



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for Tuesday, March 17, 2015 6:00 – 9:00 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Charlotte Hall, Chamber of Commerce
Barbara Saperstone, Waterford Place
Austin Flajser, Carr Hospitality

Staff Members in Attendance:

Yon Lambert, Acting Director, T&ES
Bill Skrabak, Deputy Director, T&ES
Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, DPI
Maurice Daly, Chief of Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Bill King, Assistant Director, Code Administration

1) Opening Comments by City Mayor

Mayor Euille welcomed everyone to the meeting and offered some opening remarks. He thanked everyone for their participation and noted the importance of the work the Ad Hoc Group is undertaking.

2) Introductions

- John Bordner, Chair, welcomed everyone to the meeting and asked that each Group member introduce themselves. Staff also introduced themselves.

3) Acceptance of February 9th Meeting Notes

- Mr. Bordner asked if there were any changes to the meeting notes. As there were no changes the meeting notes were approved as presented.

4) **Construction Schedule Updates on Waterfront Projects**

- Staff provided an update on various projects as follows:
 - **Blackwall Hitch:** Pete Mensinger reported that the restaurant is slated to open in June.
 - **ODBC:** It was noted that this project was approved by City Council.
 - **Robinson Terminals:** Dirk Geratz reported that Robinson South is scheduled for public hearings in April. The Planning Commission hearing will be either April 7 or 9 depending upon the number of items on the agenda. Staff is currently working on the final draft of the conditions and staff report.
Robinson North is in the final stages of the preliminary site plan review and is expected to go to public hearings in June.

Comments/Questions:

Charlotte Hall reminded staff about providing a consolidated schedule of all projects in the Waterfront Plan area. *Staff stated that they are working on a spread sheet and will post this to the City's webpage and share with the Committee within a week or so.*

A question was asked about the status of the public restrooms planned as part of the Blackwall Hitch project. *Staff responded that they would open in conjunction with the restaurant in early June.*

Another question was asked about the status of the Carr hotel project. *Staff noted that the final site plan had not been released and no new permits filed.*

Another Group member asked if the haul route for the Carr hotel had been determined. *Staff responded that the haul route had not been determined.*

5) **Standard Construction Conditions Update**

- Dirk Geratz made a presentation of the updated standard construction management conditions. He noted that staff had incorporated several of their recommendations and they were reflected in updated to three conditions and the drafting of a new condition. Mr. Geratz noted that these revised conditions had not yet been negotiated with the developer of Robinson Terminal South. The changes included:
 - The 50% mass transit benefit was increased to 80% to encourage more construction workers to arrive by mass transit. An incentive for carpooling was also made;
 - A condition requiring a soils management plan for the import, export and stockpiling of fill was added;

- The preconstruction meeting requirement condition was expanded to apply to demolition work and the groups and individuals required to be notified was expanded to include business owners and business tenants.
- A condition requiring a building monitoring plan whereby the developer would be required to offer pre- and post-construction surveys to assess potential property damage was added.
- Mr. Geratz also discussed three options the City is considering for the hauling operation of the fill and excavation materials. These options include:
 - Haul all mass fill and mass excavation by barge;
 - Haul all mass fill and mass excavation by truck;
 - Haul all uncontaminated soil by barge and haul the contaminated soil by truck.
- Any option which would include hauling by truck would require full cover for trucks carrying dirt or debris to or from the site.

Comments/Questions:

A question was asked about the 200 foot boundary recommended by staff concerning the extent to which the pre- and post-construction surveys would apply and how far 200 feet is. *Mr. Geratz indicated that 200 feet is more than half a block. He promised to prepare a map before the end of the week that would clearly show the extent of the boundary. He noted this distance goes beyond the boundary limits the City uses for notification purposes.*

Another question was raised about how far impacts from pile driving could extend beyond the construction site. *Staff offered to research this information.*

A question was asked from the public about the use of trains for hauling. *Mr. Geratz responded that both Robinson Terminal developers were specifically asked to investigate this option. The City determined that it made little sense to require Robinson South to use trains as they would have to truck the soil materials 7 – 8 blocks north to load the soils on the trains near Robinson North. The developer for Robinson North has been in contact with Norfolk Southern and will be reporting back to the City soon.*

A comment was made that the pre- and post-construction surveys be shared with the property owner.

