



Ad Hoc Monitoring Group for Waterfront Construction
301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for
Tuesday, January 13, 2015
5:00 – 7:10 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

Staff Members in Attendance:

Yon Lambert, Acting Director, T&ES
Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, T&ES
Nancy Williams, Principal Planner, DPI
Jack Browand, Division Chief, Recreation, Parks & Cultural Activities
Bill King, Assistant Director, Code Administration
Dirk Geratz, Principal Planner, Planning & Zoning
Bill Skrabek, Deputy Director, T&ES

1) **Opening by Chair**

- John Bordner, Chair, welcomed everyone to the meeting. He asked that City staff send the agenda out at least one week prior to a meeting. It was agreed that the Chair would review a draft agenda at least two weeks in advance of a meeting.
- Mr. Bordner also asked about the web presence of the Monitoring Group. Staff responded by explaining that information regarding this Group is posted on the Waterfront Commission web page. The City is currently revamping several parts of the City website, including the Waterfront Commission page, so enhancements are expected to make it easier to find information regarding the Monitoring Group.

2) **Acceptance of December 8th Meeting Notes**

- Chairman Bordner asked that where possible, staff should provide responses to questions mentioned in the meeting notes. After a brief discussion the chair announced the meeting notes approved.

3) **Briefing by City Attorney's Office**

- City Attorney, Chris Spera, made a brief presentation on two topics:
 - Status of the Monitoring Group as a Public Body. Mr. Spera explained that the Monitoring Group did not meet the definition of a public body and therefore is not subject to the public meetings laws – meaning that more than two members of the group can meet outside of a regular meeting and that the group is not subject to the Freedom of Information Act (FOIA).
 - Enforcement of hauling Routes. Mr. Spera explained that the City only has jurisdiction over property (including street rights-of-way) for determining haul routes. He noted that since the Potomac River is outside of the City's jurisdiction the City could not require a haul route (barging) that would use the river.
 - Mr. Spera did not take any questions as he was late for another meeting.
- Several members of the Group and residents in attendance noted that the haul routes have not yet been established. *Staff confirms that no haul route for any waterfront development has been established at this time.*
- A question was asked by the public if the haul route for the Carr hotel would be by truck. *Staff responded that the Carr hotel would be permitted to haul by truck.*

4) **AlexRenew Presentation**

- Ms. Janelle Okorie of AlexRenew gave a brief presentation on an upcoming cleaning and inspection of the Potomac Interceptor. She noted that her presentation is a part of an outreach approach to inform the general community about this cleaning project. She stated that the cleaning and inspection will take place along Union and Pendleton Streets during February and July of this year. This is a process that is repeated approximately every 5 – 7 years. She indicated little noise will be created by the process. The primary noise would be associated with the vacuuming during the cleaning.
- In response to a question about how many trucks will be involved, Ms. Okorie indicated a single truck would be used.
- Another Group member asked if traffic control would be used. *She responded by saying that there would be traffic control with the truck as part of the contract for the work.*

5) **Update on Waterfront Projects**

- Staff provided an update on various projects as follows:
 - Pete provided a brief update on Blackwall Hitch noting that it is under construction.
 - Dirk provided an updated the various development cases which included the Old Dominion Boat Club, Carr Hotel and the Robinson Terminal sites. He indicated that the boat club is slated to go to public hearing in March

and the Robinson Terminals are expected to go to public hearings this Spring. Staff indicated that the Carr hotel may be on hold pending the outcome of the current legal challenge regarding the allowance of hotels in the W-1 (waterfront zoning)

- Nancy provided a general update on the City's waterfront projects and noted that a budget review by City Council is scheduled for January 27th at 7:00pm.
- Jack provided a briefing on Windmill Hill Park. He stated that the project is going forward and that it is focused on the reconstruction of the bulkhead. A community meeting that had been cancelled will be rescheduled later this month.
- A Group member asked about the design status of the flood mitigation. *Staff responded that the design of the flood mitigation will be part of the phase II design that the design firm, OLIN, will be addressing.*
- Another question was asked about the status of the building permit for the Carr hotel. *Staff responded that this was an informal courtesy review that is intended to identify any major issues prior to an official submission.*
- A Citizen noted that if the Carr hotel is on hold, then should Carr still have a seat on the Ad Hoc Monitoring Group. *The Chair asked for the contact information for the Carr representative and offered to contact them to see if they plan to fill the seat or not.*
- In response to comments made about the use of barging versus trucks, staff noted that the City has asked for additional information from both Terminal developers with regard to the cost and logistics of barging. Once this information is received, City staff will have a third party marine engineering firm review the data and provide feedback. Staff will share the results of this review once it has been completed.
- A comment was made concerning the need for seismic measurements during construction.

6) **Standard Construction Conditions Discussion**

- Daphne Kott made a presentation identifying the construction related conditions the City places on most development projects. These include everything from hours of operation to construction worker parking. A copy of these conditions was passed out to the committee.
- A Group member noted that a better job was needed in getting the word out about pre-construction meetings.
- Another Group member asked if the staging area for the Carr hotel had been determined. *Staff responded that the staging area would be at the current Alexandria Marine building which will be torn down.*
- A citizen asked if haul routes are determined at a public forum. *Staff responded that haul routes are approved administratively by staff.*
- Another group member asked if the haul routes could be reviewed by the Ad-Hoc Committee. *Staff stated that the haul routes could be reviewed by the Group but the final decision would still be made by the Director of Transportation & Environmental Services.*

- A citizen asked if the City places conditions on a project related to archaeology. *Staff noted that the standard conditions included several related specifically to archaeology.*

7) **Haul Routes Discussion**

- Daphne Kott provided a summary of the standards and criteria used in determining haul routes. These standards include, among others, the paving material of streets, whether the street is a one-way or a non-through street, proximity to schools and presence of any construction within the roadway.
- A Group member suggested that perhaps the haul routes could be developed earlier in the review process.
- A citizen asked what the size limit was of the trucks doing the hauling. *Staff responded that the maximum size allowed is 60,000 tons. Staff noted that the size of the loads could be limited by condition.*

8) **Announcement**

- Bert Ely shared three articles with the Group members and staff. The three articles dealt with the issue of damages created to neighbors' property located adjacent to active construction sites.

9) **Action items for the next meeting**

- All agreed that public comments would be permitted after each agenda items;
- Any comments on the standard construction conditions or any proposal for new conditions need to be sent to the Chair no later than January 26th.
- Provide contact information for the Carr representative to John Bordner so he can contact him.
- Include on the next agenda a briefing on how to file damage claims with developers/contractors and what form of insurance they carry to cover any damage caused by construction on neighboring properties.

10) **Next Meeting Date** February 9th, 2015 at 6:00 pm.