

Four Mile Run Joint Task Force (JTF)

February 22, 2017

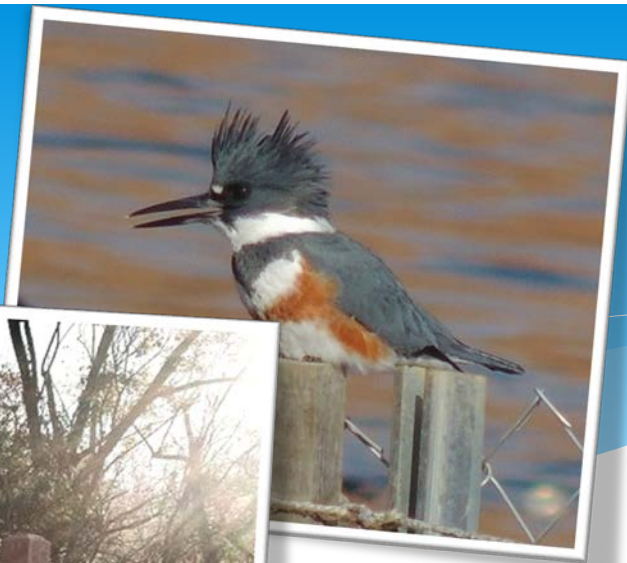
7 – 9:30 P.M.



Four Mile Run Conservatory Foundation

www.FourMileRun.org





Guiding Documents



Four Mile Run Restoration Master Plan



Prepared for:
ARLINGTON COUNTY &
CITY OF ALEXANDRIA

Consultants:
RHODES & HAWELL,
INCORPORATED
CH2M HILL
BIOHABITATS, INCORPORATED
WATERSCAPES / DRESEITL

March 2006

Four Mile Run Restoration Master Plan

www.novaregion.org/DocumentCenter/Home/View/116



Four Mile Run Design Guidelines



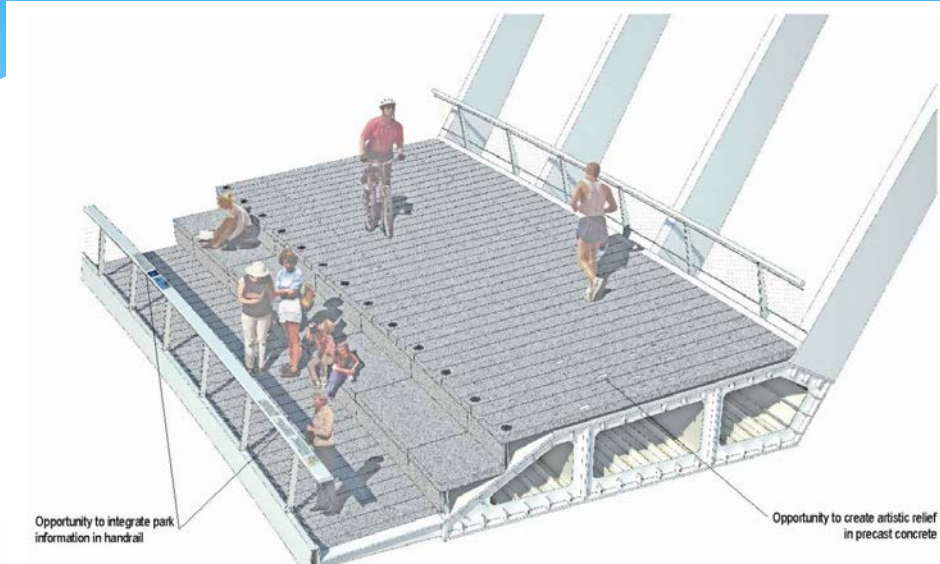
Prepared for:
ARLINGTON COUNTY &
CITY OF ALEXANDRIA

Consultants:
RHODES & HAWELL,
INCORPORATED
CH2M HILL
BIOHABITATS, INCORPORATED
BETTER BLUNDER BELLE

Four Mile Run Design Guidelines

www.novaregion.org/DocumentCenter/Home/View/2144

Pedestrian Bridge



Dominion Transmission Line



Four Mile Run Restoration Project Update



Four Mile Run Restoration Project Overview

Arlington:

- Replace rip-rap (rocks) with native vegetation and create living shorelines
- Create safer streamside access through rock removal and bank re-grading
- Add new overlook platform
- Reconstruct bike trail to current standards

Alexandria:

- * Establish historical tidal wetland condition in Four Mile Run Park
- * Add new trail along wetland edge

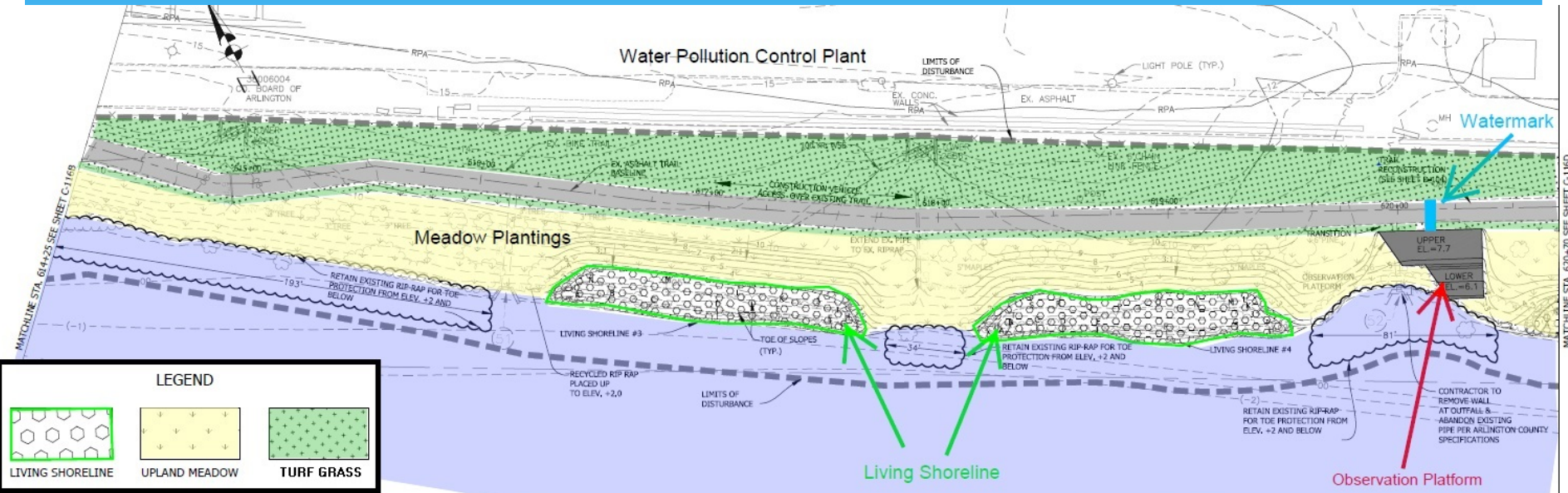


Living Shorelines

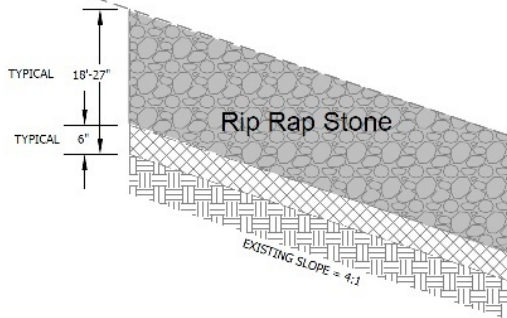
- * Small breakwaters made from stone, sandy soil, and wetland plants
- * Built with rip-rap removed from banks



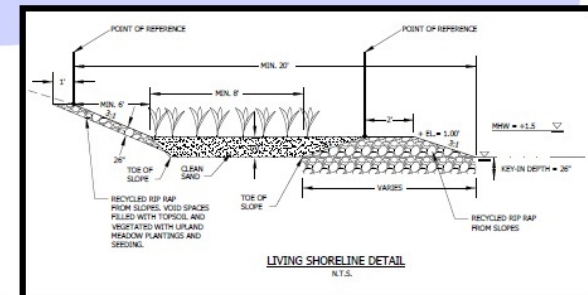
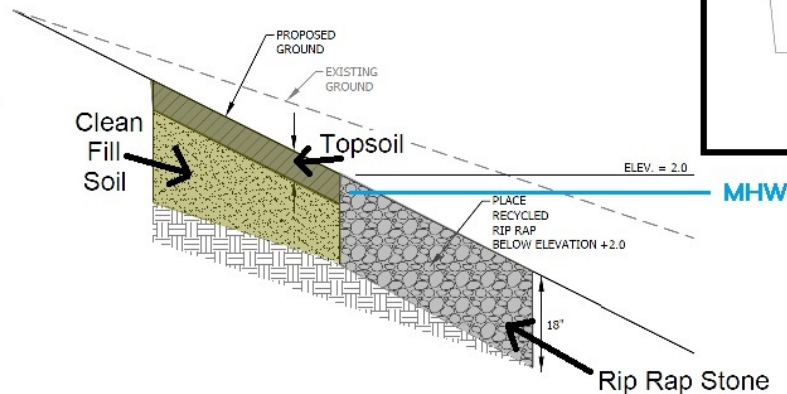
Design Section



Existing Bank Conditions



Restored Bank Conditions



Construction Phases

- * **Phase 1 (completed)**

- Mobilization
- Initial invasive plant treatment
- Trail baseline survey

- * **Phase 2 (Mt. Vernon Ave to S. Eads St.)**

- Remove rip rap
- Construct living shorelines, retaining walls, and observation platform
- Install tide valves
- Trail reconstruction and watermarks

- * **Phase 3 (S. Eads St. to Route 1)**

- Remove rip rap
- Construct living shorelines
- Trail reconstruction

Current Status

- * Construction began September 2016
- * Initial invasive plant treatment completed
- * Five (5) of nine (9) living shoreline structures are built (no plants yet)
- * Geocell retaining walls are in progress
- * Rip rap removal from streambanks in progress
- * Topsoil placement with temporary and long term seeding underway
- * Estimated time to complete – Fall, 2017
- * Work is progressing on schedule

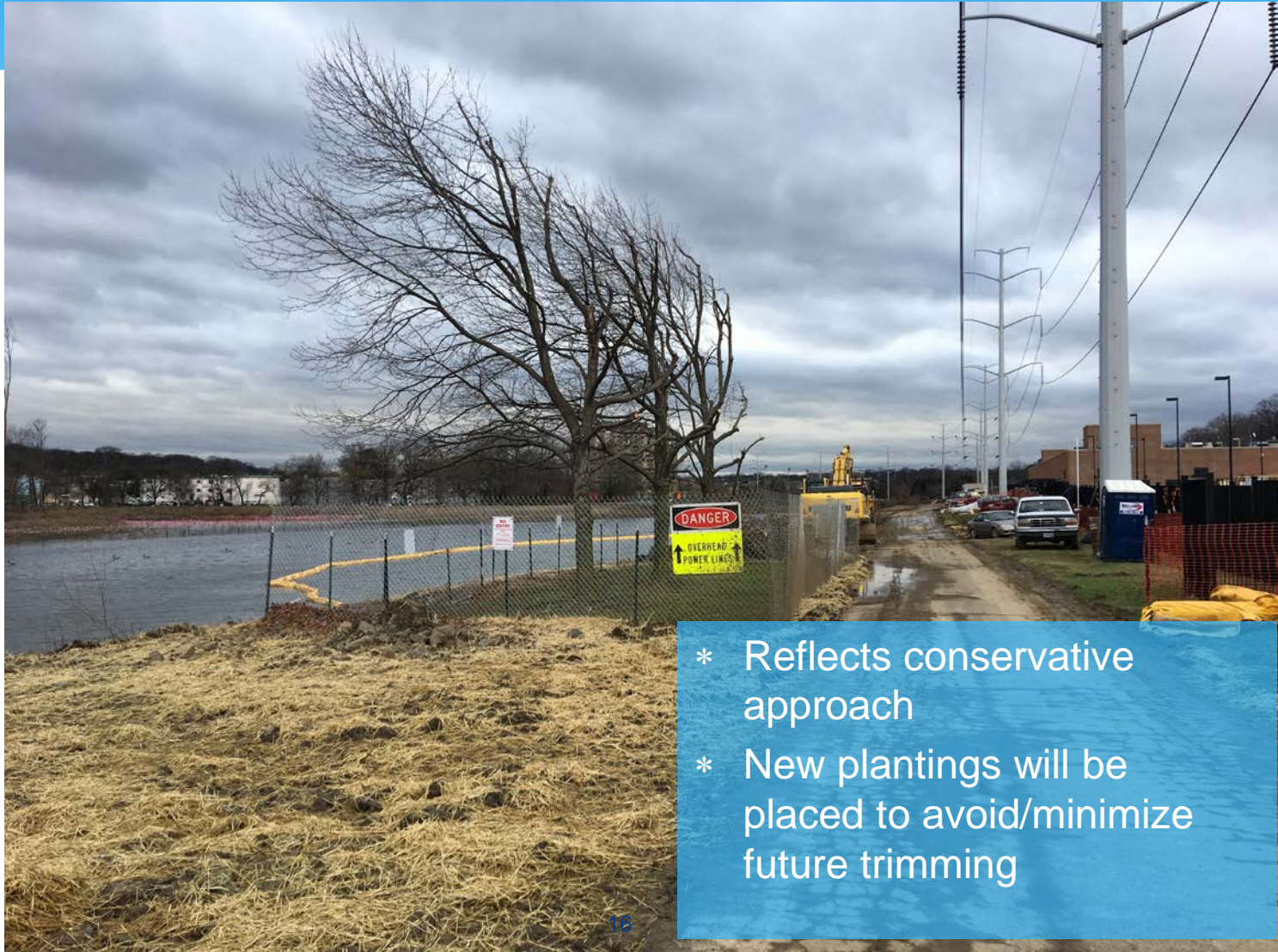
Living Shorelines 1 and 2



Retaining Wall Construction



Dominion Tree Trimming



Restoration plantings

- * Living shoreline: Arrow Arum, pickerelweed, broadleaf arrowhead, river bulrush, common three-square



Pickerelweed



Arrow Arum



Three-square

- * Upland meadow: Eastern smooth beardtongue, common milkweed, bee balm, grass leaved goldenrod, black eyed susan



