

**Urban Forestry Commission**  
**July 25, 2013**  
**Meeting Summary**

**Attendance**

Dean Amel  
Larry Finch  
Nora Palmatier  
Mikaila Milton  
Steve Campbell  
Paul Campanella  
Elizabeth Rives  
Caroline Haynes  
Scott Brintzer

**State and County Staff**

Vincent Verweij, DPR  
Jamie Bartalon, DPR  
Sarah Archer, DPR  
Bethany Heim, DPR  
Matt Mattauszek, CPHD  
Jim Meikle, APS  
Jim McGlone, VDOF  
Kirsten Buhls, VCE

**Guests**

Alex Sanders, E2C2

**Public Comment** – There was no public comment.

**Columbia Pike Form Based Code Update – Bethany Heim (DPR) and Matt Mattauszek (CPHD)**

Phase I of the Columbia Pike Form Based Code for commercial areas was adopted in 2003. Phase II, the Columbia Pike Neighborhoods Special Revitalization District Form Based Code, is currently being developed. Bethany Heim (DPR) and Matt Mattauszek (CPHD) provided an overview of the draft Neighborhoods component of the Form Based Code, concentrating on the Regulating Plan Maps and Street-Space Standards sections of the code.

Ms. Heim noted that the draft standards for new neighborhood streetscapes included in the code specify larger setbacks for residential buildings, creating space for wider tree planting strips and sidewalks.

Regulating Plan Maps associated with the Form Based Code indicate where new parks and plazas are to be located. Ms. Heim noted that 29 acres of privately-owned natural areas were identified and mapped within the plan's area. In order for projects to take advantage of the benefits available through Form Based Code development, any designated natural areas located on site must be preserved and maintained. The draft code requires that maintenance include removal and control of invasive plants in designated natural areas. The preservation and maintenance of privately-owned natural areas would not be required if development occurs through the by-right process.

Mikaila Milton asked whether there are minimum tree canopy coverage requirements for new park areas. Matt Mattauszek explained that there are requirements for the percentage of vegetated areas and pervious vs. impervious surfaces, but specific tree canopy coverage requirements for open space areas are not currently included in the Form Based Code. He added that the creation of new parks and plazas designated in the Form Based Code will be the responsibility of developers, and will not require the use of County land acquisition funding. A percentage of private open space, containing one tree per 800 square feet, must also be provided by developers.

The draft Street-Space Standards proposed in the Columbia Pike Neighborhoods Form Based Code include specifications for trees, sidewalks, street furniture and lighting. The size of tree lawns/soil areas, sidewalk width and building set-backs vary depending upon street-space categories. Unless otherwise specified, tree lawns and planting areas are to be a minimum of six feet in width. Draft Street-Space Standards also include a list of recommended street trees (reviewed by Urban Forestry staff) and recommended spacing. The spacing of street trees within blocks varies according to the length of the street segment, the width of the street and associated parking area requirements, and the presence of curb cuts and infrastructure elements. In short, narrow street segments, street trees alternate with parking areas.

A final draft of the Columbia Pike Neighborhoods Special Revitalization District Form Based Code will be completed in early September. Staff will present the final draft to the UFC at their October 24 meeting. The draft will be presented to the Planning Commission in early November, and to the County Board for consideration/adoption on November 16 or 19.

Any preliminary comments from the UFC that are submitted within the next few days may be able to be incorporated into the current draft. Otherwise, the UFC can submit comments on the final draft in late October. Dean Amel asked UFC members with any immediate comments to submit them to him so that he can compile and forward them to staff.

### **Virginia Department of Agriculture and Consumer Services (VDACS) Proposed Invasive Plant Regulations**

Sarah Archer (Invasive Plant Control Program Coordinator, DPR) provided background on potential invasive plant control legislation explored by Delegate Patrick Hope in 2011, with input from Arlington County staff, Virginia Cooperative Extension and volunteers. The proposal used the Virginia Department of Conservation and Recreation's (DCR) list of invasive species as the basis for regulatory consideration, using a two-tiered approach. The potential legislation proposed that highly invasive plants that are not typically sold by the Virginia nursery industry should be considered for immediate regulation in Tier I. Invasive plants that are sold by the nursery industry could be considered for inclusion in Tier II. Tier II plants would be labeled as being potentially invasive, but still permitted to be sold until the nursery could produce alternative, non-invasive plants to take their place.

