

June, 20, 2019, Community Meeting Notes

Representatives from the City Staff, WMATA, and the builders met with approximately 50 Potomac Greens residents at the National Media Center on Slaters Lane at 7pm on June 20, 2019. The notes from that meeting will be presented in two parts. This first part contains the questions that were developed during our earlier Metro-related meeting on April 23, 2019, and the answers provided by the City, WMATA, and the builders during the June 20, 2019, meeting. Additional questions and topics were discussed at the most recent meeting, and I am seeking some clarifications from the City, WMATA, and builder representatives to make sure that portion of the meeting with them is portrayed accurately. I hope to receive the clarifications and publish the second part of the notes later this week.

FYI, at 7pm on July 10, 2019, the builders of the PY Metro Station (Potomac Yard Constructors) will seek a "Certificate of Appropriateness" from the City's Board of Architectural Review for construction of the station. Their application can be viewed [here](#). Once there, scroll down to item: BAR #2019-00241 OHAD. Click on the hyperlink in that section to view the PDF of their application.

The community's questions and the representatives' answers (in blue) are listed below:

Station design/Temporary Construction modifications:

1. When will a final decision be made on which of the three design ideas for improved access from the southwest (PY side) will be selected?
 - A. As discussed at the June 18th PYMIG meeting, Staff will follow the City Manager's recommendation to develop modified Idea #1 while advancing the design of the extended ramp.
2. Will the tot lot in the City Park at the north end be moved to an area along Carpenter Rd as previously promised?
 - A. PG park tot lot will not be moved but will become part of a much smaller park after the construction entrance and staging area is erected.
3. Will the builders fully restore the City park after construction is complete (tot lot, gazebo, etc.)? If yes, when will we see the design?
 - A. Yes. The park will be replaced in kind. No new design will be created.
4. Will the fence along Carpenter Rd be solid to mask construction activities?
 - A. The fence will have screening on it.
5. Is the Park that features the sign reading "Future Metro Station" part of the construction zone?
 - A. Yes, this area will be fenced off for the duration of the construction.

Construction hours/noise:

6. How many additional pilings will be required if design idea #3 (partially restored southern mezzanine) is selected?

- A. N/A. Idea #3 will not be pursued at this time due to cost.
7. How long will it take to drive all the pilings under both mezzanines?
- A. If the design requires pile driving, then the operation should take no longer than 2 weeks total.
8. Will the idling and back-up signal restrictions be imposed on trucks using the Metro access road as well as trucks operating on our streets and the north lot staging area?
- A. The State of Virginia has idling restrictions which we have to adhere to(10 mins). No back up alarm restrictions are planned.
9. How will the PG community be notified when the City grants a noise variance permit for work or pile-driving outside of regular construction hours? And how much advance notice will we be given (i.e., enough notice for folks to make plans to head out of town for the weekend if we learn that there will be, say, 48 straight hours of pile-driving)?
- A. Application for After Hours Construction work goes to the City. We will provide advance notice of noise variance activities.
10. Will PYC consider using an OSHA-approved alternative to back-up alarms—namely an observer/signal person—when work is performed outside regular construction hours?
- A. No. Flagmen are not for noise mitigation.
11. Is it practical to stage construction materials and equipment on the land between the Metro and CSX train tracks, and then crane it over the Metro tracks to the station/platform worksite?
- A. No. One of WMATA's primary considerations is eliminating activity that has the potential to foul the tracks. Plus, this is inefficient.

Resident Parking:

12. What, if any, parking restrictions will the City impose on streets inside of Potomac Greens?
- A. Parking restrictions are on the Project, not the streets. The City will enforce the Project's parking/entry restrictions, thus eliminating residential parking impacts from the Project. The City is currently in the process of updating the parking policy under the Residential Permit Parking (RPP) Program Refresh. More info [here](#).
13. Will you confirm that food trucks will not be allowed to park on our streets?
- A. Food trucks are not allowed in the City outside of the designated locations.
14. Will the City provide our residents with free parking stickers if riders using the Metro station force us to request the City to designate Potomac Greens as a residential permit parking district?
- A. The City will only be allowed to follow the requirements of the residential permit parking district.

Environment (dust/contaminated materials):

15. What company has PYC hired to monitor environmental matters?
- A. They've hired two companies, one for wetlands mitigation, one for general compliance requirements.
16. What type of testing method is used to determine if the soil is contaminated?
- A. The soil is/will be tested and characterized to determine the appropriate method of handling/disposal.
17. Will the Army Corps of Engineers and VA Department of Environmental Quality provide periodic or continuous monitoring of the site? If periodic, how often?
- A. Draft Permit indicates monitoring requirements.
18. What will happen if a construction vehicle violates whatever environmental rules it's supposed to be following?
- A. Warning, removal.
19. Any potential to remove contaminated soil by rail?
- A. No.

Construction traffic/Child Safety:

20. Will you confirm that the builders will install a solar-powered crossing signal for the crosswalk between Rose Square and the Clubhouse as previously promised?
- A. This crossing and the use of a crossing signal will be evaluated as part of the development of the MOT plan.
21. How will you ensure that construction trucks do not exceed posted speed limits on streets in Potomac Greens?
- A. It is a contractual requirement, enforceable by termination for violators.
22. PYC told us there would be flagmen. Where will the flagmen be located?
- A. At the construction entrances.

Damage to property:

23. What is the timeline for the pre-inspection survey?
- A. Need the addresses still, but July/August.
24. Do you agree that the 145 homes within 250 feet of the construction line-of-disturbance may seek pre-inspections before construction begins?
- A. Don't know the exact number of homes eligible, but the requirement is fairly clear.

Community outreach:

25. When will the City create and make available its website for surveying/updating the progress of the entire project?

- A. Currently, construction impact notifications are emailed to Senior HOA staff. PYC and WMATA will work with the City and the HOA to determine the best method for posting/distributing construction updates (i.e. construction update website and/or construction update email newsletter).