

From: [McGarvey, Angela \(DEQ\)](#)
To: [Anderson, Meade \(DEQ\)](#); [Doucette, Richard \(DEQ\)](#)
Cc: [Chapman, Randy \(DEQ\)](#); [Wardle, Alexander \(DEQ\)](#); [McGarvey, Angela \(DEQ\)](#)
Subject: Robertson North Terminal - City of Alexandria
Date: Tuesday, October 27, 2015 4:35:15 PM

Yesterday afternoon I spoke to Bill Skrabak of the City of Alexandria Transportation and Environmental Services. Here is a recap of our discussion:

Phase II environmental investigation identifies several environmental concerns at the site: USTs, metals, and MGP constituents. The City will/has requested additional characterization before excavation begins. We will need to coordinate between the City and DEQ on the different programs involved. For DEQ, it seems like it will be Tanks, Waste, and Water program involvement. The new owners recently attended a seminar on the VRP. They may decide to go the VRP route also.

Development:

1. Nothing has been disturbed at the site to date. No excavation has occurred. Washington Post still owns the property but since the City council passed the development plans last week, it is predicted that the sale will occur within the next 30 days.
2. Both properties will contain 1 level of subgrade parking. It will be a lot (I think he said 500) of truck loads of excavation. Trucking waste is still the preferred method.
3. The waterfront property and the western property will be used for hotels with the waterfront also used for condos.
4. The city placed specific conditions in the Development Ready plan with the new owner. The required actions as a result of the likely contamination at the site are: (a) air monitoring (b) on-site safety manager (3) subslab vapor extraction system – starting out passive but with capabilities to be supplemented with controls if required. The city plans to have a staff person visit the site daily during the active periods of the development to ensure compliance with the conditions. Follow the link below if you want to know more about these conditions found in the City Staff Report.
5. The schedule will consist of: (a) tear down structures onsite (b) archaeology work-limited excavation (c) bringing in fill, and (d) excavation. Bill estimates that excavation will not start until 18 months.
6. The city requires that the their environmental services group sign off on all plans before development begins.

The email below is from the City representative for the MGP site and I suspect he is actively involved in the redevelopment of the Robertson North Terminal property. Feel free to contact Khoa if you have any questions related to the City and the Redevelopment. I will continue to keep you informed as information becomes available.

-Angie

From: Khoadinh Tran [mailto:Khoadinh.Tran@alexandriava.gov]
Sent: Tuesday, October 27, 2015 11:59 AM
To: McGarvey, Angela (DEQ)
Cc: William Skrabak
Subject: FW: Call.Click.Connect. #82977: Mayor, Vice Mayor, City Council I'm concerned about the

heavy soil conta

Hello Angie,

Bill asked me to send you the conditions for the Robinson Terminal North development project, especially with respect to the project management and contaminated land.

As you are probably aware, City Council held a public hearing on this development project on October 17, 2015. Council has voted to approve this project as recommended by the Planning Commission with numerous conditions. You can go to the City website to obtain the full Staff Report on this project (Docket Item #14-4541; item #8 on the agenda for October 17, 2015 Council Public Hearing). The link is as follows:

<https://alexandria.legistar.com/DepartmentDetail.aspx?ID=18400&GUID=6961B2AF-947D-482C-B0CD-5D145FADD678&Mode=MainBody>

As with the re-development of numerous other contaminated sites in the City, staff has been paying special attention to public safety and health in developing specific conditions to address issues related to contamination at the site and how the site will be remediated for this Development Special Use Permit (DSUP). According to this DSUP, the clean fill is transported to and from the site by barge, while the excavated and contaminated soil could be transported from the site by trucks.

Regarding the Staff Report, I would like to refer you to conditions related to construction management (Section L) and contaminated land (Section U). In particular, conditions #95-97 (page 68 of the Staff Report) deal with demolition debris, excavated soil and mass fill material and their proper transportation and disposal. Condition 137 (page 75) states that no construction shall take place until the following has been submitted and approved by the Director of T&ES: (i) Site characterization report; (ii) a risk assessment report indicating potential risks associated with the contamination; (iii) Health and safety plan developed and approved by a certified industrial hygienist aimed at minimizing the potential risks to the workers, the neighborhood and the environment; (iv) an onsite Health and Safety Manager must be present at all times during remediation activities, to oversee the excavation and removal of onsite contaminated materials; and (v) initial air monitoring will be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. In addition, the City will have inspectors regularly monitoring the site to insure appropriate control measures are being applied and that they are consistent with the approved remediation conditions.

Please give us a call if you need further information.

Regards,

Khoa
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