



# Stormwater Utility and Flood Mitigation Advisory Committee

March 18, 2026 | 6:30 p.m. | Hybrid (Virtual and In-Person) Meeting

Advisory Group Members Present:

A	John Chapman	A	Howard “Skip” Maginniss
P	Dino Drudi	A	Brian Sands
A	John Hill (Chair)	V	Janette Shew
P	Cheryl Leonard	P	Christine Thuot
V	Mark Tonsetic	P	Katherine Waynick (Vice-Chair)

Staff Present:

A	Brian Rahal, T&ES Civil Engineer IV	P	Jesse Maines, T&ES Division Chief, Stormwater Management
P	Dan Medina, DPI Stormwater Program Manager	P	Jonathan Whiteleather, DPI Technical Project Manager
A	Erin Bevis-Carver, Sanitary Infrastructure Division Chief	V	Lisa Jaatinen, T&ES Civil Engineer IV
P	Alex Haptemariam, DPI Senior Technical Project Manager	P	Mitch Dillon, DPI Associate Technical Project Manager

P = Present    A = Absent    V = Virtual (on call)

Other Attendees Present:

V	Camille Liebnitzky	V	Haweni Gobena
P	Ami Cobb	V	Ehsanullah Hayat
V	Mujeeb Atefi	V	Lu Zhang
V	Lorie Freeman	V	Yvonne Callahan
V	John Craig		

## 1. Welcome Remarks

Meeting Start: 6:35PM

## 2. Approval of Minutes

Drudi: Enough for quorum? Waynick: Lack quorum to approve prior meeting minutes. Moving forward with updates and talking through budget but cannot vote for anything.

- Medina: Motion to move forward with the update. Waynick: Second. All in favor.

## 3. Program Update from City Staff

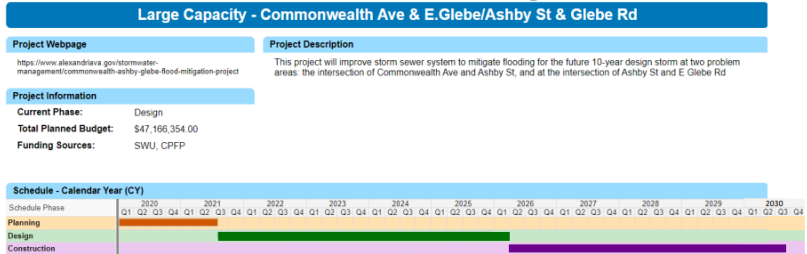
### Program update from City Staff

AGENDA ITEM #3



3a. Large Capacity Projects (Whiteleather)

## Flood Action Progress Report: Commonwealth, Ashby, Glebe



- Final drawings anticipated in April 2026
- Waterline relocations began the week of February 23
- Waterline installation completed from the north end of the project to Reed Avenue
- Capital Bikeshare station at Commonwealth Avenue and W Reed Avenue relocated to W Reed Avenue
- Bid phase for culvert construction anticipated to begin in 2027, after utility relocations
- Coordinating maintenance of traffic and project schedules across multiple Arlandria projects

**Commonwealth, Ashby, Glebe:** Project is in final design phase, with signed and sealed drawings anticipated April 2026. Waterline relocations began week of February 23, and installation is complete from north end of project to Reed Avenue. To support this work, Capital Bikeshare station at Commonwealth Avenue and W Reed Avenue was relocated to W Reed Avenue, where it will remain pending future approvals. Current efforts focus on utility relocations to clear right-of-way, with gas and Verizon work to follow. Bid phase for culvert construction is anticipated to begin in 2027, with construction following completion of utility relocations. City is coordinating maintenance of traffic and construction schedules across multiple Arlandria projects to minimize impacts.

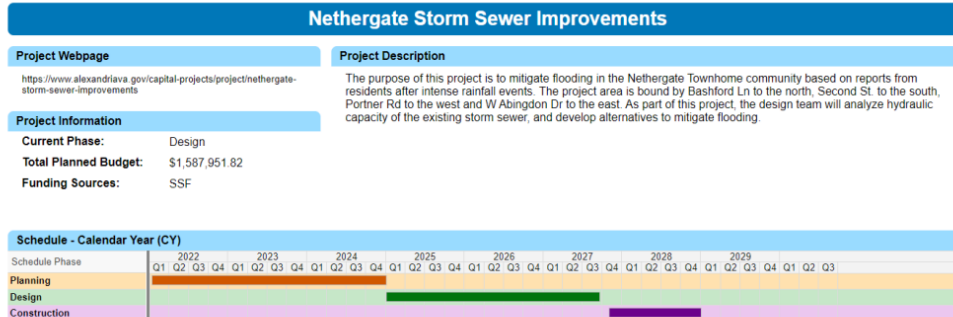
Questions:

- Waynick: Where are we at on the portion of the project along Glebe Road where Ashby Street ties in, including the roundabout and land considerations?
  - Whiteleather: Work will come later and is not holding up this project. Funding and right-of-way discussions to resolve. Goal is to complete the work concurrently, so the area is excavated only once. There’s sufficient time before our project reaches that intersection. While that effort is on a slightly different track now, we are continuing to keep it moving.
- Leonard: What about electrical relocation?
  - Whiteleather: No significant electrical relocations are anticipated. Dominion relocations are generally not expected, though one may be required for the roundabout portion of the project. No electrical relocations are needed for the culvert construction. Limited coordination with Dominion will be required at the softball field, which will be used as a northern staging area, including temporary de-energizing of several light poles. No other major impacts are anticipated.



## Flood Action Progress Report: CSS

- Nethergate (\$5M) CSO surcharge mitigation. 30% design was received in early December. The City has since received the National Park Service permit for utility investigation and geotechnical borings within the George Washington Memorial Parkway. Utility investigation is anticipated between approximately March 23 and April 8. Information gathered during this effort will be used to refine soil boring locations to support design of the proposed jack-and-bore culvert.



### Nethergate Storm Sewer Improvements:

- \$5M CSO Surcharge Mitigation: Project received 30% design in early December. Since then, the City obtained a National Park Service permit to conduct utility investigations and geotechnical borings within the George Washington Memorial Parkway. Field work is anticipated between approximately March 23 and April 8 and will focus on identifying existing utilities and collecting subsurface data. Information gathered will be used to refine soil boring locations and support final design of the proposed jack-and-bore culvert.
  - Next Steps: Complete utility investigations and geotechnical borings to confirm subsurface conditions and potential utility conflicts and support final design of the proposed jack-and-bore (tunneled) culvert.

### Discussion:

- Drudi: As I'm reviewing the minutes, I see that there are several permits required.
  - Whiteleather: Two major permitting stages. First is for utility investigation, which allows access to the right-of-way to conduct surveying and field work, and that permit has been secured. Second and larger effort is the right-of-way permit required to construct infrastructure within their right-of-way. Coordination on that permit is ongoing and will require submitting additional information as the project advances.

### Questions:

- Drudi: Is utility identification handled through geotechnical?
  - Whiteleather: Work is being done by two separate firms, both managed by a single consultant as subcontractors. One firm is responsible for identifying and mapping existing utilities in the field. Once that information is collected, boring locations are established, and the second firm conducts the geotechnical borings for soil analysis. Utility identification is completed first to ensure borings avoid hitting anything.
- Drudi: And the borings need to avoid existing utilities?



- Whiteleather: Exactly. That's why the utility investigation is completed first. Once the utility information is collected, boring locations are finalized, and then the geotechnical team mobilizes to conduct the soil borings.
- Drudi: And is that all covered under a single permit?
  - Whiteleather: Yes

## **Flood Action Progress Report: Pitt and Gibbon and Hooffs Run Culvert Bypass Project**

- Larger capital project concepts previously considered for these areas were determined to be infeasible or not sufficiently effective.
- Staff is currently evaluating potential updates to the existing flood mitigation grant program to better support property-level floodproofing measures.
- Current efforts are focused on reviewing existing data, assessing peer locality approaches, and evaluating the existing program framework.

### **Pitt & Gibbon and Hooffs Run (Haptemariam):**

- Focus: As noted, staff continue evaluating whether the existing flood mitigation grant program is best suited for property-level flooding measures. Current efforts focus on reviewing available data and refining the overall approach. Staff are also working with the consultant to evaluate the program framework for Pitt and Gibbon, which are serving as pilot locations. This reflects the current status for both areas.

