

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, October 15, 2013
Lee Center Gold Rooms 1 & 2
1108 Jefferson Street
7:30 a.m.

AGENDA

1. **Welcome and Introductions**
2. **Approval of Minutes from September 17, 2013**
3. **Report from Public Safety Organizations**
 - a. Police Department
 - b. Fire Department
4. **Report from Department of Recreation, Parks and Cultural Activities**
 - a. Marina Security Update
 - b. Founders Park Flexipave Repairs
 - c. Beautification Commission Award – Founders Park Dog Park
5. **Special Guest: Earl Cook, Police Chief, Alexandria Police Department**
6. **Virginia Museum of Fine Arts**
7. **Development Presentations**
 - a. Blackwall Hitch Management Team Introduction
 - b. 220 S. Union Street – Presentation by Carr Hospitality
8. **Waterfront Plan Implementation**
 - a. **Planning & Zoning**
 - i. Food Court SUP Application Status
 - ii. Development Updates – Project Matrix Review
 - iii. The Olin Studio Community Meeting Update
 - b. **General Services**
 - i. Beachcomber RFP Update
 - c. **Transportation & Environmental Services**
 - i. Windmill Hill Park Bulkhead Replacement Summary Scope of Work
 - ii. Strand Street Flood Mitigation (Backflow Preventer) Update
9. **Report from Commissioners**
 - a. Marina Committee
 - b. Other
10. **Announcements / Public Comments**

UPCOMING EVENTS

- **Alexandria Waterfront Commission/Olin Group Community Meeting**
October 15, 6:30 pm, United Way Worldwide
- **Waterfront and Park & Recreation Commissions Meeting with the Contract Purchaser of the Robinson Terminal Sites**
October 17, 7 pm, Lee Center, 1108 Jefferson St.
- **Alexandria Waterfront Commission Regular Meeting**
November 19, 7:30 am, City Hall Room 2000, 301 King St.
- **City Council Special Meeting, Public Hearing on Waterfront Plan Implementation**
November 19, 6 p.m., City Hall, 301 King St.

Waterfront Activities, Events & Meetings: www.alexandriava.gov/Waterfront

ALEXANDRIA WATERFRONT COMMISSION

**Tuesday, September 17, 2013
Alexandria City Hall, Room 2000
7:30 a.m.**

Members:

Present:

Dennis Auld, Citizen Park Planning District II
Gina Baum, Alexandria Park and Recreation Commission
John Bordner, Citizen west of Washington St.
Morgan Delaney, Historic Alexandria Foundation
Stewart Dunn, Alexandria Planning Commission
Art Fox, Citizen east of Washington St. and south of King St.
Charlotte Hall, Alexandria Chamber of Commerce and Chair
Mari Lou Livingood, Alexandria Seaport Foundation
Jody Manor, Alexandria Convention and Visitors Association (ACVA)
Stephen Mutty, Citizen Park Planning District I
Allison Nance, Alexandria Arts Commission
David Speck, Citizen Park Planning District III
Steven Thayer, Citizen east of Washington St. and north of King St., and Chair,
Marina Committee
Townsend A. (Van) Van Fleet, Old Town Civic Association
Christa Watters, Citizen east of Washington St. and north of Pendleton St

Excused:

Christine Bernstein, Founders Park Community Association (FPCA)
Jacob Hoogland, Alexandria Archaeological Commission
Paul Smedberg, Member, Alexandria City Council

Absent:

Suzanne Bethel, Old Town Business and Professional Association (OTBPA)
Doug Gosnell, Alexandria Marina pleasure boat leaseholder
Ryan Wojtanowski, Alexandria Environmental Policy Commission

City Staff:

Emily Baker, Director, Department of Project Implementation (DPI)
Francine Bromberg, Acting City Archeologist, Office of Historic Alexandria
(OHA)
Jack Browand, Division Chief, Marketing, Special Events and Waterfront
Operations, Recreation, Parks, and Cultural Activities (RPCA)
Al Cox, Historic Preservation Manager, Planning and Zoning (P&Z)
Battalion Chief Michael Cross, Alexandria Fire Department (AFD)
Randy Fries, T&ES
Faroll Hamer, Director, Planning and Zoning (P&Z)
Lt. Don Hayes, Alexandria Police Department (APD)
Jim Hixon, Dockmaster, RPCA
Jeremy McPike, Director, General Services (GS)
Hillary Poole, Complete Streets Coordinator, T&ES
Iris Portny, Commission Recording Secretary, RPCA

Nancy Williams, Principal Planner, P&Z
Steve Zenyatta, T&ES

Guests: Will Belcher, RLA, landscape architect, The Olin Studio
Howard Bergman, FPCA
Brian Buzzell, Citizen
Leigh Ann Campbell, RLA, Associate and Project Manager, The Olin Studio
Dennis Carmichael, FASLA, Principal, ParkerRodriguez, Inc.
Susan Cohen, Alexandria Public Art Committee
John Goslin, OTCA
Skip Graffam, ASLA, Partner-in-Charge and Design Lead, The Olin Studio
Harry Harrington, Old Dominion Boat Club
Val Hawkins, Alexandria Economic Development Partnership (AEDP)
Nate Macek, Citizen
Craig McClure, RLA, Associate, ParkerRodriguez, Inc.
Andrew McConnico, RLA, Landscape Designer, The Olin Studio
Ruth McKenty, Beautification Committee
Sarah Napier, PE, Project Civil Engineer/Manager, URS Corporation
Janelle Okome, Alexandria Renew Enterprises, Inc.
Maria Ross, PPC, Inc.
Ed Velarde, Eagle Bank
Mike Young, Olde Town Gemstones, 6 Prince Street

Welcome and Introductions

Hall called the meeting to order at 7:30 a.m.

Approval of Minutes from July 16, 2013

Moved by Dunn, seconded by Watters, to approve the summary minutes of the July 18, 2013 meeting, with the correction of 220 Duke Street“ to “220 Union Street. The motion passed by a unanimous voice vote.

Report from Public Safety Organizations

Police Department

Hayes reviewed crime statistics for the previous month for the area bordering the Waterfront, including South Union Street and King Street extending from the Waterfront to Washington Street, including several arrests for nuisance activities in Oronoco Bay Park. He said there were few parking complaints but traffic within this area remains a concern and is being watched carefully, especially from Fairfax Street through Oronoco Street. In response to Watters question whether driveway parking that obstructs the bike lane is illegal, Hayes confirmed that it is and such incidents should be reported.

Hall asked Hayes to provide information regarding an August 27, 2013 theft of power cords from several boats moored at the Marina.

Union Street cyclist traffic violations

Van Fleet and Speck said cyclists continue to ignore stop signs and other traffic regulations along Union Street near Windmill Hill Park and the City should consider actions such as installing cameras along Union Street to encourage adherence to the traffic rules. Hall said she had invited the Police Chief to meet with the Commission at its October 2013 meeting to discuss this and other issues. Manor said the City should implement the Union Street Corridor Study's recommendation that the pavement be changed at this location to encourage cyclists to slow down before entering traffic.

Fire Department

Cross reported that the City's new higher-capacity fire engines had all entered service, its new fireboat, Relief, would enter service after its pre-service performance check was complete, and City firefighters had recently taken part in shipboard firefighting training.

Report from Department of Recreation, Parks, and Cultural Activities

Marina Facility Condition Assessment Study Update (Assessment Study)

Browand reported that staff had reviewed the final draft of the Assessment Study and expects to receive the finalized report, reflecting staff comments, by end of September. He said the draft is consistent with the summary of the Assessment Study that staff had submitted to the Commission in June 2013.

City Marina Fire Suppression Inspection Results

Browand reported the inspection verified the Marina's fire suppression system is in good operating condition.

Marina Security Contract Update

Browand reported that, as the Commission had recommended to the City, the responsibility for Marina security had been transferred from General Services to RPCA, as of July 1, 2013. He said the City no longer contracts for its security services as part of the larger Fairfax County security services contract and, as of September 1, 2013, the City's security services contract is a stand-alone contract with the City. He said staff continues to review opportunities for additional Marina security enhancements.

