



The Village of Rocketts Landing Brownfield Redevelopment

Client

WVS/Rocketts Landing
Construction Management, LLC
300 S 12th Street
Richmond, VA 23219

Contacts

Mr. Richard Souter
Vice President
(703) 965-7381

Contract Value

\$1.5 million, ongoing

Key Personnel

David M. Sayre, P.G.
Tara D. Mason



Winner of ASCE Outstanding Local Civil Engineering Achievement Award for 2007

David Sayre of Aegis GeoEnvironmental, LLC has provided consulting services including geotechnical engineering and environmental services for the construction of a fourteen-story office building, three seven-story apartment buildings, seven three-story townhouse complexes, a two-story parking deck and associated infrastructure and currently provides general consulting for ongoing phases of the development.

Geotechnical Design

As part of our geotechnical design services, we completed 27 test borings to depths up to 76 feet, 12 test pits, and 12 CPT probes to develop data for geotechnical design. We designed a laboratory testing program, including unconsolidated undrained triaxial and one-dimensional consolidation tests. Mr. Sayre managed geotechnical engineering analysis and recommendations for shallow and deep foundation design, pavement design, pile installation as well as general construction considerations. Our analysis and design recommendations were complicated by an 8-foot thick layer of fill materials consisting of coal ash, demolition debris and remnants of basements and foundations.

Environmental Services

Aegis staff have provided comprehensive environmental consulting to the owner of this brownfield redevelopment. Environmental services include Phase I and II Environmental Site Assessments including soil and groundwater investigations, Site Characterization and Remediation Plan development under the Virginia Voluntary Remediation Program (VRP), permitting, stormwater management, and solid and hazardous waste management.

We advised the client on potential environmental liabilities at each of the parcels enrolled in the VRP. We act as a primary contact with the Virginia Department of Environmental Quality (DEQ), along with environmental counsel, and negotiated the site remediation plan.

We also prepared local, state, and federal documents to assist with permitting of the development. These activities included wetland delineation with the US Army Corps of Engineers, Storm Water Permitting with the Virginia Department of Conservation, The Chesapeake Bay Preservation Act and other local ordinances with Henrico County and the City of Richmond.

We are currently working on a remedial design of a former chemical plant that forms the southern segment of the Village of Rocketts Landing. This work is carried out for a Fortune 100 company that purchased the property in a previous, multi-site transaction.