



**Ad Hoc Monitoring Group for Waterfront Construction**  
301 King Street City Hall  
Alexandria, VA 22314

**Meeting Notes for**  
**Monday, February 1, 2016**  
**5:30 – 7:31 PM**

**Group Members in Attendance:**

John Bordner, Chair, Waterfront Commission  
Katy Cannady, Old Town Civic Association  
Bert Ely, Friends of the Alexandria Waterfront  
Austin Flajser, Carr Hospitality  
Nina Randolph, Founders Park  
Barbara Saperstone, Waterford Place  
Ken Wire, Citi Interests (RTN)

**Staff Members in Attendance:**

Pete Mensinger, Special Projects Manager, Code Administration  
William King, Deputy Director, Code Administration  
Bill Skrabak, Deputy Director, T&ES  
Daphne Kott, Civil Engineer, DPI  
Emilio Pundavela, Civil Engineer, Infrastructure ROW, T&ES  
Dirk Geratz, Principal Planner, Planning & Zoning  
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities  
Lisa Jaatinen, Civil Engineer, Infrastructure ROW, T&ES  
Brian Rahal, P.E., CFM, Civil Engineer IV, T&ES  
Katy North, Principal Transportation Planner T&ES

1. **Acceptance of January 11th Meeting Notes**
  - Mr. Bordner asked if there were any changes to the meeting notes. Barbara Saperstone asked that the public comments be expanded under the Flood Zone Facts to capture concerns related to stormwater runoff and how the current flow may be interrupted by the RTS development. Ms. Saperstone offered to send this information to Dirk Geratz so he could include it.
  - The meeting notes would be approved at the March meeting.

2. **Take-a-Ways from January 11<sup>th</sup> Meeting**
  - **Motor Coach Operations:** Katye North Principal Transportation Planner with T&ES will provide an update at this meeting.
  - **Point Lumley Park debris:** Jack Browand reported that his Department is working to address this issue.
  - **Responses to Nina Randolph's Letter to the City:** Ms. Randolph had two follow up comments from the letter which she referenced and reported she had sent additional questions to Bill Skrabak. Ms. Randolph and Mr. Skrabak are in communications about this.
  - **Civil Penalties for Haul Route Violations:** Lisa Jaatinen provided a briefing later in the meeting.
  
3. **Motor Coach Update:** Ms. North reported that City Council has reconvened the Motor Coach Task Force which included recommendations for new members. The first meeting is expected at the end of February. Ms. North stated that 5 motor coaches can be accommodated on Union Street at the Robinson Terminal North frontage. Permits for reservations are required but no fee is charged. She is in the process of notifying all motor coach companies of the removal of these spaces. Motor coach parking will be available at the Masonic Temple as well as the ABC / Giant site in Old Town North. The current loading zones will remain with the exception of The Strand which will be eliminated. For more information on the Ad Hoc Motor Coach Task Force go to: [alexandriava.gov/motor-coach](http://alexandriava.gov/motor-coach).
  
4. **Construction Schedule Updates on Waterfront Projects**
  - Staff provided an update on various projects as follows:
    - **ODBC:** The fourth the final site plan has been received and is under review. Staff noted that a site plan must be approved before release of any building permits.
    - **Robinson Terminal South:** It was reported that there has been no activity in the last month. Pete Mensinger provided a briefing on the FEMA and overall demolition process for the project and will update the construction schedule for this project.
    - **Robinson Terminal North:** The grading permit is under review by the City. A final site plan has not yet been filed but is expected at the end of the first quarter.
      - Ken Wire noted that as part of the grading process, his client intends to close Union Street in front of the RTN property. In response to a question about the West RTN building being removed, Mr. Wire stated that this has yet to be determined.
      - Ken Wire reported that the volunteer remediation plan has been submitted to Virginia DEQ. He noted that 3 existing underground tanks at the site will be removed. They are located in the north east corner of the site and are not under the warehouse building. A permit for this work is planned to be submitted to the City later in February and the removal process should take about 1 to 2 weeks.

Mr. Wire offered to reach out to the community to let them know when the work is to begin.

- Bill Skrabak responded to a question about potential water pollution in Oronoco Bay unrelated to the RTN project that was recently observed. Mr. Skrabak said he believes this was stemming from a stormwater outfall where warmer water flowing out of the pipe and meeting the colder river water created this condition. He said he would have his staff look into the matter.

