

Taylor Run Infrastructure Stabilization

30% Design Public Feedback

First Name	Last Name	Date	Public Comment	City Response
Susan	Lefler	11/13/25	I like the proposed changes. While access is available, could this be a good opportunity to remove invasives like kudzu? When seeding, will you be planting native species? I'd love to see natives planted that can help prevent erosion. Earth Sangha nursery may be a good contact for planting natives. They work with municipalities to plant natives for projects like this.	Invasive species treatment will occur within the Limits of Disturbance (LOD) so that other areas are not disturbed. The Recreation Parks, and Natural Resources Department manages the city-wide invasive species management program. Native plant species will be installed as part of the project, a planting plan will be developed and included in the 60% design plan set. While we understand that the listed company is known in this area, selection of contractors to do the work must be competitively bid meaning that we cannot preselect the contractor.
Jeremy	Flachs	11/13/25	I think you should seriously consider working around peak nesting season, which is the end of March through June. The fact that students may be in class at the high school seems irrelevant. What difference does it make? If the work is going on while there are students in class? I asked through the chat if the contractor or the city could be specific about the trees to be removed, particularly the native trees, which will be removed. The request to take photos was limited to the native trees marked for removal. That way it will be easy for citizens to go to Taylor run and identify each native tree to be removed. It is hard to comment, good or bad, without seeing the trees.	The City plans to begin construction in late winter, to be outside of any time of year restrictions for removing trees that may be imposed on the project. The City seeks to minimize disturbance to neighboring properties and residents who may use the trail to commute or hike. We understand students use the trail to get to and from school, and seek to minimize having school kids and other members of the community near an active construction project, when feasible. However, the current construction schedule is planned to begin during the school year in March 2027 to meet potential time of year restrictions for tree removal. Construction is planned to be completed by the start of the new school year in September 2027. By starting construction outside of any time of year restriction, the trees and plant material that is planned to be removed will happen at the beginning of the project. This will minimize any potential for nesting to happen and be interrupted. A tree inventory memo was prepared as part of the project deliverable. Each tree within the project area is tagged with a unique metal identification number that corresponds to the inventory. A map identifying trees proposed for removal and preservation, including those requested to be preserved through the CBG process, is included in the memorandum. This information allows individual trees to be identified and reviewed in the field.
Kathie	Hoekstra	11/20/25	I have a couple of concerns: 1) the size and weigh of the equipment that will be used. I suggest rather than tell folks "a medium sized excavator" you provide a picture showing the scale or specifics on the size and weight of the equipment - according to Google a medium excavator weighs 30 tons. Is this the size you plan to use? I cannot see how this size will be able to not kill the roots of nearby trees no matter how much mulch and mats you put down. I suggest smaller equipment - it's likely to be better to make more trips than use really heavy equipment. 2) How high will you raise the level of the stream above its current level when you protect the pipes that cross the stream? When you do this you will cause ponding behind the raised crossing which is fine so long as it's doesn't cause stagnant water behind it. This would totally change the biodiversity of the stream, thus I'd like to see a cross section of the stream to make sure this won't result. I have no concerns about the upper level work - my main concerns are on the lower level where you will be replacing the current corrugated like barrier. I need more info to judge exactly where the stream crossing will occur on the ground and exactly how wide the disturbed areas will be as well as exactly which large tree will be removed. I'd like to attend a walk thru with staff and/or contractor to understand better the specifics in this area.	1.) The size and type of construction equipment will be determined by the contractor's means and methods. Due to the height of the streambanks, which exceed 10 feet in some locations, and the weight of the stabilization stone, equipment capable of safely accessing the channel and handling these loads will be required. The plans include the use of wood chips and temporary matting (e.g., swamp mats) along access paths to reduce soil compaction and protect tree root systems, which is a standard construction practice. 2.) The level of the stream is not being raised. The concrete encasement will totally enclose the pipe and have about 6 inches of concrete around the pipes. This approach conforms to the CBG discussions. While this isn't the most desirable and will cause some tailwater, it has to be done in this "minimal approach" to protect the infrastructure and it's the approach we now must use. (Staff attended a walk-through with CBG members on December 3.)
Bill	Gillespie	11/21/25	We are pleased that Alexandria is proposing a "minimal stabilization approach" to protect at-risk infrastructure at Taylor Run in a manner that will minimize tree impacts and protect adjacent wetlands and other sensitive areas. This general approach and the specific segment proposals appear consistent with the recommendations of the Taylor Run Consensus Building Group (CBG) that were adopted by City Council in June 2023. We do have questions about certain elements of the proposed construction plans. The construction paths are largely consistent with those presented to the CBG. However, we believe it would be valuable to have an on-site meeting to examine just how construction equipment will be bought to, and moved through, the construction zones so that we can better visualize how trees along the paths, particularly those along the narrow paths at the center of the stream, will be protected. We also believe it is important to minimize the size and weight of the construction equipment doing the stabilization work to protect and preserve existing trees and plant communities.	An on-site walk with CBG members was held on Wednesday, December 3 at 2:00 p.m. at Taylor Run to review construction access and constraints. The size and type of construction equipment will be determined by the contractor's means and methods. Due to the height of the streambanks, which exceed 10 feet in some locations, and the weight of the stabilization stone, equipment capable of safely accessing the channel and handling these loads will be required. The plans include the use of wood chips and temporary matting (e.g., swamp mats) along access paths to reduce soil compaction and protect tree root systems, which is a protective construction practice. The size of the equipment will be that which is necessary to complete the construction work.