#### Questions:

- Thuot: In reviewing the last meeting minutes, it appears there was an Arcadis analysis underway. Is that work still ongoing? The minutes note it extending through December 2026.
  - Haptemariam: Yes, it is still covered.

#### Discussion:

- Thuot: It is not guaranteed that residents would need to use the flood mitigation grant program, and there may be a separate approach for flood mitigation in the Hooffs Run areas. If the analysis continues through 2026, this will extend through another year and potentially another flood season. From a resident perspective, this represents an additional delay after several years of waiting. Since analysis alone does not provide a solution, what interim, short-term options are being considered, either through the existing flood grant program or another mechanism, to support residents ahead of the next flood season?
  - Maines: The analysis is for a solution.
- Thuot: Understood but that would still extend another year. Residents would be facing an additional year, and many want to act now. Is there an option for residents in these areas to pursue flood mitigation measures beyond what the current flood grant program can support at this time?
  - Maines: Unfortunately, the full process must be followed, as additional public funding cannot be provided without broader consideration. Any program developed must account



for citywide needs and be equitable. This is also why completing the analysis is necessary, to better understand overall costs. If an extension of the current grant program were considered, questions remain about what that would look like, including funding levels and eligibility criteria. Once funding is proposed for Pitt and Gibbon, there must be clarity around the structure of the program. Historically, similar programs have required review and approval by Council, and it would be necessary to understand what that process would entail in this case as well.

- Thuot: What happened with the funding? It was originally identified as a placeholder, but an allocation in the upper \$20 million range was shown, and the estimate appeared to change with each presentation. Is that funding now allocated to other projects, or is it still available for use in these areas?
  - Maines: Public funds cannot be committed to private property without a clear and defensible rationale. That is why the flood grant program exists, it provides a structured, equitable framework based on property type and applies citywide criteria. Any extension or modification of that program would require a similar structure. Additional funding cannot be directed to a specific area without clearly defined criteria, geographic boundaries, and justification to ensure equity across the City.
- Thuot: Have we received any analysis results? The committee has previously requested an evaluation of the flood grant program, including application volume relative to available funding and the percentage of project costs residents must cover. Has any data been compiled comparing total project costs to reimbursements or reviewing the estimates residents submit? If additional funding were available, is there a way to assess whether program limits could be adjusted for residents facing higher upfront costs to complete necessary mitigation work?
  - Maines: Program limits cannot be increased unless changes can be implemented in an equitable manner.
- Waynick: Is this analysis focused specifically on Pitt, Gibbon, and Hooffs Run, with the intent that the findings could be scaled and applied to other areas?
  - Mahar: Yes. Those locations are serving as pilot programs based on available data. Compared to the previously planned large-scale capital project, which could take an additional five to seven years, this approach allows work to move forward more quickly.
- Thuot: This is no longer an analysis for an engineering solution, but rather a programmatic analysis.
  - Mahar: Yes, think of it as a design-level effort.
  - Maines: Goal is to complete the analysis with solid recommendations that can be brought forward to management for consideration.
- Drudi: Several complications involved, and the longer this process takes, the more exposed residents remain. Is there any opportunity to elevate the priority of this effort?
  - Maines: Timeline reflects the full process, including the requirement to go before Council. Drudi: Do you anticipate going before Council in December? Maines: Yes, by the end of this year.
- Thuot: Is there a more detailed schedule available that the committee could review to better understand how the analysis would proceed for these areas?
  - Maines: We have not yet talked to the communities around Hooffs Run Culvert.

### **3b. Neighborhood Spot Projects (Dillon):**



## Flood Action Progress Report: Neighborhood Spot Projects

Bellefonte Ave Storm Drain Improvements		ON-GOING	FORECASTED
<b>Project Webpage</b> <a href="https://www.alexandriava.gov/capital-projects/projects/bellefonte-ave-storm-drain-improvements">https://www.alexandriava.gov/capital-projects/projects/bellefonte-ave-storm-drain-improvements</a>	<b>Project Description</b> The Bellefonte Avenue Storm Drain improvement project aims to improve the local storm drainage system along East Bellefonte Avenue and East Howell Avenue to convey the City's 10-year, 24-hour storm event. The project seeks to mitigate the impact of large storm events without worsening flooding elsewhere in the City. A federal grant application for a FY 2025 Community Directed Funding/Carnegie grant administered through Housing and Urban Development (HUD) in the amount of \$1,565,000 was submitted to fund this project.	<ul style="list-style-type: none"> <li>Received 60% Design</li> <li>Continued 3<sup>rd</sup> party utility engagement</li> <li>Respond to public concerns</li> </ul>	<ul style="list-style-type: none"> <li>Review 60% Design</li> <li>Continued 3<sup>rd</sup> party utility engagement</li> </ul>
<b>Project Information</b> Current Phase: Design Total Planned Budget: \$1,564,869.29 Funding Sources: SIWJ			
<b>Schedule - Calendar Year (CY)</b> 			
Clifford Ave, Fulton St. & Manning St. (CFM) Storm Sewer Improvements		ON-GOING	FORECASTED
<b>Project Webpage</b> <a href="https://www.alexandriava.gov/capital-projects/projects/clifford-ave-fulton-street-and-manning-street-storm-sewer-improvements">https://www.alexandriava.gov/capital-projects/projects/clifford-ave-fulton-street-and-manning-street-storm-sewer-improvements</a>	<b>Project Description</b> The Clifford Avenue, Fulton Street and Manning Street (CFM) Storm Sewer Improvements Project will provide flooding mitigation to townhouses along the 3000 block of Fulton Street and Manning Street. The alley bound between the two streets will be re-built to channelize surface flow and improve drainage. Previous pavement and underground storage will be installed to capture and alternate stormwater runoff. Relocation of fiber conduit from the alley to Manning and Fulton streets is required prior to the start of construction. This project is supported by \$420,000 in grant funding from the Housing and Urban Development (HUD) Community Project Fund.	<ul style="list-style-type: none"> <li>Completed 100% design review</li> <li>Resolved need for fiber relocation to Manning street</li> </ul>	<ul style="list-style-type: none"> <li>Receive final design</li> <li>Issue notice first construction notice</li> <li>Preparing public construction solicitation</li> </ul>
<b>Project Information</b> Current Phase: Design Total Planned Budget: \$831,630.00 Funding Sources: SIWJ, HUD (Beyer)			
<b>Schedule - Calendar Year (CY)</b> 			

**Bellefonte Ave:** Project received 60% design. Team is continuing third-party utility coordination and is also in the process of responding to public comments received during the previous community meeting.

- **Next Steps:** Continue review of the 60% design during the current period, issue review comments, and maintain ongoing third-party utility coordination in the next period.

**Clifford Ave:** Project has recently completed 100% design. Previously identified fiber relocation to Manning Street is no longer required, which removes a potential utility conflict. With no remaining utility relocations impacting the project, this clears the way to proceed into the construction procurement phase. Comments on the 100% design have been issued, and the team expects to receive the final design shortly. Anticipating approval with this submission, the City plans to issue the first construction notice. Notice will inform residents of the upcoming construction; request removal of any private improvements located within the public right-of-way and advise of potential changes to trash and recycling collection. Attendance at the most recent community meeting was limited, despite outreach and distribution of meeting invitations.

### Questions:

- Waynick: What is the status of the fiber line? Dillon: Decision has been made to allow the line to be impacted, as it is not currently servicing any customers. No anticipated community impact, and this approach provides a straightforward solution.
- Waynick: Acknowledge the effort put into the notification letters and outreach, those were very well done. Interested in understanding how trash and recycling will be handled during construction. Do we know what that process will look like? Dillon: Because the alleyway will be



fully blocked during construction, trash and recycling collection will be relocated to the front of the homes. Collection will occur along Fulton Street and along Manning Street.

- Waynick: How long is the construction anticipated to take? Dillon: Approximately six to nine months, with nine months representing the longer end of the estimate.

