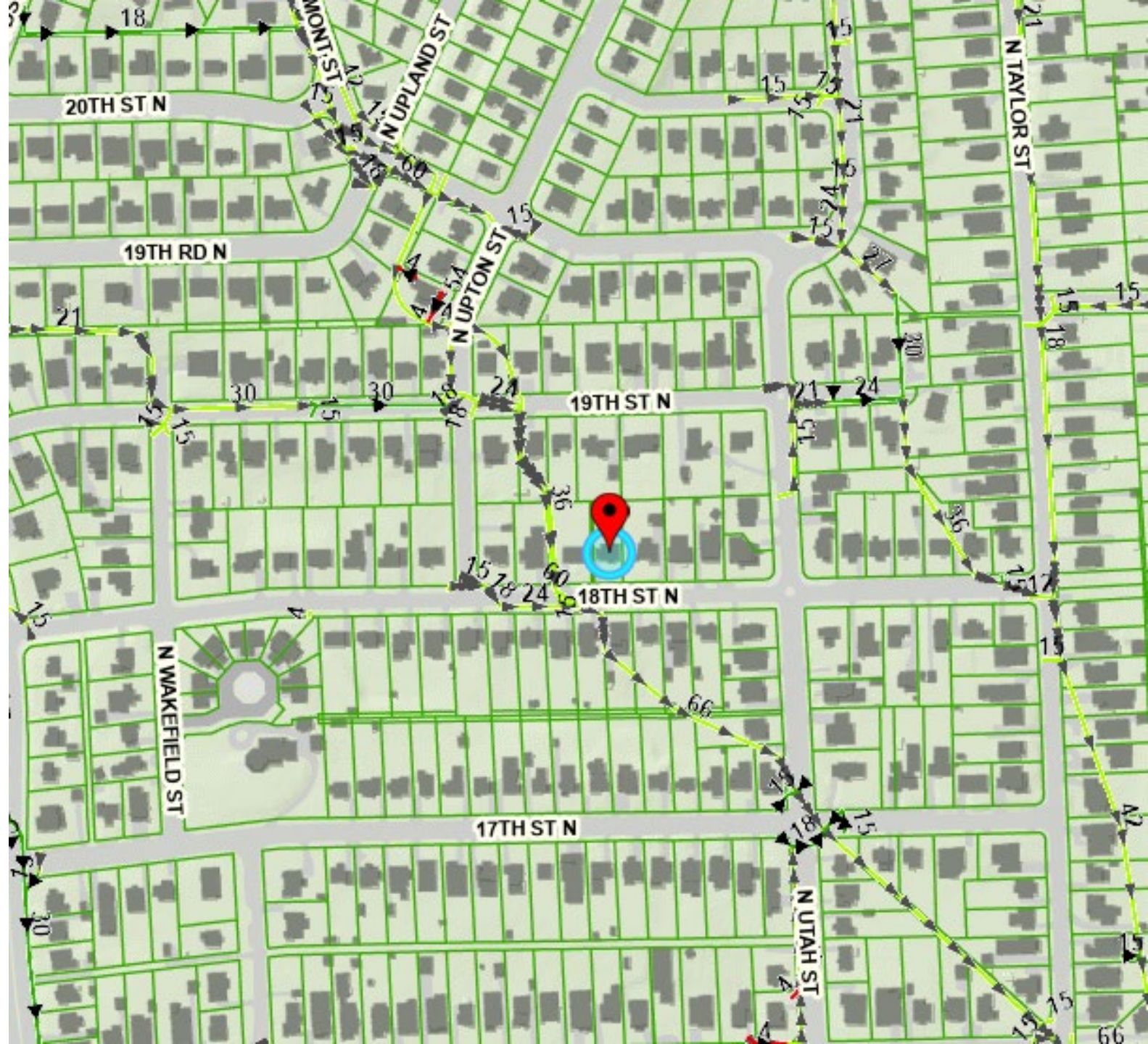


4423 18th St N Property Demolition Meeting

February 21, 2024



Purpose of the meeting

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

[Project Web Site: Demolition 4423 N. 18th St – Official Website of Arlington County Virginia Government \(arlingtonva.us\)](http://arlingtonva.us)

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



Phases of the demolition project

- Phase I : Completed

- ✓ Plan development and permit application
- ✓ Utility disconnection

- Phase II: March-April 2024 (pending contractor scheduling)

- ✓ 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.



