WHCA FINAL MEMBERSHIP MEETING MINUTES – APRIL 3, 2024 – 7 pm Glebe School

(Participants: 23 including Exec Board Members Chad M., Don W., Cindy H., Ellen K., Puwen L., Tyler W., Alex L., Sandi C.)

7 pm – Welcome to All – Thanks to Chad to recording the meeting on his phone.

7:05 pm – WHCA Budget (Sandi for David Evans, Treasurer, who is out of town) **Checking account balance = $6426 –** reduced due to bill payments of $160 for event winner signs, $300 for fixes to the W. Park Little Library, and $300 for décor contest prizes.

At May meeting, the Exec Bd will discuss Puwen Lee's recommendation to remove the nandina along Woodstock, i.e., berries are poisonous to birds. Replace with native plants or a free tree from EcoAction.

7:10 pm – Welcome to DES – Demetra McBride, Bureau Chief, and Aileen Winquist, Communications Manager. Discussion regarding Overland Relief Project – Q&A (Sandi, Demetra, Aileen) (County's response is in green below**/red indicates a further response has been requested.)**

1. For those not on the Stormwater Comm., please define overland relief. How does it alleviate flooding?
   Overland relief provides a safe pathway for water to flow and is designed for storms that are bigger than 10 years
2. Is there money in the CIP – to be approved in April – for this project?
   Yes. It is under the general line items of Spout Run-property acquisitions, demolition and treatment. The CIP will be revised in 2 years.
3. Four properties have been acquired and one more has an offer. Are there others?
   None to announce now, but there will be others-program could continue for up to 10 years. The Risk Assessment Mapping Project (RAMP) will be released soon, with maps that show properties that flood or are projected to flood. Every six months the Real Estate Bureau sends letters to request acquisition. Please inform the RE Bureau if you receive a letter and are NOT interested in selling.
   (DES will provide contact information for the RE Bureau to put in our June newsletter.)
4. The first demolition occurred recently. The trees were preserved. Were there any problems**? No.**
   Lessons learned? Assume the neighbors did not experience any water flow? **No complaints.**
5. Are there any updates on site maintenance? DPR said no to DES – how will this be handled?
   Under the Crossman Run contract, there were issues because there were many different contractors involved – wasted a lot of staff time managing them. For Waverly Hills staff is exploring one maintenance contractor doing multiple things. To fill the short term gap caused by the procurement process, staff is looking into a direct contract under a specified fee. Not only DPR (parks) but also DES maintains many sites, including green streets and green roofs and best management practices are used.
6. We will discuss the Stormwater Comm. survey below. The most popular passive land use for the sites is rain gardens. How does the County envision rain gardens – design, locations?
   Rain gardens are a high priority, best management practice (BMP) for controlling erosion, runoff, and sedimentation during conventional rainfall events, typically defined as one inch or less of rainfall within 24 hours. They are not effective to mitigate flooding from intense storms

or greater than one inch. In 2018 and 2019, storms in Arlington registered two to six inches of rainfall in less than an hour. Rain gardens might be washed away by intensive flooding during major storm events like those. They will not control that level of volume. However, rain gardens could be effective in certain locations and could be part of the conversation. The landscape consultant will discuss this in more detail at the upcoming community meeting. (Waverly Hills participants noted that it could be an interim solution, and that the only thing that continuously washes away from flooding and moves from yard to yard is mulch.)

