



## **Ad Hoc Monitoring Group for Waterfront Construction**

301 King Street City Hall  
Alexandria, VA 22314

### **Meeting Notes for Monday, June 6, 2016 5:30 – 8:03 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

#### **Staff Members in Attendance:**

Bill Skrabak, Deputy Director, Transportation & Environmental Services  
Lisa Jaatinen, Acting Division Chief, Infrastructure ROW, 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  
Officer Len Fouch, Police Department

#### 1. **Acceptance of May 2<sup>nd</sup> 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.

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

- **Webpage Updates** – John Bordner reported that he received no comments from the Committee regarding updates to the Ad Hoc Groups' webpage but asked that any such comments be forwarded to him.
- **Waterfront Flood Mitigation** – It was noted that Tony Gammon with the Department of Project Implementation is later on the agenda to provide an update on

the scope of work associated with the flood mitigation wall planned for the waterfront.

- **Department of Emergency Communications Contacts** – Dirk Geratz reported that he obtained the contact information and has included it as a regular item on the Ad Hoc Groups’ Meeting Notes. The non-emergency number is 703.746.4444 (Department of Emergency Communications).

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

- Updates on various projects is as follows:
  - **ODBC:** Mr. Donnie Simpson, representing the Boat Club, made a brief PowerPoint presentation which will be posted on the Ad Hoc Groups’ webpage. In summary abatement of the existing site and building is under way. Demolition of the existing building is expected to begin at the end of June and will take about two weeks. Grading of the site is planned for August and September and will take about 4 – 6 weeks. The projected date for occupancy of the new building is expected in August of 2017.

The haul route was identified as using Prince Street to Union Street and then using the same routes being used by the Carr / Indigo hotel project which are Franklin and Gibbon Streets.

All construction workers will park on-site.

Ad Hoc Group members had a number of questions and comments which included:

- Suggested sending out a monthly newsletter to update surrounding neighbors and businesses as to the status of the project;
  - This should include keeping local businesses and business groups apprised of the project and any potential impacts to them such as road closures.
  - Asked if the current City parking lot on The Strand would remain open. *Staff noted that a portion of it will remain open.*
  - Questions were raised about whether the bikeshare station on Prince Street might need to be relocated during construction. Others thought the current location may need to be reevaluated.
  - Questions about the projected number of trucks will be expected for this project. *Staff responded that this information will be a part of the review of the applicants’ haul route application.*
  - A question was raised about the how much the site would be raised. *Approximately two feet.*
- **Robinson Terminal South:** Brian “AJ” Jackson of EYA (developer) provided an update. AJ noted that EYA is now the owner of the property as of June 2 and have placed fencing around the site. They are shutting down the

existing buildings in preparation for demolition which is expected to begin in July and take about a month to complete. A pre-construction meeting is being scheduled for July and notice will be sent out as soon as a date has been confirmed. Grading of the property is expected in the fall with construction to begin next spring. AJ also reported that home inspections will be done pursuant to the DSUP conditions. He noted that vibration monitoring will take place.

In response to questions AJ stated that vibration from the demolition work will be minimal as the concrete slabs will not be removed as part of the demolition.

Ad Hoc Committee members and members of the general public stressed the need to have open communication.

In response to the status of the FEMA survey results, AJ indicated that this should be available by the end of the year.

EYA will be represented at future meetings of the Ad Hoc Group by Adam Hayes.

▪ **Robinson Terminal North:**

Dirk Geratz provided a brief report on the preconstruction meeting that took place on May 25<sup>th</sup> with about 50 residents in attendance.

As Ken Wire was unable to make the meeting, Frank Craighill of City Interests, provided the update. He noted that the demolition permit is nearly ready for release by the City. The demolition is to begin at the end of June with completion expected by early August. He noted that the final site plan is on-going and that they are working towards a second submission.

He also reported that notices are expected to go out this week by mail concerning scheduling the surveys as part of the Building Monitoring Plan required by the DSUP conditions. At the request of neighbors several townhomes from Tobacco Caye will be added to those properties that will be surveyed. Any property owner that wants to be added that are not within 250 feet of the RTN site should contact Ken Wire to make survey arrangements. In response to a question, it was confirmed that Dalton Wharf would be included in the survey.

Mr. Craighill also reported that Union Street would be closed beginning June 20<sup>th</sup>. He also noted that soil samples would be taken over the summer. A member of the public stated that Virginia DEQ should be invited to a future meeting.

- **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that the construction documents are nearly done and will go to bid very soon. Some preparation work could begin as early as July with mobilization to start in August.

A resident commented on the fact that since all the existing trees had been removed could the City consider a temporary sun shelter until the new park is completed.

- **Indigo Hotel:** Emilio Pundavela provided a brief update on the hotel construction, noting that half of the third floor has been poured. He expects the remainder to be completed this week. He noted the incident with a late night pouring that occurred after one of the cement plants proving the concrete was shut down. The City had granted a permit to extend the work until 9:00pm in advance but as it turned out the contractor needed additional time. Concerns were expressed about how the word could get out and what if any fine would be issued with regard to the incident.

Charlotte Hall expressed concern about the number of smaller projects that are going on that do not make it to this list. She wants to make sure that they are coordinated with each other and the larger projects in and around the waterfront. Emilio responded by saying that he will be reviewing all construction projects to avoid construction conflicts.

#### 4. **Flood Mitigation Project**

Tony Gammon with the Department of Project Implementation presented an overview of the City's progress on the flood mitigation project. He provided a little history and data on the nuisance flooding that occurs in the waterfront area. He pointed out that the project is focused on the "core" area of the waterfront which roughly corresponds to the areas between Duke Street and Queen Street. He noted that the bulkhead would be raised to 6 feet which is the ten-year flood level. He also noted that two pumps will be included in the project to take care of flood waters that may breach the flood wall.

He noted that a floodway analysis is on-going with results expected in 6 – 8 weeks. Tony Gammon stated that StanTech is the consultant working with the City on the engineering of the mitigation. Soil boring related to this work will be underway during the next few weeks.

#### 5. **Rodent Abatement**

Jack Browand reviewed the rodent abatement program which is overseen by Code Administration. Wild animals, other than rodents, are not handled by Animal Control. Jack reported that he would place this information on the Ad Hoc Groups' webpage.

6. **Summer Meeting Schedule**

The Group discussed shifting the meeting schedule due to the July 4<sup>th</sup> Holiday which occurs on the first Monday of July. As such the July meeting was agreed to be shifted to July 11. The August and September meetings were shifted as well to August 15<sup>th</sup> and September 12<sup>th</sup>.

7. **Action Items**

1. Request that a staff member of the Department of Emergency Communications come to the next meeting.
2. Jack Browand will look into using “banner” or text messaging notification on the website to notify neighbors of construction related issues (such as unexpected late night operations).
3. Virginia DEQ to be invited to a future meeting to provide input on the RTN contamination mitigation process.
4. Provide an update on the fine mechanism for noise violations.
5. ODBC to provide follow up on their approach to keeping the community informed on their construction progress and to confirm the number of deliveries expected to the bat club once it is in operation.

8. **Next Meeting**

- **Ad Hoc Group Meeting:** July 11, 2016 5:30pm at Sister Cities Conference Room, City Hall

**Meeting adjourned at 8:03pm.**

**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**