

June 20, 2019, Community Meeting Notes, Part 2 of 2

To reiterate the context from the first batch of notes, which was sent to the community a couple weeks ago: 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 are being presented in two parts. The first part, published on June 24, 2019, contained 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. This, the second part, contains additional questions and topics that were discussed at the 6/20 Community Meeting meeting.

Please note that 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: http://legistar.granicus.com/alexandria/meetings/2019/7/2019_A_Board_of_Architectural_Review_19-07-10_Docket.pdf Once there, scroll down to item: BAR #2019-00241 OHAD. Click on the hyperlink in that section to view the PDF of their application.

A number of questions were asked by members of the community throughout the meeting. Those questions and answers follow:

1. At the last PYMIG meeting in April, it was stated that change orders to the contract would result in a \$25M fee in addition to the cost of the change. Is that correct?
 - A. There was confusion in the answer provided at the last PYMIG. The number of \$25M was the total cost of adding the ramp in the Dec. 2018 DSUP amendment. There is no \$25M “administrative” fee on every change order to the contract.
2. What is the plan for the north tot lot?
 - A. The plan has changed. The original plan was to move the tot lot equipment to an area along Carpenter Rd. and fence it off from the rest of the park. The new plan is to leave it in its current location and adjust the fence line to so that the tot lot equipment can be accessed from Carpenter. The approach to the equipment from Carpenter will retain its grass.

The park will be fully restored to its current condition after construction is complete.

A drawing of the restored park will be provided to the community.
3. Will the fence along Carpenter visually “screen” the staging area in the city park?
 - A. Yes. The fence will be 6’ high chain link and will have either slats installed in the chain link fence or green wind screens attached.
4. Members of the community asked that an 8’ high fence made of plywood be installed instead of a chain link fence as originally promised.
 - A. WMATA rep said he also thought that the higher fence was promised, but now can’t find it in the contract. He said he would look at the contract again but did not commit to the higher fence of plywood.

5. Will the small “Future Metro Station” park on the left side at the north end of Potomac Greens Dr. also be fenced off?
 - A. Yes. The construction trailers will be placed in the area between the WMATA and CSX tracks. A wooden pedestrian bridge will be built over the WMATA tracks to allow management personnel to access the construction site from the construction trailers. That bridge will land in the “Future Metro Station” park.
6. How long will it take to drive the piles under the station?
 - A. Approximately 2-3 weeks.
7. Can we see a drawing of the fence plan or have the contractors visually display the location of the fence line with orange spray paint?
 - A. An updated drawing that displays the current anticipated fence line will be created and distributed. It will include the adjustments to the fence line caused by the decision to retain the north tot lot equipment in its current location. No commitment was made to use orange spray paint to mark the fence’s outline.
8. What is the impact of construction on our neighborhood parking?
 - A. There shouldn’t be much impact on street parking. Some possible parking spaces will be lost, primarily near the construction site entrance at the end of Potomac Greens Dr. For example, parking will not be allowed along the fence line enclosing the “Future Metro Station’ park.
9. Can we have a separate meeting about parking issues and will you commit to holding that meeting?
 - A. It will be considered but no commitment can be made at this time.
10. What type of work can commence before the VA Dept of Environmental Quality or US Army Corps of Engineers permits are issued?
 - A. No work can commence in the wetlands. Work can begin on the new generator building in the land between the WMATA and CSX tracks.
11. When will pre-construction inspections of houses begin and can we see a list of the addresses that are eligible for inspections?
 - A. The work will be in the July/August timeframe. Sentry Management will be able to share the list of homes.



12. How will road damage caused by construction vehicles be addressed?
- A. The contractor is required to repair any damage to roads caused by their vehicles. As a side matter, the Builders stated they will be requesting the city to install a left-turn signal from Slaters Lane onto Potomac Greens Dr.
13. Is there a plan to minimize dirt from the trucks and dust from the site?
- A. A plan is being developed for submission to the City. This is required of all City projects. The plans must be developed before building permits can be issued.
14. How will airborne dust be minimized?
- A. The top foot of soil in the area of the station will be removed and capped with two feet of clean fill. Grass seed will be placed on top of the fill. The builders estimate they will only be removing potentially contaminated soil from the site for 2-3 weeks.
15. Will you provide schedules for filling/excavation operations?
- A. Yes. The accurate schedules should be available at least two weeks in advance of those operations.
16. Will you provide us a checklist of the items you will be looking at during the pre-construction inspections?
- A. A third-party company will conduct the inspections. They will photograph throughout the homes to document current conditions. We don't have a copy of their checklist.