Meeting Notes for
Monday, April 3, 2017
5:00 PM

Group Members in Attendance:
John Bordner, Chair, Waterfront Commission
Bert Ely, Friends of the Waterfront
Barbara Saperstone, Waterford Place
Greg Griffin, EYA (RTS) Representative
Casey Frazier, (ODBC) Representative
Austin Flajser, Indigo Hotel Representative
Nina Randolph, Resident At-Large, RTN Neighborhood
Katy Cannady, Old Town Civic Association (called in)
Charlotte Hall, Chamber of Commerce

Staff Members in Attendance:
Pete Mensinger, Code Administration
Emilio Pundavela, Civil Engineer IV, IROW, T&ES
Jack Browand, Division Chief- RPCA
Lisa Jaatinen, Acting Division Chief- IROW, T&ES

1. **Acceptance of November Meeting Notes**
   - Mr. Bordner asked if there were any changes to the meeting notes. As none were noted the meeting notes were approved as presented.

2. **Update on “Take Aways” from March 6, 2017 Meeting**
   - Resident near RTN would like more detail of things pulled out of the Oronoco St. project. How does this relate to other toxic substances pulled out of the street?
Lisa will send text from her report. Staff needs to confirm if the system has deteriorated to a point that the infrastructure needs to be replaced. Will the soil be remediated if leaking has occurred?

Nina mentioned that there is a strong smell of Creosote at the project area.

- Pete will arrange the “Road Boss” coordination meeting—See below for discussion
  - Follow-up to be provided later in meeting
- TES will develop an alternative Haul Route—Emilio
  - Signs will be corrected to ensure routes are clear for drivers.
  - Truck routes may change based on their type of load—“heavy” vs “light” loads.
  - Fifty trucks over a two-week period expected to use Pendleton St. (in) and Oronoco St. (out) to provide the fill material—
  - Concerns of speed limit being violated and concerns for children and seniors crossing the street.
  - Haul routes and timing will be conveyed to the community for preparedness. Full trucks will utilize Pendleton St. and empty/light trucks will use Oronoco St.
- Emilio will double check the RTN Haul Route
  - See above
- Emilio will provide DEQ Report updates
  - The consultant is finalizing the draft report and will forward to DEQ for review and final report approval. When approved, the report will be made available to the City.
  - Final site plan is not approved before the report is made final.
  - Staff will verify the sequence of the request for a new DSUP—can that occur before the DEQ report received?

3. Construction schedule updates for waterfront projects

**ODBC Update:**
- Majority of steel and wood joists are up. Rough-in in the building has started.
- Utilities have been relocated.
- Delivery coordination will be discussed later in the agenda.
- Project is on schedule for completion by October 2017.
- The piers delivered are architectural features for the building.
- What steps are being taken to prevent trucks going off the haul route? The subcontractors are given haul route maps and coordinate with the drivers.

**RTS Update:**
- Completed storm and sanitary sewer.
- Continue to work on the electrical duct bank. The poles do not get removed until the full transfer of the power by Dominion Power.
- The granite curbs will be going in.
- Duke Street has been raised.
- Water service to be coordinated with VAWC. Not yet scheduled.
- Onsite work continues to be archeological investigation.
• FEMA certification is complete.
• Late spring early summer to begin site work.
• The road will be opened following the completion of the duct bank. Street will be closed as needed when water service is scheduled.
• The group requested a schedule to identify the remaining street work to occur and will look to add to the project website within the Project Updates.
• Unit block of Duke St. is now two way traffic. The No Entry signs removed.
• Point Lumley Park is open to the public. New connection from 201 Strand near complete.
• EYA presented the insurance claim process.
• A member of the group objected to the process to record claims. Too much burden placed on the resident. RTS offered to talk with the individual insurance carriers to assist with claim submissions.
• City expressed that RTS will provide the City with the process and post to the web as a resource for the community. The City does not intervene in private insurance claims between developers and residents.
• City will research if the City can provide potential homeowner assistance/information with damage claims.

