



City of Alexandria



# Mt. Vernon Cul-de-sac & Alley Storm Sewer

Design Update Meeting

October 27, 2025



# Agenda

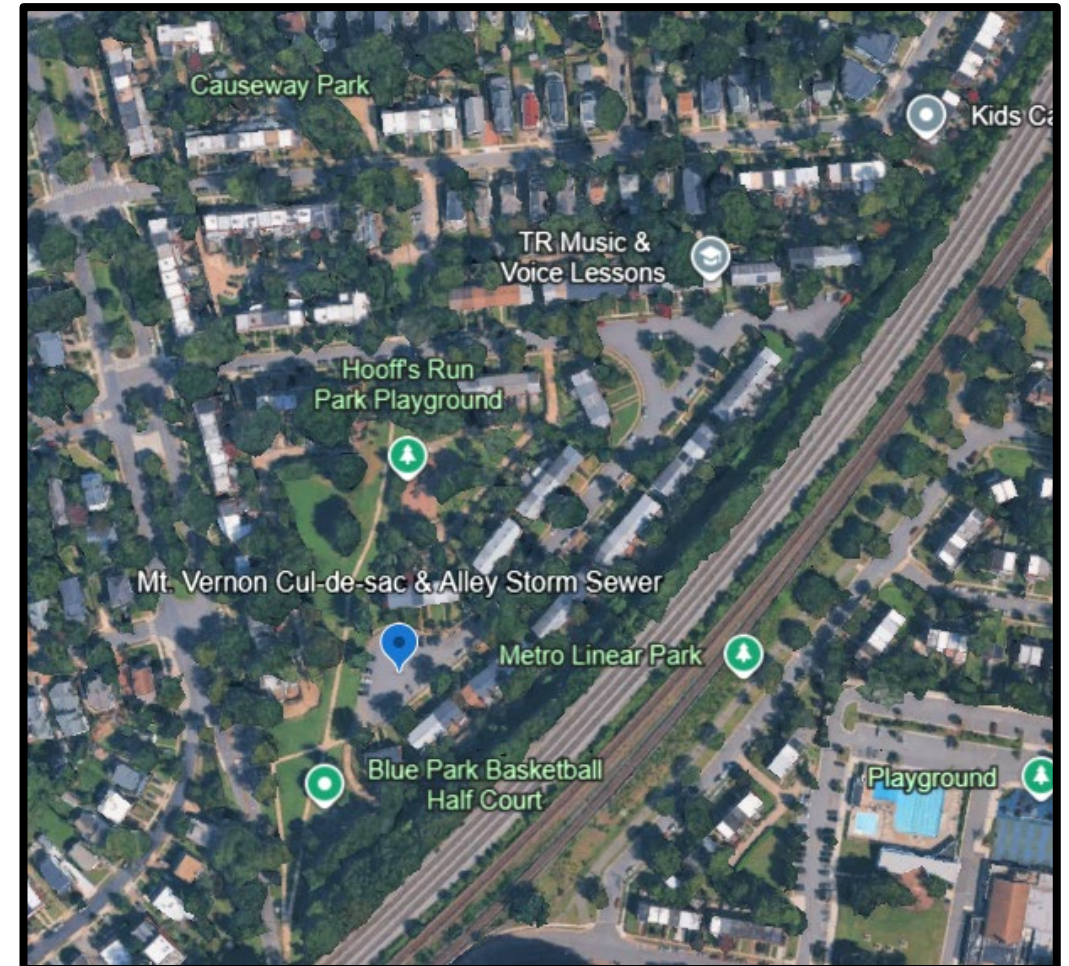


1. Project Team Introductions
2. Project Location & Background
3. Project Goals
4. October 2024 Project Meeting
5. New Proposed Design
6. Project Performance
7. Temporary Impacts
8. Next Steps & Schedule