Waterfront Small Area Plan (SAP) Implementation FY 15 CIP & Operating Budgets

Browand reviewed the staff recommendations for funding Waterfront-related items in the FY15 operating budget, the FY15 CIP and the FY15-24 CIP, including FY15 funding for the Waterfront landscape and flood mitigation design project, the utility master plan, and the design and implementation of the Union Street Corridor Study's recommendations.

He said staff will recommend FY15 funding for two Waterfront items: a public restroom facility and a civic building, for which FY14 funding had been denied, and said work on the public restroom can begin as soon as funding is available.

In response to Dunn's question, Baker said the City plans to design a utility master plan that will accommodate the Waterfront landscape design being developed and will include options to underground overhead cables within the core area from King Street to Wolfe Street. She said the

City is working with Dominion Power to develop options for locating their facilities in a way that would be consistent with future Waterfront design plans.

In response to Auld's question, Williams said the Waterfront Small Area Plan (Waterfront SAP)'s language referencing a civic building is in Chapter 3's discussion of cultural nodes and in Chapter 5's implementation discussion. Cohen said the three Waterfront cultural nodes to be created were in the Torpedo Factory, Strand, and the Oronoco Bay Park/Robinson Terminal North areas.

Browand said fall is the time to submit Commission and public recommendations for which Waterfront-related items should be included in the City's FY15 budget request since the City begins to develop its budget recommendations to Council at this time.

Department of Project Implementation

Jinks reported that the City had created, as of August 1, 2013, a new Department of Project Implementation (DPI) that consolidates staff responsibilities for overseeing all aspects related to implementing the Waterfront SAP and other City capital improvement projects. He said the new department's responsibilities will include engineering, contracting, and overseeing the construction of City-owned infrastructure, including streets, sidewalks, sewers. Jinks said the new department has slightly over 20 staff, will be responsible for executing infrastructure capital projects developed by the P & Z. He reported that Emily Baker, formerly Deputy Director of T&ES and the City's Chief Engineer, has been appointed as the new DPI director and the City will be hiring a DPI deputy director who will be responsible for implementing Waterfront SAP-related projects. Jinks said the new department does not change the City's planning and zoning process and Williams and Browand will remain the City's staff liaisons to the Commission.

Olin Studio & URS Corporation Introduction – Waterfront Landscape Architecture and Flood Mitigation Design Projects

Hamer introduced Skip Graffam, landscape architect, Olin Studio partner and the Olin Studio's lead on the City's Waterfront landscape design project. Hamer said the City was excited when the Olin Studio, founded by Laurie and Bob Hannah, had indicated it was interested in bidding on the City's Waterfront landscape design contract because the Olin Studio ranks among the top U.S. and international landscape architecture firms.

Graffam said the firm's focus includes public space design, rehabilitating natural systems and built systems, and working with historic landscapes, and he briefly reviewed highlights of some of the firm's U.S. and international award-winning projects. He said the firm's designs for New York City's Hudson River-based Bryant Park and Battery Park were examples of projects in which Olin Studio designers "selectively edited" an existing landscape to enhance the elements already in place to respond to stakeholders' current needs and interests. He said the Olin Studio's National Gallery of Art Sculpture Garden in Washington, DC was an example of a design that created spaces that highlight artworks, enhance existing elements, and provide public space that hosts year-round activities. Graffam said the Independence National Historical Park project illustrated the Olin Studio's approach to opening up an historic area to make it more accessible to the public by opening up previously blocked street access and enhancing views of the water.

