

**Urban Forestry Commission**  
**July 28, 2016**  
**Meeting Summary**

**Attendance**

Nora Palmatier  
Caroline Haynes  
Steve Campbell  
Dean Amel  
Karen Kumm Morris  
Paul Campanella  
Scott Brinitzer  
Alex Sanders (E2C2)

**Absent**

Mikaila Milton  
Per Midboe  
Ed Hilz  
Elisha Sigmon Rubin  
Phil Klingelhofer  
Taylor Pool

**County Staff**

Vincent Verweij, DPR  
Rachel Jackson, DPR  
Brian Keightley, DPR

**Guests**

Margie Bell  
Elain Simmons

**Public Comment**

No public comments.

**Information Item: Hypoxylon canker disease update - Rachel Jackson, Urban Forester**

- Many species in the genus Hypoxylon; it is an opportunistic fungus, targeting trees already in stress. Causes of stress include construction damage, insect damage, drought, and changes in soil condition. Primary stressors are drought and construction damage, both of which are expected to accelerate.
- Fungus attacks the sapwood and sits between sapwood and bark for many years. The disease starts with dieback at the crown; the tree begins to disassemble itself through decay. Willow oak, white oak, and red oak have been most affected. Will hit other hardwood species, such as beech (seen outside of the County).
- How to prevent and reduce: Watering, mulching, and not using herbicides around roots; don't recommend fertilizing. The County sanitizes equipment and instruct our contractors to do so also but we don't follow around monitoring work. There is no way to control or treat hypoxylon, however trees may be sanitized by removing /pruning affected wood.
- Locations where found in Arlington (both current trees and past tree removals)
  - Fairlington's street trees
  - Bluemont Park
  - Fort Barnard Community Garden
  - Lorcom Lane & Spout Run Parkway
  - Dawson Terrace
  - North Frederick Street and Washington Boulevard
  - Virginia Highlands Park
  - North Randolph Street – 3400 block
  - Westover Park
  - 9th St S and S Rolfe Street
  - 3800 block of Fairfax Drive

UFC requested that staff keep members informed should action need to be taken in regard to community education or staffing needs.

Nora - there is no action item on hypoxylon.

**Information Item: Comparison of current Arlington and Fairfax regulations for tree protection – Vincent Verweij, Urban Forester**

Current ordinances

- By-right development covered by the Chesapeake Bay Preservation Ordinance (CBPO).
- 4.3 Site Plans also require tree replacement and have additional requirements, which are not being reviewed in this presentation.
- CBPO is a stormwater ordinance.
- All land disturbance over 2500 s.f. subject to CBPO

Overview of a Tree Conservation Plan for a by-right development

- Inventory of trees 3" or larger
- Species, size, health
- Trees proposed for removal or preservation
- Plan must show whether canopy for preserved trees is counted
- Plans need to include off-site tree, which have to be protected to the extent practicable
- Plan must show critical root zone, 1 foot for every inch of D.B.H.
- Plan must show canopy calculations, 10-20% canopy required depending on zoning.
- Canopy calculations can be met through preservation or planting, but preservation does get a 2X credit to encourage preservation of existing tree canopy.
- Plans must be prepared by a Certified Arborist or a Registered Landscape Architect
- Neighbors must be notified when impacting offsite trees through a certified letter.
- Applicant must submit a copy of agreement for the removal of jointly owned trees.
- Invasive trees can't be counted for tree canopy calculations, but exotic trees that are not considered invasive may be counted.
- Applicant must show documentation for the removal of county owned trees and replacement calculation shown on plan. Replacement trees are not eligible to be counted towards tree canopy calculations.

Urban Forestry has jurisdiction over trees in county ROW (Right of Way). Developer can remove under certain circumstances such as driveway aprons and utilities with permission which staff discourages but sometimes is unavoidable.

County has to stay out of private-to-private tree conflicts

Arlington tree canopy credit is calculated for a 20-year target, not the 10-year target required in Fairfax County. Fairfax County was able to get the 10-year target grandfathered into ordinance.

## Potential ordinance

- Enabling legislation - enacted in 2008, based on geographic areas of non-attainment for air quality.
- Fairfax has adopted and has allowed for tree preservation requirements through the development process.
- Arlington has adopted portions of the enabling legislation, such as the Tree Canopy Fund.
- Based on the existing tree canopy prior to development, a calculation would be used to determine what percentage of the required tree canopy would have to be met through preservation.
- The enabling legislation doesn't necessarily increase tree canopy, it just increases the amount of preservation.

