



City of Alexandria



W. Reed Ave. & Dale St. Storm Sewer Improvements

Pre-Construction Kickoff Meeting

April 07, 2026



Agenda



1. Project Location & Background
2. Project Goals
3. Proposed Design & Auxiliary Utility Work
4. Project Performance
5. Next Steps & Schedule
6. Temporary Impacts
7. Grant Programs
8. Questions



Project Location & Background

- **Location:**

- 100 block of W. Reed Avenue
- Within Hume Springs Park
- Behind Cora Kelly School

- **Outfalls to unnamed tributary of Four Mile Run**

- **Existing Conditions:**

- **Flooding along W. Reed Avenue overtops curb**
- **Stormwater flows through Hume Springs Park and Community Gardens**



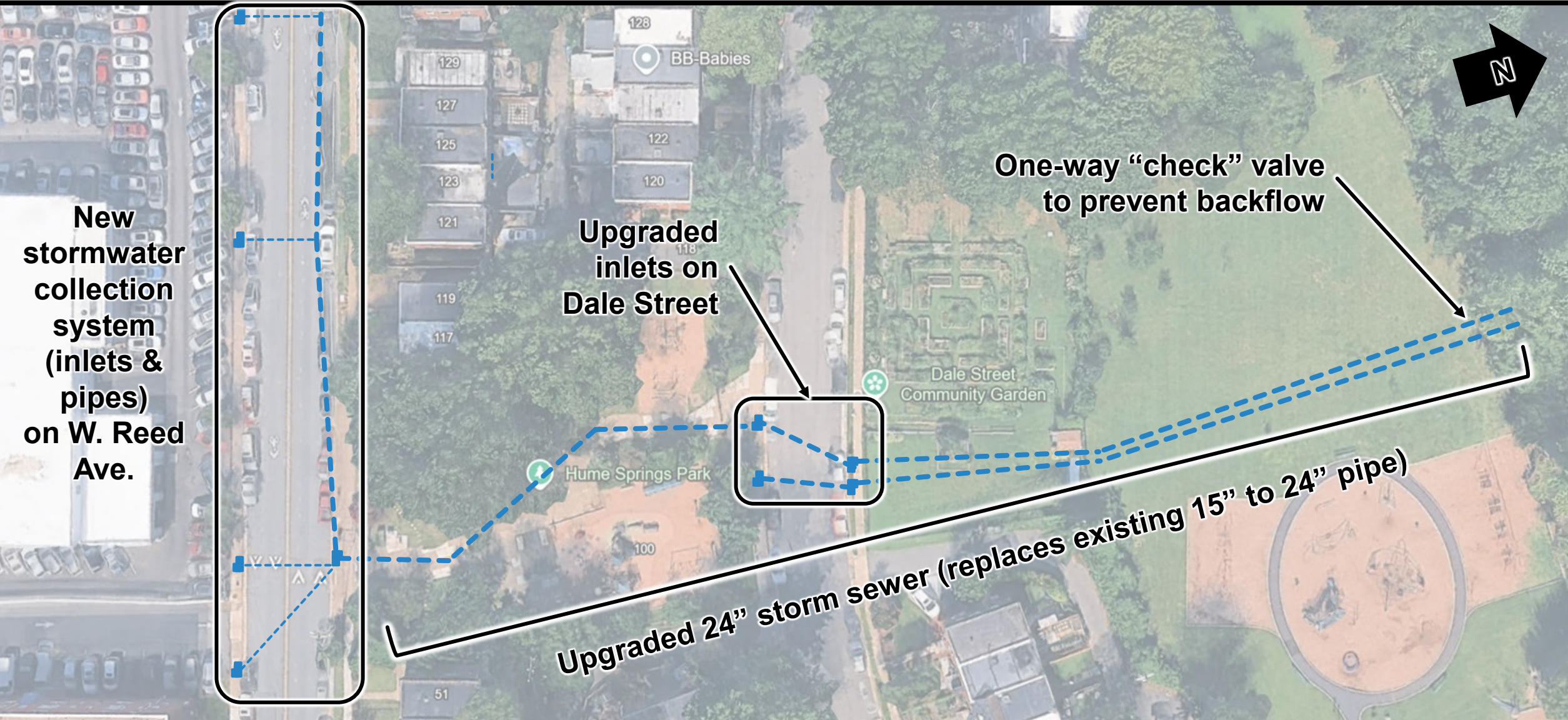


Project Goals

- ✓ Reduce flooding along West Reed Avenue, Dale Street, and the Community Garden through new storm sewer pipes and inlets
- ✓ Manage runoff from frequent storm events within the public right-of-way
- ✓ Minimize flooding impacts from larger storm events to the extent practicable
- ✓ Limit construction-related impacts on the surrounding community
- ✓ Ensure proposed improvements do not worsen flooding elsewhere

