

**Urban Forestry Commission
October 24, 2013
Meeting Summary**

Attendance

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

State and County Staff

Jamie Bartalon, DPR
Jim Meikle, APS
Kirsten Buhls, VCE

Guests

Alex Sanders (E2C2)
John Wingard

Public Comment – There was no public comment.

Tree Preservation and the Unified Residential Development (URD) Process – Brett Wallace, CPHD

Brett Wallace (CPHD) provided the UFC with a written summary of the Unified Residential Development (URD) process, an excerpt from the Zoning Ordinance, and submittal requirements for applicants. He noted that the URD process was designed as a way to incorporate the needs of the community in the development process, where special consideration for things like tree preservation may be achieved. Mr. Wallace summarized the URD process as follows:

- Developers are to first speak with staff about potential development plans, at which time they are to be informed of whether the URD process may be a viable option.
- If the developer is considering the URD option, a preliminary meeting with the civic association is set to discuss concept plans. A smaller working group is often established at this time to participate in subsequent meetings.
- A Planning Commission liaison is assigned to work with the developer, staff, and the smaller working group. Issues including tree preservation, site layout, and infrastructure improvements are discussed within the work group.
- After issues and details have been examined by the work group, the project is presented to the entire neighborhood for final discussion and (potential) consent.
- A Planning Commission hearing is held, which typically results in a recommendation to the County Board that reflects a proposal supported by the developer, the neighborhood, and staff.
- A County Board hearing is held for final approval of the project.

John Wingard asked whether the local civic association is always included in the URD process. Brett Wallace confirmed that they are invited to participate.

Dean Amel noted that the developer of a project on Lorcom Lane informed the commission in June that the URD process entailed too much time and uncertainty to make it financially viable for him to pursue. Mr. Amel asked whether there is flexibility or an intermediate process (between by-right and URD) that would be less cumbersome for developers, while allowing them to preserve more trees.

Mr. Wallace explained that developers need to submit a by-right option along with any URD application. Staff then determines if the applicant meets the intent of a URD (for community benefits). There is currently no intermediate process between the by-right/URD options. Both submission packets must include a tree survey and tree removal/replacement lists. In addition, Mr. Wallace noted that requirements for storm water management and for utilities often impact trees roots. Nora Palmatier also noted that storm water management requirements and utilities often impact trees, whether the development proceeds through the by-right or the URD process.

John Wingard asked how many smaller projects have utilized the URD process rather than developing by-right. Mr. Wallace responded that approximately 25 to 30 projects have been approved through the URD process. Mr. Wingard added that there have recently been many by-right development projects in his neighborhood, and that if the URD process isn't being utilized more by developers, perhaps the process needs to be changed to make it more attractive. He also suggested that an educational campaign to explain the benefits of the URD process may be helpful.

Mr. Wingard noted that he originally approached the UFC to see if there was support for streamlining the URD process or providing more flexibility in the by-right development process so that developers would be more likely to preserve trees. Dean Amel agreed that the UFC can write a letter to the County Board asking if there are ways to make the URD process less onerous for developers, or whether a modified process (somewhere between URD and by-right development) may be instituted.

Scott Brinitzer noted that, given the large number of requirements to be satisfied during the development process (such as fire access, storm water management, Chesapeake Bay Ordinance requirements...etc.), it would probably be very difficult to implement a single, streamlined process that works in all situations. Larry Finch suggested that one approach would be to see if more flexibility can be provided for staff to relax some by-right requirements if community benefits outweigh strict enforcement of current regulations.

Review of Final Draft of the Columbia Pike Form Based Code Neighborhoods Plan – Matt Mattauszek, CPHD

Matt Mattauszek (CPHD) briefed the commission on the status of the draft Columbia Pike Form Based Code (FBC) Neighborhoods Plan, focusing on portions of the plan related to trees, open space and natural resources. A Request to Advertise (RTA) adoption of the plan was issued by the County Board in October. The plan is anticipated to be adopted by the County Board in November.

The draft Columbia Pike FBC Neighborhoods Plan includes a mechanism to preserve 29 acres of privately-owned “natural areas”, as well as adding publicly accessible open space. The potential “natural areas” were designated because of the presence of steep slopes, watersheds, mature trees, or other environmental considerations. If a developer chooses to utilize the FBC process, designated natural areas must be preserved. Preservation of these areas includes the requirement to implement invasive plant control measures. If a developer chooses not to utilize the FBC process, they can still develop properties according to by-right regulations, which do not require them to preserve natural areas.

