



To: David N. Hunter, Deputy Zoning Administrator, Arlington County Zoning Office

From: Scott V. Prisco, Director of Design & Construction, Arlington Public Schools

Date: September 17, 2015

Re: Community Meeting for Ashlawn Montague Street Stair/Ramp on September 8, 2015

APS hosted a meeting at Ashlawn Elementary School on September 8, 2015 to discuss the current design and modifications to the ramp and stairs connecting Montague Street to the Ashlawn site. Overall the design has not changed significantly. The primary deviation is the material selection for the last 100' +/- of ramp located on APS property. The change is being made to minimize impact on critical root zones for a number of existing trees. This change will save 7 trees more than the original design. This material substitution will also achieve significant cost savings over the previous design.

Although some members of the group present at the meeting were not fully supportive of the process and/or the design, there was consensus that the proposed design landed in a good place, and the group expressed appreciation for the efforts APS has made to accommodate their concerns. The group also felt it could not give a final opinion on the design and its success until it has been installed and become operational.

During the meeting one community member expressed concern that the storm water management system is not working properly and that the landscaping was unsatisfactory in some locations. APS stated that a significant portion of new grass has yet to be installed at the front section of the site facing Manchester Street. Since this work has not been completed protective filters to the storm water inlets have not yet been removed and the storm water system is not yet able to perform as designed. APS staff also noted that missing and dead trees will be planted before the end of October. At the conclusion of this work the filters will be removed from all storm water inlets and all storm water basins will be cleaned out, after which the system will be fully operational.

It should be noted that an unforeseen issue has caused delay in completion of the landscaping and storm water system. Specifically, the water table within the bio-retention basin was found to be higher than the results indicated in our initial soil boring tests. As a result the Arlington County Department of Environmental Services (DES) required some additional testing which took several weeks of to complete. Our engineering team then worked with DES to find an acceptable redesign to comply with applicable codes. By the time this work had received approval and was completed we missed the planting season for a good portion of the approved landscaping. It is anticipated that all landscaping and storm water system components will have been completed by the end of October.

One community member also inquired about lighting in the stair/ramp area. Current design does not include any lights. The street lights are likely to be installed with the County Montague Street improvement project in 2016.