

Environment and Energy Conservation Commission
Draft

Summary of May 18, 2015 Meeting
2100 Clarendon Blvd, Cherry/Dogwood Conference Room

Members present: Scott Dicke, Kari Klaus, Claire O’Dea, Christine Ng, Alex Sanders, Gabriel Thoumi, Noor Khalidi, Sarah Meservey, Mike Hanna, John Seymour,

Member absent: Patrick Kenney, Irwin Kim, Terry Whitehead

Guests: Stephanie Burns, John Greg

Staff Present: Joan Kelsch (DES/OSEM), Jason Papacosma (DES/OSEM), Richard Tucker (CPHD/Planning), Anthony Fusarelli (CPHD/Planning)

Public Comment: No public comment

1. TMDL Action Plan – Jason Papacosma

Arlington’s Total Maximum Daily Load (TMDL) Action Plan is consistent with the Stormwater Master Plan and is designed to reduce pollutant loading to the Chesapeake Bay through additional controls or primary nonpoint source pollution. Arlington’s MS4 permit was issued in 2013. The specific Total Maximum Daily Load (TMDL) pollutant load reductions were added recently. Arlington is the first jurisdiction to include the new generation Chesapeake Bay TMDL action plan. State included more enforceability in the program.

The TMDL plan and the MS4 permit include pollutant load reductions from baseline 2009 land use condition are:

- Nitrogen reduce by 8%
- Phosphorus reduce by 14%
- Sediment reduce by 18%

The County has until 2028 to achieve these goals.

The Bay TMDL Action Plan is due to the Virginia Department of Environmental Quality in June 2015. The plan is available for public comment for 30 days. Five percent (5%) of the established reductions are required by 2018. Credit is given for redevelopment, stream restoration, watershed retrofits, and perhaps street sweeping (EPA is still working out the details of street sweeping). Arlington has already completed a lot of work toward the goals. \$3 million has been spent so far with \$7 million more work planned by 2018. The Virginia DEQ is still developing review standards, so Arlington is ahead of the DEQ in some ways. EPA will evaluate overall Bay restoration progress in 2017.

Arlington is working on a comprehensive strategy to implement responsibly and sustainably (not too fast or too slow). The total cost is not clear at this point, but the cost range is \$50M-\$150M. Local TMDLs will be more challenging in the future.

Arlington's Action Plan follows DEQ's guidance for computational methods. The Service Area computation is complex. Ownership of the drainage areas for the stormwater outfalls is not always clearly defined. Arlington determined that parcels that have their own TMDL requirements (Federal land, etc), VDOT right-of-ways, and stream valleys that drain directly to the stream will not be included in the service area. APS land is not included in Arlington County's service area; APS will come up with their own plan at a later time.

Ballston Pond and two stream restoration projects are in the works. Large pollution reduction will result from these projects. Additional reduction will also be achieved through redevelopment. Tree planting does not count as a reduction yet, but it is being reviewed by EPA to determine if trees contribute meaningfully to pollutant reduction.

Nitrogen in streams results largely from atmospheric deposition and it washes into streams when it rains. Phosphorus is contributed by fertilizer as well as sediment erosion, particularly from stream bank erosion. A member asked if controlling fertilizer would help – Jason responded that this is being studied.

Challenges include lack of in-depth green infrastructure construction expertise (it is a new science), maintenance must be addressed, unfinished technical guidance from DEQ, complex accounting, and public education. This is a “new frontier” and the regulators as well as jurisdictions are figuring it out as we go. Jason's team is working with the Neighborhood Conservation program to incorporate stormwater management into projects.

Monitoring the projects for long term performance takes a lot of effort and may be good projects for academic study. The County is also focusing on education and behavior change related to dog walking, yard maintenance, car washing, etc. In the future, more staff may be needed to meet the goals.

Mike Hanna will draft a letter on the TMDL Plan for review by the Commission at the June 22 meeting. The letter should note that additional staff will be needed to complete the TMDL process.

2. Old Business Item -- Ashlawn Elementary

Erosion from Ashlawn Elementary has been an issue lately. Jason explained that the rain garden at the site is an issue as is the drainage swale along the south end of the property. To protect Four Mile Run from silt during construction, the drains have been blocked, which means there is standing water that isn't currently draining. Silt fences across the swale reduce erosion but contribute to standing water. At this point, it appears to be a construction issue. Eventually the water will drain to underground pipes, but the soil needs to be stabilized first. The rain garden is still under construction. Because of ground water issues that were previously not understood, the rain garden is being reengineered so it will drain properly.