Schedule of the demolition project

- Land disturbance and demolition permits have been obtained and are being transferred to the contractor.
- **Utility disconnections** are complete.
 - Electric and water service has been shut off.
 - Gas and sewer service lines have been removed 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 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.

Schedule of the demolition 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 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 # 4423 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 September 2023
- Asbestos-containing materials (ACM) are present in door and 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 4423 18th St N.



Existing shrubs (including invasives) to be treated and removed

Red maple to be saved

Install temporary silt fence during construction along the disturbed area



Yellow poplar to be saved



Existing fences along N, E and W property lines to remain; interior fencing to be removed

Install tree protection

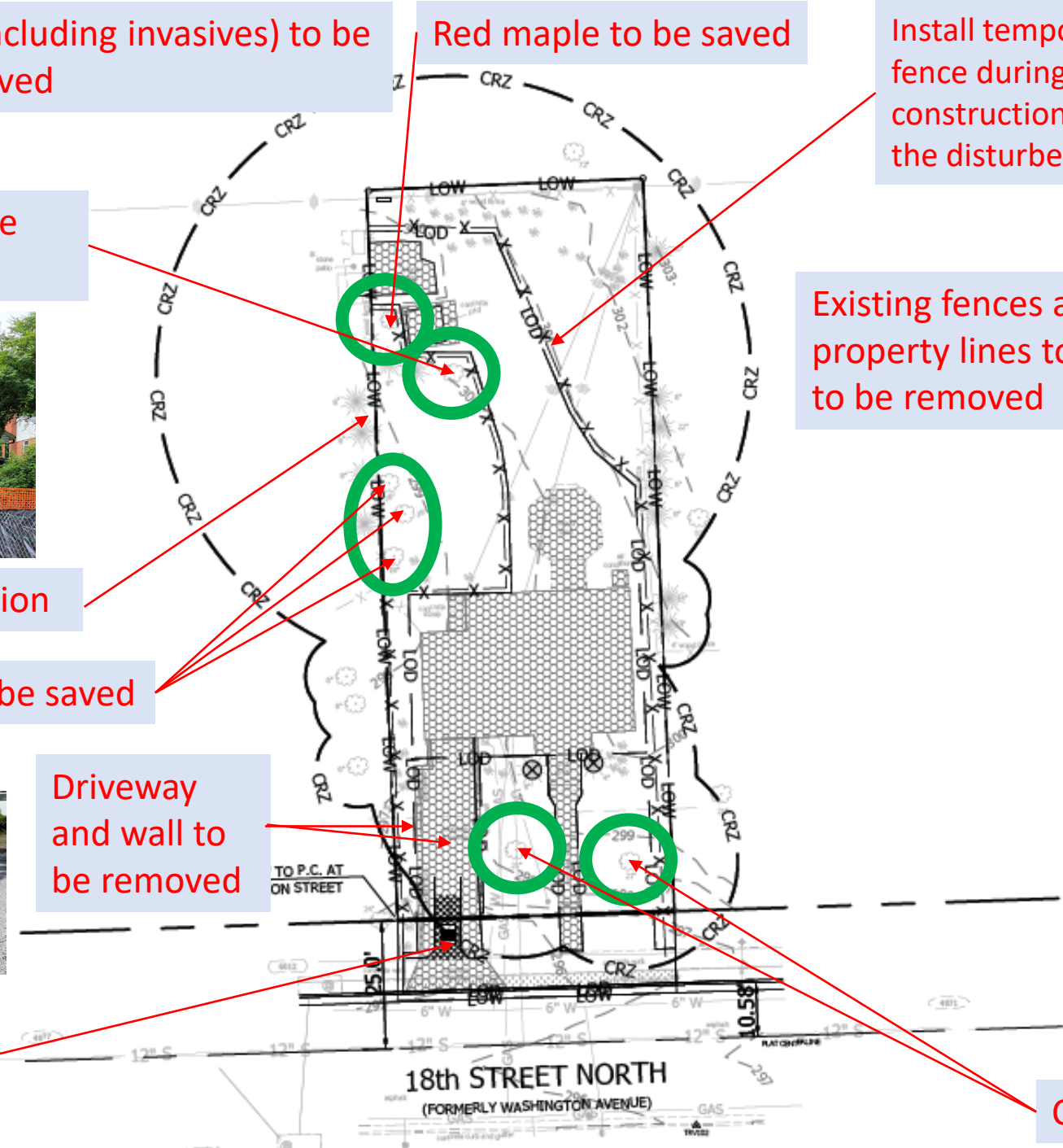
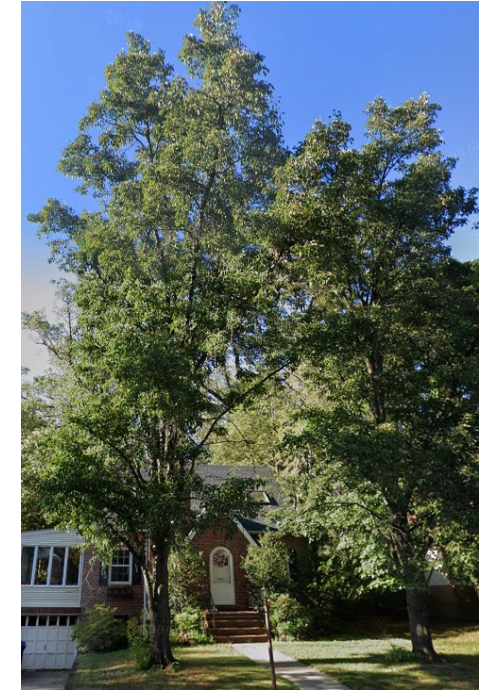
Crape myrtles to be saved

