



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

**Meeting Notes for
Monday, May 7, 2015
5:00 –7:00 PM**

Group Members in Attendance:

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

Staff Members in Attendance:

Yon Lambert, 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 April 6th Meeting Notes**
 - Mr. Bordner asked if there were any changes to the meeting notes. No changes were noted and the meeting notes were adopted as presented.
- **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 receive its certificate of occupancy late May or early June.
 - **Carr / Indigo Hotel:** Pete Mensinger reported that Carr has submitted permits for sheathing and shoring and a foundation to grade permit for the below grade parking garage

- **ODBC:** After receiving City Council approval this project is being scheduled for a public hearing before the Board of Architectural Review for final building design approval.
- **Robinson Terminals:** Dirk Geratz reported that **Robinson South** received a recommendation for approval by the Planning Commission on April 9th and was approved by City Council on April 18th. A preliminary grading plan has been submitted to the City for review.

Robinson North is scheduled for public hearings on June 4th for Planning Commission and June 13th for City Council.

Comments/Questions:

- Charlotte Hall asked for an update on the Chadwick's parking lot and recommended that it be added to the project update list. *Staff responded that half of the parking lot would remain open while the other half may be used for construction staging.*
 - Charlotte Hall also asked if staff could forward the 250-foot pre-and post-construction survey map prepared by EYA. *Staff sent the map to John Bordner on May 8th for distribution to the Ad Hoc Group.*
 - John Bordner initiated a discussion about the membership make-up of the Ad Hoc group. He noted that the membership will need to be expanded to include developer representatives for both Robinson Terminal sites as well as a resident member from the area near the Robinson North site. *Yon Lambert reported that staff is working on this and will report back at the June meeting.*
 - Barbara Saperstone noted that she would like to remain on the Group. She also asked that the work being done within the Strand, including undergrounding work be added to the project list. *Acknowledged by staff.*
- **Indigo Hotel Presentation (Construction Management Process)**
 - Austin Flajser shared a power point presentation that included a construction schedule along with a detailed description of the various phases of the construction process from start to finish. He noted that this presentation reflects his proposal to the City for the process and noted that it is under review by the City.
 - Mike Wilson, Senior Vice President of Construction, for Carr City Centers led the Group through the detailed slides depicting the various phases of construction. Mr. Wilson noted that they will use letters and email to notify the surrounding neighborhood of their project schedule and construction updates. He indicated a June notice would be sent to neighbors informing them of the offer to conduct the pre- and post-construction surveys.
 - Mr. Wilson noted that his company will lease 210 The Strand from the City for construction staging.

Comments/Questions:

- Barbara Saperstone asked if the construction schedule for the Indigo be linked to the City website. She also asked if consideration could be given to not doing pile driving on Saturdays. *Austin Flajser suggested that he would like to get the work done as quickly as possible to limit the length of disruption.*
Ms. Saperstone also asked if Carr could submit a similar boundary map as what was prepared by EYA showing the areas where Carr will offer the pre- and post-construction surveys. *Mr. Flajser responded with a yes.*
- Bert Ely asked when this power point would be available. *Pete responded that it would be posted by COB on Friday.*
- Barbara Saperstone suggested that a City staff person be dedicated to assist with construction monitoring.
- Charlotte Hall asked if Point Lumley Park would remain open during construction. *Staff responded yes.* Ms. Hall also asked where DPI is in this process. *DPI is not involved with private projects. They will be leading the public projects.*
- Other questions and comments from citizens related to FEMA regulations, dump truck size limits, and flagmen operations.

• **Haul Route Presentation**

- Maurice Daly made a presentation on the criteria the City uses in determining haul routes throughout the city. Mr. Daly said the goal for establishing haul routes is to identify the most direct route from the site into and out of the City that results in the least amount of disruption to the community.
- Mr. Daly noted that the following criteria is used in determining a haul route:
 - Type and quality of the road surface: Asphalt? Brick or Cobble are not suitable
 - Is the route a through street?
 - What is the street geometry: Narrow streets and tight turning radii are not suitable
 - Adjacent land uses: School? Playground?
 - Presence of other construction projects
 - Traffic: Volumes - how much?
 - Potential impacts to transit and pedestrian safety
 - Scheduled special events
 - What is the Street Classification: Arterial, Primary Collector, Residential Collector, Local?
- Mr. Daly then walked the Group through the route selection process for the Indigo hotel. He noted that the outgoing route would use Union Street to Gibbon Street to Route 1 and the inbound route would use Franklin Street to Union Street. He noted the hours this route could be used would be approximately 7:00 am to 3:00pm though the outbound route may need to end prior to 3:00pm so as not to

conflict with school traffic related to the departure of students at Lyly-Crouch Elementary School.

Comments/Questions:

- Bert Ely asked how one allocates damage to public infrastructure to a given project. *Yon Lambert responded that since RTS will be barging they will have limited impact on the streets*
 - Several other comments were made concerning the possible need for extra monitoring near Windmill Hill Park, the number of potential projects using the same haul route and how trucks are regulated with regard to size and weight.
- **Construction Management Conditions**
 - Dirk Geratz reported that City staff was in negotiations with the developer for Robinson Terminal North regarding conditions for the project. Dirk noted that the same conditions were being recommended as were recommended for the Robinson Terminal South project.
 - **Next Steps / Action Items**
 - Increase membership to the Ad Hoc Group as discussed in this meeting;
 - Carr Presentation to be made available on the City's website;
 - Carr survey map to be prepared and made available;
 - John Bordner to draft a letter to City Council requesting the creation of a position to act as a waterfront construction ombudsman;
 - **Next Meeting:** June 8, 2015 6:00pm in the Sister Cities Conference Room