Exceptions can be given if:

- No reasonable alternative exists.
- Tree preservation completely makes development impossible (i.e. the only tree on lot is directly in the middle of lot).
- The existing tree canopy is comprised of all invasive species.
- Compliance with the ordinance causes a hardship to the land owner.

UFC members had an extensive discussion on potentially changing the ordinance.

Action Taken: Karen Kumm will coordinate a group to study the current regulations and report recommendations to entire UFC.

## Approval of May Minutes

Minutes from the June 23, 2016 UFC meeting were approved.

## Staff Reports

### **Rachel Jackson provided the following updates:**

- We don't always get included in the public notification for Park projects, but we try and keep up on projects that may affect trees
- You can sign up for individual park project notification and will be emailed updates. Staff try to notify UFC of any projects that will impact trees.
- Newest project, is the Fairlington Park project, public meeting August 7 at 10am. Tying it in to the Farmers Market

### **Vincent Verweij provided the following updates in an email prior to the meeting:**

APS:

- Working with Wilson and Stratford to find locations for tree replacements on site as much as possible
- McKinley is finishing up, Abingdon is starting, Ashlawn still has a handful of tree replacement left, Williamsburg is about finished, with only 4 replacements needed (thanks to improved watering)

DES:

- Four Mile run stream restoration to start within a month. Significant tree impact, but also planting and site improvements
- Working with DES to plan for replanting the Clark St bridge in Crystal city, as this will impact significant tree cover in that area.
- The missing link sidewalk at Old Dominion and Thomas St found a roadblock in VDOT approval, as they do not want trees in a 4 ft. planting strip, but I worked with DES staff to move trees behind the sidewalk instead. This is inconsistent with previous approvals from VDOT, and I will be working with them to change these guidelines for Arlington, when I get the chance.

iTree: at 97 sites completed. Still very confident we can finish in time. Hot weather has been tough, but still getting work done.

Site plans:

- Latitude apartments are finishing up, and Stratacells have been installed.
- Courthouse Hyatt (240 Wilson Blvd) completed, with new street trees
- Met Park is finishing up another stage, with roof plantings and street trees
- Pierce/Queen apartments is installing their street trees.
- 500 18th St S is finishing up street tree installation
- 2301 Wilson Blvd is starting excavation, with some minor tree protection.

**Brian Keightley provided the following updates an email prior to the meeting:**

- Tree crew busy with emergency pruning and removals. Tree crew working with qualified staff when removal or pruning is in question to minimize unnecessary take downs or damage to trees.
- Staff working to streamline the process of differentiating a County, private, or co-owned tree with survey department.
- Staff being somewhat sidetracked from typical work (plan review or tree assessments) to deal with risk management investigations for property damaged by County trees. Inevitable work, but adds to staff workload and backlogs.
- Lois Barb working very hard to keep tree watering trucks on the road. Right now trees are being watered at minimum of once every 10 calendar days, striving to reduce to 7 days during the heat wave.
- Staff has been working with DPR management for the eventual roll out of a new Work Order System. GIS based and could potentially manage both our tree inventory and work orders against those trees. We have strong optimism that it will lead to staff efficiencies and allow for better planning of work such as pruning and watering.
- Staff attended Metropolitan Washington Council of Governments' Community Forestry Network meeting
  - Maryland Department of the Environment NPDES Stormwater Permits and "Impervious Urban to Forest" Criteria
  - Montgomery County's Tree Planting & Tracking Initiatives and Tools
  - Overview of Web / Mobile Tree Inventory Technologies

- Disc Golf at Bluemont Park – Brian Keightley (on behalf of Rachel) attended a meeting with Kathy von Bredow and Tim Beron of the Golf Association to review general ideas to improve health to trees and reduce erosion. Lyndell Core the park manager is arranging a stakeholder meeting and has requested that UFC send up-to 2 or 3 representatives – date/time TBD. Stakeholder are anticipated to be County staff, UFC, Civic Associations (Boulevard Manor, Glencarlyn, Bluemont), and Disc Golf Association. Rachel will be the Urban Forestry lead, with support from other staff as-needed.

### **Commission Member Reports**

**Natural Resources Joint Advisory Group (NRJAG)** – Caroline Haynes’ NRJAG report is attached.

**Park and Recreation Commission** – Caroline Haynes and Phil Klingelhofer’s Park and Recreation Commission report is attached.

