

GULF BRANCH OUTFALL REPAIR

N Peary/N Piedmont Outfall

Summer 2025 Engagement



Current Conditions

Actively Eroding, Damaged Outfall

Endwall Undermined, Fell Into Stream Channel

Invasive Bamboo







Outfall Area Current Conditions, Goals & Considerations

Current Conditions

- Actively Eroding, Damaged Outfall
- Endwall Undermined, Fell Into Stream Channel
- Invasive Bamboo Spreading

Project Goals

- Create a stable outfall
- Maintain the storm infrastructure, repair erosion
- Remove invasive plants, add native plants
- Minimize impacts to the stream corridor

Site-specific project considerations include maintaining the pedestrian bridge, bamboo removal, feasible access paths, protecting high-value habitat, and coordinating the approach with neighbors. Other thoughts?



Gulf Branch Outfall Repair

Arlington, Virginia
March 2025

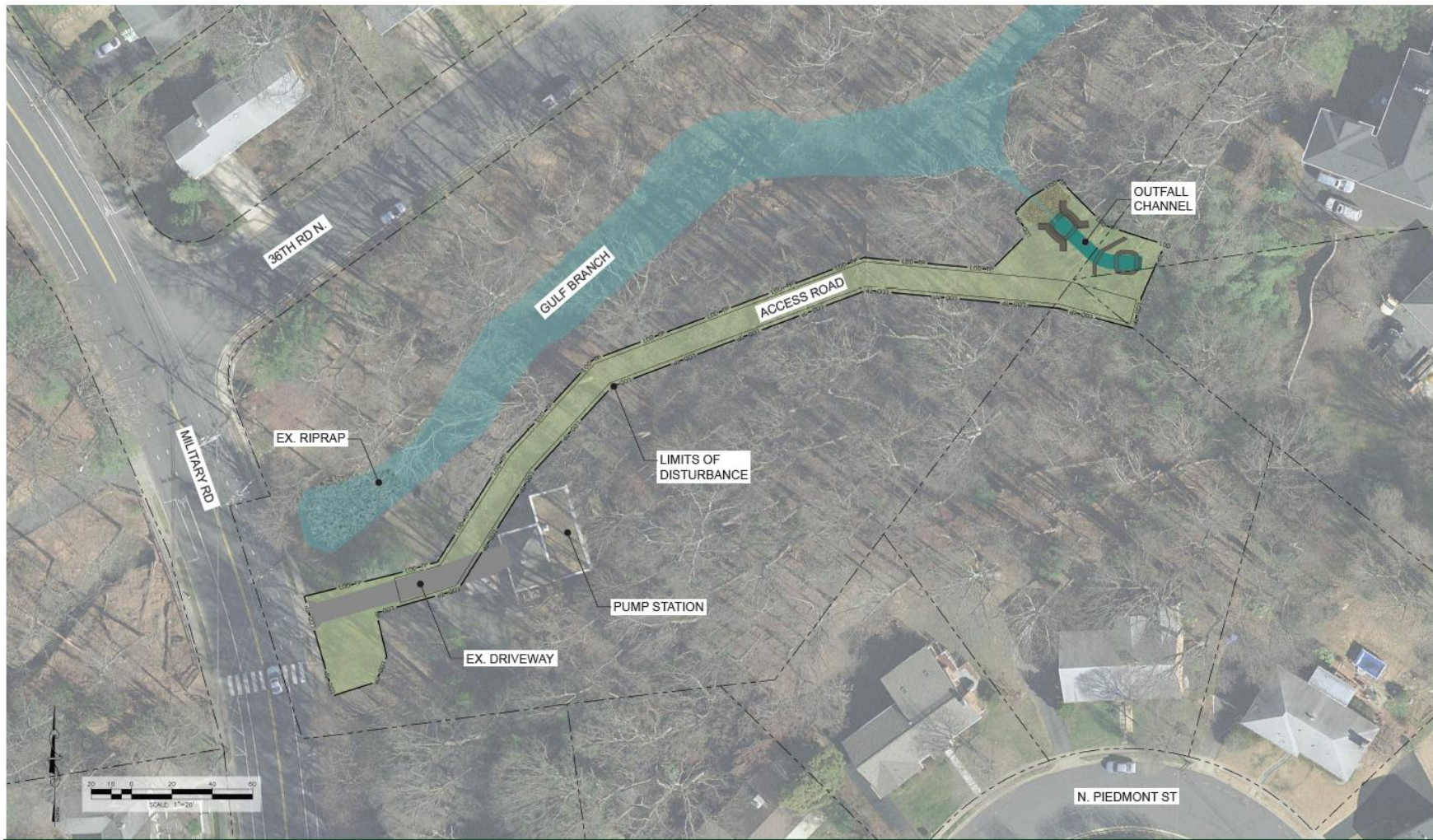
Reach 4 Plan



Gulf Branch Outfall Repair

Arlington, Virginia
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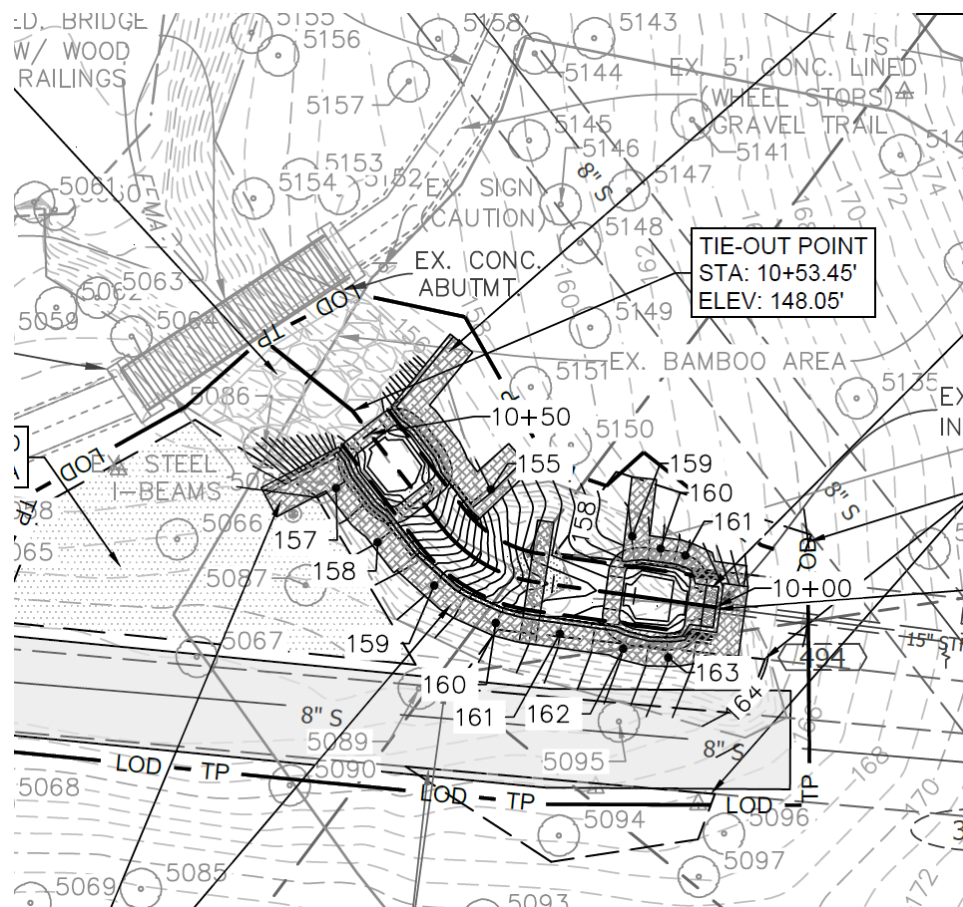
Reach 4 Plan



