

Barcroft Apartments Landslide

Vincent Verweij, Urban Forest Manager
With assistance from Melissa Gildea, Urban Forester
Arlington County, VA

April 25, 2024



Sequence of events

- November 2022 – “Sinkhole” visited. Area is closed off from access. Several parking garages were condemned and demolished.
- January 2024 – Landslide worsened after a snowstorm. Downslope parking garages demolished by landslide. Downslope area closed off from access
- Issues:
 - Restoration of this slope to a forested condition will be challenging.
 - Area was noted as Preserved Natural Area in Barcroft Neighborhoods Form-Based Code
 - After consultation with staff, returning the area to a sloped meadow can be an acceptable solution to repair the area.

Form-Based Code Preserved Natural Areas



LEGEND

Existing Conditions

-  Columbia Pike Planning Area Boundary
-  Neighborhoods Area Plan Boundary
-  Revitalization District Nodes
-  Water
-  State/Federal Properties
-  Existing North Virginia Regional Park Authority Green Space
-  Existing Arlington County Green Space
-  Arlington Public School Properties

Open Space and Connections

-  Existing and Proposed Streets
-  Existing and Proposed Bicycle Friendly Streets
-  Existing and Proposed Off-Road and On-Road Trails
-  Proposed New Open Space
-  Arlington National Cemetery Expansion/ Area Under Discussion for Future Historical Center

Video and images - 2022



Video and images - 2022



Aerial image - 2023



Images – January 2024



Proposed repair resolutions

To retain this area as a Preserved Natural Area, Forestry and natural resources can consider one or a combination of the two following options:

- A full reforestation, with appropriate, connected 3 ft depth soil volumes. – **No longer considered due to engineering problems with soil stabilization.**
- A fully local ecotype native hillside meadow:
 - Local Ecotype Native: Plants that fit the Locally Native description, and have been grown from seed collected or derived in other ways (such as clonal reproduction) in the areas defined in the Locally Native description
 - A soil depth of at least 2 Ft., with soil suitable for plant growth.
 - Update to the Form-Based Code to add this definition to the Preserved Natural Areas
- A meadow management plan will be required.

Questions