A question was asked about whether the City would consider multiple streets for hauling routes to disperse the truck traffic among more than one route. *Staff responded that such an option could be considered.*

6) **Robinson Terminal South Presentation**

- Mr. Bob Youngentob of EYA started their presentation on the barging option by offering an apology for the email his company had sent earlier in the week. The email was intended to garner support from the community to put pressure on the City to not require them to use barges for the hauling operations. Mr. Youngentob noted that he did not intend to be deceitful or insulting to the Alexandria community.
- AJ Jackson of EYA proceeded with a PowerPoint presentation on the Robinson South project. He reviewed all the key dates of the construction schedule. Mr. Jackson also explained how they would accommodate the use of barges in the event they had to use them and how the pier could accommodate the barging operation. The presentation included the costs involved in barging and added time barging would add to the construction schedule.

Comments/Questions:

Bert Ely asked a question about the use of a conveyor system for moving the dirt to and from the site instead of a crane. *Mr. Jackson said their consultant/subcontractor, Coremon Marine advised against the use of a conveyor, mainly due to the water content of the soils to be removed.*

Bert Ely stated that Graham Holdings (owner of the RTS site) should shoulder some of the cost of the barging.

A question was asked about whether the contaminated soil would be removed from the project site. *Mr. Jackson responded that where they are not building below grade they would not remove the soil and simply build over it. Where excavation is taking place the contaminated soil would be removed. He also clarified that the primary contaminant is petroleum based.*

A member of the public asked if any other contaminants existed in the soil. *Mr. Jackson stated that there are small amounts of other things but that the petroleum is what causes the soil to be identified as contaminated.*

Another member of the public asked if the City and EYA could not approach FEMA to find a way to seek a waiver to the requirement to bring in the fill. *Bill Skrabak responded stating that the City has pursued alternative approaches to this issue with FEMA. He indicated that any waiver to the FEMA requirement could jeopardize the City's community rating system (a system that allows residents of Alexandria to receive a 20% discount on their flood insurance premiums.*

7) **Third Party Analysis**

Maurice Daly introduced the City's third party reviewer of the barging options for the two Robinson Terminals. It was noted that for this evening's presentation the focus

would be on Robinson Terminal South. The third party is AECOM which had two representatives present. AECOM made a brief presentation of their overall assessment of using barges. In summary they determined that the use of barges is a viable option and noted a few areas where the operation proposed for Robinson South could be modified to make the process more efficient.

Comments/Question

A question was asked about why barging takes longer. *AECOM responded by saying that it takes two days for a barge to travel to its destination and two days back. Trucks can do this in one day.*

A Harborside resident commented that the barging operation (use of tug boats) could stir up enough settlement to impact the soil depth at the marina at Harborside.

Mr. Bordner read a statement given to him from a member of the Waterfront Commission expressing his concerns that the use of barges is less environmentally friendly than using trucks.

Katy Cannady noted that trucking or barging will have a negative impact on the environment.

A member of the public noted that hauling by truck could create conflicts with pedestrians and create a safety issue.

Another person raised a concern about having a better understanding the potential impact truck traffic would have on traffic overall.

One resident suggested a time limit on the use of the haul route from 9:00am to 5:00pm.

8) **Actions Items**

- Provide and updated schedule for waterfront development at the next meeting.
- Staff to provide a map of the proposed 200 foot boundary by Friday (3/20).
- Staff will send a copy of the revised conditions and hauling options to the Group.
- Staff will also provide the Group dump truck specs.
- Mr. Bordner will draft a letter on the Group's position on hauling and other items to the City by Friday (3/20).

9) **Next Meeting Date**

- To be determined.