The plans appear to have met minimum standards, but during construction these planned erosion control efforts haven't been enough. When the site is stabilized (grass grows in), the drain plugs can be removed to avoid the standing water. If the site isn't stabilized enough then sediment will run into Four Mile Run. DES is the enforcement agency.

E2C2 doesn't review or enforce Erosion and Sediment Control plans. DES should be vigilant about enforcement. E2C2 could reiterate what the Commission's role is in another letter. Scott's recollection of prior meetings was that the commission didn't think the EA for Ashlawn was egregiously wrong at the time it was written. The EA isn't intended to be iterative – it gets reviewed once. The erosion problem at Ashlawn has been identified and work is continuing. E2C2 has done what they can do to influence the situation. Ashlawn wasn't an official agenda item so E2C2 can't take official action this month. Scott will draft a letter to the Board with an update since the commission's last letter, noting that something went wrong in the construction process. E2C2 reviewed the circumstances surrounding the Ashlawn EA and E2C2 does not believe any changes are needed for the EA process.

3. Western Rosslyn Area Planning Study (WRAPS) Update – Richard Tucker

The draft area plan for the Western Rosslyn Area Planning Study is in the works and isn't final yet. WRAPS encompasses five properties including the Wilson School, Fire Station No 10, the Penzance Office building, an APAH affordable housing site and a County owned property. Currently staff is drafting the plan document with hopes of going to the County Board in July.

The WRAPS working group charge included the need for a school to accommodate 1,300 seats. Originally 60,000 feet of open space were to be included. Now the charge states that *up to* 60,000 feet of open space will be included and that could include a gym, roof top space, etc. Private development (Penzance) is a partner to help upgrade the fire station. Energy efficiency, sustainability, economic viability, and multi-modal transportation improvements are also included in the charge.

Issues include balancing the community's desire for open space with other County goals. The fire station location, school layout, and the convenience store that still exists at the corner of the site are issues. The school focus has changed – the redeveloped school site will include the HB Woodlawn and Stratford Programs that would accommodate up to 775 students. There are several guiding principles related to energy and environment included in the Study. Several concept plans have been discussed. Most recently, specific siting recommendations for the APS site have been taken out of the plan that the County is working on. The joint development site now incorporates a fire station, office building, residential building, a 21,000 square foot open space, and a grocery store at the street level. Given the size of the APS parcel, and the location of a proposed new office building, a regulation Ultimate Frisbee field will likely not fit on the site.

Staff is incorporating recommendations and Guiding Principles into the Draft Area Plan separate from the APS process at the site. APS's use permit will likely come up next year. The sports field is planned to be artificial turf and there will be demand for the field at all hours. E2C2 noted that a regulation field would mean the field is scheduled which doesn't allow for any unscheduled open space for residents to use. The Seven-Eleven convenience store is privately

owned and neither the County nor APS has not started negotiating to determine if it is affordable to purchase. Putting the school on the south side of the site (along Wilson), means the building would be shaded and thus the solar opportunity is compromised. APS would like to make the school net-zero ready with solar panel installation at a later time as the budget does not include the solar. E2C2 expressed concern that APS is focusing less on energy efficiency. APS's priority is building schools big enough to accommodate the student growth. E2C2 can acknowledge this trend and recommend that energy efficiency be a focus and that solar net-zero should be a priority where feasible. Building location should also be considered in terms of optimizing solar potential (locating the school on Wilson Blvd means the roof is shaded, thus limiting solar options)

An effort was made to designate the Wilson School as a historical building. The designation was considered, but APS did not support the designation. The official request was made and the County Board declined to designate the school. The Board gave direction to staff to work with HALRB and APS to memorialize the school (with materials, interpretive signs, etc).

Alex Sanders noted that a letter needs to be considered by the Commission in June. The APS process is now separate and the letter should note the uncertainty of APS/County collaboration. E2C2 has written an unofficial letter to the Board and this new letter should build on that. The letter should cover the following:

- Open space issues -- the community and the Commission are concerned about this.
- E2C2 should discuss how they want to interact with the APS process and school location. The July Board consideration will not include the School.
- The general definition of open space (gym, roof, etc – should it count?). Is an artificial turf field high quality green space? The park planning process has not begun.