**Planning Activities** – Karen Kumm Morris’s planning report is attached.

**Public Facilities Review Committee (PFRC)** – Steve Campbell’s Wilson School report is attached.

**Rosslyn Highlands Park** - No report.

**Environment and Energy Conservation Commission (E2C2)** – Alex Sanders’ report is attached.

**Thomas Jefferson Working Group** – No report

**Tree Stewards** – Steve Campbell’s Tree Steward Report is attached.

**Tree Canopy Fund** – Nora Palmatier’s report attached.

**Northern Virginia Urban Forestry Roundtable** – Nora’s report attached.

**Neighborhood Conservation Advisory Committee (NCAC)** – Phil Klingelhofer’s NCAC report is attached.

**Public Spaces Master Plan (PSMP)** – Dean Amel and Caroline Haynes’ PSMP report is attached.

**Four Mile Run Valley Working Group** – Karen Kumm Morris’ report attached

**Virginia Department of Forestry (VDOF)** – No Report.

**Arlington Public Schools (APS)** – Steve Mickle’s report is attached.

**Virginia Cooperative Extension (VCE)** – No report.

**New Business**

- Stratford School - will present to UFC in the fall or winter.
- Soil volume standards – Vincent – to update UFC this fall.
- Goal and Objectives for DPR Urban Forestry - Brian – possibly September.
- Scott may be involved with APS at Wakefield with the tree mortality.

## **Attachments to July, 2016 Urban Forestry Commission Meeting Summary:**

### **Natural Resources Joint Advisory Group (NRJAG) – Caroline Haynes**

Representatives of the member commissions were treated to a walking field trip of the globally rare Magnolia Bog in Barcroft Park by Natural Resources Manager Alonso Abugattas.

The August 1 meeting will focus on progress and plans for the invasive control program, 7:30 pm at Long Branch Nature Center.

### **Park and Recreation Commission (PRC) – Caroline Haynes and Phil Klingelhofer**

Upcoming capital maintenance projects were reviewed including one, approved by the County Board at the July meeting that includes fencing off a portion of the field area in Bluemont Park as part of a diamond field renovation. The commission was never briefed on this project and it was unclear if the surrounding civic associations were involved in this process. The commission has serious concerns about this significant policy issue of further fencing off open space for a single use at a time when we should be moving to more flexible use of spaces for multiple uses.

The Boulevard Manor Civic Association, which borders the park and where many park users street park, was not approached not informed about the proposal. The first time we heard about this was when invited to an open house last spring to see the plans after they had been finalized.

Bill Ross, PRC Vice-Chair, provided photos from his tour of privately owned public open spaces in Arlington, primarily in the urban corridors. The presentation focused on what works and what does not in these spaces (shade trees play a big role in successful spaces). We discussed the need for the county to capture this information from site plans going forward as there currently is no catalog of what spaces are available to the public or what the conditions are relative to their use.

The commission also discussed the range of tools that could be used to gain more open space through the site plan process. Right now, open space is not a part of the standard conditions and is often left to the very end of the SPRC process. The general sense is that open space is often relegated to the bits and pieces of left over space, rather than creating more intentional and integrated open spaces.

### **Planning Activities – Karen Kumm Morris**

#### **Planning Initiatives**

- Four Mile Run Valley Initiative - 4MRV is starting up (again). Planning Area runs from I-395 to the Barcroft playing fields. One of the primary goals is preservation of natural areas and open space. Working Group has held walking tours.
- Community Facilities Study –Nora Palmatier is tracking. Final staff recommendations and community comments expected by September 2016.

- Lee Highway Corridor – Community Vision Draft Report finalized, May 2016. County Board has approved a County planning process for the corridor that will begin Fall 2016 with an appointed task force.

Caroline Haynes added -Efforts are underway to lay out the scope and design of the Lee Highway planning process. The objective is to build on the work done by the Lee Highway Civic Associations and develop a formal planning process to begin at the end of this year.

- Columbia Pike and Crystal City Reassessment – County has announced a new “Premium” Bus Service for Columbia Pike.
- PSMP – Public Spaces Master Plan, see Dean Amel’s update
- Nauck Town Square - Funded in the CIP, no more County Board approvals. CIP requires voter’s approval in Nov. Final construction drawings will be developed this fall/winter, 2016. Need to request a min. of 1,000 cf. of soil per canopy tree.