Before Delegate Hope's proposed legislation was finalized and submitted, officials from VDACS informed interested parties that they were in the process of updating current invasive

species regulations administratively. They asked that the introduction of new invasive plant legislation be delayed until their proposed regulations could be drafted and reviewed.

The regulations proposed by VDACS define two tiers of invasive plants/noxious weeds. Both tiers contain plants that are not native to Virginia. The main difference between the tiers is that Tier I plants have no known populations present in Virginia, or are not widely disseminated in Virginia, and successful eradication or suppression is likely. Tier II plants are also not widely disseminated in Virginia, but, while successful suppression is feasible, eradication is unlikely.

The proposed VDACS regulations contain 5 additional plants on the Tier I list, and 3 plants on the Tier 2 list. Neither tier contains plants that are currently sold by the Virginia nursery industry.

VDACS is accepting public comments on the proposed regulations through September 13, 2013.

UFC members expressed concern over the very limited number of invasive plants listed in the proposed regulation and the lack of enforcement provisions. It was also noted that not listing invasive species that are already widespread in Virginia may give the public the impression that those species are not a major problem. Jim McGlone noted that the purpose of the proposed regulation is to regulate the transport and spread of invasive species. Species that are already widespread in Virginia could not realistically be stopped.

Dean Amel recommended that the UFC should write a letter to VDACS stating that the proposed regulation is not adequate. It was noted that Delegate Patrick Hope may again support new legislation to strengthen current and proposed invasive plant regulations in Virginia, including using the Virginia DCR list as a baseline for determining which species are regulated.

Caroline Haynes will draft a comment letter to VDACS on the proposed regulation for UFC review and submission, with assistance from Nora Palmatier.

### **Discussion of Tree Preservation Details – Vincent Verweij, DPR**

Vincent Verweij (Urban Forester, DPR) explained to the UFC that the County's current definition of a tree's Critical Root Zone (CRZ) and the activities that are sometimes permitted to occur within the CRZ (such as root pruning) may be inadequate for realistic tree protection. As a result, trees that have been designated for preservation and counted towards canopy credit on development projects may still die from construction impacts.

Arlington County currently defines a tree's CRZ as a circle with a radius of 1 foot per inch of the tree's Diameter at Breast Height (DBH) for trees less than 30 inches DBH, and 1.5 foot radius per inch DBH for trees 30 inches DBH or greater. Mr. Verweij introduced the concept of considering a tree's "root plate" when determining whether a tree being considered for preservation can be counted towards canopy credit. The root plate may be defined as a circle with a radius of .5 foot per inch DBH.

Mr. Verweij proposed the concept of not permitting trees to be counted for canopy credit if there is any type of disturbance within the “root plate” area. It is felt that disturbance of the smaller root plate area by activities such as root pruning and soil compaction, greatly decreases the probability of tree survival.

It was noted that a change to prohibit trees to be counted towards canopy credit if any disturbance occurs within the root plate may result in fewer trees being designated for preservation on development projects. However, trees designated in this manner would be much more likely to survive construction impacts and actually contribute to tree canopy in the long-term. Mr. Verweij will conduct further research on this topic and discuss his findings with the UFC in the future.

### **Update on Plans for New Elementary School at Williamsburg – Jim Meikle (APS)**

Jim Meikle (APS) provided information on tree impacts and tree planting plans associated with the construction of a new elementary school on the grounds of Williamsburg Intermediate School. Current planning documents indicate that there are a total of 701 trees on Williamsburg school grounds. It is estimated that 73 trees will need to be removed due to project impacts. According to Arlington County’s Tree Replacement Formula, 135 trees are required to be planted to replace the 73 trees that are to be removed.

APS plans to plant a total of 245 new trees on Williamsburg school grounds, exceeding tree replacement requirements by 110 trees. The 245 new trees consist of 200 native canopy trees, 30 native understory trees, and 15 native evergreens. Draft Use Permit conditions for the project also require APS to maintain and replace the newly planted trees. It was noted that identifying APS resources for watering and maintenance of the new trees may be problematic.

The UFC recommends reducing the caliper size requirements for both canopy and understory trees by about an inch. Current planning documents specify 3 ½” to 4” caliper for canopy trees, and 3” to 3 ½” caliper for understory trees. The commission also recommends increasing the number of species of trees to be planted.

Jim Meikle offered to update the commission on plans for the expansion of Ashlawn Elementary School at the September 26 UFC meeting.