7. Who created the native seed mix for site stabilization? The County or a seed company? **Seed company.**
8. There is confusion re 'project phasing'. Could we instead discuss actual dates under scheduling? **Calendar dates can also present issues, as the County does not want to promise a date and not meet it.**
9. Is there any update to the dates for demolition of other properties?
   The anticipated date for demo of 4423 18th Street is in May. The County will alert WHCA in advance. The other two houses should be demolished by the end of the year. As previously, the demolitions will be discussed in meetings with WHCA.
10. The contractor already has the right to salvage. Can WHCA encourage recycling/re-purposing – either with the contractor or a sub contractor like Second Chance or Habitat? WHCA has requested this three times.
    DES will check with the demolition contractor to see if they have or plan to salvage. DES will try to address in future contracts.
11. **Landscape Plan -** DES suggested that we work together on the Landscape Plan. **WHCA is tentatively recommending the following schedule/ 4 meetings with DES-does that work? It was agreed that the dates will be discussed in the future.**
    May 15 - Executive Bd discusses committee survey and criteria for Landscape Plan, e.g., maximum water infiltration to alleviate flooding, as little impervious surfaces as possible, design sites as assets to the entire neighborhood, native plants that are low maintenance with non-invasive roots and seasonal color.
    June 18 – DES/ Stormwater Comm. - initial input to DES/landscape consultants including plants.
    July 30 – DES / Stormwater Comm. – review draft landscape plan draft and provide input.
    August 27 – DES / Stormwater Comm. - review draft final landscape plan to send to Exec Board.
    September 10 – Exec Board meets to discuss landscape plan.
    September 18 – DES Presentation / WHCA Meeting to discuss and approve landscape plan.
    Installation date? Fall or Spring *(Stormwater Comm. meetings continue with DES as required.)*

7:30 pm - Questions for DES from the Audience – Q&A

How long will it take the County to implement an attractive plan for the lots? Neighbors are hoping for not more than two years. Why can't the landscape plan be attractive like the garden at Hospice across from the hospital, with benches for quiet use?

DES will discuss at the next meeting of the Stormwater Comm.

Will the County reduce the amount of impervious surfaces, e.g., will they consider taking out part of Upton's paving and replacing it with a permeable material such as gravel or other? DES will check with transportation and provide a response.

Why does the County not change the regulations so that infill projects – such as the large house being built at 4427 19th Road N. – do not contribute to flooding? The site does not appear to have any water remediation. The County increased the stormwater remediation standards on single family lot construction in 2021. The development should include either underground or surface remediation. DES will check.

DPR's forte is maintaining parks. DES's forte is maintaining buildings and road medians. DES is responsible for maintaining the rain garden at the Central Library, but for eight years it has not been maintained. DES will check and get back to us. DES will also send WHCA photos of sites that are well maintained by DES.

The County must consider the runoff from the impervious parking lots along Langston Boulevard in any future development. The flooding begins there and should be stopped on those sites before it continues downhill into Waverly Hills. WHCA will stress this at future site plan review meetings.

7:35 pm – Presentation of Stormwater Comm. Survey Results/Passive Land Uses & Q&A (Julia McCombs Clark)

Passive Function	Agree	%	Disagree	%
Rain garden to educate homeowners / absorbs 30% more water than lawn	25	92.59 %	2	7.41%
Native gardens	24	88.89 %	1	3.70%
Native demo gardens with interpretation - shade, sun, pollinator, etc.	23	85.19 %	4	14.81 %
Lighting on – street only	19	70.37 %	8	29.63 %
Underground vaults (DES said will provide info later in the process)	18	66.67 %	6	22.22 %
Cisterns/rain barrels for watering	18	66.67 %	9	33.33 %
Edge interpretive signage about sites/W Hills	15	55.56 %	10	37.04 %
Once a year neighborhood event without negative impact & with educational benefits	14	51.85 %	10	37.04 %
Dog poop bags on small stand on edge	14	51.85 %	11	40.74 %
Street art trail illustrating Spout Run	12	44.44 %	14	51.85 %
Small garbage receptacles on edges	12	44.44 %	13	48.15 %
Fruit tree orchard (shallow roots without impact on pipes)	12	44.44 %	15	55.56 %

Organic vegetable gardens	8	29.63 %	18	66.67 %
Fencing - retained or removed	8	29.63 %	14	51.85 %
Dog park	4	14.81 %	23	85.19 %

Passive Functions Summary (The County is not opposed to any of these ideas.)
There is support amongst the survey respondents for:

- Natural solutions that require less active/frequent maintenance
  - Rain Gardens: 93%
  - Native Gardens: 89%
  - Native Demo Gardens with "Interpretation": 85%
  - Cisterns: 67%
- Solutions that celebrate the community through art or occasional events
  - Once-a-year Neighborhood Events: 52%
- Promote neighborhood safety or cleanliness (i.e. dog poop bags)
  - Lighting (on street only): 70%
  - Dog Poop Bags: 52%