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Anonymous			<p>This REEKS of the Taylor Run fiasco from a few years ago. Overly Progressive mayor, City Council & city employees destroying nature & cooking data to get some "greenwashing" money & free good environmental press. Now it's a new group hoping everyone forgot 2023. New lingo of "minimal disturbance" replaces "natural channel design." Our city officials always thinks the general public is stupid. So, I guess we will kill lots of old growth trees, bring in heavy equipment which will kill even more trees and destroy nature for some "greenwashing." We will take nature and create a Disney like experience with no tall trees, fake man made pools & waterfalls and replace those dirt trails with paved trails for bikes and 20MPH scooters to whiz by while they are enjoying the "nature" and running walkers over. This is just the same thing as a few years ago - just different people & different wording. The waste of 3 million dollars and destruction of nature remains the same because Alexandria Government can create a better, greener, more equitable nature than God.</p>	<p>This project using a "minimal approach" was determined based on consensus on the stakeholder group that was engaged. It is a limited infrastructure stabilization effort at discrete locations and does not include natural channel design, stream reconstruction, paved trails, or recreational amenities. Work is confined to the minimum extent necessary to address risks to existing infrastructure, consistent with City Council direction received in June 2023.</p>
Michael	Olex	12/02/25	<p>The proposed Taylor Run plan is significant improvement over the original steam restoration plan. It addresses the infrastructure issues rather than hiding this work under the theme of Chesapeake Bay nutrient reduction. I like that the four areas seem to be addressed in a consistent fashion (gravity walls and boulder weirs). I assume that the materials (including the boulders by the maple) will be similar. Ideally, I would like somewhat more nature look than the gravity walls but I realize that this is an urban stream. I am particularly happy to get rid of the discarded concrete near the outflow and the sheet rock wall which will do much to make the area more appealing. Finally, I assume that the designers are aware of the stream flows during extreme rainstorms and are using these in calculations for designs. Nobody wants to address new wall or other failures in the near future. I also assume that the city will hold the eventual contractor strictly responsible for minimizing unneeded damage to the area.</p>	<p>This project focuses on consistent stabilization treatments appropriate for in-stream infrastructure and includes removal of previously placed concrete and other debris where feasible. The City will review the gravity wall to keep in mind the nature looking effect. Designs are informed by hydrologic and hydraulic analyses. Construction will be subject to City oversight and contract requirements intended to minimize unnecessary disturbance to the surrounding area.</p>
Andrew	Macdonald	12/05/25	<p>Thank you for leading the walk along Taylor Run earlier this week. I support the comments that Russ Bailey et al submitted earlier. I would only add that I hope that a simpler design can be found for the plunge pool area at the top of the stream valley. I think that the current design is overkill and not in keeping with the effort to minimize the work done in the stream and to minimize any negative ecological impacts. I also hope that the equipment used everywhere is as small as possible and used carefully in order to minimize environmental impacts both within and indeed outside the so-called limits of disturbance. Overall, I think the project design appears to align with our recommendations for the most part. Thank you for your efforts to improve this project. It's appreciated.</p>	<p>Thank you for joining the walk. The City will review the upstream plunge pool design and the proposed walls. Due to the height of the streambanks, which exceed 10 feet in some locations, and the weight of the stabilization stone, equipment capable of safely accessing the channel and handling these loads will be required. The plans include the use of wood chips and temporary matting (e.g., swamp mats) along access paths to reduce soil compaction and protect tree root systems, which is considered a protective construction practice.</p>