Bee balm



Beardtongue



Black eyed susan

Upcoming Activities

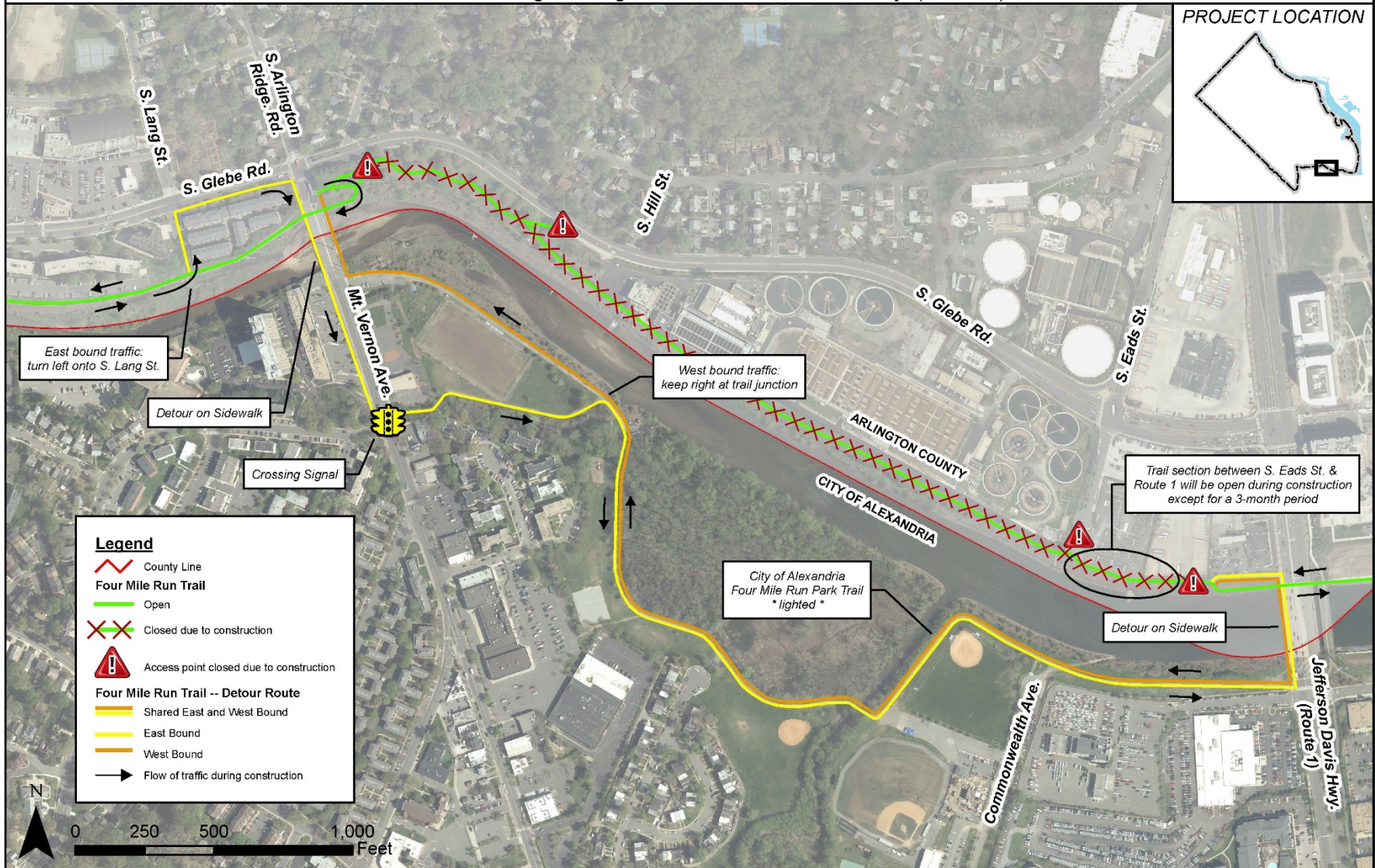
- * Continue work on living shorelines and retaining walls
- * Begin foundation work for observation platform
- * Install two tide valves for stormwater outfalls
- * Continue topsoil placement and seeding
- * Phase 3 to begin February 27th – 3 month trail closure (may be completed before Phase 2 ends)
- * Wetland and landscape planting to occur in spring and fall

TRANSPORTATION

Four Mile Run Trail -- Construction Detour Plan

Between S. Arlington Ridge Rd. & Jefferson Davis Hwy. (Route 1)

PROJECT LOCATION

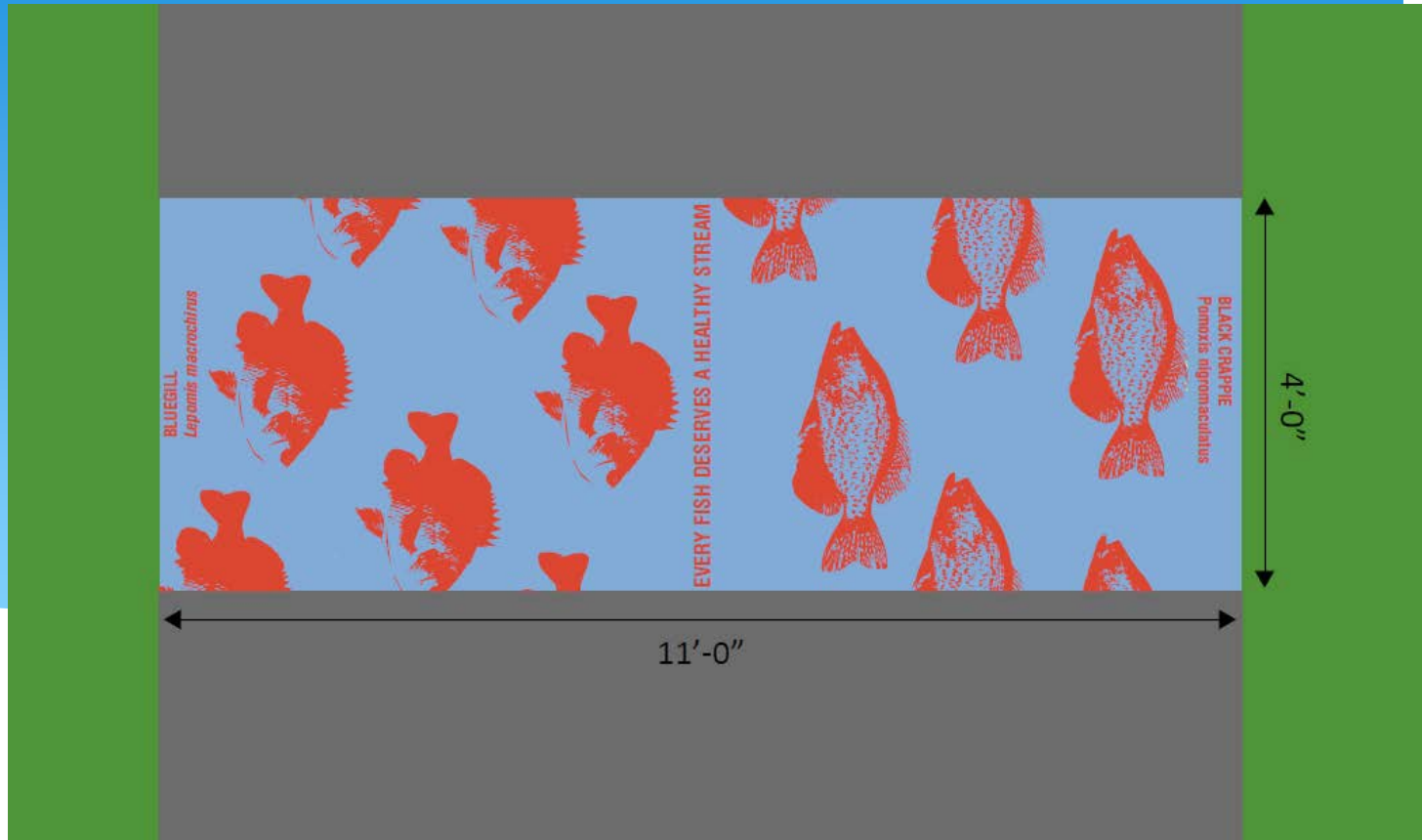


Watermark Design

12 watermarks placed over culverts

Thermoplastic material

Designs highlighting aquatic life

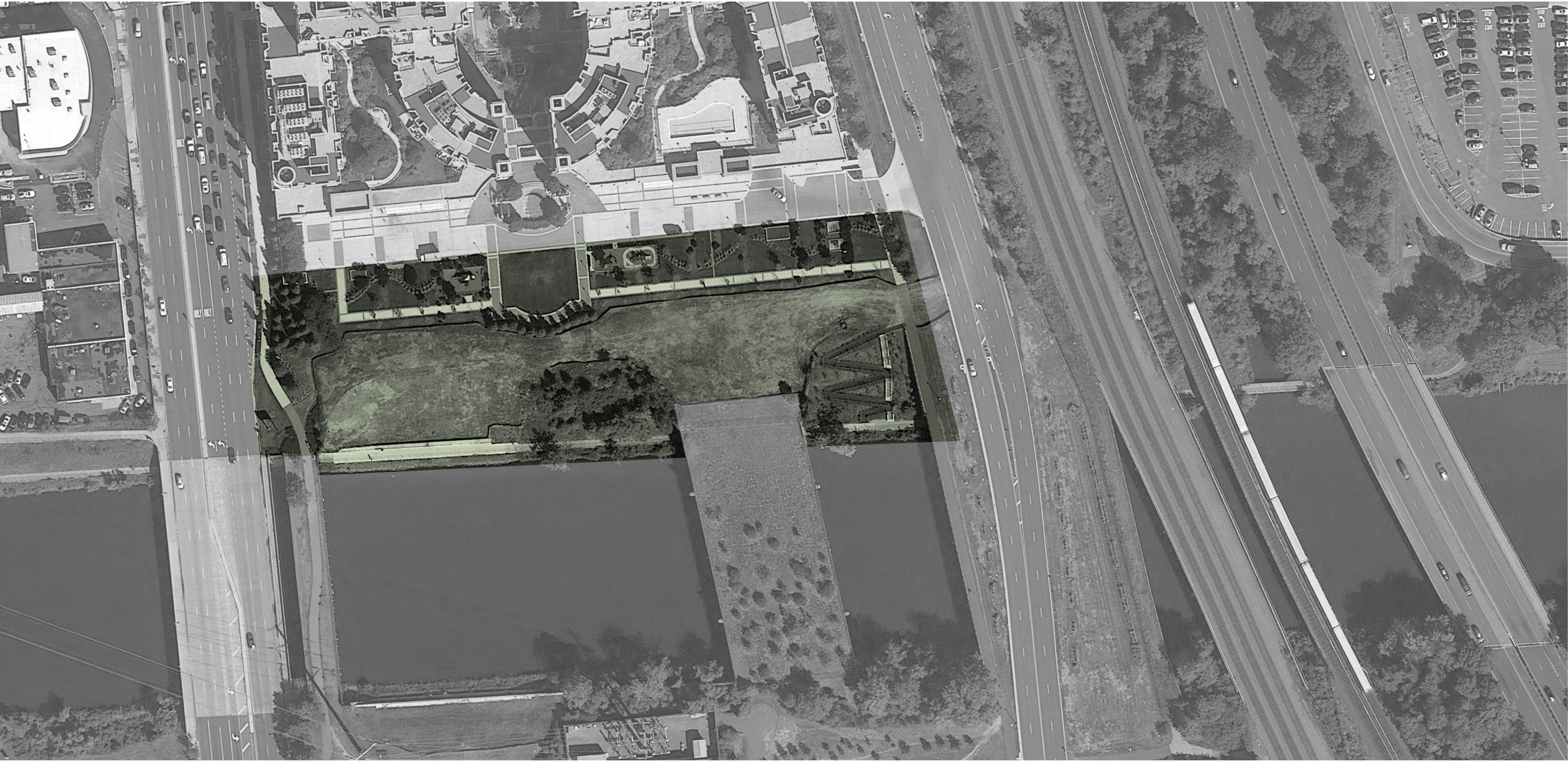


Questions?

SOUTH PARK

MASTER PLAN AND CONCEPT DESIGN

FEBRUARY 22, 2017



AGENDA

1. Project Background
2. Planning History
3. Regional Context
4. Existing Conditions
5. Opportunities and Constraints
6. Park Precedents & Programming Ideas
7. Next Steps
8. Discussion / Feedback

PROJECT TEAM

ARLINGTON COUNTY

CLIENT

RHODESIDE AND HARWELL

LANDSCAPE ARCHITECTURE & URBAN DESIGNER

KITTLESON AND ASSOCIATES

CIVIL ENGINEER

HOWARD + REVIS DESIGN

INTERPRETIVE SIGNAGE DESIGNER

KOHNEN - STARKEY INC.

COST ESTIMATOR

STAKEHOLDER OUTREACH

THE FOUR MILE RUN AGENCY COORDINATION GROUP (ACG)

THE JOINT TASK FORCE

Four Mile Run Joint Task Force (JTF), Liz Birnbaum, Co-Chair
Four Mile Run Joint Task Force (JTF), Judy Noritake, Co-Chair

THE COMMUNITY

Potomac Yards Property Owners Association (POA)
Potomac Yards Community Manager, Marco Torrey
Eclipse on Center Park Home Owners Association (HOA), M. Margaret Pratt, President
The Eclipse on Center Park Condominium, Samer Naoum, General Manager
Crystal City Children’s Center, Luellen Matthews, Director

SURROUNDING CIVIC ASSOCIATIONS

Crystal City Civic Association, Christer Ahl, President
Aurora Highlands Civic Association, Natasha Atkins, President
Arlington Ridge Civic Association, Arthur Fox, President
Long Branch Creek Civic Association, Lindsay Demidovich, President

ADVISORY GROUPS & COMMISSIONS

Park and Recreation Commission (PRC), Caroline Haynes, Chair
Sports Commission, Heather Coccozza, Chair
Urban Forestry, Nora Palmatier, Chair
Natural Resources Advisory Group (NRJAG), Caroline Haynes, Chair
Environment and Energy Conservation Commission (E2C2), Christine Ng, Chair
Pedestrian Advisory Committee (PAC), Pamela Van Hine, Chair
Bicycle Advisory Committee (BAC), Gillian Burgess, Chair
City of Alexandria, Department of Recreation, Parks and Cultural Activities

PARK MASTER PLAN BOUNDARY



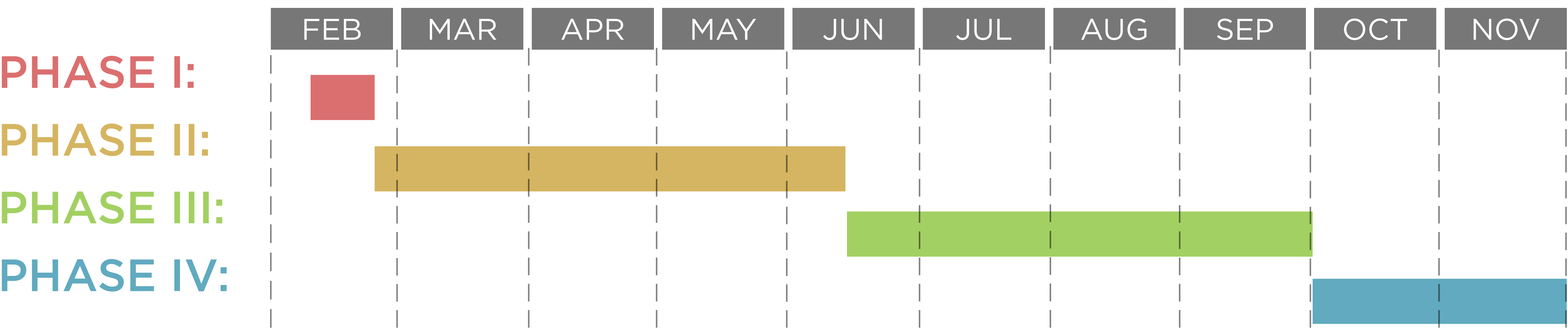
PROCESS & SCHEDULE

PHASE I: Data Collection & Assessment

- PHASE II:** Community Visioning and Concept Development
- Community Meeting #1 (Feb 22, 2017)
 - Community Meeting #2 (TBD)
 - Preliminary Park Concepts
 - Community Meeting #3 (TBD)
 - Civic Engagement Online Survey
 - Draft Park Concept Plan
 - Community Meeting #4 (TBD)
 - Park Master Plan

