



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall

Alexandria, VA 22314

Monday, March 2, 2020

Meeting Notes of the 60th Group Meeting

5:00 PM

Group Members in Attendance:

John Bordner, Chair

Bert Ely, Friends of the Waterfront

Nina Randolph, Resident At-Large, RTN Neighborhood

Charlotte Hall, Chamber of Commerce

Pam Sullivan, Harborside

Adam Thormahlen – EYA Contractors

Carlos Cecchi - 211 Strand/Watermark Condominiums

Staff Members in Attendance:

Pete Mensinger, Special Projects Manager, Code Administration

Jack Browand, Division Chief, RPCA

Emilio Pundavela, Division T&ES / D-ROW

Dirk Geratz, Principal Planner, P&Z / Public Facilities

1. Acceptance of January 27, 2020 Meeting Notes

The January meeting notes were presented and approved pending a few minor edits. Dirk Geratz will make the edits and have the notes posted to the Group webpage.

2. Update on “Action Items” from the January 27th Meeting

RiverRenew Update:

John Bordner reached out to Caitlin Feehan of AlexRenew and invited her to a future meeting for an update on RiverRenew project. John also noted he went to the last City Council / AlexRenew Board workgroup where the RFP (Request for Proposals) timelines for the RiverRenew project were discussed. The RFP was released, and three teams were

selected for consideration. These are noted on the RiverRenew webpage. A printed copy of the RFP is available at the offices of AlexRenew at 1800 Limerick Street.

John Bordner also noted that AlexRenew reported that a new Stakeholder group will be formed with 8 members to meet every other month to review the construction phase of the RiverRenew project. This group will be established by City Council. Outreach for this Group will begin January of 2021.

John also reported that April 2021 is the earliest date that AlexRenew can begin work on the RTN site. The warehouse will be demolished prior to this date. Dirk will let Group know when a demo permit for the RTN site comes in.

Flood Mitigation Update: Jack Browand reported that the City has made a recommendation to hire an owner consultant to do the final design. This consultant is expected to be hired within in the next 60 days. This process will evaluate the current flood mitigation design and may make changes as necessary. The current design was at about 15% complete and the chosen consultant will complete the design. The current plan can be found on the City website. The mitigation project is expected to start construction in the next 18 – 24 months with completion date of 2025 / 2026.

Nina Randolph asked that an update be given on the plan once the consultant is on board. Jack noted that an update would be made to the Waterfront Commission. Nina asked if the City has a resiliency plan. Jack noted we do not have plan, but it will be done in conjunction with the flood mitigation plan. John Bordner noted that he is on the Waterfront Commission and he is happy to report back to the Ad Hoc Group. Charlotte Hall noted that the Waterfront Commission is open to the public.

10 Duke Street

John noted he has asked the City manager to add a representative to the Group representing the owner of 10 Duke Street.

311

Tony LaColla reported on the new 311 complaint process. He provided a summary of the system and noted that it has gone live. The system can be accessed through many different modes of communication. You can download an APP to access 311 as well as simply dialing 311 from any phone.

3. Development Updates

Private Development Projects:

RTS Construction: Adam Thormahlen reported that Building 8, located on Baker Walk, is the last building of townhouse buildings to be completed. He expects that the townhouses will be completed by late March early April.

Adam Thormahlen noted that the two buildings on the waterfront (buildings 1 and 2) are still under construction. Brick work is mostly complete on the two buildings. Metal panels are

also being added. Drywall and finish work are on-going on the interior of building 2. Drywall to start this month on the interior of building 1. Regarding Building 3, the exterior is complete and hardscape work is being worked on now along the perimeter streets.

Charlotte Hall wanted to know when S. Union Street will be made fully available. Adam noted sidewalk work needs to be wrapped up, but really depends on how much longer the contractor needs the space. The final condition should be in place by late spring / early summer. Adam then noted that they will be working this Saturday during the St. Patrick's Day parade and promised to get back to confirm this.

In response to a question about the number of units sold, Adam noted that 30% of the condos have sold and only two townhouses are left.

Adam concluded his report by stating that final completion of the entire project is expected in late summer 2020.

Construction Worker Parking – General Discussion

Tony LaColla, Chief of Land Use Regulatory Services noted that parking enforcement has stepped up their enforcement. Tony stated staff had to elevate this matter to the City Manager for action. He reported that his zoning inspectors have been going out at 6:00 o'clock in the morning to observe the situation. It appears that most of the construction workers seem to be related to 115 Union Street project site and not Robinson Landing.

10 Duke concerns were voiced about construction impacts and where the staging will take place. The deconstruction has begun and have dumpster for their use. Adam noted that staging will not spill out on the street.

Watermark Condominium

Carlos Cecchi reported that site work includes backfilling the shared alley with the final pavers to be installed in the next three weeks. Sidewalks are being laid on the two streets and the north alley. Paving of Strand Street is expected at the end of March / early April. Green roof work to begin soon with installation going on through March. This work will include lifting soil to the roof. Carlos also reported that interior work is on-going with final inspections planned for by the end of March / early April. Closing on units to take place by the end of April.

Carlos expressed concerns about the interim condition of the City's waterfront and if something could be done to do an interim condition for the next five years that will create a nice place to enhance this area.

Public Projects:

Waterfront Park

Installation of the art preview planned for March 20th.

No other City project updates.

4. Construction Worker Parking – Many agreed that there needs to be a higher level of enforcement of construction worker parking. The issue is that the level of enforcement needs to be maintained. The resources are limited, and they get shifted from one site to another. The City only has two inspectors for the entire City.

5. Lessons learned

Pete to send out the list he put together a few years ago and for all on the Group to review and update

6. Next Steps / Next Meeting / Action Items

- Next Meeting: Monday, April 6 at 5:00PM for a combined January and February meeting.

Action Items:

- John Bordner to track down the RTN folks about the demolition.
- John will get with Caitlin on the outreach group details
- St. Patrick’s Day – Adam to get back to us this week.
- Pete to resurrect the Lessons Learned and have all look at them and offer recommendations.
- Jack to provide flood mitigation when it is available.
- John will voice Ad Hoc Group concerns regarding interim condition of the City-owned waterfront properties at the next Waterfront Commission meeting.

Upcoming Waterfront Related Meetings / Events

- Waterfront Commission: Tuesday, March 17, 2019 at 7:30am.
- The meeting adjourned at 6:30 pm

Making Complaints

- Call / Contact: [Alex311 online](#), by phone at 311 or 703.746.4311
- Contact: Emilio Pundavela P.E., Department of Transportation & Environmental Quality: **571.221.8309** or via email at: Emilio.Pundavela@alexandriava.gov
- Contact: City (site inspector) Mike Dowding, T&ES Inspector **703.746.4681**
- Contact: Department of Emergency Communications (Non-emergency Crime / security issues) **703.746.4444**