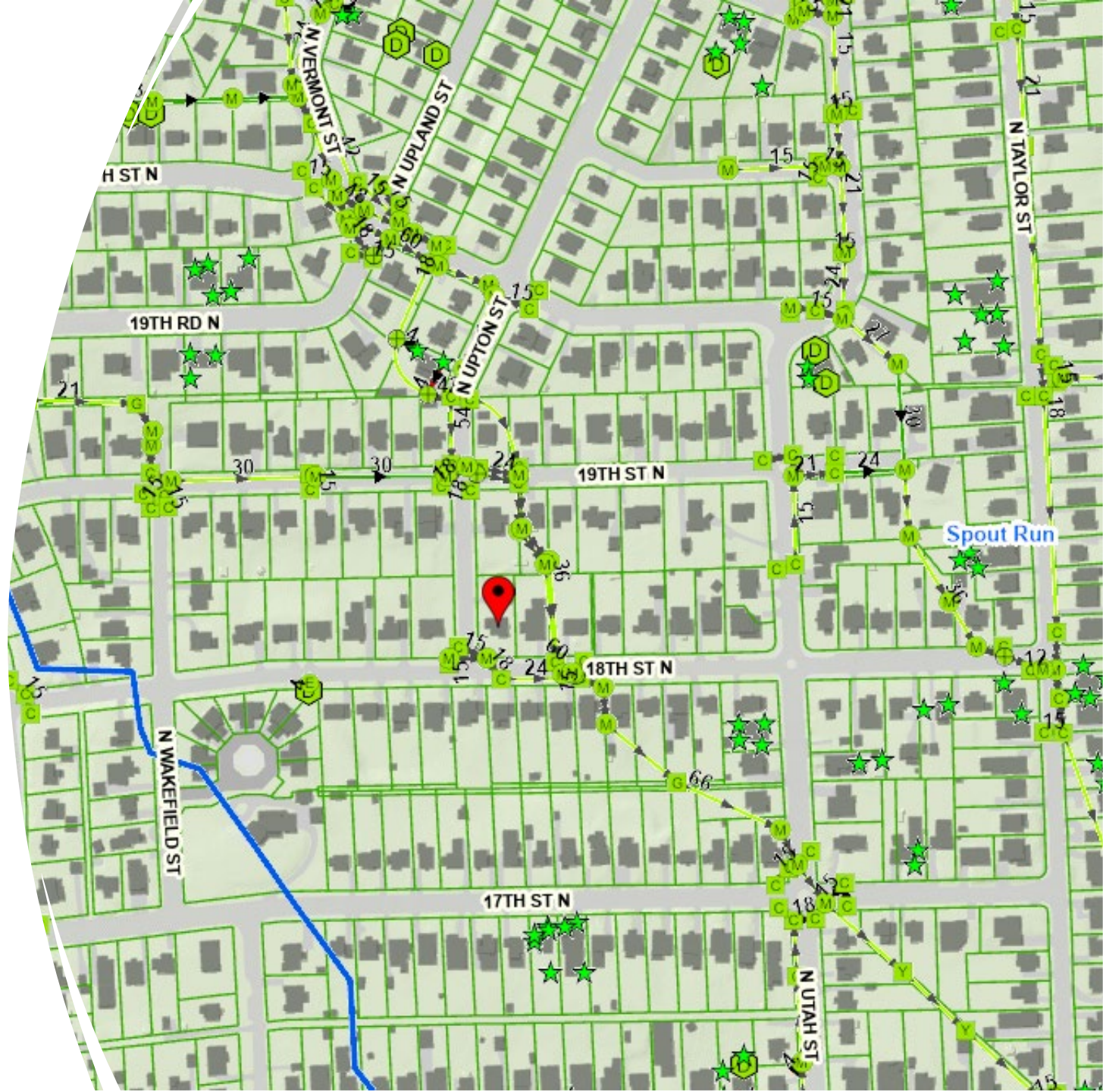


4437 18th St N Property Demolition Meeting

October 26, 2023



Purpose of the meeting

- Project update
- Demolition schedule
- Residents' expectation during demolition
- Contact information during demolition
- Questions