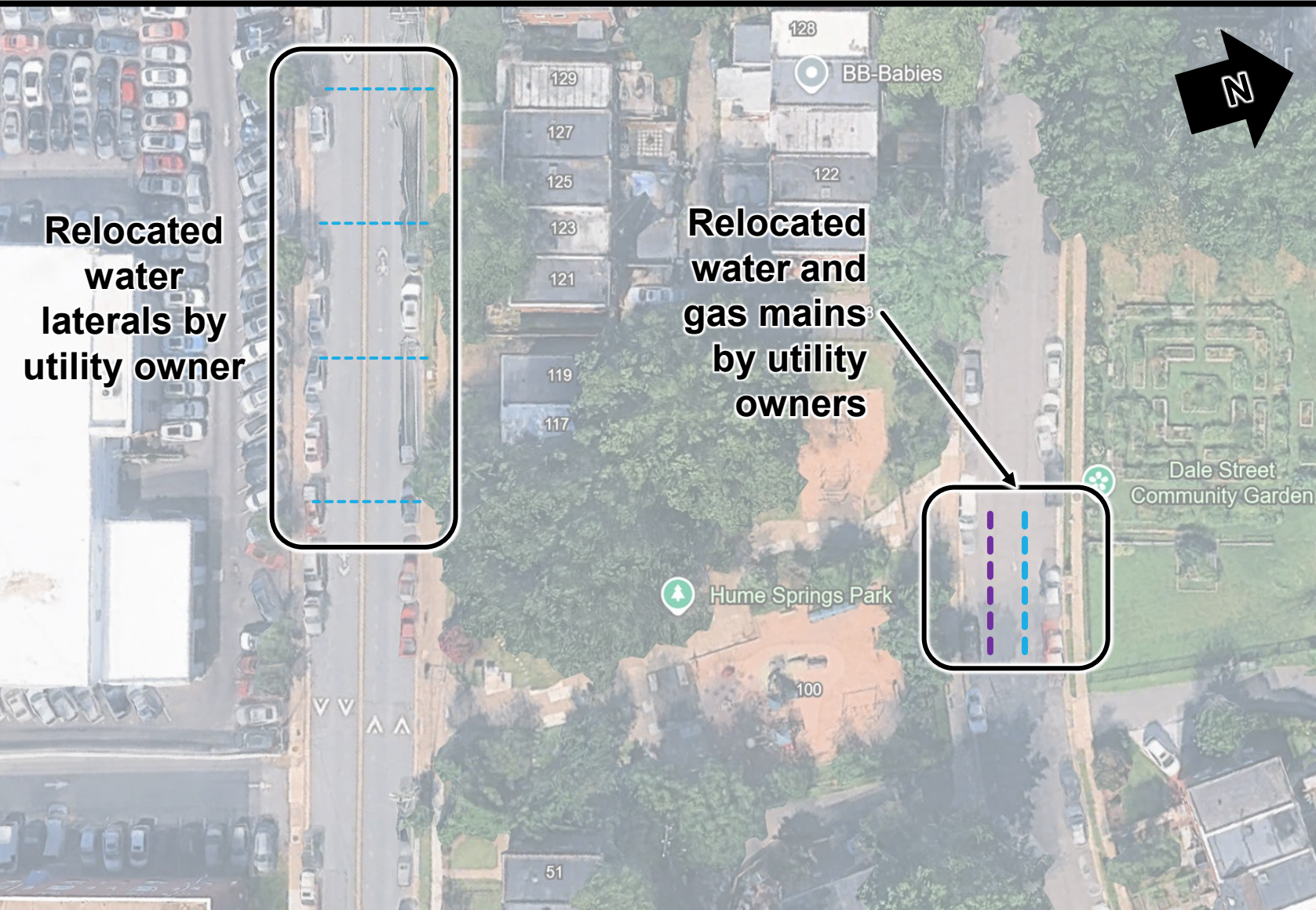


Proposed Design





Auxiliary Utility Work



- Utility relocations are required to provide space underground for the storm sewer upgrades
- Performed by utility owners
- Notices will be distributed by utility owners prior to start of work
- Forecasted to begin in Spring 2026 and complete in late Summer 2026
- Lane shifts & parking restrictions will be required



