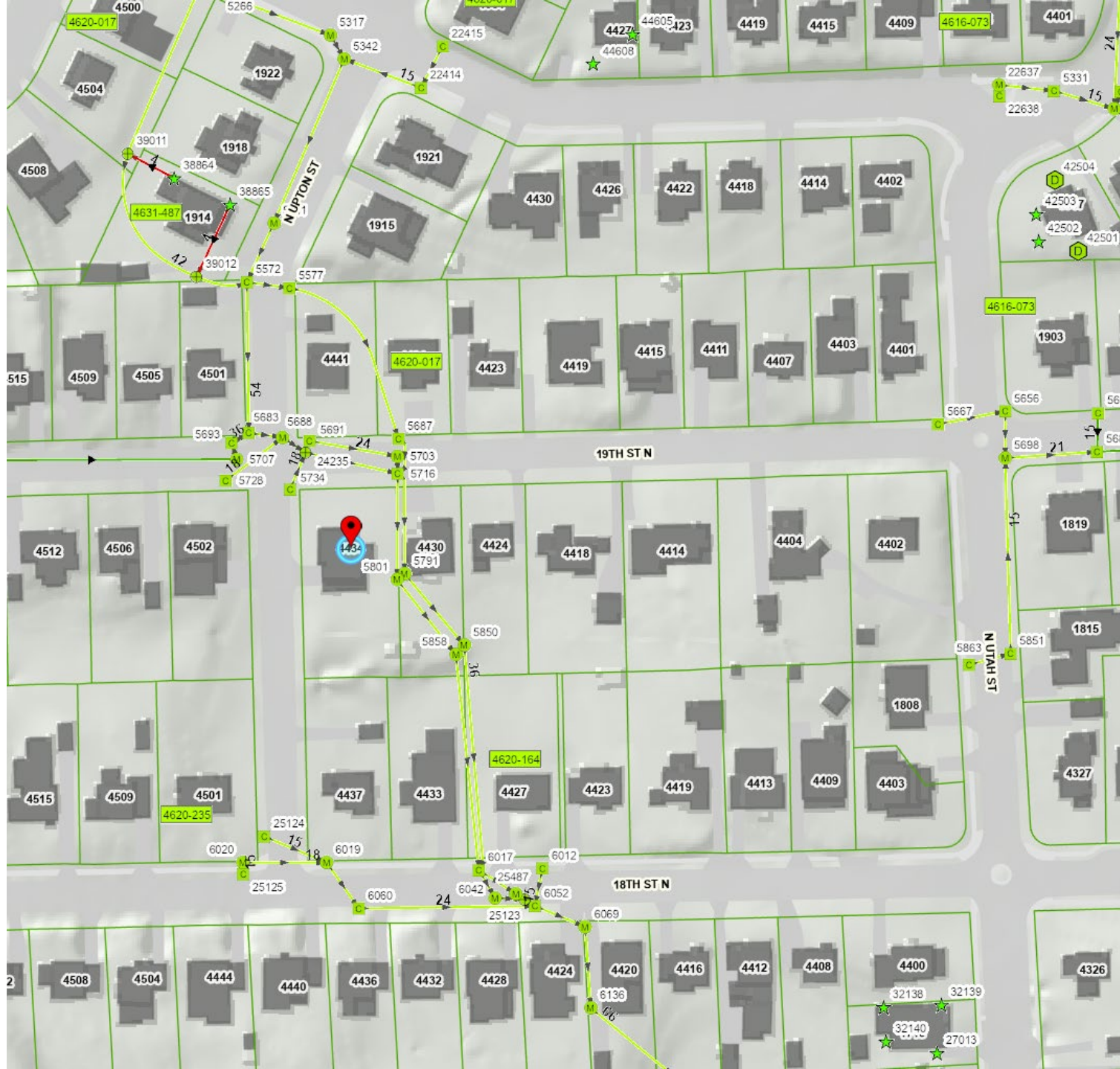


4434 19th St N Property Demolition Meeting

August 28, 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-4434-19th-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 contractor scheduling)