[Project Web Site: https://www.arlingtonva.us/Government/Projects/Project-Types/Environment-Projects/Demolition-4437-18th-St-North](https://www.arlingtonva.us/Government/Projects/Project-Types/Environment-Projects/Demolition-4437-18th-St-North)

Phases of the project

- Phase I : Now – December 2023
 - ✓ Plan development and permit application
 - ✓ Utility disconnection (in progress)
- Phase II: TBD - likely early 2024, but could start sooner
 - Depends on contractor schedule
- ✓ Hazardous materials abatement
- ✓ Demolition of the house & any accessory structures
- ✓ Apply seed to the disturbed area

Staff will post specific project updates on the web site.



Demolition schedule of the project

- We are currently obtaining the land disturbance and demolition permits.
- **Utility disconnections** are ongoing.
 - Electric and water service has been shut off.
 - Gas and sewer service lines must be removed at the main in the street – currently awaiting right-of-way permits.
- **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 two weeks.
 - There may be up to one week of downtime between abatement and demolition activities.
 - Demolition activities will use a smaller, track-mounted excavator.
 - After demolition, materials will be sorted/separated and then removed from the site.

Demolition schedule of the project

- 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 spring or fall planting periods, as appropriate
- The schedule may be adjusted due to weather delays or contractor/subcontractor crew/material availability.
- Parking along the right of way of property # 4437 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 August 2023
- Asbestos-containing materials (ACM) are present in window caulking and vinyl flooring
- Lead-based paints (LBP) also present
- Contractor will perform abatement activities prior to demolition – exact timing not yet known
- 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, unless it involves exterior elements (siding, roofing, etc.). 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 4437 18th St N.



