Taylor Run Infrastructure Stabilization Community Meeting 60% Redesign



November 19, 2026

This meeting is being recorded.

We want to hear from you!

- Use the Q&A box to submit during tonight's meeting
- Submit a comment using the Smartsheet Link:
- Public feedback and comments will be collected through Saturday, December 19, 2026

Tonight's Agenda

- Project Review
- Landscape Details
- Existing Conditions
- Design Area Review
  - Proposed Approach
  - Tree Preservation
  - Erosion Control
  - Landscape Plan
- Acidic Seepage Swamp Protection
- Project Schedule
- Open Discussion and Q&A

Project Team

Transportation & Environmental Services
City of Alexandria

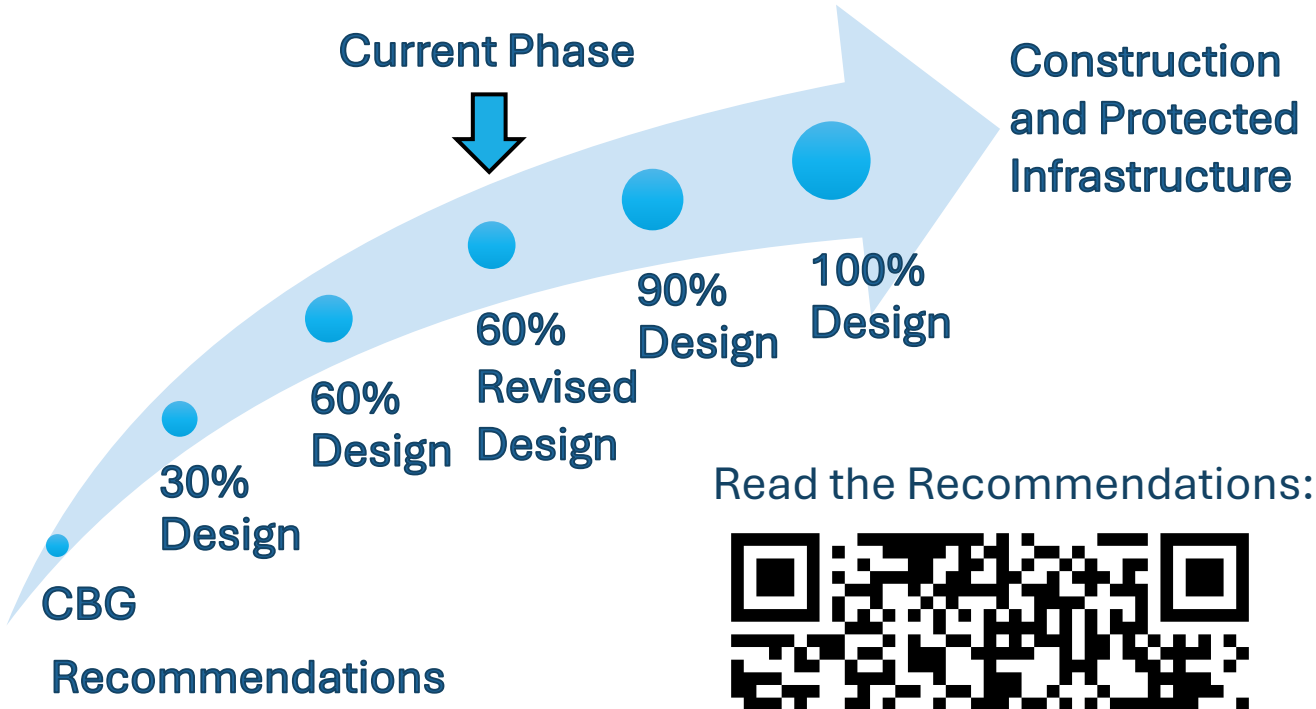
Camille Liebnitzky, PE, ENVSP
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Brian Rahal, PE, CFM
Erin Bevis-Carver, PE

Lead Design Consultant

Brandon Alderman, CERP
Sean Bernheisel, PE

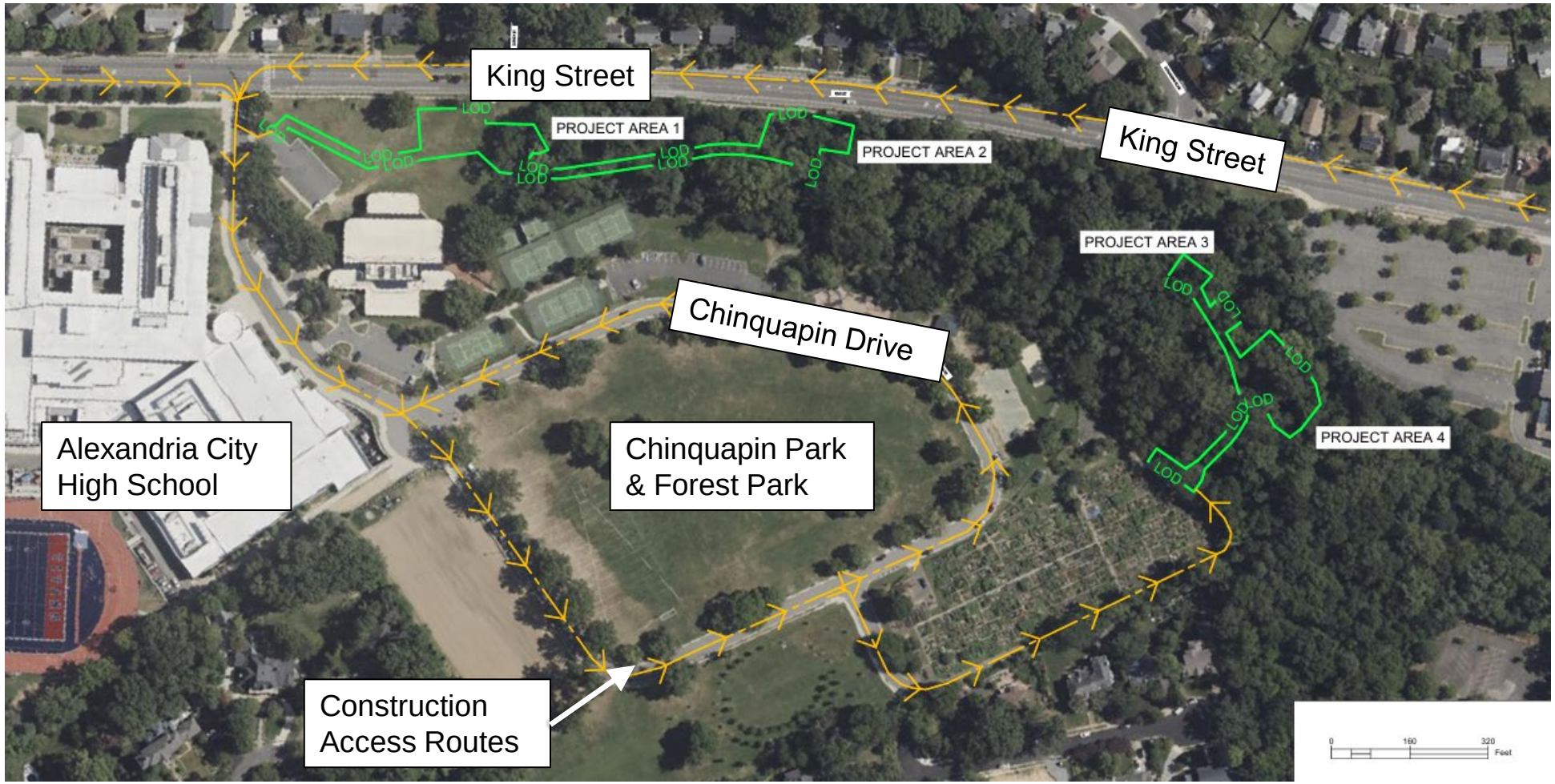
Project Review

- **Summer 2023, Consensus Building Group (CBG) recommendations approved by City Council.**
  - Council approved recommendations that met full consensus.
  - Recommendations: **Appendix E Taylor Run Recommendations from CBG with City Council Note**



Read the Recommendations:

Project Location



Stream Impact:
265 feet

Work Area:
1.2 acres

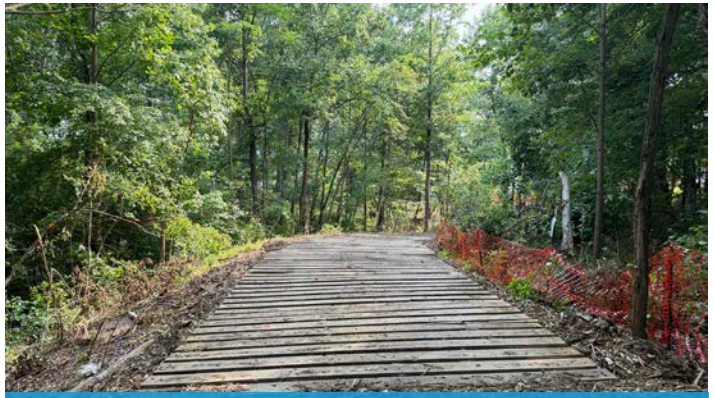
Project Goals

- Protect critical, at-risk infrastructure (e.g., sewer pipes, manholes, outfalls, and trails)
- Stabilize streambanks and reduce erosion near infrastructure assets where necessary
- Preserve and protect mature trees and wetlands
- Minimize limits of disturbance, vegetation removal, and construction impacts



Minimal Disturbance and Replanting

- **Minimal disturbance**
  - Following “minimal intervention” set by CBG and approved by Council
- **Critical Root Zone Protection**
  - Mulch and deck matting proposed to protect tree roots
- **Native Plantings**
  - Replanting anticipates approximately 40 new canopy trees, 185 new understory trees/shrubs, reduced from previous design due to decrease in project footprint.



Deck Mat/Construction Access Road



2015 *Photo Credit: Rod Simmons*

Landscape Details: 60% Revised Tree Palette



Black Locust
Robinia pseudoacacia



Chestnut Oak
Quercus Montana



White Oak
Quercus alba



Tulip Poplar
Liriodendron Tulipifera



American Elm
Ulmus americana



Slippery Elm
Robinia pseudoacacia



Black Cherry
Prunus serotina



Red Maple
Acer rubrum



Sassafras
Sassafras albidum



American Holly
Ilex opaca



Eastern Red Cedar
Juniperus virginiana



Silver Maple
Acer saccharinum



Black Oak
Quercus velutina

- Silver Maple and Black Oak added due to Community feedback

Landscape Details: 60% Revised Understory Palette



Spicebush
Lindera benzoin



Witchhazel
Hamamelis virginiana



Common Arrowwood
Viburnum dentatum



Southern Lady Fern
Athyrium asplenioides



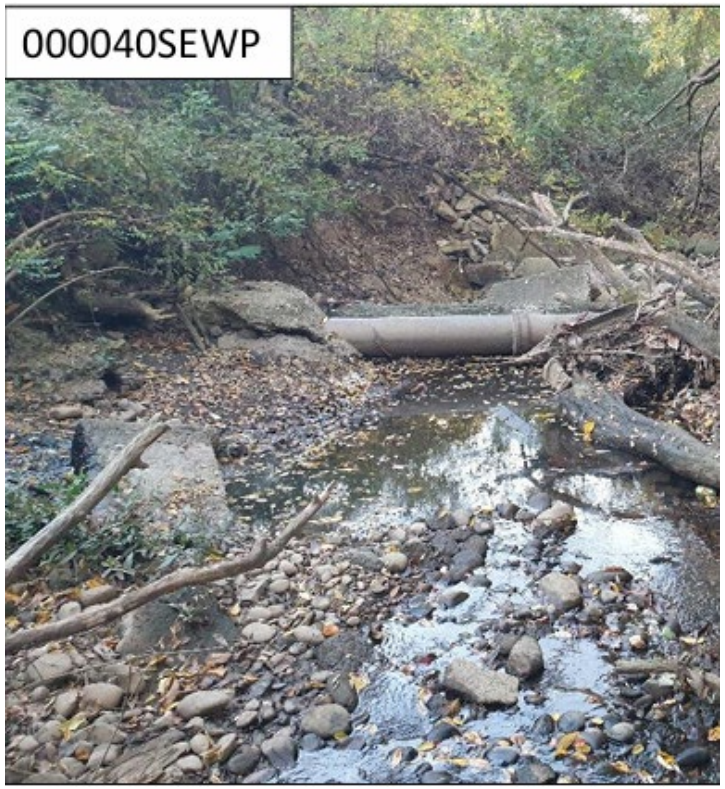
New York Fern
Thelypteris noveboracensis

- Mountain Laurel and Marginal Wood Fern substituted due to Community feedback

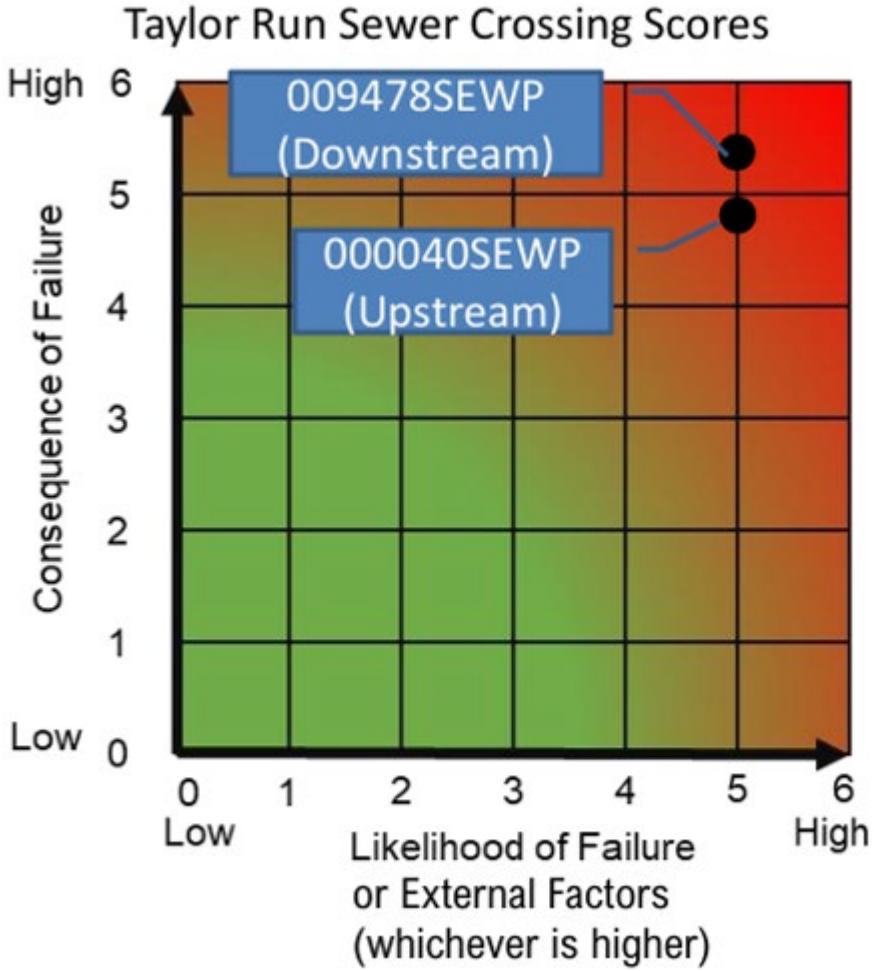
Landscape Details: 60% Revised Planting Plan

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
Trees							
QA	3	*Quercus velutina*	Black oak	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
QA	3	*Quercus alba*	White oak	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
QM	4	*Quercus montana*	Chestnut oak	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
RP	7	*Robinia pseudoacacia*	Black locust	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
LT	1	*Liriodendron tulipifera*	Tulip poplar	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
IO	7	*Ilex opaca*	American Holly	8'-10' ht.	B&B	PER PLAN	Full, Symmetrical
JV	2	*Juniperus virginiana*	Eastern Red Cedar	8'-10' ht.	B&B	PER PLAN	Full, Symmetrical
PS	1	*Prunus serotina*	Black cherry	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
AR	3	*Acer rubrum*	Red maple	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
AS	2	*Acer saccharinum*	Silver maple	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
UR	2	*Ulmus rubra*	Slippery elm	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
SA	3	*Sassafras albidum*	Sassafras	3" Cal.	B&B	PER PLAN	Full, Symmetrical
UA	1	*Ulmus americana*	American elm	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
Understory							
LB	53	*Lindera benzoin*	Spicebush	24-36" ht.	Container	PER PLAN	Full
HV	20	*Hamamelis virginiana*	Witchhazel	24-36" ht.	Container	PER PLAN	Full
VD	38	*Viburnum dentatum*	Common Arrowwood	24-36" ht.	Container	PER PLAN	Full
AA	56	*Athyrium asplenioides*	Southern Lady Fern	1 qt.	Container	18" O.C.	
TN	19	*Thelypteris noveboracensis*	New York Fern	1 qt.	Container	18" O.C.	