The draft FBC also prescribes various streetscape classifications, based upon the width of the street and accompanying sidewalks. The streetscape standards specify the presence of tree lawns or tree pits, requirements for continuous soil panels or other treatments to provide for root growth, and the width of tree lawns where applicable. The standards also address typical spacing requirements for street trees, and reference a list of acceptable tree species (which DPR has reviewed and updated). Steve Campbell suggested that the tree species list should also indicate which trees are native to the area. Vincent Verweij is in the process of submitting this suggested improvement to the species list.

Mikaila Milton asked what incentives are provided for developers to use the FBC option. Mr. Mattauszek responded that the two main incentives are increased density, and an accelerated review/approval process.

Steve Campbell asked whether additional comments are still being accepted on the FBC Neighborhoods Plan. Mr. Mattauszek replied that additional comments will still be considered as long as they don’t fall outside of the scope of the County Board’s October RTA.

Mr. Campbell noted that, although the proposed FBC requires developers to remediate invasive plants in natural areas at the time that development occurs, it does not seem that follow-up treatments are required to prevent re-infestation. Mr. Mattauszek noted that there is a delicate balance between providing incentives to developers to utilize the FBC process, and ensuring that requirements are not too onerous (so as to discourage use of the FBC process). The particular issue of whether follow-up invasive plant treatments will be required in natural areas is being discussed by staff and the County Attorney’s Office. Dean Amel suggested that a requirement to prevent invasive plants from impacting neighboring properties may help to address the issue of plants becoming re-established.

Caroline Haynes noted that the draft FBC, as currently written, refers only to invasive tree species. Mr. Mattauszek acknowledged that there is some confusion with the draft language for invasive plants, but that staff is working to clarify that the requirements apply to all invasive plants (not just trees).

Steve Campbell thanked staff and Karen Kumm Morris for their work on draft FBC requirements that address trees, streetscapes, natural areas and open space. A motion to draft a letter from the UFC to the County Board, incorporating comments on the FBC Neighborhoods Plan, was approved. Dean Amel will circulate a draft letter for commission member review.

Plans for Expansion at Ashlawn Elementary School – Jim Meikle, APS

Jim Meikle (APS) distributed copies of plans showing tree impacts and plantings associated with the expansion of Ashlawn Elementary School. He noted that Vincent Verweij (Urban Forester, DPR) has been involved in the review of plans and has been in communication with the Davey Tree Resource Group during development of tree protection and replacement requirements.

Plans initially indicated that 92 trees would be removed for the project. Mr. Verweij identified 8 additional trees that will be removed, bringing the total number of tree removals to 100 trees. A total of 219 trees will be planted as part of the project, resulting in a net gain of 119 trees.

Mr. Meikle and commission members discussed plans to include a drop-off area for students being driven to school. The citing and configuration of the drop-off area was a point of some community contention. A drop-off area was included in order to address safety concerns associated with students having to cross North Manchester Street, the potential for vehicles making U-turns after dropping students off, and other traffic control issues.

Dean Amel encouraged commission members to further review plans and provide comments on tree-related issues.

Mr. Meikle also referred the commission to the written APS Update that he provided to members. The update is listed under “Commission Member Reports” within these minutes, and provides information on: storm water management requirements for re-locatable classrooms and the use of water retention “planters”; plans for expansion at McKinley Elementary School; storm water management for the magnolia bog; and, additional tree planting bordering APS property at the Trades Center.

Discussion of Draft Joint Letter on Natural Resources Management Plan (NRMP) Funding

A draft joint-commission letter (prepared by Caroline Haynes) advocating for additional funding to help support recommendations in the NRMP was approved. The letter asked the County Board to consider: 1) allocating \$100,000 in long-term funding for invasive species management; 2) establishing a \$10,000 operating budget for the Natural Resources Management Unit; and, 3) filling the vacant Nature Center Director position (which was restored in FY 2014). The joint letter was approved by the Park and Recreation Commission on October 22, and will be reviewed by E2C2 at their October 28 meeting.

Approval of Minutes

Minutes from the September 26, 2013 UFC meeting were approved with minor corrections.

