

Potters House Meeting Notes
May 19, 2015

In attendance: Steve Harloe and Seth Dubner for the Construction team, and Chris Otten, Daniel Hornal and Martin Martinez for the Neighbors.

Updates & The GENERAL TAB
Steve pointed neighbors to this webpage,
<http://adamsmorganhistorichotel.com/general/>

And, this one,
<http://adamsmorganhistorichotel.com/updates/>

Neighbors request that the construction team alert the community when the rolling schedule changes and most importantly when the phases of the project as listed are to begin. Sharing emails now.

NOISE

Steve said the team is pre-drilling holes for shoring; Sheeting & Shoring permit has been issued; Steel columns and wood beams, "supportive excavation."

Residents say there is still loud metal banging in the morning and thru the day; Late night work persists; Machines at upper limits of decibel-standards.

* Neighbors request that work, such as drilling and pounding commence after 9am and be largely finished by 5pm.

Despite DCMR, Neighbors thank you Steve, ahead of time, for a meaningful response in your capacity as a key part of the construction team.

TRUCK & TRAFFIC

Steve showed neighbors a pedestrian safety plan approved by DDOT. The plan currently includes two wooden ramps, two plastic construction pilons, both opposite each other on Champlain Street, just south of the construction site. To each ramp structure is attached two genuine stop signs.

Neighbors appreciate the gesture of being able to wind your way around close to the construction site, but upon recent inspection, these good-intentioned ramps have become warped and not easily traversible. The deformation of the wood is to be expected given the amount of water in the area.

* Neighbors request a response to the idea that a tar/concrete ramp be installed with a pipe in it to prevent this compliance ramp from becoming a longer term issue for the community and the site.

Big Trucks

Steve said the community will be exposed to 10 large construction hauling trucks an hour in typical a work day.

That's a lot of speedy heavy metal to be dragging about a compact residential neighborhood.

Neighbors would like to heighten the level of safety regarding the big trucks, as we should expect given the proximity of two schools, parks, and the Adams Morgan commercial center.

A good choice is to include flag crews at corners of all local intersections bypassed by the trucks. This investment is especially acute during school day start and recess times.

* Neighbors request a more alert pedestrian safety assistance plan in place before large trucks roll on through given the amount of children and elders who live, work, and play in Adams Morgan in the busy residential area around the Church. Collaboration is key.

TOWER CRANE

Steve said that Champlain Street will have to be shut down for the crane.

* Neighbors said they understood; Refer to parking.

DUST

Steve said that the project received permits from DCRA and DDOE to remove onsite asbestos in both the CityPaper building and the Church in April 2014.

Steve discussed the next phase and apologized for the air impacts during the razing of the CityPaper building. He states that he been trying to reach out to DDOT, and the ANC, and the property owner next door to discuss dust mitigation options, including staking down posts with mesh.

Neighbors want to see a much better dust control mitigation system in place.

* Neighbors request assistance in sharing a written plan that can be developed, or may already exist that discusses a good dust mitigation system for implementation during construction?

Neighbors believe DDOT can assist if they are asked consistently by the people.

PARKING

Steve said that all construction crew are asked not to park in the Zone 1 public parking spaces.

Steve will call Kristen Barden to discuss using Colonial Parking to open up parking options for both contractors and impacted residents.

Ben Case of Ward 1 was mentioned.

Neighbors want to discuss parking options as theirs have been significantly reduced by the construction project and are interested in meeting with Colonial, Kristen, and Steve soon. Parking options for all.

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