternative sound which is more of a swish vs. a beep. Can the County use the swish and not the beep sound at this site? Can we find out more about what they are required to use and when?

Answer: We have outfitted several of our vehicles with "white noise" backup alarms and are evaluating their effectiveness. We expect the presence of these devices in our fleet may increase, but we cannot assure that all vehicles using the N side facility would be equipped with these style alarms.

2. How does Arlington County prioritize the clearing of roads?

Answer: Check our webpage to find details (<https://emergency.arlingtonva.us/weather/snow-ice/snow-removal-phases/>). Briefly, we prioritize the higher volume roadways and school routes, as well as trying to get a jump on particular trouble spots (steep hills or exceptionally tight streets).

3. Does the County DES have suggestions to neighborhoods on uniform parking to facilitate plowing that may be highlighted and more broadly disbursed to assist them in doing their jobs? We know that certain neighborhoods have traditions of where they park in emergencies (one side of the road, or park cars in driveways at the end of the driveway so plows know where the driveways are, etc.), but is there a standard that DES would like people to follow?

Answer: Our messages always encourage residents to park off the street during snow events if that is an option for them. We also encourage residents on narrow streets to choose a side of the street to park all their cars on, if possible. We encourage residents to figure out which side makes the most sense for their street, we don't have a preference.

4. Chain or other repairs - rather than have the trucks spend time in coming back to a central location, could private companies be contracted (AAA-like) to deploy out to the trucks to fix them? Has DES considered something like this, or is this already done? We acknowledge that some repairs could be done roadside, but others may not be able to be handled this way, but it seems worth exploring.

Answer: We have road service capabilities from our County Equipment staff, if road service is necessary. Road service is not typically deployed for crew safety and efficacy reasons. Performing repairs in the field during inclement weather puts employees at risk, and has significant logistical challenges including contract management, coordination, and outfitting of parts and equipment.

5. When fire and police are dispatched during a snow emergency, are plows dispatched with them as well?

Answer: Yes, we have a direct line with our Emergency Communications Center, and when emergency vehicles request assistance, we divert all necessary equipment to clear their path.

6. Are shifts staggered, or does every shift run simultaneously? Is there a need for a face-to-face meeting of the whole at the beginning of every shift? Are electronic methods used to communicate (iphones, etc.) at the start of and during a shift? Has DES considered staggering shifts so not everyone arrives at the same time?

Answer: Shifts change in masse, typically at noon and midnight. We operate in this manner for a number of reasons including administrative, logistical, and efficacy of operations. We do not believe that we could effectively operate on staggered shifts.

Face to face interaction is necessary to conduct equipment handoff (keys and fuel cards), as well as to ensure consistent dissemination of information. We use a variety of communications devices and methods including radios and cell phones, but communication failures or challenges (cell network failing, batteries dying, etc.) are common during storm events, and we cannot rely solely upon electronic communications.

7. Is plow progress monitored real time by GPS or other means?

Answer: Yes, all of our equipment and contractor equipment are equipped with Automatic Vehicle Locator (AVL) devices that we monitor real time. We even have a map for the public that displays time-delayed (15-minutes) status of our trucks and progress.

8. Can shift changes be paired with truck refueling? Should there be?

Answer: Refueling and shift changes are not specifically linked. With our fueling locations well dispersed through the County (3 sites), trucks are able to refuel as necessary and as convenient. This also avoids long lines for fueling if all refueling was conducted at shift change.

9. Is there a fire hydrant at this site?

Answer: There is a hydrant across the Old Dominion and behind the site at 25<sup>th</sup> Road North. If a hydrant was necessary or desired on site, there is adequate infrastructure in Old Dominion, 25<sup>th</sup> Rd, and 26<sup>th</sup> St to easily install a fire hydrant anywhere on the site.

### **C. Parks/Fields/Open Space**

1. May we look at the trail map for the area to remind ourselves where the Donaldson Run trail head is and how it relates or could relate to other nearby trails? Is it possible to create a connection to a nearby trail?

Answer: Yes, staff is putting together materials, including maps of the trailhead and nearby trails, to present at the February 7<sup>th</sup> Task Force meeting.