## Flood Action Progress Report: Neighborhood Spot Projects

Edison St. Storm Sewer Upgrades		ON-GOING	FORECASTED
<p><b>Project Webpage</b> <a href="https://www.alexandriava.gov/stormwater-management/edison-street-and-dale-street-early-phase">https://www.alexandriava.gov/stormwater-management/edison-street-and-dale-street-early-phase</a></p> <p><b>Project Information</b> Current Phase: Design Total Planned Budget: \$979,000.00 Funding Sources: SWU, CFPF</p>	<p><b>Project Description</b> The Edison St. Storm Sewer Upgrades Project proposes to upgrade the storm sewer system capacity along the 3000 block of Edison Street to the outfall in Four Mile Run Park. Additional inlets are proposed along Edison Street to increase storm water capture. These storm sewer improvements are a portion of the future Large Capacity Project – Edison and Dale that have been accelerated upon receiving funding from Virginia Community Flood Preparedness Fund (CFPF) prior to the funding becoming available in FY 2026.</p>	<ul style="list-style-type: none"> <li>• Project is approved for construction</li> <li>• Monitoring utility relocation planning &amp; progress</li> <li>• Responding to public inquires</li> </ul>	<ul style="list-style-type: none"> <li>• Gas relocation forecasted for June/July</li> <li>• Water relocation to follow</li> </ul>
<p><b>Schedule - Calendar Year (CY)</b></p>			
Four Mile Run and Hoofs Run Inlet Installation and Enhancement		ON-GOING	FORECASTED
<p><b>Project Webpage</b> <a href="https://www.alexandriava.gov/capital-projects/project-four-mile-run-and-hoofs-run-inlet-installation-and-enhancement">https://www.alexandriava.gov/capital-projects/project-four-mile-run-and-hoofs-run-inlet-installation-and-enhancement</a></p> <p><b>Project Information</b> Current Phase: Design Total Planned Budget: \$1,584,100.00 Funding Sources:</p>	<p><b>Project Description</b> This project will focus on comprehensive analysis of the existing stormwater inlet capacity across Four Mile Run and Hoofs Run watersheds. By evaluating the capacity of existing stormwater inlets within these two watersheds, this project will provide recommendations on installing new inlets and updating existing ones to mitigate local flash floods and to enhance the overall conveyance efficiency of the storm sewer system. The project receives funding from the City's Stormwater Utility and the Virginia Community Flood Preparedness Fund (CFPF) grant.</p>	<ul style="list-style-type: none"> <li>• Received 30% design</li> <li>• Began 30% design review</li> <li>• Continue utility coordination</li> </ul>	<ul style="list-style-type: none"> <li>• Complete 30% design review</li> <li>• Continue utility coordination</li> </ul>
<p><b>Schedule - Calendar Year (CY)</b></p>			

**Edison St:** Project has been previously approved and is currently in the right-of-way phase. Efforts are focused on clearing the right-of-way and coordinating with utility partners citywide. Utility relocations are required for Washington Gas and Virginia American Water, and coordination meetings are being held on a bi-weekly basis. Design for both relocations is complete, and the utilities are preparing for construction while also working with the public to secure necessary permissions. Project staff attended a meeting with the Hume Spring Civic Association in February to address questions and are continuing to respond to public inquiries.

- **Next Steps:** Gas relocation anticipated to begin between June and July, with work potentially extending into September or October. Water relocation activities are expected to follow the gas relocation.

**Four Mile Run:** Project received 30% design and is currently undergoing the 30% design review. Coordination with utility partners is ongoing.

- **Next Steps:** Complete 30% design review during the next period and continue coordination with utility providers.



# Flood Action Progress Report: Neighborhood Spot Projects

Hume Ave Stormdrain Bypass		ON-GOING	FORECASTED	
<p><b>Project Webpage</b> <a href="https://www.alexandria.gov/files/hume-avenue-bypass-project">https://www.alexandria.gov/files/hume-avenue-bypass-project</a></p> <p><b>Project Information</b> Current Phase: Design Total Planned Budget: \$5,090,289.00 Funding Sources: SWU, ARPA</p> <p><b>Schedule - Calendar Year (CY)</b></p>	<p><b>Project Description</b> The Hume Avenue Storm Sewer Bypass Project will install storm sewer and inlets along the 100 block of Hume Avenue and E. Raymond Avenue. The addition of a new utility within each right-of-way requires the relocation of gas, electric, water and sanitary systems. On E. Raymond Avenue the sanitary sewer will be upgraded to a larger pipe in tandem with its re-location. Hume Avenue will be re-built to restore conveyance along the curb and gutter.</p>	<ul style="list-style-type: none"> <li>Resolved final comments &amp; awaiting final approval</li> <li>Monitoring utility relocation planning &amp; progress</li> <li>Public meeting on 3/23</li> </ul>	<ul style="list-style-type: none"> <li>Resolution of fiber conflicts by end of June</li> <li>Gas main relocation forecasted for July/August</li> </ul>	
<p><b>Mt Vernon and Edison Dual Culvert Replacement Project</b></p> <p><b>Project Webpage</b> <a href="https://www.alexandria.gov/stormwater-management/mount-vernon-dual-corrugated-metal-pipe-cmp-culvert-replacement-project">https://www.alexandria.gov/stormwater-management/mount-vernon-dual-corrugated-metal-pipe-cmp-culvert-replacement-project</a></p> <p><b>Project Information</b> Current Phase: Design Total Planned Budget: \$2,500,000.00 Funding Sources: SWU, CFPF</p> <p><b>Schedule - Calendar Year (CY)</b></p>		<p><b>Project Description</b> The project upgrades an existing Dual Corrugated Metal Pipe (CMP) culvert system to convey larger storm events, reducing the chance of surcharging in Mount Vernon Avenue. The project receives funding from the City's Stormwater Utility and a grant from the Virginia Community Flood Preparedness Fund (CFPF).</p>	<ul style="list-style-type: none"> <li>Received 100% design</li> <li>Began 100% design review</li> <li>Negotiating temporary construction permissions</li> </ul>	<ul style="list-style-type: none"> <li>Complete 100% design review</li> <li>Continue negotiating temporary construction permissions</li> </ul>

**Hume Ave:** Final design comments resolved, and project is now back under review and awaiting final approval. Team is monitoring utility relocation planning and progress, and public meeting is scheduled for March 23.

- **Next Steps:** Fiber conflicts anticipated to be resolved by the end of June. May follow a similar approach to the Clifford/Fulton/Manning situation, though further evaluation is ongoing. Gas main relocation is forecasted to be completed by July/August, which generally aligns with the anticipated start of construction, pending continued progress.

**Mt Vernon and Edison:** Project received 100% design during this period, and 100% design review has begun. Team is currently negotiating temporary construction permissions with a small number of private property owners.

- **Next Steps:** Complete 100% design review, advance into final design approval, and continue negotiations to secure the required temporary construction permissions.
  - Drudi: First time hearing the term “temporary construction permissions.” Explain?
  - Dillon: Temporary construction permissions are required when work needs to occur on private property. Depending on circumstances, these permissions can range from formal legal agreements to more limited private entry agreements, which are less extensive than easements. In cases of minimal impact, property owners may allow work to proceed under verbal permission. Level of formality depends on how critical property access is to the project. If access is essential, a formal agreement is pursued to ensure all necessary rights are secured. Permissions are temporary and do not involve permanent property acquisition; impacted areas are restored to existing conditions following construction.