Investigation of Sewer Pipelines in Stream Areas 2020-2021







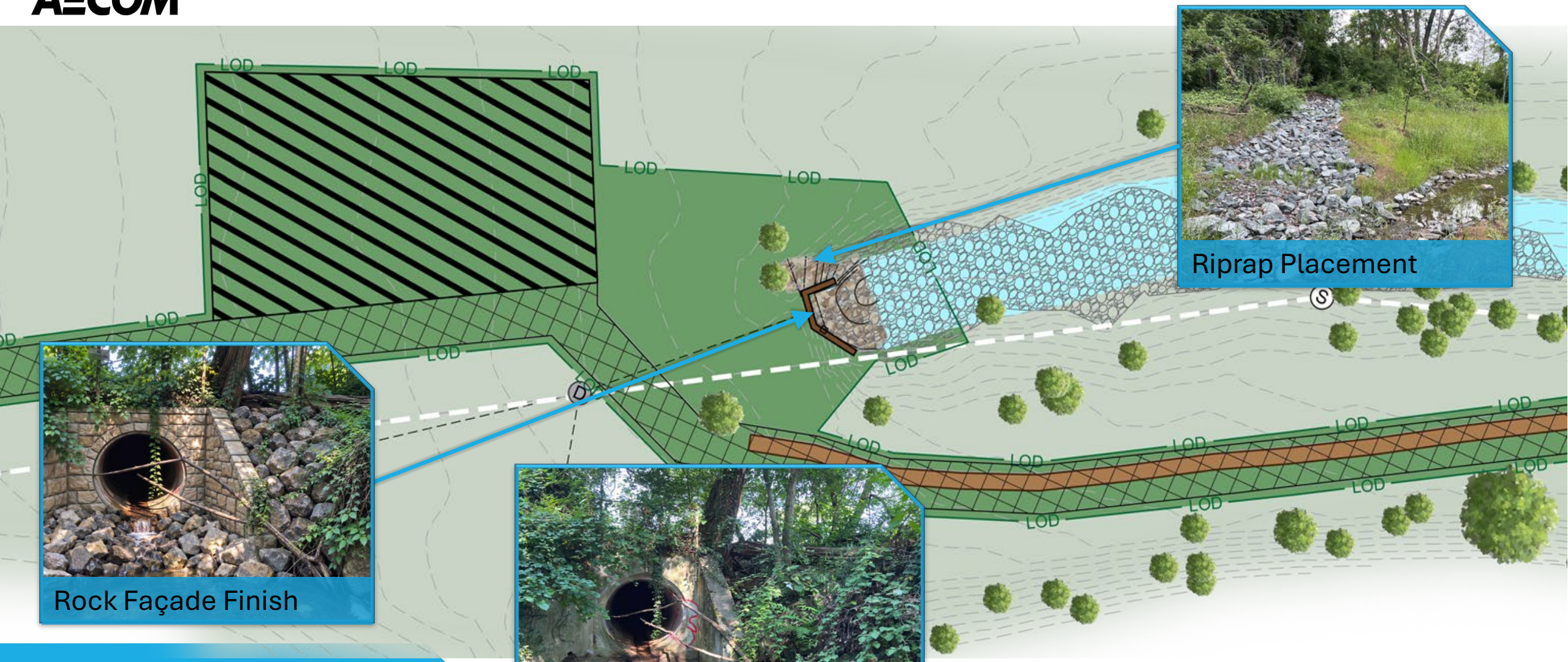
Existing Conditions

Existing “Floating” Manhole





60% Redesign Approach – Project Area 1



Tree Preservation: Project Area 1

	60%	60% Redesign
Living trees proposed for removal	18	3
Dead trees proposed for removal	11	5
Total trees proposed for removal	29	8



