

Friends of Accotink Creek



Mayor & City Council
City of Fairfax

August 25, 2015

Comments from the Friends of Accotink Creek on The Enclave proposed development on Pickett Road

The Friends of Accotink Creek cannot endorse the net reduction in habitat The Enclave represents, but we do appreciate the planned use of upgraded stormwater control facilities. We offer these comments:

Utmost consideration should be given to habitat preservation both onsite and in affected areas downstream.

As the site is up steep slopes immediately adjacent to portions of the Accotink Creek watershed located in the County, the closest City-County cooperation on stormwater and watershed issues is vital.

Accotink Creek is already overburdened and is currently subject of yet another TMDL study to redress stormwater-caused impairments. We should ensure that The Enclave and other similar projects will positively contribute to TMDL goals, rather than merely maintain current conditions.

A \$ 40,000 proffer is not enough to address the steeply eroded slopes in and adjacent to Thaiss Park. The developer would achieve more by a contribution in kind during construction when materials and machines are already onsite.

To better accommodate the planned increased flow, upgrade the drainage ditch through Thaiss Park into a BMP, including repair of the incised channel entering Accotink Creek, in coordination with Northern Virginia Regional Park Authority plans to redo the Pickett Road trail crossing.

Treat the entire volume of stormwater from the existing office park in upgraded control facilities, not just the new areas of The Enclave.

Releasing stormwater slowly is not equivalent to a forested condition. Forest-equivalent infiltration rates should be achieved.

Stormwater infiltration may be enhanced by employing pervious paving throughout on all surfaces to be paved or repaved, thus reducing the burden on detention vaults.

Stormwater infiltration may be enhanced by rainwater harvesting cisterns for irrigation.

Stormwater infiltration may be enhanced by incorporating rain gardens, vegetated swales, etc. into an appealing landscape design.

Stormwater infiltration and habitat conservation may be enhanced by use of green roof systems now widely available. Since the plans seem to be for pitched roofs that might not accommodate planting, the opportunity for solar panels and high-albedo roofing presents itself.

Landscaping should employ only native species (preferably Fairfax natives). In no case should known or suspected invasive species be planted.

Compensate for habitat lost by contribution to habitat restoration projects elsewhere in the City or in the Accotink Creek watershed.

Beware of optimistic estimates in considerations of preservation and conservation and allow generous margins of error.

Sincerely yours,

Friends of Accotink Creek : : www.accotink.org : :

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