Demolition Plan



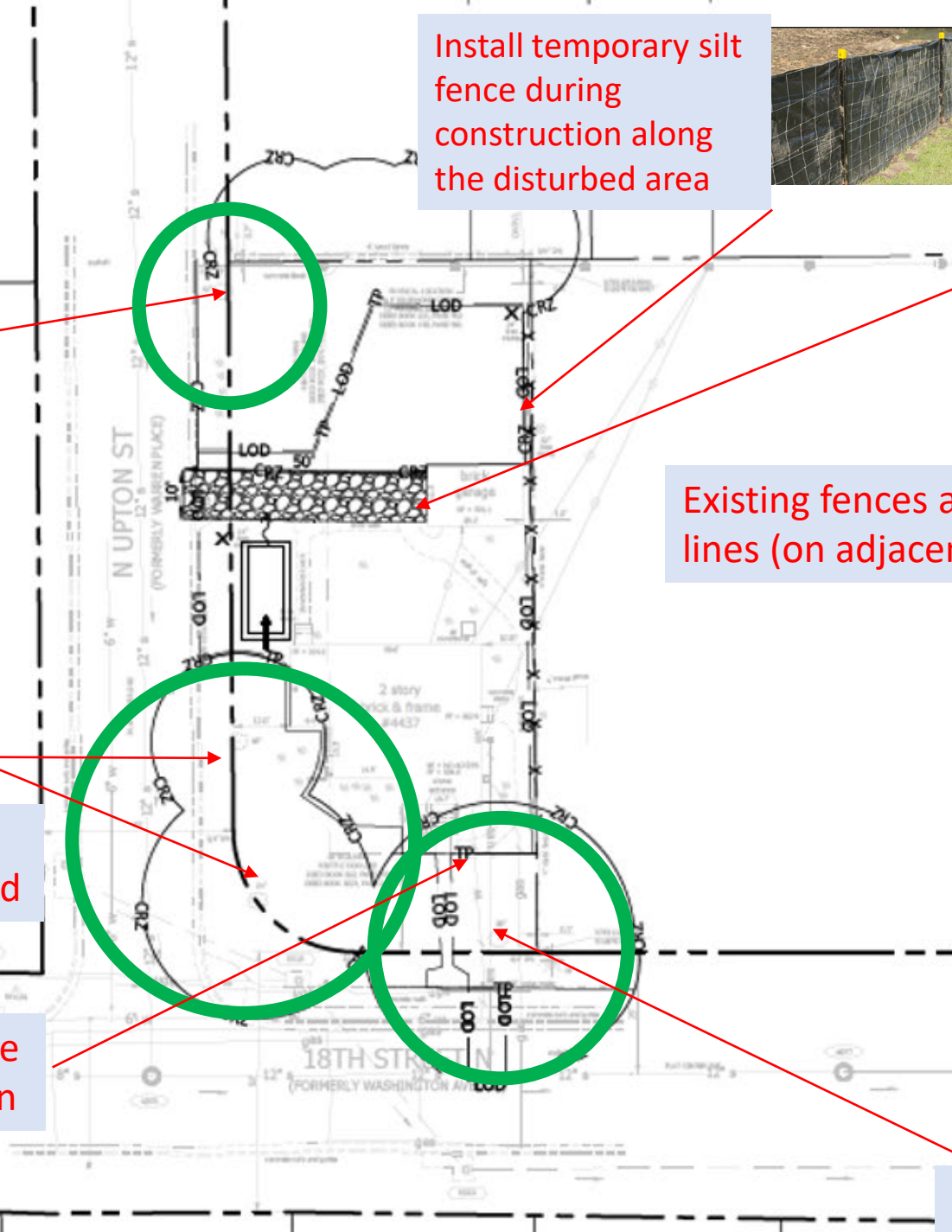
Red maple to be saved



Japanese maple and Northern red oak to be saved



Install tree protection

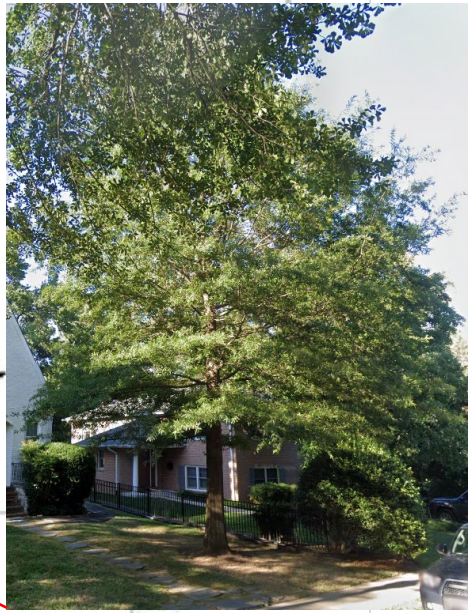


Install temporary silt fence during construction along the disturbed area



Install stone construction entrance

Existing fences along N and E property lines (on adjacent properties) to remain