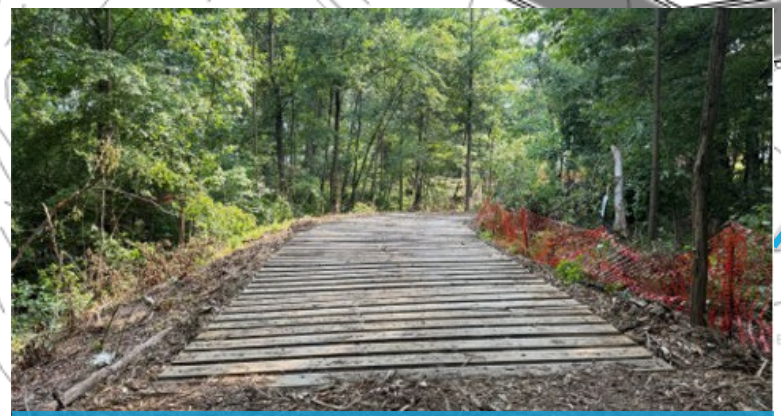
Erosion Control: Project Area 1



High Visibility/Tree Protection Fence



Stockpile/Staging Area



Construction Access/Timber Matting



Tree Planking

Design Area Review

Landscape Plan: Project Area 1



60% Redesign Approach: Project Area 2



Existing condition of at-risk sanitary sewer line



Concrete Encasement



Culvert Endwall

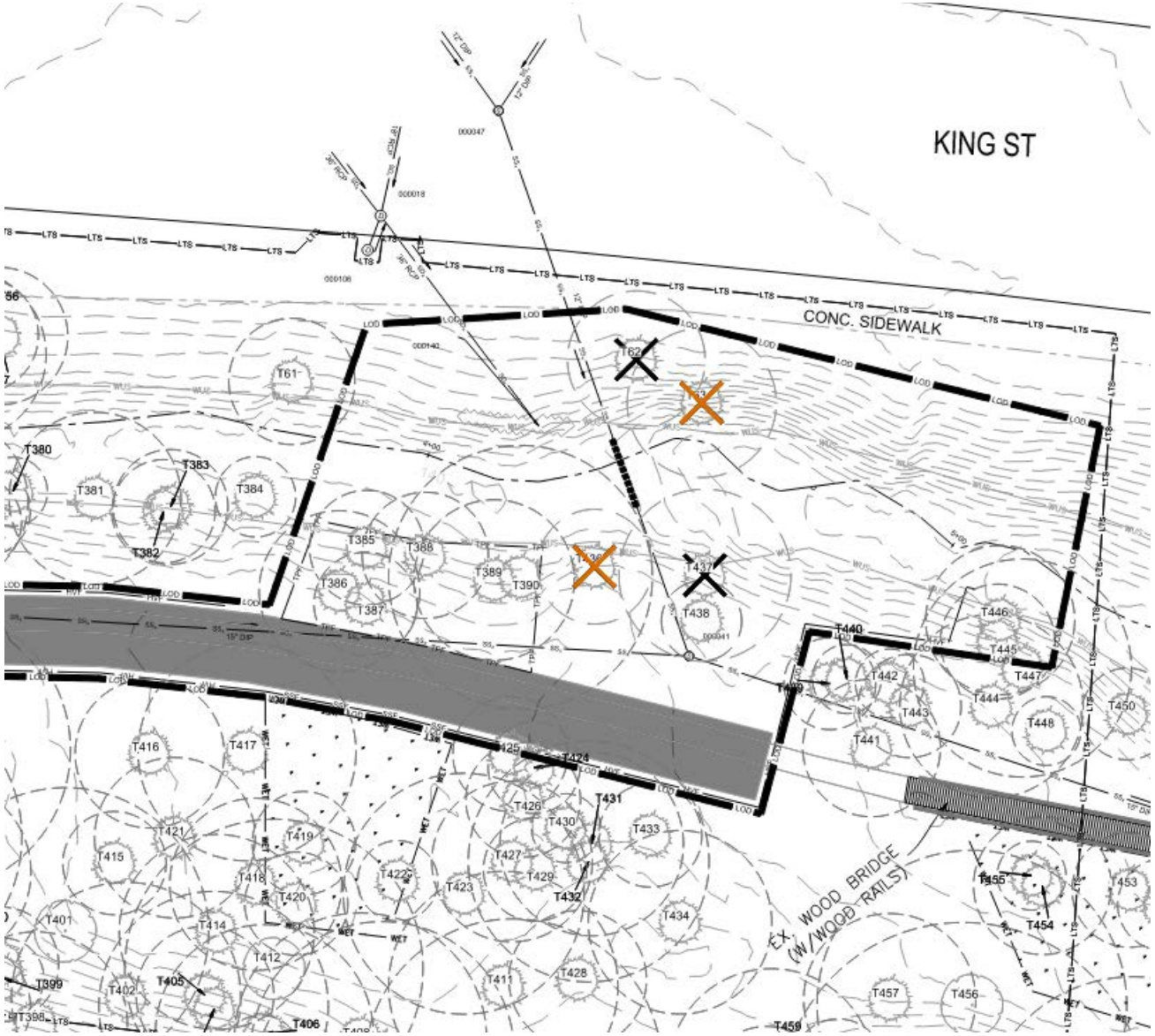


Boulder Weir

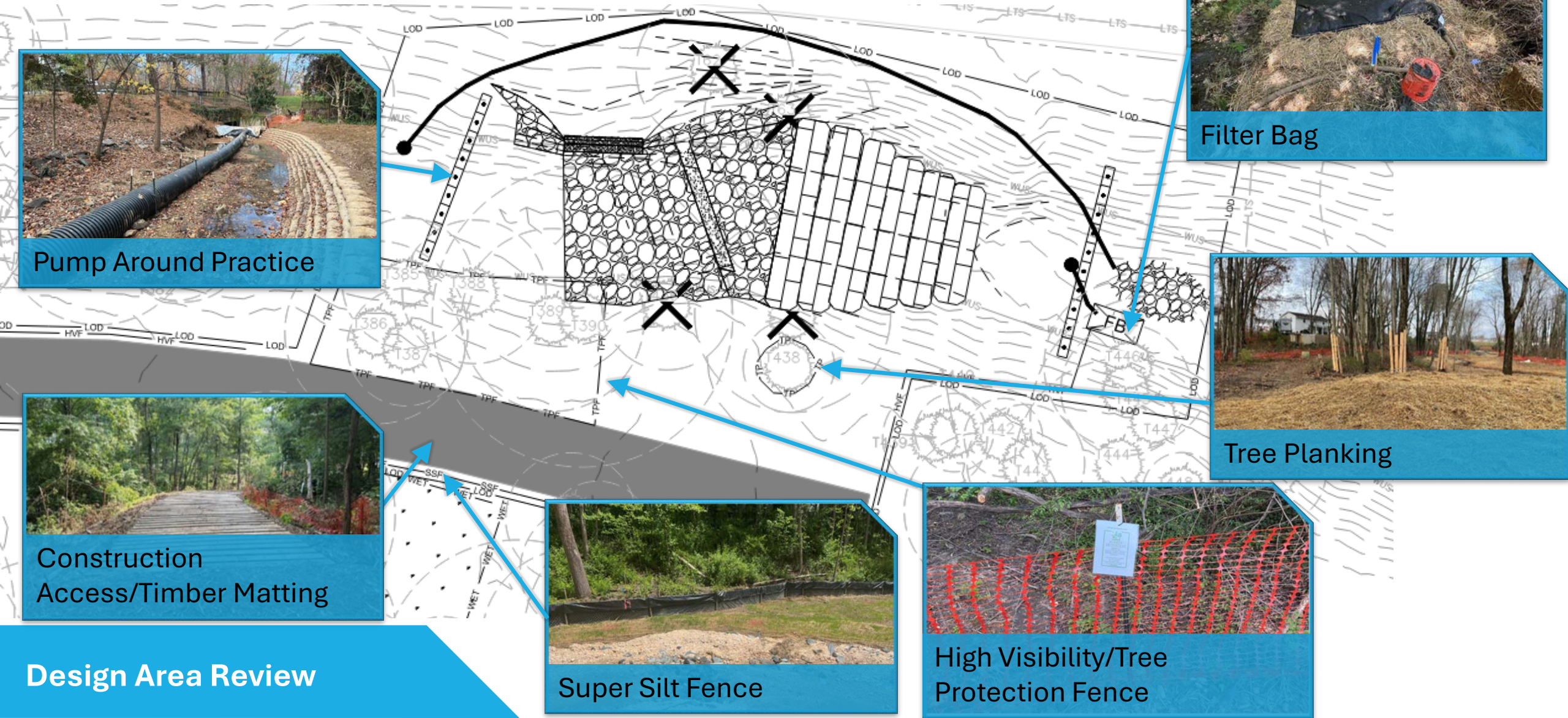
Design Area Review

Tree Preservation: Project Area 2

	60%	60% Redesign
Living trees proposed for removal	2	2
Dead trees proposed for removal	2	2
Total trees proposed for removal	4	4