Driveway and wall to be removed



Install stone construction entrance

Callery pear trees to be saved



Demolition Plan

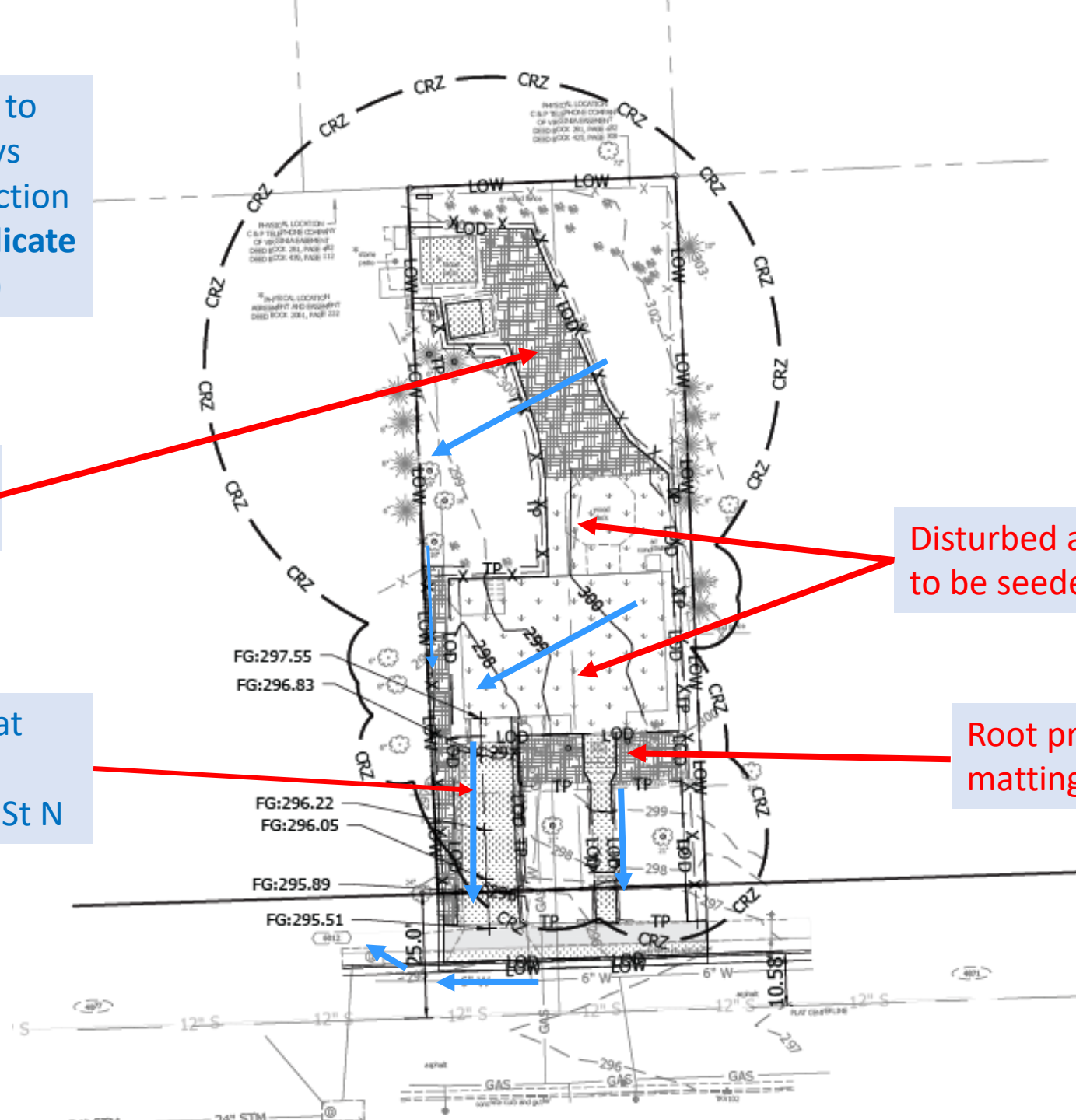
Site to be gently graded to direct runoff to roadways