### **Approval of Minutes**

Larry Finch provided suggested language to clarify text in the June 27, 2013 draft minutes on page 3 (regarding treatment of natural areas in revisions to the Urban Forest Master Plan) and page 7 (regarding the benefits of Arlington County purchasing lots at the end of the 2500 block of North Utah Street, adjacent to Zachary Taylor Park). Caroline Haynes moved that the minutes be adopted with Mr. Finch’s suggested revisions and the correction of minor typos. Ms. Haynes’ motion was approved and the minutes were adopted with the proposed changes.

## **Staff Reports**

Vincent Verweij announced that he has been working on tree-related issues associated with the following projects or initiatives:

- VDOT reforestation of the “hills” created within the Washington Boulevard/Arlington Boulevard interchange area;
- An inventory of trees within the Donaldson Run stream improvement area; and,
- Requirements for soil volume associated with tree pits and continuous soil panels.

Jamie Bartalon gave the following updates regarding Arlington County’s Tree Canopy Fund:

- \$24,000 was contributed to the Tree Canopy Fund by the developer of The Crimson on Glebe, located at 650 North Glebe Road. The contribution is to cover the cost requirements for 10 trees that could not be planted on site (at \$2,400 per tree). With this recent contribution the Tree canopy Fund now contains a total of approximately \$154,000.
- The Department of Management and Finance (DMF) has indicated that \$11,000 from the Tree Canopy Fund can be used to cover the cost of this year’s Tree Distribution Program. Funding for this event (\$11,000) was cut from DPR’s 2014 Fiscal Year operating budget.

## **Commission Member Reports**

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

**Park and Recreation Commission** – The Park and Recreation Commission report by Caroline Haynes is attached.

**Planning Activities** – Karen Kumm Morris’ report on recent planning activities is attached. During a brief discussion of the Rosslyn Sector Plan review process, Nora Palmatier volunteered to assist Ms. Kumm Morris with the review of tree-related items.

**Public Facilities Review Committee (PFRC)** – Ed Hilz was out of town during the last PFRC meeting and the current UFC meeting. However, he later provided the following links to the July 24, PFRC meeting summary, and staff responses to proposed conditions for the new Elementary School to be constructed on the grounds of Williamsburg Intermediate School:

Summary of the July 24, 2013 PFRC meeting:

<http://www.arlingtonva.us/departments/Commissions/PublicFacilitiesReviewCommittee/file90208.pdf>

Staff responses to proposed conditions at new Williamsburg Elementary School:

<http://www.arlingtonva.us/departments/Commissions/PublicFacilitiesReviewCommittee/file90209.pdf>

**Environment and Energy Conservation Commission (E2C2)** – Alex Sanders reported that the E2C2 has written a letter that generally supports proposed plans for construction of a new elementary school on the grounds of Williamsburg Intermediate School. However, some concerns were expressed regarding the lighting of synthetic playing fields if they are included in the final plan.

**Champion Trees Committee** – No report.

**Tree Stewards** – Nora Palmatier’s report on Tree Steward activities is attached.

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

**Neighborhood Conservation Advisory Committee (NCAC)** – Elizabeth Rives’ NCAC report is attached.

**Columbia Pike Form Based Code Advisory Working Group** – Steve Campbell’s Columbia Pike Form Based Code Advisory Working Group report is attached.

**Northern Virginia Urban Forestry Roundtable** – Jim McGlone reported that the next Northern Virginia Urban Forestry Roundtable will be held on August 22, at the Fairfax County Government Center. The roundtable will focus on trees and stream restoration projects. The agenda and speakers are being finalized.

**Virginia Department of Forestry** – Jim McGlone reported that a contractor has begun logging operations in the Conway-Robinson State Forest near Gainesville, Virginia. He also reminded commission members that the annual tree workshop (Weathering the Storm, and ArborMaster Tree Training) in Waynesboro, Virginia will be held on September 20.

**Arlington Public Schools (APS)** – Jim Meikle reported on the following:

- Water bags have been installed on trees at Yorktown High School.
- “Water capture” systems at Wakefield High School will not be functional for a couple more months. However, new trees are being manually watered.
- APS is aware that MS4 requirements apply to locations where the area of relocatable classrooms exceeds 2,500 square feet. Mitigation for storm water run-off using plantings and water capture systems will be implemented where required.

