



## INTEROFFICE MEMORANDUM

TO: Chief of Design & Construction – Special Projects

FROM: Project Manager

THRU: Real Estate Manager – South Shore

DATE: August 11, 2023

PROJECT: Shippo Corner PRS Modifications (CIP AT011520)

SUBJECT: Preconstruction Assessment and Damage Mitigation Report  
Waiver Request

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### **Project Scope**

Recent pump replacements at the existing Shippo Corner Pressure Reducing Station (PRS) require an increased generator capacity. This project includes the replacement of the generator along with the installation of a larger air intake louver, minor site landscaping, and miscellaneous architectural upgrades. Architectural building upgrades include removal of the existing roof overhang structure, installation of exterior siding, and painting of any remaining, exposed exterior brick. A picture of the existing PRS building façade as well as an architectural rendering of the final PRS aesthetics is provided in **Attachment A**.

### **Previous Correspondence**

The HRSD Project Manager at the time (Eddie Heady) and the HRSD Real Estate Manager at the time (Karen Scarano) conducted a kickoff discussion for the preconstruction assessment and damage mitigation aspects of the project on September 27, 2022. During this meeting, Eddie provided details on the project location, scope of the project, anticipated construction activities, and summary on likely impacts to the surrounding area. At the conclusion of the meeting, it was determined that a waiver from Stage 1, 2, and 3 Assessments may likely be applicable to this project. This waiver request serves as the record of the information discussed and provides associated documents to support the waiver request. If variations in construction methods, location, or equipment occurs, this waiver is to be re-evaluated to determine if damage mitigation activities are required.

### **Project Location and Surroundings**

The project location is entirely on existing HRSD property, located at 1633 Drakesmile Road, Virginia Beach, VA. The HRSD Shippo Corner PRS parcel is approximately 8,250

square feet. It is located directly northwest of the intersection of Dam Neck Road and Drakesmile Road. The property is bounded by Dam Neck Road to the south, Drakesmile Road to the east, and dense woods to the west and to the north. The closest travel lane is the right turn lane from Drakesmile Road to Dam Neck Road. This travel lane is approximately 35 feet from the generator work area at the northeast corner of the PRS building. The travel lane is protected from the work zone by the existing chain link perimeter fence which will be removed after construction is complete.

There are no residential properties, historical sites, or other structures of significance (such as churches, schools, etc.) located within a 1,000-foot radius of the project site. The closest nearby building is Fort Storage, a self-storage facility. This facility is located across Drakesmile Road and is approximately 280 linear feet away, corner to corner. An overview aerial map has been provided in **Attachment B**.

The PRS parcel is zoned AG-1 for agricultural with much of the surrounding parcels zoned for industrial and commercial uses. Due to the proximity to Naval Air Station Oceana, the PRS parcel experiences very high noise levels daily and is not subject to any noise restrictions due to its inclusion in an AICUZ Noise Zone over 75 dB. The project area also experiences high noise levels from the surrounding roadways. In 2023, Drakesmile Road recorded a combined 16,986 Average Daily Traffic (ADT) count for both northbound and southbound directions. The segment of Dam Neck Road, in between Holland Road and Drakesmile Road, recorded a combined 36,585 ADT count in both the eastbound and westbound directions in 2023.

### **Construction Impacts**

This project does not involve any below-grade, open-cut excavation. As there are no homes or business on 3 sides with the nearest being almost 300 feet away and across several roadway lanes, no impact beyond general curiosity by the motoring public is anticipated. As-such, the HRSD defined zone of influences for concern, would not expand beyond the Shipps Corner PRS parcel itself.

On-site construction activities are expected to last approximately 90 days. Prolonged annoyance or damage from construction vibrations are not expected with the generator installation and exterior building upgrades. Earthmoving equipment is not anticipated for this effort. Instead, equipment will mostly consist of boom lifts, forklifts, and other equipment to move materials and workers to the various areas of the building. These types of equipment generate little to no ground vibration compared to earthmoving equipment. Dust and other emissions will be controlled on-site using erosion and sediment control measures and increased odors are not anticipated with the type of building construction taking place. Construction noise will not impact the public as the nearest building is almost 300 feet away and the surrounding parcels are in a high noise area (AICUZ Noise Zone over 75 dB) which experiences elevated noise levels from jet activity routinely throughout the day and into the evening hours. Construction traffic will have minimal impacts to the public as the PRS site has a dedicated 400-foot-long driveway and is in an industrial area of the city. No night construction is anticipated at this time.

## Conclusions

Construction-related impacts are not anticipated to occur beyond the Shipp's Corner PRS parcel therefore a waiver on the Preconstruction Assessment and Damage Mitigation Report is requested. The reasons for this determination and request for waiver are summarized below:

- NOISE – Project site is not limited to any daytime noise restrictions over 75 dB, due to its location being within a preexisting AICUZ Noise Zone. No night construction is anticipated. No residential properties or structures of significance are located within a 1,000-foot buffer of the project site.
- VIBRATION - Prolonged annoyance or damage from construction vibrations are not expected. No earth moving equipment or actions are expected. Anticipated equipment generates little or no ground vibration.
- DEWATERING - No below-grade excavation will occur, and therefore no zone of influence impacts are expected.
- EMISSIONS – Dust and other emissions will be controlled on project site using erosion and sediment control in accordance with the City's land disturbance permit. All construction equipment and vehicles will access and utilize the existing 400-foot-long gravel driveway. The scope of work does not include any activities that will result in increased odors.

## Recommended Action

Accept and approve, by signing below, this waiver request in lieu of the required full Preconstruction Assessment and Damage Mitigation Report for this project for the reasons stated within this memorandum.

Karen Russo-Scarano  
Real Estate Manager

*Karen Russo-Scarano*  
Signature

August 11, 2023  
Date

Jeff Scarano  
Chief of Design & Construction

  
Signature

August 11, 2023  
Date

ATTACHMENT A

**Existing Look of Shippo Corner PRS**



**Architectural Rendering of Shippo Corner PRS**



## ATTACHMENT B