- ✓ No asbestos abatement required
- ✓ Demolition of the house & any accessory structures
- ✓ 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

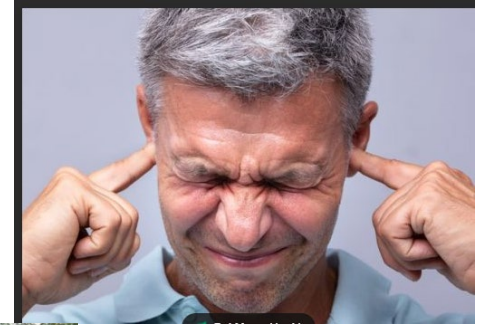
- **Land disturbance and demolition permits** have been obtained and are being transferred to the contractor.
- **Utility disconnections** are complete.
 - Electric and water service has been shut off.
 - Gas and sewer service lines have been removed at the main in the street.
- **Asbestos-containing materials** are not present at this address.
- **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.

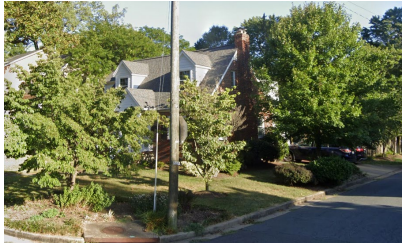
Schedule of the demolition project

- 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 # 4434 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.

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 4434 19th St N.

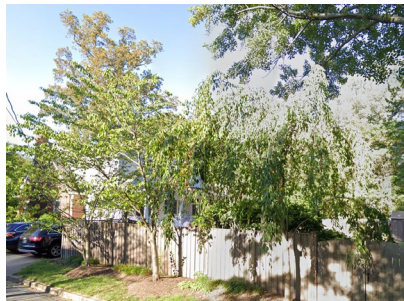




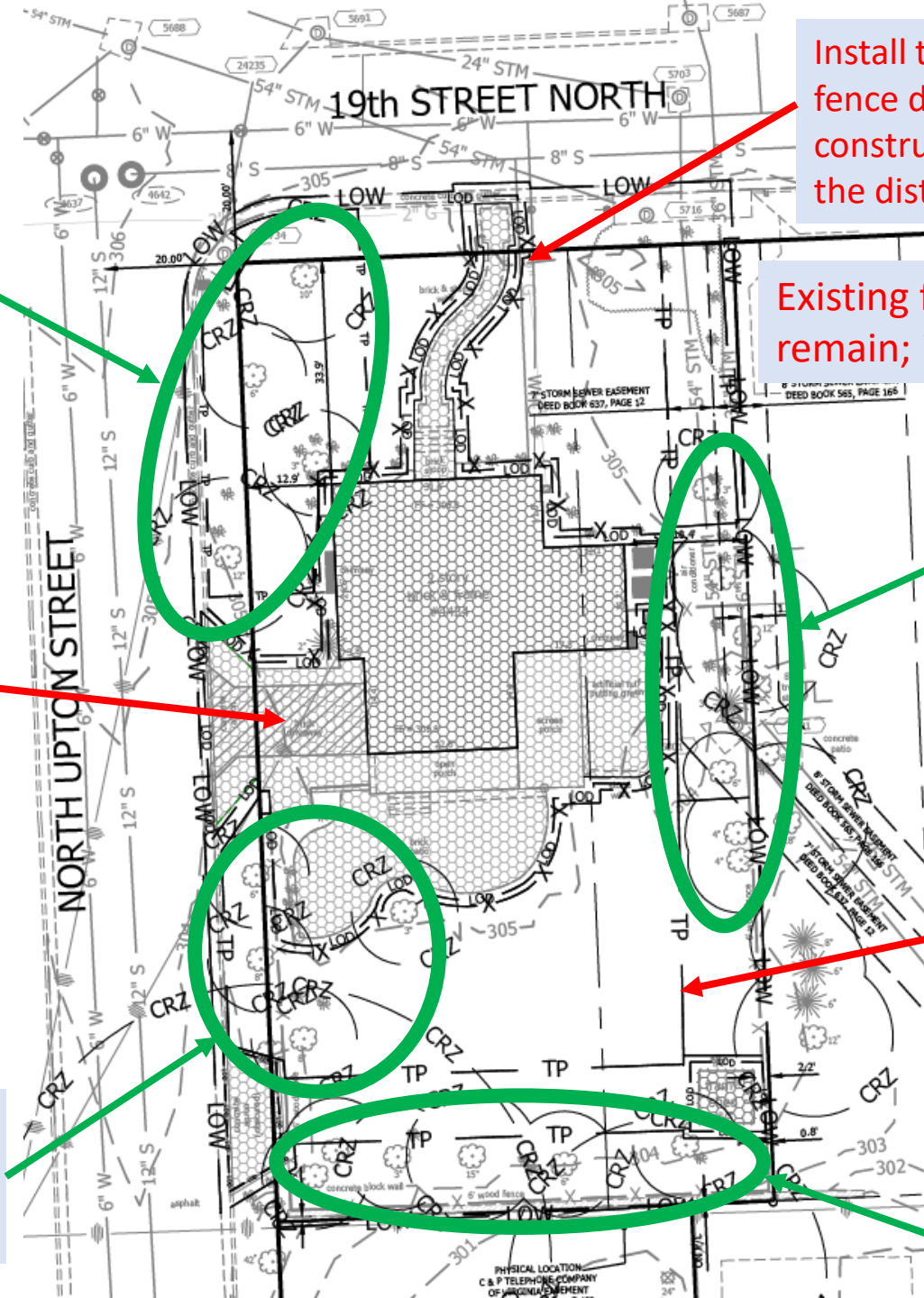
Cherry, dogwood and maple trees to be saved