2. Is it possible to make a trail from any parking or leased/rented land to the onsite facilities? For example, if we were to lease Missionhurst's parking only during an emergency for employee parking, could we create an easy path for drivers and other staff to use to get from the parking to the trucks?

Answer: It is possible to create a path for drivers but would require additional planning, design, construction, and negotiations (if easements are needed).

3. Can we suggest types of shielding used for visual and noise mitigation and setbacks from natural areas? For example, would we want to see facilities built at the lowest points, and berms used to shield them?

Answer: Yes

4. What are the nearest parks, fields, play or otherwise green public areas closest to this site?

Answer: Staff is putting together maps to present at the February 7<sup>th</sup> Task Force meeting. The materials will include an assessment of nearby parks, park amenities and green spaces.

5. In researching, it seems that Fairfax distributes mulch throughout the County at all public parks, rather than in centralized places. Would DES consider this?

Answer: Delivering mulch to more than two locations would be a strain on resources, i.e. having enough staff to deliver mulch and to monitor mulch distribution sites. It is sometimes difficult, as it is currently set up, to keep the mulch piles at the 26th St. site adequately stocked, especially during the busy seasons. Adding additional mulch distribution sites would require additional monitoring to ensure sites maintain their mulch supplies. Note also that mulch distribution areas must accommodate delivery trucks, as well as residents' personal vehicles used for collecting mulch. Perhaps this is something to explore in future, though. Other places could be considered too for distribution areas, like community gardens or vacant lots.

6. How is the phosphorous run-off from the leaves curtailed, managed and measured?

Answer: Stormwater runoff from the leaf collection and storage site flows to a bio-retention facility located in the corner of the property. Runoff enters a concrete forebay and yard inlet fitted with a trash rack before flowing into the bio-retention area. The bio-retention facility was designed based on

specifications provided in the Virginia Stormwater Best Management Practice Clearinghouse developed by the VA Department of Environmental Quality and nutrient removal is quantified according to EPA's Chesapeake Bay Program-approved protocol for watershed retrofits. As designed, the bio-retention facility reduces runoff volume and provides treatment for a drainage area of just over one acre; the facility is estimated to achieve nearly 70% efficiency at removing phosphorus from the runoff it receives.

7. Are the costs of leaf collection in our utilities? Is collecting and mulching them the greenest thing we could be doing? Is it what other environmentally-conscious communities do? Would DES and the County consider a rebate or other incentives to change habits?

Answer: The cost of leaf collection is incorporated in the Household Solid Waste Rate, which is billed quarterly as part of the utilities bill. The most environmentally-conscious way to handle leaves is to compost the leaves onsite, i.e. at the resident's home where the leaves fall. DES encourages grass-cycling and other composting activities as the most preferable way to manage yard debris. However, not all residents have the space, time or inclination to engage in backyard composting. Therefore, vacuum leaf collection provides the next best alternative: an opportunity to collect leaves and create mulch for use by residents, Department of Parks and Recreation and Arlington County Schools. Having a local source of free mulch available keeps the nutrients here in Arlington County and presents a cost savings to these entities who would otherwise need to purchase mulch elsewhere. A lot of communities collect yard debris and haul it for mulching or composting; however, most communities have much further hauling distances than what Arlington must travel.

Providing an incentive for folks to engage in backyard composting is an interesting idea that could be explored. However, one issue to overcome is the free-rider problem of vacuum leaf collection. It would be hard to monitor when someone is "opting out" of leaf collection due to participating in a rebate/incentive program. How would we ensure they are not pushing their leaves to the curb to be vacuumed along with their neighbor's leaves? Also, administering the program would take time and resources.

8. What can be done to reinforce the trail, and create an entrance to it?

Answer: The trailhead could be improved through a wider entryway that draws people in with an attractive arrangement of pedestrian and bicycle related amenities. Potential amenities may include seating, public art, landscaping, retaining the existing (or construct new) water fountain and community kiosk, and perhaps the addition of a bicycle repair stand. Also, historic/ecological and wayfinding signs would help generate interest in the area and draw people to visit the site.