## Flood Action Progress Report: Neighborhood Spot Projects

Mt. Vernon Cul-de-sac Inlets and Alley Storm Sewer Improvements		ON-GOING	FORECASTED
<p><b>Project Webpage</b></p> <p><a href="https://www.alexandriava.gov/capital-projects/projects/mt-vernon-cul-de-sac-inlets-and-alley-storm-sewer-improvements">https://www.alexandriava.gov/capital-projects/projects/mt-vernon-cul-de-sac-inlets-and-alley-storm-sewer-improvements</a></p> <p><b>Project Information</b></p> <p>Current Phase: Design Total Planned Budget: \$2,055,841.00 Funding Sources: SWU, ARPA</p>	<p><b>Project Description</b></p> <p>The Mt. Vernon Cul-de-sac Inlets and Alley Improvements Project will provide flood mitigation for townhomes on the 100 block of Mt. Vernon Avenue. Inlets and runoff storage vaults will be installed on Mt. Vernon Avenue and its adjacent alleyway to capture runoff. The alleyway will be regraded to improve surface drainage into the downstream sewer. The existing drinking water line will be relocated.</p>	<ul style="list-style-type: none"> <li>Completed 90% design review</li> <li>Begin 100% design</li> </ul>	<ul style="list-style-type: none"> <li>Receive 100% design</li> <li>Begin 100% design review</li> <li>Begin construction procurement planning</li> </ul>
<p><b>Schedule - Calendar Year (CY)</b></p>			
Valley Drive Storm Drain Improvements		ON-GOING	FORECASTED
<p><b>Project Webpage</b></p> <p><a href="https://www.alexandriava.gov/capital-projects/projects/valley-drive-storm-drain-improvements">https://www.alexandriava.gov/capital-projects/projects/valley-drive-storm-drain-improvements</a></p> <p><b>Project Information</b></p> <p>Current Phase: Design Total Planned Budget: \$3,879,999.29 Funding Sources: SWU</p>	<p><b>Project Description</b></p> <p>The Valley Drive Storm Drain improvement project aims to improve the local storm drainage system, specifically targeting areas prone to flooding during the City's standard 10-year, 24-hour storm event along Valley Drive, Crestwood Drive, Summit Avenue, and Dogwood Drive. The project seeks to mitigate the impact of larger storm events while ensuring that improvements do not worsen flooding in other parts of the drainage system. Following City Council approval, staff is working on an application for a state Community Flood Preparedness Fund (CFPF) grant for a 60/40 match in the amount of \$2,160,000 with local Stormwater Utility funding of \$1,440,000 identified for the match.</p>	<ul style="list-style-type: none"> <li>Completed 90% design</li> <li>Began 90% design review</li> <li>Continue 3<sup>rd</sup> party utility engagement</li> </ul>	<ul style="list-style-type: none"> <li>Complete 90% design review</li> <li>Begin 100% design</li> <li>Finalize utility relocation design</li> </ul>
<p><b>Schedule - Calendar Year (CY)</b></p>			

**Mt Vernon Cul-de-sac:** Revised 90% design review completed and comments issued, and the project is now under 100% design. Public meeting held in January, and staff are currently incorporating the feedback received into the final design, which is why an additional meeting has not yet occurred. Team anticipates receiving the 100% design during the next period and will begin final design review at that time. Construction procurement process is also expected to begin concurrently. Another public meeting will be held prior to construction, though it is not anticipated to occur during the next reporting period.

**Valley Drive:** Project completed 90% design and 90% design review is underway. Coordination with utility partners is ongoing. During the next period, team anticipates completing 90% design review, initiating 100% design, and finalizing utility relocation design. Project is nearing completion of the design phase and is preparing to transition into the right-of-way phase.

- **Drudi:** Was this the project where some of the infrastructure needed to be located on private property? **Dillion:** I recall the issue and believe that was one of the items being evaluated during the previous period. Need to follow up with the project manager to confirm the status. From an efficiency standpoint, the preference is to keep the infrastructure within the public right-of-way, as that would result in fewer public impacts, fewer required permissions, and a faster path to construction. That was the approach the team was exploring. Can follow up with the project manager and provide an update.



# Flood Action Progress Report: Neighborhood Spot Projects

W. Reed Ave & Dale St Storm Sewer Improvements		ON-GOING	FORECASTED																																								
<b>Project Webpage</b> <a href="https://www.alexandriava.gov/stormwater-management/edison-street-and-dale-street-early-phase">https://www.alexandriava.gov/stormwater-management/edison-street-and-dale-street-early-phase</a>	<b>Project Description</b> W. Reed Ave & Dale St. Storm Sewer Improvements Project proposes new inlets and storm sewer along the 100 block of W. Reed Ave and capacity improvements along the downstream system to the outfall in Four Mile Run Park. These storm sewer improvements are a portion of the future Large Capacity Project – Edison and Dale that have been accelerated with Virginia Community Flood Preparedness Fund (CFPF) prior to the funding becoming available in FY 2026.	<ul style="list-style-type: none"> <li>Received final design approval</li> <li>Negotiating temp. construction permissions</li> <li>Preparing for public meeting</li> <li>Begin construction procurement</li> </ul>	<ul style="list-style-type: none"> <li>Water main relocation begins June</li> <li>Gas main relocation begins August</li> <li>Host Public meeting 4/7</li> <li>Post construction solicitation</li> </ul>																																								
<b>Project Information</b> Current Phase: Design Total Planned Budget: \$2,230,000.00 Funding Sources: SWU																																											
<b>Schedule - Calendar Year (CY)</b>																																											
<table border="1"> <thead> <tr> <th>Schedule Phase</th> <th>2022</th> <th>2023</th> <th>2024</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> </tr> <tr> <th></th> <th>Q1 Q2 Q3 Q4</th> <th>Q1 Q2 Q3 Q4</th> <th>Q1 Q2 Q3 Q4</th> <th>Q1 Q2 Q3 Q4</th> <th>Q1 Q2 Q3 Q4</th> <th>Q1 Q2 Q3 Q4</th> <th>Q1 Q2 Q3 Q4</th> </tr> </thead> <tbody> <tr> <td>Planning</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Design</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Construction</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Schedule Phase	2022	2023	2024	2025	2026	2027	2028		Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Planning								Design								Construction							
Schedule Phase	2022	2023	2024	2025	2026	2027	2028																																				
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**W Reed Ave:** Final design approval received, and design is complete. Team is currently negotiating temporary construction permissions and preparing for a public meeting scheduled for Tuesday, April 7. Construction procurement activities are also underway, with the solicitation currently being developed but not yet advertised.

- Next Steps:** Water main relocation on West Reed Avenue is currently forecasted to begin in June, followed by gas main relocation anticipated to begin in August. Coordination with utility providers will continue. Third-party entities, mobilization timelines cannot be fully controlled; however, staff will continue to work closely with utility partners to emphasize the urgency and help minimize schedule shifts.

# Flood Action Progress Report: New Neighborhood Spot Project – Buddie Ford Outfall

Buddie Ford Outfall and Staircase Rehabilitation		ON-GOING	FORECASTED																																			
<b>Project Webpage</b> TBD	<b>Project Description</b> This project involves stabilizing the storm sewer outfall draining the Buddie Ford Nature Center Parking lot. The outfall is located near the top of a steep slope in a wooded area. There is undercutting beneath the outfall structure and concrete apron, and the soil has eroded down to bedrock downstream of the headwall. The project will involve the installation of a new drop manhole and outfall structure at the bottom of the slope, along with a stilling basin or plunge pool at the new outlet to mitigate erosion from outlet velocities. The nearby staircase will be revitalized, and its design will follow National Park Service and Forest Service standards.	<ul style="list-style-type: none"> <li>Received design proposal</li> <li>Began fee negotiations</li> <li>Identified project risks</li> </ul>	<ul style="list-style-type: none"> <li>Receive updated proposal scope and fee</li> </ul>																																			
<b>Project Information</b> Current Phase: Design Total Planned Budget: \$0.00 Funding Sources: TBD																																						
<b>Schedule - Calendar Year (CY)</b>																																						
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Planning																																						
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Construction																																						





**Buddie Ford Outfall:** Project focused on restoring an existing stormwater outfall that has experienced degradation and undermining. Outfall is located near William Ramsay Elementary School, along Holmes Run, and in proximity to the Jerome “Buddie” Ford Nature Center. Work is primarily maintenance-oriented and intended to ensure the storm sewer system continues to function as designed. Project is being managed by the City’s project management team. Notable technical challenges associated with accessing and working along the steep slope in this area. Active erosion and a head cut are progressing upstream toward the outfall, resulting in undercutting of the storm sewer infrastructure. Project team is evaluating options to address this condition and stabilize the outfall area.

Questions:

- Drudi: What is the image in the bottom left showing?
  - Dillon: Fallen tree is lying across the stream channel. Behind the tree is where the storm sewer pipe is located. Whiteleather: And there’s a head wall.
- Drudi: What is a head wall?
  - Whiteleather: Head wall is the structure where the pipe meets the ground surface and serves as the discharge point into the stream. Pipe originally discharged above a rock outcrop, and over time flow undercut the soil resting on the rock, washing it away and undermining the storm sewer system. Proposed solution is to reconstruct the storm sewer, so it transitions down to channel elevation. Existing outfall has an approximate 25-foot drop; the redesign aims to reduce flow energy and create a more gradual, stable outfall slope.
- Waynick: What funding bucket will this be?
  - Maines: Project originated as part of routine stream channel maintenance.
- Drudi: There is a ditch created by erosion, with less soil remaining than originally and exposed rock beneath that is relatively stable. Given those conditions, what is the proposed approach?
  - Whiteleather: Proposed approach is to install a manhole at the existing headwall location. Larger manhole would allow system to drop in elevation within a closed pipe system. New outfall pipe with a flatter slope would then discharge at the channel bottom, resulting in lower-energy flow. Existing conditions include a very steep slope that produces high-velocity flow. Intent is to reconstruct the storm sewer to step down the grade within the pipe system and reduce energy at the outfall.
- Drudi: What does the image in the bottom middle represent?
  - Dillon: Image is an area map showing the Buddie Ford Nature Center and project location, highlighted in red.