Project Performance

Surface flow through the park controlled by curb

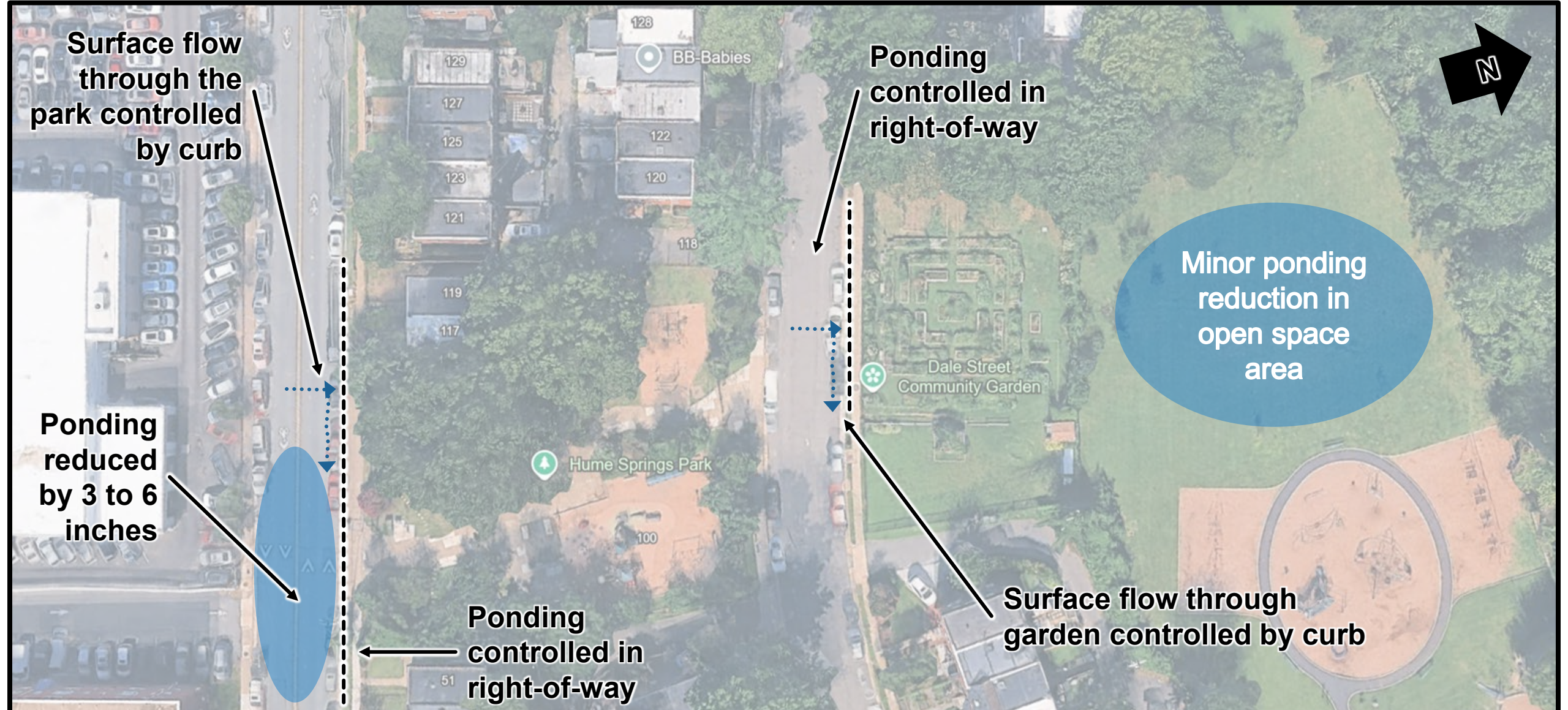
Ponding reduced by 3 to 6 inches

Ponding controlled in right-of-way

Minor ponding reduction in open space area

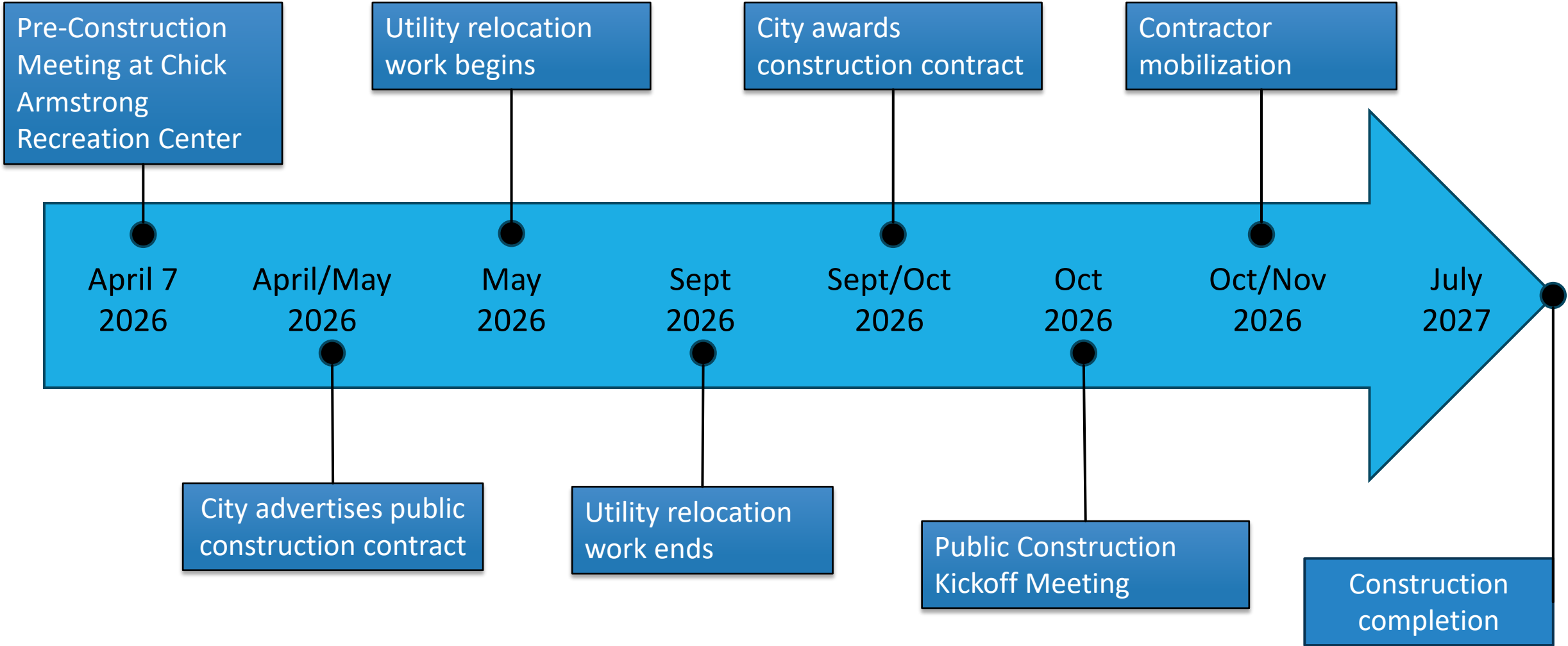
Ponding controlled in right-of-way

Surface flow through garden controlled by curb





Preliminary Schedule



Dates are estimated using the best information available.



Temporary Impacts: Noise



- **Construction operations will be limited to approved work hours**
 - Monday through Friday: 7:00 AM to 6:00 PM
 - Saturday (only if an emergency): 9:00 AM to 6:00 PM.
- **Construction operations will comply will all local, state and federal codes, permits and regulations.**
 - Safety
 - Sediment & Erosion Control
 - Noise
 - Traffic Controls
 - Fire & EMS access
 - Environmental Permits