and existing storm collection system (blue arrows indicate direction of water flow)

Root protection matting

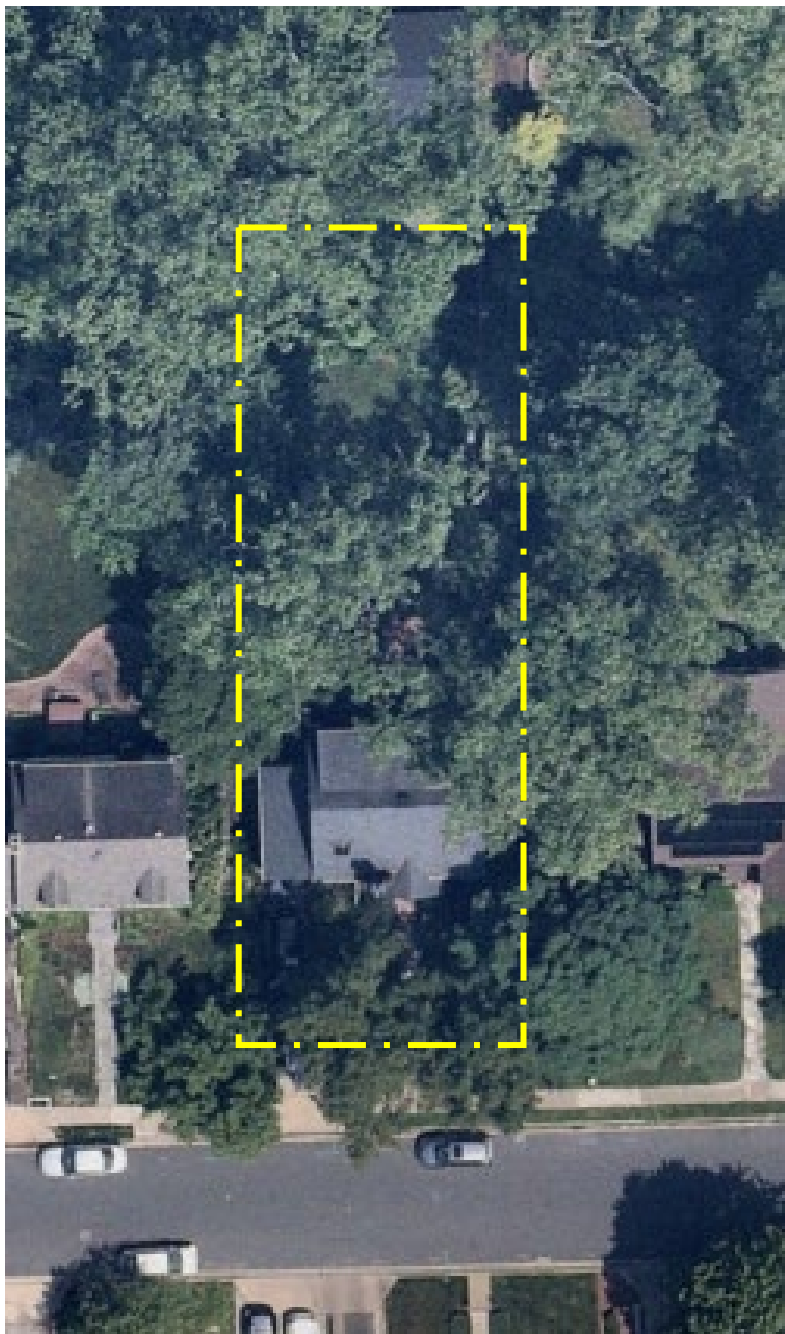
Swale to be graded at former driveway to direct runoff to 18th St N