Erosion Control: Project Area 2



Pump Around Practice

Filter Bag

Tree Planking

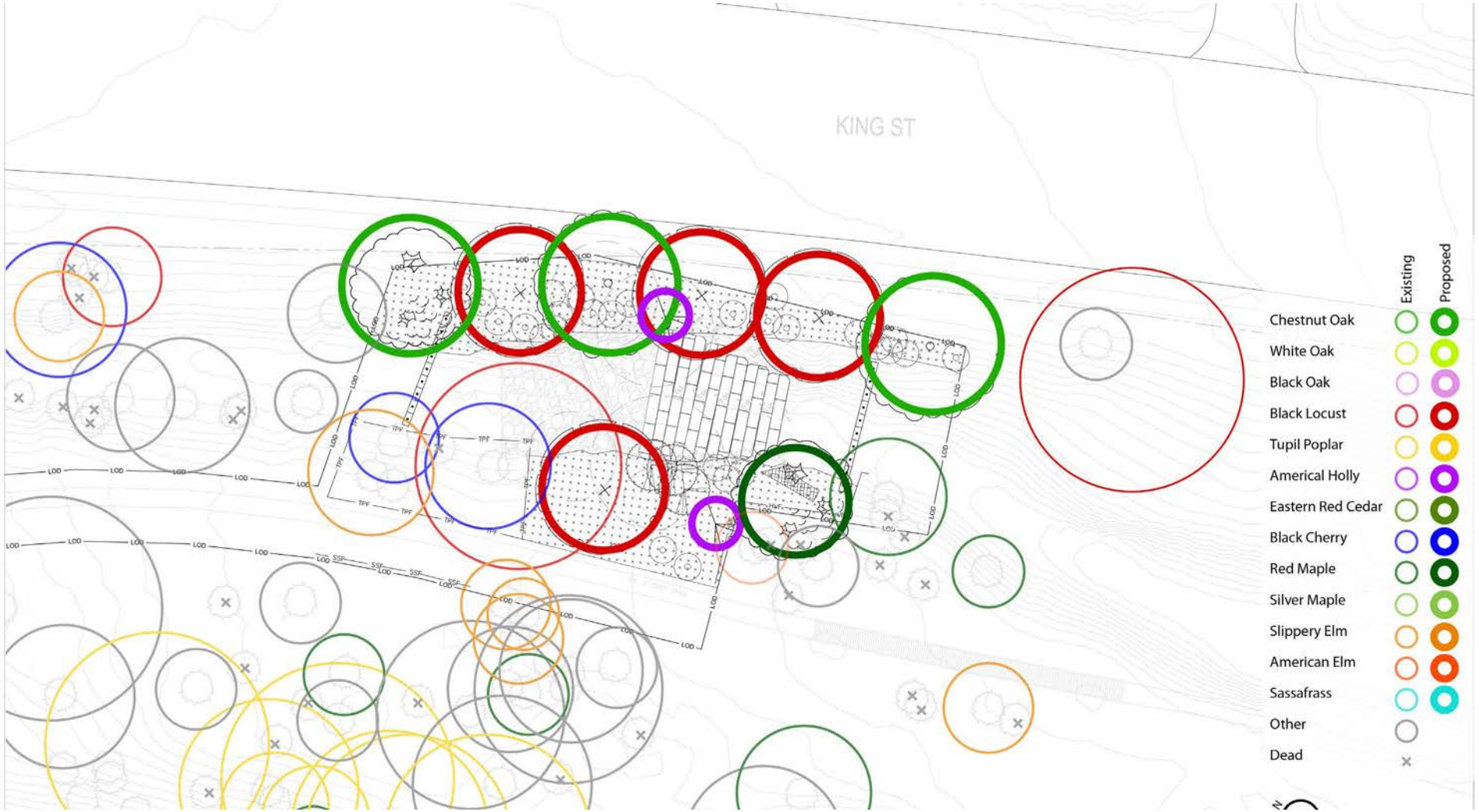
Construction Access/Timber Matting

Super Silt Fence

High Visibility/Tree Protection Fence

Design Area Review

Landscape Plan: Project Area 2



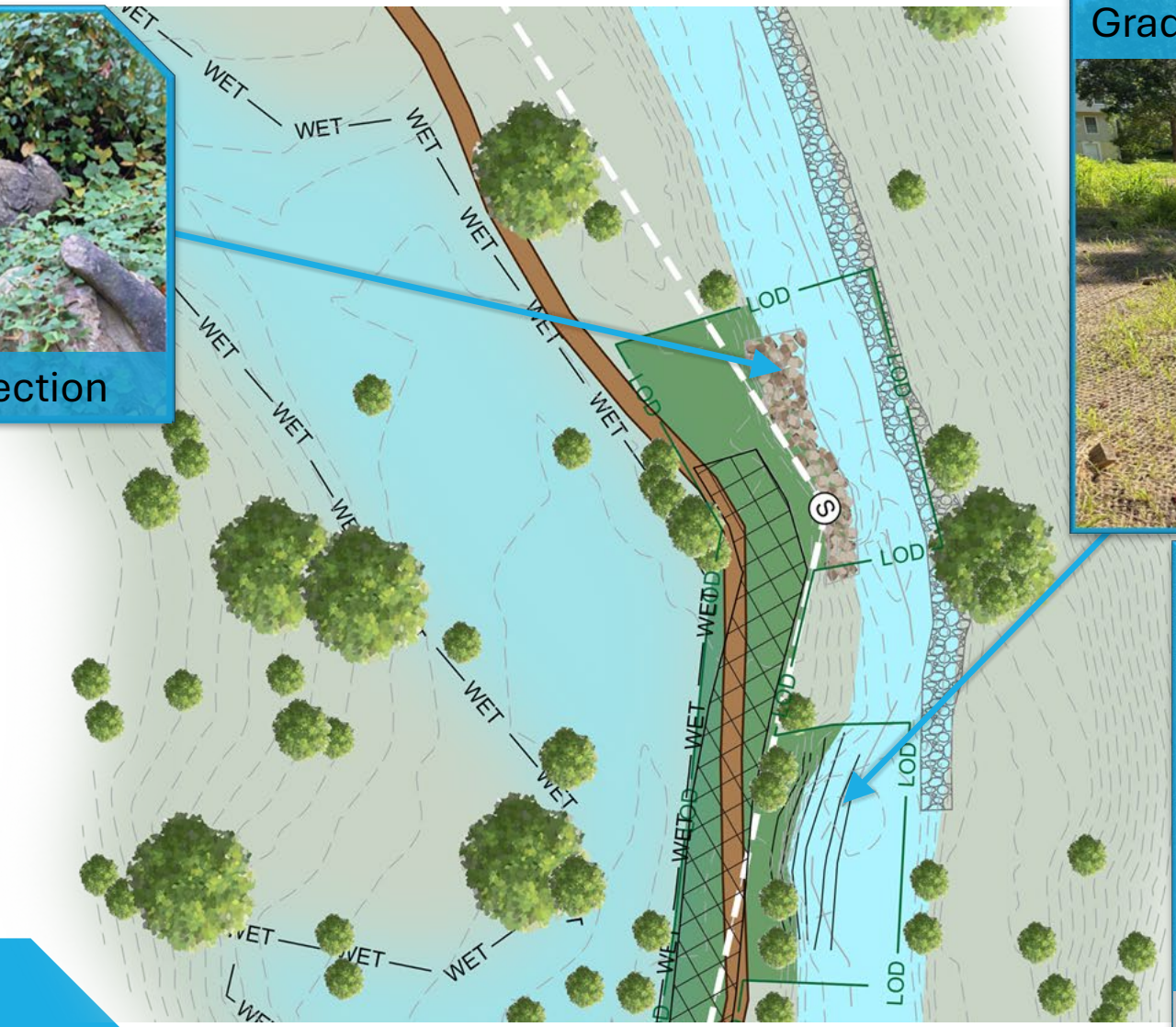
60% Revised Approach: Project Area 3



Grouted Riprap Manhole Protection



Existing Condition



Grading and Seeding



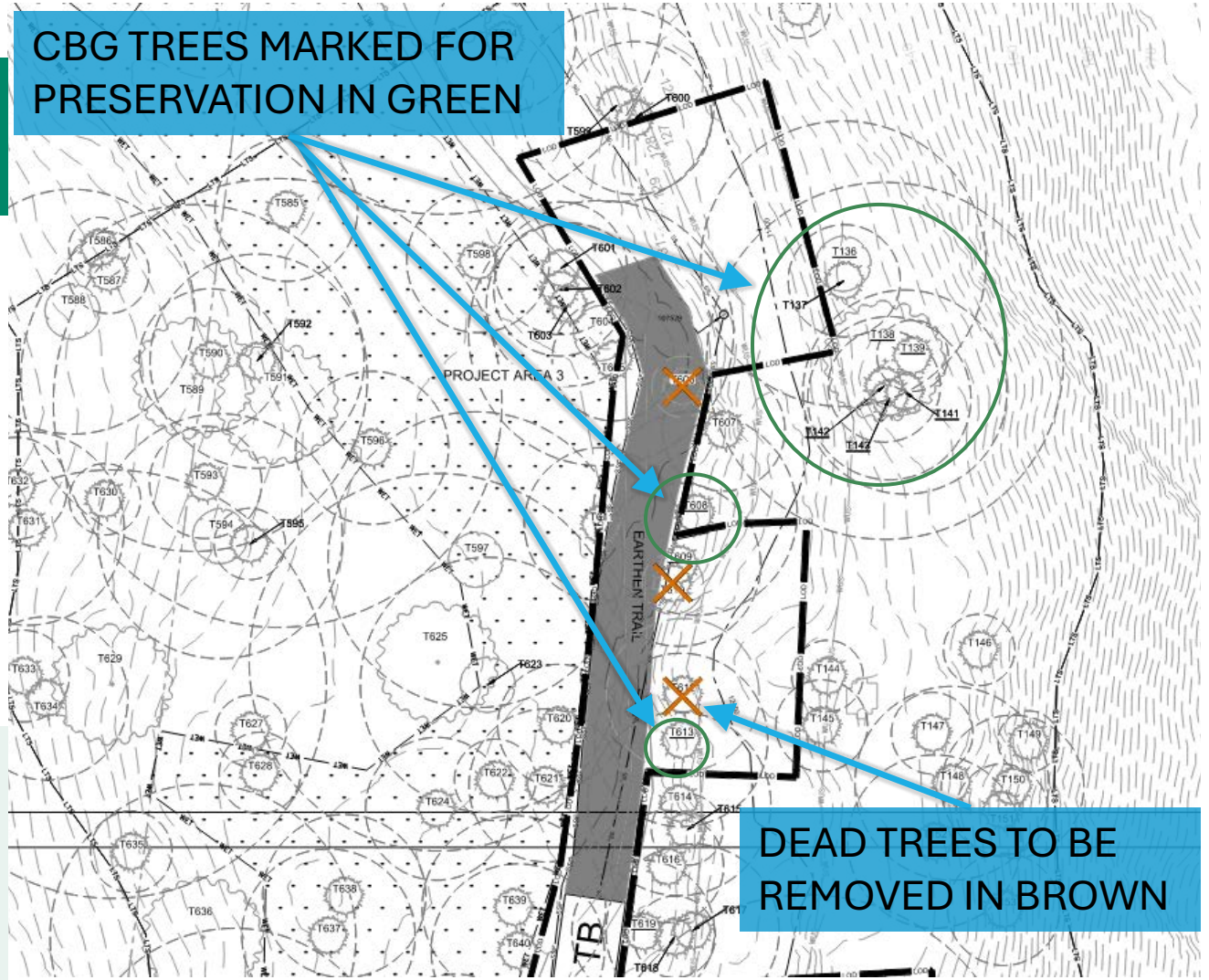


Existing Condition

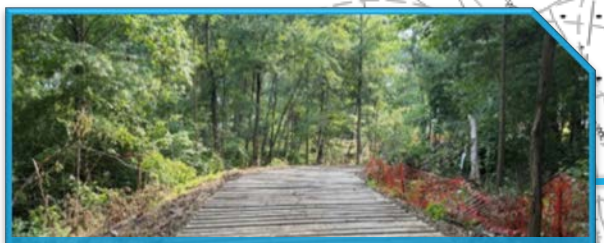
Design Area Review

Tree Preservation: Project Area 3

	60%	60% Redesign
Living trees proposed for removal	2	0
Dead trees proposed for removal	2	3
Total trees proposed for removal	4	3