# Project Location & Background

- Located along the 00 block of Mt. Vernon Avenue in the Rosemont neighborhood.
- Stormwater discharges to the Hooffs Run Watershed.
- Rainfall collects by railroad system to the East
- Outreach revealed that flood waters enter some residences located below the roadway







# Project Goals

- ✓ Upgrade storm sewer infrastructure along the 00 block of Mt. Vernon Avenue and cul-de-sac through the installation of new pipes, inlets and underground storage
- ✓ Control runoff from frequent storms within the right-of-way
- ✓ Mitigate the flood impacts from heavy rainfall events as much as possible
- ✓ Reduce the impact of construction activity on the community as much as possible
- ✓ Verify that upstream improvements do not adversely impact downstream properties



# Concerns from October 2024

- **Proposed construction work in the alley**
  - ▶ Removed
- **Project performance**
  - ▶ Presented later in the presentation
- **Impacts to trash and recycling pick-up**
  - ▶ Resolved (Limited alley work)
- **Parking Impacts**
  - ▶ Discussed later in the presentation



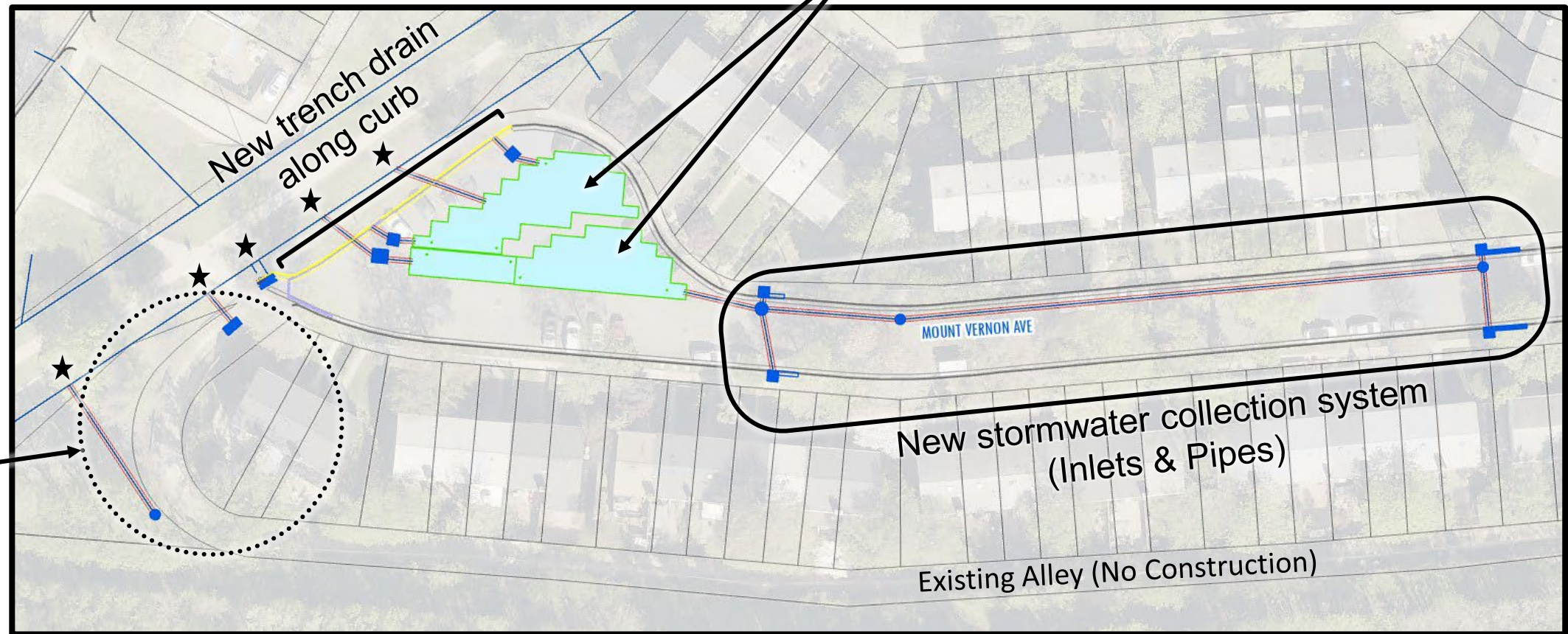




# Proposed Design

★ Connections to Hooffs Run Culvert with check valves

Reviewing benefits of new stormwater collection system, curbs and roadway adjustments