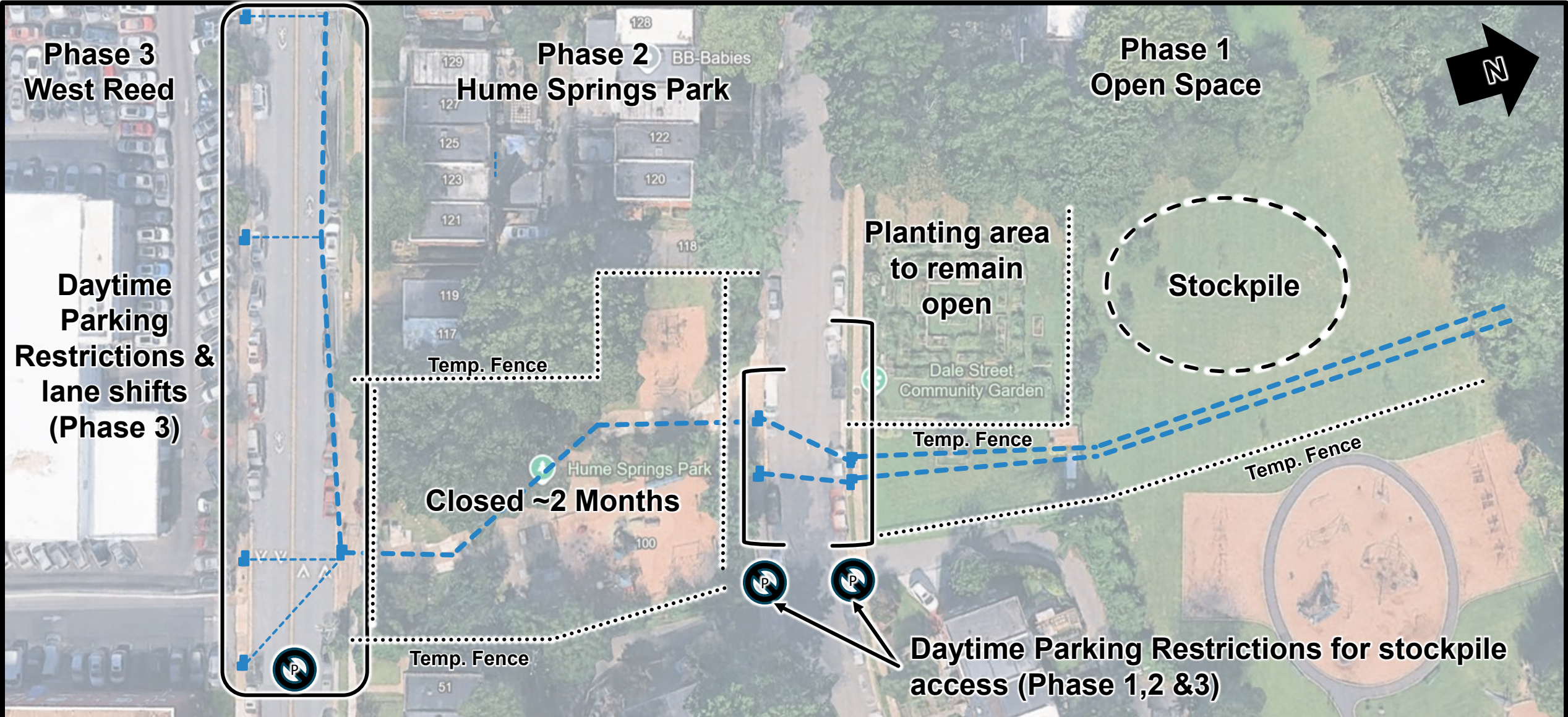
Temporary Impacts: Access & Parking



- **Temporary, daytime parking restrictions will be required**
 - To maintain public safety
 - To support the proposed storm sewer upgrades
- **Restrictions will be phased to reduce community impact**
- **Access to private residences will always be maintained**
- **Trash & recycling pick-up will continue as usual**
- **Street sweeping will be adjusted to reduce vehicle relocation during the day**