PHASE III: Commission Review and Concept Refinement

PHASE IV: Plan Adoption



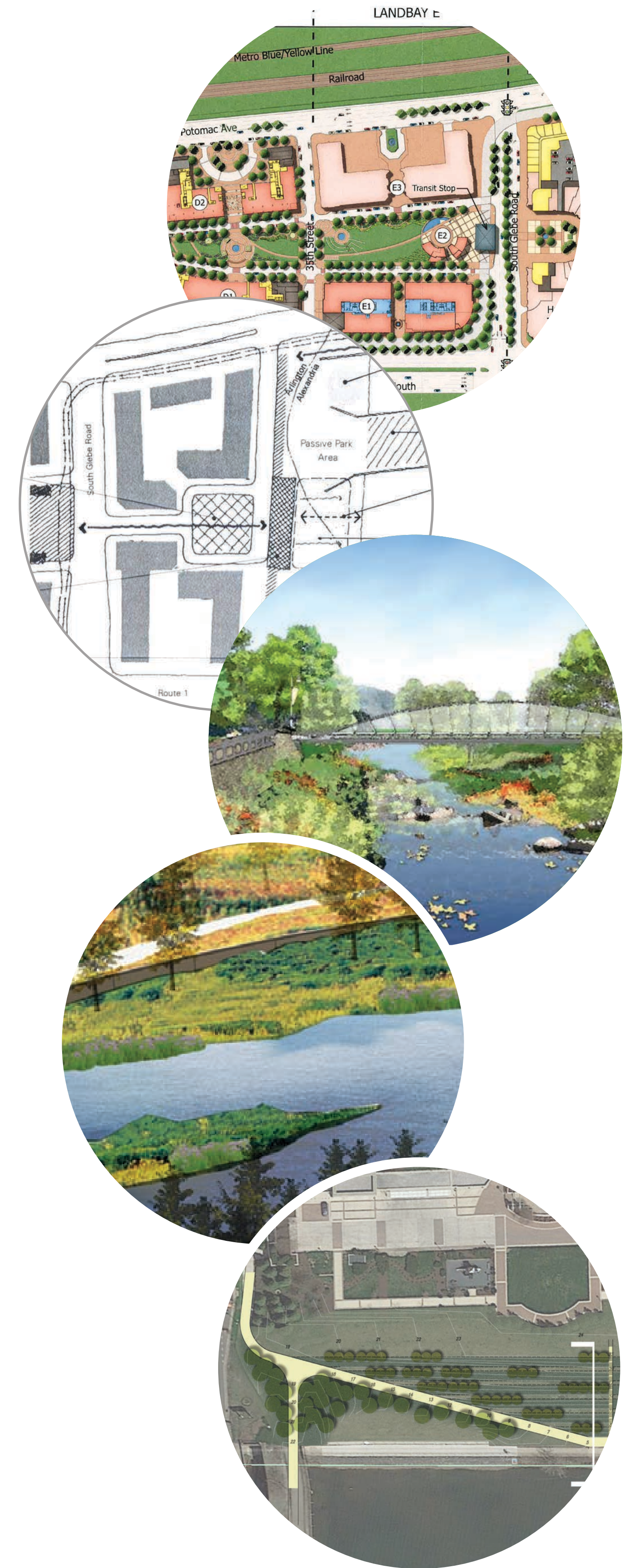
PROJECT FUNDING

1. Park Master Plan Design = \$205,000
2. Multi-Use Trail, Design and Construction = \$750,000
 - The trail is 80% funded by a Federal Transportation Alternative Grant with 20% County match.
3. Park Construction = \$2.4 million, estimated for 2022



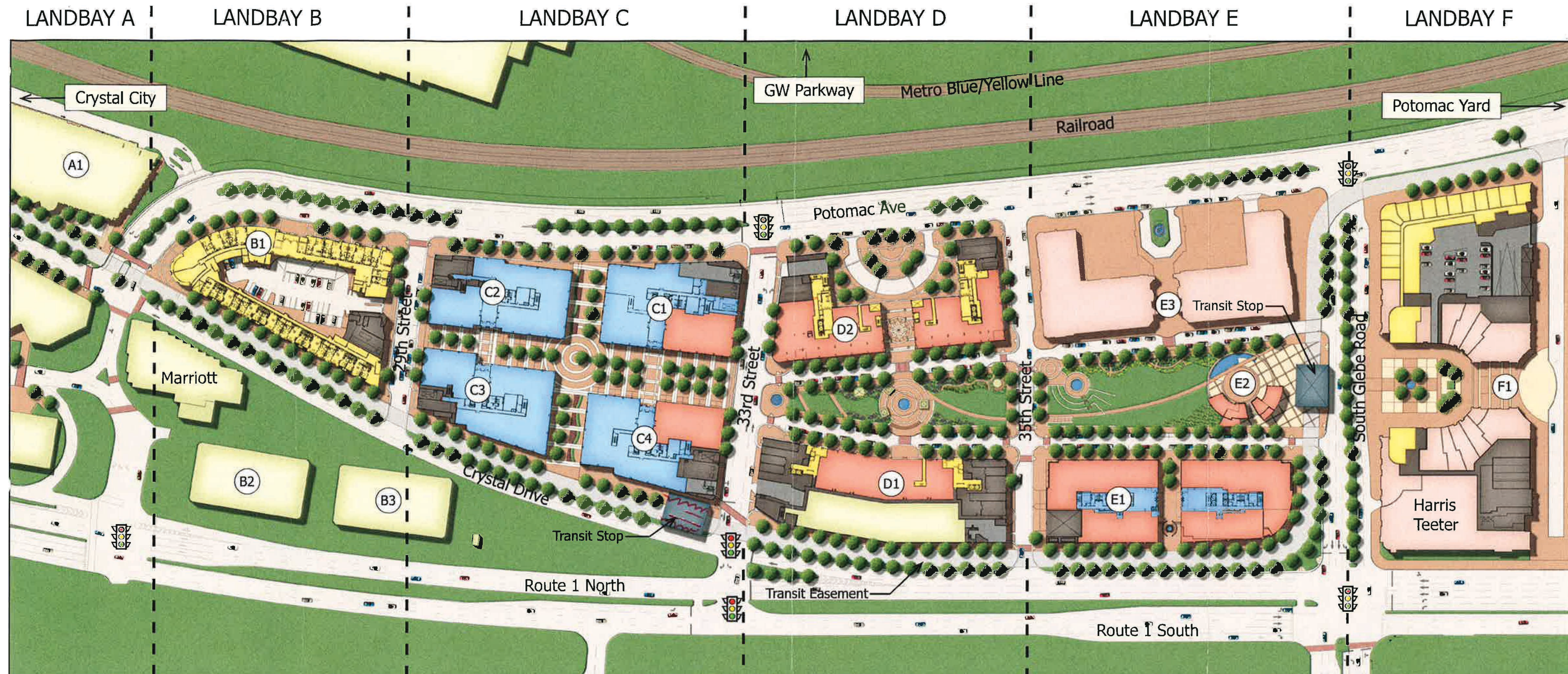
PROJECT PLANNING HISTORY

1. 2000 Potomac Yards Phased Development Site Plan
 - Started the process of developing Potomac Yards with mixed use development in several phases.
2. 2001 Potomac Yard Design Guidelines
 - To provide Design Guidelines for the public spaces associated with the Potomac Yards development.
3. 2006 Four Mile Run Restoration Master Plan
 - To provide a framework and vision for future changes in the Four Mile Run corridor.
4. 2009 Four Mile Run Restoration Design Guidelines
 - To supplement the Master Plan by adding greater clarity and specificity to its overarching ideas and a visual and physical character for future improvements to the Four Mile Run stream corridor.
5. 2016 Potomac Yard Four Mile Run Connector Study
 - To study potential linkage to Four Mile Run bike trail.



PROJECT PLANNING HISTORY

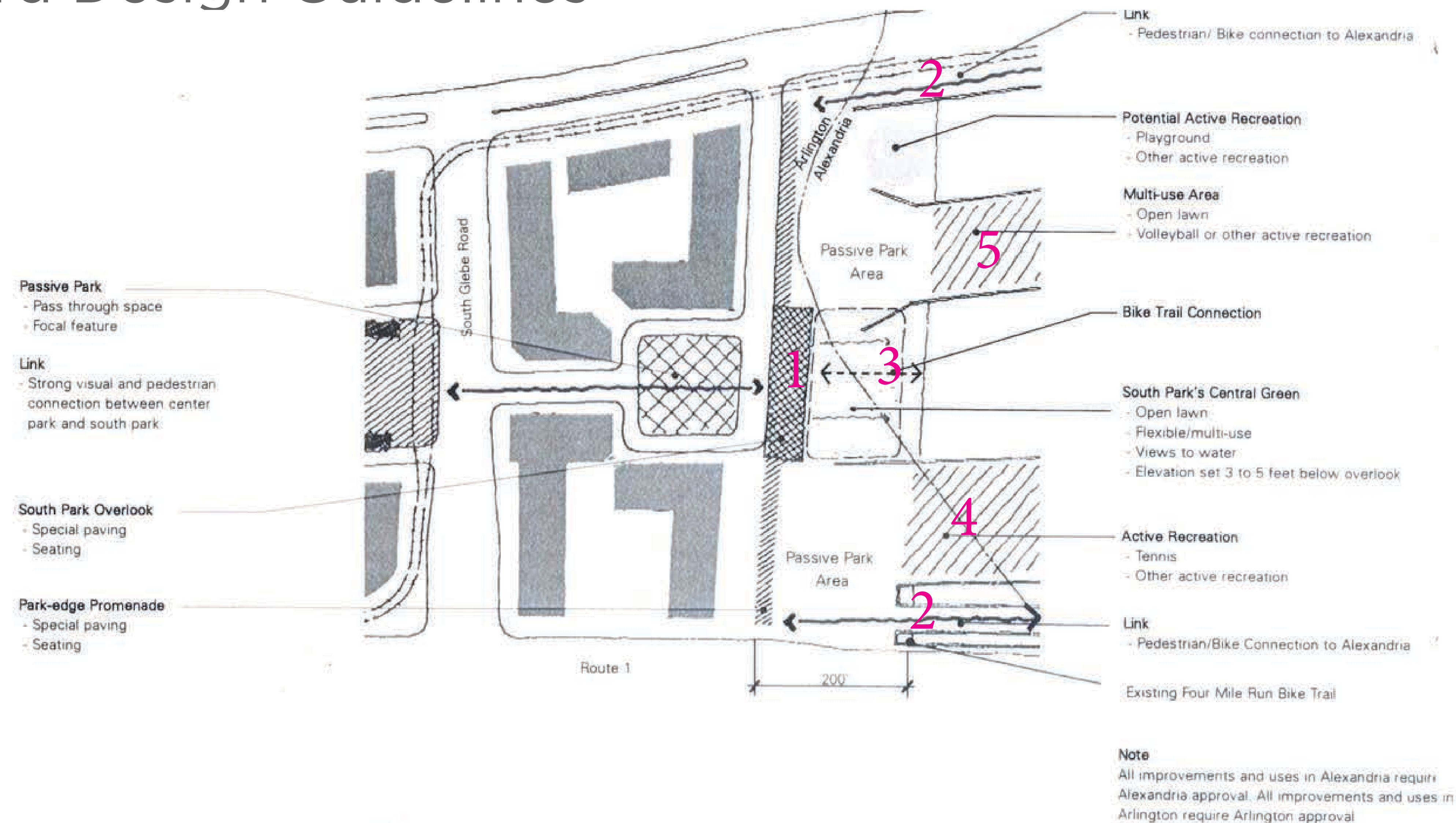
2000 Potomac Yards Phased Development Site Plan



1. The Potomac Yards Phased Development Site Plan (PDSP) was approved by the County Board in 2000.
2. This approval allowed the developer to begin the process of tearing down the existing structures and to build the development, which is a mixed use (residential & commercial) cluster of buildings.
3. The entire Potomac Yards site is being built in phases, so Land Bay D & C are not yet constructed.

PROJECT PLANNING HISTORY

2001 Potomac Yard Design Guidelines



1. To create South Park overlook with special paving and seating.
2. To provide pedestrian/bike connections.
3. To provide a central green space.
4. To provide active recreation. (Bridge now demolished)
5. To provide multi-use area with open lawn and other active recreation.

PROJECT PLANNING HISTORY

2006 Four Mile Run Restoration Master Plan

FOUR MILE RUN STREAM RESTORATION
AND BANK NATURALIZATION UNDER CONSTRUCTION

SOUTH PARK
PROJECT SITE



Goals

1. Flood Protection

- Provide a minimum 100-year event flood protection.
- Consider flood protection for areas not currently protected.

2. Environment

- Create a “dynamically stable stream channel” using natural stream channel design techniques.
- Improve corridor habitat and ecology to support native terrestrial and aquatic plant and animal species.

PROJECT PLANNING HISTORY

2006 Four Mile Run Restoration Master Plan



Goals

3. Aesthetics and Design

- Encourage urban design that improves aesthetics and viewshed opportunities and reflects the excitement of the community.
- Incorporate both green design principles and creative urban design for all watershed and design development solutions.

4. Recreation and Urban Life

- Enhance existing recreation and create new recreational opportunities to afford interaction with the waters of Four Mile Run.
- Appropriately develop urban life opportunities along the Four Mile Run Corridor within the context of overall project goals.

PROJECT PLANNING HISTORY

2006 Four Mile Run Restoration Master Plan



Goals

5. Integration and Balance

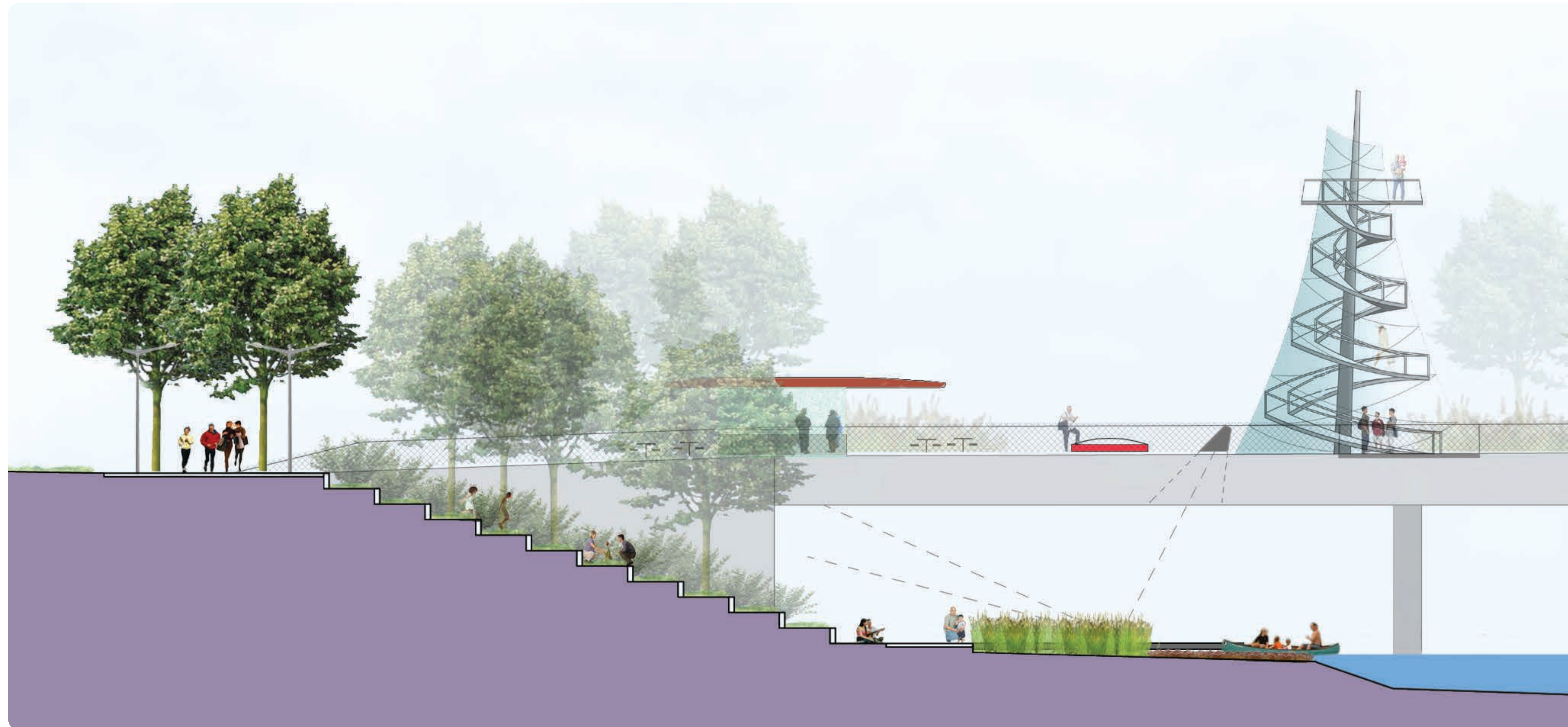
- Create a balance between the natural elements of the restored corridor and urban activity areas in order to create a lively, safe and well-used public space.
- Connect and integrate the project development with the surrounding communities by coordinating with ongoing planning efforts.