Staff Reports

- Jamie Bartalon reminded commission members that the Tree Distribution Program will be held at the County Nursery on Saturday, October 26, 8 a.m. to 3 p.m. Tree Stewards were a big help in planning the program and will be present to give advice on tree planting and maintenance on the day of the event.
- A County Board work session with staff to discuss Urban Agriculture Task Force recommendations will be held on November 12, at 6 p.m.
- Commission members were encouraged to submit any nominations for Notable Trees by the December 1, deadline. Tree Steward and Beautification Committee member, John Wingard, continues to take the lead on measuring trees that have been nominated and will present his findings to the Beautification Committee.

Commission Member Reports

Natural Resources Joint Advisory Group – Caroline Haynes and the UFC discussed recommendations in the draft joint-commission letter for NRMP funding earlier in the meeting. She also reported that Lisa Bright, from Earth Sangha, will attend the November 4, NRJAG meeting to discuss the establishment of a native plant nursery.

Park and Recreation Commission – Caroline Haynes reported that the Park and Recreation Commission discussed data that help quantify the economic value of parks and open space. The UFC may also be interested in reviewing and discussing the data. The Park and Recreation Commission also discussed the Columbia Pike Form Based Code Neighborhoods Plan and the NRMP funding letter.

Planning Activities – Karen Kumm Morris’ report on recent planning activities is attached. Ms. Kumm Morris was not able to attend the UFC meeting, but asked the commission to discuss the three projects in her report and provide comments if possible. The three projects are: 1000 North Glebe Road, 1401 Wilson Boulevard, and “The Spring” at North Carlin Springs Road/North Thomas Street.

The commission discussed recommending that the use of structural cells to promote root growth in street trees should be recommended for the projects at 1000 North Glebe Road (the current “Blue Goose” building) and 1401 Wilson Boulevard. The commission also had questions on whether additional trees can be planted in lawn areas at 1000 North Glebe Road. Caroline Haynes plans to attend a Site Plan Review Sub-committee meeting.

The commission had questions and would like more clarity on two of Ms. Kumm Morris’ comments on “The Spring” project. The comments in question (numbers 2 and 3 on the attached report) regard the depth of tree root disturbance, and whether replacement trees can be planted on a neighboring property. Dean Amel will ask Ms. Kumm Morris for clarity on several comments.

He will also ask about deadlines for submitting comments, and whether a single UFC letter can be submitted for all three projects.

Public Facilities Review Committee (PFRC) – Ed Hilz’s report on Public Facilities Review Committee activities is attached.

Environment and Energy Conservation Commission (E2C2) – No report. E2C2 has not met since the last UFC meeting.

Champion Trees Committee – Vincent Verweij (DPR) submitted the following update on Champion Trees:

- Shingle Oak at 4906 34th rd n: 4th Largest in state. County Champion. Score 227
- American Beech at 4903 Rock Spring Rd: Co-county Champion with Gulf Branch. Score 300
- Shortleaf Pine at 5915 15th St N: New County Champion. Score 198. This kicks off the one in Gulf Branch. That one has been converted to Significant Tree.
- Blackjack Oak at 701 N Nelson St: New champions have been found in the state. Neither of these are on the state champ list anymore, but this is next in line after the new one at the Army Navy Country Club, which is the state champion. Score 157. The one at Fairlington Center has been changed to Significant Tree. Good thing, too, because the one at Fairlington looks terrible.
- American Holly at Travers Family Cemetery (13th St S and S Monroe St): Co-county champion with the other one at Roberts Ln. Score 159

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. She also noted that Davey Tree indicated that late-summer/early-fall drought, followed by extremely wet conditions, delayed digging of trees at nurseries throughout the region, leading to the current planting delay. Trees are now being dug at the nurseries, and planting will begin soon.

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 was not able to attend the October 24, UFC meeting. Larry Finch encouraged commission members to attend the Northern Virginia Urban Forestry Roundtable’s fall conference on November 19, at Algonkian Park in

Sterling, Virginia. The theme of the conference is “Planning for Climate Resiliency in the Urban Forest”.

Virginia Department of Forestry – No report. Jim McGlone was unable to attend the October 24, UFC meeting.

Arlington Public Schools (APS) – Jim Meikle’s Arlington Public Schools Report is attached.