**Virginia Cooperative Extension (VCE)** – Kirsten Buhls reported that the Green Industry Field Day at American University was very well done. She also announced the following events being sponsored by VCE and/or Master Gardeners:

- September 12: Master Gardener class on soils by Jim McGlone

- October 10: Woody Plants for Urban Landscapes (Master Gardener training by Bartlett Tree Experts)
- October 12: Tree Selection Guidelines Program
- October 29: Master Gardener class on pruning woody plants

### **New Business**

Dean Amel provided the following written update on a meeting with VDOT staff, County staff and residents regarding reforestation plans for the Washington Boulevard/Arlington Boulevard interchange:

I attended a meeting on July 22 with Vincent, Ellen Vogel of VDOT, Kelly Cornell of County transportation staff and citizens Brooke Alexander, Bill Anhut and Carrie Johnson to discuss reforestation of the two new mesas VDOT created at the Arlington Blvd.-Washington Blvd. interchange. VDOT agreed to plant 1-1/2 to 2-inch caliper trees on the level portions of these interchange loops, to flatten the mesas to have no more than a 3-to-1 slope, to add at least 3 feet of soil to the top of the mesas, to plant whips at 10-foot intervals on the slope in locally amended soil, to enter into a 2-year maintenance contract that will cover watering the new trees and deterring weeds and invasives, and to allow a citizen group such as Tree Stewards to take over maintenance of the trees after the 2-year maintenance contract has expired. Vincent will recommend native species that could survive in such an environment, and VDOT seems very open to accepting his recommendations. VDOT agreed to a split planting schedule, with trees most likely to survive when planted in the spring to be planted in Spring 2014, with a follow-up planting in Fall 2014 for species best planted then. VDOT made it very clear that it would not reconsider the plans for the rest of the Arlington Blvd. project, because landscaping for those sections is already under contract; we were given no hope that the non-native trees proposed for anywhere other than the two mesas could be replaced by more attractive species.

## **Attachments to July 25, 2013 Urban Forestry Commission Meeting Summary:**

### **Natural Resources Joint Advisory Group – Caroline Haynes**

- Sarah Archer, Invasive Plant Coordinator, provided an update on the long-term invasive management plan. Sarah reported that much progress has been made in reclaiming previously degraded areas, especially in Barcroft Park with the coordination of targeted volunteer efforts and contract services supported by one-time funding. The need for long-term dedicated funding for contract invasives removal continues to underpin the ability to carry out NRMP Recommendation #13.
- Greg Zell, the outgoing Natural Resource Specialist, reported on progress in drafting the individual park management plans (NRMP Recommendation #5). Greg was able to draft four of the seven plans and it was unclear whether he would be allowed to continue contract work long enough to complete the remaining three plans.
- NRJAG sent the attached progress on the implementation of the NRMP report to the County Board.

### **Park and Recreation Commission – Caroline Haynes**

- Mark Schwartz, Deputy County Manager, attended the meeting in response to the request from the commission on next steps for development of a land acquisition policy and long-term parks and open space needs assessment. DPR Director Jane Rudolph also attended. Mark noted that the County Manager is aware that funding will be needed to assist both with an update of the Public Spaces Master Plan, as well as the development of a land acquisition policy, and that the two may be done simultaneously. He indicated that FY13 close out funding could potentially be allocated for this effort. It was also noted that a leisure vision survey would need to be conducted prior to an update of the PSMP to gauge citizen priorities. He recognized that all of the above will need a full blown planning process, and that an ad-hoc effort would not be adequate, as has been attempted in the past. We also discussed the need for interim criteria to manage the land acquisition process pending the development of a long-term plan.
- Jason Beske and Brett Wallace (CPHD) provided an update on the PenPlace Development Site Plan. Commission members were encouraged by the current plans for open space on the site (and are grateful to members of the Planning Commission who have been pushing for more open space throughout this process).
- Jane Rudolph and Jen Lainhart (DPR) provided an update on the discussions for the pricing and marketing of the Long Bridge Park facility. Currently there is a wide range of opinions on the various pricing models and the level of cost recovery. vs. net tax support. DPR continues to seek input from a wide range of
- Bethany Heim provided an update on the Columbia Pike Form Based Code (to be presented to UFC on Thursday).