6. Access and Connectivity

- Create an accessible place for people to reconnect with water and nature within an urban context.
- Increase pedestrian and bicycle access to create connectivity between communities in a non-motorized mass transit corridor.

PROJECT PLANNING HISTORY

2006 Four Mile Run Restoration Master Plan



Goals

7. Education and Interaction

- Provide interpretive opportunities to educate and inform the public about the stream corridor.
- Stress interrelatedness of positive individual, institutional, and political action with improved water quality and habitat.

8. Planning Horizon

- Think big - create a plan that provides the parameters of change over time as opportunities become available.
- Provide a mix of short-term discrete improvements blended with long-term large scale corridor changes.

PROJECT PLANNING HISTORY

2009 Four Mile Run Design Guidelines



Design Language

Infrastructure Re-use and Modern Rustic: A Composite Approach

- Harmonizing new elements with both existing structures and natural landscape elements
- Creating a distinctive sense of place within existing framework
- Enabling the design language to evolve with technological advancement
- Allowing for natural weathering and wear without sacrificing the intended appearance
- Emphasizing minimal maintenance and impact on resources
- Maximizing the use of recycled materials

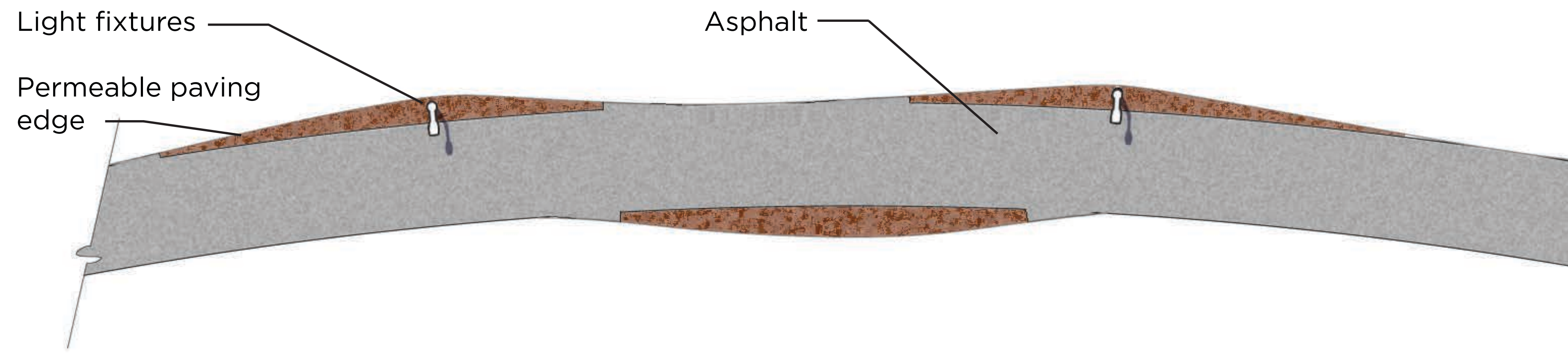
PROJECT PLANNING HISTORY

2009 Four Mile Run Design Guidelines

Design Details

Permeable Paving Edge

The paving of the commuter and community trails are unified by this curvilinear edge treatment. Made of permeable paving material, this decorative edge also collects stormwater runoff from the path and directs it to underground drainage or storage areas.



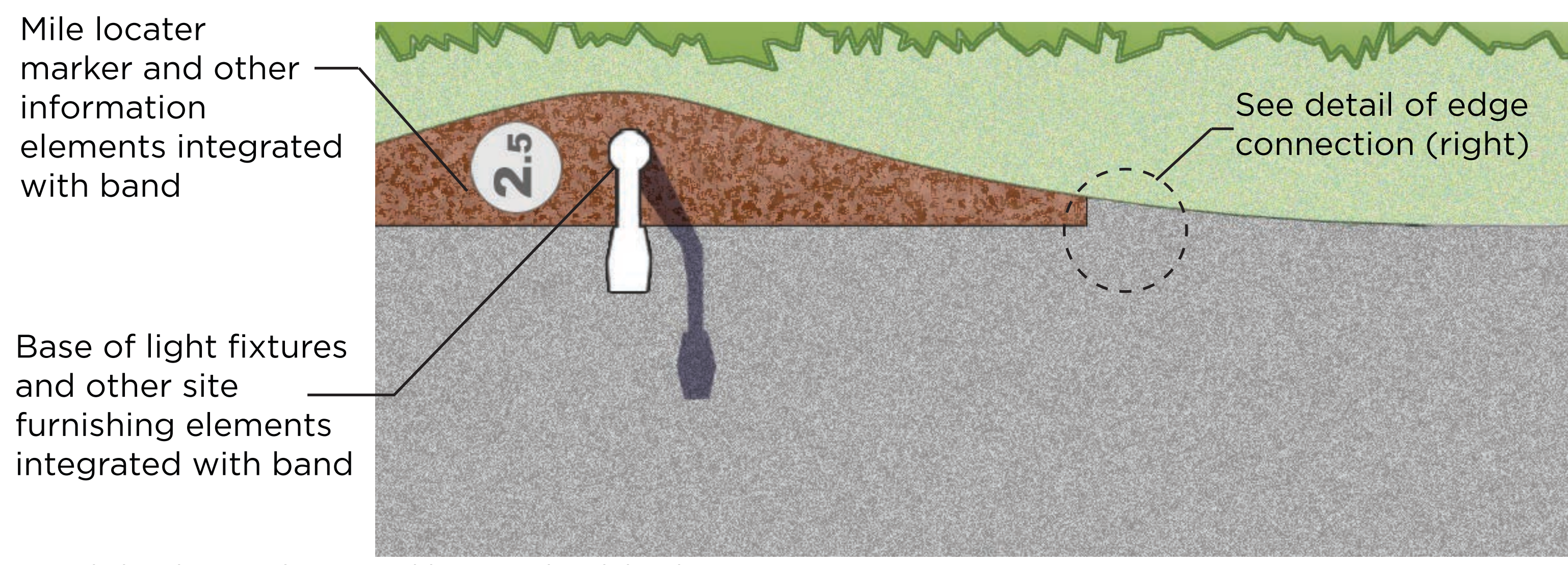
Typical plan of trail with permeable paving band.



Example of permeable paving next to an asphalt pathway.

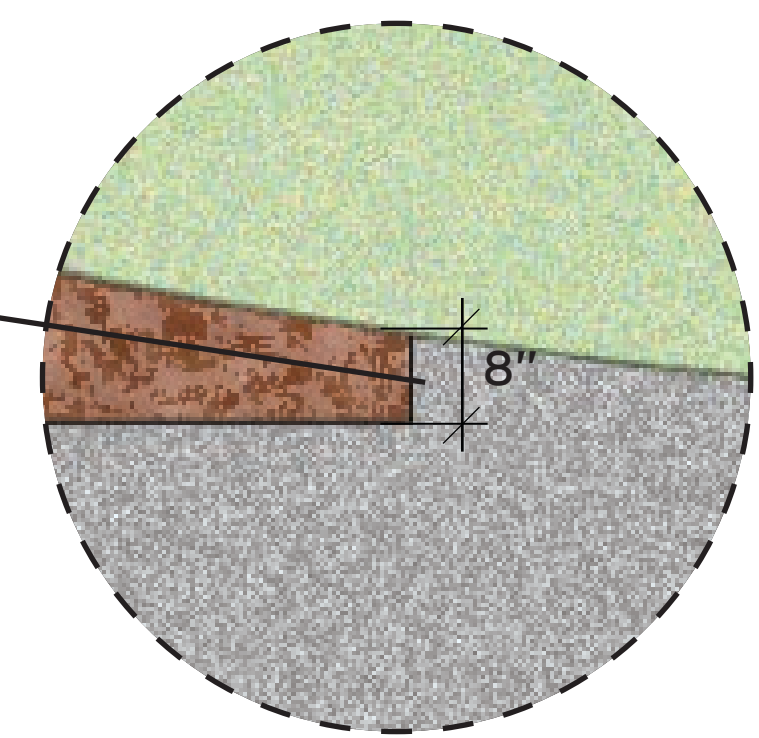
Organizational and Informational Elements

The permeable paving edge treatment also contains the site furnishing, lighting, signage and other possible informational elements that are located adjacent to the trails. This will minimize the need to mow or maintain around these objects and keep them out of the path of pedestrians and cyclists.



Typical plan showing the permeable paving band detail.

The edge connection of the asphalt path is designed to eliminate a narrow point which would be difficult to construct



Thematic and Artistic Elements

The permeable paving edge creates opportunities for the introduction of thematic elements or the development of public art projects that relate directly to Four Mile Run. These examples depict applied or embedded elements that could be incorporated into the permeable paving.



Incised graphics, text or numbers



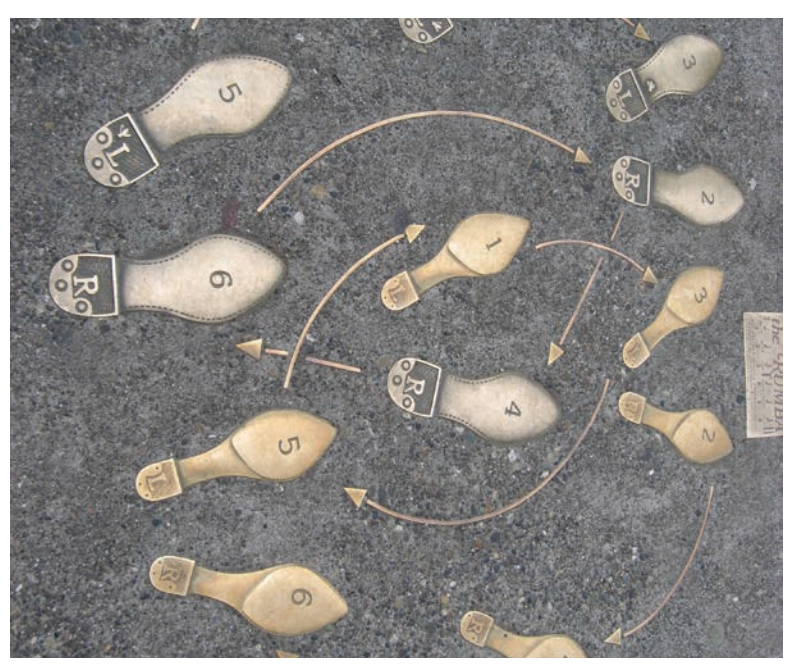
Surface applied graphics, text or numbers



Color and textural changes in pavement



Embedded recycled materials



Embedded sculptural elements



Lighting elements integrated into the paving

PROJECT PLANNING HISTORY

2009 Four Mile Run Design Guidelines

Material Recommendations

Cast-In-Place Porous Concrete and Asphalt

The open matrix of these materials allows water to flow quickly through the top layer into an aggregate sub-base below.

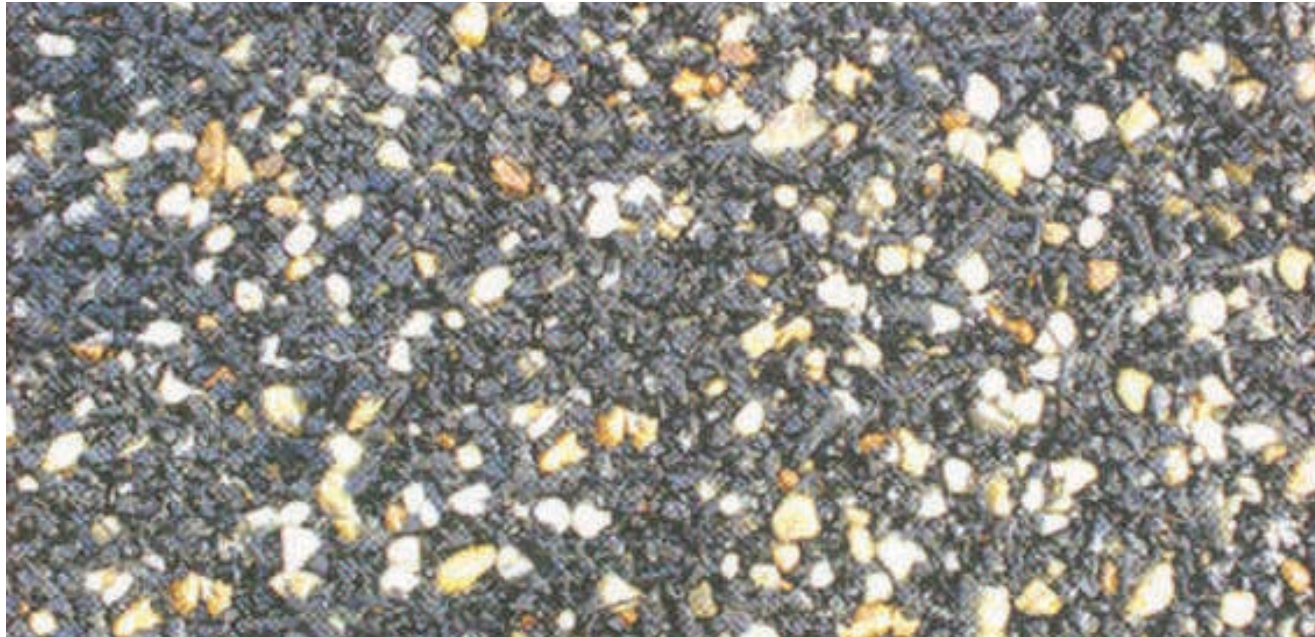
* See maintenance requirements for permeable surfaces



Cast-In-Place Porous Recycled Rubber

The recycled material comes in many color options and has surface resiliency.

* See maintenance requirements for permeable surfaces



Permeable Pavers

Many shapes and color options of interlocking, permeable pavers are available. Those with smaller joints that allow the water to pass through to the aggregate sub-base below are preferred.

* See maintenance requirements for permeable surfaces



Stone

Crushed stone, gravel or natural cleft flagstone set on an aggregate base make durable porous paving in areas where high-traffic wheelchair access or other vehicle access is not required. Where this material is used adjacent to mowed lawn, a steel edge/bed divider is required.

