



**CITY OF ALEXANDRIA**  
**Stormwater Management**

# **Commonwealth Ashby, Glebe Flood Mitigation Project**

**Community Meeting #5**

**Jon Whiteleather, P.E., Technical Project Manager**

**June 4, 2026**



# Agenda



- 1 Welcome & Introductions**
- 2 Overview**
- 3 Traffic Impacts & Management**
- 4 Utility Relocations**
- 5 Tree Impacts**
- 6 Geotechnical (Vibration & Movement) Monitoring**
- 7 Pre-Construction Condition Assessments**
- 8 Closing & Questions**



# Project Update

## Moving from design to construction

- ▶ Final design plans are substantially complete
- ▶ Utility relocation work is underway
- ▶ Construction coordination continuing with utilities, residents, schools, businesses, and other key stake holders
- ▶ Major construction is currently anticipated to begin in Summer 2027
- ▶ Phasing, access, and traffic plans will continue to be refined.





# Current System

## What is the Problem?

- ▶ Repeated and increasingly frequent flooding in the project area
- ▶ Existing storm sewer is too small to handle stormwater from intense storms
- ▶ Increased flooding is a result of old infrastructure
- ▶ Design criteria at the time of construction
- ▶ Increasingly intense and more frequent rainfall

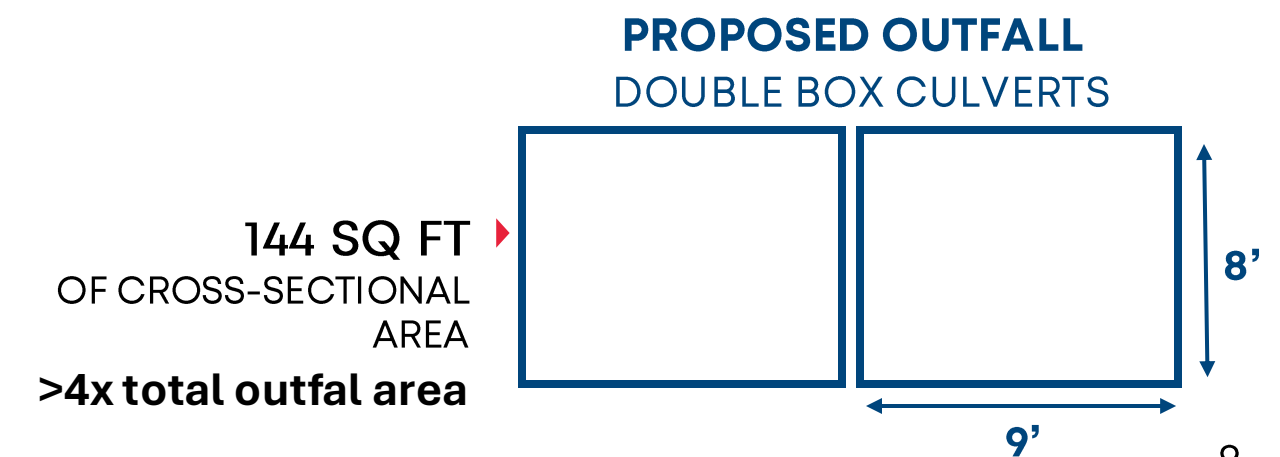
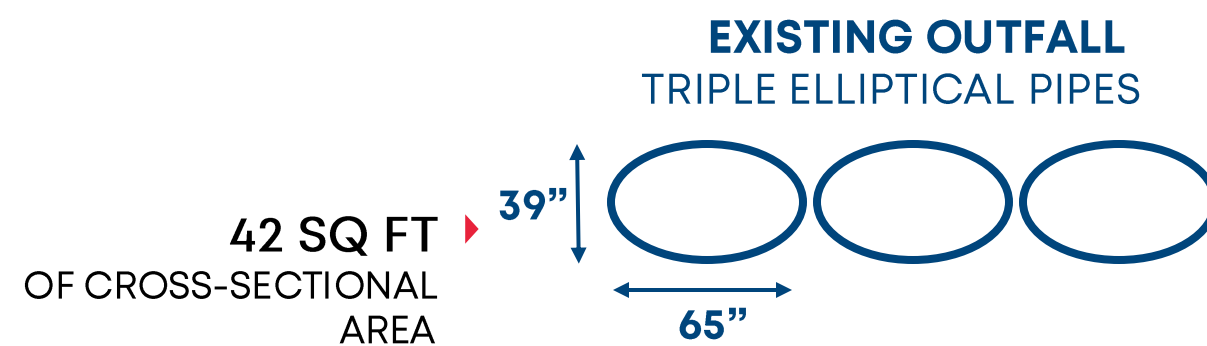
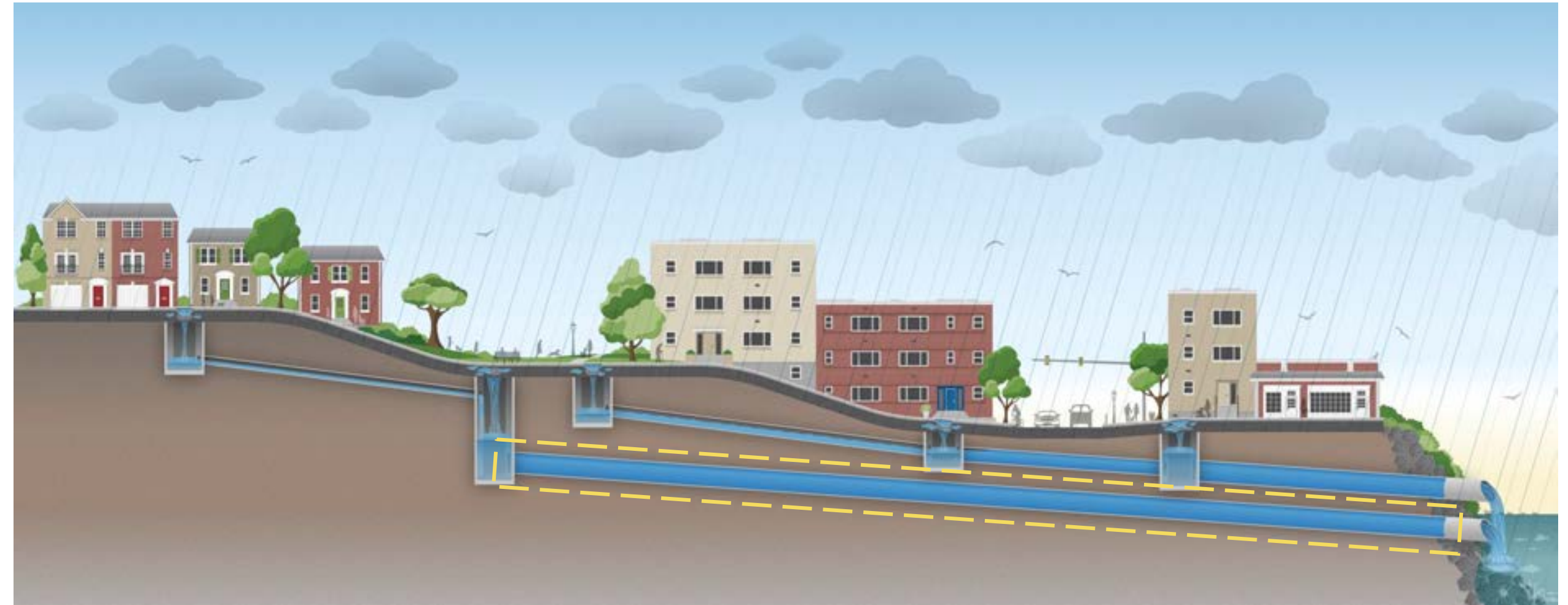