RTN Update:
• No representative present.
• City has released the grading plan for fill on the west side, north and south side. Work may commence when permits received. Work is anticipated to begin within the next four weeks.
• Question about the status of the rails will be confirmed by staff for the RTN site.
• The group would like a website set up for the project.

Windmill Hill Park Shoreline Rehabilitation Update:
• Groundbreaking is scheduled for April 22.
• Construction will take approximately one year.

Indigo Hotel Update:
• Very close to complete. Substantial completion received, early CO received (30-day period – may ask for an extension), soft opening planned for April 22.
• Restaurant vendor will be announced following receipt of signed contract expected the week of April 3. Carr will schedule a neighborhood appreciation event in advance of full operational status begins.
• Staff will confirm the official height survey of the building
• Public praised Pat Dugan, project manager, on his management of the project.
Public comment

• Group - Add the Checchi (211 Strand) project to the construction timeline
• Group - City will follow-up on City project construction debris left by TES sidewalk

4. Ad Hoc Request for Agenda Items/Discussion

• Rodent Abatement: Mr. Paul Bellows, Alexandria Pest Services, Inc.
  o Presentation posted to the web by Paul Bello
  o Rat average range is 100 yards from their nest
  o Residents can identify rat boroughs by a hole with dirt displaced outside the hole.
  o The areas surrounding the RTN buildings do not have rodent controls visible and rat activity is evident.
  o RTN will be advised to eliminate a problem in advance of the demolition.
  o The City will discuss revisions to the DSUP conditions regarding rodent abatement to include 30-days in advance of demolition.

• Call.Click.Connect. – Mr. Robert Bloom, Department of Emergency Communications
  o Presentation posted to the web
  o Staff provided an overview of the merger between the CCC system with Emergency Communications center.
  o Merger is aimed to improve customer service and response
  o The system will be assessed for continued improvements.

• “Stantec-Flood Plain Analysis Report” update from Tony Gammon
  o The utilities are currently being evaluated and sized to determine the appropriate system.
  o The Queen St. outfall will be replaced as part of the flood mitigation.
  o All engineering design will be tested for effectiveness.
  o No rise analysis is required by Code to ensure that any fill in the flood plain does not raise the base flood level by more than 6 inches.

• TES: Update on the Haul Routes, * Site Safety
  o Staff reported that EYA is asking for the closure, during working hours, of the 300 block of Union St. for two weeks. Only residential and construction traffic will be allowed. No through traffic, pedestrians and bikes will be permitted. Staff has not yet approved this request.
  o The closure request is in response to worker and community safety measures due to blatant disregard of traffic controls. EYA construction personnel are being verbally abused and subjected to cars not obeying flagmen resulting in near misses to hitting staff.
EYA is trying to end work earlier to avoid problems with rush hour traffic, pedestrians, etc.
Emilio Pundavela will serve as a “Road Boss” to coordinate the construction deliveries between the multiple projects.
- Alexandria Police Department – Captain Len Fouch
  - No representative present

5. Next Ad Hoc Monitoring Group Meeting

- Next Meeting: – May 1st, 5pm; City Hall, Sister Cities Room 1101

- Action Items:
  1. 211 Strand Project on Construction Time Line.
  2. Archeology at RTN for rail lines.
  3. Clarify Sequence of DSUP and DEQ for RTN.
  4. RTS in depth Street Schedule in project updates.
  5. Vibration propagation from the sensors RTS.
  6. City to research protection for homeowners on insurance claims.
  7. Look at realigning agenda to get presentations early.
  8. RTN Haul Route conveyed to the community.

6. Upcoming Waterfront Related Meetings

- Waterfront Commission, Tuesday; April 18th, 7:30am; City Hall, Sister Cities Conference Room 1101

The meeting adjourned at 8:30 p.m.

Making Complaints

- Call the HELP line: 703.746.HELP or use the City’s call.click.connect link on the main City webpage.
- Contact: Emilio Pundavela P.E., 571.221.8309 or via email at: Emilio.Pundavela@alexandriava.gov
- Department of Emergency Communications (Non-emergency Crime / security issues) 703.746.4444