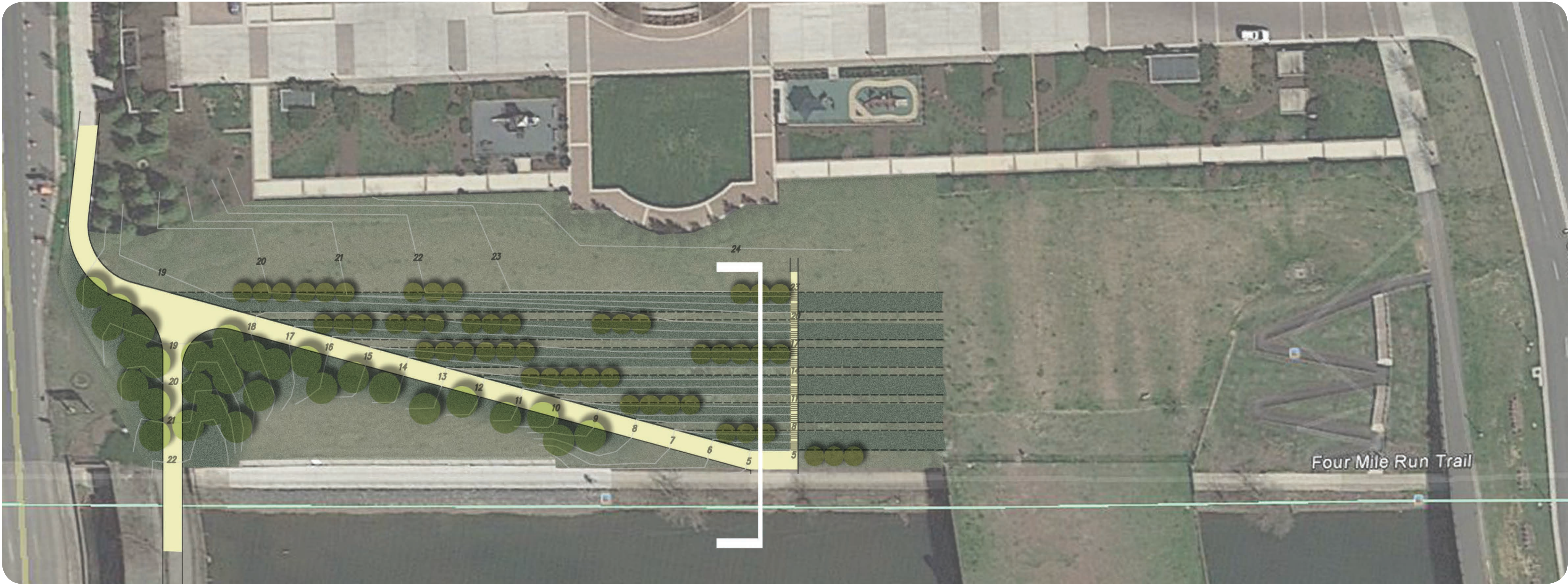


Maintenance Requirements for permeable surfaces

- Permeable paving requires minimal but regular maintenance to keep the voids between the aggregates free of fine debris. This may require periodic sweeping and vacuuming or low pressure washing to remove organic materials, such as decomposed leaves or soil. The frequency of maintenance will depend on the conditions, and how much loose debris is deposited on the paving.
- To minimize sediment deposits, it is important to stabilize any exposed soil uphill of the permeable paving system. Regular maintenance and replanting, if necessary, is required for planting areas adjacent to or upland of the permeable paving areas.
- If snow removal is required for permeable paving, the use of sand or other granular de-icing materials should be avoided, as it may result in clogging the voids in the paving.
- For permeable unit systems, periodic replacement of the aggregate fill may be required to supplement material that is washed or worn away.

