



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

Meeting Notes for
Monday, February 9, 2015
6:00 – 8:10 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Charlotte Hall, Chamber of Commerce
Barbara Saperstone, Waterford Place
Austin Flajser, Carr Hospitality

Staff Members in Attendance:

Yon Lambert, Acting Director, T&ES
Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, DPI
Maurice Daly, Chief of Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Bill Skrabek, Deputy Director, T&ES

1) **Opening by Chair**

- John Bordner, Chair, welcomed everyone to the meeting and introduced the Developer Representative of the Ad Hoc Group, Austin Flajser of Carr Hospitality.

2) **Acceptance of January 13th Meeting Notes**

- Chairman Bordner asked if there were any changes to the meeting notes. Ms. Canady noted additional language should be added to the summary of the briefing given by the City Attorney's office. She suggested that a statement about the fact that barging is legal with proper permits. Staff proposed language to address this. A second change was noted by Mr. Ely to correct the reference to Alexandria Marine building to Alexandria Yacht building.

There were no further changes and the chair announced the meeting notes approved.

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

- Staff provided an update on various projects as follows:
 - **Blackwall Hitch:** Pete Mensinger provided a brief update on Blackwall Hitch noting that construction is moving forward.
A Group member noted to staff that construction vehicles, likely related to construction at Blackwall Hitch, are parking in the loading areas of Thompson's alley.
 - **ODBC:** Dirk Geratz noted that the development case is scheduled for public hearings in March.
 - **Robinson Terminals:** Dirk Geratz reported that Robinson South is schedule for public hearings in April. Staff is currently working on the final analysis of the project and developing conditions as part of the staff report.
Robinson North is in the final stages of the preliminary site plan review and is expected to go to public hearings in May.
Staff reported that both developers of the projects have provided information on the costs and operation of hauling by barges. This information will be forwarded to a third party engineer hired by the City. The results of the third party review are intended to be shared with the Group in April.
 - **City Projects:** Daphne Kott provided an update on the status of the City projects. She reported that the City is moving forward on the flood mitigation and related promenade phases of the project.
A Group member asked what the status of funding is for the City projects. *Yon Lambert responded that money for waterfront projects has been allocated in the Capital Improvements budget from 2015 – 2024. On March 3rd of this year, the City Manager will release his proposed budget for the coming fiscal year.*
The Chair asked if the staff could provide an updated written schedule of the various City projects for distribution to the Group members. *Staff will update the current schedule and will update it on a regular basis.*
Another Group member asked if there is a person in City Hal that coordinates the timing of construction projects to avoid nearby and adjoining projects from being constructed at the same time. *Staff responded that the City does not provide yield times for projects. Construction schedules are always changing and the City cannot control those schedules.*
 - **Carr Hotel:** Austin Flajser provided an update to the Group. He noted that his company had sent out an email earlier in the day to nearby and adjoining neighbors providing an overall update of their hotel project. He encouraged members of the Group to share this notice with other neighbors.

Mr. Flajser informed the Group that Clark Construction will be the General Contractor for the project.

He mentioned that the Virginia Supreme Court will be hearing the case concerning the Waterfront litigation on February 26th. This means a ruling by the Court will come out sooner than originally expected. Thus, Carr is moving forward with finalizing their permit documents and starting the permitting process with the City. He indicated that Clark Construction will be reaching out to adjoining neighbors to schedule pre-construction walkthroughs in order to document existing conditions prior to the start of foundation work on the hotel.

Neighbors are encouraged to send their emails to info@carrcc.com in order to be added to Carr's email distribution list for the hotel project.

A general question was asked about the sequence of the undergrounding work. *Mr. Flajser responded by stating that one of the first things that must occur is cutting off the electric service to the building. Electric lines to the building will be disconnected followed by the undergrounding of the above grade utilities fronting their property. Asbestos abatement will occur around the same time and is limited to just a few areas of the building. Following this work the building would be demolished.*

Another question was raised about how the undergrounding of utilities would be coordinated with the ODBC project. *Mr. Flajser responded that the undergrounding work does not extend far enough down Strand to trigger any coordinated efforts.*

Another question from the Group had to do with will the undergrounding work occur in the ROW. *Again Mr. Flajser responded to this question and confirmed that work will take place on Union, Duke and The Strand.*

Another Group member asked what will be the first thing one will see when construction starts. *Mr. Flajser stated that construction fencing surrounding the site would be among the first things one would see prior to any work being done.*

A question was asked about whether temporary street lighting would be installed. *The answer is yes.*

Comments from the Public:

Will Union Street ever be closed? *Yes, at times portions of the roadway will be limited to one-way traffic on Duke and The Strand. It is not anticipated that Union Street would be closed.*

A question was asked about the extent of the pre-construction walk through. *Mr. Flajser indicated that they extend to a one block radius around the construction site.*

Another question was raised about whether the haul routes (by truck) would be covered under the pre-construction surveys. *City staff responded that the City does not require such surveys to extend along the haul routes. Mr. Fajser noted that it is difficult to distinguish their trucks from other trucks using the same roadways.*

4) **Standard Construction Conditions Discussion**

- Daphne Kott led this discussion by starting from the top of the conditions list that was distributed at the previous meeting. The following suggestions were offered by the Ad Hoc Group for staff to consider. These included:

It was suggested that enforcement of on-street parking in general shall be enforced around construction sites, whether the vehicles belong to construction workers or not.

It was suggested that the 50% mass transit benefit be increased to 80% to encourage more construction workers to arrive by mass transit.

Another suggestion was made to provide an incentive for carpooling.

It was recommended that a condition be created to require full cover for trucks carrying dirt or debris to or from the site.

It was also suggested that general contact numbers be provided on the Groups website so residents know whom to call in City Hall when they see something that appears to be a violation or problem.

It was suggested that motor coach and bicycle routes be rerouted during street closures and that notice of these changes should be made public. With regard to bicycles this idea should be presented to the City's advisory group that deals with bicycle safety.

It was suggested that under the condition dealing with the pre-construction meeting requirement be expanded to include notifying nearby businesses.

Another comment related to the pre-construction property survey was asked. Would it be possible for the City or developer to prepare a diagram showing the extent of the area which will be included this survey.

It was recommend that the haul route be strictly enforced in the first few weeks when most violations occur to ensure the trucks are following the designated haul route.

Two comments were offered by the public related to the haul trucks themselves. One comment suggested that all trucks be equipped with mud flaps. The other comment suggested that trucks with the best operating conditions be selected for the waterfront projects.

5) **Outreach Strategy**

- Mr. Bordner suggested that this item be placed on the next month's meeting for a more detailed discussion. He suggested the Group could brainstorm ideas for improving communication between residents and City Hall.
- A comment was offered that a basic outline of the construction process be developed to discuss at the next meeting.

6) **Actions Items for Next Meeting**

- Provide an updated schedule for waterfront development.
- Mr. Flajser will add email addresses of the Ad Hoc Group members to his email list.
- A copy of the updated / new conditions will be shared with the Group at a future meeting.

7) **Next Meeting Date**

- Group members were asked to let the Chair know which days they are not available during the two middle weeks in March. Staff will coordinate those dates with meeting room availability and get back with a few suggested dates.
- Meeting #4
 - scheduled for March 17, 2015
 - 6:00 – 8:00 pm
 - 301 King Street
 - City Council Work Room, 2nd floor