9. This is an aside, but it seems other jurisdictions have a Dept of Natural Resources, to make sure that County projects are using best practices to preserve natural areas during development. How is this handled in Arlington? Are natural resources adequately represented in processes?

Answer: One of the divisions within the Department of Park and Recreation (DPR) is the Parks and Natural Resources (PNR) Division. This division employs Urban Foresters and Natural Resource Specialists to collaborate on projects and review plans. Also, DPR has a process called the Rapid Environmental Impact Review (REIR). It is an administrative review process for County projects that involve land disturbances occurring within 100 feet of a documented significant natural resource that is owned or managed by the County. The process is carried out by DPR's Natural Resources Manager,

before a proposed disturbance occurs, and applies to all County initiated projects. The intent is to protect the significant natural resource and to coordinate on solutions to minimize impacts on the resource.

10. May we obtain more information about storm water management on this site, and any concerns DES has?

Answer: Stormwater Pollution Prevention Plans (SWPPPs) have been developed for the Leaf Storage Site and Salt Storage facility. The SWPPPs provide information on best management / good housekeeping practices and pollution controls implemented at the sites.

In 2016, the onsite detention pond for the Leaf storage facility was retrofitted to create a bio-retention facility with a forebay. The retrofit was designed with assistance from the Center for Watershed Protection. The bio-retention area provides improved runoff reduction and pollutant (nutrients, sediment, and trash) collection / capture.

There has been limited stormwater management at the salt storage facility. Stormwater management infrastructure (infiltration trenches, swales, berms) was recently added to the site with the construction of the temporary salt storage facility to provide on-site detention and conveyance to mitigate impacts from the interim structure to adjacent properties.

Redesigning the site would provide opportunities to provide additional stormwater management. The type of stormwater management required for the site will be dependent on the proposed layout and increase in impervious surface.

11. Has there been or will there be an environmental soil study done before any ground is disturbed?

Answer: A geotechnical investigation has not been completed for the site; however, as part of the salt dome demolition, soil samples were taken and tested for lead. The final report is pending. Preliminary results found 2 locations directly adjacent to the salt tank to have elevated levels. All soil samples taken along 25th Road had levels within VDEQ VRP Tier II Residential Soil Screening limits.

12. Though it has not yet been approved, what does the Public Spaces Master Plan (PSMP) draft report say in terms of this area? What types of uses are appropriate?

Answer: The PSMP is a comprehensive plan element that addresses public spaces at a County-wide level. In most cases, the plan does not make specific site recommendations and does not recommend appropriate uses for any one specific site. Determining the type and variety of new park amenities for specific park sites, like at 26th and Old Dominion, should be determined through a public process. However, the final draft PSMP does include an access-based Level of Service (LOS). The access maps are a planning tool that evaluates access across the County to certain recreational amenities and highlight general areas where access to amenities could be improved. Improved access could mean adding new linkages to the travel network, like constructing more sidewalks, or adding another amenity in the general area identified as having limited access. According to the analysis, the study area has a moderate need for improved access to Basketball Courts, Community Gardens, Dog Parks, additional Multi-Use Trails, Picnic Areas, Playgrounds, Rectangular Fields, Tennis Courts, and Volleyball Courts. The intent of the LOS analyses is to inform processes and not to dictate outcomes. The addition of new park

amenities requires a public process, funding, adequate space, (at times) mitigation measures, and approval by the County Board.

13. The Public Spaces Master Plan (PSMP) suggests criteria for field lighting and surface. If a Marymount field is built, how would it be turfed and lit using these criteria?

Answer: DPR needs additional information on the programming and design elements to determine the final scoring. Specifically, we need an illustration showing the field size and exact location in comparison to the dripline of existing trees and the forested area. Also, there needs to be a determination by Arlington Public Schools (APS) if the field would be used for scholastic sports programs or for physical education classes, and if the site will be ADA accessible and provide public restrooms. At this point, while making assumptions about the programming and design, DPR estimates the proposed Marymount field will score highly for both the synthetic and lighting criteria. Before the County can construct a synthetic athletic field with lights, there would be a public process to discuss potential impacts and mitigation measures. Ultimately, the plan and design would need funding and approval by the County Board.