



Construction Related to the Indigo Hotel at 220 S. Union St. & Demolition of the Yacht Building at 210 Strand St.

October 17, 2014

Dear Neighbors:

Carr Hospitality is constructing the Indigo Hotel at 220 S. Union St. and performing related demolition work at 210 Strand St. This letter is to provide you with points of contact for the project and a brief overview of some of the regulations required to be followed by the contractor and developer. For more information about the City's overall Waterfront Plan, visit alexandriava.gov/Waterfront.

Expected Schedule

- Demolition to begin Fall 2014
- Foundation and excavation work to begin Winter 2015.
(Submittals currently indicate cast piles as the foundation system.)
- Construction to be completed by Summer 2016

Department of Code Administration

The website at alexandriava.gov/14724 contains information about the following policies:

- **Notification Procedures for Deep Foundation Projects** – (PP#2013-01)
(The permit applicant is required to provide notification by certified mail to property owners or their agents within one block of the construction site.)
- **Asbestos Related Information**
(For details contact the Virginia Department of Labor and Industry at 804.786.9865.)
- **Rodent Abatement Measures** are required to be in place for seven days prior to construction, demolition, and land disturbance projects.
- **Protection of Public During Construction**
(Required protection includes an 8'-high chain link barrier around the construction site, applicable pedestrian protection from overhead hazards, and maintenance of fire hydrant access and water supply.)

Department of Transportation and Environmental Services

- **Hauling Routes:**
 - The City determines and establishes construction haul routes to meet construction needs while limiting impact on adjacent neighborhoods and historic properties. The City considers all vibration, noise, air quality and economic effects, with the goal of providing the most direct and practical access for the necessary type, size and number of truck loads needed and ensuring the proper use of streets.
- **Queuing and Staging**
 - No major construction staging or queuing of dump trucks is permitted in the public right-of-way.

- **Construction Bond**

The developer must repair any potential damage to City streets or other infrastructure. The project must also post a standard performance bond per Zoning Ordinance Section 11-413. This bond covers all erosion controls, landscaping, and public improvements being constructed by the applicant in the right of way.

- **Construction Hours**

- Construction may only take place on weekdays from 7 a.m. to 6 p.m. and on Saturdays from 9 a.m. to 6 p.m.
- Pile driving may only take place on weekdays from 9 a.m. to 6 p.m. and Saturdays from 10 a.m. to 4 p.m. (City Code Sec. 11-5-4 (b)19).
- Construction and pile driving are prohibited on Sundays, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. (City Code Sec. 11-5-5(a))
- Any work outside of permitted hours requires a waiver from the City.
- Complaints about unauthorized work times should be reported to the Alexandria Police Department's 24-hour non-emergency number: 703.746.4444.

- **Worker Parking**

- The contractor must provide off-street parking for all construction workers. A construction management plan must include established parking locations, number of spaces, number of construction workers assigned to the work site, and approaches to encourage the use of mass transit.
- If the City finds a violation of the construction management plan, a correction notice will be issued to the developer. If the violation is not corrected within five days, the City will order work at the site to be stopped until the violation has been corrected.

Department of Planning and Zoning

- During construction and before final inspections, the City will require:
 - Wall Check surveys to determine compliance with approved wall placement and first floor elevation
 - Elevation Surveys to determine compliance with approved building heights
 - A building material "mockup panel" will be constructed, inspected and approved prior to beginning construction of the structure above grade.

Points of Contact

Carr Hospitality (Developer)

- Michael Wilson: 202.349.9047

Clark Construction Group (General Contractor)

- Terry Simon, Project Executive: 301.272.6810
- Patrick Dugan, Superintendent: 301.272.8100

City of Alexandria

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