Virginia Cooperative Extension (VCE) – Kirsten Buhls (VCE) reported on the following topics:

- A fungal pathogen of Ailantus trees has been detected. Research is proceeding on its potential use as a bio-control agent.
- Ms. Buhls will provide Jamie Bartalon with a link to an article on the role of pectin in tree response to injury. Jamie will forward the link to the commission.
- Ms. Buhls informed the commission that Dr. Eric Weismann (VCE) is participating in an “E-Extension Resource” program, which includes a national compilation of research by Extension experts.

New Business

- Dean Amel announced that the “Energy Journey” program will be held at Gunston Middle School on Saturday, October 26, 1 p.m. to 4 p.m.
- Larry Finch asked when Arlington will be holding the next LEAF conference. Jamie Bartalon will contact Dr. John Munsell for an update.
- Scott Brinitzer asked why such large caliper trees have been planted at Wakefield High School. Jamie Bartalon thought that the school’s Site Plan was approved before the new Site Plan condition to reduce the caliper size of trees was approved. He will confirm whether that is the reason for large caliper trees being planted as part of the Wakefield High School project.
- Commission members were reminded that the November 21 and December 19, UFC meetings will be held at the Parks Operations Building, 2700 South Taylor Street, rather than at the usual Courthouse Plaza location. The change in location for the November and December UFC meetings is due to room reservation conflicts associated with holding those UFC meetings on the third Thursdays of the month rather than the fourth Thursdays.

Attachments to October 24, 2013 Urban Forestry Commission Meeting Summary:

Planning Activities – Karen Kumm Morris

Note: Photos and illustrations are not included in this version of the report due to file size.

1000 N. Glebe Road, Ballston

Corner of Glebe and Fairfax Drive, redevelopment of “The Blue Goose Building” ...

Site Plan, on next page, does not identify species of street trees but does indicate that trees will be planted in pavement cut outs that are 5 feet wide. Does not indicate if a continuous soil panel is proposed or where the underground parking or utilities are located that may affect the soil volume of the street trees.

The street trees are setback considerably from the corner of Fairfax and Glebe with only small flowering trees in the planters. Not much shade on the SE corner of the site for pedestrians. No trees are proposed along the north property line. Courtyard is planted with shade trees.

Comments:

1. SE corner of site needs street trees to begin closer to the intersection, outside the sight lines for turning vehicles. Should add additional street trees and re-space the tree alignments for both Glebe and Fairfax Drive working with street light spacing.
2. Provide shade trees along the north side of the site, along the curb line or within curb extensions defining the parking spaces.
3. Provide a continuous soil panel for all street trees to increase soil volume.

1401 Wilson Blvd., Rosslyn

Proposed 29 story office bldg along Wilson Blvd, 32 story residential bldg. over a grocery store and a significant urban garden accessed from Key and Oak Street, located over the grocery store. Go to SPRC agenda county web site for more detailed applicant’s application.

Complex, multi building project on one block, office building facing Wilson Blvd, and residential building and grocery facing Key Blvd. Significant amount of urban open space achieved by the proposed garden over the grocery. Significant number of street trees, all for block faces. Proposed pedestrian access from Oak Street down to Nash is via a series of ramps and stairways. Plantings in this area overlooking Nash Street are sedums, designed as a green roof over retail uses along Nash Street. SE corner of Wilson and Nash St. and Key Blvd and Nash St. have street trees setback considerably from intersection.

Comments:

1. Provide additional street trees closer to the intersections of Key and Nash and Wilson and Nash to increase shade for pedestrians and tree canopy in Rosslyn. Achieve this by re-spacing street trees somewhat along Nash Street and Key Blvd.
2. Provide continuous street trees along Oak Street at the entrance to the garden.
3. Use continuous soil panel for all street trees to increase soil volumes.

4. Provide more shade trees within proposed garden for shade and environmental benefits. Will require structural support within grocery store to support weight.

“The Spring”, a residential project, APAH developer.

Site plan located at corner of N. Carling Springs and N. Thomas, a block west of Glebe Road.

Proposal redevelops an existing garden apartment building owned by APAH in accordance with the approved N. Quincy Street Sector Plan allowing for a 5 story residential building. All existing trees on the site, except one large oak along the southern property line will be removed. Plan proposes street trees along N. Thomas Street and N. Carlin. Two existing trees along the north property on the adjacent property also will be removed, impacted by the underground garage.

