

National Landing Water Park

ARLINGTON, VA

SEPTEMBER 22, 2021

3CA COMMUNITY PRESENTATION

TREE PRESERVATION REVISION DIAGRAM



- NOTES:**
- 1. This proposal will provide additional trees per the county requirements
 - 2. The latest design iteration provides 150 tree replacements. The current proposal requires ±125 replacements. Pending the final replacement calculations the final tree counts will balance with other site requirements.
 - 3. Tree removal revisions have been shared with Arlington County and will be revised in all subsequent submissions.

Tree ID	Approved MSPA	Current Proposal	Cailper Size (DBH)	Condition Rating	Replacement Value	Notes
T16	Preserve	Remove	5	1.9	1	Removal due to streetscape improvements
T35	Preserve	Remove	12.5	4.8	1	Removal due to fountain infrastructure alignments
T37	Preserve	Remove	12	4.6	1	Removal due to fountain infrastructure alignments
T75	Preserve	Remove	11	3.9	1	Removal due to fountain infrastructure alignments and adjacent site conditions
T76	Preserve	Remove	11	3.9	1	Removal due to fountain infrastructure alignments and adjacent site conditions
T122	Preserve	Remove	7	3.7	1	Removal due to grading
T123	Preserve	Potential Preserve	16	7.8	2	Preservation pending hydrant relocation per Fire Marshall
T125	Preserve	Remove	16.5	9.2	2	Utility conflicts, park access and grading issues prevent preservation
T128	Preserve	Potential Preserve	18	9.5	2	Preservation pending hydrant relocation per Fire Marshall
T152	Remove	Preserve	3	1.8	0	Revised utility alignment and landscape bed layout

TREE PRESERVATION COMPARISON SUMMARY

APPROVED MSPA

TREES REMOVED: 82
REPLACEMENT VALUE: 124
REPLACEMENTS PROVIDED: 127

CURRENT PROPOSAL*

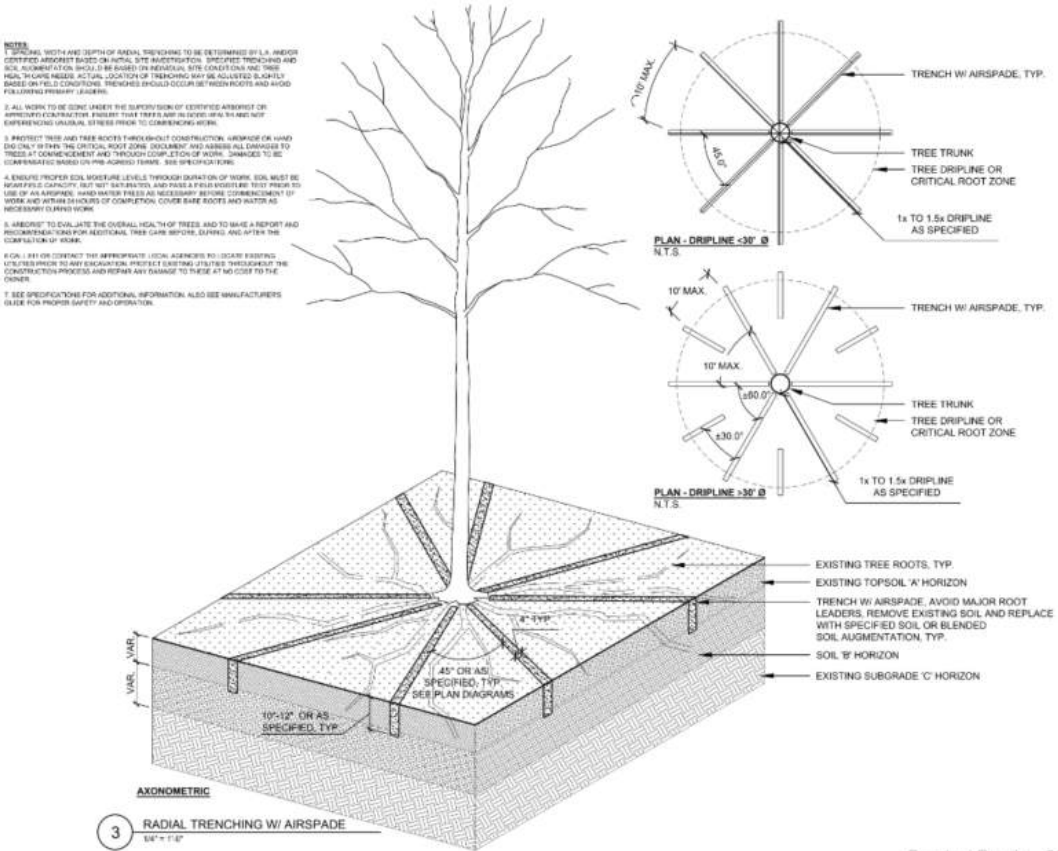
TREES REMOVED: 89
REPLACEMENT VALUE: 125
REPLACEMENTS PROVIDED: 138