#### SPRC Site Plans (Approved)

4040 Wilson Boulevard, SP #413. Amendment for change in land use mix. No change in Mosaic Park commitments. Known as Founders Square. Located in Ballston, a complex of 5 buildings one of which is occupied by DARPA. This is an amendment to an approved site plan for the fifth high rise building. Applicant is requesting a land use change from primarily office to mixed use housing and offices. Converting approved 213,800 sf of office space to approx. 244 residential units. This project is unique in that it is proposing a vertically mixed use development with 2 floors of retail, 8 floors of office, and 12 floors of residential units. No changes to the previously approved streetscape.

Metropolitan Park Phase 6, SP #105. Located along S. Eads Street in Pentagon City, part of the Metropolitan Park complex in accordance with the PDSP approved in 1976. Proposal calls for 568 residential units, ground floor retail and a significant green space on the west side fronting South Elm Street. All streetscape design is in accordance with previously approved streetscape design for Metropolitan Park.

S. Rhodes Street – Form Based Code Project. Located south of Columbia Pike next to the existing Wellington Apartments. Six story, infill project. Approval for 401 new residential units, and 105 committed affordable units (conversions of existing units). Extensive tree preservation and streetscape tree plantings.

#### SPRC Site Plans (Submittals Accepted by Staff)

Queens Court Residences – Affordable Housing project. Located behind Wilson School at 18<sup>th</sup> Street and Quinn Street. Proposed 249 units, and a public park. SPRC schedule TBD.



Ballston Station – Redevelopment of property owned by Ballston Central United Methodist Church. 132 units with 55 ADU’s. SPRC schedule TBD.

Century Center at Crystal City – 2450 Crystal Drive. Amendment to provide 287 residential units. SPRC schedule TBD.

Lyon Hurst Residential Cluster – 4664 25<sup>th</sup> Street North. Proposed 5 attached residential units. SPRC schedule TBD.

### **Wilson School PFRC report – Steve Campbell**

The County and APS announced on 7/1 that they would consider a licensing agreement to allow their WRAPS site co-development partner, Penzance, to build their entire project in one phase, necessitating the builder's site be excavated all at once. On 7/16 the County Board and on 7/20 the School Board ratified the agreement. One result- it will require a temporary fire station be built. The initial (and current) plan is to site the temporary fire station on the school's playing field, including for two years while the school is open. But after a community meeting on 7/13 the County has decided to go back and consider other sites for the station. Final site selection will be determined in mid-September.

This big change has put other Wilson School related planning and discussion on hold. Wilson PFRC has not met since May, and it appears the next PFRC meeting will either be in early August or early September. Final details of the school's design may not be complete until December.

More on the 7/1 announcement, the 7/13 community meeting, the 7/16 County Board meeting, the 7/20 School Board meeting, and many related details can be found at:

<https://projects.arlingtonva.us/fire-station-10/>

There will be two more public meetings, 8/25 and 9/7, and an online survey is planned.

### **E2C2 – Alex Sanders**

The Environment and Energy Conservation Commission did not meet in July.

During our June meeting, we heard presentations from Jeff Harn and Aileen Winquist on several county projects, including the Four Mile Run restoration and Ballston Pond. We also developed our legislative recommendations letter.

### **Tree Stewards – Steve Campbell**

In addition to continuing tree tables, tree planting, tree maintenance, invasive removal, etc. activities, Tree Stewards of Arlington/Alexandria held its annual meeting this past Wednesday and elected a full slate of officers to lead the group for the next 12 months.

- At Tarleton Park in Alexandria there will be a photo shoot and tree walk 10AM-12noon on 7/30. Twenty-five saplings were planted three years ago; come and see how they are doing.

- There will be a program on foliar diseases presented by Virginia Cooperative Extension, tentatively on 8/3.
- TS Bill Anhut will lead a tree walk at Lyon Park Community Center at 6PM on 8/11. Participants will have an opportunity to practice their tree ID skills, and Bill will talk about how two County champion Ash trees have been protected against EAB.
- 9/24 will be the Northern Virginia Native Plant Sale, presented twice yearly by TS Scott Knudsen. There will be more than a dozen vendors selling native plants.

