



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 20, 2012

**DATE:** September 25, 2012

**SUBJECT:** Funding Request for Neighborhood Conservation Program Projects

**C. M. RECOMMENDATION:**

Approve the use of a total of \$2,718,418.00 of Neighborhood Conservation bond funds, including \$1,970,892.00 for the priority neighborhood projects listed in Attachment A and \$747,526.00 for projects requiring additional funding in Attachment B, as approved by the Neighborhood Conservation Advisory Committee (NCAC) for spring 2012, and authorize the County Manager to proceed with implementation of these projects.

**ISSUES:** This is a request for approval of NCAC recommended projects from the spring 2012 funding session and no issues have been identified at this time.

**SUMMARY:** The Neighborhood Conservation Advisory Committee (NCAC) considered 25 first priority neighborhood projects from member neighborhoods at the June 14, 2012, meeting. Of these requests, four (4) are recommended for funding. Staff concurs with the NCAC, and recommends approval of the priority neighborhood projects listed in Attachment A.

**BACKGROUND:** This is the first funding session of the 2012 Neighborhood Conservation Bond. The NCAC continues to utilize a "Points Committee" process. This Committee has the responsibility for rating and ranking projects submitted for funding and reporting its recommendations to the NCAC as a whole. The points system used by the Committee is intended to provide guidance regarding project funding rather than strictly imposing limitations or setting up an inflexible ranking system. The points system assigns a numerical value to proposals based on the following criteria:

- Neighborhoods that have recently completed new plans or plan updates
- Number of rounds with an unfunded project
- First project after a newly-accepted NC plan
- Alternate funding source with a written commitment
- Follow-on projects identified at the outset of an initial project

County Manager:

County Attorney:

15.

Staff: Angela Marshall, Department of Community, Planning, Housing & Development

- Implementation phase of a project previously funded for planning
- Small projects
- Park projects
- Sidewalk project which abuts any arterial(s)
- Sidewalk project within ¼ mile of any arterial(s)
- Sidewalk project where previously there is no complete sidewalk on either side
- Sidewalk project with no existing sidewalk on either side with traffic volume of 1500 cars per day

After neighborhood presentations, the NCAC considered its recommendations regarding the distribution of bond funds based on the following:

- The funding session information package
- Testimony and discussion
- The report of the Points Committee

The NCAC currently reviews only qualified first priority neighborhood projects. All projects were chosen in priority ranking order and six were selected.

**DISCUSSION:** The combined value of the four first-priority projects is within the acceptable limits defined by the Neighborhood Conservation Advisory Committee, which requests full funding for these projects. The projects are listed in Attachment A, which shows the amount recommended to be allocated to the project from Neighborhood Conservation funds (NC Net Project Dollars), any alternate funding (from other County sources) that will be used, and the total estimated cost of the project. Of the four projects recommended for funding at the June 14, 2012, NCAC meeting, two are park improvements, one is a streetlight project, and one is a street improvement project. Staff concurs with this recommendation, and recommends that the County Board approve the four first priority-projects at the amounts shown for Neighborhood Conservation funding.

Attachment B and Attachment C provide a Department of Environmental Services/Neighborhood Conservation and Department of Parks and Recreation/Neighborhood Conservation status update on projects that were approved between February 2010 and September 2011.

In regard to projects requiring additional funding, the NCAC reviewed and recommended \$747,526.00 be allocated among five projects, that are listed in Attachment D. Staff concurs with these recommendations. The scope of these projects has not changed since original approval. The parks project cost increased primarily due to the need for a water recirculation system in the sprayground.

The four street lighting projects were held in the NC queue awaiting the countywide conversion to LED lighting, currently underway. During that time, there were significant increases in the cost of materials and installation.

Some neighborhood street lighting projects (and the ongoing retrofitting of existing fixtures) have resulted in complaints about the perceived brightness or harshness of the LED lights being used. County staff has applied some solutions to these issues and is pursuing others. The LED street lights are not brighter than new high-pressure sodium lights (HPS) would be, but when the LEDs are installed where HPS were older and faded, they appear brighter. In addition, when lights are installed in areas where there were no lights before, the effect is very noticeable.

