

Commonwealth, Ashby, Glebe Flood Mitigation Project Frequently Asked Questions

General

1. Exactly what areas will experience improved drainage?

- A. The project targets flooding improvements at three low point problem areas located near: the intersection of Commonwealth Ave and E Glebe Rd; the intersection of Commonwealth Ave and W Glebe Rd; and the intersection of E Glebe Rd and Ashby St. In addition, project provides flooding improvements along Commonwealth from Ashby St to E Reed Ave, and along E Glebe from Commonwealth Ave to Ashby St.

Parking

1. When street parking is closed, where will I park? Will alternate parking locations be provided, or is a temporary parking district being considered? Will the City suspend seasonal parking limits to lessen parking impacts?

- A. The capacities of nearby side street parking and nearby lots will be investigated and coordinated as design plans progress. City is exploring opportunities to temporarily suspend street sweeping on side streets to help offset parking impacts.

2. Where will construction workers park so they don't use neighborhood parking needed for residents?

- A. The contractor's Maintenance of Traffic plan will identify where workers can park their vehicles. They may park in lanes or areas already closed for construction. They will not park in neighborhoods unless parking is already closed for construction.

3. Will you re-open parking spaces in the evening when work is not occurring?

- A. To ensure public safety, street parking will remain closed at all times where work is taking place and equipment is located, even at night. Construction will be done in phases. Once a work phase is complete, parking in that area can re-open as quickly as possible.

4. Where will my business customers park? Will my parking lot remain accessible?

- A. Private parking lots for businesses and multifamily residential properties will be open and accessible during construction. Lots will operate with at least one driveway for

entry/exit points. Steel plates may be used to cross open excavation near access points during construction, enabling customers and residents to use parking lots.

5. How long will parking be affected? Is all parking affected at once?

- A. Street parking will be impacted during construction, but it won't be all at once. Parking closures will follow the phased approach that construction will take. This will limit parking impacts at a given time. The capacity of nearby side street parking and lots will be investigated and coordinated as the project progresses.

Detours

1. Will there be a detour route?

- A. It is a priority of the City to minimize traffic impacts during construction. Two-way travel in most areas will be maintained, except for Glebe Road, where travel will be reduced to one lane. Before the start of construction, the contractor will provide a Maintenance of Traffic plan, which will identify detour routes. Detours, traffic controls, and temporary traffic signals will be clearly identified.

2. Will bus service continue through this area during construction, and how will service be affected?

- A. There are no bus routes directly along Commonwealth Avenue in the vicinity of the construction. Routes crossing Commonwealth Avenue (DASH10AB, 33) will follow intersection maintenance of traffic. Routes along Glebe Road (DASH 36A, 36B and Metrobus 33/36) may need detour routes. Any detours will be identified in the contractor's Maintenance of Traffic plan. The City is committed to exploring construction alternatives to limit impacts on Glebe Road.

3. What is the access plan for the steady flow of emergency vehicles and delivery vehicles, as well as trash and recycling trucks when roads are closed or reduced to one lane?

- A. Before the start of construction, the contractor will provide a Maintenance of Traffic plan, which will include details for how emergency vehicles, delivery trucks, trash and recycling vehicles, and other necessary services will access areas. Roads will not be closed to local and emergency vehicles; in most areas, two-way traffic will be maintained. Detours, traffic controls and flaggers, and temporary traffic signals will be used to maintain traffic during construction and will be clearly marked on the contractor's Maintenance of Traffic plan.

Noise, Dust, Vibration Impacts

- 1. What controls will be put into place to reduce noise, dust, and pollution? Especially when driving micropiles?**
 - A. As with many large municipal improvement projects, construction will affect people and neighborhoods. You may hear noise or see dust from pile driving and pavement demolition. All activity will adhere to the City’s noise ordinance, and mitigation strategies are required. To lessen noise and vibration impacts, sheeting will extend several feet above ground from construction areas. To minimize dust, water trucks will spray water around work areas, and we’ll use street sweeping. Micropiles will be pushed into the ground rather than driven, helping to limit noise and dust.

- 2. Will there be night work? What about weekends?**
 - A. City noise ordinances restrict night work and there are no immediate plans for night work. The City ordinance allows for work on Saturdays; however, this will only take place sporadically, and only when strictly necessary. Area residents, local businesses, and the public will be notified in advance of any planned weekend work.