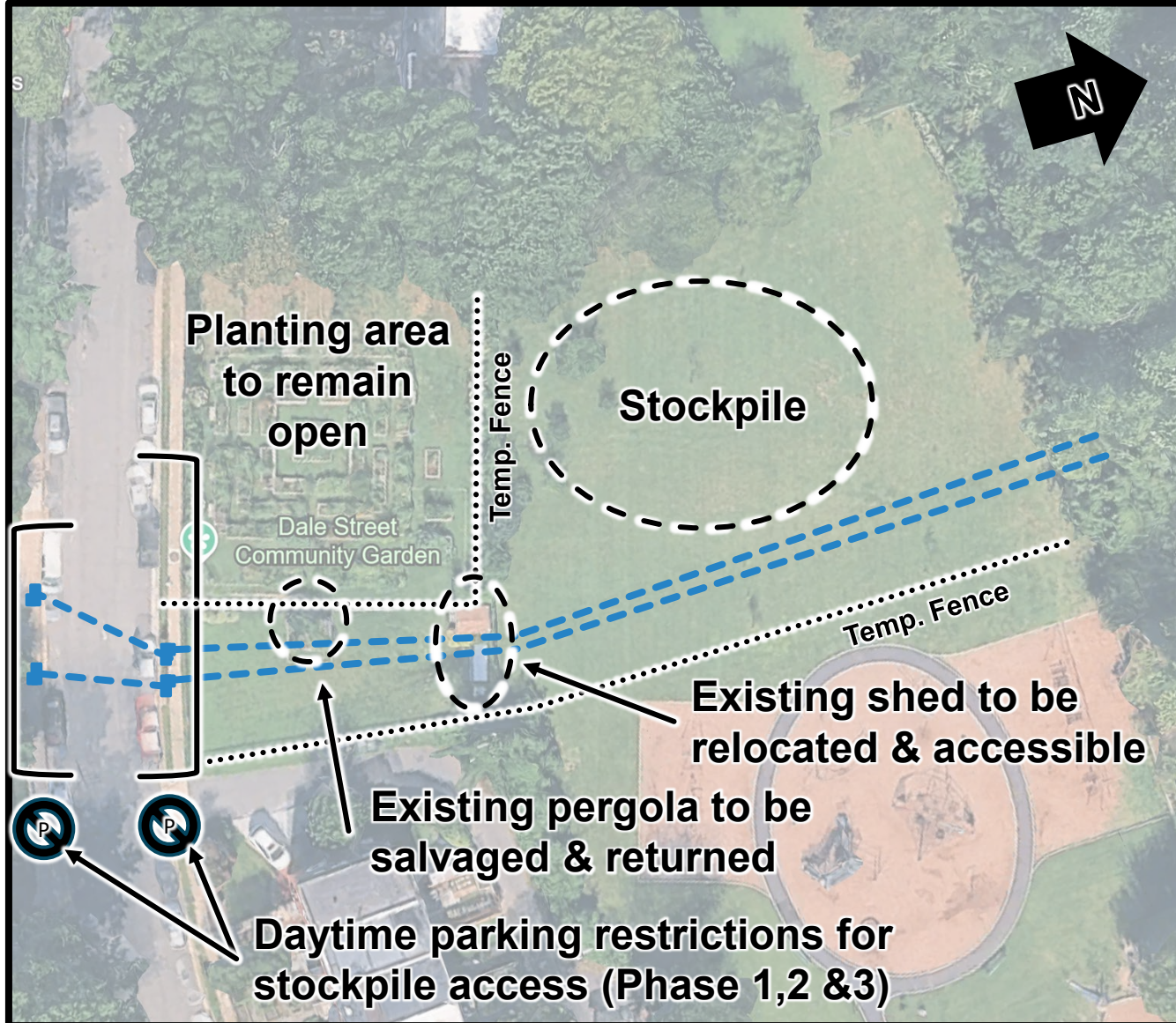


Temporary Impacts: Access & Parking





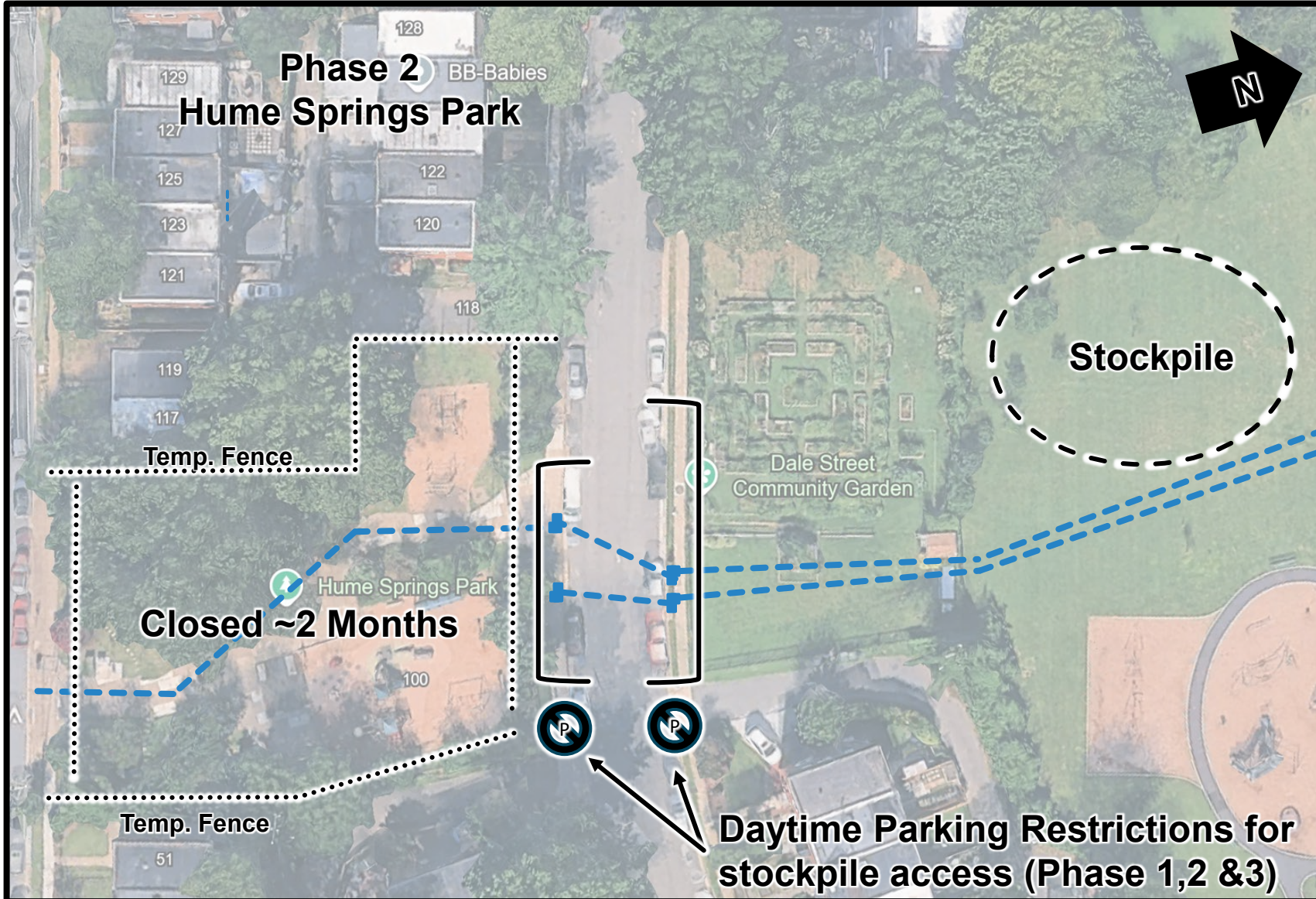
Temporary Impacts: Access & Parking



- Access to the eastern area of the community garden will be restricted
 - For planned storm sewer upgrades
 - For access to the stockpile area
- Western area to remain open
- Existing pergola and wood storage to be salvaged (as best as possible) and return
- Existing storage shed to be relocated to western area for construction –
- Please remove all stored items when requested by the City to support the move