[Note: The full Olin Studio presentation is posted to the City website]

Graffam said he has enjoyed Alexandria public spaces as a person working in the City, had previously worked with EDAW on City projects, and introduced the team that will work with The Olin Studio on the Waterfront landscape design project:

- (a) Skip Graffam, Lee Anne Campbell, Will Belcher, Andrew McConnico, Olin Studio
- (b) Dennis Carmichael, ParkerRodriguez, local landscape architecture and urban design;
- (c) Moffatt & Nichol, marine engineering;
- (d) City Activators, public space activities and programming;
- (e) Steve Benz, Horton Lees Brodgen, lighting designer,
- (f) Jack Mackie, public art consultant.
- (g) Craig McClure, Christopher Consultants, surveyor and civil engineer

Graffam briefly reviewed the October 2013-June 2014 project schedule for the landscape design project, the tasks that will be performed, and planned dates to meet with the Commission, for public engagement meetings, and for other key events. He said the Waterfront landscape design team is working closely with URS Corporation, the City's consultants developing the flood mitigation project's design.

Relationship between City's public landscape design and private space actions

Commissioners asked how the City's landscape design team will create a Waterfront landscape design for public spaces reflects ongoing and anticipated development designs for private Waterfront properties. Hamer said the City's goal is to create a "unified edge" for the private development and to ensure a unified approach to flood mitigation, grading, and related activities.

In response to Auld's question as to how planning for privately owned and/or developed projects, such as the Beachcomber, will interface with the design being developed by the Olin Studio-led team, Graffam said the Olin team will focus on the public spaces, and recognizes that private space development actions will proceed along different schedules. He said public space design will include aspects such as drainage and grading and incorporate related information from private space planning as soon as it becomes available to the City. Auld said design choices for City-owned property should not be made until after the City knows what design choices are made for private Waterfront property sites.

Thayer said the City should reach out to current building and landowners likely to be affected by the City's flood mitigation actions to ensure that any actions taken to protect private property against flooding are consistent with the City's flood mitigation design plans. Baker said the City plans to do so.

Windmill Hill Park

In response to Baum's question about which parts of Windmill Hill Park will be included within the Waterfront landscape design's scope, Baker said the Olin design will start at Harborside and no revisions to the City's existing park plan are being considered. Baker said the City plans to revisit the Windmill Hill Park's bulkhead plan with the public to determine which aspects may need updating to reflect factors such as current needs for shoreline stabilization and the current regulatory environment. She said the Commission will be provided a draft revised Windmill Hill

Park bulkhead scope of work summary for discussion at its October 2013 meeting. Browand said the City's goal is to avoid creating community expectations for the bulkhead replacement that do not reflect current cost and other parameters that limit City options for Windmill Hill Park.

Addressing river debris problem

In response to Mutty's question about how the design plan will factor in river debris that accumulates along the shoreline, Graffam said options such as changing the shoreline's texture will be considered as ways to mitigate the river debris problem in a manner reflecting tides, winds and other natural factors.

Waterfront Art and History Plan

Delaney said it is important for the landscape design team to factor into its landscape design process the City's Art and History Waterfront Report, created to complement the Waterfront SAP. Graffam said the team has the Art and History Waterfront Report and team member Jack Mackie, a public art consultant, is responsible for focusing on this element of the landscape design planning.

Hamer reported that the City has scheduled a 7 p.m. October 15, 2013 public meeting at which Laurie Olin, founder of the Olin Studio, will discuss the philosophy that guides him in designing award-winning preeminent public spaces, parks, waterfronts and flood mitigation features around the world and how that will relate to the City's project. She said details of the meeting will be provided once they are confirmed.

Waterfront Plan Implementation

Planning & Zoning

Williams said she will soon be transferring from P&Z to the new DPI and will remain as a City liaison to the Commission.

Development Updates – Waterfront SAP Project Matrix Review

Williams referred the Commission to the earlier discussion by Browand and Baker of issues included in the matrix and said Senyatta would review the City's plan to study the impact of pedestrianizing the 100 block of King Street.

220 S. Union Street (Carr Hospitality)

Williams reported that Carr Hospitality's revised plans for its boutique hotel will be discussed at the Board of Architectural Review (BAR) meeting on September 25, 2013 at 7:30 pm and said Carr had filed a request for a development special use permit (DSUP) the previous Friday that staff is currently reviewing. Williams said Carr Hospitality had asked to discuss its revised concept plan with the Commission at its October 2013 meeting.

601 N. Fairfax - The Oronoco (EYA)

Williams reported that EYA expects the building to be fully encased by October 2013 and suggested the Commission schedule a second October meeting to review the building. Hall agreed.