# Flood Action Progress Report: New Neighborhood Spot Project – Skyhill Road

Skyhill Rd. Stormdrain Extension		ON-GOING	FORECASTED																				
<b>Project Webpage</b> <a href="https://www.alexandriava.gov/capital-projects/projects/skyhill-road-stormdrain-extension">https://www.alexandriava.gov/capital-projects/projects/skyhill-road-stormdrain-extension</a>	<b>Project Description</b> Identified through neighborhood investigations and resident meetings in response to repeated flooding in the West Taylor Run area, this project addresses approximately 700 feet of Skyhill Road where stormwater currently flows without curb inlets and ponds at Janney's Lane. At present, a single 15-inch pipe connects to the 18-inch system but is too small to handle the flow, leading to intersection flooding and overflow onto nearby properties. The project will add midblock curb inlets and upsize the pipe at the Janney's Lane tie-in to improve drainage, reduce flooding, and enhance roadway safety under Flood Action Alexandria's Spot Improvements CIP.	<ul style="list-style-type: none"> <li>Project initiation including scoping, risk review, and assigning roles and responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>Complete project initiation</li> <li>Begin proposal request development</li> </ul>																				
<b>Project Information</b> Current Phase: Planning Total Planned Budget: \$350,000.00 Funding Sources: SWU																							
<b>Schedule - Calendar Year (CY)</b> <table border="1"> <thead> <tr> <th>Schedule Phase</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> </tr> </thead> <tbody> <tr> <td>Planning</td> <td>Q1, Q2, Q3, Q4</td> <td>Q1, Q2, Q3, Q4</td> <td>Q1, Q2, Q3, Q4</td> <td>Q1, Q2, Q3, Q4</td> </tr> <tr> <td>Design</td> <td></td> <td>Q1, Q2, Q3, Q4</td> <td>Q1, Q2, Q3, Q4</td> <td>Q1, Q2, Q3, Q4</td> </tr> <tr> <td>Construction</td> <td></td> <td></td> <td>Q1, Q2, Q3, Q4</td> <td>Q1, Q2, Q3, Q4</td> </tr> </tbody> </table>				Schedule Phase	2025	2026	2027	2028	Planning	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Design		Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Construction			Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Schedule Phase	2025	2026	2027	2028																			
Planning	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4																			
Design		Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4																			
Construction			Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4																			

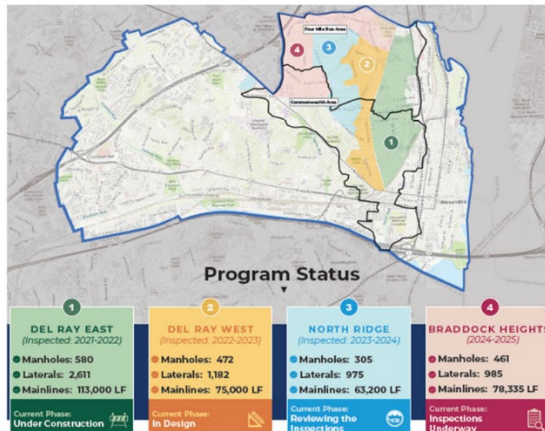


**Skyhill Road:** Project involves a significant slope. At Chaney's Lane, there is an existing storm sewer system, but along Skyhill Road there is currently no storm sewer infrastructure. As part of early planning, the team is evaluating whether to extend the pipe system up the street and potentially install new inlets. Project is still at a preliminary phase, with roles and responsibilities being established and potential risks identified. Utilities are also being considered, as there do not appear to be alleys along either street, which may indicate gas lines within the roadway. Team is defining the expected scope of work, which is anticipated to involve storm drainage improvements, and assessing overall feasibility and effectiveness at this stage.

### 3c. Sanitary Sewer Projects (Zhang)

#### Sanitary Sewer Projects

- Del Ray East Lateral Rehab:**
  - ITB issued, bids received, contract to be awarded late March/early April
  - Construction Spring 2026
- Del Ray West Rehab:**
  - Includes manholes, mainlines and lateral sewers
  - 100% design submitted March 6, final signature set April 2026
  - Construction Summer 2026





**Asset Renewal Program:**

- **Del Ray East:** Invitation to Bid (ITB) has been issued, bids have been received, and the contract is anticipated to be awarded in late March or early April. Construction is expected to begin around May or June 2026.
- **Del Ray West:** Project has submitted 100% design and received only minor comments. Final signed set of drawings is anticipated next month. Project will be completed in two phases. Phase 1 consists of mainline manhole rehabilitation and is expected to begin around June or August 2026, with a construction duration of approximately one year. Phase 2, which includes lateral rehabilitation, is anticipated to begin around July or August 2027.
- **North Ridge:** Project remains in the planning phase.
- **Braddock Heights:** Staff working to finalize reports and recommendations.

Question (Waynick): What is the lateral construction going to look like? How invasive is that going to be?  
 Zhang: Previous inspections identified several City-owned laterals with cracks, holes, and fractures. To address these issues, the project will use cured-in-place lining methods, such as CIPP lining or T-liners. Work focuses on sealing the connection point where the lateral ties into the City’s sewer main. In some cases, those connections are damaged and allow groundwater to infiltrate the system. Lining methods will be used to seal those connections and repair defects, using different techniques depending on the specific condition of each lateral.

## Sanitary Sewer Backup Mitigation Projects

Sanitary Sewer Capacity Upsizing Project No. 1		ON-GOING	FORECASTED
<b>Project Webpage</b> <a href="https://www.alexandriava.gov/capital/projects/project/sanitary-sewer-capacity-up sizing-project.no-1">https://www.alexandriava.gov/capital/projects/project/sanitary-sewer-capacity-up sizing-project.no-1</a>	<b>Project Description</b> This project provides for upsizing of existing sanitary sewer pipes located at five (5) project sites. The project sites include the following: East Alexandria Avenue, Ashby Street, East Oak Street, East Walnut Street, and East Maple Street. This work is being undertaken to help mitigate sanitary sewer backups that occur as a result of significant wet weather.	<ul style="list-style-type: none"> <li>• Final punch list items being completed</li> <li>• Project being closed out</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Project Information</b> Current Phase: Construction Total Planned Budget: \$2,725,346.24 Funding Sources: Sanitary Sewer			
<b>Schedule - Calendar Year (CY)</b>			
600 Block of N Columbus Street Sewer Separation Project		ON-GOING	FORECASTED
<b>Project Webpage</b> <a href="https://www.alexandriava.gov/capital/projects/project/600-block-of-north-columbus-street-sewer-separation-project">https://www.alexandriava.gov/capital/projects/project/600-block-of-north-columbus-street-sewer-separation-project</a>	<b>Project Description</b> This project is a sewer separation project at 600 Block of N Columbus Street where the sanitary sewer is being disconnected from the combined sewer system and reconnected to a fully separated sanitary sewer. This project is being undertaken to mitigate the potential for sewer basement backups from the combined sewer being over capacity during periods of significant wet weather.	<ul style="list-style-type: none"> <li>• Construction started Dec 1</li> <li>• Sewer work completed</li> <li>• Curb and gutter installation ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Project close out</li> </ul>
<b>Project Information</b> Current Phase: Construction Total Planned Budget: \$1,001,913.28 Funding Sources: Sanitary Sewer			
<b>Schedule - Calendar Year (CY)</b>			

**Sanitary Sewer Upsizing Project No.1:** Closing out project. No next steps.



**600 Block of N Columbus Street:** Construction began on December 1. Sewer work completed, and curb and gutter installation is currently underway. Closing out project soon.

## Sanitary Sewer Backup Mitigation Projects

**Madison St and N St Asaph St Sewer Replacement**

**Project Webpage**  
<https://www.alexandriava.gov/capitol/projects/project/madison-street-and-north-saint-asaph-street-sewer-replacement>

**Project Description**  
 This project includes upsizing of the existing combined sewer and stormwater conveyance improvements at the intersection of Madison and N Saint Asaph Streets. This project is being done to help mitigate flooding in the intersection and flooding onto neighboring properties.