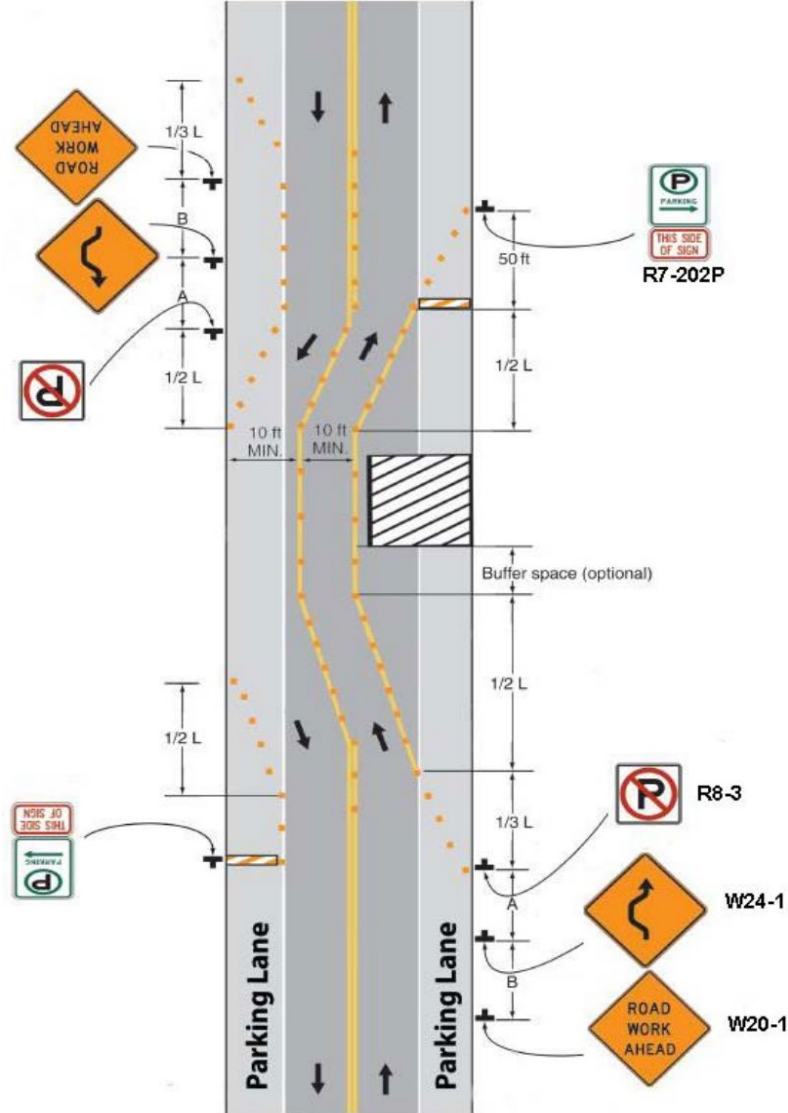
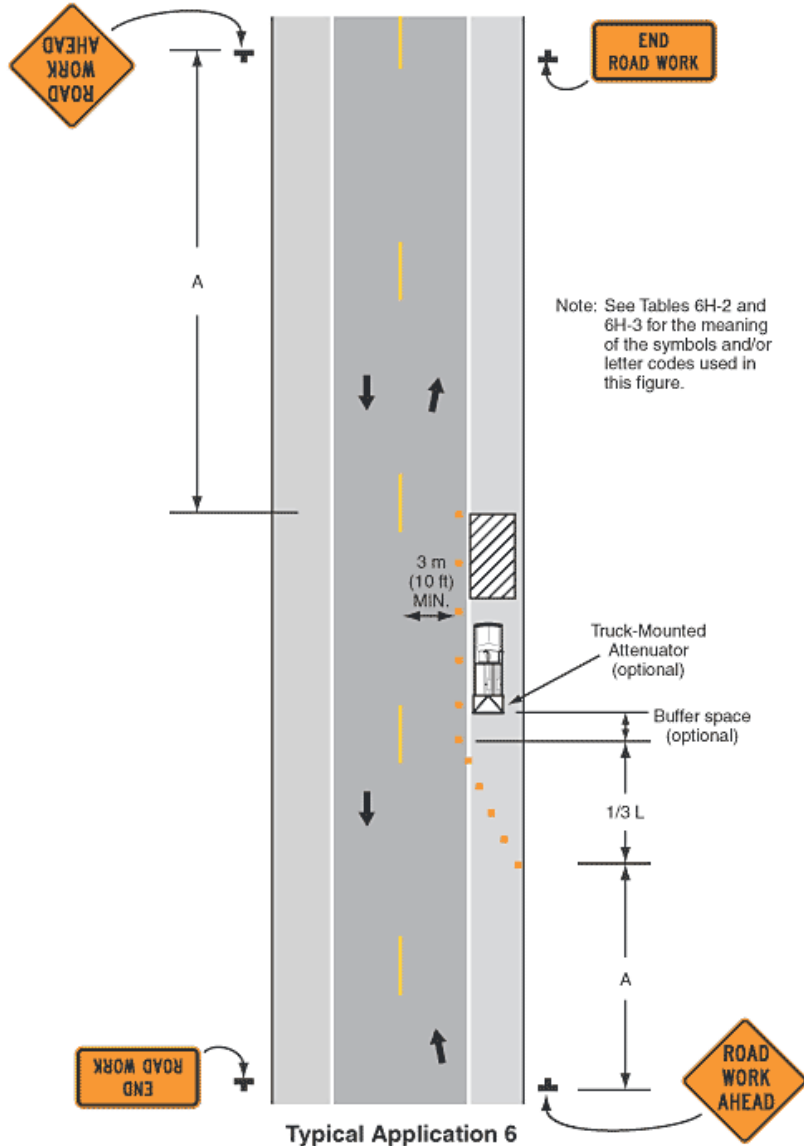
Temporary Impacts: Access & Parking



- Hume Springs Park will be closed for the duration of construction within the park
- Closure is required for public safety
- Estimated duration is two months
- No planned tree removals or impacts to playground