Willow oak to be saved

TREE PROTECTION FENCE OFFSET FROM LOD FOR CLARITY

AREA FOR MATERIALS STOCKPILING

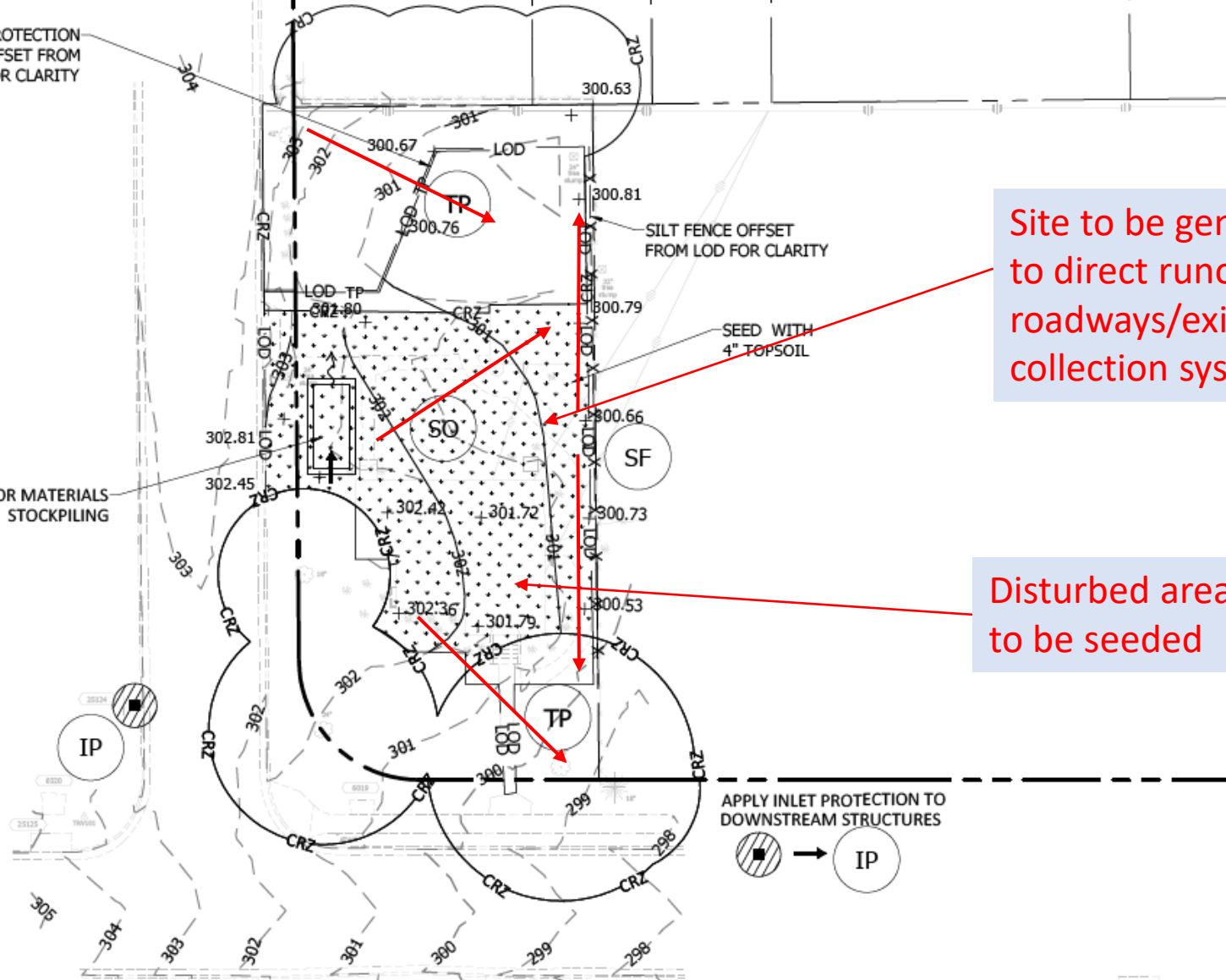
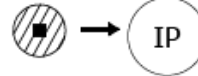
SILT FENCE OFFSET FROM LOD FOR CLARITY

SEED WITH 4" TOPSOIL

Site to be gently graded to direct runoff to roadways/existing storm collection system