## Planning Activities – Karen Kumm Morris

### *I. Projects Approved by County Board*

#### **Metropolitan Park 4 & 5 – SP Amendment # 105,**

- Located in Pentagon City, along S. Eads Street and 12<sup>th</sup> Street extended.
- Development by Vernado and Kettler Brothers.
- 699 residential units, and Whole Foods grocery store, a use sorely needed in the area, especially residents of Crystal City.
- Construction of 12<sup>th</sup> Street with space for the planned transit stop in the middle of the new street.
- Street trees on all street frontages, but street trees need to start closer to the intersections, CPHD staff agree and will try to achieve this.
- 32 foot building setback along S. Eads due to underground utility creates a significant opportunity to create a linear urban space along the frontage along the entire Metropolitan development (several blocks fronting S. Eads).
- **County Staff shall develop a coordinated design of all three blocks, significant tree planting opportunities, UFC might send letter to advocate for groves of trees.**

#### **County Board Deferred**

##### **Latitude Apartments – SP #426**

- Located at NE corner of Fairfax Drive and Monroe Street, Virginia Square.
- Proposed 12 story residential building, 256 units with ground floor retail and plaza.
- Master Plan calls for office uses not residential. Much SPRC discussion over the proposed use and whether or not there is proper balance between jobs and housing within the planning area.
- Street trees are proposed on all street frontages. Standard concerns that the trees do not start close enough to the street corners. Developer has increased tree canopy in response to comments.
- 10<sup>th</sup> Street street trees are also developed as storm water infiltration areas.
- Next step, Planning Department will propose a process such as minor Sector Plan Amendment.

### *II. SPRC Projects under Review*

#### **Shreve Apartments – SP #427, scheduled for PC September, 2013 (may be delayed)**

- Located in East Falls Church, west of I-66, developer is Silverwood Company.
- 228 residential unit, small street level retail uses
- Major circulation and access issues. Limited street frontage due to two property owners not willing to assemble with developer.
- Limited street tree opportunities or open space.

#### **Penn Place – PDSP and SP #105 Amendment, scheduled for PC September, 2013**

- 12 ac site located south of Army Navy Drive, Pentagon City, Vernado

- Developer proposes two options, one with a secure building and one without a secure building. Residential uses are proposed only as an option, not guaranteed. Very controversial, lacks activation of open space if only an office park.
- Discussion continues on building heights and density.
- Open space concept offers significant opportunities for urban forests. Includes a 12<sup>th</sup> Street main civic plaza, a large, + 1 acre park-like green, and a smaller 10<sup>th</sup> Street plaza. Plan proposes a 2<sup>nd</sup> planning step to develop more detailed plans for the streetscape and open spaces. UFC may wish to get involved with this second step.
- General UFC Comments for Design Guidelines are:  
Start street tree layout at approximately 30 feet back from the corner intersection (out of clear zone sight lines) in order to increase shade and maximize tree canopy.
- Pull back underground garage from tree pit alignments. This is especially a concern along the private streets.
- Increase soil volume provided to each tree. Strive to achieve up to 650 to 1,000 cubic feet of amended soil per tree.

**Rosslyn Plaza** – PDSP, SP #422, Scheduled for PC September, 2013 (not likely)

- Located between Kent Street and Arlington Ridge Road
- Proposed mixed use development, 1.8 million SF offices, 300-360 residential units, 1 hotel, and significant urban open space.
- Very controversial due to lack of street grid, nature of urban open space, building heights and locations.
- Proposed urban tree plans along all street frontages and within open spaces over structure. Significant amount of tree plantings with over 1,000 CF of soil for trees.
- Plans are evolving with each SPRC in response to SPRC comments.

**The Springs - 4318 N. Carlin Springs Road** – SP #430 (Oct./Nov. PC schedule)

- 104 Residential Units, developer is APAH, an affordable housing developer.
- Proposes a 5 story apartment building.
- Street frontage shows street trees but need for more trees along Carlin Spring.

**1000 N. Glebe Rd (Blue Goose Building)** – SP#64 Amendment

- Redevelopment of the Marymount owned building. The Shooshan Company proposes two buildings, a 9 story office building and a 15 story, 272 unit, multifamily building.
- Significantly sized plazas along Glebe Road and internal to the site offer tree planting opportunities.
- Significant street frontage along Glebe and Fairfax Drive offer street tree planting opportunities. Under review.