The County now uses dimmers on all the streetlights. Lights that lead to complaints about the brightness on the house side are retrofitted with shields on each LED without blocking all the light. The County is committed to installing these on all future lights on neighborhood streets. County staff is working with the manufacturer to get globes on the lights that will further reduce the light output on the house side of the lights; these will be installed on all future projects and a plan is being developed to retrofit others.

There also have been complaints from residents regarding the harshness of the color of the lights. The current LEDs produce light very close to the color of sunlight - almost pure white. This is the most effective color for seeing day or night. Nevertheless, the manufacturer will soon provide samples of a fixture that has a color somewhere between that of the current LEDs and the older high-pressure sodium lights. Such LEDs are available but are not mass-produced for streetlight use. The County has committed to test the lights in a neighborhood setting once they are available. It should be noted that there will be a significant reduction in energy savings with the warmer colored LEDs.

**FISCAL IMPACT:** The \$747,526.00 for existing projects is funded from the previously approved 2010 Community Conservation Bond and a portion from the 2012 Community Conservation Bond. The \$1,970,892.00 for proposed projects is recommended for allocation from the 2012 Community Conservation Bond, totaling \$11,000,000. If approved by voters at the November 2012 election, the bonds are scheduled to be sold before the end of fiscal year 2013. Funds will be appropriated to the projects at the time the bonds are sold. The debt service costs are budgeted in the general fund budget.

2010 Bond:

\$9,000,000	2010 Bond Amount
\$1,000,000	Paving Program
\$ 600,000	Stormwater Management Program
\$ 884,762	Savings from Projects completed in 2011
(\$1,373,611)	Recommended Projects (Spring 2010)
(\$3,302,559)	Recommended Projects (Fall 2010)
(\$2,809,566)	Recommended Projects (Spring 2011)
(\$3,437,755)	Recommended Projects (Fall 2011)
<u>(\$ 747,526)</u>	<u>Projects Requiring Additional Funding</u>
(\$ 186,255)	Remaining Balance

2012 Bond:

\$11,000,000	2012 Bond Amount
<u>(\$1,970,892)</u>	<u>Recommended Projects (Spring 2012)</u>
\$8,842,853	Remaining Balance

## PROJECTS RECOMMENDED FOR NC FUNDING – SPRING 2012

Rank	Location	Neighborhood	Points	Alternate Funding	NC Net Project \$	Description	Risk Factors*
1	Butler Holmes Park – Ph II	Penrose	70	-	\$522,400	Park Improvements	N/A
2	Rocky Run Park – Ph II	Clarendon Courthouse	55	-	\$750,000	Park Improvements	N/A
3	N. Quintana St – 11 <sup>th</sup> Rd N to N. Potomac St	Madison Manor	45	-	\$126,018	Streetlights	None
3	21 <sup>st</sup> St S – S. Kent St to S. Joyce St	Arlington Ridge	45	-	\$572,474	Street Improvement – Sidewalk, curb, and gutter	None

\*Risk Factors – Project characteristics that are likely to impede targeted completion of street improvement project 100% designs within a 12-month timeframe.