***Relocation of water lateral under cul-de-sac by Virginia American Water Company is required***





# Project Performance



## The Mt. Vernon Ave. Inlets and Alley Storm Sewer Project:

1. Invests approximately \$2.5 million to upgrade the local storm sewer system
2. Installs ~71,000 gallons of storage to control local runoff
3. Reduces flooding due to frequent storms
4. Limits construction impacts for residents



# Temporary Impact: Construction Noise



## **Construction operations will be limited.**

- Monday through Friday: 7:00 AM to 6:00 PM
- Saturday (only if an emergency): 9:00 AM to 6:00 PM.

Construction operations will comply with all local, state and federal codes, permits and regulations.





# Temporary Impacts: Access & Parking



Work Area Map

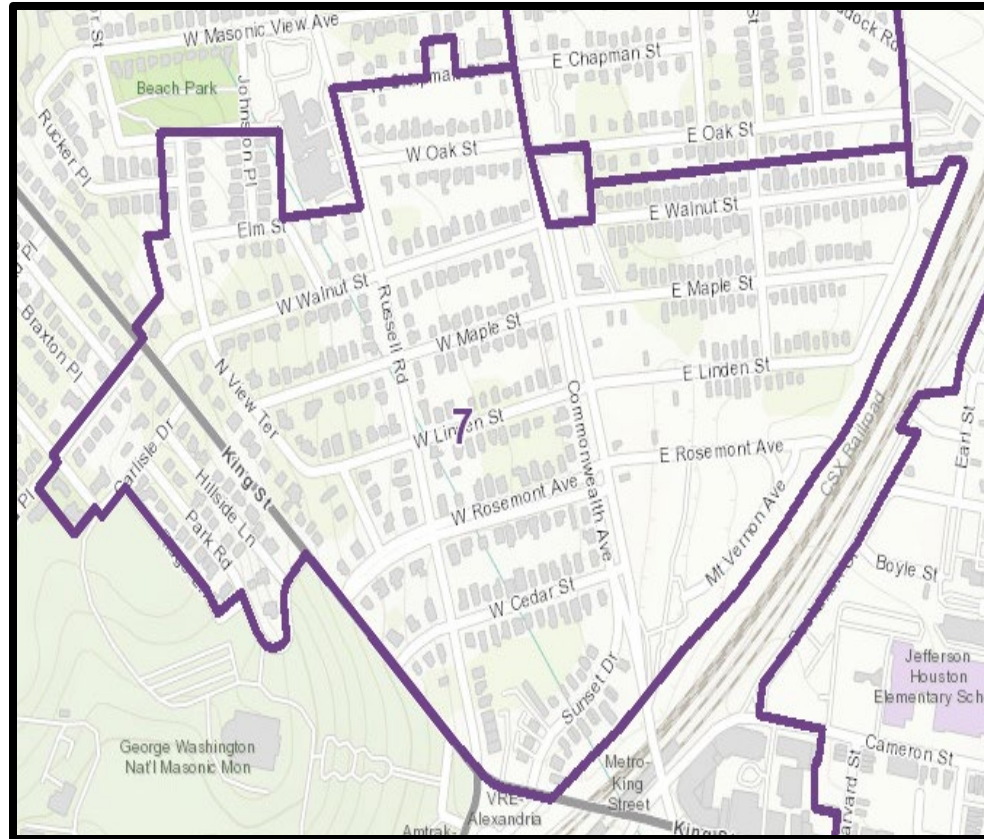
- Overnight parking restrictions will be required
- Restrictions will be phased to reduce parking strain as much as possible
- Trash and recycling collection will continue during construction
  - May be modified briefly during alley work
- Enhanced Zone 7 parking protections can be considered upon request



