



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

***** ***DRAFT*** *****

Meeting Notes for
Monday, September 12, 2016
5:30 – 7:55 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
Kenneth Wire, McGuire Woods RTN Representative
Adam Hayes, EYA (RTS) Representative

Staff Members in Attendance:

Pete Mensinger, Code Administration
Lisa Jaatinen, Chief of 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

1. **Acceptance of July 11th 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 July 11th Meeting**
 - **RTN Building Abatement Action.** As suggested this issue has been added to the construction schedule.

- **Expand public notification beyond HOA's.** This is addressed under agenda item #5.
- **Bike Detours.** Emilio Pundavela addressed this issue by noting that the City will create a detour marked with signage to keep bikes off Union Street in the vicinity of the current construction. The proposed route will take bike riders off Union between Cameron Street and Wolf Street by using Royal Street as the detour route.
- **Rodent Abatement.** Pete Mensinger explained the current rodent abatement program and noted that it has been added to the Group's webpage. He explained that the abatement process is standard practice for all developments prior to any demolition or grading work. Group members commented that the program does not really address rodents that escape to nearby properties and that this issue should be studied.
- **Department of Emergency Communications Contacts** – Tenesia Wells of the Department of Communications spoke to the group about her departments' role and explained that her department is aware of the issues surrounding the waterfront development. She noted they have seen an increase in calls related to waterfront development. She noted that residents are welcome to call about any issue including rodent control and parking violations. If they do not have immediate answers they will reach out to the appropriate City staff. She noted that one does not need to provide an exact address when reporting an issue but it is helpful to identify a landmark or nearest street intersection when making a call. The non-emergency number is 703.746.4444.

3. **Take-a-Ways from August 19th Special Meeting – RTS Site**

- **RTS structural surveys** – EYA reported that they have expanded the structural building surveys of surrounding properties from 34 to 150. To date 85 have been completed and the remainder should be done in a few weeks.
- **RTS Seismic Monitoring** – EYA has increased the number of monitoring devices from 3 to 10 stations. The majority are located on nearby private property with six of them on historic properties.
- **Seismic Reading updates** – EYA has agreed to post regular updates of the seismic readings on their website each Friday.
- **Increased survey boundary** – EYA has expanded the 250 foot boundary to now include all of Harborside to those owners who want it.
- **Alternate means for slab demolition** – EYA has agreed to provide and alternative approach to breaking up the concrete slabs to reduce vibration. They have brought in a different piece of equipment that breaks the slab into smaller pieces without using a crushing method which greatly reduces the vibrations. The smaller concrete pieces will be used as part of the fill and thereby reduces the need to haul off the material and eliminates 400 dump truck loads.
- **Damage Assessments:** Tim Craft, EYA's Insurance Claims Representative spoke and noted that he is the one that will be reviewing all claims of damage potentially resulting from the RTS project. He reported that to date four claims

have been filed. He noted the protocol for filing a claim and stated that this is posted on EYA's website.

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

- Updates on various projects is as follows:
 - **ODBC:** Casey Frazier (with Forester – the contractor) provided an update. He noted that they are working under a foundation to grade permit and are under review for the building permit. He noted that they would be using auger piles which are drilled into the ground as opposed to driving the piles into the ground. He also reported that all site abatement has been completed. Monthly construction updates will be sent out to those who sign up for the ODBC club list serve. This information will also be posted on the ODBC website. The date of completion is expected in July of 2017.
 - **Robinson Terminal North:** Ken Wire noted that soil and water sample work is ongoing and should be completed within a week or so. The samples will be sent to VA DEQ for analysis and lab work and that should take about two months. The results will be sent to the City by the end of this year at which time they will be made public. He reported that all other work has stopped due to financial concerns that no longer make the project viable. He explained that several factors contributed to this including an increase in construction costs, increase in the barging costs, pier rehabilitation costs increased and the market for hotels has gone down. Mr. Wire explained that his client is looking to come back to City for an alternative plan which would require an entirely new DSUP process. Mr. Wire noted that his role on the Group will go into an “inactive” status until the project comes back.

In response to a question about the Oronoco outfall project, staff responded that that project is scheduled to proceed regardless of the RTN project.

- **Robinson Terminal South:** Adam Hayes provided the responses to the August 19th special meeting *take-a-ways* as noted under agenda item #3. He reported that EYA has also placed 5 air monitors around their site to monitor air quality and to date the levels are reading below expected levels. He noted that the smell that has been present is stemming from the old buildings as they have been coming down. He reported that an Environmental hygienist is on-site at all times.

Adam also reported that the current demolition work is expected to be complete in about two weeks and staging for the barging operations would begin soon. He also noted that the FEMA process of raising the grade to take the property out of the floodplain would occur during the spring of 2017.

Adam noted that he is the primary contact for any issue related to the RTS site including everything from rodent control to damage claims.

At the request of the Group Adam agreed to provide to the City what is involved in the structural surveys which the staff in turn will post on the Groups webpage.

- **Windmill Hill Park Shoreline Rehabilitation:** Daphne Kott provided an update on behalf of Jack Browand. She noted that the bidding process closed on September 2. It is anticipated that a contractor will be chosen by the end of this month. Construction is expected to begin in October and be complimented within about 12 months. A pre-construction meeting with the community is planned for October.
- **Carr / Indigo Hotel:** Pete Mensinger provided a brief update on the hotel construction, noting that the brick and stone work is nearing completion. Internal trade work is expected to be completed in 2 – 3 weeks followed by drywall work.

In response to requests from the Ad Hoc Group, staff will ask Austin Flajser to continue posting the monthly updates.

5. **Public Awareness:**

- In response to previous question about how to communicate with property owners that are not part of HOA's the Group discussed several ideas. Staff offered to provide a map of all the various civic associations throughout the City to help identify the various groups that could be contacted.

6. **Construction Worker Parking**

Pete Mensinger provided general information about how construction worker parking is regulated. He reminded the Group that it is a standard condition of all development cases to prohibit construction workers from parking on public streets. As part of that condition the contractor must provide a parking plan to the City indicating where this parking will be provided. Enforcement has increased since the start of the RTS project.

7. **Monitoring Program**

Pete Mensinger initiated a general discussion about the City's monitoring policies. The Ad Hoc Group asked if staff could compile a list of all the various things that are monitored as part of construction projects and whose responsibilities they are.

8. **Action Items**

- Charlotte will work on creating a sign or signs at the corner of Strand and Prince Street to identify the location of Chadwick's and the Dandy.
- Pete will look into how the rodent abatement policy could be updated.
- ODBC to provide updates to Emilio.

- EYA to do a claims protocol
- Carr to provide monthly updates
- HOA map to be provided by T&ES
- Provide list of the various monitoring that takes place during construction and the division of responsibility.
- Install bike detour signs

9. **Next Meetings**

- **October 4 at 4:00pm**
- **November 7 and December 5 at 5:30pm**

Meeting adjourned at 7:55pm.

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