**ATTACHMENT A**

## DES/NC PROJECTS UPDATE

Neighborhood	Location	Type of Project	Status	Approved by County Board
Arlington Heights	South Irving Street	Street Improvement	Construction Complete	February, 2010
Bluemont	North Frederick Street	Street Improvement	Construction Complete	February, 2010
Alcova Heights	8 <sup>th</sup> Street South	Street Improvement	Construction Underway	February, 2010
Madison Manor	11 <sup>th</sup> Road North	Street Lights	Construction Complete	February, 2010
Arlington East Falls Church	26 <sup>th</sup> & 27 <sup>th</sup> Street North	Street Lights	Design Complete	February, 2010
Waycroft Woodlawn	North Abington Street	Street Lights	Design Complete	February, 2010
Leeway	North Nottingham Street	Street Improvement	Construction Complete	October, 2010
Lyon Park	North Daniel & 9 <sup>th</sup> Street	Street Improvement	Design Complete	October, 2010
Aurora Highlands	South Ives Street	Street Improvement	Construction Complete	October, 2010
Boulevard Manor	Montague and 1 <sup>st</sup> Streets North	Street Improvement	Construction Complete	October, 2010
Buckingham	North Carlin Springs Road	Street Improvement	Construction Underway	October, 2010
Cherrydale	North Kenmore Street	Street Improvement	Construction Complete	October, 2010
Madison Manor	North Quintana Street	Street Lights	Design Complete	October, 2010
Rock Spring	Williamsburg Boulevard	Street Improvement	90% Design Complete*	February, 2011
Arlington Heights	South Irving Street Phase 2	Trail Project	Design in Progress – Pending VDOT Review	February, 2011
Ballston-Virginia Square	Kirkwood Road	Street Improvement	90% Design Complete*	February, 2011
Dominion Hills	Patrick Henry Drive Phase 3	Street Improvement	Design Complete	February, 2011
Columbia Heights	11 <sup>th</sup> Street South	Street Improvement	Construction Scheduled	February, 2011
Yorktown	Yorktown Boulevard	Street Improvement	Construction Scheduled	September, 2011
Glencarlyn	4 <sup>th</sup> Street South and Lexington	Street Improvement	Design Complete	September, 2011
Ashton Heights	Piedmont Street	Street Improvement	Design Complete	September, 2011
Tara-Leeway Heights	Patrick Henry Drive – 18 <sup>th</sup> to 20 <sup>th</sup> Streets North	Street Improvement	Design in Progress**	September, 2011
Leeway	North Illinois Street	Street Improvement	Design in Progress**	September, 2011

### ATTACHMENT B

\*These February 2011 projects will be at Design Complete no later than December of 2012.

\*\*These September 2011 projects will be at Design Complete no later than February of 2013.

## DPR/NC PROJECTS UPDATE

Neighborhood	Location	Type of Project	Status	Approved by County Board
Nauck Park	19 <sup>th</sup> Street South	Park	Design Complete, Construction Scheduled	February, 2008
Virginia Highlands Sprayground	1600 South Hayes Street	Park	Design Complete, Construction Scheduled	October, 2009
Rocky Run Phase 1 Old Glebe	N. Barton Street Ft. Ethan Allen	Park Park	Design Complete, out to Bid Contract under execution with design consultant – fall 2013 construction goal	October, 2010 October, 2010
Glencarlyn Park at Columbia Pike	Columbia Pike	Park	90% Design Complete*	October, 2009
Doctors Run Glencarlyn Park at Arlington Forest	South George Mason Drive South Harrison Street	Park/Trail Park	70% Design Complete* Design in Progress**	February, 2011 February, 2012
Rocky Run Phase 2 Butler Homes	N. Barton Street 1 <sup>st</sup> Road South	Park Park	Scoped, Design scheduled*** Scoped, Design scheduled***	October, 2012 October, 2012

ATTACHMENT C

**PROJECTS REQUIRING ADDITIONAL FUNDING:**

Project	Neighborhood	Type of Project	Original Estimate	Additional Required
N. Abingdon Street	Waycroft Woodlawn	Streetlight	\$138,366.00	\$170,506.00
26 <sup>th</sup> & 27 <sup>th</sup> St N	Arlington E. Falls Church	Streetlight	\$ 73,289.00	\$100,565.00
11 <sup>th</sup> Road N	Madison Manor	Streetlight	\$ 68,804.00	\$103,309.00
N. Barton Street	Columbia Heights	Streetlight	\$356,525.00	\$ 161,146.00
Virginia Highlands Sprayground	Aurora Highlands	Park	\$550,000.00	\$ 212,000.00
<b>Total</b>				<b>\$747,526.00</b>

Formatted: Indent: Left: 0", Hanging: 0.13"

