



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

**Meeting Notes for**  
**Monday, January 11, 2016**  
**5:30 – 8:30 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  
Charlotte Hall, Chamber of Commerce  
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

1. **Acceptance of December 7th Meeting Notes**
  - Mr. Bordner asked if there were any changes to the meeting notes. No changes were noted and the meeting notes were adopted as presented.
  - Bert Ely stated that he was in protest of the meeting location at the Lee Center. Staff responded stating that all available conference room spaces in City Hall had been booked for this evening, many as much as a year in advance.
2. **Action Items Update**

- **FEMA Studies:** Staff sent those to John Bordner shortly after the December meeting for distribution to the entire Committee.
- **Street Light:** Staff reported that the light is back in operation.
- **Minnesota Report:** Bert Ely forwarded it to Bill Skrabak.
- **RTN Area Map:** This map has been posted to the City web site.
- **Timeline of Contamination at RTN Area:** Bill Skrabak to cover under his presentation later this evening.

3.

### **Construction Schedule Updates on Waterfront Projects**

- Staff provided an update on various projects as follows:
  - **ODBC:** The third submission of the final site plan has been reviewed and comments sent out. Staff is awaiting a resubmission in response to City comments. Staff noted that a site plan must be approved before release of any building permits.
  - **Robinson Terminal South:** Dirk Geratz reported that the final site plan has been approved on December 14, 2015. A grading permit for FEMA work only was released at the end of the year. Demolition permits for 226 Strand and for the warehouses were received last week and are under staff review.
    - In response to questions about the period of demolition, Chris Seveney of EYA stated that work would take about one month. He stated the existing warehouse slabs would remain for now and removed after the site has been regraded to FEMA standards.
    - It was suggested by residents that EYA send out notice of the overall project schedule.
  - **Robinson Terminal North:** A grading permit was received today for City review. The applicant has stated that the final site plan is expected at the end of the first quarter.
    - Ken Wire noted that the RTN property has been purchased and that CitiInterests will develop the east property first followed by the west property. However, the grading of both sites would occur at the same time.
    - Charlotte Hall expressed her concerns about routing of the motor coaches as well as needing to inform motor coach companies of road closures and detours as well as haul routes,
    - In response to a question about whether Oronoco Street would remain open, Mr. Wire responded by saying yes during the grading period.
  - **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that trees will be removed in Feb/Mar time frame. Construction start date of July 2016 is still anticipated.
  - **Indigo Hotel:** Austin Flajser provided a brief update. Noting the exciting news about the archaeological finds and that work at the site had been delayed but that they are still on schedule. The excavation of the historic ship is to wrap up this week. The work on the projection piles, which will

be drilled not “hammered” is to begin next week and continue for about four weeks.

- Bert Ely expressed concerns about the lack of viewing areas.

Members of the Ad Hoc Group encouraged Carr to provide some additional viewing portals for the public.

- **Public Comments:**

Charlotte Hall reported that a lot of debris has been collecting along the water near 210 Strand and Point Lumley Park. She said it is unsightly and asked the City to look into this.

4.

**Contaminated Land Presentation**

- Bill Skrabak, Deputy Director, T&ES made a power point presentation of the history of the City’s Contaminated Land Program. This included reviewing where the authority comes from in the City Code, how the program is modeled after the States’ (VDEQ – Virginia Department of Environmental Quality) program and remediation process.
- The presentation also included a more in depth discussion of the history of land contamination in the general vicinity of Tobacco Quay, Dalton’s Wharf, Robinson Terminal North and Lee street Square. Bill provided a detailed description of the types of contaminants including among others pesticides, petroleum and arsenic. He noted that as part of the development of Tobacco Quay and Dalton’s Wharf remediation was done which included placing a clay cap over the contaminated area. He noted that with regard to Robinson North, the owner of the property is agreeing to join the voluntary remediation program. As part of that process the City and State would determine what gets removed and what is deemed safe to leave in the ground. Bill noted that it is not uncommon to leave some contamination behind.
- The power point presentation is available on the City website page dedicated to the Ad Hoc Monitoring Group for Waterfront Construction dated January 2016, slides 6 – 17.
- **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.

5.

**Flood Zone Facts**

- Brian Rahal, Civil Engineer and Flood Plain Coordinator, T&ES made a presentation on the basics living and developing in flood plains. He described how the flood plain impacts the City and provided a basic description of how flood waters travel. He included as part of his power point presentation a model showing the areas that would flood in Old Town.
- This power point presentation is part of the same power point that Bill Skrabak spoke from and is located on the City’s website, slides 18 – 26.
- **Public Comments**

Comments were made with regard to how new development that is removed from the flood plain will impact the flow and direction of stormwater runoff.

6. **Civil Fines**

- Staff provided an update on the work being done to create civil fines for haul route violations. These violations could include not following the designated haul route or violating any of the associated conditions of hauling operations such as keeping debris securely covered. The proposal is to model the fine structure after the fines used with noise violations. The fines would be structured to apply to the driver of the truck, the hauling company, and/or the contractor.
- Final draft will be brought back for the Ad Hoc Group to review.

7. **Pedestrian Safety Enhancements**

- Staff noted newly “zebra” stripe crosswalks have been 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 additional safety reminder to crossing pedestrians.

8. **Next Steps / Action Items**

1. Look into the motor coach operations as they relate to current and future construction sites – coordinate with Carrie Sanders of T&ES.
2. Jack Browand to look into the debris collecting near Point Lumley Park
3. Review Bill Skrabak's responses to Nina Randolph's questions
4. Civil Penalties follow-up and enforcement of violations – Lisa Jaatinen

5. **Next Meetings**

- **On-site Meeting:** January 19, 2016 9:30am. Meet at 205 The Strand for a construction update and tour.
- **Ad Hoc Group Meeting:** February 1, 2016 5:30pm at Sister Cities Conference Room, City Hall

6. **Meeting adjourned at 8:30pm.**

**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**