Erosion Control: Project Area 3



Construction Access/Timber Matting



Cofferdam



Tree Planking



Temporary Bridge



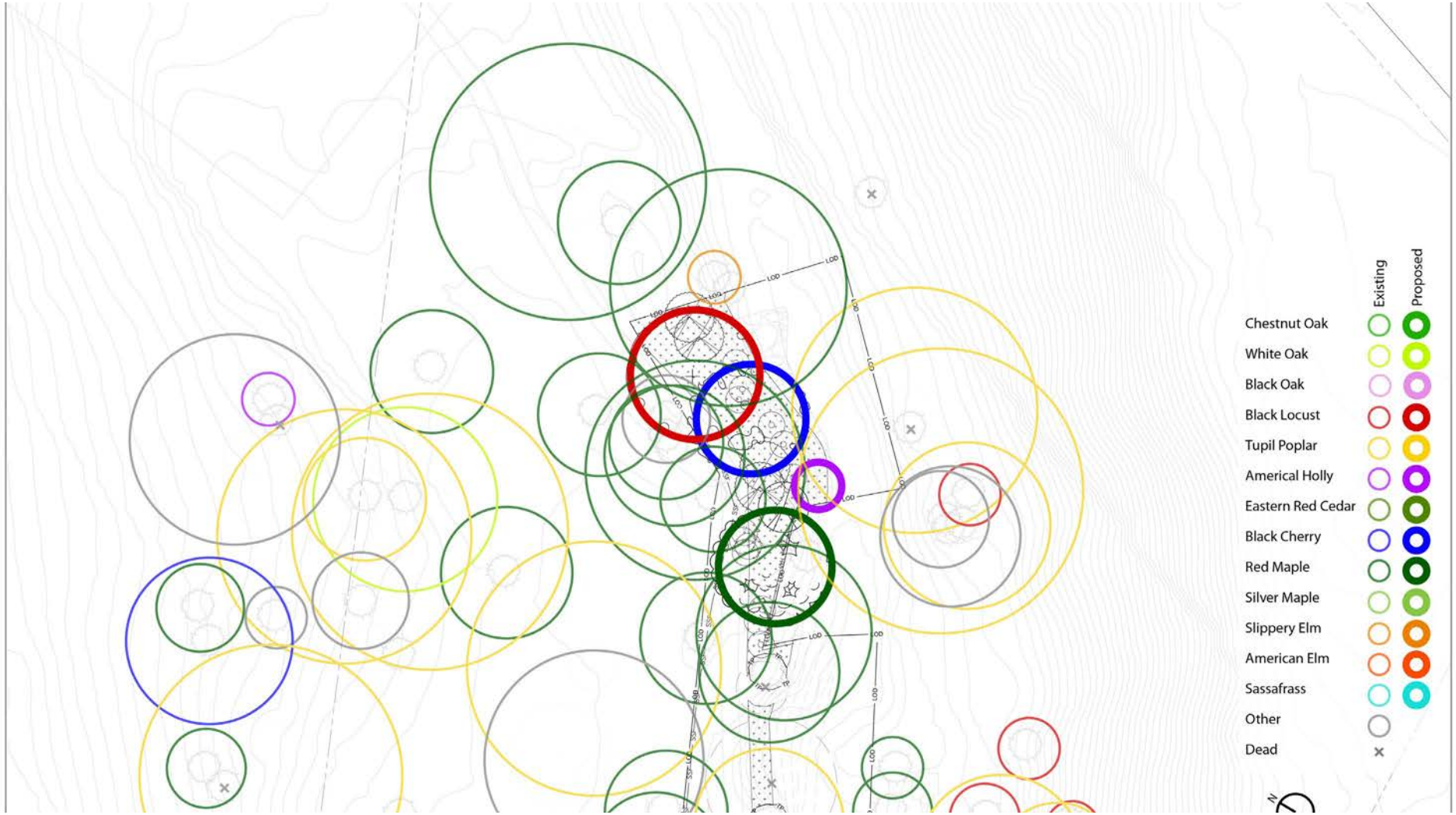
Super Silt Fence



High Visibility/Tree Protection Fence

Design Area Review

Landscape Plan: Project Area 3



60% Revised Approach: Project Area 4



Existing Condition



Concrete Encasement

Flap Gate for Wetland Protection

Boulder Weir

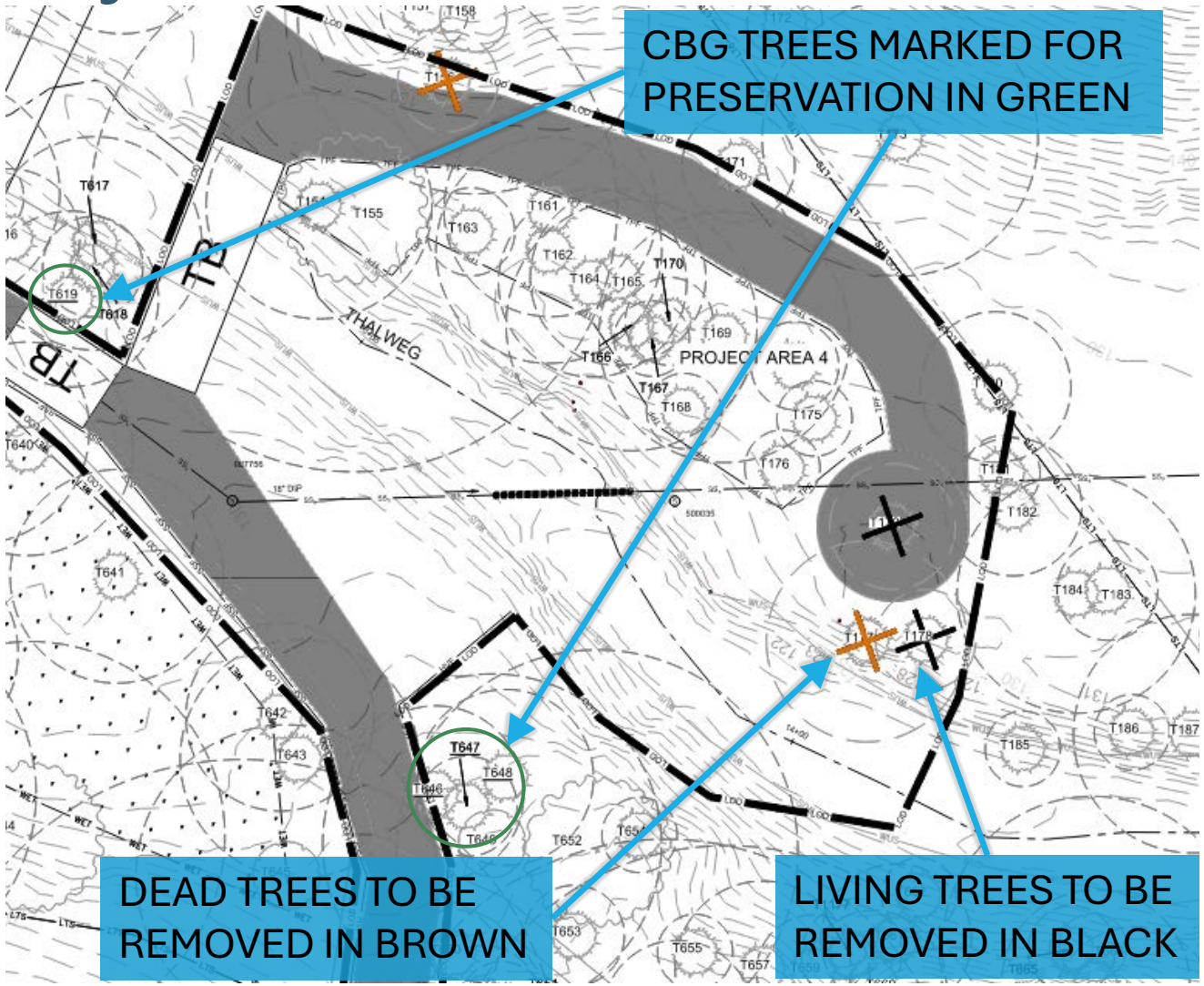


Reinforced Deadman Anchor System

Deadman Anchor already utilized in 2015 Taylor Run Crossing Interim Solution Project

Tree Preservation: Project Area 4

	60%	60% Redesign
Living trees proposed for removal	2	2
Dead trees proposed for removal	5	2
Total trees proposed for removal	7	4