Driveway removed and install stone construction entrance



Cherry, dogwood and witch-hazel 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

Holly, crape myrtle, oak and witch-hazel trees to be saved



Install tree protection



Maple and magnolia trees to be saved

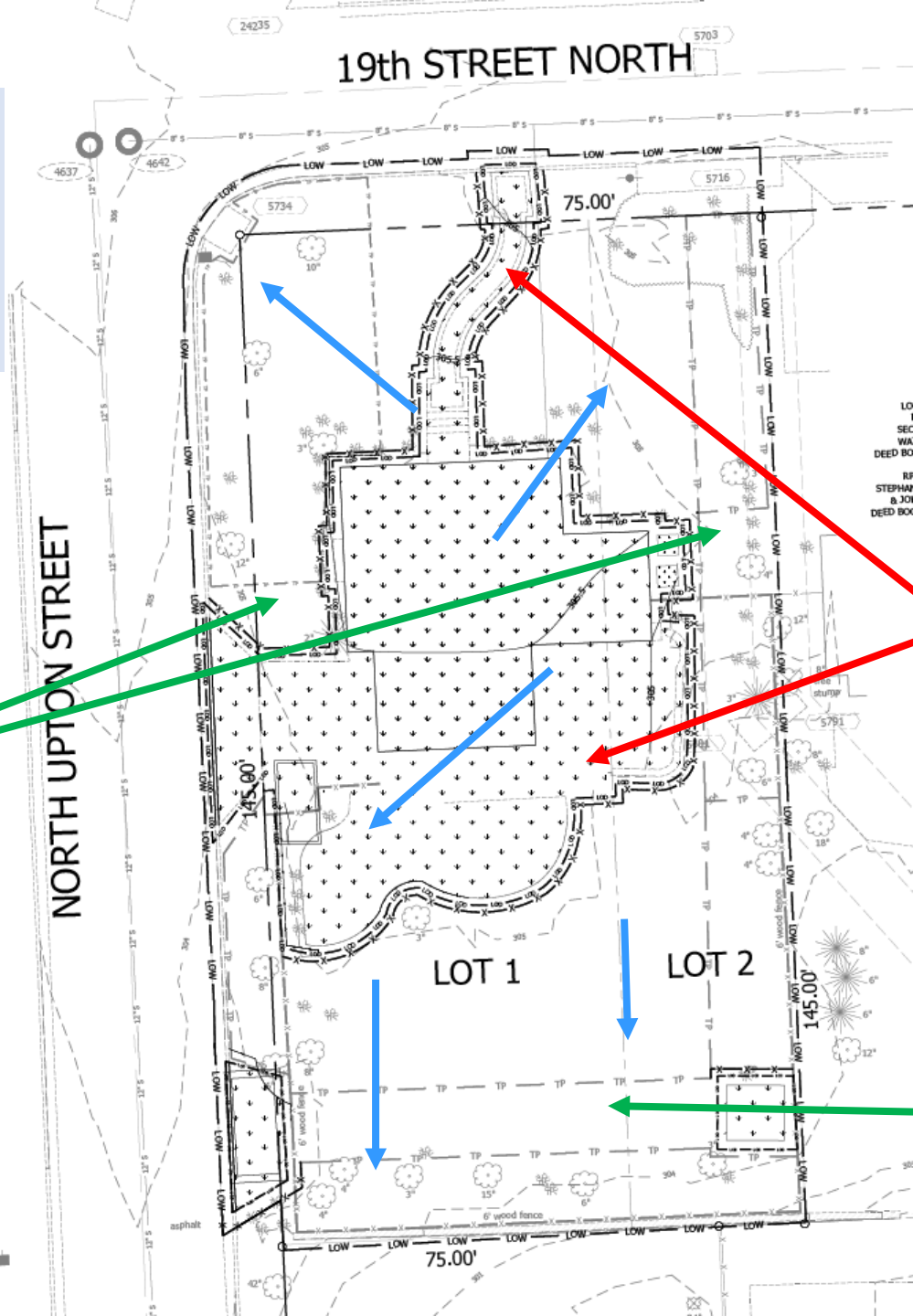
Demolition Plan

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

Disturbed area to be seeded

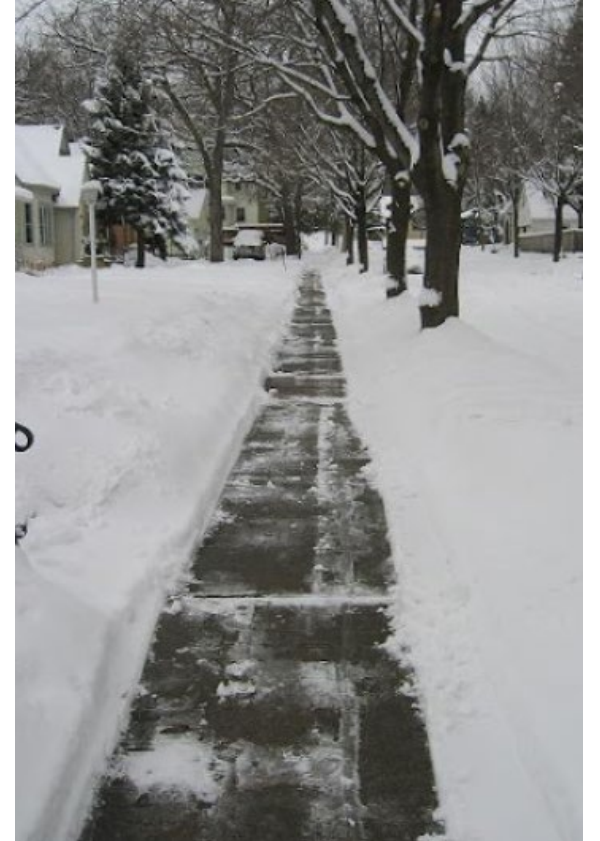
Root protection matting



Grading Plan

Site Maintenance

- Interim site planting will be standard turfgrass
- Site will be maintained regularly by County contractors
 - Mowing approximately every two weeks during the growing season
 - Removal of snow from sidewalks (none along this property)
 - 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?

Construction Manager

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Project Managers

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Aileen Winquist

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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 - Vaults require sufficient area, depth and access. Currently the area comprised of the acquired properties is insufficient to construct a vault.

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.
- County is working on a landscaping policy for acquired lots.



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

Questions?

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