* These calculations are currently being evaluated and managed to meet multiple project goals including but not limited to the pending preservation of trees T123 & T128, soil volume calculations and final utility routing and coordination. These issues have been discussed with Arlington County and will be finalized prior to the issuance of any submissions.

TREE PRESERVATION UPDATE

Since the approval of the MSPA (early 2021) additional site information has been discovered and further design progress has resulted in additional constraints related to tree preservation.

- 1. Subsurface soil investigation (late March 2021) revealed that the soil conditions on the site are extremely poor.** This has revised the overall condition rating of the trees and made us rethink the tree preservation details. When the park was constructed the guidelines were not as prescriptive for soil volumes for trees. Our team is balancing the preservation of the existing trees with providing new soil for the existing trees without disturbing the root structure. The technique is refereed to as radial trenching. The typical detail has been provided to the right.
- 2. Dry utility alignments were only conceptual and some were unknown at the time of the MSPA Approval.** This additional information has been advanced and coordinated and been revised numerous times to allow for the preservation of as many trees on the northwest corner of the site as possible. This corner of the site is very busy with utility connections, grading and sight lines and these have all been carefully considered in the design.
- 3. ADA requirements and site access led to the removal of T125.** The new ADA ramp from Crystal Drive and the adjacent site improvements to open the north end of the park were in conflict with preserving T125.
- 4. At the time of the approved MSPA the fountain infrastructure was still evolving.** Our team was hopeful to reuse as much of the existing infrastructure as possible. It was determined that the better option was to provide new connections for portions of these features which minimizes the impact to the water wall feature. This led to the removal of T35, T37, T75 and T76.
- 5. T16 and T122 were not great candidates for preservation due to their size and condition rating.**
- 6. As noted in the following pages our team is hopeful to preserve T123 and T128 but in order to do so will require the relocation of an existing fire hydrant. Our team has made this request and is awaiting a response from the Fire Chief.**
- 7. All trees that are being removed are being replaced per Arlington County Standards.**



Standard Details 21

ILLUSTRATIVE SITE PLAN



LEGEND

- | | | | | | |
|--------------------------|------------------------|----------------------|---------------------|------------------------------------|------------------------------------|
| 1 VRE Connection | 4 Performance Platform | 7 Immersion Fountain | 10 Restaurant Kiosk | 13 Service Parking | 16 Preserved Evergreen Tree (TYP.) |
| 2 Crystal City Connector | 5 Retail Kiosk (TYP.) | 8 Water Wall | 11 Bike Parking | 14 Preserved Deciduous Tree (TYP.) | 17 Proposed Evergreen Tree (TYP.) |
| 3 Trailhead Facility | 6 Kiosk Seating (TYP.) | 9 Water Bar | 12 Multi Modal Zone | 15 Proposed Deciduous Tree (TYP.) | |

Thank you