# Proposed Solution

## What is the Solution?

- ▶ A new and larger-capacity storm sewer will provide an additional route for stormwater to drain
- ▶ Extra capacity will relieve the existing pipe and mitigate flooding





# What is Being Built?

▶ **New relief storm sewers** along Commonwealth Ave and East Glebe Rd

- Will increase the capacity of the storm sewer system



▶ **A new outfall** at Four Mile Run

- Will discharge increased stormwater flow



▶ **Green infrastructure** along Commonwealth Ave medians

- Will improve stormwater quality



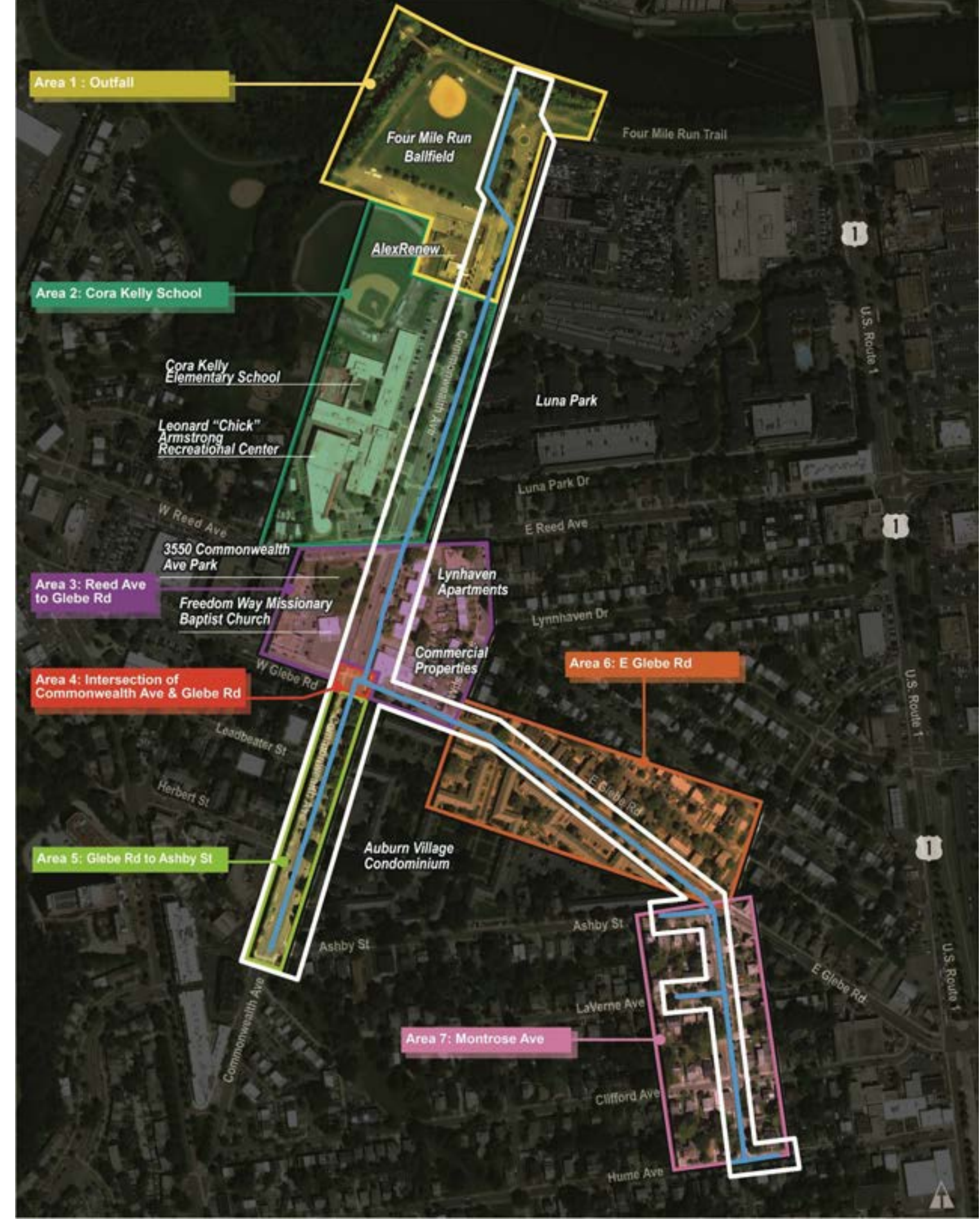


# Project Overview

## Construction Phases and Duration (Estimated\*)

- ▶ Overall Project Duration: 3.5 years
- ▶ Commonwealth Ave Start: Summer 2027
- ▶ Commonwealth Ave End: Summer 2029
- ▶ Glebe Rd Start: Summer 2029
- ▶ Glebe Rd End: Summer 2030
- ▶ Montrose Start: Summer 2030
- ▶ Montrose End: End of 2030

\* Construction phases, durations, and dates are estimates and subject to change.

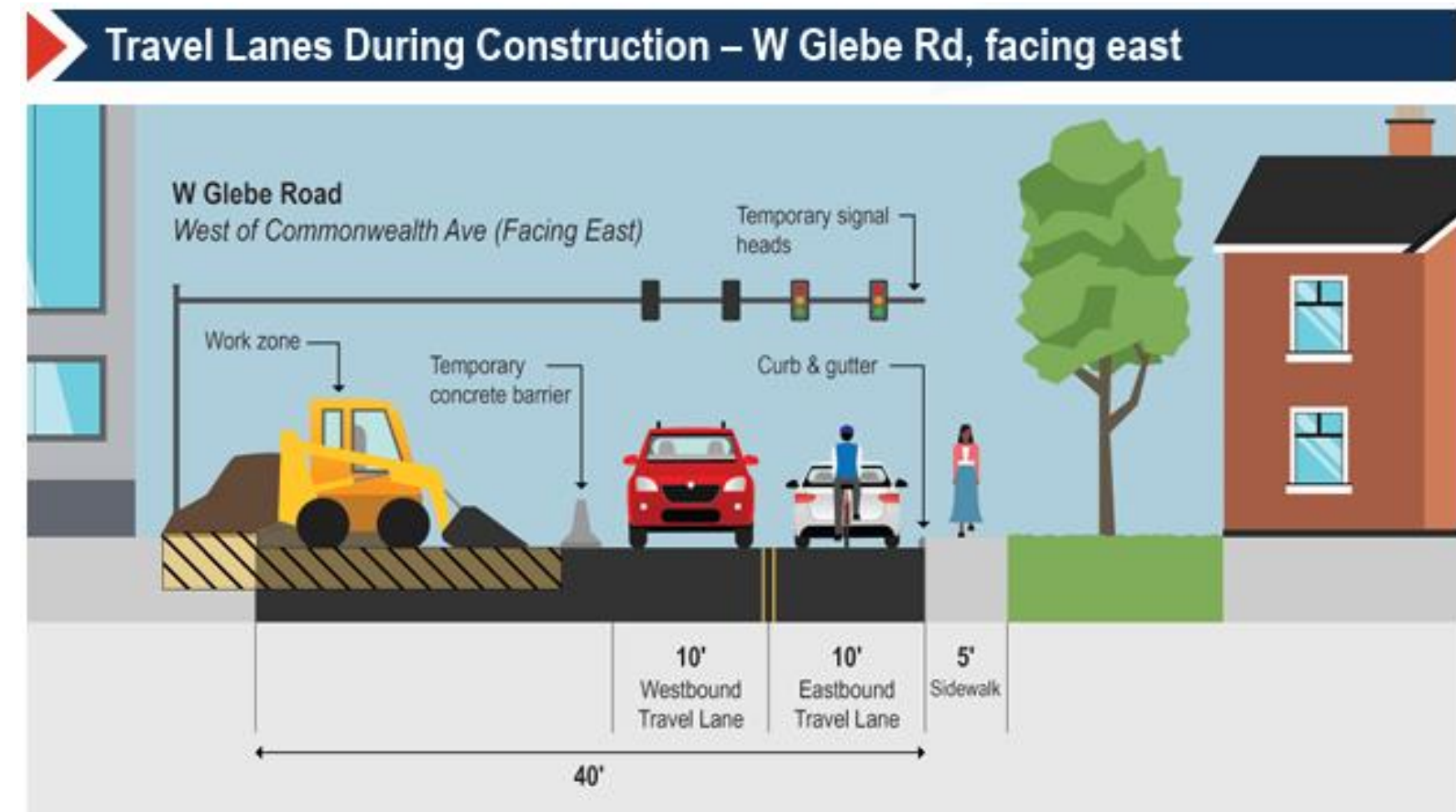




# Traffic Impacts and Management

## Plans to Reduce Traffic Disruption Include:

- ▶ All roads will be open to emergency vehicle access
- ▶ Pedestrians will be able to walk in their neighborhoods
- ▶ Access to schools, homes, and businesses will be maintained
- ▶ Construction will be done in phases to allow areas to re-open as quickly as possible
- ▶ Special construction techniques will be used where possible to reduce noise, vibration, and dust
- ▶ Detours will be clearly marked





# What Will Construction Look Like?



Similar construction in Richmond, VA  
(without open traffic lanes)

- ▶ Sheeting will extend several feet above the ground
- ▶ Traffic barriers will extend into adjacent lanes to allow for construction access





# Traffic Impacts and Management



## Residents and Businesses

- ▶ Access to all buildings will be maintained
- ▶ Street parking will be unavailable during construction
- ▶ Access to at least one driveway will be maintained for businesses



## Drivers

- ▶ Lanes will be narrowed or closed
- ▶ Detours, traffic controls, and temporary traffic signals will be clearly marked