Gulf Branch Outfall Repair

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Reach 4 Access



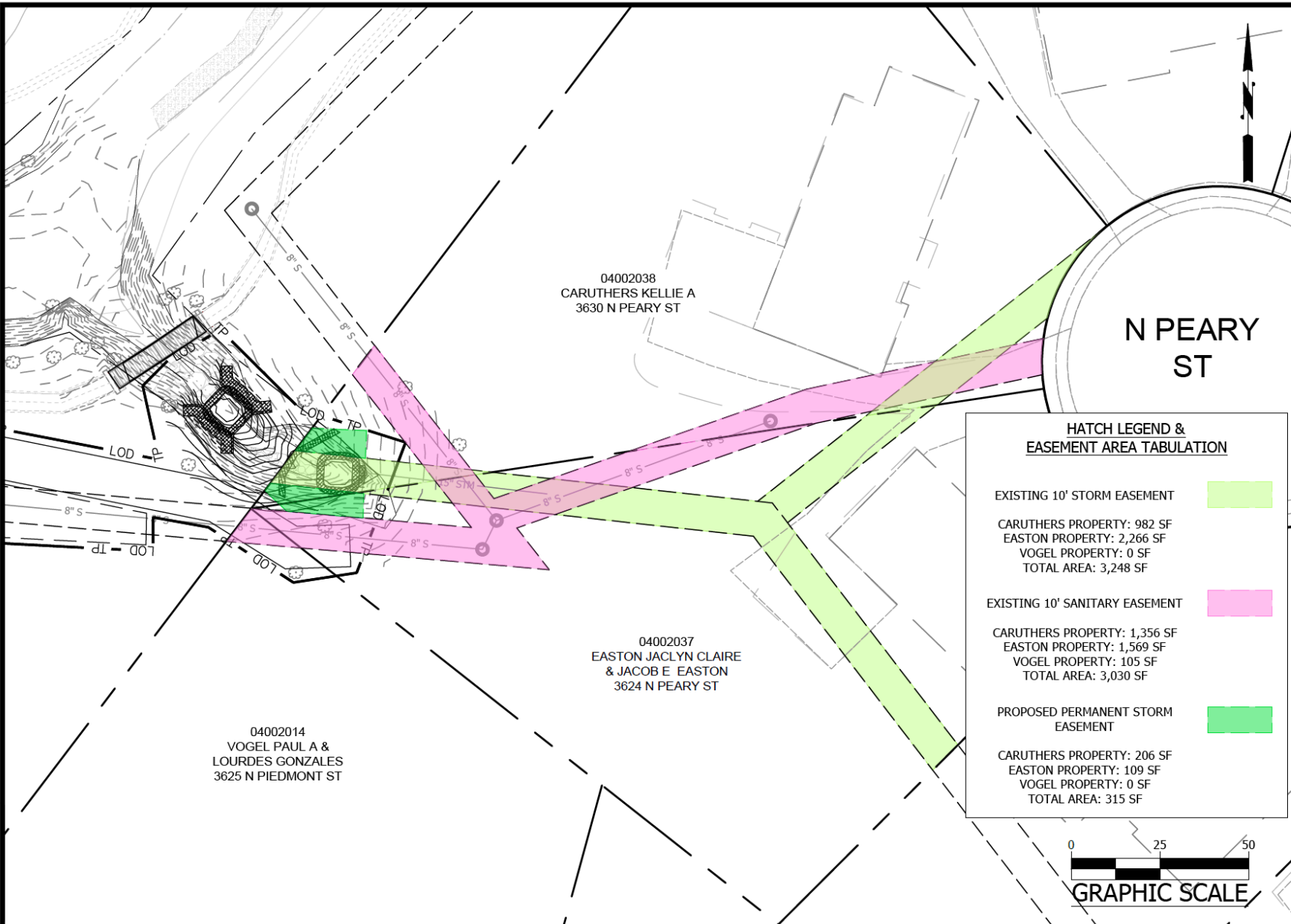
Draft conceptual design ONLY – to be refined via engineering analysis

- New survey data shows banks are higher than previous surveys showed.
- Design adjustments will be needed to prevent future erosion.
- Stacked stone and grading options were both considered.
- Grading would have more disturbance and higher tree impact.
- Stacked stone is preferred by project team to minimize impacts and provide more long-term stability.

REVISÉ ON 03/02/2021



Property Boundaries, Existing Easements, Proposed Permanent Easement



ARLINGTON
VIRGINIA

DEPARTMENT OF
ENVIRONMENTAL SERVICES

Facilities & Engineering Division
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Arlington, VA 22201
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GULF BRANCH OUTFALL REPAIR
REACH 4
PERMANENT EASEMENT EXHIBIT

Vogel, Easton & Caruthers Properties
3625 N. Piedmont St.; 3624 & 3630 N. Peary St.

SR03

DESIGNED:	AJ
DRAWN:	AJ
CHECKED:	CB
PLOTTED:	FEB 10 2025

DATE	
REVISION	

Next Steps

- Develop draft final design, re-engage
 - Fall 2025 or Winter 2026
- Construction start timeline may depend on Gulf Branch stream project progress

Questions? Contact:

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