**Project Information**  
**Current Phase:** Construction  
**Total Planned Budget:** \$500,000.00  
**Funding Sources:** Sanitary Sewer

**Schedule - Calendar Year (CY)**

Schedule Phase	2021	2022	2023	2024	2025	2026
Planning	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Design		Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Construction			Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4

- |  |   |
|--|---|
| <p><b>ON-GOING</b></p> <ul style="list-style-type: none"> <li>• Construction started Nov 3</li> <li>• Substantial completion walkthrough March 17</li> </ul> | <p><b>FORECASTED</b></p> <ul style="list-style-type: none"> <li>• Complete punch list items</li> <li>• Close out project</li> </ul> |
|--|---|

**400 Block Wolfe St Sanitary Sewer Upsizing**

**Project Webpage**  
<https://www.alexandriava.gov/sewers/400-block-of-wolfe-street-sanitary-sewer-upsizing-project>

**Project Description**  
 This project calls for the planning, design and construction of an upsized sewer network along the 400 block of Wolfe Street in the Old Town combined sewershed. This project was initiated in response to multiple sewer backups that have occurred during periods of wet weather.

**Project Information**  
**Current Phase:** Construction  
**Total Planned Budget:** \$1,667,900.00  
**Funding Sources:** Sanitary Sewer

**Schedule - Calendar Year (CY)**

Schedule Phase	2023	2024	2025	2026	2027
Planning	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Design		Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Construction			Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4

- |   |   |
|---|---|
| <p><b>ON-GOING</b></p> <ul style="list-style-type: none"> <li>• Construction started Jan 5</li> <li>• Sewers have been installed</li> <li>• Manhole installation ongoing</li> </ul> | <p><b>FORECASTED</b></p> <ul style="list-style-type: none"> <li>• Construction completion by July 2026</li> </ul> |
|---|---|

**Madison St:** Construction began in November and included upgrades to storm sewer and combined sewer infrastructure. Substantial completion was achieved on March 17. Project is now transitioning to punch list activities and final closeout.

**Wolfe St:** Construction began on January 5. At this time, all sewer lines have been constructed, and all manholes have been installed except for one large manhole with multiple pipe connections. Construction is currently forecasted to be completed by July 2026; however, the project is ahead of schedule and is anticipated to be completed within the next two months.



# Sanitary Sewer Backup Mitigation Projects

**Colonial Avenue Sewer Separation Project**

<p><b>Project Webpage</b></p> <p><a href="https://www.alexandriava.gov/sewers/colonial-avenue-sewer-separation-project">https://www.alexandriava.gov/sewers/colonial-avenue-sewer-separation-project</a></p> <p><b>Project Information</b></p> <p><b>Current Phase:</b> Design</p> <p><b>Total Planned Budget:</b> \$1,678,104.00</p> <p><b>Funding Sources:</b> Sanitary Sewer</p>	<p><b>Project Description</b></p> <p>The Colonial Ave Sewer Separation project consists of separating the existing sanitary sewer from the combined sewer system and connecting it to a fully separate sanitary sewer. This project is being undertaken to mitigate the potential for sewer backups during significant wet weather.</p>
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**Schedule - Calendar Year (CY)**

Schedule Phase	2023	2024	2025	2026	2027
Planning	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Design			Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4
Construction				Q1, Q2, Q3, Q4	Q1, Q2, Q3, Q4

- |  |   |
|--|---|
| <p><b>ON-GOING</b></p> <ul style="list-style-type: none"> <li>• 100% design submitted Dec 2025 – requires minor revisions</li> </ul> | <p><b>FORECASTED</b></p> <ul style="list-style-type: none"> <li>• Design completion late March/early April</li> </ul> |
|--|---|

**Colonial Ave:** 100% design submitted in December 2025. Some comments remain outstanding and have been returned to the consultant. Team anticipates receiving revised 100% design late March/early April.

### 3d. Communications (Maines)

## Communications

January 21 – March 16, 2026

- 8 Total Flood Action/ Stormwater social media posts
  - Taylor Run Infrastructure Stabilization Project, Flood Resilience Plan, MWEE, SWU Credit, Flood Action Alexandria Newsletter, National Stormwater Day
- Impressions: 534,826 increased by 690.4%
- Engagements: 18,276 increased by 577.9%
- Post link clicks: 1,854 increased by 370.6%
  - \*Compared to January 21 – March 16, 2026
- 6,672 Stormwater Management webpage views
  - \*86 total pages under Stormwater Management web group
- Average engagement rate: 45.39%, Average events per session: 3.96
- Most popular stormwater webpages:
  - [Flood Map](#) 616 views
  - [Stormwater Utility Fee](#) 599 views
  - [Flood Action Alexandria](#) 411 views
  - [Stormwater Management](#) 397 views
  - [Types of Sewer Systems](#) 339 views
  - [Sanitary Infrastructure](#) 320 views
  - [Stormwater Utility Fees and Credits for Residential Properties](#) 295 views
  - [Watersheds](#) 199 views
  - [Flood Mitigation Grant Program](#) 184 views
  - [Commonwealth, Ashby, Glebe Flood Mitigation Project](#) 159 views

Maines: Stormwater Management webpage received over 6,000 views with higher traffic likely driven by the recent snowstorm. Additionally, the Stormwater Utility Fee program has closed its credit window.

Comment (Waynick): Also noticed that one of the newsletters was distributed by Zebra, which may have contributed to the higher-than-usual webpage traffic. Telling for future engagement thinking about utilizing more of a media list.



## Communications

### Upcoming Communications Priorities

- Taylor Run Infrastructure Meeting on March 26
- Continue project updates
- Flood Action Newsletter goes out in April
- Earth Month

Maines: Taylor Run Infrastructure Meeting scheduled for March 26, will focus on a minimal approach to stabilizing the infrastructure. Flood Action Newsletter is planned for distribution in April, aligns with Earth Month activities.

Question (Drudi): Will this be a public meeting? Maines: Meeting will be public and held as a webinar. Meeting was not originally planned, feedback received following 30% design submittal indicated concerns from community members. As a result, an alternative approach will be presented for review. One option will need to be selected so the project can advance to 60% design. Approximately four to five days will be provided for public feedback.

### 3e. Flood Resilience Plan (Cobb)

## Flood Resilience Plan

- The City has completed approximately 80% of the Flood Resilience Plan.
- A hybrid public engagement event is scheduled for April 16 at the Charles Houston Recreation Center.
  - Informational meeting with Q&A session
  - Review of what has been done and a high-level overview of programmatic and policy recommendations to be included in the FRP
- Current projected timeline:
  - June: Public comment period on draft FRP
  - July – September: Council review period
  - September: Completion of FRP



Cobb: Flood Resilience Plan is approximately 80% complete. Hybrid public meeting is scheduled for April 16 at the Charles Houston Recreation Center. Meeting will be structured as a Q&A session and include an overview of work completed to date, and high-level summary of the proposed programmatic and policy recommendations included in the plan. A projected project timeline was also reviewed. Draft plan is anticipated to be released for public comment in June, followed by Council review from July through September. Adoption of the Flood Resilience Plan by Council is anticipated by September.

Question (Drudi): To what extent will this committee be guided by the Flood Resilience Plan, similar to how the Planning Commission is guided by small area plans and the Transportation Commission is guided by the Transportation Plan? Medina: Not fully familiar with the structure of those other plans. Flood Resilience Plan is intended to serve as a roadmap for how the City advances its flood resilience efforts, not only through the Capital Improvement Program, but also through policies, regulations, and programmatic recommendations. Goal is for the plan to be comprehensive and representative of a coordinated approach to improving flood resilience citywide, rather than focusing solely on benefits achieved through major capital construction projects.

### **3f. Maintenance Activities (Jaatinen)**

## **Maintenance Activities**

- Hooffs Run Culvert Top Slab Reconstruction in the Park between East Walnut and East Oak Street – Phase II
- The contractor is developing their proposal and pricing.
- Park and tennis courts will be closed during the construction period.
- Notifications will go out two weeks before the commencement of the construction.
- Neighborhood meeting is being scheduled for early April.
- Construction is anticipated to start in Spring 2026.
- Project duration: 6-8 months, depending on the weather.