## Bicycles

- ▶ Bike lanes will be closed; bicyclists will need to share the lane with vehicles



## School

- ▶ Vehicle and bus access will be maintained
- ▶ Pedestrian and bicycle access will be maintained
- ▶ Construction hours will be coordinated to reduce noise and other disruptions to the school



## Pedestrians

- ▶ Some sidewalks will be closed; detours will be clearly marked



## Park Users

- ▶ Trail detours or temporary closures will be clearly marked
- ▶ Four Mile Run Softball Field (North) will be closed for the duration of the project
- ▶ Boat ramp access will be detoured



# Pedestrian & Bike Impacts: Areas 1, 2, 3

## Area 1: Outfall

- ▶ Four Mile Run trail will be detoured
- ▶ Bike traffic will share the lane with vehicles on Commonwealth Ave (no change)

## Area 2: Cora Kelly School

- ▶ Bike traffic will share the lane with vehicles on Commonwealth Ave (no change)
- ▶ The sidewalk on the west side of Commonwealth Ave will remain open

## Area 3: Reed Ave to Glebe Rd

- ▶ The sidewalk on the west side of Commonwealth Ave will remain open
- ▶ Bike lanes will be closed; bikes and vehicles will share the lane

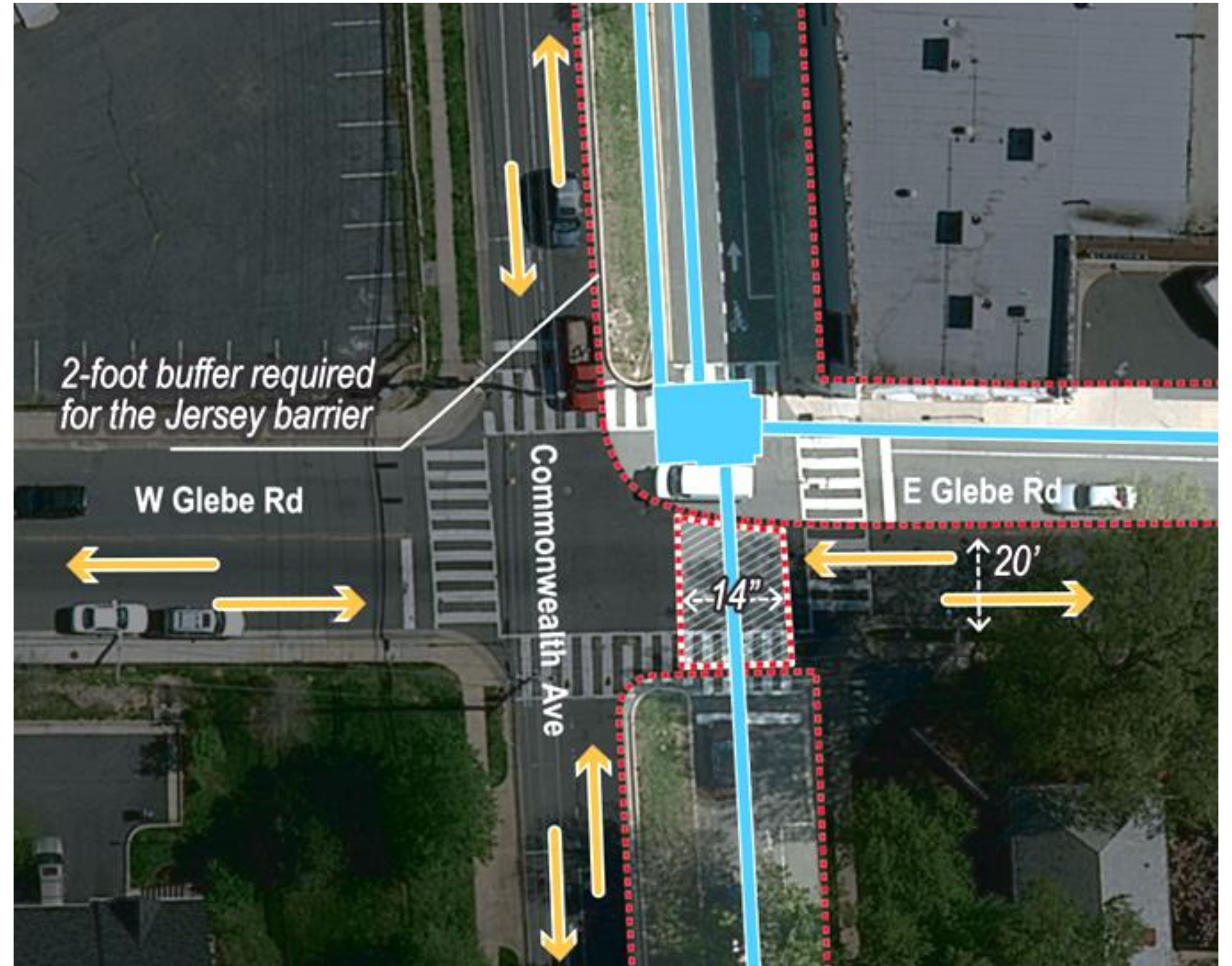




# Pedestrian & Bike Impacts: Area 4

## Area 4: Intersection of Commonwealth Ave & Glebe Rd

- ▶ Sidewalk on the west side of Commonwealth Ave and the south side of E Glebe Rd will remain open
- ▶ Bike lanes will be closed; bikes and vehicles will share the lane





# Pedestrian & Bike Impacts: Areas 5, 6, 7

## Area 5: Glebe Rd to Ashby St

- ▶ Partial intermittent sidewalk closures
- ▶ Bike lanes will be closed; bikes and vehicles will share the lane

## Area 6: Glebe Rd

- ▶ Bike lanes will be closed; bikes and vehicles will share the lane
- ▶ North sidewalk will be maintained

