

Attachment 4: City of Alexandria Requested Mitigation Efforts, by Easement Location, During and After Construction

| Easement ID | Easement Intent | City Interest in Easement Area | Mitigation: During Construction | Mitigation: Post Construction |
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| 061.04-02-25 061.04-02-26 (Across from DASH building) | Installation of ROW fence with limited access needed in roadway to protect construction site. | Need to ensure minimum usable width of Business Center Drive to maintain ongoing DASH operations. | TES (with concurrence of DASH) to have final approval of a Maintenance of Traffic Plan (MOT) to ensure adequate width of BCD during construction to maintain DASH operations. | Return to pre-construction conditions. |
| 061.04-02-25 061.04-02-26 (Across from DASH building) | Access in roadway to connect to City stormwater system. | Location of connection to stormwater pipe is directly across from main exit of DASH bus facility. Need to ensure DASH can maintain bus operations during construction. | TES (with concurrence of DASH) to have final approval of a Maintenance of Traffic Plan (MOT) to ensure ongoing bus maneuverability for DASH buses existing the bus Depot to maintain operations. <ul style="list-style-type: none"> - Limits on duration of construction | Return to pre-construction conditions. |
| 072.01-07-01 (At Witter Field) | Needed for construction access | City is installing a sanitary pipe in this location at request of CSX/VPRA to support the 4 th track project. Need to ensure that City construction timeline is not impacted by granting of TCE to VPRA | <ul style="list-style-type: none"> - Easement language to ensure that City maintains access to the site to allow for project construction. - Requirement for VPRA (or their contractor) to coordinate on timing with City | See Post-Construction Activities section below. |

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| 073.01-02-10 (Carlyle Dog Park) | Needed for Construction Access and to install drainage pipe | A portion of the dog park will be closed during construction and the fence closest to the railbed will need to be temporarily relocated. See 4(F) report sent to City for additional detail. | <ul style="list-style-type: none"> - Installation of a new fence to preserve dog park operations - Additional screening at this site to mitigate potential noise/dust/impacts to dog park users - On site signage about project – VPRA point of contact - Prior outreach before impacts to dog park | <p>See Post-Construction Activities section below.</p> <p>Replacement of fence Remediation of dog park surface (turf, mulch)</p> |
| 073.01-03-04 (Union Station Parking Lot) | Construction laydown area | Existing employee parking to be relocated during duration of construction to allow for construction laydown areas. | <ul style="list-style-type: none"> - Identification of offsite parking for city employees – execution of parking lease or agreement to reimburse city for parking costs - easement to be held until parking is resolved | See Post-Construction Activities section below. |
| 044.03-09-01 (Near GW Middle school) | Needed for grading on City property to allow for creation of a turn around area within CSX/VPRA ROW | No known conflicts | <ul style="list-style-type: none"> - Signage along trail identifying the project and that temporary changes are due to VPRA – include POC information of VPRA PM for questions | <p>See Post-Construction Activities section below.</p> <p>Any damage to the irrigation system shall be remedied/restored.</p> |
| 044.03-09-01 | Needed for grading on City property to allow for creation of a turn around | No known conflicts | <ul style="list-style-type: none"> - Signage along trail identifying the project and that temporary changes are due to VPRA – include POC information of VPRA PM for questions | <p>See Post-Construction Activities section below.</p> <p>Any damage to the irrigation system shall be remedied/restored.</p> |

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| | area within CSX/VPRA property and drainage structure | | | |
| 044.03-08-01 (just south of Slaters Lane/Rt 1 overpass) | Grading and cut for drainage to be installed on CSX/VPRA prop | No known conflicts | - Signage along trail identifying the project and that temporary changes are due to VPRA – include POC information of VPRA PM for questions | See Post-Construction Activities section below. |
| 025.04-01-06 (area btwn WMATA & CSX Tracks) | Grading and cut for drainage to be installed on CSX/VPRA prop | No known conflicts | | See Post-Construction Activities section below. |
| 025.04-01-07 (area btwn WMATA & CSX Tracks) | Grading and cut for drainage to be installed on CSX/VPRA prop | No known conflicts | | See Post-Construction Activities section below. |
| 016.04-01-04 (WMATA station in PY) | Grading to allow for turnaround area within CSX prop | Property is being transferred to WMATA. Unsure of timing of that transfer and if easement needs to be granted by COA or WMATA | - If still held by City, VPRA to provide proof of coordination and permission from WMATA for completing work in proximity to WMATA building | See Post-Construction Activities section below. |

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| 025.04-01-07 (area btwn WMATA & CSX Tracks) | | No known conflicts | | See Post-Construction Activities section below. |
| 008.03-02-02 | Widening of existing CSX easement to allow for larger construction vehicles to enter rail bed | Location of future park - Ensure no damage to area of paving for AlexRenew turnaround area - Ensure AlexRenew maintains access during construction | - AlexRenew to maintain access and use of their facility | Post construction inspection of driveway to ensure no damage Grade returned to pre-construction conditions with permanent land cover |

Pre-Construction Activities

Within [period of time after easement execution or prior to construction] VPRA shall provide to the City of Alexandria detailed survey of areas within boundaries of Temporary Construction Easements to document existing conditions, applicant shall provide a topographic survey and with areas of the Temporary Construction Easements with subsurface utilities shall include information on the location and ownership of subsurface utilities found within the area of the easement.

- When documenting the status of vegetation, ensure the survey information follows the City's 2019 Landscape guidelines for survey requirements of vegetation and existing trees.

A pre-construction site walk, a minimum of two-weeks prior to any land disturbing activities with City staff and representatives from VPRA shall be held to review the survey information and confirm the information in the survey between the City and

VPRA. Additional documentation, such as photos can be utilized to document additional nuance of the site area. Copies of the existing conditions survey shall be provided to the City at least two-weeks prior to the requested pre-construction site walk date for review by City staff.

VPRA shall provide a video inspection (and recording) of the conditions of underground utilities (storm and sanitary pipes) within the project limits of disturbance and shall be provided to the City of Alexandria at least two weeks prior to the start of construction.

VPRA shall develop and provide a construction phasing plan to the City of Alexandria which indicates the general areas of construction activity and timing for work. A VPRA point of contact shall be provided for questions related to construction impacts and project details. Monthly updates to the phasing plan shall be provided to the City.

Two-weeks prior to commencing work within the requested temporary construction easements, VPRA shall develop and post temporary signage, within a location agreed upon by the City, that provides information to the general public about the nature of the work, hours of activity, expected duration and a point of contact for questions. Display the sign until construction finishes.

Ongoing Responsibility

- VPRA shall maintain a period of responsibility for damages to trees after the conclusion of construction (one year)
- Warrantee on replacement of plantings for one year after the conclusion of work within the TCE

Post Construction Activities

At the conclusion of work within the area of the Temporary Construction Easements, the site shall be brought back to pre-construction conditions by performance of the following work.

- Replacement of trees and vegetation within the area of the Temporary Construction Easements shall follow the City's Landscape Guidelines

- Any repairs to the City's existing public infrastructure that construction damages shall be made in accordance with the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES.
- Any repairs to the City's roadways will be full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street

Responsibility for restoration shall not be released until final acceptance of the project and a written approval from the City is obtained.