PROJECT PLANNING HISTORY

2016 Potomac Yard Four Mile Run Connector Study



PRECEDENTS



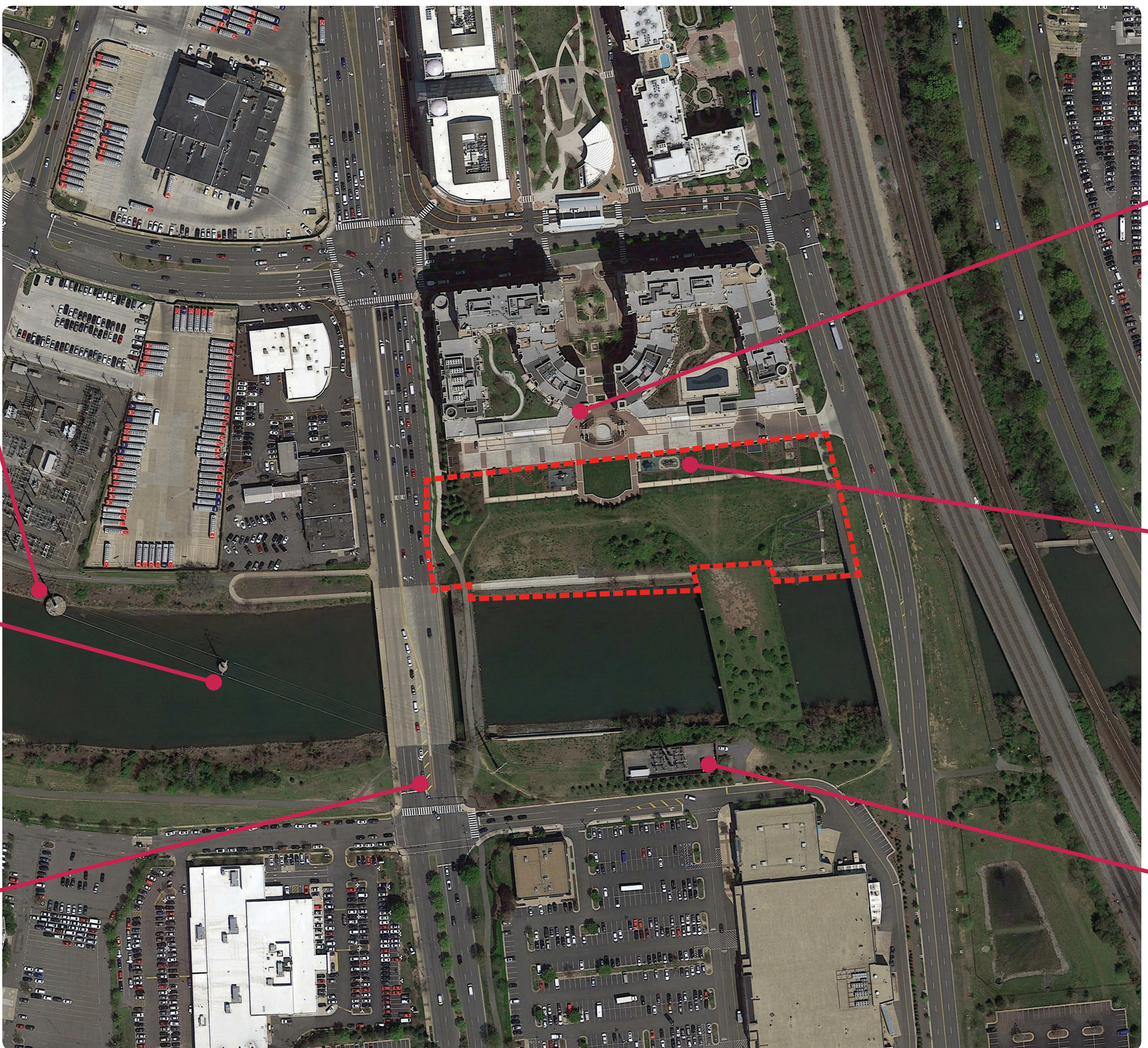
PREFERRED ALTERNATIVE

REGIONAL CONTEXT - Nearby Parks and Green Spaces

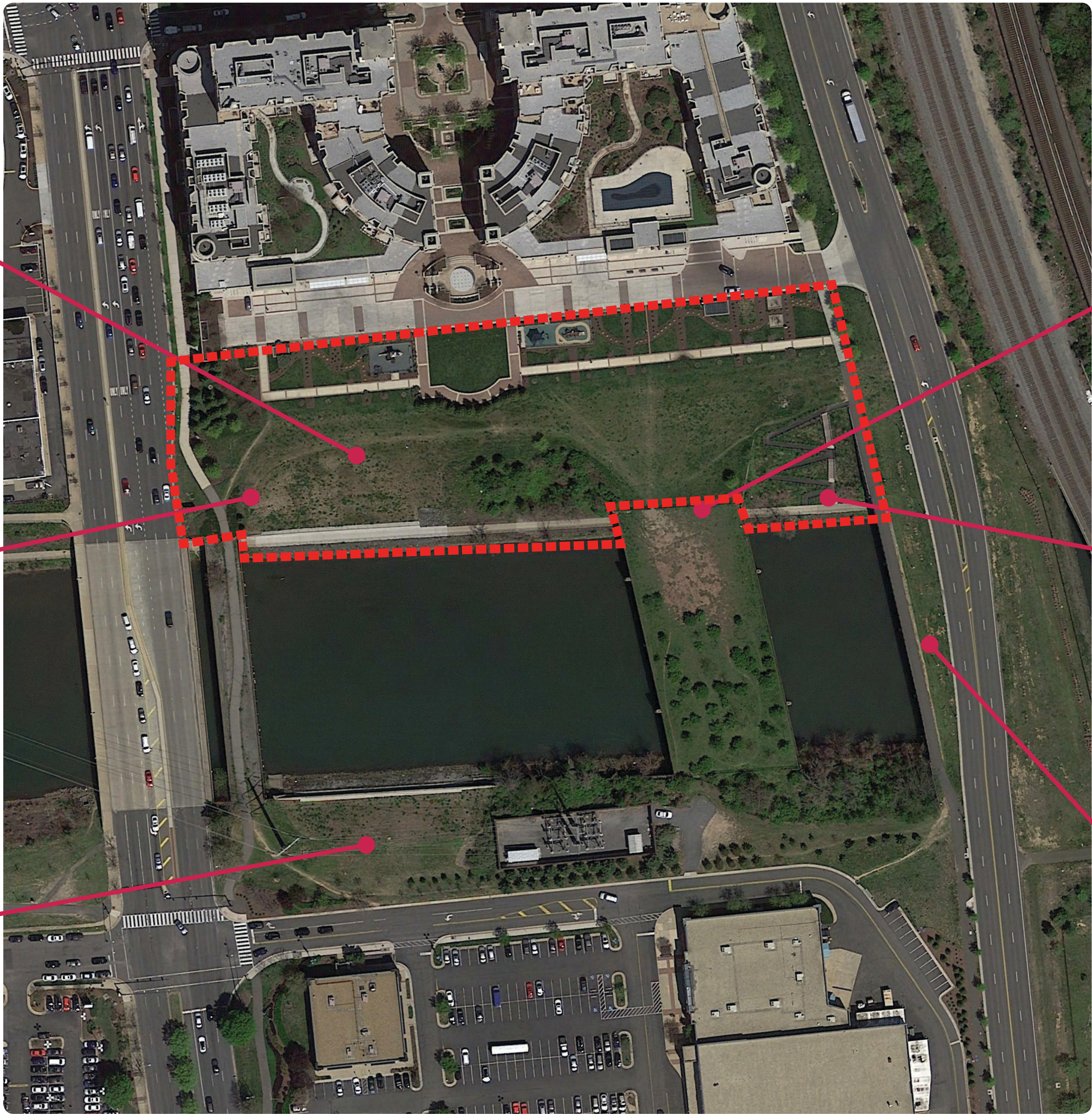


- EXISTING GREEN SPACE
- FUTURE PLANNED OPEN SPACE

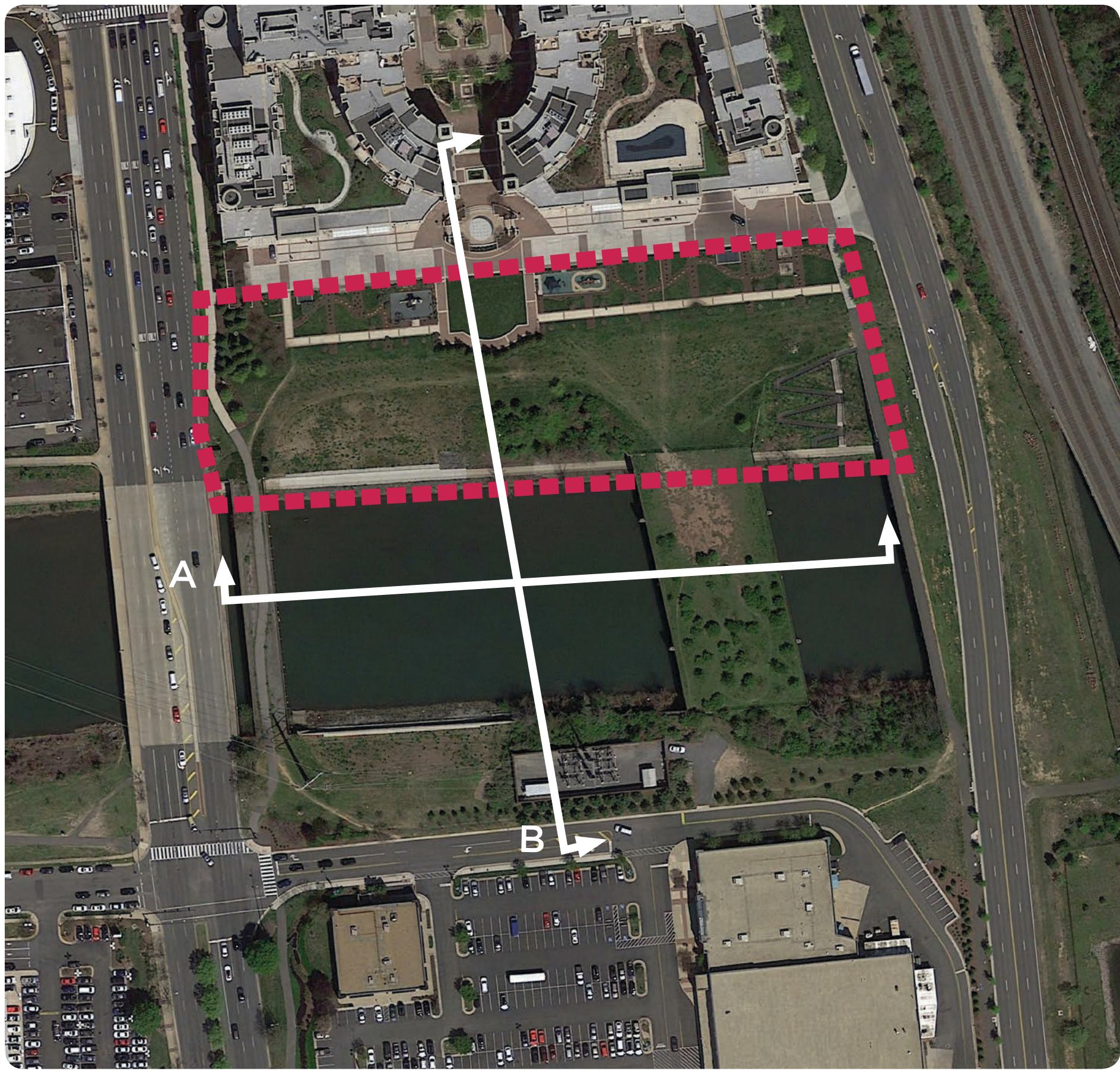
EXISTING CONDITIONS - Edges



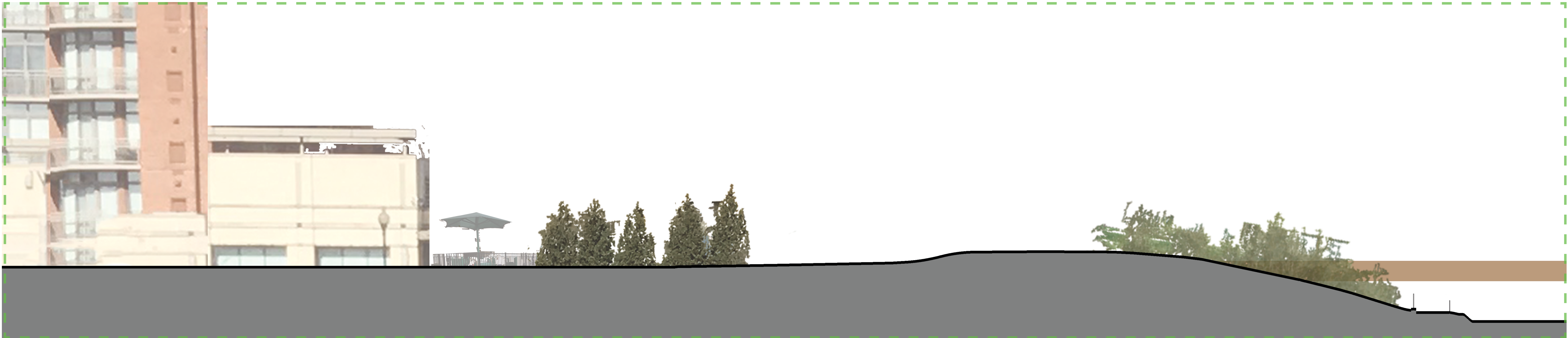
EXISTING CONDITIONS - Site Character



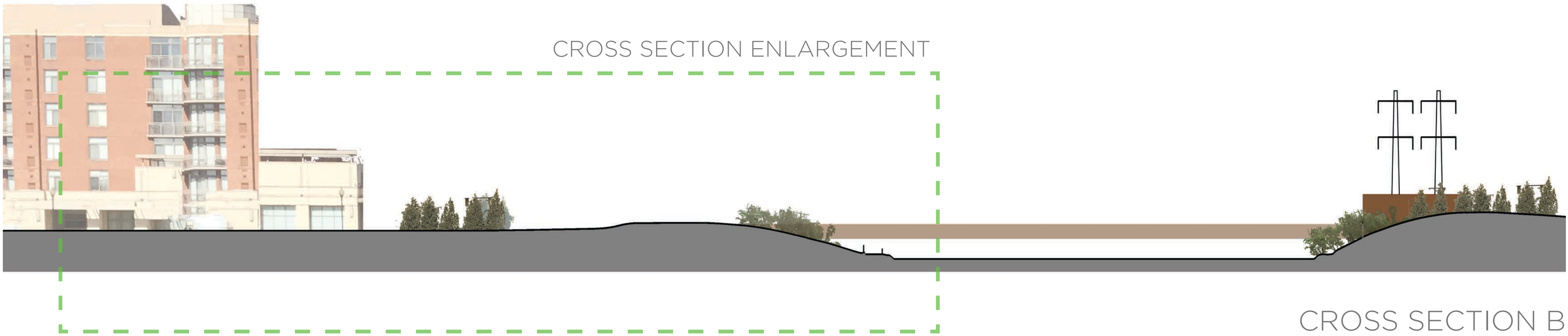
EXISTING CONDITIONS - Sections



CROSS SECTION ENLARGEMENT

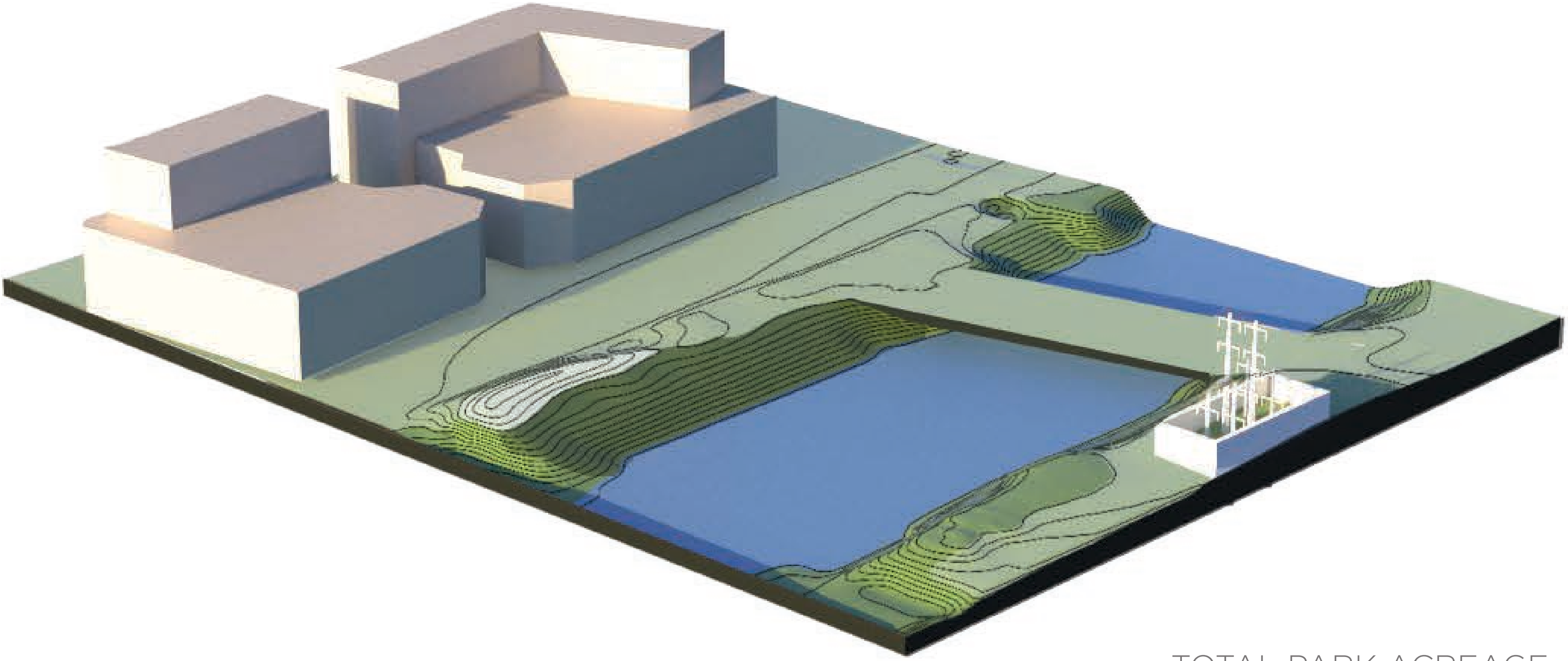
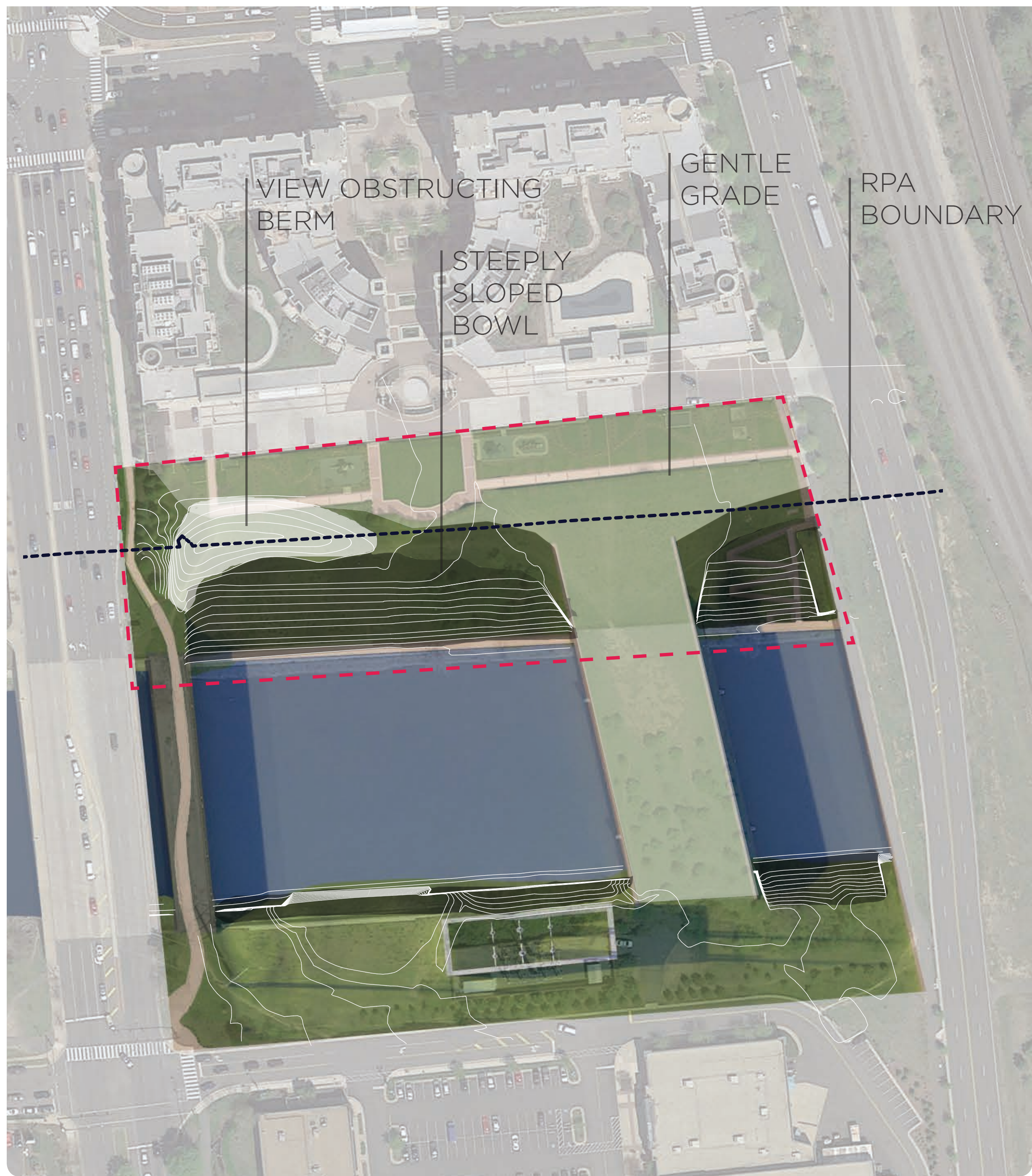


CROSS SECTION A
SCALE 1"=40'-0"



CROSS SECTION B
SCALE: 1"=40'-0"