## Area 7: Montrose Ave

- ▶ Bike lanes will be closed; bikes and vehicles will share the lane
- ▶ Partial, intermittent sidewalk closures
- ▶ Detours in the Montrose/Ashby/Glebe intersection



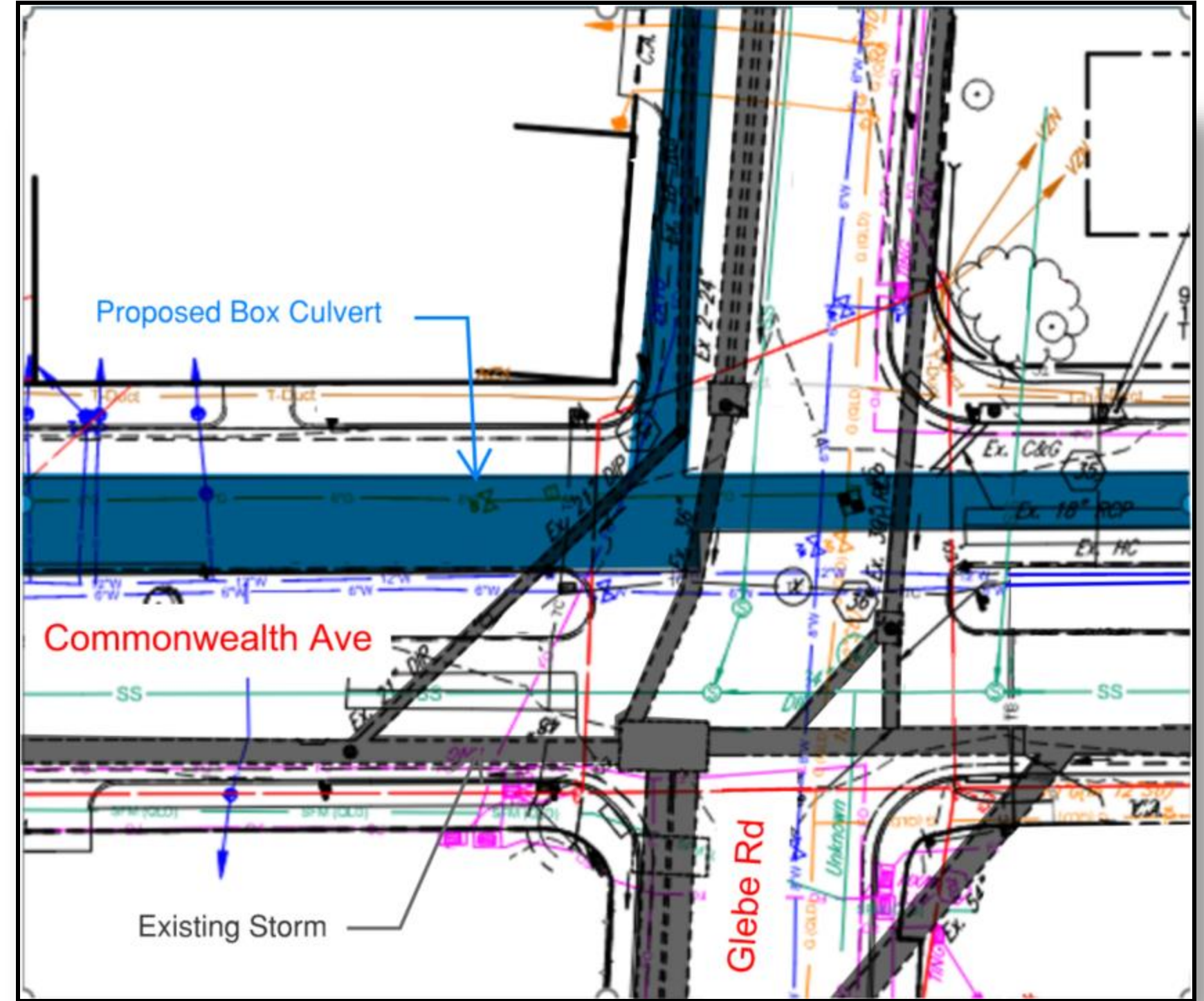


# Utility Relocations

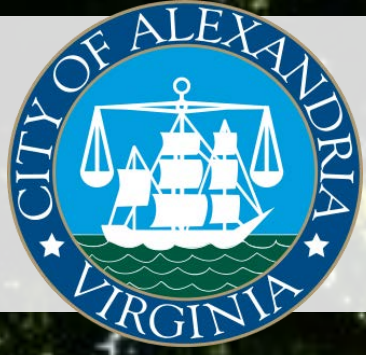
- ▶ Complex relocations of existing utilities are required within the construction area.

Cox    Zayo    Lumen  
 Sprint    Washington Gas  
 Virginia American Water  
 Ting    Brightspeed    Windstream  
 Fiberlight    Verizon  
 Comcast    AlexRenew  
 Dominion

- ▶ Relocations will be coordinated **by the utilities**. Questions and concerns should be addressed to them directly.
- ▶ Some utility relocations are currently underway.



