



Alexandria Waterfront Commission

Department of Recreation, Parks and Cultural Activities

1108 Jefferson Street

Alexandria, Virginia 22314

December 5, 2012

The Honorable William D. Euille
Mayor of Alexandria
City Hall
301 King Street, Room 2300
Alexandria, VA 22314

Dear Mayor Euille and Members of Council:

RE: Prioritization of Windmill Hill Park bulkhead replacement

During City Council's November 17, 2012 Public Hearing and Consideration of an Appeal of the Board of Architectural Review's decision approving a fence design at Windmill Hill Park, 500A & 501 South Union Street, City Council formally requested that City staff expedite the design and funding of the Windmill Hill Park bulkhead project, giving staff direction for preparing for the Capital Improvement Plan deliberations for the next year.

The Waterfront Commission has long been concerned with the condition of the Windmill Hill Park bulkhead, which is in a state of advanced deterioration and collapse. In a [letter to the City Manager](#) dated September 11, 2012 and testimony before Council on October 13, 2012, the Waterfront Commission recommended Windmill Hill Park improvements be prioritized as a capital expenditure for the City's proposed FY14-FY23 CIP. In the current CIP, general improvements to Windmill Hill Park and reconstruction of the bulkhead are programmed for capital funding of \$300,000 in FY16 and \$3.7 million in FY17, a total of \$4.0 million. In addition, approximately \$1.0 million of \$1.3 million in funding to implement the Windmill Hill Park Plan has been set-aside by staff for the bulkhead project for a total of approximately \$5.0 million..

At the time we wrote:

A January 2009 inspection by the City's engineering consultants found the bulkhead to be in "critical" condition, and was noted as a significant safety hazard to the public (RK&K 2009). In the interim, the City is fencing the bulkhead, which the Commission anticipates will be a temporary measure.

The Waterfront Commission continues to urge the City to continue to identify Commonwealth or Federal funding for bulkhead repairs that could expedite the timeframe for completion of this project. The Waterfront Commission also urges consideration of less-costly yet aesthetically-appropriate approaches to replacing the existing bulkhead, which may make the project more affordable and able to be implemented earlier than the currently-programmed FY16/FY17 project delivery timeframe. In addition, the City may realize economies of scale by linking this project to the City Marina Seawall Maintenance project.

Finally, the Commission urges expenditure of unallocated balance for other planned improvements to the park in areas unaffected by the bulkhead project.

We commend Council for its action on November 17 and look forward to working with staff and Council to prioritize Windmill Hill Park capital spending in the coming months as the City's FY14-FY23 CIP is developed.

On behalf of the Alexandria Waterfront Commission and the broad Citywide constituencies that we represent, thank you for your efforts to improve our Waterfront.

Sincerely,



Nathan M. Macek, Chair
Alexandria Waterfront Commission

CC: City Council members-elect
Rashad Young, City Manager
Mark Jinks, Deputy City Manager
Laura Triggs, Chief Financial Officer
Richard Baier, Director, Department of Transportation and Environmental Services
Faroll Hamer, Director, Department of Planning and Zoning
Jim Spengler, Director, Department of Recreation, Parks and Cultural Activities
Emily Baker, City Engineer, Department of Transportation & Environmental Services
Jack Browand, Division Chief, Department of Recreation, Parks and Cultural Activities
Nancy Williams, Principal Planner, Department of Planning and Zoning
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