

City of Alexandria, Virginia

Ad Hoc Monitoring Group for Waterfront Construction

February 9, 2015



Agenda



- Acceptance of the January 13th Meeting Notes
- Update on the Current Waterfront Projects
 - Carr Hotel Update by Austin Flajser – Public Comment
- Review of Standard Construction Management Conditions – Public Comments
- Outreach Strategy – by John Bordner – Public Comment

Update of Waterfront Construction Projects



- Blackwall Hitch
- CARR Hotel – Indigo Hotel
- Old Dominion Boat Club
- Robinson Terminal South
- Robinson Terminal North
- City Waterfront Plan Public Improvements

Standard Construction Management Conditions as of 1/13/15



- Submit a construction phasing plan
- Submit a construction management plan
 - temporary street or site lighting
 - overall proposed schedule for construction
 - plan for temporary pedestrian circulation
 - preliminary Maintenance of Traffic Plan (MOT)
- Construction worker parking
 - location of parking

Standard Construction Management Conditions as of 1/13/15



- Sidewalks shall remain open during construction
- Construction staging
- Transit stops
- Structural elements within the public right of way
- Certified Land Disturber
- Community meeting
 - Location of worker parking
 - Temporary pedestrian and vehicular circulation
 - Hours and schedule for construction

Standard Construction Management Conditions as of 1/13/15



- Identify liaison to the community
- Implement a waste and refuse control program
- Temporary construction and/or on-site sales trailer(s)
- Idling of construction vehicles
- Contaminated Land

Thank You.



- Next Ad Hoc Monitoring Meeting to be determined

Construction Management Conditions



- Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan.* (T&ES) [Include this condition on all large development plans.]

- Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - Include an overall proposed schedule for construction;
 - Include a plan for temporary pedestrian circulation;
 - Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)

Construction Management Conditions



- Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. *
(P&Z)(T&ES)

Construction Management Conditions



- The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
- No major construction staging shall be allowed within the public right-of-way on [specific locations to be specified for each project]. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
- Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at *[specify location]*, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

Construction Management Conditions



- Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES) [To be used when proposed building is on property line.]
- A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
- Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

Construction Management Conditions



- Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
- Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

Construction Management Conditions



- Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
- Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

Contaminated Land



- Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
- Design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [Due to historic uses at the site, the proximity to a historic landfill and the potential for contamination.](T&ES)

Contaminated Land



- The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - - Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - Submit a Risk Assessment indicating any risks associated with the contamination.
 - Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.

Contaminated Land



- Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
- The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit. [Internal Note: Required for MS4 permit compliance for VDEQ identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).]
- Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

Contaminated Land



- The applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the [place SITE NAME here] site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)