Williams said the Commission had been provided several documents for their reference: the Waterfront SAP's Chapter 2, "Goals and Waterfront-Wide Elements", covering issues such as design, environmental and maintenance; a list of Commission accomplishments since the Waterfront SAP had been adopted; and copies of handouts provided to participants during the Commission's two DC Waterfront study tours in August 2013.

General Services

Beachcomber RFP Update

McPike briefly reviewed the status of the City's review of bids received for development of the City's Beachcomber property and said additional information will be provided as it becomes available. Hall invited questions. There were none.

Transportation & Environmental Services

Union Street Corridor & Unit Block Implementation Schedule

Poole reviewed some preliminary ideas of how to factor the needs of stakeholders such as pedestrians, cyclists, transit riders, tourists, emergency vehicles, residents, and businesses into concepts being considered by staff for creating a pedestrian plaza at the foot of King Street between The Strand and Union Street.

She said she hopes to have some plaza concept options ready for the Commission to discuss at its October 2013 meeting and expects the City's formal public outreach process to start in winter 2014. Poole said the City's goal is to implement the plaza concept in time for spring/summer 2014. Dunn said the City should consult merchants on either side of the plaza early in the design process.

In response to Speck's question, Poole said the City prefers to maintain the plaza using a public-private partnership to minimize the City's operational costs, a practice used by most cities for maintaining pedestrian plazas. In response to Fox's question, Poole said motor coach access to the pedestrian plaza is an option being considered. Poole said the pedestrian space is not likely to be sidewalk-to-sidewalk to accommodate emergency vehicles and, if it remains in place, the King Street Trolley. She said the City will try to anticipate how pedestrianizing King Street's unit block might affect traffic on neighboring streets such as The Strand and Union Street. In response to Baum's question, Baker said staff is developing the current plaza design in-house because this is an interim measure to improve pedestrian use of the area until the City can create a permanent plaza as part of the Waterfront SAP's implementation. Hamer said this interim plaza will include no permanent modifications to the King Street unit block.

Hall thanked T&ES for recently installing a planter at the foot of King Street to replace the eyesore sawhorse that had been there, and she thanked Manor for having his business pick up the planters' maintenance costs.

Strand Street Flood Mitigation (Backflow Preventer)

Baker said construction is expected to start around 9/30/13, installation is expected to be done in about 90 days, and project details will be posted to the City website.

Windmill Hill Park Bulkhead Replacement Summary Scope of Work

Addressed previously in the meeting by Baker.

Union Street Corridor and Unit Block Implementation Schedule

Senyatta said the City's RFP for a consultant to study the potential impacts of closing off the unit block of King Street to traffic is expected to be ready for release in October 2013 and he expects a consultant would be hired by November 2013. Thayer said the study should include outreach to businesses along both the unit and 200 blocks of King Street. Dunn said outreach to nearby property owners should be done early in the study's development and the Commission should be consulted before any decisions are made or any interim measures considered. Speck said the City should ask the Old Town Civic Association to help with public outreach.

Hall invited questions from the public. There were none.

Potomac Interceptor Project – Alexandria Renew Enterprises, Inc.

Okome said work on the project is expected to begin in October 2013, to continue Mondays through Thursdays at night through December 2013, and will affect all of Union Street. She said the work will also inspect the interceptor by video camera to detect any cracks so they can be repaired and will remove debris to reduce the chances of sewage backups. She reviewed Potomac Interceptor's plans for communication and public outreach and said a public open house is scheduled for October 12, 2013.

In response to Thayer's question of whether the work would violate the City's noise ordinance, Okome said the noise level would be comparable to that of a small generator. She said all the matter removed from the interceptor will be cleaned before being released into the river.

***Food Court & Robinson Terminals- Alexandria Economic Development Partnership
Food Court***

Hawkins said a letter of intent for the Food Court had been signed with a restaurant group interested in the entire Food Court space for a one-off unique restaurant. He said he expected more details to be available at the Commission's October 15, 2013 meeting. Hall said the Commission is ready to help move the project forward as needed.