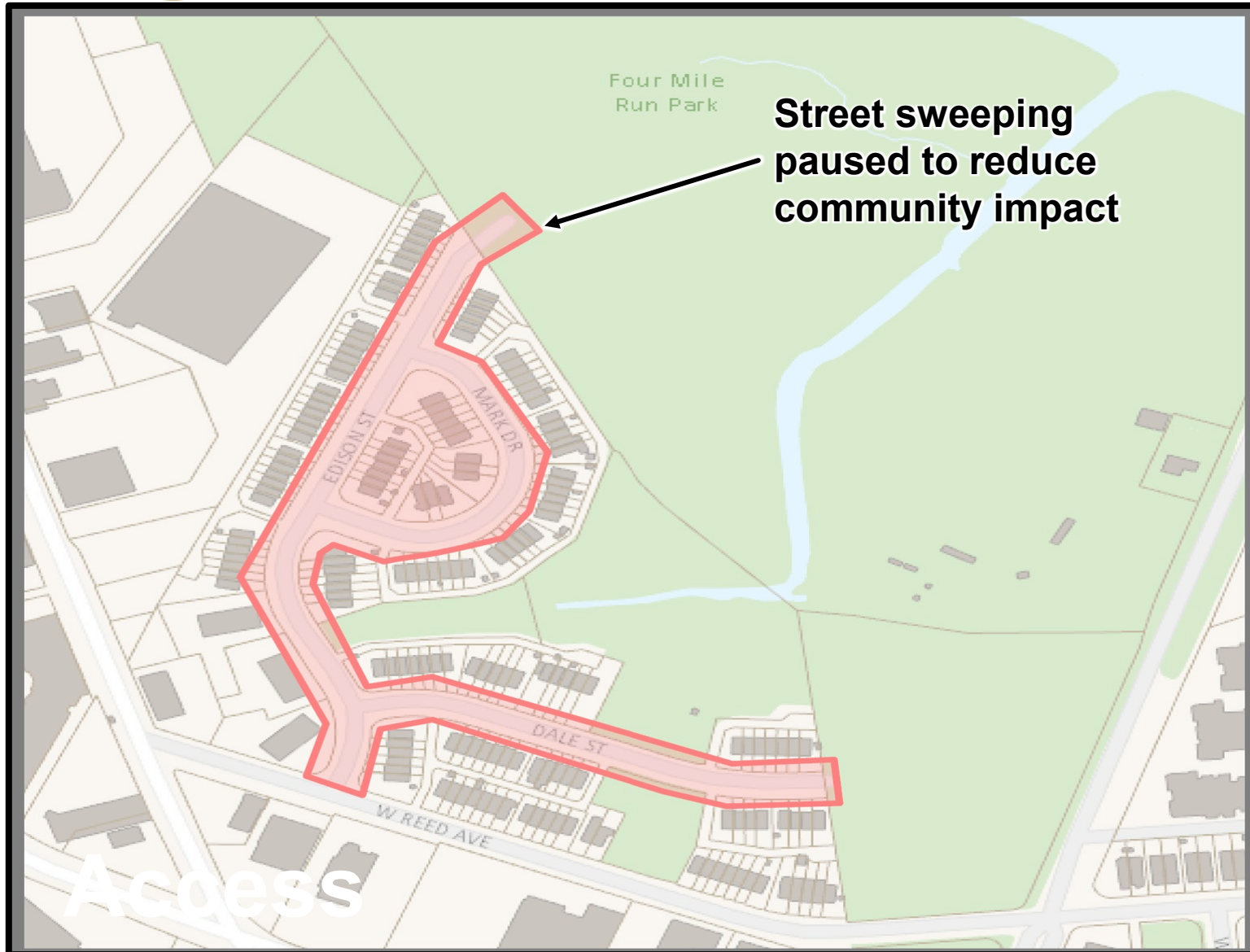
Temporary Impacts: Lane Shifts



- Storm sewer and utility work in the right of way will require parking restrictions and lane shifts
- Anticipated on West Reed Avenue and Dale Street
- Duration depends on construction progress and can be impacted by:
 - Weather
 - Poor foundation soils
 - Unexpected utility conflicts