**1401 Wilson Boulevard** – SP Amendment #7, & #21

- Located in downtown Rosslyn, between Key and Wilson. Monday Properties, developer, proposes a 32 story residential building along Key, and a 29 story office building fronting Wilson. 274 residential units and 573,600 SF office

- Proposal includes a 41,000 SF grocery store fronting Key Blvd,
- Includes 47,000 SF of gardens accessed from N. Oak Street. Significant landscaped area with trees, seating, water features and public art located over the grocery store but at grade with Oak Street. Significant topography creates opportunities to hide parking and bulk of the grocery store.
- N. Nash Street not activated sufficiently yet, but under review.
- Street trees proposed on all four streets, but more trees are needed. County still accepting less street trees than need be on the site plan submission.

#### **2401 Wilson Boulevard – SP #404**

- Former Kitty O’Shea Pub Site, Courthouse Square, developer is Schupp Company .
- Proposal is a change in the GLUP and a proposed 8 story hotel with ground floor retail.
- No SP drawings posted as of yet.

#### **2311 Wilson Boulevard – Open Space SP #263**

- County Board approved an 8 story office building along Wilson Blvd. with a rear park and connecting pathway to Wilson Blvd. The developer agreed to submit a more detailed open space plan working with the community and staff to ensure a successful park.
- Park is over structure. Tree planting opportunities will need to ensure sufficient soil volume to sustain trees.

### ***III. New Site Plan Applications (To be scheduled for SPRC)***

#### **400 Army Navy Drive –**

- An office tear down to be replaced by a residential building
- No SP drawings for review yet.

#### **2900 S. Glebe Road –**

- AHC affordable housing project, either a replacement of an addition to the Berkeley Apartments.

#### **Crystal Plaza – Crystal City**

- Corner of S. 23<sup>rd</sup> and S. Clark Street, a Vernado project.
- A tear down of ex. office to be replaced with two buildings, office and residential
- No SP drawings for review yet.

### ***IV. New Site Plan Applications (On Hold)***

#### **10<sup>th</sup> Street Flats – Use Permit 3348-12-1, On Hold**

- Located at 3132 10<sup>th</sup> Street in Clarendon, developer is Clark Realty.
- 72 residential units with street level retail.

#### **Key Boulevard Apartments – SP Amendment #181**

- Located at 1545 Key Boulevard, Rosslyn, On Hold.
- 159 residential units including 84 affordable units. Developer is AHC, Inc.

## American Service Center – SP Amendment #72

- 585 N. Glebe Road , On Hold

## V. *Long Range Planning Activities*

### Rosslyn Station Area Addendum – Realize Rosslyn

- Consultants and planners have held several panel presentations on open space and building heights. Consultants are calling for a Green Circle within Rosslyn’s street network including preservation and enhancement of Freedom Park, better access to surrounding bike trails, improved pedestrian environment, and creation of more urban spaces.
- Key planning issues:
  - Creating an enhanced **urban design framework**
  - Refining, improving **transportation options**
  - Recommending a **building heights strategy**
  - Developing a **more cohesive, functional parks and open space network**
- **UFC members need to attend, if possible, and promote urban forestry goals of 17% canopy coverage or more.** Need to advocate for wide sidewalks (wider than 15 feet as called for in the Multi-modal Transportation Study) and greater soil volume than current County Standard because there’s no break out space for the roots.
- Rosslyn BID is developing a streetscape plan that coordinates and improves the street furnishings, benches, signage and lighting for Rosslyn. There are no recommendations for trees as of yet. The BID is trying to see how to coordinate with the Realize Rosslyn planning effort to get streetscape into the Sector Plan so that County staff can easily implement it. **This is an opportunity to have trees addressed as well. Need advocacy for this.**

### Western Rosslyn Planning Area

- Multi site area includes Wilson School and adjacent properties
- Initial planning underway, community charrette scheduled in early September, Working Groups – Sept. through Jan. with approval in early 2014.
- Preservation of open space and trees will be an issue.

### SPRC Working Group

- Planning Commission is studying ways to improve the SPRC process to make it more efficient, more inclusive, transparent and effective.
- Has appointed a working group who will make recommendations in the fall.  
**A question: Does the UFC feel that they have good representation in the SPRC process and how can it be improved?**

### **Tree Steward Activities – Nora Palmatier**

- We continue with tables at Farmers Markets; Westover on Sunday has had great response with many people stopping to ask questions.
- There was a tree walk at Lacey Woods Park as part of our Celebration on July 23 – with the help of many volunteers, staff, and IPC contractors we've got at least 90% of the invasive plants removed!
- Three members of TS board met with Casey Trees Education Director Sue Erhardt to discuss joint trainings and programs in the next year. We're thrilled that Casey Trees will not only provide staff for our next training class Feb - April, but is making their advanced Trees 201 class as well as other continuing education opportunities available to members. Casey Trees is planning some one time public education programs in the next year either at Arlington Public Library or in Alexandria. TS will assist and have information on our 3 month training program for those who wish more info.
- Information on removing ivy from trees will be included with the next 2 mailings from the county Treasurer's office. We'll be tracking web site visits to see if this is a productive use of funds.