- **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that the tree removal work is expected by the end of March. As stated previously, construction is expected to start in July of this year. In response to a question about rats, Mr. Browand stated that the City will follow the normal Rat Abatement program.
- **Indigo Hotel:** Austin Flajser provided a brief update. He noted the snow has slowed things down a bit but stated that all pile work is expected to be completed this week. The next step will be installing the pile caps. He noted that the removal of the overhead power lines is nearly complete. A crane will be erected on the site soon and basement slab work is next which will involve several months of works.

5. **Haul Route Discussion**

- City staff noted that a haul route application has not yet been received by RTS but will inform the Group as soon as it does. Staff will share haul route proposals with the Group.
- Staff will provide a refresher on the haul route review process at the next meeting.
- Staff noted that a haul route is not needed for work that generates less than 5 trips per month unless an oversized vehicle is used.
- **Public Comments**  
Several comments were made concerning the existing clay cap and how it may be impacted by the RTN development where the cap could be exposed at its eastern end. Residents asked that they be kept informed of what will be happening at the RTN site.

6. **Road Damage**

In response to questions about damage to Union Street and City streets in general, Lisa Jaatinen stated that the City places conditions on all developers regarding damage to public streets. These conditions require the developer to repair any damage to streets created by their work. An assessment of damage is done by the City and is monitored throughout the duration of a development site. It is routine for developers to repair and resurface streets abutting their project sites.

7. **Civil Penalties**

Lisa Jaatinen reported that the City has been coordinating with the City Attorney's office on a civil fine structure similar to how zoning violations are done. This approach will allow the City to issue fines for violations related to haul routes. The fine structure will begin with the first offense at \$100, second offense \$250 and \$500 for a third or more offences. An ordinance adopting these changes could be introduced as early as March.

As proposed, the escalation of fines would be over a one year period. Ad Hoc members thought the period should be reduced to a month.

## 8. Lessons Learned

Pete Mensinger provided an overview of what staff found to be the key issues that have been identified over the first year of this group:

- **Standing Water:** Based on issues experienced with standing water near the Carr hotel site staff will add a condition to address this on future projects. Health Department to retain City inspectors prior to the start of the next mosquito season.
- **Communication:** Staff will continue to reach out to neighbors to help alleviate issues / fears of construction work. Mr. Mensinger noted how Carr contact all nearby properties with regard to offering to do property damage surveys and staff provided door to door information about pile driving.
- **Public Safety:** It was noted that the Police were involved to assist with traffic violations and security concerns at construction sites. Park lighting was fixed at Point Lumley and enhanced crosswalks and signage including new "zebra" stripe crosswalks were added on the Carr haul route near Windmill Hill Park. At the Gibbon and Union Street intersection the word "LOOK" has been stenciled on the street pavement to provide an additional safety reminder to crossing pedestrians.
- **Points of Contact:** It was noted that a point of contact has been added to all construction sites as part of the overall project sign. The signs now also include contact information for a City inspector. Mr. Mensinger noted that Carr and the Friends of the Alexandria Waterfront have websites that provide information to the public along with the City's webpage devoted to the Ad Hoc Monitoring Group. It was noted that Carr also provides monthly project updates via email.
- **Archaeology:** We learned that having an archaeologist on a construction site is important and valuable. Keeping City archaeologists engaged throughout the process has been found to be important. We learned that archaeological finds can delays construction work but the discoveries are very informative and of great interest to the community.
- **Ad Hoc Member Comments:** Members suggested that a list be developed of all the special things that the Ad Hoc Group created over the past year. It was agreed that each member would assist in creating this list by sending their ideas to Dirk Geratz.

## 9. Next Steps / Action Items

1. Verify the storm sewer outfall of Pendleton Street in Oronoco Park – T&ES
2. Haul Route update agenda item – refresher on selection criteria – T&ES

3. Identify initiatives started by the Ad Hoc Group - Dirk

10. **Next Meetings**

- **Ad Hoc Group Meeting:** March 7, 2016 5:30pm at Sister Cities Conference Room, City Hall

**Meeting adjourned at 7:31pm.**

**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**