Erosion Control: Project Area 4

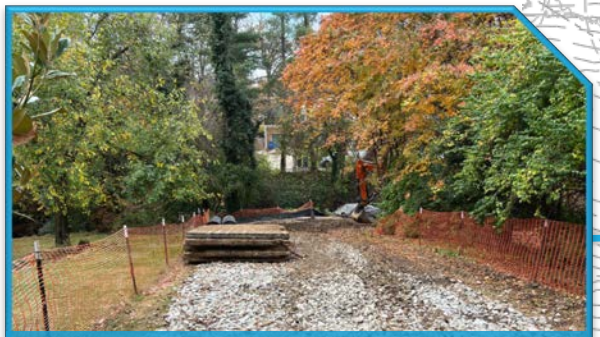




Super Silt Fence



Construction Access/Timber Matting



Stabilized Construction Entrance



Filter Bag

Stockpile/Staging Area



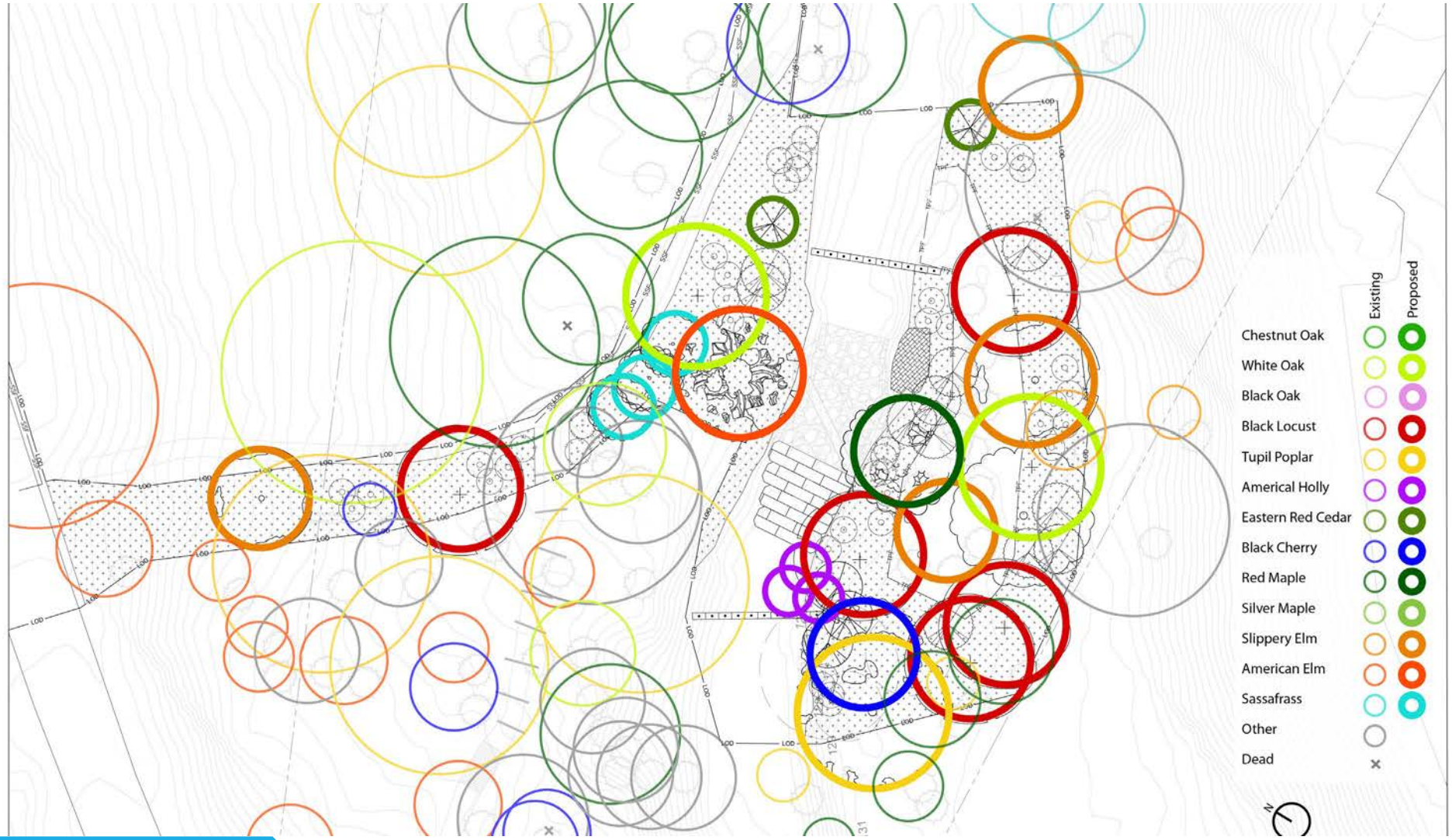
High Visibility/Tree Protection Fence



Pump Around Practice

Design Area Review

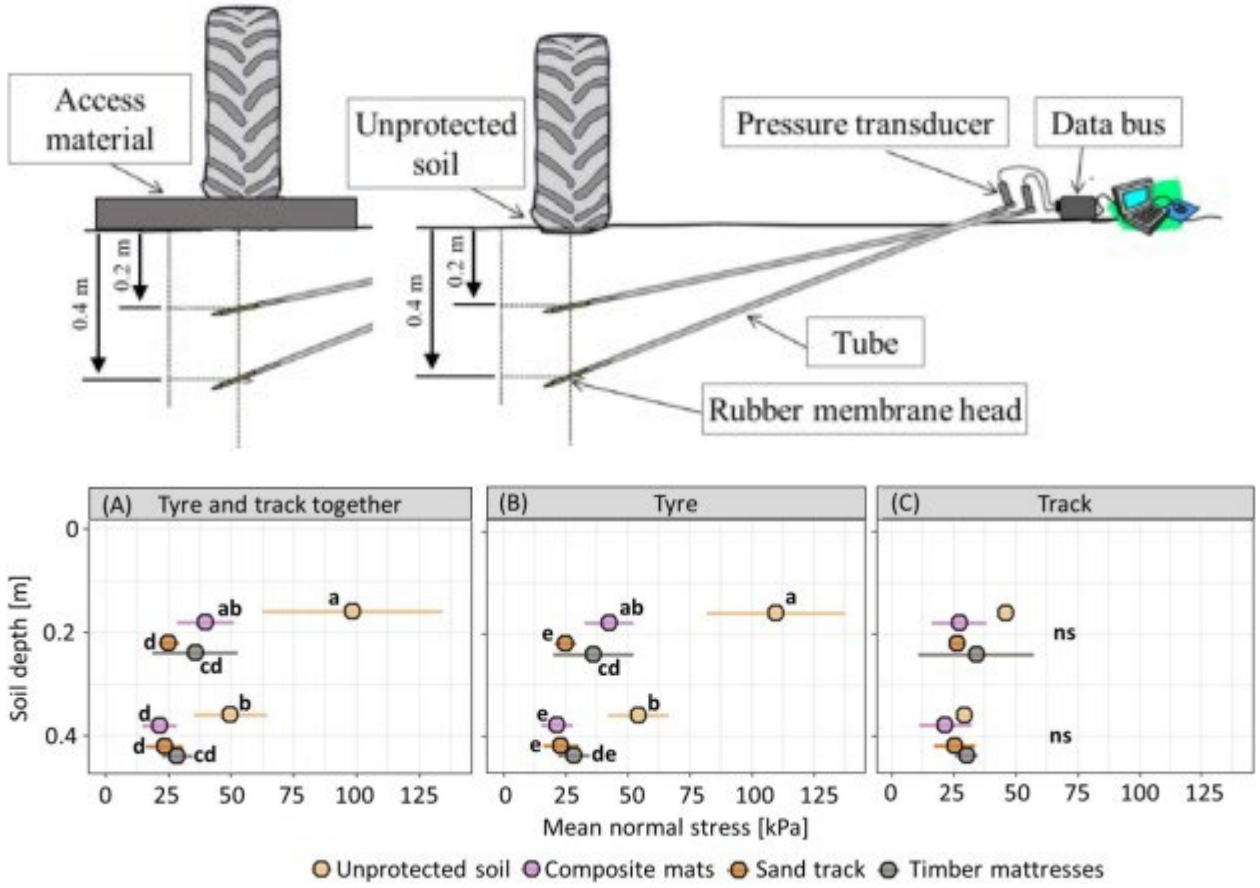
Landscape Plan: Project Area 4



Tree Root Protection During Construction

- **Timber mats**
  - Reduce soil stress up to 77% at 0.65 feet
  - Reduce soil stress up to 60% at 1.30 feet





Loraine ten Damme, Matthias Stettler, Renato P. de Lima, Thomas Keller,
The benefit of using access materials for soil stress reduction depends on the material's properties and vehicle mean ground pressure,
Journal of Terramechanics,
Volume 121,
2026,
101097,
ISSN 0022-4898,
https://doi.org/10.1016/j.jterra.2025.101097.