Disturbed area to be seeded

Root protection matting



Grading Plan



EXISTING CONDITIONS



PROPOSED CONDITIONS

Planting Plan



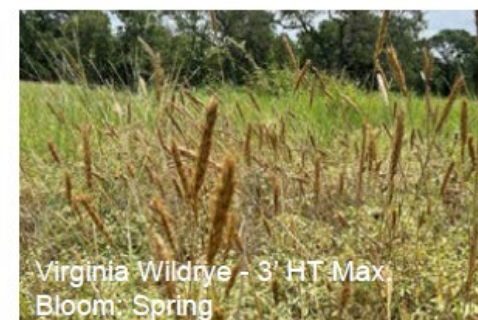
Fringed Sedge - 3' HT Max.
Bloom: Spring



Path Rush - 2' HT Max.
Bloom: Summer



Fox Sedge - 3' HT Max.
Bloom: Spring



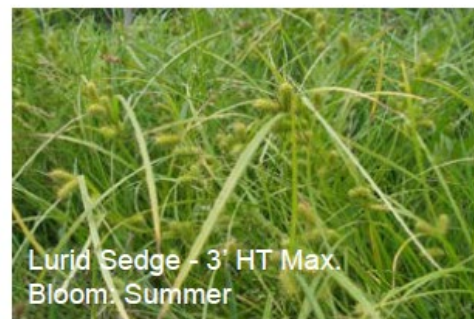
Virginia Wildrye - 3' HT Max.
Bloom: Spring



Fowl Mannagrass - 3' HT Max.
Bloom: Summer



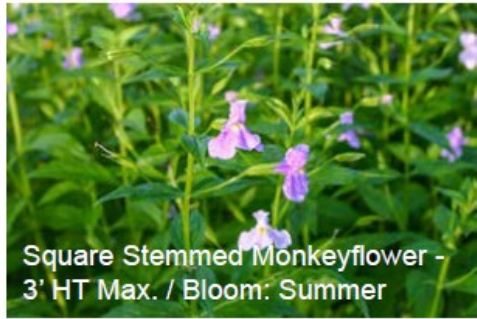
Purple Headed Sneezeweed - 3'
HT Max. / Bloom: Summer



Lurid Sedge - 3' HT Max.
Bloom: Summer



Blunt Broom Sedge - 2.5' HT/Max.
Bloom: Summer



Square Stemmed Monkeyflower -
3' HT Max. / Bloom: Summer



Zigzag Aster - 3' HT Max.
Bloom: Fall



Frank's Sedge - 2' HT Max.
Bloom: Summer



Soft Rush - 3' HT Max.
Bloom: Summer

- Proposed species in custom seed mix – **maximum height 3 feet**
- Site will be maintained regularly by County contractors
 - Mowing approximately every two weeks during the growing season
 - Since seed mix is composed of native plantings, weeding services will not be provided
 - Removal of snow from sidewalks
 - Leaf removal not required per County Ordinance/policy. Some leaves will be mulched during mowing.