Active Functions Summary
There is not wide support for any active use of the land; the two most popular suggestions were:

- 30% support the addition of picnic tables (this needs to be further discussed without concrete pads)
- 22% support playground equipment

7:45 pm – Update on **Co LDA permit** for the **Six Plex on 17th Street N.** (Demetra McBride, DES)

DES reported that the request for their action on the Land Disturbance Activity permit has not arrived. It appears that activity under the Expanded Housing Option has slowed, perhaps due to the pending July court case. Neighbors asked whether the alley would need to be paved to allow access per the builder's drawings, which most neighbors oppose, as it has long been a grassy walking trail. There was discussion on who really owns the alley-County or vacated land? DES will ask Transportation and the County attorney and let us know.

7:50 pm – Update on **Lighting Issue on 19th Road** (Puwen Lee, Executive Board)

The glare and light cast into the Kilgallon's house has not been fixed. The County suggested asking Dominion to remove the cobra light. But the glare is not caused by the Cobra, but rather by the shorter Carlyle street light. WHCA recommended to staff that they unscrew the light bulb.

7:55 pm – Update on **Neighborhood Funding**/next First Priority Project meetings in addition to Co Board approval of $626,000 for W. Park (Alex Luchenitser, ArNAC Rep)
The County Board approved the Woodstock Park improvements in March. We await word on the schedule for design and construction-should be built this year. The Neighborhoods Committee has been discussing options for the next priority project, and arrived at further investigation of a bus stop shelter/tree plantings for shade on Cherry Hill Road and Glebe Road and rain gardens on 20th Road between Albemarle and Woodstock (area of affordable housing). Comm. members will do a site walk with County staff at 3 pm on April 23, and will meet via Zoom at 7 pm on April 29. There will be a special meeting of the WHCA via Zoom at 7 pm on May 8 to finalize our recommendations to the

County. The $1 mm pot of funding has an equity component, and these areas are on HUD maps for low to moderate income housing. If WHCA makes a good case for funding, our application could jump the que.
There was a plea from multiple members of the audience to request that the County underground the power lines along Cherry Hill Road to allow for better tree growth. It was agreed that the request will be included in the discussion with the County. It was noted that the undergrounding of power lines at Glebe and Langston Boulevard was paid by County funds, as was the undergrounding of power lines in Cherrydale many years ago.

8:00 pm – Update on **CivFed** April 12 Banquet, Meetings, June 11 Election
(Todd Truitt, Civic Federation Delegate) **Todd was not present – no update.**

8:10 pm – Update on **Upcoming Neighborhood Events - Earth Day April 21, Block Parties**
(Julia McCombs Clark, Events Committee)
LBA's Earth Day Festival on April 21 in front of the Lee Heights Shops will include a table from WHCA on recycling and composting. On June 9th, Julia and Ginna Wetzel will organize a block party on Upton between 19th and 18th Streets N. In August, Kate Herzig and others will host a Block Party on Wakefield Street N. A question from the floor was whether or not the Glebe House owners – per their requirement under the NOVA Conservation Trust – will agree to open up their grounds for a community event. The Events Comm. did not program anything this spring or summer that could be held at the Glebe House. It could be considered for the Fall or Winter, at which time the owners would be asked to participate.

8:15 pm – **June Membership Drive** (Sandi for Paul Holland, Membership VP who is out of town)
Challenge to Exec Board Members to each bring in one or two new memberships. This will be discussed at the May Exec Board meeting and June Annual Meeting. A Waverly Neighborly Newsletter is planned – distribution by Block Captains.

8:20 pm – **June WHCA Election** (Sandi Chesrown, Alex Luchenitser)
Per the Bylaws, the process to begin by April 12. If you are interested in running, please let Sandi or Alex know. (sandrachesrown07@verizon.net) Jennifer and Alex agreed to be the two Executive Board members on the committee; Ginna agreed to be a non-Board member. Alex agreed to Chair the committee and will send out requests for the other committee slots.

8:25 pm – Meeting Adjourns. **Next WHCA Membership Meeting – June 5th,** perhaps in Woodstock Park.