



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

**Meeting Notes for**  
**Monday, November 2, 2015**  
**5:30 – 7:35 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  
Austin Flajser, Carr Hospitality  
Charlotte Hall, Chamber of Commerce

**Staff Members in Attendance:**

Pete Mensinger, Special Projects Manager, Code Administration  
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  
Bill Skrabak, Deputy Director, T&ES  
Francine Bromberg, City Archaeology

1. **Acceptance of October 5th 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.
2. **Action Items Update**
  - **Letter to Planning Commission:** John Bordner noted that he spoke at the Planning Commission public hearing to express concerns regarding the desire to add conditions about haul route signage and citations.
  - **Pile Driving for Dummies:** Pete Mensinger reported that City staff found a good report that was done by a Harvard University professor. Information regarding this article will be posted to the Ad Hoc Group webpage.

- **Pile Driving Process for Carr site:** Pete Mensinger noted that this information has not been posted yet and that we will keep it on the Action Item list. Austin Flajser did state that his company has been posting more frequent updates which will include more detailed information about the pile driving for their project.
- **Haul Route Signage:** Staff noted this will be covered later in the meeting.
- **Haul Route Hours of Operation as it relates to school operating hours:** This item is on this evening's agenda for discussion.

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

- Staff provided an update on various projects as follows:
  - **Indigo Hotel:** Pete Mensinger provided an update on permits for the hotel project. He noted that the Foundation to Grade Permit (parking structure) has been issued. He also reported that the Sheeting and Shoring Permit is still under review as is the Building permit.
  - **ODBC:** The City has received a third submission of the final site plan which is under review by City staff. It is anticipated that the site plan will be approval at the end of this year or early next year.
  - **Robinson Terminal South:** Robinson South has submitted a third final site plan for City review. Bert Ely reported that the process for this project could be delayed by pending appeals to the Board of Architectural Review.
  - **Robinson Terminal North:** Staff is awaiting the submission of the first final site plan.
  - **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that the design of the project is 60% complete and that a construction start date of July 2016 is anticipated.

- **Public Comments:**

Concerns were expressed about the recent approval to allow the dewatering process at the Indigo hotel to discharge into the City's stormwater system and thereby releasing this water into the Potomac River. Staff responded that the Virginia Department of Environmental Quality has reviewed this request and determined that the water is clean and may be discharged into the City's stormwater system.

Another concern was raised about soil contamination at Robinson Terminal North and how this will be reviewed. The City will do the review as part of the final site plan process. It is at that time that the developer is required to submit their studies on the soil conditions. It was suggested that a representative from Robinson Terminal North attend a future meeting to address soil contamination concerns.

4. **Alexandria Archaeology Report**

- Fran Bromberg made a presentation about the recent discoveries made at the Indigo/Carr hotel site. The most significant discovery made was the remains of the 1755 Carlyle warehouse at the southern end of the property. Archaeologists

are on the site digging and documenting information being gathered from the finds. Large timbers that made up the floor structure of the warehouse will be excavated and transported to a lab for analysis and protection. These timbers are expected to be removed between November 9<sup>th</sup> through the 12<sup>th</sup> or so. Fran also highlighted other finds such as the old shoreline and two privies. Her presentation also included an overall discussion of the archaeology program in Alexandria as well as noting other significant digs that have taken place in and around the waterfront. In response to a question about whether donations can be made to support the effort, Fran said that one can do that and target those donations to this effort.

5. **Carr/Indigo Hotel Update**

- Austin Flajser provided an update of construction activities at the site.
- He reported that “no construction worker parking” signs will be going up on nearby public streets as reminders to construction workers.
- Pile driving has been delayed due to the archaeological find.
- Additional dewatering wells will be installed.
- Power relocation will continue and a temporary power pole will be installed. All overhead lines should be gone by the end of the year.
- 210 The Strand is to be demolished beginning on November 9<sup>th</sup> and should be completed in three to four days.
- “H”-piles will arrive on the site around Nov. 16<sup>th</sup> and will be installed over the next several weeks. A total of 66 such piles are planned. Similarly 188 Auger cast piles will be installed beginning at the end of the year.
- In response to questions Austin noted that the “H”-piles may need one or two hits to get through any resistance. He also reminded everyone that the seismic monitoring devices will continue to operate along with the settlement monitoring. If neighbors have any concerns they should call the contact posted on the on-site sign. City inspectors may also be contacted with concerns related to the pile driving.

6. **Follow Up Items**

- **Haul Route Penalties for Violations:** Lisa Jaatinen with T&ES reported that the current City Code penalties for haul route violations are classified as a class two misdemeanor. Lisa shared with the Group a proposal to create civil penalties similar to what is used for noise or construction worker parking violations. A gradient of fines is proposed starting at \$50 for the first violation and increasing to \$500 for the third and more violations. Lisa noted that T&ES inspectors would be used to enforce these fines. Bert Ely noted several issues related to the haul route signage. He stated that the signs are difficult to read and are not consistent. Carr responded that they will address these issues.
- **Haul Route Signage:** Emilio Pundavela reported that a revised haul route signage standard is being introduced. The new black and white signs will have a consistent appearance and enhanced legibility. These signs will be co-located with the orange and black arrow signs.

- **Wind Mill Hill Park Signs:** Jack Browand reported that new safety signs will be erected along Union Street to increase awareness of pedestrian crossings and proximity of the park.

7. **Next Steps / Action Items**

1. Invite a representative from RTN for the next meeting.
2. RTN Haul Routes
3. Invite an ODBC member for an update.
4. Send comments on the proposed civil fines to John Bordner for further discussion at next month's meeting. T&ES to review haul route signage.

8. **Next Meeting**

- **On-site Meeting:** November 12, 2015 9:30am. Meet at 205 The Strand for a construction update and tour.
- **Ad Hoc Group Meeting:** December 7, 2015 5:30pm

9. **Meeting adjourned at 7:35pm.**

**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**