Jaatinen: Project is approaching the construction phase and represents Phase 2 of the culvert repairs. Staff are currently coordinating with the contractor, who is developing a proposal and cost estimate. Neighborhood meeting tentatively planned to be held on site at the park between Walnut and Oak Streets on Wednesday, April 1, at approximately noon. Notices will be distributed in advance to invite community members to attend. Pending receipt of the contractor's proposal and completion of the procurement process, construction is anticipated to proceed in late April or early May.



## Maintenance Activities

- **Citywide Storm Sewer CCTV and Cleaning Program:**
  - Initiated program in June 2025
  - Goal: Complete 1-2 watersheds per year
  - Four Mile Run Watershed – 97% complete
  - Four storm sewer repairs were completed in March.
  - Reviewing CCTV and developing repair packages.

Jaatinen: CCTV and cleaning of Four Mile Run Watershed is 97% complete. City has completed repairs in 4 sewers so far. Had to replace the pipes due to being damaged or collapsed.

- **Waynick:** Would it be possible to receive information on the locations of the recent work? There have been several rolling road closures throughout Del Ray in recent weeks, with streets opening and closing, and it has been unclear whether this activity is associated with Virginia American Water. Would be helpful to understand where work is occurring and what has been identified.  
**Jaatinen:** Contractors are currently active in the field daily, weather permitting, and are working in various locations, including the Four Mile Run watershed. Will gather that information, coordinate with the Permit Center to confirm current activity, and provide an update at the next meeting.

### 3g. SWU Credit Program (Liebnitzky)

## SWU Credit Program

- The application window opens December 1st and ends February 15th.
  - 2-year Credit Cycle
  - 50% Credit Rebate
  - 20+ different eligible practices
- Statistics from this year's credit cycle
  - No. Of Applicants: 126 applications
    - Some are HOAs, 1 HOA accounts for over 1600 properties
  - Credits: ~\$47,000/yr of credits given out during this cycle





Liebnitzky: City recently closed another successful Stormwater Utility Fee Credit Program application cycle, which runs annually from December 1 through February 15. Program was updated several years ago to allow residents to receive up to 50% credit on their stormwater utility fee and operates on a two-year credit cycle. Historically, the program receives approximately 70 applications per cycle; this year, more than 126 applications were submitted, nearly doubling previous participation levels. Total of \$47,000 in stormwater utility fee credits was awarded during this cycle. One application was submitted by the Park Fairfax HOA, covering more than 1,600 condominium units. More than 300 applications expected to be renewed during next credit cycle.

### 3h. Committee’s review of FY27 Stormwater CIP (Waynick)

**Committee's review of the FY2027 stormwater CIP**  
AGENDA ITEM #4

**Question 1: Is the City’s investment in stormwater mitigation directed to the most urgent problems?**

**Factual Analysis of proposed FY 27-36 CIP:**

1. The most flood prone areas are neighborhoods:
  - Commonwealth, Ashby & Glebe
  - Hooff’s Run
  - Pitt & Gibbon
  - Nethergate
  - Braddock & West
2. The CAG Project has begun utility relocation, there have been public meetings, total budget\* increased by \$15M in FY26
3. Multiple mid-size projects underway at Clifford, Edison, Manning, along Commonwealth, and Nethergate.
4. Hooff’s Run Bypass project total budget\* increased by \$8M to \$60M
5. Pitt & Gibbon project total budget\* reduced from \$28M to \$4M as no solution is found

\* "total budget" is defined as funds appropriated to-date plus future funding level proposed in FY27-36 CIP

**Observation:**

1. The Annual Capital Budget for FY2026 proposes \$22.3M for stormwater projects
2. That is considerably less than the \$47.9M proposed for FY2026 in last year’s CIP (note: \$52million is planned for FY2028)
3. This is because the larger projects are taking longer to get started thus significant unexpended funds (i.e. 68% unexpended as of 9/30/2024)
4. Nonetheless, overall capital budget for FY2027-36 period remains high -- \$230 million not including \$107 million appropriated but unexpended as of 9/20/2024.

**Discussion:**  
*What is the opinion of the Committee?*

**Discussion:**

Maines: Noted that item #4 reflects an \$8 million increase, bringing the total to \$60 million, though the specific driver of the increase was unclear. Waynick: Identified this increase as a primary development warranting discussion.

Thuot: Asked whether Item #5 carried the same budget allocation Maines: Confirmed that this change is already reflected in the budget, with no significant adjustments made for FY28.

Maines: On the right side, regarding observations, there is not \$107 million unappropriated as previously shown. Based on updated information, less than \$8 million remains unidentified, though that number may



still be slightly high. When this was initially prepared, information was limited and required additional review. As discussed, a few meetings ago, the unidentified amount is now understood to be under \$8 million.

Waynick: Discussion items being raised relate to whether City investment is being directed toward the most urgent flooding issues. Starting with item #1 on the list, two of the five projects remain outstanding, while two are being pursued as pilot efforts, with the hope of expanding the flood grant program. One concern is that Braddock remains on the list but does not appear to be reflected in any long-range plan, even though Braddock is included in the 10-year Capital Improvement Program.

Maines: In the near term, the City plans to include inlet improvements in the Braddock West area as part of another project rather than advancing it as a standalone effort. Improvements are being incorporated into what is referred to as Phase 2 of the Four Mile Run inlet program. Approach ensures that existing downstream pipes can handle the additional inflow before adding more or larger inlets. Additionally, approximately \$500,000 is included in the out-years of the 10-year CIP to reflect planned funding for Braddock West flood mitigation and to ensure it remains represented in the long-range plan.

Waynick: Are there any plans from WMATA to do work at Braddock similar to what was done at King?

Maines: Yes. WMATA has plans for upgrades at the Braddock Metro Station, and we have begun very preliminary discussions with them regarding that work.

Drudi: Is the half-million to quarter-million dollars shown in the out-years for Braddock Road Metro essentially a placeholder?

Maines: Functions partly as a placeholder but also intended to support initial design. As part of the 10-year Capital Improvement Program, we aligned projects with an anticipated delivery schedule. For many projects, you'll see a smaller amount programmed early for design, followed by a larger amount in later years for construction. Approach allows us to better sequence work and hold ourselves accountable to that delivery schedule.

Waynick: One of the program's biggest successes has been spot improvement projects. Installation of larger inlets has made a significant difference during more frequent, lower-intensity storm events.

Drudi: Going forward, this committee will need more systematic and transparent information on the City's financial picture, similar to what was provided one or two meetings ago, to make the types of judgments outlined for us. Significant difference between \$107 million and \$8 million, and part of that gap reflects the difficulty members have had in piecing together this information independently. To effectively carry out the directives from the City Manager and City Council, committee needs clearer data on overall receipts, expenditures, and projected available funds. While this represents additional effort for staff, having a comprehensive and understandable financial picture is necessary to support informed decision-making and delivery of the committee's charge.

Waynick: One example that comes to mind is the Buddie Ford project. Strong and worthwhile project, but it highlights the need for transparency when defending increases to the stormwater utility fee. If someone were to ask why that project is included or how many homes it directly impacts, we need to be able to quickly point to clear information, even if we do not have every answer immediately. Past presentations, it was extremely helpful to see funding streams broken out by projects, as that level of transparency allowed for a clearer snapshot of the overall program. Looking ahead to 2027 and beyond, as new Council



members come on who were not involved in earlier phases of this work, we will likely face increased scrutiny over how these funds are being used. Having consistent, accessible financial information will help us better defend the program, advocate for the funding, and respond to questions more effectively.

Thuot: Is the 10-year plan available on the City's website? Maines: Yes. It is available at [alexandriava.gov/budget](http://alexandriava.gov/budget). From there, select the Capital Improvement Program and Operating Budget, scroll to the Capital Improvement Program section, and then select Stormwater Management.

