

Environment and Energy Conservation Commission
Draft

Summary of March 26, 2018 Meeting
2100 Clarendon Blvd, Azalea Conference Room

Members Present: John Seymour, Jessica Skerritt, John Bloom, Mike Mesmer, Gabriel Thoumi, James O'Connell, Sarah Meservey, Kimberly Fedinatz,

Members Absent: Claire O'Dea, Mike Hanna, Christine Ng

Guests: None

Staff Present: Adam Segel-Moss (DES), Richard Tucker (CPHD), Marco Rivero (DPR)

1. Public Comment

None

2. FOUR MILE RUN – Marco Rivera, Richard Tucker

Richard Tucker gave an update on the Four Mile Run Valley project and draft designs.

The project timeline is as follows:

- Policy Framework Request to Advertise (RTA) – April
Revised Policy Framework
- Policy Framework Adoption – May
- Area Plan / Park Master Plan RTA – July
- Area Plan / Park Master Plan Adoption – September

Community ideas from the September 2016 Forum from businesses and residents include:

- Create better public access to the run (ideas include a promenade, an elevated trail, and new development that faces the water)
- Foster the arts, create an official Arts District
- New buildings reflect industrial / warehouse character
- Address parking: serve existing businesses, JD park and facilitate future vision/growth
- Increase transportation safety (pedestrians, bikes)
- Maintain space for industrial businesses and County uses near the highway.
- Make improvements to aesthetics (such as by painting)

The area plan working themes included:

- Enhance natural areas, create promenade along the run, manage stormwater, provide additional pedestrian crossing(s)
- Access for pedestrians & cyclists
- Maintain industrial character
- Address parking

- Studios/theater/rehearsal spaces, maker spaces
- Space for County needs: civic facilities, storage, bus parking

Draft Vision Statement

The vision for 4MRV is to enhance the area's unique strengths over time, addressing natural area while guiding public realm improvements and encouraging new development that contributes to the Valley's future arts-oriented, industrial character.

An upgraded 4MRV will be safer, healthier, more accessible, and more responsive to the natural environment – restoring and better connecting to 4MR; reducing stormwater impacts and flooding; expanding transportation options and increasing safety; addressing parking needs; integrating aesthetic improvements to streetscapes, open space resources, and public art; and preserving existing land uses while providing flexibility for new arts or cultural uses.

Marco Rivero presented on the Park Master Plan options. Multiple design concepts were presented that showed various configurations of ball fields, playgrounds, pavilions, open space, and circulation paths throughout the site.

Specific recommendations included:

- Stabilize the bank
- Expand vegetative buffer
- Remove invasive species
- Address stormwater, including with various private landowners
- Reduce and remove extraneous park impervious area
- Install native plants
- Include public education enhancements, interpretive signage, wayfinding,
- Emphasize public art throughout the area
- Create water access

Regarding the Arts District, staff is supportive of the idea. Specific suggestions include:

- Work w/ Arts Commission and arts community to develop a strategy for expanding arts in the study area
- Evaluate designation of an Arts District
- Consider implementation tools, including possible Zoning Ordinance changes
- Seek opportunities to incorporate temporary and permanent public art in 4MRV

The Shirlington Dog Park was a focal point of discussion for much of the working group, residents, and the Board. One action item was to create a subcommittee to recommend short and medium-term recommendations to improve the park, without a wholesale redevelopment of the park. Items include invasive removal, stormwater, water quality, bank stabilization etc. As design guidelines are developed these items will be address.

Other items noted in the presentation included:

- A revised street network for Four Mile Run (AKA Road Diet) to reduce car lanes and increase parking
- Diagonal parking is proposed to maximize on-street parking and mitigate the need for structured parking.
- Several bike and pedestrian improvements are being proposed

The summary of recommendations includes:

- Pursue moderate development scenarios to minimize parking impacts
- Prioritize trip reduction strategies with development
- Lane reconfiguration, angled parking & streetscape improvements on Four Mile Run Drive
- Revise parking regulations on Four Mile Run Drive
- Consider intersection improvements for pedestrian Safety
- Transit access and bus stop improvements

John Seymour asked about the lighting and safety concern. Staff noted that the site already has lights. The site would include new lights with increased shielding and focusability, as compared to current lights. The field orientation was important regarding sun and player's eyes. That has been an item of discussion.

James O'Connell noted that there are two designs. Marco agreed and noted that the committee would be putting forward the two iterations, and then a decision would be made from those.

John Bloom asked about the fencing around the ball fields and access to the ball fields. There will be doors, netting, and access.

John Seymour asked about possible water quality impacts and e-coli related to pet waste. John noted the dog park is a likely major source of pollution. How is that being addressed? Marco noted that once the park master plan is finalized then mitigation would be designed thereafter. A subcommittee came up with recommendations that will be included as upgrades happen overall.

The Commission discussed concerns about the parking lot in the RPA and suggested that it should be moved.

John S. volunteered to draft a paragraph on stormwater management. He noted that there should be serious thought on dog park impacts, industrial impacts, etc. He noted that it is just a master plan, but highlighting this issue in a letter may be useful.

James volunteered to draft a letter for Commission review.

3. Budget Letter Review / Approval

Approved unanimously

4. Meeting Summary Review – February

Approved unanimously

5. Old / New Business

Sarah Meservey provided an update on the Reed school and solicited input from the Commission. She noted that there are several designs but that the integrated plan is the preferred plan. Sarah noted that the current design is \$5 million over budget. The direction given was to scale the project back or find additional funding elsewhere. The school board met and will make a decision soon. The recommendation was to come up with \$5 million more.

John Seymour attended the Streetlight Management Plan meeting. He noted that the attendance was thin. John noted that there is a field demonstration that will have a walk through with surveys and photometric testing. Two community surveys are being prepared by staff and will be distributed via survey monkey, including a policy survey and a survey about how users feel about the lights.

Mike Mesmer noted that he plans to meet with Erik Gutshall. They plan to discuss new commission members and budget issues. John Reeder would like to discuss a plastic bag ban and stricter energy code regulations at a future meeting.

Kimberley Fedinatz attended the most recent UFC meeting. They discussed the 4MRV plan. The UFC decided not to write a letter on the project. The Commission discussed the 1 percent increase in tree cover over last year. Kimberly noted that free trees are available to plant. Information is available online to apply.