Formatted: Font: Garamond

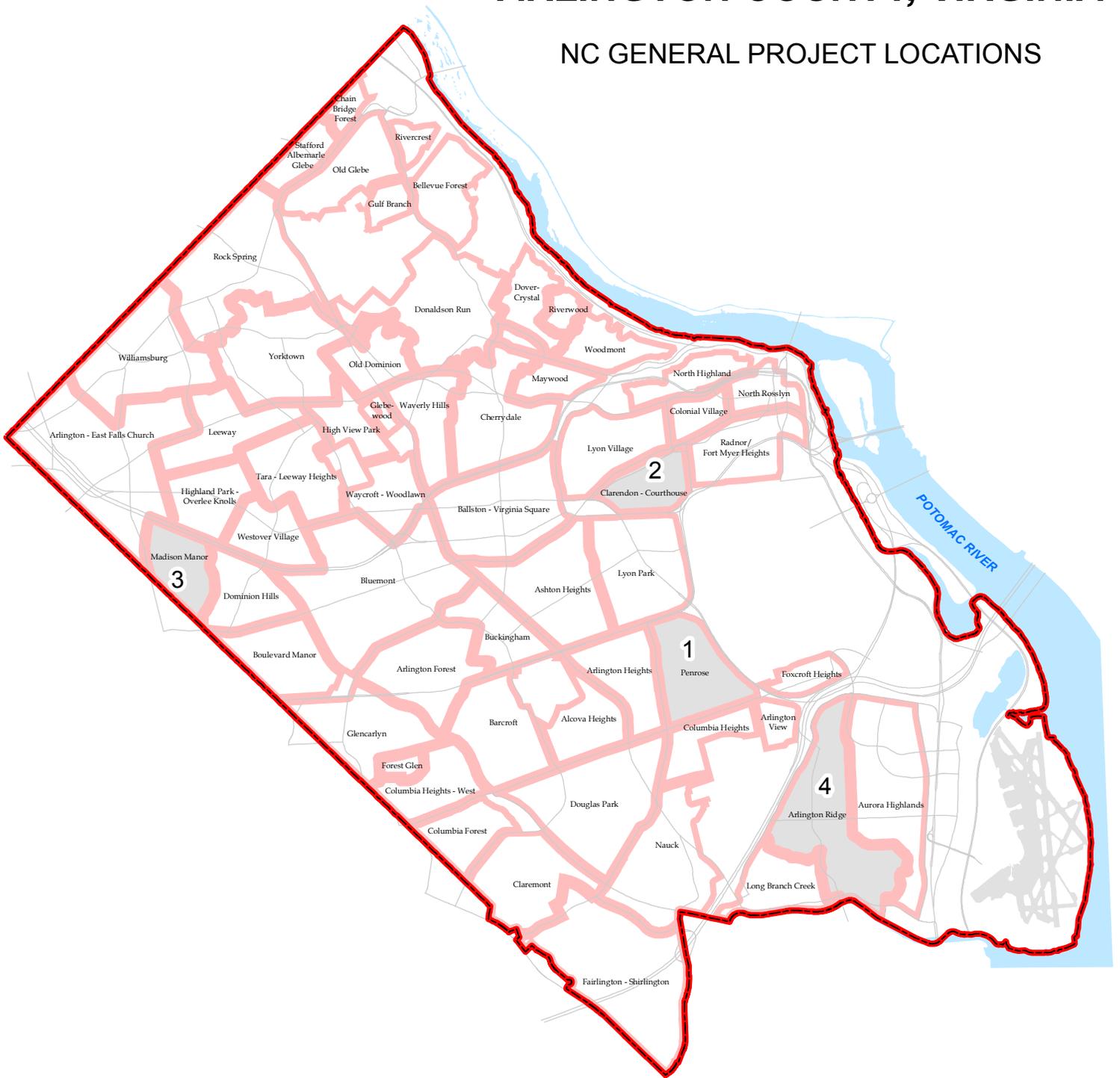
Formatted: Font: Garamond

Formatted: Font: Garamond

ATTACHMENT D

# ARLINGTON COUNTY, VIRGINIA

## NC GENERAL PROJECT LOCATIONS



### Recommended NC Projects Key

Neighborhood	Location
1. Penrose	Butler Holmes Park (Ph II)
2. Clarendon-Courthouse	Rocky Run Park (Ph II)
3. Madison Manor	N. Quintana St - 11th Rd N to N. Potomac St
4. Arlington Ridge	21st St S - S. Kent St to S. Joyce St

**Legend**

Neighborhood Conservation Areas

0 5,300

Feet

Map prepared by Arlington County GIS Mapping Center  
 Arlington County maintains this data for reference purposes only,  
 and shall not be construed as a legal document.  
 Map © 2012 Arlington County, VA  
 Printed: August 2012