### **Tree Canopy Fund and Tree Distribution Program – Nora Palmatier**

Tree Canopy Fund Program - 2016-2017 Grant Cycle Arlingtonians for a Clean Environment (ACE) is now accepting expression of interest forms for neighborhood associations, homeowner associations, other groups and individuals interested in applying to the Tree Canopy Fund program. Interested parties must submit an Expression of Interest Form by Friday, August 12.

The Tree Canopy Fund program will *only* offer large trees, with mature height ranging from 40 to 100 feet. (To receive smaller trees with mature height ranging from 20 to 35 feet, you can apply to Arlington County's [tree distribution program](#), which offers free tree whips at a distribution event in the fall.)

- Because of limited funding in the 2016-2017 grant cycle, the application process will be by invitation only (see our [guidelines](#) for details).
- Also due to limited funding, tree selection has been limited to [10 select trees](#).
- Trees are slated to be planted in March/April 2017. There will be no fall planting during the 2016-2017 grant cycle.
- Information sessions will not be offered information this year.
  - Get details about the 2016 Tree Canopy Fund Application Process
  - Review key dates
  - Obtain resources and guides
  - Access the [Expression of Interest Form](#)

### **Northern Virginia Urban Forestry Roundtable – Nora Palmatier**

The Northern Virginia Urban Forestry Roundtable will be in late August/early Sept. on the topic of management issues for dealing with pests. Location and date to be determined.

### **Neighborhood Conservation Advisory Committee (NCAC) – Phil Klingelhofer**

On July 14, the Neighborhood Conservation Advisory Committee (NCAC) held its monthly meeting:

- Presentation from David Doulong from the Department of Technology Services about the ongoing installation of fiber optic lines in arterials and neighborhoods.  
<https://departments.arlingtonva.us/dts/connectarlington/>

<https://departments.arlingtonva.us/dts/connectarlington/fact-sheet>

- Update on the Columbia Pike Revitalization Organization (CPRO) from John Snyder. (See attached)

### **Public Spaces Master Plan (PSMP) – Dean Amel and Caroline Haynes**

The POPS group (the Public Spaces Master Plan update) has not met since our last meeting. We meet on August 3. I don't have any other information, but Caroline, as co-chair of the group, may know more about future plans.

A wide range of public outreach events have/are taking place in July focusing on how people define the range of open, green space, park and recreation facilities. Participants are also asked to prioritize the "buckets" of key topics that will be included in the plan. The POPS Advisory group is meeting next on Wednesday, August 3, 7-10 pm and will begin the process of focusing in on targeted topic areas for discussion and recommendations.

### **Four Mile Run Valley: - Caroline Haynes**

The advisory group met on July 14 and heard presentations on: 1) environmental issues impacting the study area including resource protection areas, stormwater management and the restoration of lower Four Mile Run; 2) planning and zoning, including POPS, zoning and land use, and; 3) previous planning efforts include Nauck Village Center Action Plan, industrial land use and the Shirlington Village Phased Development Site Plan. The group is meeting again on Wednesday, July 27, 7-10 pm and will hear a presentation on transportation, ongoing planning processes and an introduction of the consultants working on the project.

### **Arlington Public Schools (APS) – Steve Mickle**

#### **APS Landscaping**

We explored sharing some County resources for consulting but that didn't work out for now at least. Having acquired \$150K we have now engaged a consultant to do our first assessment to get Wakefield site back in 'A one' condition per our promises to the surrounding community and tree lovers in general. For this year we will split the funds between consulting and execution of as much as we can afford at our most needy sites. Ashlawn is also on high our radar as a site to be salvaged before it deteriorates any further.

At some point going forward we hope to grow our landscaping resource to at least one Hands-On FTE in-house with a more realistic budget to keep 40 sites in respectable order. The first step is always the toughest so at least we have made that.

#### **Trees Need Good Home**

We have around 70 trees owed by formula which we cannot reasonably fit on the project site. I don't want to compete with your giveaway and have some ideas where we may put them but as long as we put them in Arlington we are good. So, if you have any thoughts/ideas on that I'd welcome them?

### Tree Stewards

We now have three Tree Stewards on APS staff as Bill Herring graduated to join Steven Bernheisel and Gerald Brandt. Working on a 'volunteer' for Nora's next session.

### Barcroft

We had a voluntary survey of the frontage at Barcroft by our own Scott Britzner and executed the plan this summer - you should all note significant improvement in both drainage and overall aesthetics

### Drew

Both courtyards are now complete and the outcomes are charming.