

November 13, 2024, Community Meeting Q&A

Meeting Summary:

The Northern Bus Garage Reconstruction Project team hosted its virtual fall community meeting on November 13, 2024. During the meeting, the team provided an overview of the project, updates on construction progress, and environmental management progress. This Q&A document addresses both the questions that were answered during the meeting and those that remain unanswered. A recording of this meeting is available at wmata.com/northernbusgarage.

Interpretative Wayside Exhibit Draft Plan

Q: Where can I find drawings or a list of what will be in the completed building?

A: The information can be found on the project webpage at www.wmata.com/northernbusgarage.

Q: How are/were consulting parties determined? How could others become consulting parties?

A: Consulting party status determinations are made by the Federal Transit Administration, based on its review of applications. This step was completed in 2019, during the preparation of the Section 106 Memorandum of Agreement. However, any comments that you might have about the proposed mitigations and the Wayside Exhibit plan may be considered.

Q: Who is 4CO2? It seems the ANC(s) in the most immediate vicinity of the project would be most appropriate as consulting parties. The neighborhood was redistributed since this project began in those earliest days when some of the determinations sound like they were made. On a project in which, despite best efforts, community members are not always feeling heard I would reconsider or update consulting parties.

A: The power point slide should have stated ANC401, which has a boundary that contains the Northern Bus Garage. We apologize for this inaccuracy but note that several attempts were made to solicit feedback from the consulting parties. The Wayside Exhibit plan was open for comment on the Northern Bus Garage website the Memorandum of Agreement, www.wmata.com/initiatives/plans/northern-bus-garage/upload/Plan-and-Attachments-7-12-24.pdf, and comments could be sent to MCAP_NBG_Reconstruction_Project@wmata.com through Friday, December 13.

Environmental Management Update:

Q: How deep is the water table below street level?

A: It would be between 10 and 20 feet. An exact measurement cannot be provided, as there are a couple of challenges in making that assessment. The first is, the site slopes substantially from 14th street down to Arkansas Avenue, and so it depends on which street you're measuring. The other reason is that we are pumping groundwater below the excavation, and the water table level is depressed now, below static level.

Q: Are these contaminants present on site now as the [renovation] is taking place?

A: Yes, there are some residual contaminants on-site near the intersection of Arkansas and Iowa Avenues. Those contaminants were essentially too deep to excavate, because we would have compromised the walls that hold the soil back. We will get a better sense of what contaminants remain on site after we sample the wells. Sampling activities will occur in the spring of 2025, but a substantial amount of the contamination was removed during the excavation process.

Q: Is this contamination air borne?

A: We have no indication at this point. Dust control measures were implemented during construction. During excavation, we tried to remove all contaminants down to remediation levels. After excavation, we covered excavated surfaces with clean fill, which prevented residual dust particles from becoming airborne. At this time, the only known soil contaminants that remain on-site are the small amounts near the intersection of Arkansas and Iowa Avenues.

Q: Will the next Administration's goal to shut down EPA affect your mitigation objectives and actions?

A: This question is beyond our ability to answer but if there are any changes to the Corrective Action Plan, either regulatory or administratively, the community will be informed.

Q: Are there any problems associated with using PVC piping? Is there a better solution than plastic?

A: PVC is the most appropriate substance to use for this purpose. The PVC network is there so that we will have a network of pipes that we can remove soil vapor that remain in the subgrade, if needed.

Q: Are the proposed remediations for the construction period and/or after the construction?

A: WMATA has already started remedial actions at the site, and completed a number of those actions. Remediation activities will continue during construction. If necessary, remedial activities will continue after construction of the bus garage is complete.

Project Overview and Updates

Q: How late are people working tonight? It's past 7:00 p.m. and there's some loud machinery still going.

A: Normal work hours are 7:00 a.m. to 7:00 p.m., although work is often done by 5:00 p.m. However, on days we place concrete slabs, there is the possibility that work goes beyond 7:00 p.m, as the concrete surface has to be troweled and finished the same day the concrete is placed. While work is always scheduled to conclude by 7:00 p.m., there are multiple factors that can contribute to the finishing of the concrete extending later. For example, there were service challenges with the company supplying the concrete, causing the pour to take longer than anticipated, which in turn shifted the finishing work to

later in the day. The finishing work also cannot start until the concrete has begun to set up and harden. When this set up starts to occur can vary due to many factors including the weather.

Q: The brick wall that was erected years ago is now torn down. What new wall and type will be erected?

A: We are building back a new wall. Depending on the elevation of the building, it'll be a combination of new brick and a high-performance concrete panel. It will be a solid wall, as it was in the past. But one big difference, it will not be in the exact same alignment as what it was previously. It's being pulled further back to the south into the project site so that we can create a much wider walkway than what had been previously, creating a shared use pedestrian and bike pathway.

Q: Is there going to be any other businesses and services within this project?

A: There will be a new community room that will be available for use for the community to host meetings. A retail component will span the majority of the 14th street historic facade that will be capable of housing a variety of retail tenants. There is also a small office on the north end of the building that will be occupied by Uptown Main Street as part of their outreach efforts in support of the local businesses.

Q: Will there be parking for Metro staff at the new site?

A: Yes, there will be on-site parking for Metro staff.