

3/26/08 Peck-Staples-AHC Preconstruction Meeting Recap
Reported by John Herickhoff

Here's the current status regarding construction plans for the 10 and 7 story office buildings. Clark Construction is doing the work for JBG. Mews II, I can give you the full run-down (stoplights, crosswalks, architecture, etc.) including pretty drawings at our next HOA meeting: Demolition of Peck building slated to begin mid-April 2008; the whole site should be clear (including Staples) by mid-July 2008

Water and Electric starting "soon", slated to finish by the end of 2008. This will involve digging and closures on both sides of Wilson and perhaps a bit on Vermont/Wakefield (electric is under southern lanes, water under northern lanes). While we'll be driving on steel plates at times, Clark claims that work will be phased in sections and all lanes will be open during rush hour (closures in the 9-3 timeframe) and will supposedly be re-paved upon completion.

Sheeting/Shoring/Excavation/Garage installation slated to begin around January 2009 and finish at-grade by late Summer/Fall 2009 (garages for all three buildings are being built at the same time). They claim two lanes will be open at all times in both directions on Wilson (some modifications to lane striping needed).

Above-ground Construction - Slated to start late Summer/Fall 2009 and last 20 months (completion Spring/Summer 2011 if we're lucky)

Most of the construction entrances/materials staging will be via Glebe and Wilson in hopes of minimizing disturbance to homes immediately adjacent on N. Wakefield, though some materials are scheduled to be staged where the 9 townhomes are slated to go on the E. side of N. Wakefield. JBG hopes to sell the land for the 9 townhomes to a developer around the time that the sheeting/shoring/excavation are complete. There will be covered sidewalks along Wilson and Glebe, 6' screened fence for the rest, they don't anticipate having to do blasting, and they'll be drilling, not driving pilings (thanks to BCA efforts). No clarity on exactly when sidewalks/curb and gutter will be installed on both sides of N. Wakefield.

Virginia Tech plans to occupy the 7 story building (where Staples is currently) as a research facility, working in concert with the various military research entities and defense contractors in the Ballston-Rosslyn corridor, with a gathering/meeting area for science-types called "Cafe Scientifique" and perhaps a tiny bit of retail (unclear; seems doubtful) at ground level. Office tenants for the 10 story building at Wilson and Glebe are TBD, but Staples is assumed to be a ground-floor retail candidate along Wilson, with a "signature" (hopefully nice, non-chain) restaurant at the corner, and perhaps one or two smaller retail spaces along Glebe. BCA is supposed to be consulted regarding signage.

AHC - AHC is supposedly submitting their site-plan amendment to the County tomorrow in hopes of obtaining final approval. JBG says the land-swap is slated for December 2008. JBG then hopes to sell the parcel W. of Wakefield, and believes it will be developed "quickly" into 19 townhomes. Assuming the swap happens as proposed and AHC obtains the federal funding credits they will be applying for, they could begin construction of their 4-story, 90 unit building at the NE corner of Wakefield and Wilson once the garages are finished and their property is at-grade. They could theoretically finish about the same time (give or take a few months) as the office buildings given the relatively faster construction.

Clark Construction Community Liaison (i.e. your best point of contact for construction complaints, besides the police):

Lee Delong, ph. 301-272-8100, lee.delong@clarkconstruction.com, 7500 Old Georgetown Road,

Bethesda, MD 20814

John Bankin (sp?) is Clark's project manager, and Mike Manarsic (sp?) is the Clark VP overseeing this development. Mr. Manarsic assured us that Clark operates as a "good neighbor" and welcomes our feedback as they attempt to work quickly with a minimum of disruption.

Arlington's finest in attendance: Though I neglected to catch his name, I was impressed that a member of the Arlington police was in attendance and asked a number of insightful questions and made some helpful comments - among them that while most construction companies adhere to working-hour limits (7am - 6pm M-F, I believe) a lot of complaints are typically generated when rows of dump trucks line up before 7am on or near residential streets and are left idling generating a lot of noise and exhaust fumes...so don't do that because he (and we) will be watching!