Comments:

1. Provide one additional shade tree along N. Carlin Springs, offset from the proposed bus stop. Coordinate with DES to accommodate both features.
2. Ensure proper tree preservation techniques are in place before construction around the one oak tree along the southern property line. Avoid digging deeper and disturbing the tree’s roots by raising up somewhat the proposed patio elevation around the base of the tree.
3. Replant sizeable shade trees to replace lost neighbor’s trees off site along the north property line.
4. Consider providing additional street trees off site, along N. Thomas Street to compensate for the loss of existing mature trees on site.

Public Facilities Review Committee – Ed Hilz

The following is a link to information that was discussed at the October 16 Public Facilities Review Committee meeting regarding the expansion of McKinley Elementary School: <http://www.arlingtonva.us/departments/Commissions/PublicFacilitiesReviewCommittee/page86074.aspx>. At the link, there is the Agenda, the Meeting Report and an Executive Summary by the Toole Design Group. The architect for the project, Hord Coplan Macht, has retained an urban forester to take an inventory of the vegetation on the property. Most of the quality trees they say are in the southeast corner of the property.

The meeting discussion covered (1) the Toole Design Group Report on the existing school travel modes and the traffic operations on the streets around the school and (2) the several options presented by the architect regarding where the addition could be located and its size.

Tree Stewards – Nora Palmatier

- Had a really successful Oct.15 tree planting at Tarleton Park, Alexandria. 10 TS helped educate/supervise 25 TD Bank employees in planting 30 native trees. The grant they

gave us allowed us to purchase shovels, rakes, wheelbarrows, stake pounder, hoses, gloves, etc which are stored in Alexandria but can be used for Arlington or Falls Church events.

- We're providing education at this Saturday's Tree Distribution at county nursery. All 700 native tree whips have been reserved! UFC provided the money to purchase from Clear Ridge and Octororo native nurseries – any trees not picked up will be used in plantings on public property.
- Applications are up on our web site for next year's class starting in Feb. We'll begin publicizing the class next week. Application is attached which can be submitted electronically to info@TreeStewards.org.

Tree Canopy Fund – Nora Palmatier

- Davey thinks planting will start within 2 weeks. Trees have been ordered and they are waiting on several species.
- Of the 296 trees, 162 are for single house yards and 132 for condos.
- I'll be sending around a report with possible changes to the TCF process next week so it can be discussed during the next 2 months.

Neighborhood Conservation Advisory Committee – Elizabeth Rives

Peter Olivere, member of the Arlington Neighborhood Villages planning team, made a presentation on how best to introduce the village concept in Arlington County to the Neighborhood Conservation Advisory Committee at its October 10 meeting. "Villages" are community-based, grassroots organizations that provide the support services needed to help older adults stay in their homes and remain active in their communities as long as possible. Arlington is considered an ideal county in which to develop a network of villages because of its compact size, which provides an opportunity to realize economies of scale by combining some village functions on a county-wide basis and by sharing central administrative and technical services such as a website, database, contact point, and insurance. The ANV will use a "hub and spoke" model in which the hub performs the centralized functions and the neighborhood-based villages - the spokes -- deliver services directly to their respective members. The hub also operates as a village, accepting members whose neighborhoods have not yet organized their own village. Members pay an annual membership fee which provides access to social events, programs, services, group rates/discounts with local vendors.

More information is available on the website, www.arlnvil.org, by email at info@arlnvil.org, or by phone at 703-509-8057.

Columbia Pike Form Based Code Advisory Working Group – Steve Campbell

If you wish to refer to the latest draft of the Columbia Pike Form Based Code Neighborhoods Plan, it can be found at (it says 'final draft' but changes are still being made)-

<http://www.columbiapikeva.us/wp-content/uploads/2013/02/Full-FBC-Document.pdf>

or it can be found on the columbiapikeva.us home page.

The pages most relevant to UFC are pg. 17, pg. 29, pp. 49-67, and pp. 99-100.

The process is not quite over, but nearly. One more meeting is being held next week on parking issues (should not be tree-related).

The FBC will go to the County Board in November/December.

Suggested final comments I've sent to CPHD (#1 contains a revision as the result of a comment received one hour ago from Vincent):

1) Vincent wanted the following two items revised (revision underlined)

3./301./D./1: "The survey shall delineate the Preserved Natural Areas as shown on the Regulating Plan, with the boundaries terminating at half the length of the outermost critical root zone of all the mature (having a caliper over 3") trees. The resulting line will be treated as the maximum limit of disturbance, protecting the natural areas during construction....."

