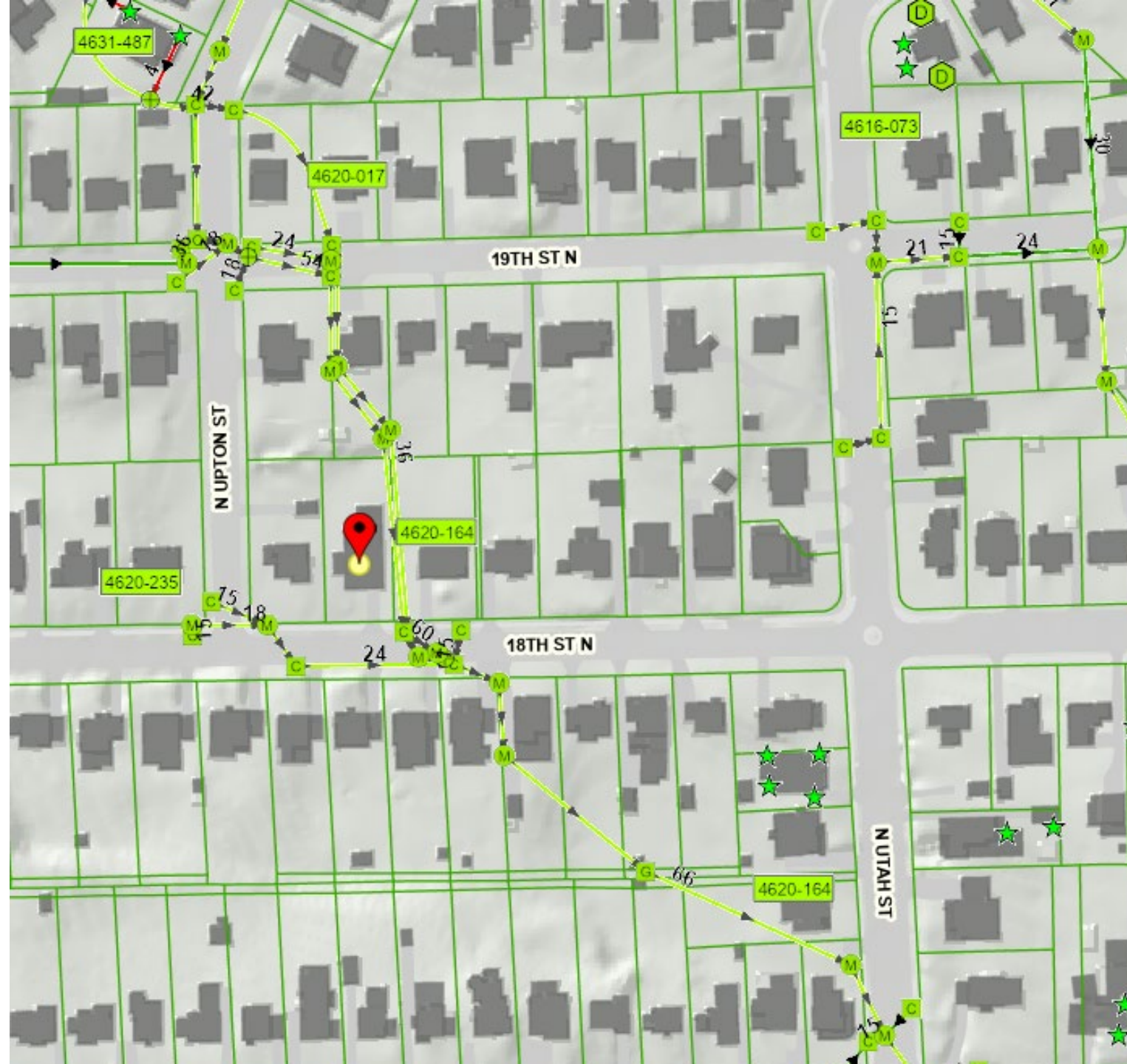


4433 18th St N Property Demolition Meeting

October 2, 2024



Purpose of the meeting

- Project update
- Demolition schedule
- Residents' expectation during demolition
- Contact information during demolition
- General acquisition program discussion
- Questions

<https://www.arlingtonva.us/Government/Projects/Project-Types/Environment-Projects/Demolition-4433-18th-St-North>

A reminder of the volume, velocity, energy and force of the water that moves through this neighborhood



Phases of the demolition project

- Phase I : Permitting and preparation - Completed

- ✓ Plan development and permit application
- ✓ Utility disconnection

- Phase II: Demolition - Fall 2024 (pending contract renewal and contractor scheduling)

- ✓ Hazardous material abatement
- ✓ Demolition of the house & basketball court
- ✓ Apply seed to the disturbed area

Staff will send out updates and post specific project updates on the web site.