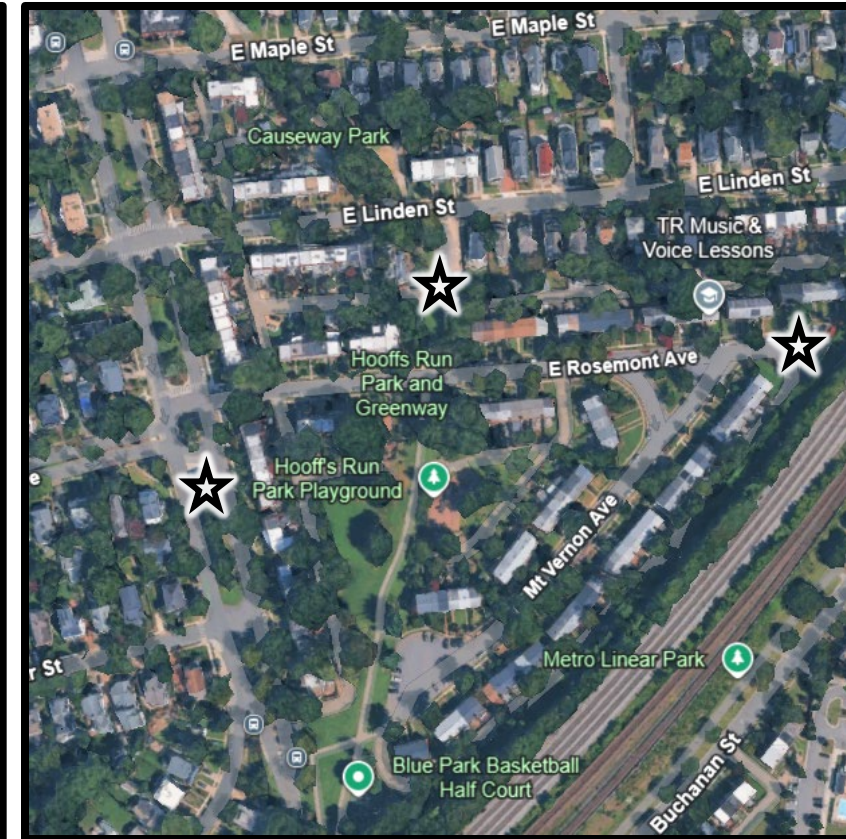


# Restricted Access & Parking Cont.

- Utilize Zone 7 parking restriction exemptions
- Consider:
  1. Hooffs Run Park & Greenway
  2. E. Rosemont Cul-de-sac
  3. Commonwealth Ave



Zone 7 Available Parking Map



Overflow Parking Suggestions

*Public parking cannot be reserved*





# Next Steps & Schedule

Host 90% design presentation at Durant Oswald Center

Host pre-construction meeting

Award City construction contract to qualified contractor

Virginia American Water completes lateral adjustments

October  
2025

May  
2026

June  
2026

July  
2026

Dec  
2026

Jan  
2027

Jan-Feb  
2027

Feb  
2027

Complete final design & approved for construction

Advertise City construction contract

Host construction kickoff meeting

Begin Construction  
(Est. 9 months)

*Dates are estimated using the best information available.*



# Questions & Contacts



## Primary Point of Contact

Mitch Dillon (TES)  
(703 ) 746.4028  
Mitch.Dillon@alexandriava.gov

## Public Webpage



(Or at [alexandriava.gov/go/5709](https://alexandriava.gov/go/5709))

## Stormwater Utility & Flood Mitigation Advisory Committee



(Or at [alexandriava.gov/go/2313](https://alexandriava.gov/go/2313))