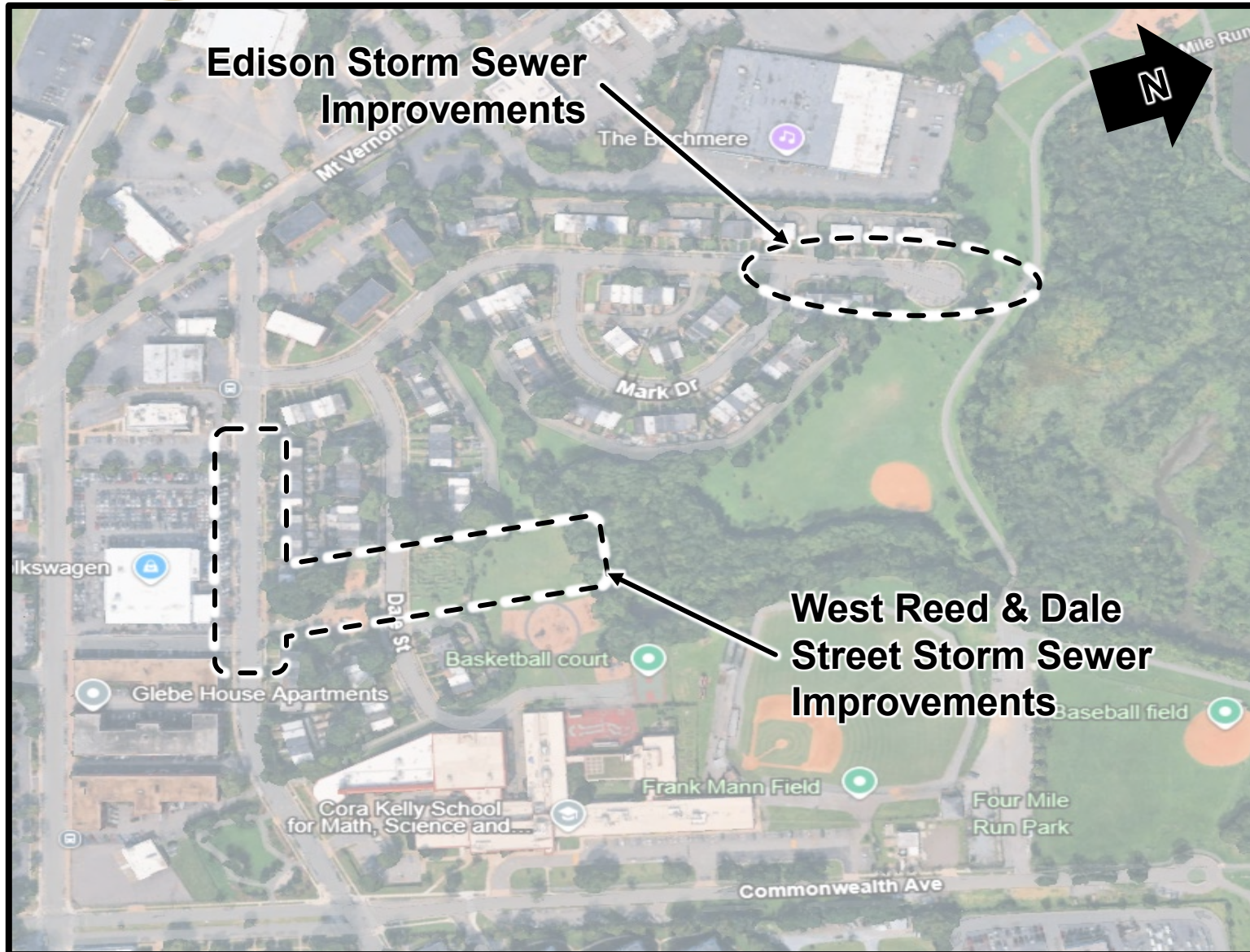
Temporary Impacts: Street Sweeping



- Street sweeping will be adjusted to reduce the impact of daytime parking restrictions
- Parking restrictions associated with street sweeping will be removed
- A robust cleaning will be performed prior to the start of construction and following the completion of construction



Adjacent City Project Coordination



- Edison Storm Sewer Improvement & West Reed and Dale Street Storm Sewer Improvements will be constructed together
 - Edison Construction
 - October 2026 to April 2027
 - West Reed Construction
 - October 2026 to July 2027
- Construction shall be in tandem
- Management by one team to ensure coordination of construction impacts
- Project delivery approach reduces overall construction duration, cost and community impact



Flood Mitigation Grant Program

- City's sponsored cost reimbursement assistance program provides up to 50% of the total costs of eligible floodproofing measure(s) and associated costs, up to a maximum amount of \$5,000, per property.

Examples of Supported Practices



Basement and Utilities

- Sump pump battery backups
- Drain tiles below basement floors
- Flood vents
- Utility flood covers
- Interior concrete or masonry walls
- Elevated electrical outlets and switches
- Quick Connect system
- Elevated utilities and service equipment



Exterior and Topography

- Surface grading
- Protective walls
- Impermeable soil materials
- Flood walls
- French drain systems
- Earthen berm construction
- Sandless or traditional sandbags
- Flood resistant building materials

Windows and Doors

- Permanent glass protection
- Basement window protection
- Ground floor or basement window wells and drains
- Temporary or permanent doorway flood gate or panel
- Flood socks
- Temporary quick dams

Public Webpage



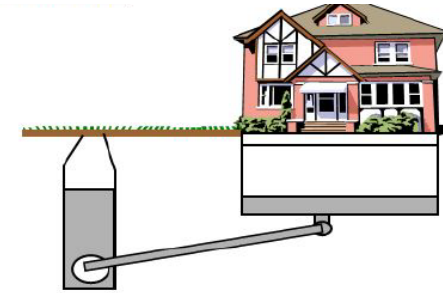
(Or at <https://www.alexandriava.gov/flood-action/flood-mitigation-grant-program>)
FloodGrant@alexandriaVA.gov



San. Backflow Preventer Program

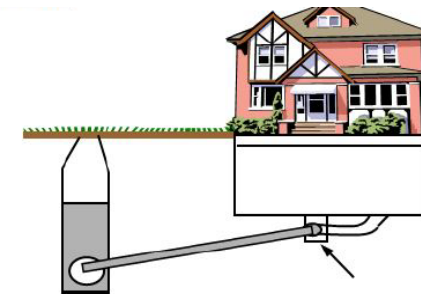
- The City has implemented a cost reimbursement assistance program
- 50% match of installation costs up to \$2,000 for eligible residents
- More information at alexandriava.gov/go/2313
- Contact TES Sanitary Infrastructure Division with questions at
 - 703.746.4678
 - BackflowPreventor@alexandriava.gov

What is a basement back-up?



Rainfall overloads sewers – backs-up into basement

What is a backflow preventer (BFP)?



BFP stops flow from sewer from entering basement



Questions & Contacts



Primary Points of Contact

Mitch Dillon (T&ES)

(703) 746.4028

Mitch.Dillon@alexandriava.gov

Public Webpage



(Or at alexandriava.gov/go/4185)

Stormwater Utility & Flood Mitigation Advisory Committee



(Or at alexandriava.gov/go/2313)



Public Engagement

- **Webpage updates: Semimonthly**
- **Stormwater Utility & Flood Mitigation Committee: Bimonthly**
- **Work Notices**
 - ▶ Survey – 2022
 - ▶ Test pits – April 2023, June 2024
- **Public Site Walk: 2021**
- **Project Kickoff Meeting: December 2022**
- **Project Update Public Meeting: July 2023**
- **Final Design Update Public Meeting: April 2026**
 - ▶ Present project goals, project scope, project benefits & project schedule
- **Construction Kickoff Meeting: *Sept. 2026***
 - ▶ Present project scope, construction timeline, construction impact
- **Primary Point of Contact**
 - ▶ Mitch Dillon (TES)
 - ▶ (703) 746.4028
 - ▶ Mitch.Dillon@alexandriava.gov