### Question 2: Is the City making sufficient progress in addressing the problem?

#### **Factual Analysis of Project Status:**

1. *Solid and steady progress with Spot Projects:*
  - 14 projects completed
  - 14 projects in active design or construction
  - 4 not started yet
2. *Better maintenance of culverts and sanitary system has created tangible improvements:*
  - Hooff's Run culvert repair and cleaning
  - Sanitary sewer rehab in Del Ray & Rosemont about half-done: 200,000 ft of mainline sewers, 1,000 manholes and 3,700 laterals to be inspected and rehabbed
3. *CAG project: design complete, utility relocations underway, construction contract to be bid with next 12 months*
4. *Nethergate project at 30% design completion*
5. *Hooff's Run Bypass project appears to be considerably more complex than originally thought – expect delays*

#### **Observation:**

1. *Alexandria residents are seeing actual progress – spot projects being completed and big projects being designed and publicly presented.*
2. *The big projects are more complex and will take longer to complete than originally thought.*
3. *(my opinion) There is a limit to the number of big projects that can be managed concurrently.*
4. *In sum – We should start to think of the Flood Action program as on-going – not a fixed 10-year set of projects.*

#### **Discussion:**

#### ***What is the opinion of the Committee?***

Medina: This slide reflects several considerations. One is overall capacity, both in terms of available funding for annual projects and the City's ability to take on new work. Beyond funding, there are more nuanced constraints, such as the City's capacity to manage large-scale construction efforts that occur across multiple areas at the same time. These projects can significantly impact traffic, neighborhoods, and local businesses, and they must be carefully coordinated to avoid adverse effects. This context highlights the ongoing challenge of balancing multiple constraints and priorities as the program is implemented and managed.

Thuot: Is there a timeline available that shows how many spot improvement projects have been completed and what is anticipated in future periods? Having that type of baseline would be helpful. Dillon: As spot improvement projects are completed, they are removed from the active reporting. Over time, we transitioned to a newer reporting format that provides a cleaner presentation and a more detailed project schedule. Thuot: Would still be useful to note the full scope of spot improvement projects and when tracking began. Important to show that the City made a deliberate shift toward recognizing the value of not only long-term capital projects, but also smaller, targeted mitigation efforts that can be implemented with the resources and funding available.



Thuot: Question regarding item #5. Earlier in the meeting, it was noted that the Pitt and Gibbon, and Hooffs Run projects are not currently feasible from a design standpoint. Given that, why does the budget for this item reflect an increase to \$60 million if those options are no longer being pursued? Maines: This information was prepared as talking points only prior to today's discussion. Intent was to avoid characterizing Pitt and Gibbon in the same way at this stage, as those conversations have not yet occurred with the affected neighborhoods.

Thuot: For Pitt and Gibbon, the original estimate was around \$28 million, and it now appears that \$4 million has been allocated. Is that funding intended to support the ongoing analysis, or is it a placeholder for another purpose? Additionally, could the remaining \$24 million be redirected to other large-scale efforts currently underway? Maines: Funding is not from the Stormwater Utility Fee; it is from the sanitary sewer fund. Separately, the City is also addressing the need to purchase approximately four million gallons of additional capacity at the wastewater treatment plant, which is estimated to cost around \$40 million. That investment is required to support future growth, and funding capacity is being directed there as well. Thuot: Funding that was previously associated with Pitt and Gibbon has now been shifted, but since there is no defined project yet, why does it make sense to hold roughly \$20 million if it could potentially be used elsewhere? Maines: In the proposed capital plan, Pitt and Gibbon include \$4 million in FY26, with no allocation shown in FY27. Trace the funding upward in the plan, that amount was shifted to the wastewater treatment plant capacity project, budgeted at approximately \$22.2 million. Thuot: To clarify, was the \$4 million allocated solely for the study that has already occurred, or is that funding being reserved for future analysis? Maines: \$4 million is being held. It is supporting the pilot efforts we have been discussing. Pilots are currently being funded through the Stormwater Utility Fee and expected to resemble a flood mitigation grant-type program rather than the previously contemplated \$20-million capital project. Thuot: Is that a similar funding structure to Hooffs Run? Maines: Yes.

Thuot: Once City funds are included in the budget, are they required to be spent within a specific timeframe? Maines: No, CIP funds are not "use it or lose it".

Waynick: Expanding the flood grant program for Pitt and Gibbon would require a shift in policy to allow additional public funds to be used for improvements on private property. Would represent a change from the original approach, which anticipated funding through the sanitary sewer program rather than the stormwater utility framework.



### Question 3: Are planned expenditures adequate to address the stormwater flooding problem?

#### **Factual Analysis of Budgets and Project Status:**

1. As design is finalized, the CAG Project illustrates the true cost of the big projects: In the FY23 budget, (ie before design) the project was estimated at \$39M. Now that design is complete, project is estimated at \$64M.
2. There is an unobligated balance of \$107M of SW funds as of 9/30/2024 (most current data). The construction program is moving slower than the funds generated each year by the SW fee.
3. The Hooff's Run Bypass project will probably cost more than the \$60M estimated -- AND may be difficult to justify in light of the number of homes that will benefit
4. This is important: the SW Fee has increased at exactly 5% per year from FY 2023 to FY2027. **NONETHELESS**, the City proposes 6.5% to 7.5% annual increases starting in FY2028.

#### **Observation:**

1. We need to acknowledge that completing the big capacity producing projects of the Flood Action program will require more than 10 years.
2. We also need to acknowledge that some parts of Alexandria may continue to experience flooding – even after the projects are complete.
3. We should consider some form of relief for those homeowners and businesses who may never see relief from flooding
4. We should consider a stable and predictable fee for financing the Flood Action program over a longer timeframe.

#### **Discussion:**

#### ***What is the opinion of the Committee?***

Waynick: Gave overview of discussion on the proposed questions. Committee reviewed the five large-capacity projects identified in the initial list. Of those projects, two are moving forward toward construction, while two are being reevaluated and may be adapted as pilot projects to support potential expansion of the flood mitigation grant program. Braddock project is included in the proposed 10-year Capital Improvement Program for fiscal years 2027 through 2036. Committee noted that focusing solely on large-capacity projects does not fully reflect the program's impact and emphasized the importance of including the cumulative benefits of spot improvement projects, which have provided meaningful mitigation and affected a broad range of residents. Highlighted shift in approach for Hooffs Run and importance of remaining mindful of that change. Committee members reiterated need for clearer, more systematic financial reporting going forward, to ensure committee can effectively understand funding allocations and meet deliverables requested by City Manager and City Council. Consideration given to City capacity, both in staffing and budget, to manage large, disruptive construction campaigns while minimizing impacts on residents and businesses, with recognition that staff have successfully coordinated complex efforts to date. Committee emphasized value of documenting project timelines, including the total number of completed projects over time, to demonstrate the full scope of work accomplished. Staff clarified the Capital Improvement Program budget structure, noting that smaller funding amounts in earlier years typically reflect design phases, while larger allocations in later years serve as estimated placeholders for construction costs.

Thuot: Important to define what "urgent" means, as there are multiple ways to approach that. Urgency could be based on how many people are affected, the total square footage impacted, or the nature and extent of flooding, which does not always correlate directly to the number of residents. Urgency could also be defined by feasibility, for example, prioritizing spot improvement projects that can be implemented quickly while longer-term solutions continue to be studied. If resources and capacity do not allow for both simultaneously, it is important to be clear about how urgency is being defined, whether by people affected, area impacted, or timing. Medina: Priority can also shift based on funding constraints. When funding is received from certain sources with specific timelines, projects may need to be advanced



to meet those requirements, even if they were not originally scheduled. In those cases, projects that were previously planned may need to be deferred to comply with funding deadlines.

Waynick: Two actions needed. Follow up with Lisa to confirm which four storm sewer projects were completed in March. Jesse to circulate the budget spreadsheet discussed at the committee meeting last fall.

Leonard: Still getting funding from the federal government for Commonwealth, Ashby, Glebe? Maines: Put in an application for federal funding and got denied.

### 3i. Flood Mitigation Grant Program

#### Changes to the Flood Mitigation Grant Program to consider larger grants

AGENDA ITEM #5

### Flood Mitigation Grant Program

- Reimbursed a total of \$1,233,793.60 since July 2021 inception.
- In FY2026: 17 approved applications, reimbursed \$56,705.68.
- FY2025: Approved 85 applications, reimbursed \$186,240.69.
- FY2024: Approved 101 applications, reimbursed \$235,145.16.
- FY2023: Approved 73 applications, reimbursed \$167,538.49.
- FY2022: Approved 148 applications, reimbursed \$588,163.58.

### 4. Public Comments

#### Public comments

AGENDA ITEM #7

No public comment.

### 5. Meeting Facilitation



# Adjourn

AGENDA ITEM #7



Waynick: Motion to adjourn. Medina: Second. All in favor.

Meeting End: 8:49PM