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Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

**Meeting Notes for
Monday, July 11, 2016
5:30 – 7:25 PM**

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Barbara Saperstone, Waterford Place
Nina Randolph, Founders Park
Charlotte Hall, Chamber of Commerce
Adam Hayes, EYA (RTS) Representative

Staff Members in Attendance:

Bill Skrabak, Deputy Director, Transportation & Environmental Services
Daphne Kott, Civil Engineer IV, Department of Planning Implementation
Emilio Pundavela, Civil Engineer IV, Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Tony Gammon, Acting Chief, Department of Project Implementation

1. **Acceptance of June 6th Meeting Notes**
 - Mr. Bordner asked if there were any changes to the meeting notes. None were noted and the meeting notes were approved as submitted.
 - At the suggestion of Mr. Bordner staff will post a ***draft*** of the meeting notes within approximately a week from the meeting. After the meeting notes have been approved at the next monthly meeting, the draft meeting notes will be replaced with the adopted copy.

2. **Take-a-Ways from May Meeting**

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- **Department of Emergency Communications Contacts** – Dirk Geratz reported that he had previously contacted this Department and has invited a representative of the Department to attend a future Ad Hoc Group meeting.
FYI - The non-emergency number is 703.746.4444 (Department of Emergency Communications).
- **Webpage Banners** – Jack Browand reported that banners that run across the top of the City webpage are used only for notices / announcements of critical importance to a citywide audience. Construction related issues such as later than expected construction hours for a single construction site do not meet the warrants for adding banners. Jack noted that text messages via eNews would be a legitimate way to send out notices to a targeted audience.
- **Virginia Department of Environmental Quality (DEQ)** – Bill Skrabak reported that the City contacted VA DEQ and that they will be brought in to review the latest site characterization reports once they have been finalized and received by the City.
- **Noise Violations** - Bill Skrabak reported that noise violations are administered by the Office of Environmental Quality within the City’s Department of Transportation & Environmental Quality (T&ES). He noted that the goal of the enforcement of noise violations is to create greater awareness of the regulations and to maintain compliance. Violations are issued with an initial warning notice followed by a \$50 fine for the first offense following by subsequent fines of \$100 and \$500 within a 2-week period. T&ES should be contacted concerning violations and the Police should be contacted outside of normal business hours. Staff noted that the noise violation process has been posted to the Ad Hoc Group’s web page.
- **ODBC Outreach Approach** – No representative from ODBC was available to provide this information.

3. **Construction Schedule Updates on Waterfront Projects**

- Updates on various projects is as follows:
 - **ODBC:** Dirk Geratz reported that the final DSUP site plan is in the mylar review phase and will be signed very shortly. The demolition permits are also under review by the City. Demolition is anticipated to begin as soon as the demolition permit has been issued which could occur within the next few weeks.
 - **Robinson Terminal North:** Dirk Geratz reported that Ken Wire (RTN Representative) was unable to make the meeting though he forwarded project updates to Dirk. These updates include that the demolition permits (for both sites) are under review by the City, the environmental site characterization work is nearly complete and that nearly all the preconstruction surveys of

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properties within 250 feet of the RTS property have been completed. Dirk noted that a few surveys still need to be done in cases where property owners were away or not available.

- Nina Randolph asked that staff add the completion of the asbestos abatement to the overall construction schedule.
- With regard to questions about when Union Street will be closed with regard to RTS, staff promised to send out a notice of the closure to the Ad Hoc Group as soon as a closure date has been confirmed.
- With regard to questions raised by the Group associated with bicycle detours, staff will invite a T&ES representative to address this issue at the next meeting.
- **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that the contract goes out this week and that work should begin in August. In response to questions about trees, Jack noted that there are no more trees to remove and that new trees are included in the project and will be planted. Bulkhead removal and grading work will occur first followed by new landscaping. In response to concerns about rodents, Jack confirmed that the City will implement a rodent control program as is required by all construction projects in the city.
- **Carr / Indigo Hotel:** Emilio Pundavela provided a brief update on the hotel construction, noting that the remaining steel work is being wrapped up. He noted that sheathing work is going on now. In response to a question, Emilio reported that the dewatering process has been completed.

Ad Hoc members raised concerns about the adequacy of the rodent abatement program. Staff responded by having Code Administration discuss the rodent abatement program at the next meeting.

- **Waterfront Flood Mitigation** – Tony Gammon with the Department of Project Implementation provided a briefing on the grade change that will occur at the intersection of The Strand and Duke Street. The intersection will be raised approximately 2 - 3 feet to accommodate access to the RTS below grade parking garage. The remainder of The Strand will not be raised as part of this work.

4. **RTS / Robinson Landing**

- Adam Hayes, Senior Director of Engineering for EYA (developer) provided a construction update. He noted that he along with Rex Muller will be the primary points of contact during the entire construction.
- Mr. Hayes provided a summary of the July 6th pre-construction meeting with the community as required by the DSUP.

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- He reported that cut and capping of existing utilities to the site has begun in preparation of demolition. He reminded everyone that 2 Duke Street will NOT be torn down and will be used in the interim as field office for construction. He reported that two demolition permits are under review with the City. One of the permits is for 2 Duke Street and the other is for 226 The Strand. He noted that asbestos abatement along with the removal of an above grade tank would take place prior to any demolition. Demolition is still slated to begin in July.
- EYA Plans to send out bi-weekly updates to the community. In response to a request Mr. Hayes agreed to send out weekly updates in the first few weeks of the project.
- Another community meeting will be held in the spring / summer of next year after the mass grading has been completed but before the export of materials will begin. Following the mass grading the archaeological work will take place which is expected to take about 4 – 6 months. During this period some work will take place in the streets which will result in temporary lane closures.
- It was suggested that EYA provide “viewing holes” for residents to be able to observe the construction.
- In response to questions about holding an additional pre-construction meeting, Jonathan Rak, legal counsel for EYA, stated they have met their DSUP obligation. However, he noted that they will be holding a preconstruction meeting with the business community on July 21st at 2:30 p.m. Community members may attend this meeting though it will be focused more toward potential impacts on nearby businesses. The location of the meeting has not yet been determined.

5. **Action Items**

1. RTN building abatement action to be added to the construction schedule.
2. Discuss how to expand the notification to other HOA’s and resident groups near waterfront construction projects.
3. T&ES staff to discuss with the City’s bike coordinator the potential need for detours around the construction sites along Union Street and report back to the Group.
4. Code Administration to speak to Rodent Abatement at the next meeting.
5. Invite a representative from Emergency Communications to come to the next meeting.

6. **Next Meeting**

Ad Hoc Group Meetings:

The August and September meetings were shifted to August 15th* and September 12th*, respectively.

*The August and September meetings will be held in the Council Work Room, next to the Council Chamber, 2nd floor of City Hall.

Meeting adjourned at 7:25pm.

Making Complaints

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- 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