Schedule of the demolition project

- **Land disturbance and demolition permits** have been obtained and will be transferred to the contractor.
- **Utility disconnections** are complete.
 - Electric and water service has been shut off.
 - Gas and sewer service lines are no longer connected at the main in the street.
- **Hazardous material abatement** will take place right before demolition.
 - 20-day notification to state required before abatement activities commence.
 - Abatement is expected to take up to two weeks.
- **Demolition and grading activities** are expected to last up to four weeks.
 - Demolition activities will use a smaller, track-mounted excavator.
 - After demolition, materials will be sorted/separated and then removed from the site.
- **A temporary stormwater conveyance system** will be installed to ensure proper drainage of the site.
 - Will include a small drain onsite that pipes water to the nearby storm drain.
 - This work will be completed by a different contractor than the demolition work.

Schedule of the demolition project

- **Driveway apron** removal and restoration will occur post-demolition.
 - This work will be completed in the future by the County's on-call contractor.
 - Work will be performed on all demolition sites in Waverly Hills in one mobilization.
- The site will be stabilized (planted) immediately after demolition is completed. Temporary stabilization measures may be used.
- Final restoration planting will be completed during the appropriate planting period.
- The schedule may be adjusted due to weather delays or contractor/subcontractor crew/material availability.
- Parking along the right of way of property # 4433 will not be permitted during demolition work.
- Arlington County construction working hours per the Noise Ordinance are **Monday thru Friday 8:00 am to 4:30 pm**. Work that does not produce noise may occur outside of these hours. Work is not permitted on weekends or holidays.

Hazardous material abatement

- Hazardous material survey was performed in April 2024
- Asbestos-containing materials (ACM) are present in vinyl flooring, textured ceilings, and drywall joint compound
- No lead-based paints (LBP) were found
- Contractor will perform abatement activities prior to demolition
- Abatement will require workers to wear personal protective equipment (PPE) and post warning signs outside the house (Federal/State requirement)
- Negative air machines will be placed at windows
- Materials will be stored in a clean room inside the house and will be removed and disposed of in one day at the completion of the work.
- All work/equipment/material storage will be inside the house. No materials will be left outside at the end of the workday.



What to expect during construction?

- Residents should expect inconveniences such as dust, noise, debris
 - Dust-control measures will be in place
 - Silt fence will be installed around the project area
 - Debris should be staged on-site within the project limits/fencing
- Temporary parking restrictions
- Increase in traffic
- Sidewalk detours
- Contractor's crew will be working in the area performing their tasks
- Materials and equipment will be stored along the curb and gutter of property at 4433 18th St N.