Robinson Terminal North (RTN) and Robinson Terminal South (RTS)

Hawkins reported that best and final offers were called for the previous week and said purchase and sale agreements had been executed by the various offerers and they now have 45 days to conduct their due diligence before finalizing the sale. Hawkins said he did not know when a public announcement would be made but expected it shortly.

Reports from Commissioners

Marina Committee

Thayer said that once the Commission had accepted the Facilities Assessment Report it would be referred to the Committee would review and Committee recommendations on the report will then be forwarded to the full Commission for action. He said the Committee will also be considering options for revising the Marina's fee categories for visits such as those by historic vessels and will be following the Marina security review to be conducted by the City's new Marina security firm.

Announcements / Public Discussion

Livingood said family-oriented Seaport Day will be held on September 28, 2013 at Waterfront Park.

Adjournment

The meeting adjourned at 9:25 a.m.

Jack Broward

From: Alexandria eNews <eNews_1GV8@enews.alexandriava.gov>
Sent: Tuesday, October 08, 2013 12:30 PM
To: eNews Subscribers
Subject: News Release -- Alexandria City Council Holds Special Meeting, Public Hearing on Waterfront Plan Implementation

Alexandria City Council Holds Special Meeting, Public Hearing on Waterfront Plan Implementation

For Immediate Release: October 8, 2013

The Alexandria City Council will hold a Special Council Meeting on Tuesday, November 19, at 6 p.m., in City Hall (301 King St.). The purpose of the Special Meeting is to provide a discussion and public hearing to examine the City's options, including eminent domain, for 1) implementing the approved Waterfront Small Area Plan and 2) resolving a longstanding dispute with the Old Dominion Boat Club (ODBC) concerning the Club's [parking lot and adjacent areas](#). The [disputed property](#) is located in a key area of the Waterfront Plan.

After more than [15 years of negotiations and discussion](#), in June the City offered ODBC [a compromise proposal](#) regarding the disputed property. The proposal outlined nine parameters containing significant concessions to ODBC, while affirming the City's approved Waterfront Small Area Plan. The Plan, approved by City Council in 2012, is designed to improve the waterfront's appearance, increase public access, and implement vital flood mitigation measures. To date, ODBC negotiators have not formally responded to the City's compromise proposal.

The City wishes to resolve this issue for the following reasons:

- Implementation of the approved Waterfront Plan assures continuous public access and connectivity to the waterfront. The disputed property is the last barrier to ensuring this access.
- Implementation of the Waterfront Plan has begun; park and public space development will start this month; redevelopment is taking place and stakeholders need to know how to move forward.
- Flood mitigation measures planned for the lower King Street area, necessary to the sustainability and vibrancy of lower King Street, will be integral to the overall success of the Waterfront Plan.

The City has made every effort to offer the ODBC fair solutions; however, the Club's requests remain outside of what the City considers necessary for the public good. While no decision has been made about what tool City Council will use to implement the Waterfront Plan, one option under consideration is eminent domain. Eminent domain is the government's ability to acquire private property for public use after fair and just compensation to the property owner. There is an established judicial process in place so property owners are fairly and adequately compensated for any land acquired by eminent domain.

More Information:

- [FAQ: Waterfront Small Area Plan Implementation at Foot of King Street](#)
- [Timeline: Waterfront Planning & ODBC Parking Lot](#)
- [Map: ODBC Parking Lot & Surrounding Area](#)
- [Photos: ODBC Parking Lot & Adjacent Areas](#)

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CITY OF ALEXANDRIA

SUMMARY OF SCOPE OF SERVICES FOR ENGINEERING DESIGN OF THE WINDMILL HILL BULKHEAD

I. Background & Description

As a part of the City of Alexandria's (City) waterfront improvement plan, the City's Transportation and Environmental Services Department (T&ES) is soliciting proposals to provide engineering services for the design and replacement of the Windmill Hill Park Bulkhead.