EXISTING CONDITIONS - Topography

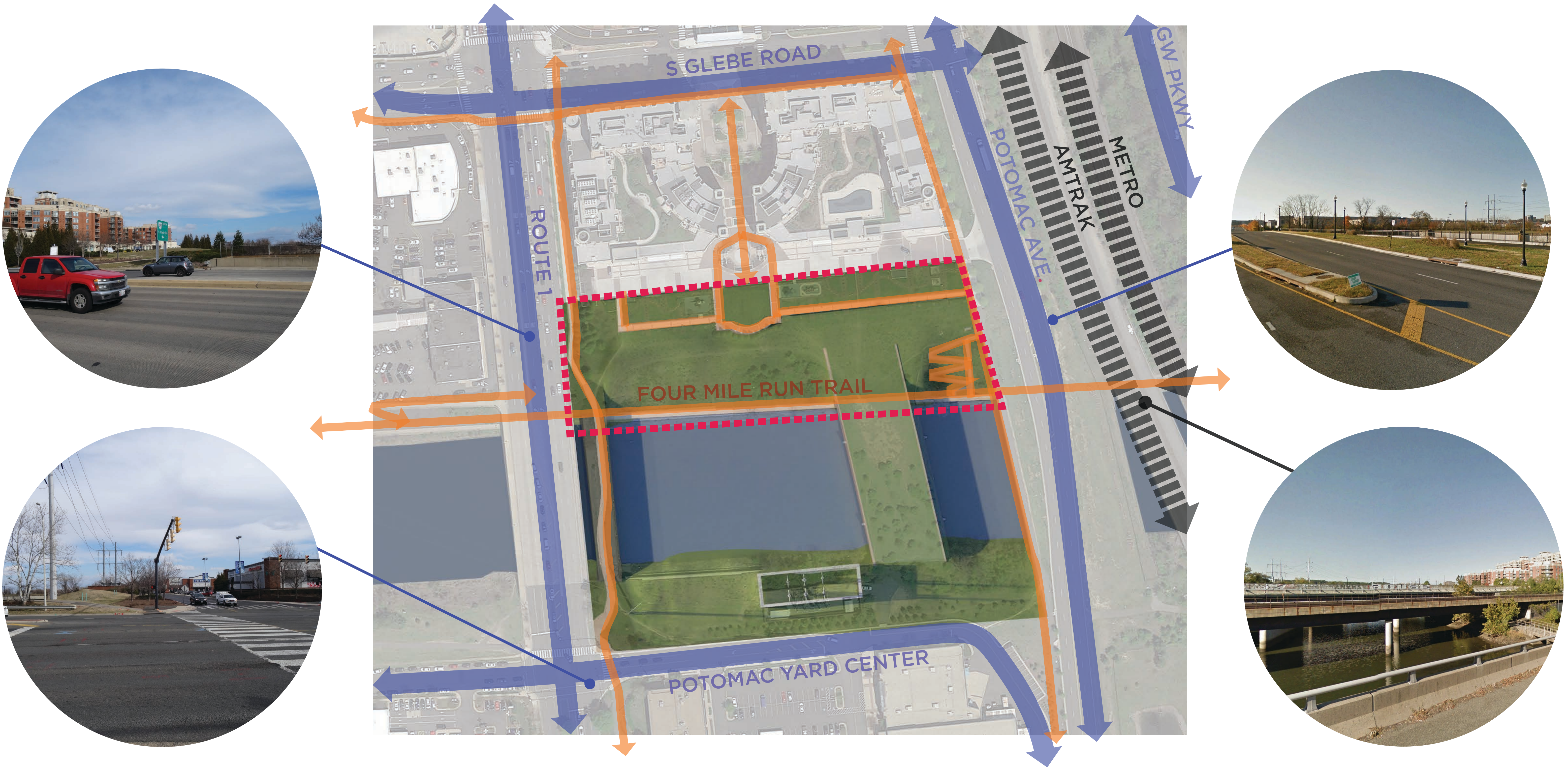


TOTAL PARK ACREAGE:
3.67 AC

GENTLE-SLOPED
PARK SPACE:
2.36 AC

STEEP-SLOPED
PARK SPACE:
1.31 AC

EXISTING CONDITIONS - Circulation



RAIL TRANSIT

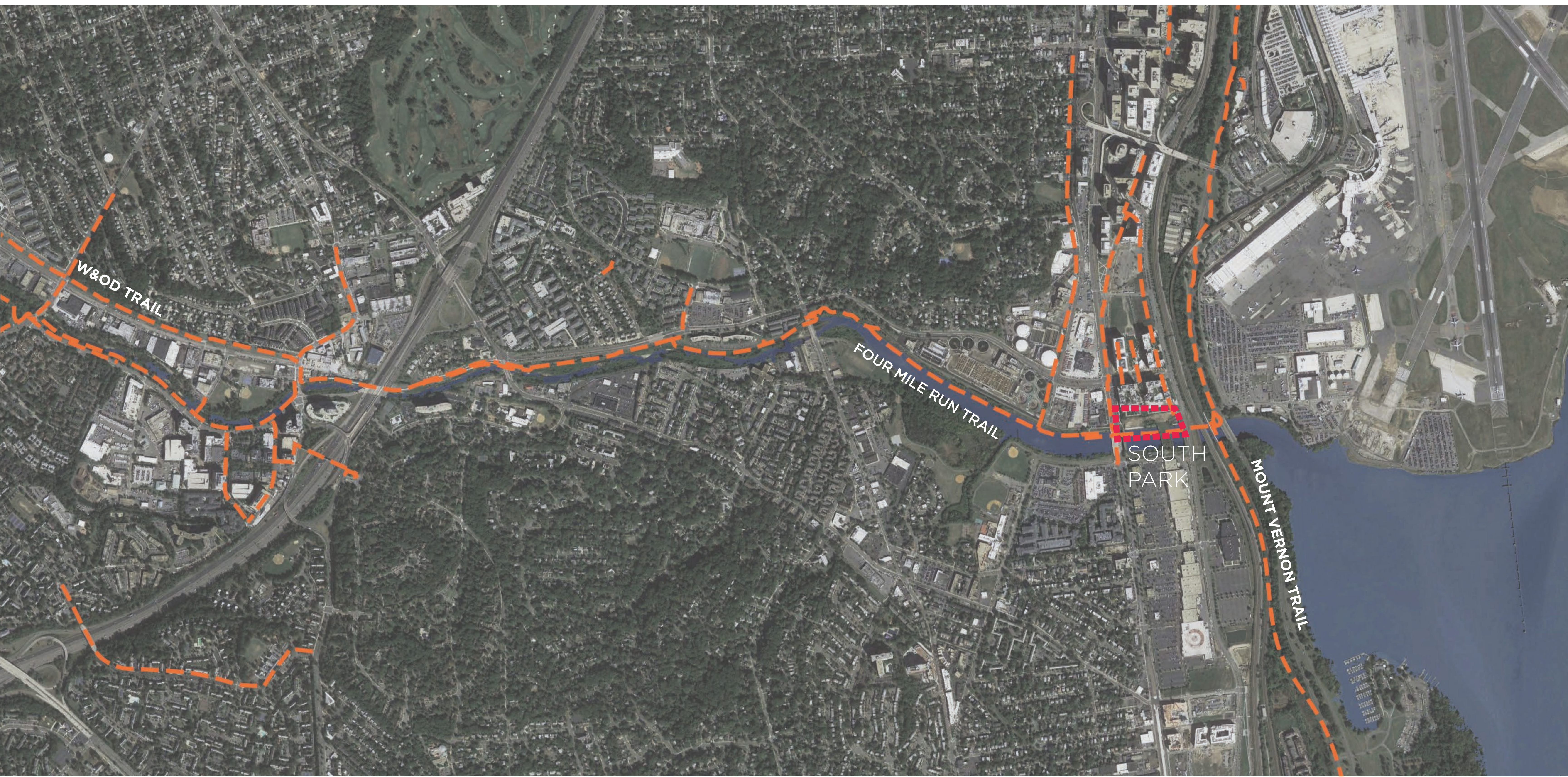


VEHICULAR

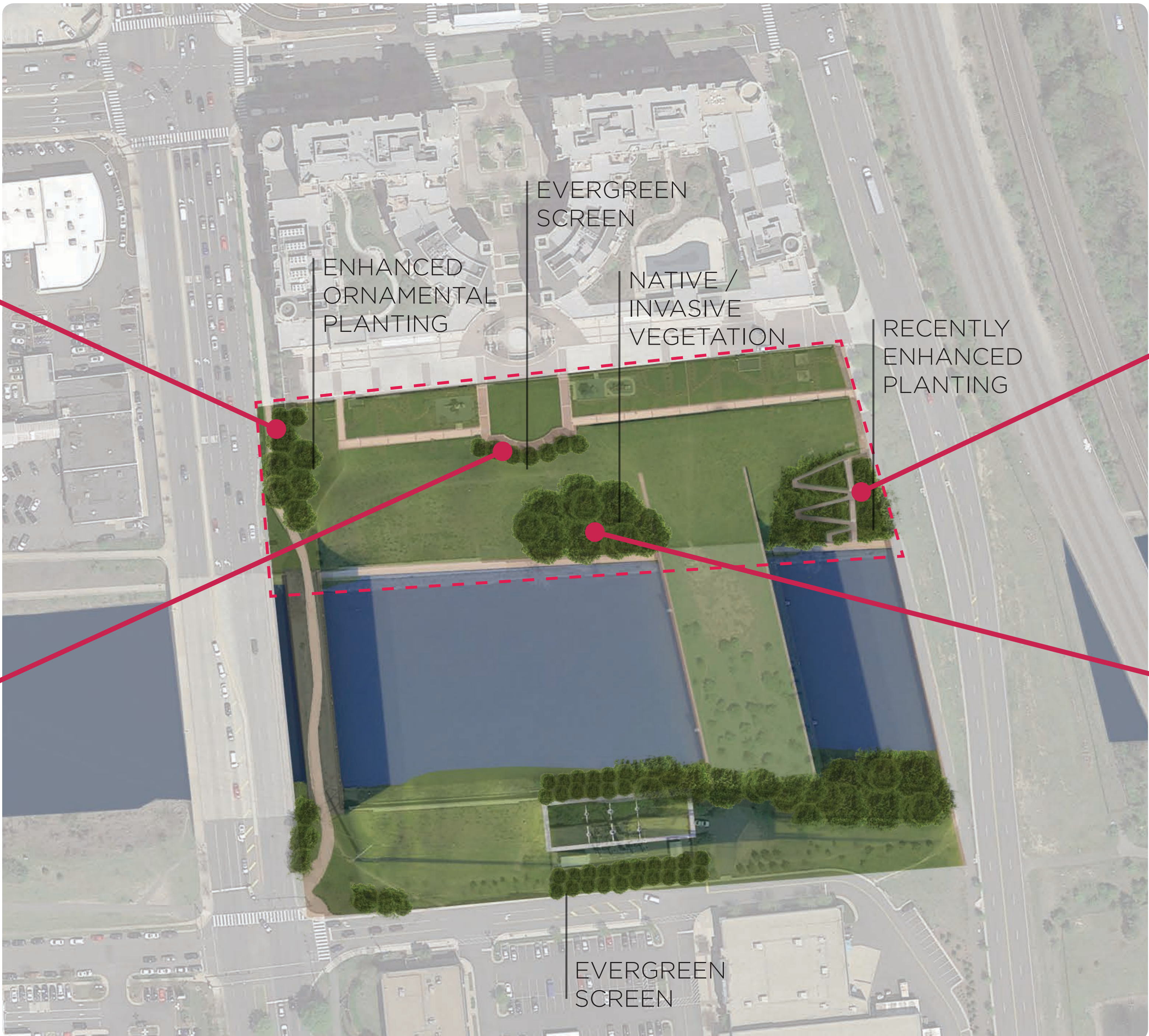


PEDESTRIAN / BIKE TRAIL

EXISTING CONDITIONS - Marked Bike Routes and Off-Street Trails



EXISTING CONDITIONS - Vegetation



CONSTRAINTS DIAGRAM

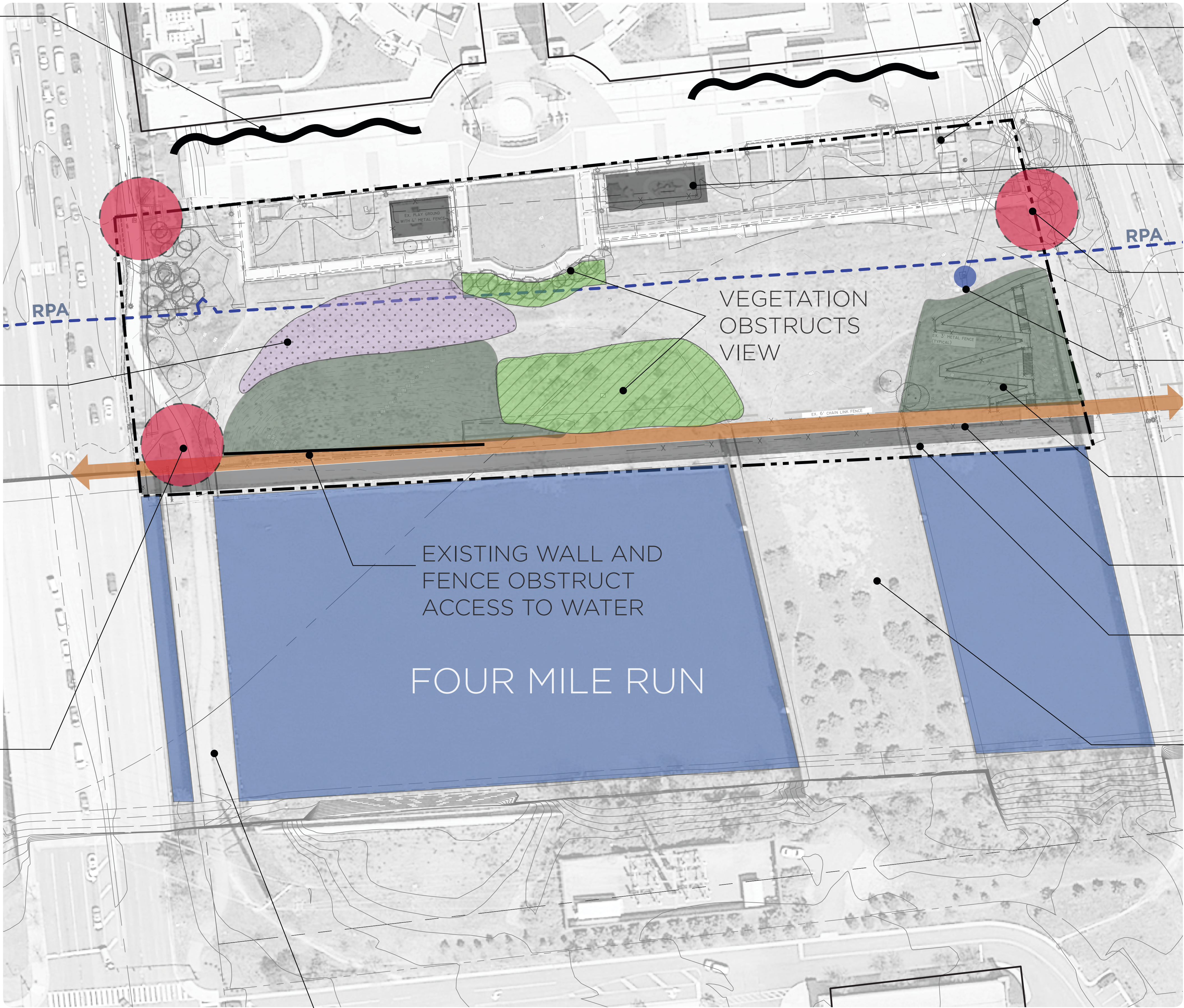
UNDESIRABLE VIEW
OF LOADING DOCK



BERM BLOCKS VIEW



LACK OF DEFINED
PARK ENTRANCE



PEDESTRIAN ACCESS BRIDGE
LACKS PLANTING

OPPORTUNITIES DIAGRAM

ENHANCE PEDESTRIAN SPACE/ACCESS

REGRADE AND
EXTEND FLAT
AREA 10,000 SQ.
FT

IMPROVE ACCESS AND PARK ENTRY FEATURE

ENHANCE STREETSCAPE ALONG SIDEWALK

MODIFY GRADES /
CREATE TERRACES
TO ON SLOPE TO
IMPROVE ACCESS

IMPROVE ACCESS TO WATER

IMPROVE ACCESS FROM UPLAND TO LOWLAND

IMPROVE ACCESS AND PARK ENTRY FEATURE

UTILIZE FLAT AREA FOR ACTIVITIES

- OPEN LAWN
- SMALL ACTIVITY FIELDS

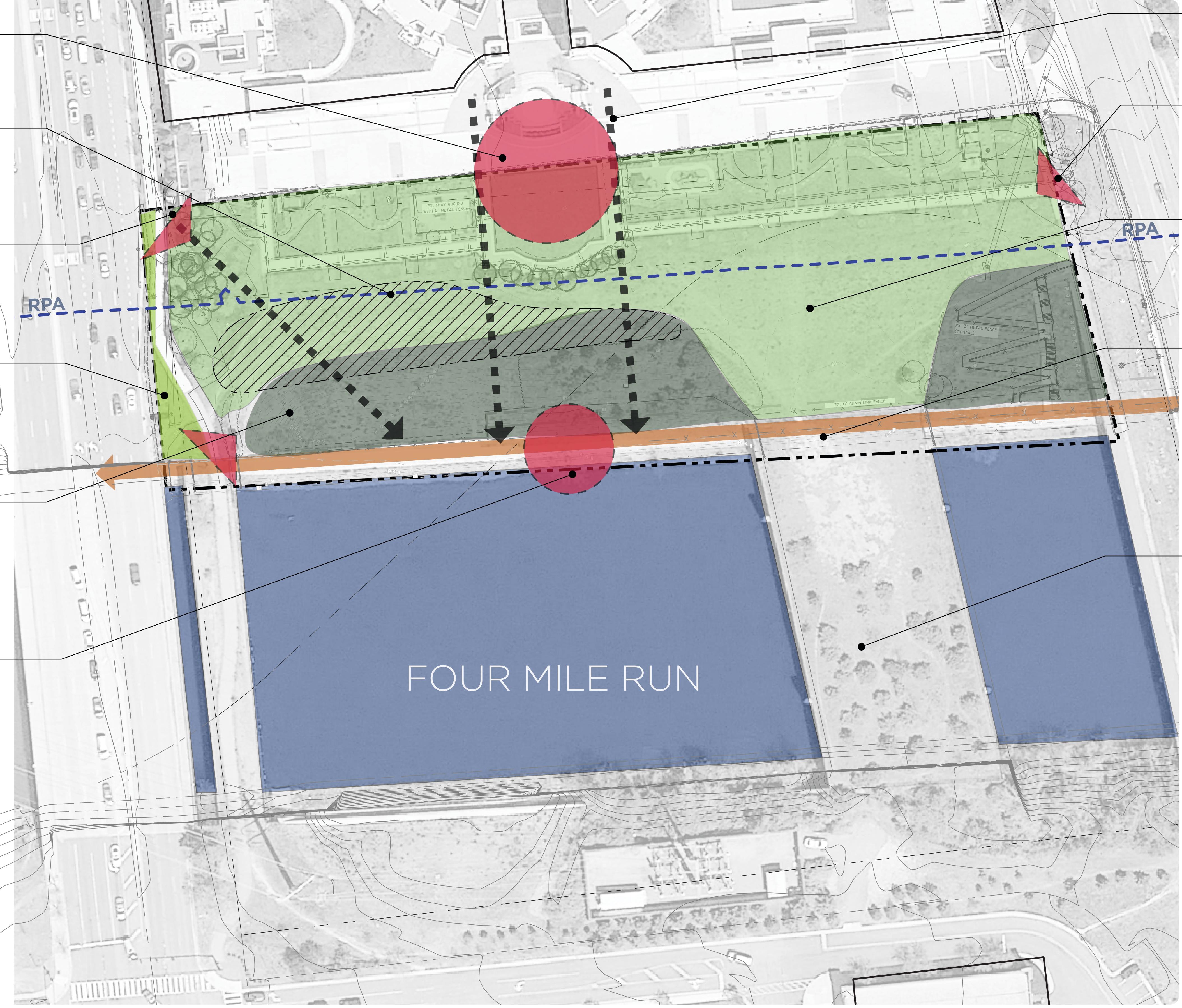
UNDERPASS ACTIVATION OPPORTUNITIES

PLAN FOR LINK TO FUTURE URBAN DECK / PARK EXPANSION

TOTAL PARK ACREAGE:
3.67 AC

GENTLE-SLOPED
PARK SPACE:
2.36 AC

STEEP-SLOPED
PARK SPACE:
1.31 AC



ARLINGTON PARK COMPARISON

ACRES	NAME	Playground	Picnic Shelter	Basketball	Multi-use Field	Tennis Court	Ballfield	Volleyball	Passive/ Wooded
2	Bulter Holmes Park	x	x	x					
2	Troy Park	x		x					
2	Tyrol Hill Park	x	x	x				x	
3	Hayes Park	x	x	x		x			
3	High View Park	x		x			x		
3	Isaac Crossman Park								x
3	Marcy Road Park			x		x			
3	Rocky Run Park	x	x		x				
3.3	Woodmont Park	x	x	x					
3.4	Parkhurst Park	x	x						
3.7	Oakgrove Park	x	x		x				
3.8	Stratford Park			x	x	x	x		
4	Charles A Stewart Park	x	x	x	x				
4	Eads Park	x	x		x				
4	Fields Park				x				
4	Westover Park	x	x	x	x		x	x	
4.4	Chestnut Hills Park	x							



