

Proposed Redesign of Bailey's Branch Park

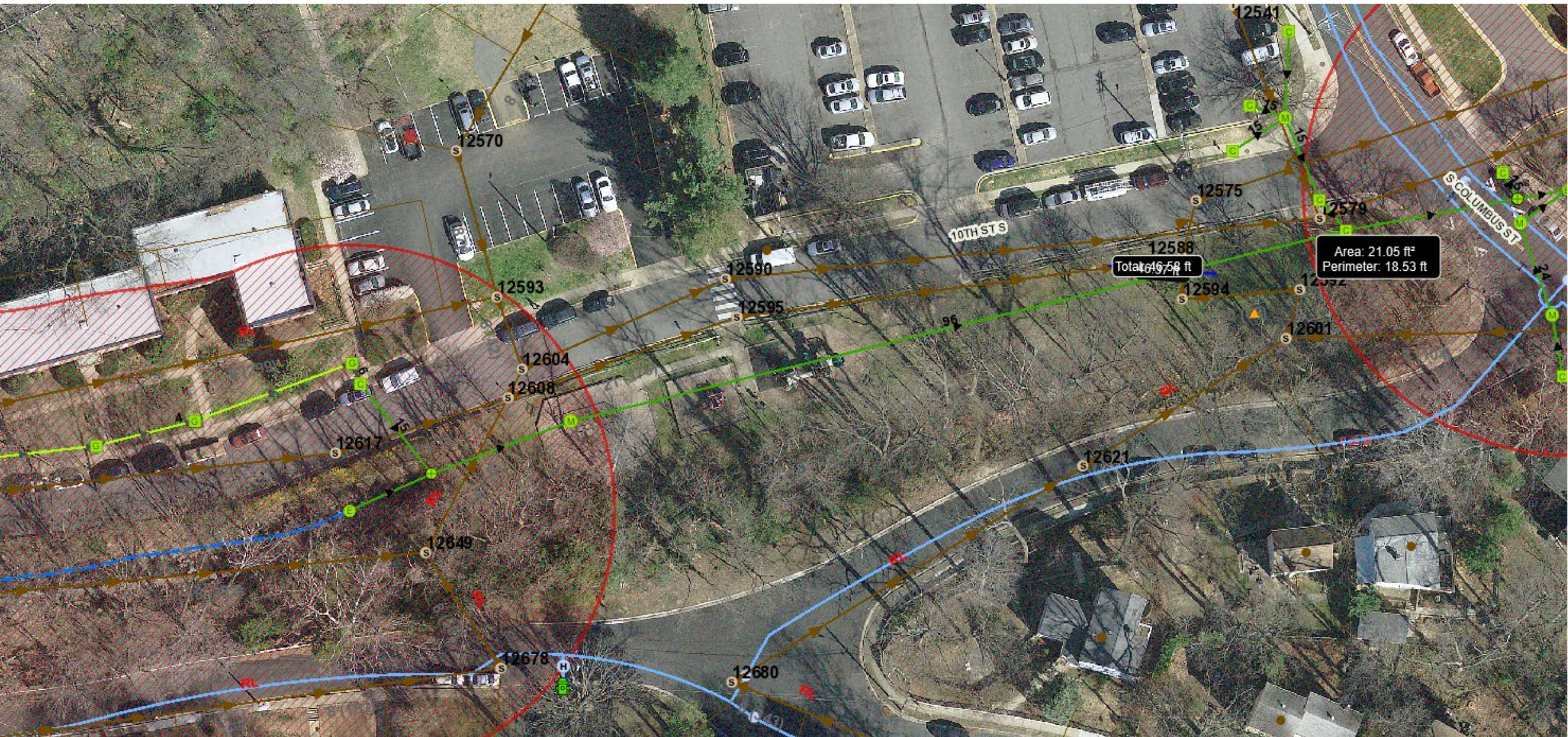


Columbia Forest Civic Association
Neighborhood Conservation Program
Arlington County
Presented March 9, 2022

Bailey's Branch Park

Existing Conditions - Narrative

- Analysis of Bailey's Branch Park identified several important characteristics to be addressed in planning and design.
- These include natural features to be protected and enhanced and built elements that are no longer cost effective to maintain or that are not in compliance with current regulatory requirements (for example, existing footprint of the playground within the Resource Protection Area (RPA))
- The above-ground creek area and the open-space park area are overrun with invasive plants. Fencing along the creek needs repair and the creek needs a cleanup.
- The playground is over 25 years old and does not meet current CPSI and ASTM standards.
- In general, none of the program elements (playground and access) identified above comply with ADA requirements.
- Site furnishings are not accessible and past useful life.
- There are stormwater management concerns for which an engineer will be hired as a consultant during the design process. Bailey's Branch stream was undergrounded within the open space and playground areas of the park. Large storm drains are under the park.