There has been a history of dialogue between City representatives, residents, and park users, and the City desires a design that accommodates both City and community needs. This mixed-accommodation plan is represented in a City Council Approved Concept Plan (dated 2003), which is intended to be used as a basis for the project design. However, the concept phase of design development shall involve exploring additional design options, including a natural shoreline. The proposed alternatives must be developed in consultation with the community.

II. Scope

Conceptual designs shall be developed and shall include alternatives that maintain current uses, for example, access to the water for dogs. The conceptual designs shall also consider a living shoreline component, natural habitat creation, a possible kayak launch, and erosion control adjacent to the dog park area.

Once the conceptual design has been approved, the project will proceed to final design, permitting and construction. The City is seeking a consultant to provide services from conceptual design through construction. Phase I of the project will include preliminary studies, community engagement, development of conceptual design alternatives, development of permitting strategy and development of construction cost estimates. The conceptual design alternatives shall include bulkhead improvement options consistent with the Council-Approved Concept Plan (dated 2003), a natural shoreline alternative, and a third alternative to be developed by the Consultant.

The following are some of the key issues and challenges of this design effort:

- **Effective Community Engagement/Outreach Program** – The purpose of this project is to improve the bulkhead and, by considering public input, public support will be fostered. The Consultant shall take the lead in conveying the components of the proposed design at various public meetings throughout the

design process including but not limited to: with residents of Ford's Landing and Harborside Townhomes, Waterfront Commission Meetings, At-Large Community Meetings, City Council Briefings and City Council Public Hearings. Coordination should occur so as not to conflict with outreach schedules for other City projects, paying particular attention to schedules for projects associated with the Waterfront SAP implementation process. The Consultant shall record all comments received from these meetings and will evaluate the possible incorporation into the conceptual design. The community engagement strategy shall be consistent with the City's *What's Next Alexandria Handbook for Civic Engagement*.

- Permitting – This project will require permitting from agencies, such as the Army Corp of Engineers and Virginia Marine Resource Commission. The Consultant will identify and develop a strategy for obtaining all required permits.
- Submerged obstructions within the Potomac River, including but not limited to archaeological artifacts, must be located and identified.
- Verifying the presence of any buried utility underwater and adjacent to the bulkhead will be required.
- Environmental Impact – Minimizing the impact to the natural wildlife, both on-shore and aquatic will be required.

III. Tasks

The first phase of work will be the preparation of conceptual design plans. Three conceptual designs shall be developed, presented to the public, and, ultimately, one conceptual design will be approved by City Council.

The following project phases will be included in this contract. Each phase will be awarded to the consultant as a separate task.

- Phase I: Conceptual design / alternative selection;
- Phase II: Final Design and Permitting;
- Phase III: Construction Phase Services

Phase I – Conceptual Design and Alternative Selection

The preparation of three alternative conceptual designs and their associated construction cost estimates shall be prepared under Phase I. Additionally, a complete (design and permitting through construction) project schedule will be developed for each alternative.

The Consultant shall develop design packages for each of the three alternatives. The packages shall include:

- Proposed and existing grading.
- Location of proposed improvements and their coordination with existing systems.
- Proposed limits of construction, including potential staging areas, so that impacts to adjacent properties can be evaluated.

- A critical-path phasing plan that identifies the necessary order of construction and all critical project elements (i.e., outreach and permitting).
- Permitting requirements necessary for construction of proposed improvements and a strategy and critical-path timeline for obtaining the permits.
- Design and construction cost estimates.
- Schedule for implementation of each alternative including design, permitting, and construction.

Phase II. – Final Design and Permitting

Upon approval of a conceptual design alternative by City Council, the task order will be issued for Phase II design and permitting services. The scope of the Phase II Task Order shall be developed based on the selected concept.

Phase III. – Construction Support Services

A Task Order for Construction Services will be issued once the final bid documents are complete and advertised for bid. These Construction Services shall include technical support during construction, response to requests for information, review of submittals and other appropriate services.

IV. Estimated Project Schedule

Notice To Proceed:	January 2, 2014
Phase I Completion (Alternative Selection):	Fall 2014
Phase II Final Design Completion	Spring 2016
Phase III Construction	Begin Summer 2016