Commonwealth Ave and Glebe Rd Utility Conflicts



# Tree Impacts

**Trees provide important benefits to the community. Some trees will need to be removed due to direct conflicts with the proposed storm sewer, utility relocations, or construction access.**

- ▶ Tree management is being coordinated with the City's Urban Forester.
- ▶ **Private property:** Trees on only one private property in the project area will be affected
- ▶ **Public property:** Multiple trees will need to be removed

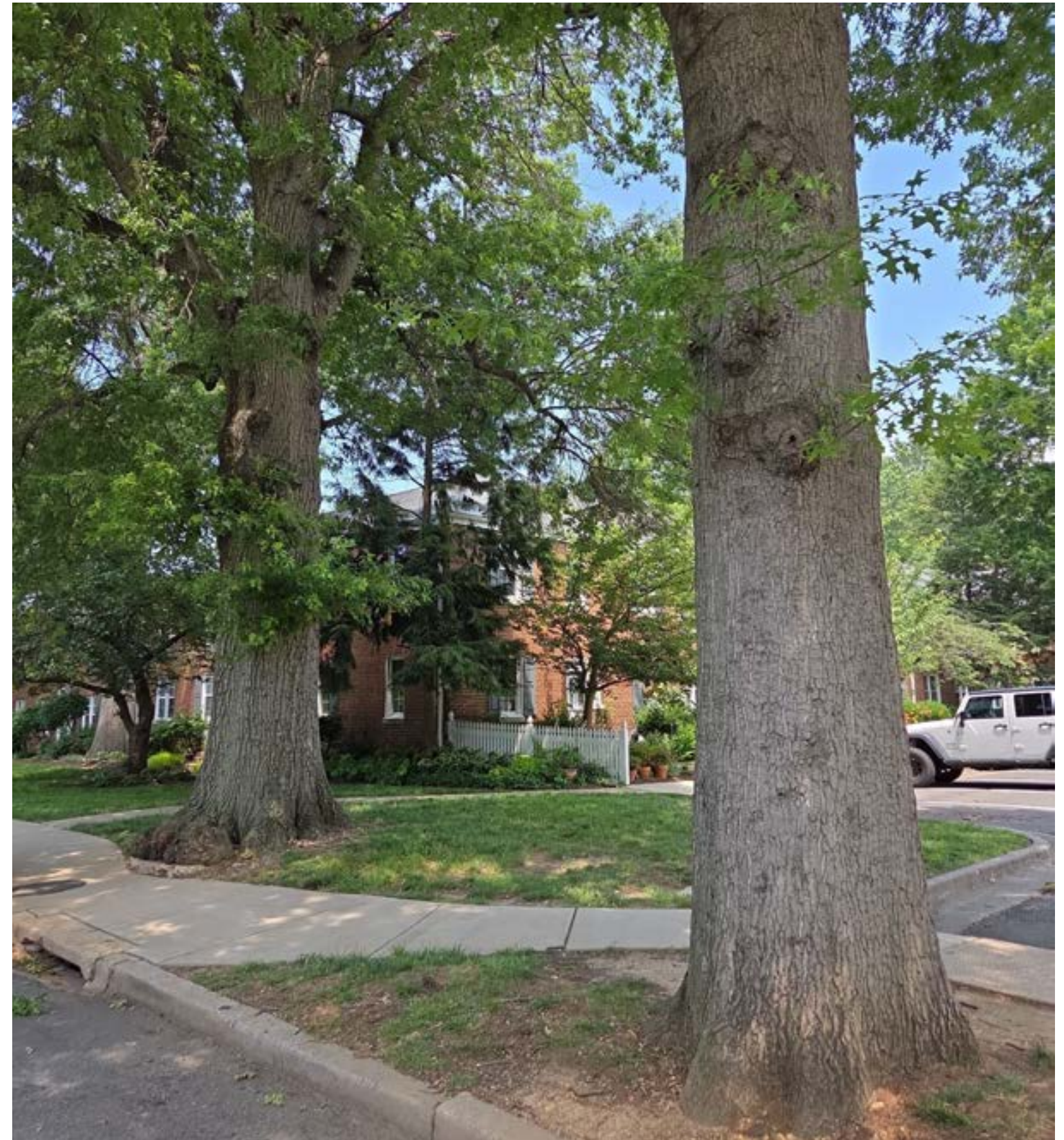


# Tree Preservation

**Potential tree impacts were considered in the project design. Efforts were made to maintain healthy, viable trees across the project area.**

## **Specimen trees:**

- ▶ The project was designed to minimize impacts to two large specimen trees on Commonwealth Ave at Leadbeater St
- ▶ Designers coordinated with the City's Urban Forester on the care necessary to protect these trees during construction





# Northern Commonwealth Tree Impacts



- ▶ Invasive trees along Four Mile Run will be removed during construction of the outfall.