Acidic Seepage Swamp Protection

Acidic Seepage Swamp Protection – Perimeter Controls

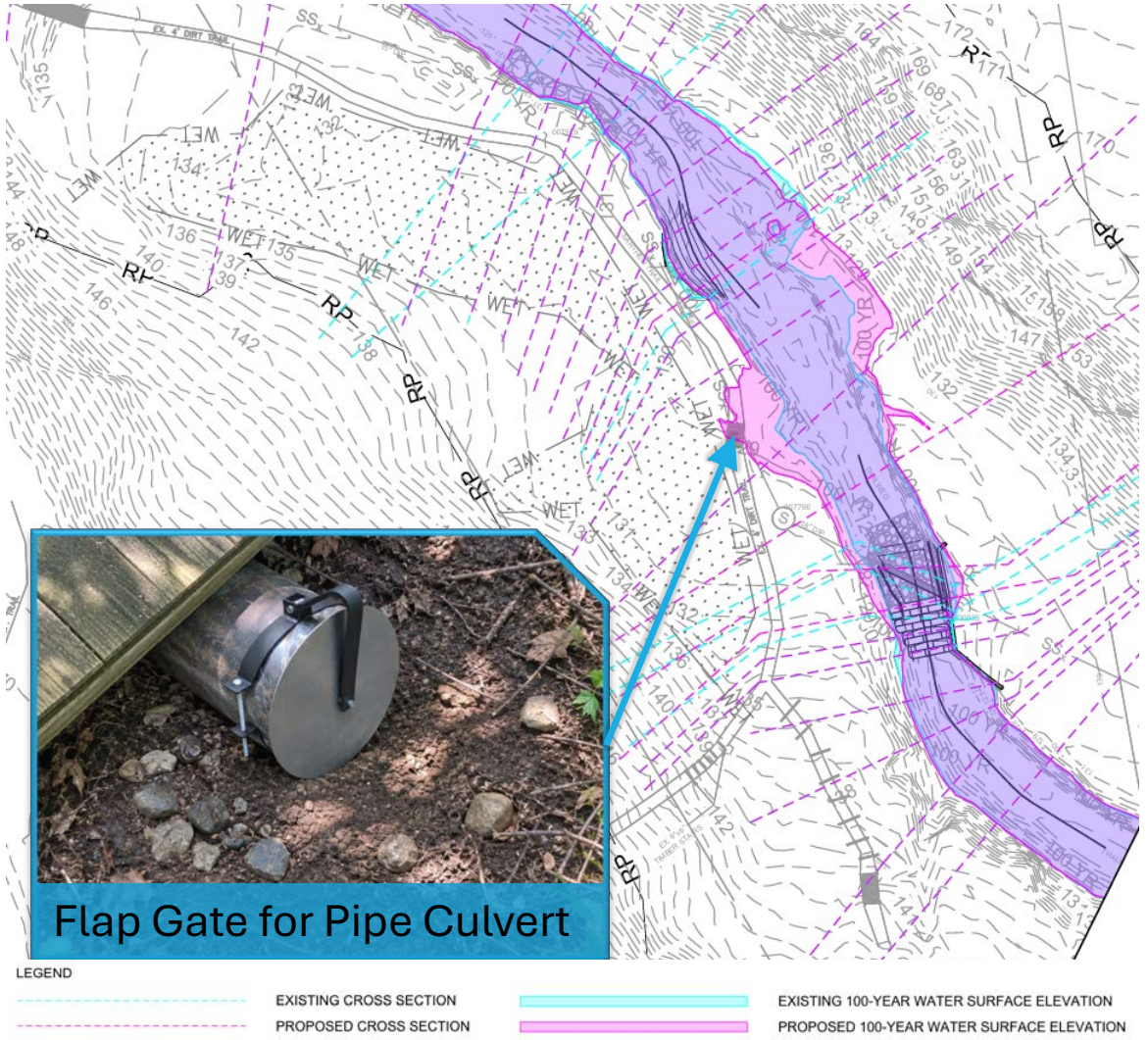
- **Super Silt Fence**
  - Intercepts soil from disturbed ground during construction
  - Prevents construction equipment access
- **Timber Mats and Mulch**
  - Limits soil compaction and damage to tree roots



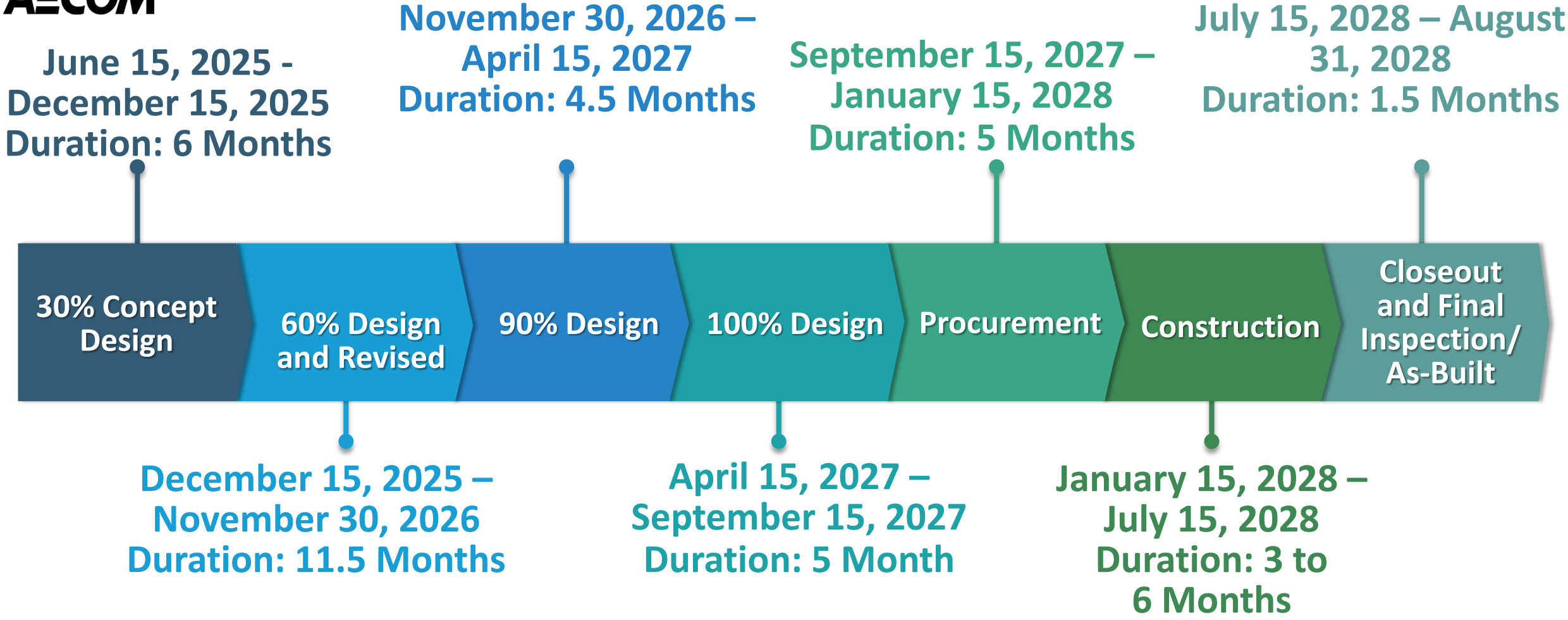
Photo Credits: Rod Simmons

Acidic Seepage Swamp Protection – Flap Gate

- **Minimal disturbance**
  - Flap gate attaches onto existing pipe outlet
- **Wetland Protection**
  - Prevents Taylor Run backflow into Acidic Seepage Swamp
  - Allows wetland to drain with limited flow



Project Schedule



Project Schedule

- Construction duration changed to 3 months due to reduced scope
- Tree clearing and grubbing will be complete prior to March 30 nesting season

We want to hear from you!

- Use the Q&A box to submit during tonight's meeting
- Submit a comment using the Smartsheet Link:
- Public feedback and comments will be collected through Saturday, December 19, 2026

Open Discussion and Q&A

Thank you for attending!

- Contact Information:

  Camille Liebnitzky, PE, ENV SP (City Sponsor Project Manager):
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  alex.haptemariam@alexandriava.gov

- Project Website:

  https://www.alexandriava.gov/capital-projects/project/taylor-run-infrastructure-stabilization-project

Open Discussion and Q&A