Willow oak and Eastern red cedar trees to be saved



Install temporary silt fence during construction along the disturbed area

Existing fences along perimeter to remain; interior fencing to be removed



Japanese privet trees to be saved



Install stone construction entrance on driveway to be removed



Sweetbay magnolia trees to be saved



Install tree protection

Demolition Plan

Grading Plan

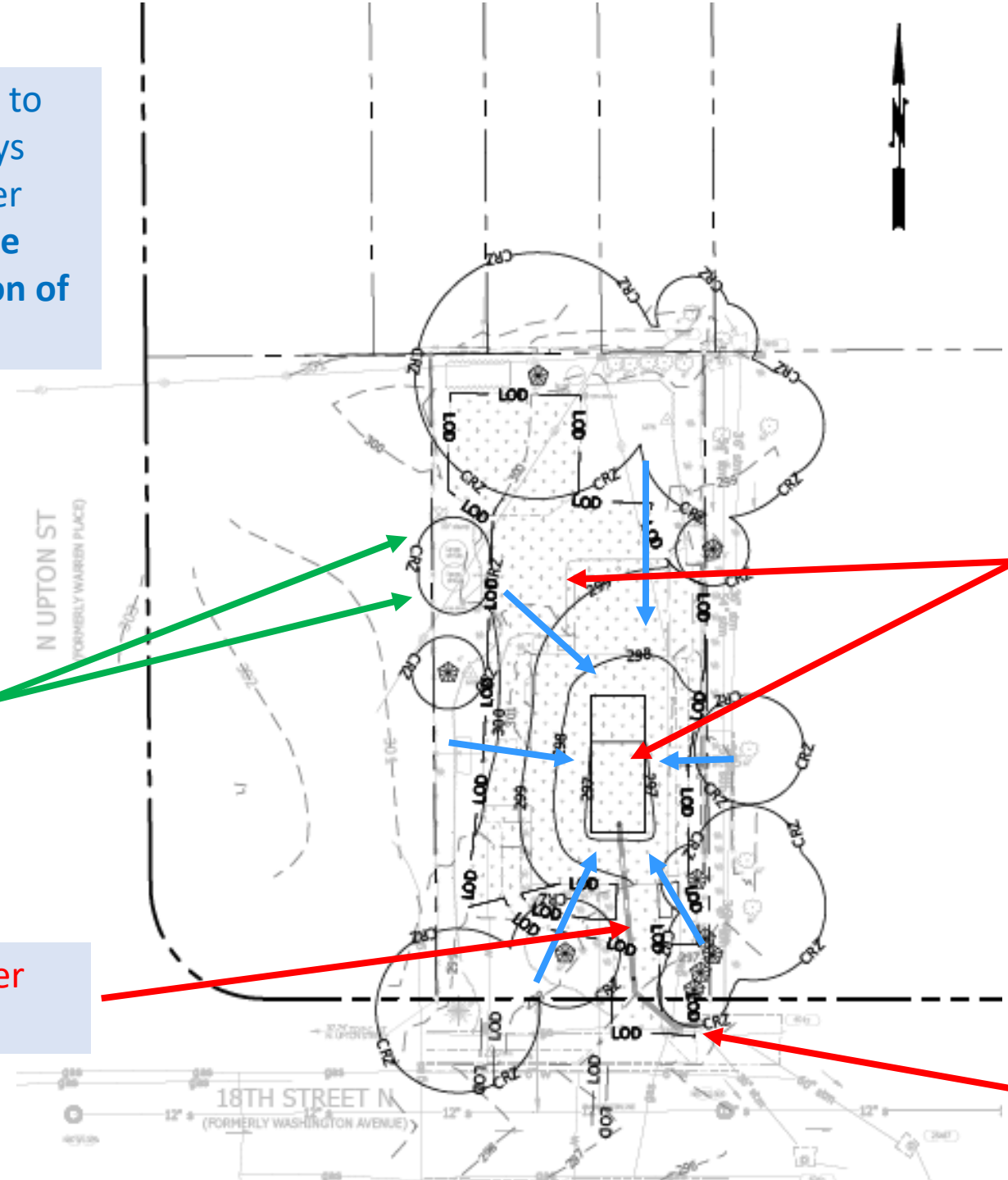
Site to be gently graded to direct runoff to roadways and temporary stormwater conveyance system (**blue arrows indicate direction of water flow**)

Root protection matting

Temporary stormwater conveyance system

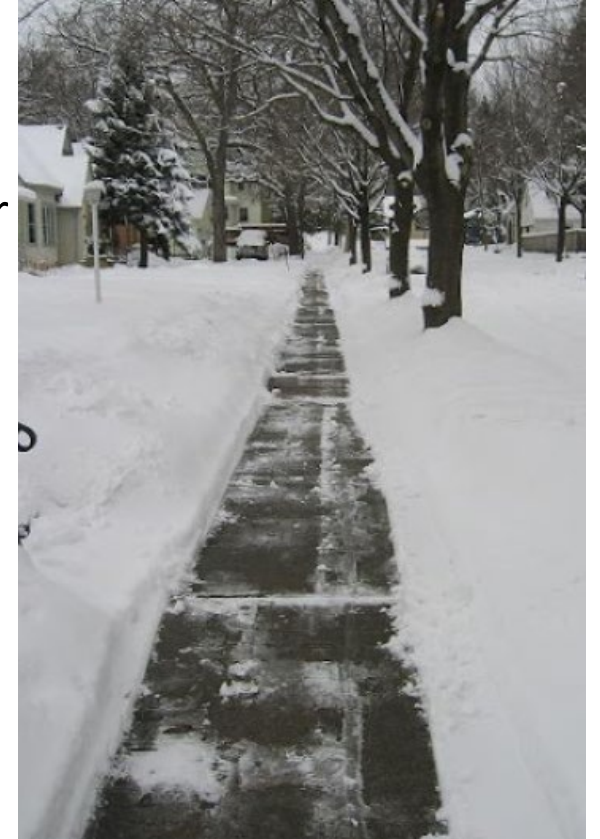
Disturbed area to be seeded

Connect to existing inlet



Site Maintenance

- Interim site planting will be standard turfgrass
 - Temporary winter seed mixture may be used if stabilization occurs outside the Fall planting window
 - Temporary seed mixture is more suited to establishment during cold weather
- Site will be maintained regularly by County contractors
 - Mowing approximately every two weeks during the growing season
 - Removal of snow from sidewalks
 - Leaf removal not required per County Ordinance/policy. Some leaves will be mulched during mowing.



Questions?

Who do I need to contact if I have a question during demolition?

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