Planting Plan

Questions?

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

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General Acquisition Program Questions

- Scheduling of demolitions – The program is voluntary and we cannot predict when properties will be acquired. We are moving forward with plans/permits for demolition as properties are acquired.
- Clay soils – topsoil will be brought to backfill some areas. Soil will be compacted only to prevent erosion/sinkholes from forming.
- Underground water - The homes in the area were built along and on top of the former stream. Ground water continues to flow to the low-lying area, hence the need for sump pumps in the existing homes.
- Vaults - question about size of the proposed vault at Woodstock park. It was a smaller footprint (~1/5 size) compared to Cardinal Elementary school, but was much deeper

General Acquisition Program Questions

- Landscape design – we have heard the request for a more consolidated landscape design for the properties. It is early in the process to complete a consolidated landscape design.
- Leaves are not clogging the inlets or pipelines. Residents can submit Qalert requests online and maintenance crews will check for clogging.



Considerations for Future Use of the Properties

- Legal requirements – VA Law for stormwater utility
- Stormwater CIP funding was used to purchase the properties
- Area will flood – anything on the properties will experience high velocity flows
- Large stormwater pipes are present underground
- Acquired properties may allow space for upgrading the stormwater pipes or installing stormwater detention
- Plants must be smaller, low growing (no large trees) in areas near the stormwater pipes. Medium size trees may be compatible in areas further from the pipes
- Properties are adjacent to homes

Potential Uses for Acquired Properties

Increase trunk storm sewer capacity

Upsize existing pipes
Add additional pipes

Future construction would impact trees and detailed landscape plans (wasteful use of public resources and causes planning/design complications and increased costs and delays)



Underground Detention Vault

Future construction would impact trees and detailed landscape plans (wasteful use of public resources and causes planning/design complications and increased costs and delays)



General Acquisition Program Questions

- Casual Open Space (could have noise, lighting, parking implications, permitted uses, connections to other Park/Open spaces)
 - There are no standards prescribed for Casual Open Space in the PSMP
- Arlington Neighborhood program

Casual Use Open Space (PSMP)

What Types of Spaces Support Casual Use?

CASUAL USE SPACES INCLUDE

some available always, some at times

- accessible forested areas
- accessible landscaped areas
- esplanades
- fields with community use
- grill/picnic areas (including shelters)
- open lawn with/without seating
- plazas
- school grounds

CASUAL USE SPACES DO NOT INCLUDE

- batting cages, dugouts
- community gardens
- disc golf
- indoor or outdoor pools
- multi-use, paved courts
- outdoor tracks
- parking lots
- permit only fields
- playgrounds
- skateparks
- spraygrounds

