



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

**Meeting Notes for
Monday, April 6, 2015
6:00 – 8:00 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, 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

- **Acceptance of February 9th Meeting Notes**
 - Mr. Bordner asked if there were any changes to the meeting notes. Ms. Saperstone asked that the comment made at the last meeting regarding the request that the City to work with FEMA to reevaluate their requirement to bring in the extensive fill to each site. The meeting notes were adopted with this one addition.
- **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.

- **Carr / Indigo Hotel:** Pete Mensinger reported that Carr has submitted permits for sheathing and shoring. Austin Flajser added that demolition is expected to take place in June and that the hotel would be completed by the end of 2016 / January 2017. Mr. Flajser also noted he would send out a complete construction schedule once it is complete.
- **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 on April 9th for the Planning Commission and April 18th for City Council.

Robinson North is scheduled for public hearings on June 2nd for Planning Commission and June 13th for City Council.

Comments/Questions:

Bert Ely noted that the “Iron Ladies” have filed a petition to have their case reheard.

Charlotte Hall asked where the staging would take place for the Carr hotel construction. *Austin Flajser noted that the structure at 210 The Strand will be removed and that site would be used for staging.*

Bert Ely asked if there had been any change in the hauling option for the Carr hotel. *Austin Flajser reported no.* Charlotte Hall noted that this meeting was not the forum for this issue.

A member of the public commented that the approach taken by EYA on the hauling option to barge was very successful. Could this approach not be done again with Carr Properties? *Yon Lambert responded that this issue will be discussed as part of future projects along the waterfront but not on the hotel project as that decision was already made.*

Another resident asked how many trucks would be associated with the Carr hotel with regard to hauling soil. *Austin Flajser estimated about 40 trucks per day over a three week period would be necessary to complete the demolition work. An estimate for soil removal needs to be confirmed. Staff Note: more detailed information on the excavation will be forthcoming at the next meeting.*

Bert Ely asked when the haul route for the Carr hotel would be determined. *Yon Lambert stated that the decision would be made by him and that it would occur during the permitting process. Yon Lambert noted that he would share the haul route with the Ad Hoc Group before the final decision is made.*

Katy Canady asked what the weight of the dump trucks would be when full. *Loaded a truck would weigh between 25 – 25 tons.*

Bert Ely asked what the maximum permitted weight is. *Yon Lambert reported that the maximum weight is 60,000 lbs. per axle.*

- **Robinson Terminal South Standard Construction Conditions Update**

- Dirk Geratz reported that City staff shared with EYA (RTS Developer) the updated construction management conditions. He noted that EYA offered to barge all their mass fill and excavation. EYA did not support subsidizing the fuel costs for carpooling as the logistics of managing this would be too challenging. However, EYA did agree to provide locational preference to carpools. EYA also did not support including adjacent properties as additionally insured on their insurance policies because their insurance carrier would not agree to this

Comments/Questions:

A question was asked about what does a homeowner do if they have concerns about construction related vibrations. *Staff noted that it is important to coordinate concerns with the developer.* Austin Flajser also noted that his firm has never had an issue with properties across the street or down the road from one of his company's construction sites. He further noted that it is very unlikely that an issue will with regard to impacts on nearby properties as a result during construction of the hotel.

Barbara Saperstone asked how long the construction surveys are good for. *Austin Flajser noted that his company has never had an issue beyond the construction period.*

John Bordner suggested that perhaps the Ad Hoc group could step in and offer to mediate between property owners and the developers. Barbara Saperstone liked this idea. *Yon Lambert stated that this is part of the construction management process and is between private parties with no role for the City. Bill King also noted that the construction method / approach to the below grade construction work would not create any ground shift once in place.*

Other comments from residents included the idea of the insurance coverage being negotiated with neighboring property owners before construction starts. Another resident noted that an extended and defined time limit for the liability coverage should be considered.

Bert Ely asked if any soil sample data was available that could be used to determine potential damage from vibrations associated with the construction site. *City staff responded that the soil data had not been assessed for that purpose.*

Barbara Saperstone asked if Carr hotel could share a map indicating the boundary in which they plan to conduct the pre- and post-construction surveys. Austin Flajser said he would be happy to do so.

- **Outreach Strategy Presentation**

- John Bordner made a presentation on his thoughts about an outreach strategy for the Ad Hoc Group once construction projects have gotten underway. The idea is to identify ways to get the word out to the neighbors about the construction sites and whom to contact should construction related issues arise on a given construction site. He indicated this discussion was intended to be a brainstorming session.
- Barbara Saperstone thought this is a way for residents to get engaged in order to understand what to know about a particular project. This is a way to educate the public and offer a forum to facilitate interaction.
- Jack Browand noted that this process would occur after the DSUP for a given project has been approved.
- John Bordner noted that this outreach could include among other items:
 - Create a single clearing house for information (website). Staff noted that maintaining such a site would be limited by available resources.
 - Provide links to specific web pages on the various construction sites including schedules, location of construction worker parking, when utilities may be impacted, etc.;
 - Neighborhood walks around the construction sites could be held
- Austin Flajser noted he would be happy to offer a tour of the Carr hotel construction site.

- **New Business Items**

- Charlotte Hall asked if the Ad Hoc Group would be represented at the April 9th Planning Commission hearing. John Bordner agreed to attend the hearing and speak on behalf of the Group.
- Charlotte Hall also brought up an issue that she wanted to share with the Group concerning availability of public parking during the weekday. Earlier in the week she experienced difficulty in securing parking spaces for her “Nationals opening day game” boat trip. She noted that the boat trip includes parking in Alexandria. She noted that the Chadwick’s parking lot, typically available for this boat trip, was being used for construction workers of two nearby restaurant projects. She went up and down to the various Union Street garages searching for parking and had trouble finding adequate availability.

- **Action Items**

- Pete Mensinger to circulate dates for future meetings;
- John Bordner to sign up to speak at the Planning Commission public hearing on Robinson Terminal South;
- Send any concerns to John Bordner concerning the RTS project;
- Provide metrics information for trucking for the Carr property;

- John Bordner to send an email for obtaining soils data from the City on waterfront construction projects;
- John Bordner to develop a timeline and fine tuning of the outreach strategy.