Existing Conditions Photos



Tree Conditions and Inventory - Narrative

A significant part of the project area is shaded with a mature tree canopy and within the RPA. County policy within park areas is to minimize impact within the RPA.

The strategy for minimizing tree loss during park renovation is based on understanding the location and condition of each tree.

The project team will conduct a field condition assessment of trees on site using the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal, 10th edition methodology.

An Arlington County Urban Forester will be on the project team.

Invasive Species Removal

An important part of any reforestation of natural areas is invasive species removal.

Invasive species removal is considered restoration, not maintenance. The invasive species removal plan will be a minimum of three years, and up to five years. For this particular project, five years is recommended. After the five-year period, Parks and Natural Resources (PNR) County staff maintain the reforested area.

Parks Maintenance Staff (PNR) currently has a one-year contract with IPC to initially treat the invasive plants within the open space and playground areas. An important part of the renovation will be to continue the initial one-year treatment and treat the stream area where it is above ground which is not included in the one-year contract.



Project Goals and Budget

Replace playground areas and make ADA compliant. Improve the field conditions through deep tine aeration and re-seeding or sodding. After both NC and CIP funding is approved design will be approved by the community during the design process.

New decorative fencing around playground areas, fence to be replaced/repared along creek.

New site furnishings, including benches, trash and recycle cans, picnic tables, water fountain, bike racks and signage.

Invasive plant removal, reforestation, planting additional native plants and pollinator plantings.

Specialty items such as a kiosk, tree carving, an adult swingset and a contemplative area suitable for meditation or yoga.

Stormwater management is determined during the engineering phase and is part of the permit process through DES. Stormwater management is required for any project with over 2,500 sf of disturbance and the installation is paid through the project budget. Maintenance is not paid through the project budget and required SWM is paid by DES.

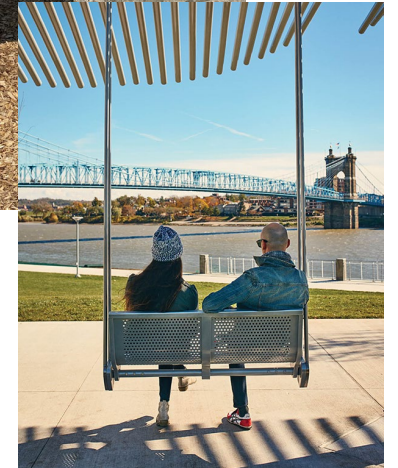
Project budget includes all soft costs such as staff time, engineering, consultants, permitting, survey and permits.

The Neighborhood Conservation portion of the overall cost will be \$750,000. The CIP plan, which will be approved in FY 2023 (July) will include the additional funding, to be determined.

Examples of past NC projects



Design Elements



Project Timeline

NEXT STEPS:

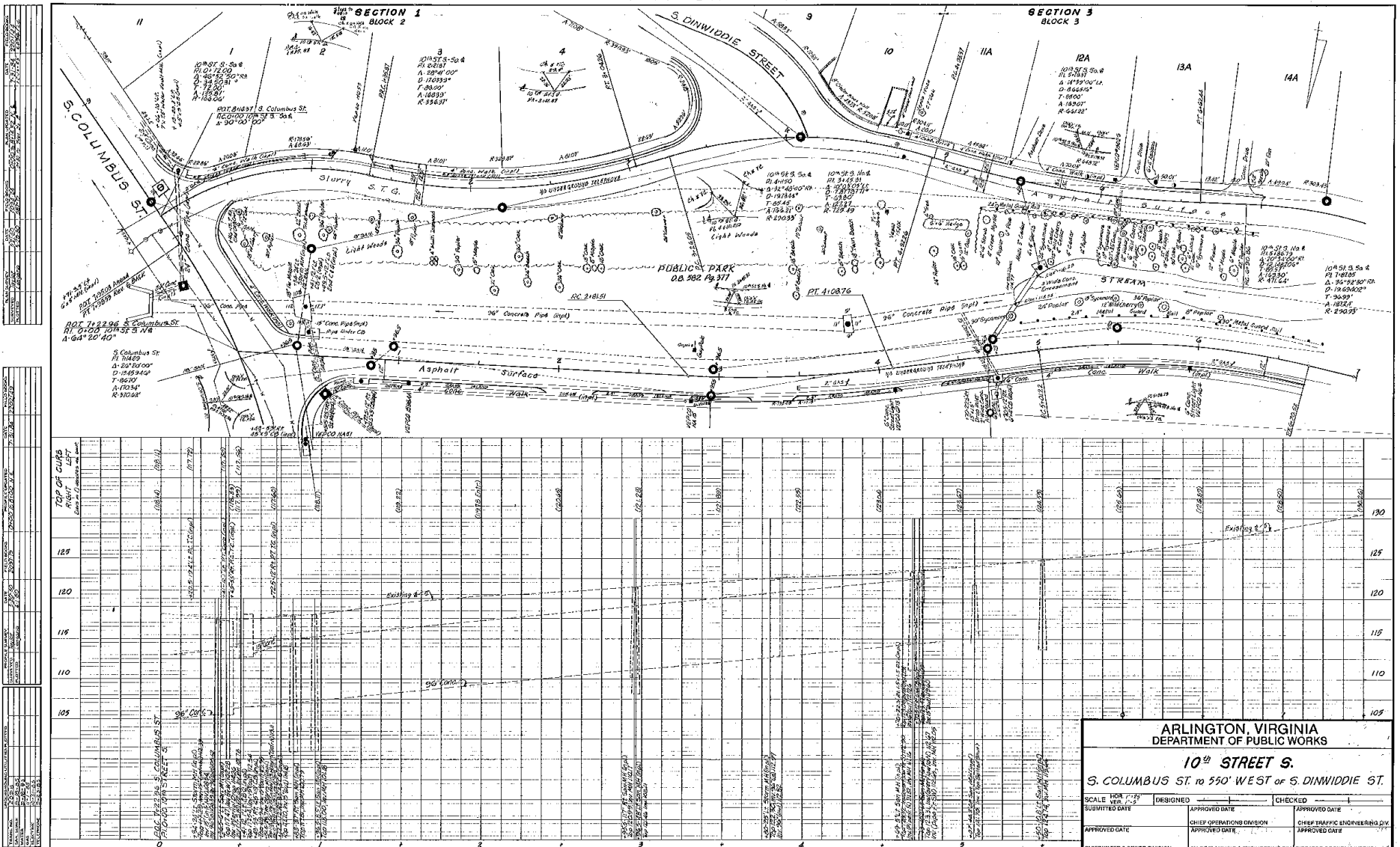
Civic Association decision to provide funding of \$750,000 as contribution toward the project was approved on March 9, 2022. This advances the project to an NCAC vote.

The NCAC will voted on the project (June 2022) and this advances the project, along with any other NC projects as part of the Spring 2023 funding round to the County Board.

CIP funding was approved for FY 2023, and funding will be available 2nd quarter 2023.

Design process will begin Summer 2023. Arlington County DPR will work with the community and other stakeholders during the design process.

COLUMBIA FOREST



ARLINGTON, VIRGINIA			
DEPARTMENT OF PUBLIC WORKS			
10th STREET S.			
S. COLUMBUS ST. TO 550' WEST OF S. DINWIDDIE ST.			
SCALE: 1" = 20'	DESIGNED: _____	CHECKED: _____	
SUBMITTED DATE: _____	APPROVED DATE: _____	APPROVED DATE: _____	
APPROVED DATE: _____	CHIEF OPERATIONS DIVISION APPROVED DATE: _____	CHIEF TRAFFIC ENGINEERING DIV. APPROVED DATE: _____	
CHIEF WATER & SEWER DIVISION 120900	CHIEF PLANNING & ENGINEERING DIV. 10 th STREET SOUTH 5001-5012	DIRECTOR OF PUBLIC WORKS	CONTRACT NO. SHEET OF 2 SHEET OF _____