Casual Use Space Design Characteristics

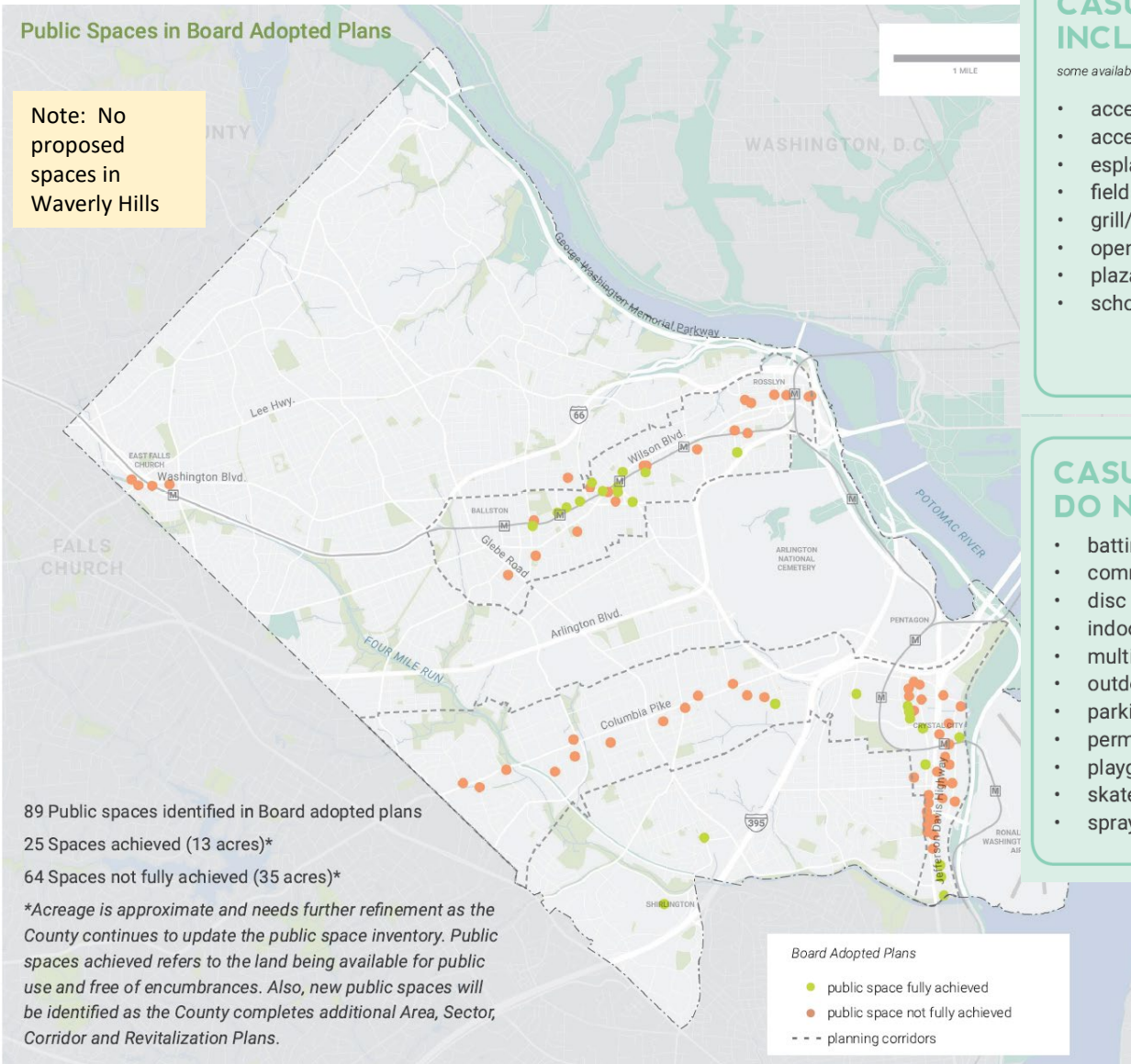
Casual use spaces should be designed to include many of the following characteristics:

Open	<ul style="list-style-type: none"> • Unobstructed or minimally obstructed (e.g., minimal fencing) • Usable and occupiable • Available to the public, at least at specified times • Visible from surrounding areas
Natural	<ul style="list-style-type: none"> • Host to substantial natural features, trees, vegetation, landscaping and/or grass • Incorporate biophilic design principles • Integrate natural spaces in plazas and other hardscape designs
Flexible	<ul style="list-style-type: none"> • Designed to promote multiple types of casual use to attract diverse populations and support inclusivity in the County • Equipped with features that encourage use (e.g., benches, picnic tables and walking paths)
Visible	<ul style="list-style-type: none"> • Intentionally designed, rather than leftover, spaces • Marked by visible signage that welcomes the entire Arlington community • Located to avoid dead-ends and areas that are not highly visible

Standards

Currently, there is no available benchmarking or other data for this type of public space, so future analysis should be explored to develop standards (1.3.2.).

Figure 23. Map of public spaces identified in Board adopted plans



Questions?

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