Alex will draft a letter for consideration by E2C2 in June.

4. Rosslyn Sector Plan Update – Anthony Fusarelli

The Rosslyn Sector Plan Update process kicked off in December 2012. The first draft is now available for comment. The Board is expected to consider adoption of the Sector Plan in July. Specific elements discussed include urban design, building height, transportation, parks and open space. The study area is the 65 acres of the Rosslyn Coordinated Redevelopment District, and extends up to the WRAPS site on the western end. Dense development is allowed in Rosslyn as part of the urban character.

Issues considered by the Plan include:

- Convert Lynn Street, Fort Myer Drive, and Kent Street into 2-way streets using complete street principles.
- 18th Street would be extended to connect with Rosslyn (currently ends at Oak Street) to enhance bike/ped connection through Rosslyn and towards the Potomac River and adjacent trails.
- Varied building heights are planned.
- In the long run, the Metro station entrance would be reimagined into a vibrant public open air plaza along with WMATA.

- A boat house is also being discussed with the National Park Service.
- Gateway Park is underutilized and needs to be opened up and connected at street level to make it more accessible.
- Freedom Park is also underutilized and could be Rosslyn's version of the High Line in New York.

The Rosslyn Plaza area is being reviewed under the Phased-Development Site Plan process, and this sector plan will also provide guidance on it. There will be a park as part of this development and details are being discussed. A long narrow Esplanade could link along the eastern edge of Rosslyn from Lee Hwy to Iwo Jima.

The currently planned maximum level of density is 10.0 FAR. A total of 19-20 million square feet of development could build out in the 65 acres (long range 100-year plan). This would include a large number of housing units with a focus on trying to increase affordable housing, especially in or near Rosslyn.

DES has been advancing plans to improve the Meade Street Bridge, which would go to construction in the foreseeable future.

Sustainability issues are covered in the plan. Recommendations are made at the neighborhood level, site and building level, and district energy. Mr. Fusarelli offered to come back before July if E2C2 would like to discuss. He welcomes comments, particularly on the sustainability section.

John Seymour encouraged the use of divided bike lanes and would like the report to support them more enthusiastically in Rosslyn and County wide.

Gabriel Thoumi has been tracking the Rosslyn Sector Plan project. Scott Dicke suggested a letter would be appropriate and asked commissioners to send Gabriel comments so Gabriel he can draft a comment letter. Any specific issues will be conveyed directly to staff.

6. Work Plan Update

The Work Plan will be discussed at the June 22 E2C2 meeting.

7. Meeting Summary Review – April 2015

Approved unanimously with edits.

8. Old/new business

Noor Khalidi reported that there is interest in having Board consider a zero waste policy and it would be helpful for E2C2 to bring up the zero waste issue. Staff would arrange a briefing for the Commission. Joan will check into staff availability.

Alex Sanders attended several meetings of the Chesapeake Bay Ordinance Review committee and there have been several issues. The Four Mile Run ribbon cutting is scheduled for May 20, 2015 at 5:30p-m in Alexandria.

Gabriel Thoumi serves on the MWCOG committee related to air quality. The region's ozone levels are a bit high and is approaching the 75 ppm limit above which action is required. Gabriel is interested in the Climate Disclosure Project. Scott Dicke will discuss with Gabriel how E2C2 could engage in this topic.

Christine Ng reported that PFRC is reviewing school design plans. Abingdon is working on schematic design and an Environmental Assessment is due this summer. Christine will ask APS about the EA process for Abingdon so E2C2 can plan for review. The Wilson School process is scheduled to wrap up in November. The HB Woodlawn site is supposed to wrap up the PFRC process this fall. Alex Sanders is concerned about school siting as it relates to solar and open space.

On the topic of Environmental Assessments (EAs) – There is a gap between the EA submitted at the design phase and what actually happens in the field. E2C2 is concerned that APS doesn't have enough staff to give each school process the time and expertise it deserves to avoid issues such as those at Ashlawn. E2C2 could provide a separate letter to the County Board about providing enough funding so that APS can provide long term planning, proper staffing, etc. E2C2 needs to hold public hearings on the EA and could streamline the process for the multiple APS projects that are upcoming. Christine Ng and Scott Dicke will discuss how to engage APS on these issues. For example, E2C2 could try to coordinate APS's various EAs into one meeting to save time.

Adjourned at 11:15pm.