Disturbed area to be seeded

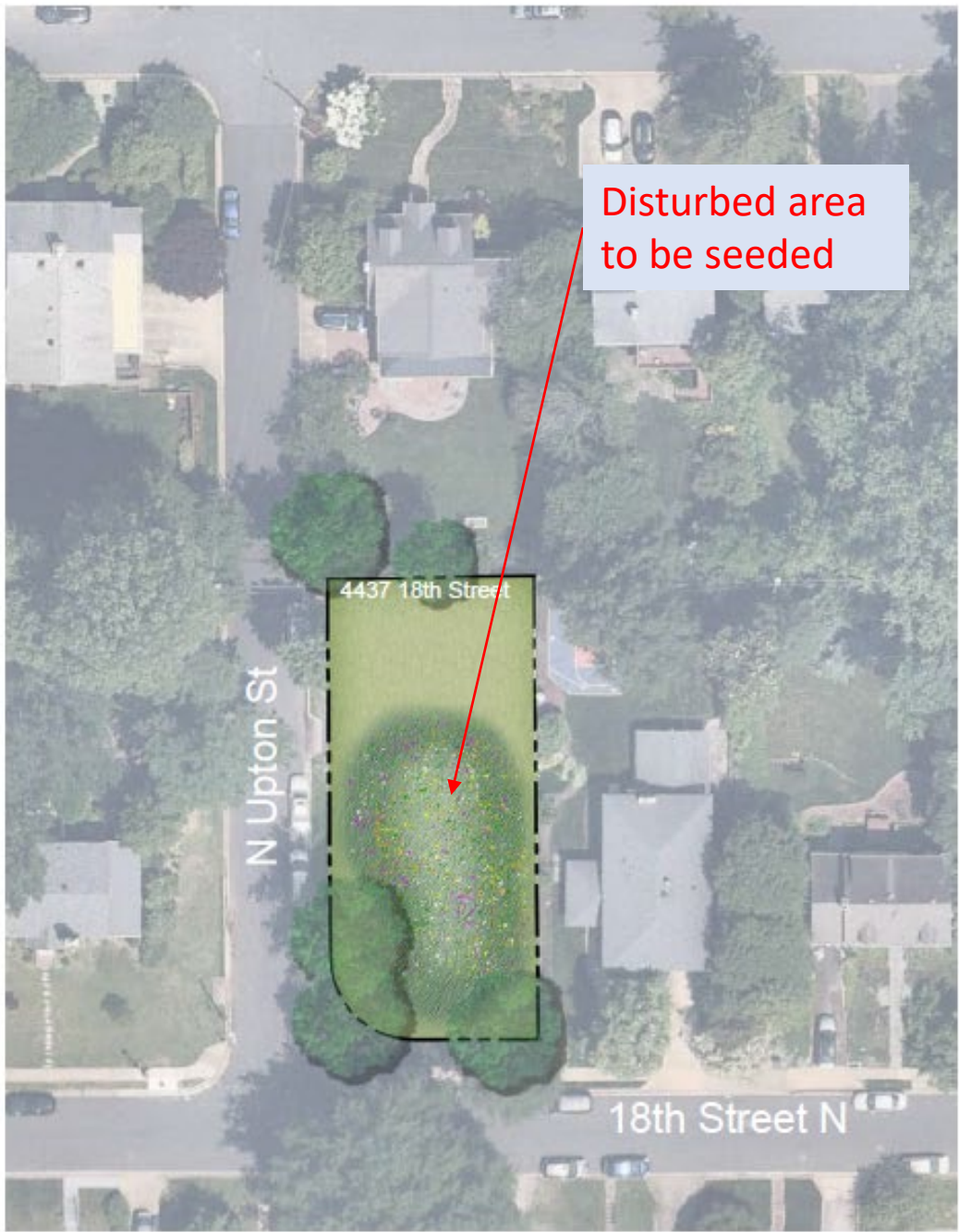
APPLY INLET PROTECTION TO DOWNSTREAM STRUCTURES



Grading Plan

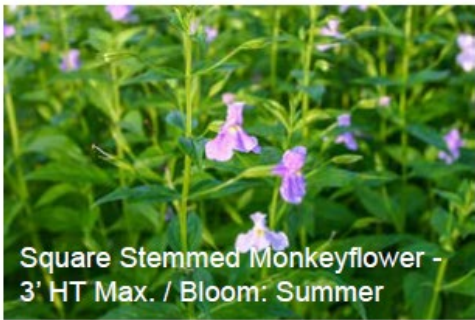
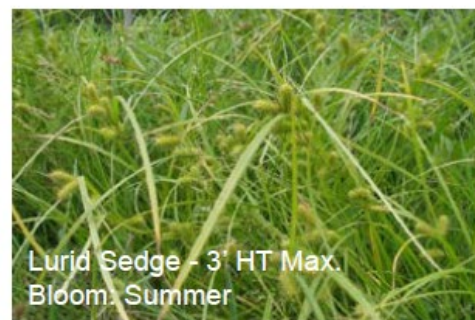


EXISTING CONDITIONS



PROPOSED CONDITIONS

Planting Plan



Planting Plan

- Proposed species in custom seed mix – **maximum height 3 feet**
- Site will be maintained regularly by mowing contractor – every few weeks during the growing season

Questions?

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

Project Managers

Cynthia Wilson

cwilson@arlingtonva.us

Phone: (703) 228-4438

John Clemons

jclemons@arlingtonva.us

Phone: (703) 228-3616

Jennifer Tastad

jtastad@arlingtonva.us

Phone: (703) 228-6542

Communications Manager

Aileen Winquist

awinquist@arlingtonva.us