- 3. Will individual property owners be given the opportunity to have their property surveyed before and after by a neutral third party? Will there be bonding provided to ensure financial coverage for damage?**
 - A. The contractor will be required to perform a pre-construction survey of the project area to document existing conditions. The contractor will be required to carry insurance and be bonded.

Property Access

- 1. Can I get to my house during construction?**
 - A. Yes. Roads will not be completely closed; two-way traffic will be maintained on most roads, although some travel lanes will be closed. Access to Cora Kelly School, homes, and businesses will be maintained during construction. You can still walk in your neighborhood. Bike lanes will be closed, and cyclists will need to share the lane with vehicles. Detours will be clearly marked.

- 2. Will I lose electricity/water/gas/sewer?**
 - A. Water and gas line relocations will be required along Commonwealth Avenue and East Glebe Road. Relocations will be performed by utility companies and any

shutoffs will be communicated. Typically, work is done in blocks or phases to limit disruption.

3. Where and how will I be able to cross Commonwealth Avenue, and other streets affected?

A. Safe pedestrian crossing will be required on all streets affected by construction as part of the contractor's Maintenance of Traffic plan. Detours will be clearly marked.

4. How will pedestrian access to the commercial spaces (Northside 10 and others) be maintained if the sidewalks are closed?

A. Pedestrians will be able to walk in their neighborhoods and pedestrian access will be maintained to local businesses. Some sidewalks will be closed, but detours will be clearly marked.

Cora Kelly School

1. How will you ensure that construction will not disrupt school activity?

A. The City is committed to minimizing disruption to Cora Kelly School during construction. This includes school activities throughout the school day, school bus routes and schedules, student drop-off and pick-up, and after-school activities. The City will be coordinating closely with the school to limit noise and other disruptions during school hours and ensure safe and reliable transportation to and from school.

2. Where will the Cora Kelly school overflow parking be replaced?

A. The school's overflow parking lots will be relocated to the Four Mile Run Park parking area while construction is occurring in this area (Area 2). The school's overflow lots – which are located on the east side of Commonwealth Avenue and north of Reed Avenue - will re-open after construction is complete in this area.

Recreation

1. Will the bike lanes be accessible during construction?

A. Bike lanes will be closed. Bicyclists will need to share the lane with vehicles.

2. Can I still go boating and fishing from Four Mile Run Park? What park and boat ramp closures should I expect?

- A. The boat ramp at Four Mile Run Park will remain open, but there will be detours. The Four Mile Run ballfield will remain closed for the duration of the project, which is anticipated to be three years. Detours for the boat ramp and bike trails will be clearly marked.

Other

1. Why are there plans to remove existing trees in the median along Commonwealth Ave? Will the trees be replaced?

- A. Installation of the large trunk sewer and storm sewer inlets on both sides of Commonwealth Avenue will disturb the existing median. The City is using this opportunity to replace the existing median with green infrastructure to better manage stormwater runoff. The new median design includes new landscaping, native grasses, flowering perennials, and trees. This green infrastructure median design will improve water quality and reduce stormwater runoff and volume.

2. There are proposed roadway changes at the intersection of East Glebe Road, Ashby Street, and Montrose Avenue, changing the intersection into a rotary or traffic circle. Have you attempted to align the construction schedule of that project with this project to minimize disruption to residents and prevent waste?

- A. The City is committed to improving Alexandria neighborhoods while minimizing construction impacts on residents, businesses, and commuters. Construction of the Glebe/Montrose/Ashby Intersection Improvements project is planned to be completed at the same time as the Commonwealth/Ashby/Glebe Flood Mitigation Project construction. The City will coordinate project schedules to limit disruption to the community.

3. How will the proposed culvert perform in the future when the Potomac River has much higher tides?

- A. The culvert was designed with a conservative "tailwater" elevation, which refers to the water surface elevation downstream of the proposed outfall. To account for future sea level rise, we used a projected tailwater elevation for the year 2070 in the design process. Under these conditions, the culvert's performance continues to meet the project goals, effectively mitigating the impacts of a 10-year storm.

4. Will the increased outflow from the proposed culvert adversely impact the recently restored wetlands of Four Mile Run?

- A. Culvert outfall protection is proposed and is designed in accordance with state and federal guidelines. Outlet projection consists of large riprap stones that slow down culvert outlet velocities, and geotextile fabric which prevents erosion of soils in immediate vicinity of the outfall.