The above edit is in response to Vincent's comment: *To answer the points I was researching, here are some thoughts:*

- For 3/301/D, I would agree that it should be all the mature trees.

5./505./B./3./a./i): Street Tree planting areas, including soil and mulch levels, shall be at grade or not more than 3 inches in height above the sidewalk.

Vincent's comment: *I agree that 6 inches is too high. 3 inches should probably be the max, given that mulch may be piled that high. I suggest changing the language to "soil and mulch levels", and reducing the measurements to 0-3 inches.*

2) **NOTE: Typos on street type distribution maps: 58/38 streets are still all shown on distribution maps as 58/36.**

3) Page 100 (Section 703./B./10.Landscaped Open Space/ (d) Mature trees.....

There you will find the two "X"s.

I had also suggested a wording change in the same sentence: "Mature trees, provided however that diseased or damaged trees may be replaced....."

I suggest "**Mature trees, provided however that significantly diseased or damaged trees, when replaced, must be replaced on a one for one basis with a native tree species.....**"

4) Reference to the Arlington County Invasive Plant Species List should be made when mentioning invasives-

-3./301./D: mentions "developer shall remove invasive plant species". There is no mention of the Invasive Plant List.

-5./501./A./4. "Contribute to sustainability through the requirements for trees and other landscape material. **Plants listed on the Arlington County Invasive Plant**

List are prohibited from use. I suggest adding the previous sentence in this part of the FBC.

This would cover "all bases", making the use of invasive plants in

the NAP FBC area a general prohibition. This is in keeping with the goals of the Pike NAP.

-4./402./G.2. Reference is made here that trees from the County invasives list cannot be selected. It would be better specifying **plants**, not only trees for Open Areas.

-5./505./C./4. "Invasive exotic species may not be used anywhere, including on private lots." Again, reference should be made to the Arlington County Invasive Plant

List. **Vincent too had suggested moving the 'Invasive exotic (plant) species may not be used anywhere, including on private lots' to 505.Sidewalk and**

Landscape Standards/A.General Provisions. Reference to the County invasive plant list should also be included.

5)Suggestion: Indicate on the **Street Tree list (page 65)** which trees are trees native to Arlington. **Perhaps add (N) next to those that are 'native'.**

All tree species on the street tree list are native to Arlington except the following:

Non-native trees: Cercid. japonicum, Ginkgo biloba, Platanus 'Bloodgood', Tilia cordata, Tilia euclora, Tilia tomentosa..

Cultivars of native trees: Gleditsia, and Liquidambar, Ulmus 'Libertas'. (Vincent should review which species to consider as native'.)

I'm not sure if Quercus shumardii is native to Arlington.

6) 58/38 Configuration- 505./B./1.Should there not be further precision on how many trees will be planted in mid-block areas when street length exceeds 249 feet?

The detail 505.B.1 only describes the planting situation for the end of the block. I hope there would be a minimum of two trees mid-block if possible.

7) Although trees selected for the Private Open Area must be taken from a list approved by the County Forester(G.2./pg.24), elsewhere in the plan

there is mention of property owners being able to make their own species choices "in Dooryards and Private Lots" (505/C./3) as long as the species

aren't considered invasive. This does not bother me but does seem slightly inconsistent.

Arlington Public Schools Update - Jim Meikle

1. APS is close to completing the first batch of storm water remediation work relating to trailers (over 2500 Sq. Ft.) placed on grass over the summer at Abingdon, Nottingham and Washington Lee. This involves adding gutters to the trailer roofs and leading the run off into the planters which feature several layers of filtering materials and native species plants. This all links back to APS achieving our own SM4 permit. We are currently exploring how best to fund this very expensive mandate going forward. I'm attaching a couple of photos of work in progress so you can get some sense of it.

2. Jim Meikle is serving on the BLPC for McKinley and will keep UFC interests covered. At this stage we are still exploring the basic placement of the addition. Please confirm that UFC have a representative at PFRC level?

3. APS latest target is to start the Magnolia Bog project in December 2013 and complete it by the end of summer 2014.

4. APS plan to work with County staff to introduce additional trees along the West side of the Trade Center to enhance ‘screening’ for our neighbors.”