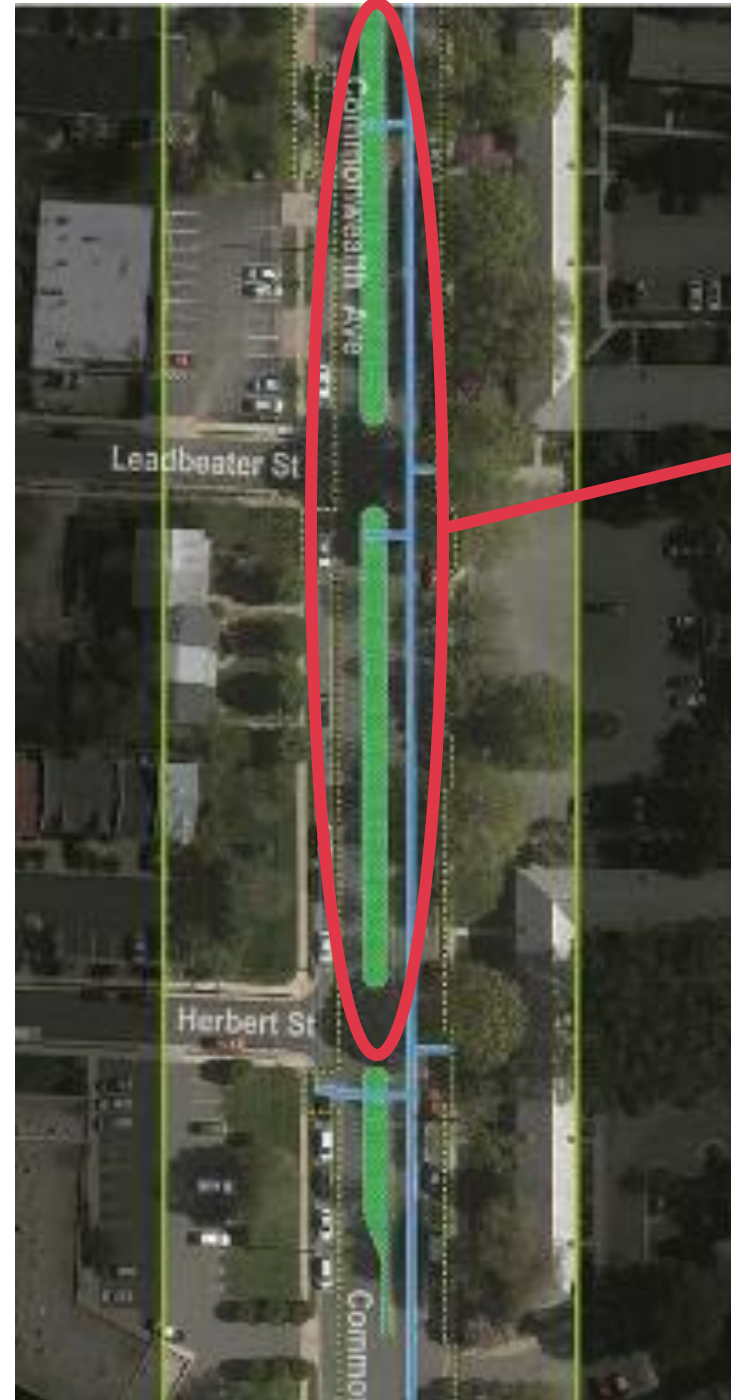
# Northern Commonwealth Tree Impacts



- ▶ The eastern boundary of Commonwealth Ave from Four Mile Run to Reed Ave will be replanted with native trees and shrubs.



# Southern Commonwealth Tree Impacts



- ▶ Existing trees in the median will be removed during construction.
- ▶ The median will be replaced with green infrastructure to enhance stormwater quality. It will be planted with native trees, grasses, and flowering perennials.



# Boulevard Tree Impacts

- ▶ In some areas, construction will require that street trees be removed from the boulevard strip
- ▶ As per City regulations, trees may not be replanted in the boulevard strips
- ▶ Residents will be informed by letter before the removal of boulevard trees neighboring their property





# Geotechnical Monitoring

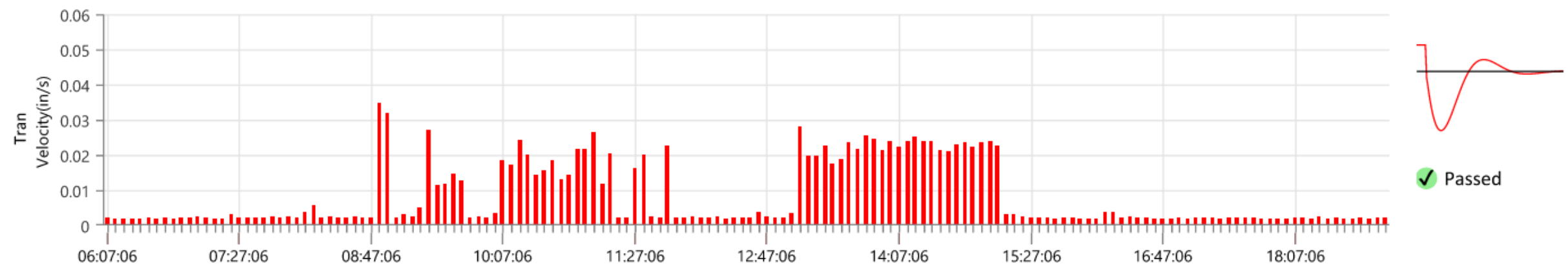
**During construction, the project area will be monitored for**

- ▶ **Vibrations** in the soil from construction activities that could potentially cause damage
- ▶ **Movement** of pavement and structures



# Vibration Monitoring

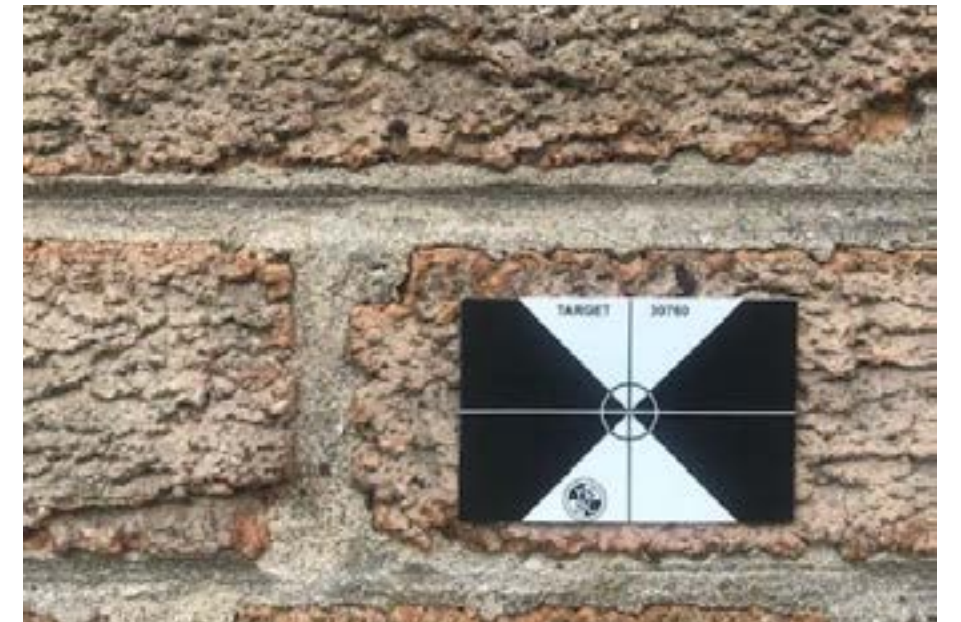
- ▶ Vibration monitors will be placed within 100 feet of active construction zones.
- ▶ The monitors will send an alarm if vibrations reach a threshold value. That threshold value is **significantly below** the level that could cause damage.
- ▶ When a vibration alarm is triggered, work will be stopped until the cause can be identified and the issue corrected.