### **Tree Canopy Fund – Nora Palmatier**

- Applications for 2013 fall and 2014 spring plantings have had 2 review meetings. Another one may be required.
- Research into how to improve the TCF program continues. Falls Church volunteers and arborist, and Casey Trees Planting Director have been interviewed already. On August 9, Friday morning, I'm going to visit Ann Little of Tree Fredericksburg – anyone want to come along? A summary of these three jurisdictions approaches to community tree planting will be sent out by the end of August.
- Casey Trees and TreeStewards are exploring future requests for education funding from the TCF this next year. They have the staff to coordinate larger events or ongoing campaigns, while TS have the volunteers to carry out the tasks. Any suggestions from members on topics, events, supplies?

### **Neighborhood Conservation Advisory Committee – Elizabeth Rives**

There's not too much to report on Neighborhood Conservation Advisory Committee activities from this month. The July 11 meeting featured a talk and a tour of Scott Sklar's "off the grid" house and office (many of you have probably already seen or visited his house). Scott is a member of the Arlington County Energy Commission and owns The Stella Group that provides advice on alternate sources of energy to governments around the world and is President of the Ashton Heights Civic Association. Scott's house and office -- located at 706 N. Ivy St. -- have 48 different commercial clean energy technologies. It's quite an impressive array of energy-saving technologies (though extremely cluttered and junky looking).

Importantly for tree advocates, when the inevitable question arose about trees shading rooftops and how homeowners in those situations could make use of solar technologies, Scott did not champion cutting them all down, but admitted solar rooftops aren't viable in such situations.

(Since the group was very dispersed around the property, there wasn't a good opportunity to use the tag line, "trees trump solar," which we heard at our meeting a couple months ago.)

When asked how to make some of this affordable for average homeowners, Sklar responded that the best tactic is to start small and implement new technologies and old ones need to be replaced. Specifically, he said the best place to start is with the water heater. After that, install solar panels on the roof when the house needs re-roofing. Those two items alone will result in significant reductions and won't break the bank.

The streetlight issue remains active, with a subcommittee working to craft various alternatives to propose to county staff/board to deal with residents' concerns with the overly bright, industrial-look to the new LED lights and housing. Streetlight guru Wayne Wentz will address the Committee again at its September meeting.

Ms. Rives also commented to the UFC that Alonso Abugattas (Natural Resource Manager) questioned whether any research has been conducted on how LED streetlights may impact local moth populations.

### **Columbia Pike Form Based Code Advisory Working Group – Steve Campbell**

The Columbia Pike Form-Based Code Advisory Working Group met on July 10th. At this meeting AWG discussed recent updates to the FBC. Bethany Heim of Parks and Recreation will go over them with us at our UFC meeting this Thursday. I've attached the latest revisions to this email so you may review them if you wish to prior to Thursday.

The various revised sections relevant to UFC are "Preserved Natural Areas" (section 3); "Private Open Space" (section 4); and "Street-Space Standards" and "Plazas, Mini-Parks & Neighborhood Parks" (both in section 5).

#### Concerns regarding Natural Areas-

1) That any significant resources found in these areas be adequately protected per the Natural Resources Management Plan. These areas are currently private property and probably have not have been surveyed by the County's Natural Resource Manager, Alonso Abugattas. The hope is that these areas will come under County ownership or supervision as future development takes place.

2) That any development of paths or bike/mixed use trails will not substantially alter these areas. Many of the proposed natural areas have a relatively narrow footprint and have steep slopes.

#### Private Open Space- No concerns.

#### Concern regarding Street-Space Standards-

That the street-scape 58/38 streets will have adequate numbers of trees along them. Streets of this type will have tree planting areas competing for space with parking for cars. It is not yet clear what % of streets in the entire Neighborhood Area Plan will have this configuration. The other street-scape formats (except alleys) provide for adequate numbers of trees and adequate space for their planting.

#### Plazas and Parks- No concerns.