ROCKY RUN



HAYES PARK



WOODMONT



TYROL HILL



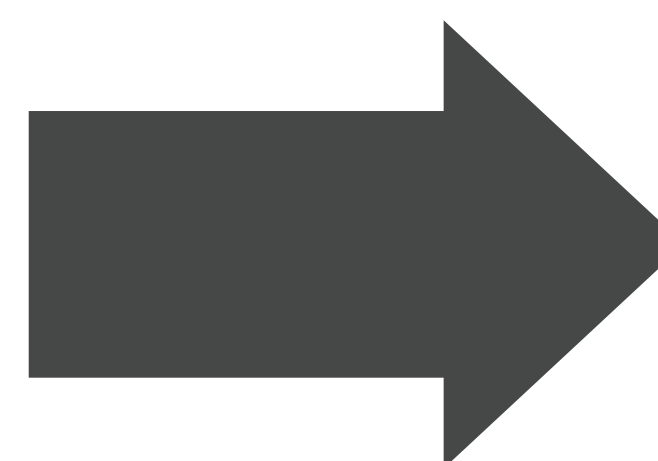
SOUTH PARK

400 FT

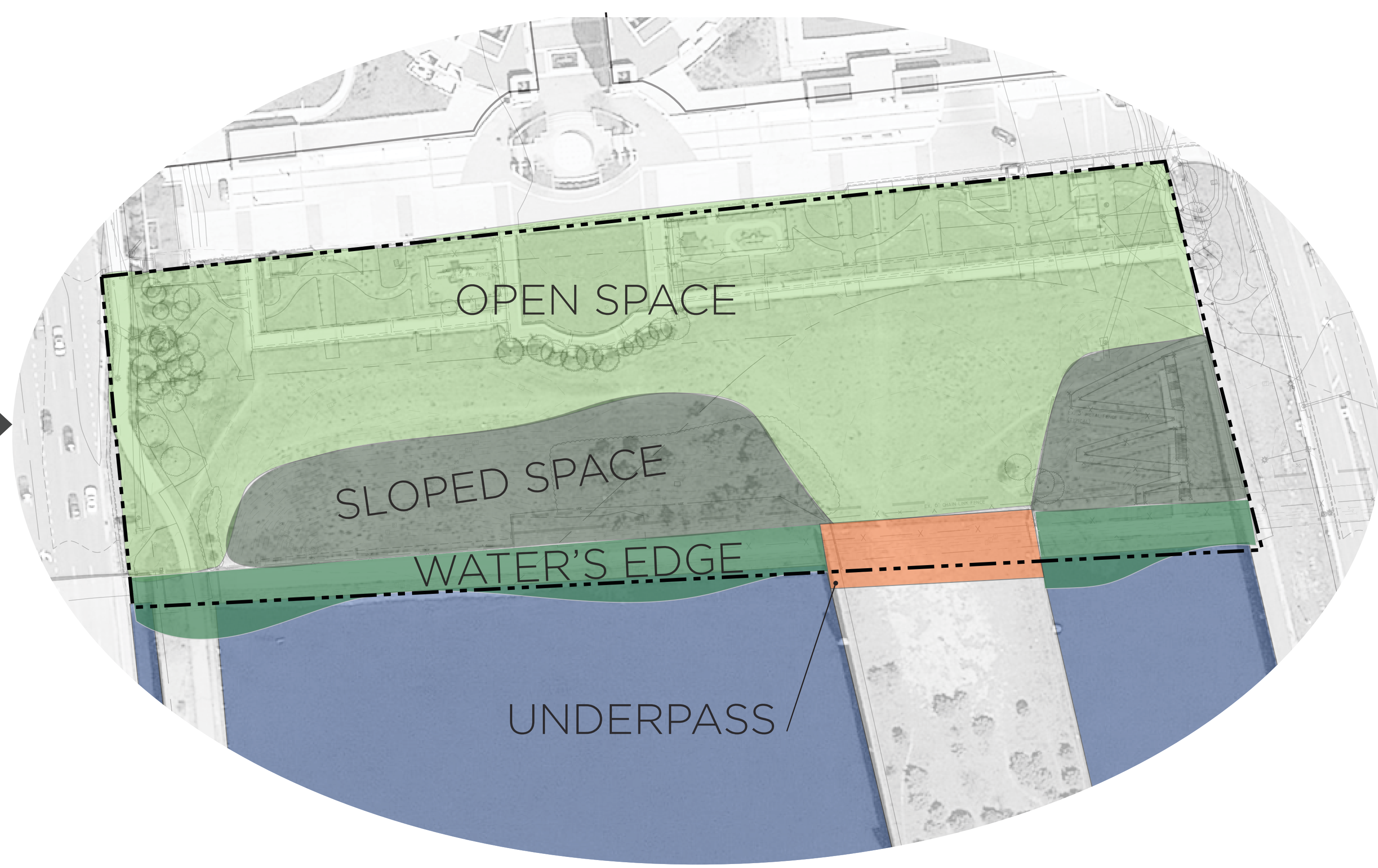
400 FT

PROGRAMMING IDEAS

A public space can provide



South Park



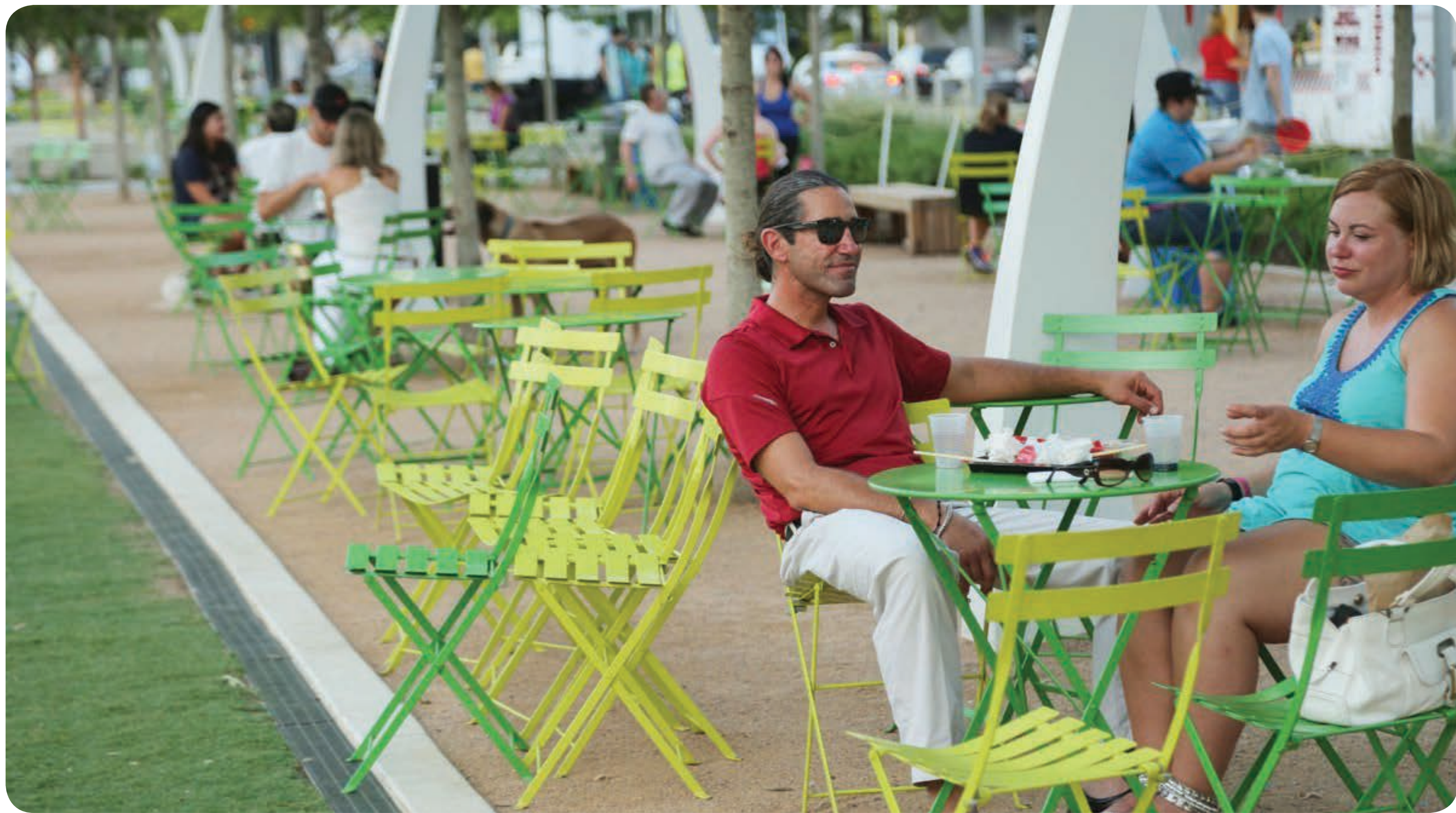
OPEN SPACE - FITNESS/GAMES/SPORTS



OPEN SPACE - RELAXATION



OPEN SPACE - VIEWING/SEATING/GATHERING



SLOPED SPACE - PLAY



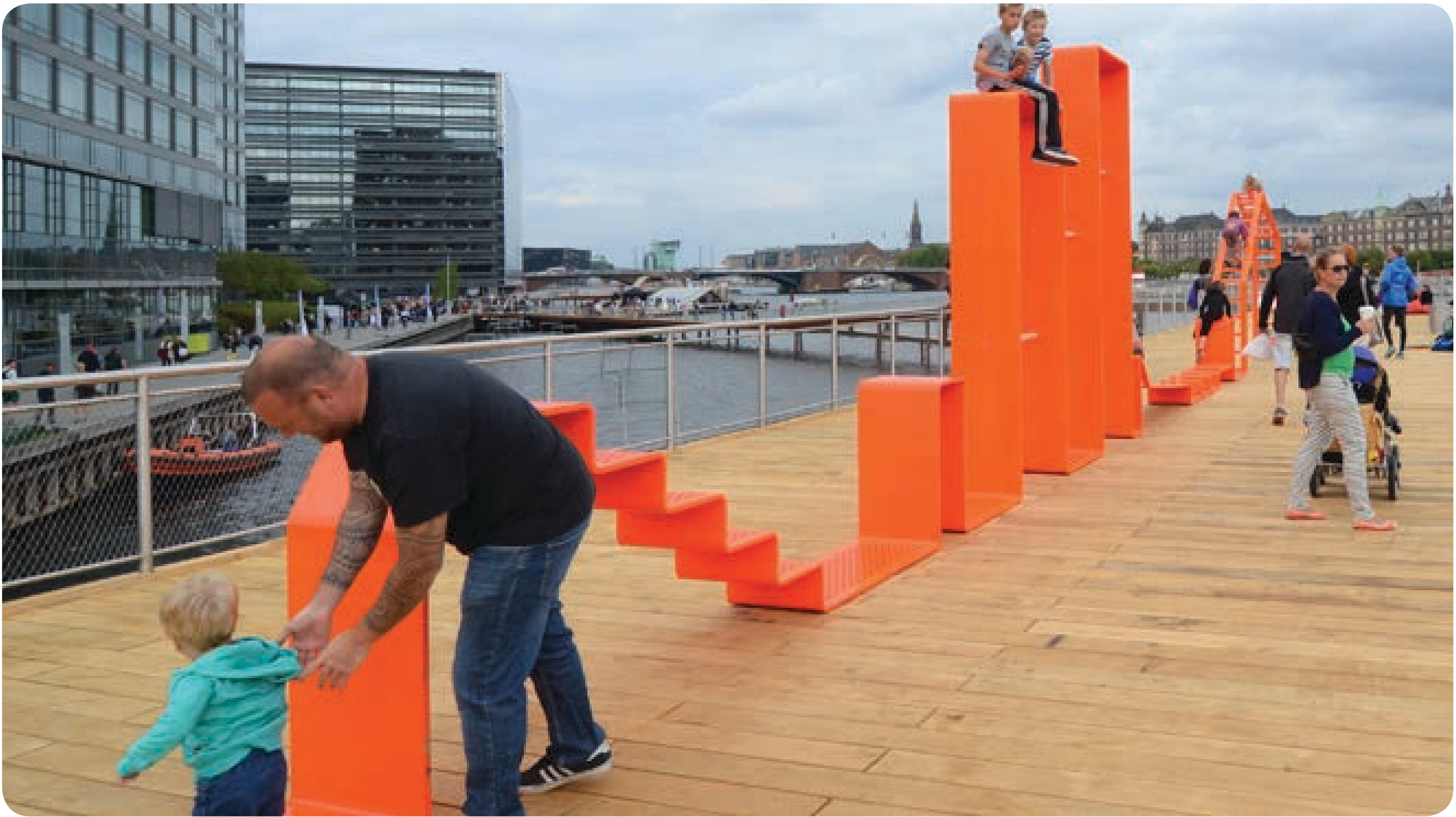
SLOPED SPACE - CONNECTING/VIEWING



WATER'S EDGE



UNDERPASS ACTIVATION



EVENTS/FESTIVALS



CONNECTIVITY/ACCESS



PLACEMAKING



STAY INFORMED + NEXT STEPS

Community Meeting #2 (TBD)

- Visioning exercise
- Determine the preferred mix of park elements and their potential placement
- Introduce the park naming process
- Solicit potential names for South Park

Community Meeting #3 (TBD)

- Present 3 preliminary park concepts based on input
- Show a mix of park amenities
- Review, comment upon, and vote which concept they prefer
- Submit ideas for a park name

Civic Engagement Online Survey

Community Meeting #4 (TBD)

- Present 1 draft park concept plan for the public to review
- Based on feedback gathered at this meeting, the staff and consultant team will make revisions and post the final draft park concept online
- This concept will then be presented to various Commissions and to the Arlington County Board for consideration and potential adoption

PROJECT WEBSITE:

<https://projects.arlingtonva.us/projects/south-park-potomac-yards-land-bay-f/>

Projects & Planning

Search our websites



South Park at Potomac Yards, Land Bay F

Location

Located adjacent to Four Mile Run, between Route 1 and Potomac Avenue.

Status

In Design

Start Date: 1st Quarter 2017

End Date: 4th Quarter 2017

About the Project

Arlington County is undertaking a Park Master Plan for an open space referred to as South Park. The civic engagement process will include a series of public meetings and an online survey, which are intended to solicit ideas and feedback from the public to help inform the park's design. The public meetings will also convey the park's role in implementing the Four Mile Run Restoration Master Plan (adopted by the County Board in 2006) and Design Guidelines (adopted by the County Board in 2009). The process will culminate with a Park Master Plan, which will conceptually identify park amenities and their placement within the park, pedestrian and bicycle circulation, and strategies for addressing stormwater. The Park Master Plan will then be used to develop detailed construction drawings, once funding for construction is available.

South Park was created as a public park through the Potomac Yard Phased Development Plan (PDSP #346), approved by the County Board on 10-21-2000. The PDSP required the developer to set aside this open space and dedicate a public access easement to Arlington County, and [Design Guidelines](#) were created to help guide the open spaces associated with the development. The park currently has a publicly accessible playground and a playground exclusively used by a daycare facility, planted shrub/perennial beds, walkways, a large grassy field, and a steeply sloped grassy area. General guidance from the Four Mile Run Restoration Master Plan and Design Guidelines speaks to connecting park users to the water, taking advantage of viewsheds, and improving the water quality of Four Mile Run.

Image Gallery



Contacts

Associate Planner

Bethany Heim 
703-228-4825

Meetings

FEB
22
Wed

South Park at Potomac Yards
7:00 pm-9:30 pm