# Movement Monitoring

- ▶ Movement monitoring will be conducted by a surveyor.
- ▶ Monitoring points will be placed on structures, pavement, and utilities about every 60 feet in the active construction zone (closer where there are more structures and utilities).
- ▶ Surveyors will monitor for changes to the coordinates at the movement monitoring points. If a change is observed, work will be stopped until the cause can be identified and corrected.





# Have Your Property Condition Assessed Before Construction



**Pre-construction assessments can help protect your property.**

Property owners will receive a letter from the City inviting you to participate in a pre-construction condition assessment.

- ▶ Three attempts will be made to contact the owner by certified mail.
- ▶ Completing a property condition assessment is voluntary;  
**no response to all three attempts will be considered a refusal.**



# Potential Construction Impacts

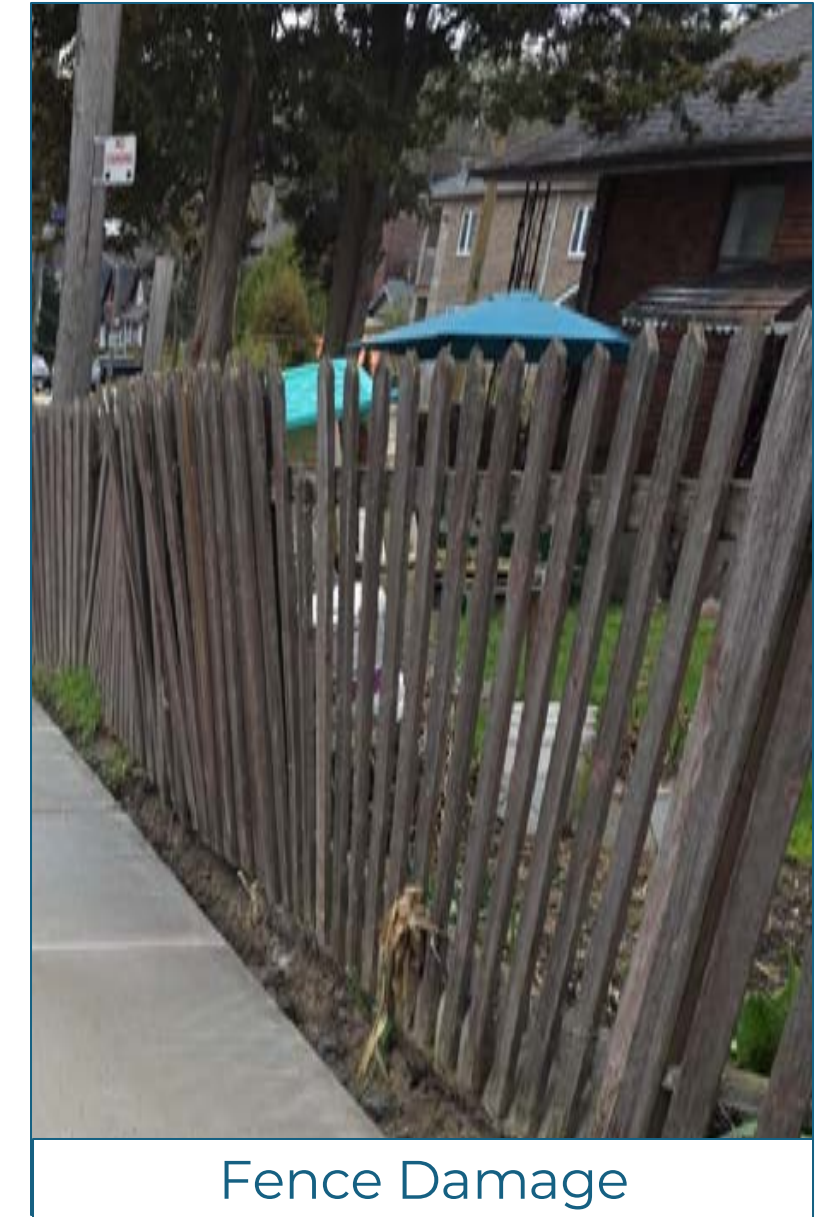
**All efforts will be made to avoid direct and indirect construction impacts**

Direct impacts could include

- ▶ Construction equipment hitting fences
- ▶ Cracks on driveways and walkways caused by equipment

Indirect impacts could include

- ▶ Cracks caused by settlement or vibration in the ground
- ▶ Ground settlement





# What is the Process Once You Have Signed Up?



If you would like to participate in a pre-construction condition assessment, the contractor will contact you to schedule a convenient time.

- ▶ An adult resident must be present for the assessment.
- ▶ A police escort will be required to accompany the contractor during the assessment. The police escort will be arranged and paid for by the contractor.



# What Will Be Assessed?

## Interior

- ▶ Visible cracks in walls, floors, and ceilings
- ▶ Visible settlement in walls, floors, and ceilings
- ▶ No personal items will be included in photos



## Exterior

- ▶ Driveways, walkways, stairs, fences, porches
- ▶ Yards, including structures and yard ornaments
- ▶ Cracks or damage to foundations



These records can be used to compare before- and after-construction conditions and will help ensure proper restoration if needed.

We know that construction impacts are disruptive. But ultimately, they are a short-term nuisance that will enable us to achieve the long-term goal to



# Reduce Flooding for a Resilient Alexandria



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**Stormwater Management**

# Questions?

## Contact:

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