

**City of Alexandria, Virginia**

**PARK AND RECREATION COMMISSION**

**Public Hearing and Regular Meeting**

Thursday, October 9, 2014, 7:00 p.m.  
Charles Houston Center  
901 Wythe Street  
Alexandria, VA 22314

**Summary Minutes**

**Members Present:** Jennifer Atkins, Co-Chair; Gina Baum, Rich Brune, William Cromley, Alexis Browand, Brian McPherson, and Catherine Poulin.

**Absent:** Judith Coleman, Co-Chair; Stephen Beggs, Ripley Forbes, Emma Schutzius.

**RPCA Staff Present:** James Spengler, Director; William Chesley, Deputy Director, Recreation Services; Dinesh Tiwari, Deputy Director, Park Operations; David A. Miller, Division Chief, Recreation Services; Lou M. Williams, Regional Program Director, Chinquapin Aquatics Center; Ralph Baird, Aquatics Director; Lyndon Murray, Regional Program Director, William Ramsay and Patrick Henry Centers; Ron Kagawa, Division Chief, Park Planning, Design and Capital Projects; David Ghezzi, Architect; Laura Durham, Open Space Coordinator; Robin DeShields, Executive Assistant.

**Absent:** Jack Browand, Division Chief, Public Information, Special Events, Waterfront Operations.

**Guests:** Councilman John T. Chapman, Councilwoman Redella S. Pepper, Bill Rivers, Alexandria Advocates for Aquatics (AAA), Tom Williamson, President, Warwick Village Civic Association, Flora Buckalew, Carolyn Griglione, Kristine Hesse, Don Puglisi, Melynda Wilcox.

**I. Call to Order:** Jennifer Atkins, Co-Chair, and presiding Chair called the meeting to order at 7:03 p.m.

**II. Public Hearing: Condition and Future of Warwick Pool Facility, 3301 Landover St., Alexandria, Virginia, 22305 –Please See Staff Reports:** 1. Memorandum dated October 9, 2014, to Chair & Members of the Park and Recreation Commission; 2. Memorandum dated December 3, 2013 to the Honorable Mayor and Members of City Council; 3. Memorandum dated May 21, 2014 to James Spengler from David Ghezzi, Warwick Pool-Facility Assessment, and 4. Memorandum dated May 21, 2014 to James B. Spengler from Donna Poillucci, Department of General Services and Condition Assessment – 2014. To view copies of memorandums go to <http://www.alexandriava.gov/uploadedFiles/recreation/info/PRCOCTOBER9PUBLICHEARINGANDREGULARMEETINGCOMBINEDREPORTSv2.pdf>

- Discussion: Laura Durham, Open Space Coordinator gave a brief presentation on the status and condition of Warwick Pool. The Department of RPCA commissioned an Aquatics Study of City pools in 2012. Durham said that Warwick Pool, originally built in the 1950's, is heavily used but its condition has seriously declined. For the past few budget cycles staff has recommended closing this pool due to its deteriorated condition and the great capital investment that would be required to keep it operational. However, in response to community requests, RPCA staff kept the pool open this past summer. An updated condition assessment recently completed by consultant Kimley Horn, led by David Ghezzi, Architect, documents safety concerns and necessary repairs. RPCA staff will recommend closing Warwick Pool for the next season, and request that City Council make a long term decision regarding maintaining or replacing the pool at this location. The total cost to repair the facility is included in the attachments, along with alternatives for replacing the facility at Warwick Pool. Maintaining an aquatics facility at this location is highly desired by the community. Staff highlighted that if the pool is closed, it could be closed for some time pending a decision on replacement as there are no funds currently in the CIP budget for aquatics until FY18 (calendar year 2017). Durham said currently there is \$5 million available to be allocated for all aquatics facilities in the City, including Warwick Pool, but excluding Chinquapin.

Questions/Comments:

**Q.** McPherson asked if an assessment was done showing what would occur if the pool becomes dormant and asked if this would increase damage to the site. **A.** Spengler said that water would stay in the pool if closed to help mitigate any damage. Ralph Baird, Aquatics Director, confirmed the water level was dropped two feet from the water line. He said a safety cover will be placed over the pool if closed to prevent debris and animals from getting into the pool.

**Q.** McPherson asked about the status of the lease and what is allowed to be done at the Warwick Pool site. **A.** Durham said the lease is held by Virginia Theological Seminary (VTS), and it allows for recreation-related improvements at the site. She noted that several improvements have been made over the years, including improvements to the pool and playground.

**Q.** Rivers asked if there are restrictions that say the site has to be used for recreation purposes. **A.** Durham said the current language in the lease states that the site should be used for recreation and park activities. In response to a question about what would happen to the community room, Durham said to date when the pool is closed for the season, the community building remains open.

**Q.** Cromley asked if the City pays rent when the pool is closed, and if the lessor would charge rent next year if the pool is closed. **A.** Durham said the lease is invoiced annually (not monthly) for the whole site, and that this past year, VTS withheld payment on the lease. She said additional discussions with VTS can be held.

**Q.** Caroline Grigilone, Alexandria resident, asked Durham to clarify if the deed/lease is the same, or two different documents. She also asked if the person(s) who deeded the land to VTS stipulated that the land must be used in a certain manner. **A.** Durham said the deed is held by VTS and the City does not have a copy. The long-term lease is a public

document and can be made available. She said it happened some time ago and was renewed six or seven years ago. Durham said the deed was given to VTS by the property owners.

**Public Comments:**

1. Bill Rivers, President, Advocates for Alexandria Aquatics (AAA), (See Written Comments): Rivers said AAA, was formed two years ago to help improve aquatics in the City of Alexandria by using a public-private partnership. Their goal is to get new pools at Chinquapin, Old Town, Warwick Village, and a therapy pool at Nannie J. Lee Center (See written statement). He said AAA is pleased with the progress the City has made towards upgrading the aquatics facility at Chinquapin so far. He said that Warwick Pool has operational and safety issues which need to be addressed. AAA is pleased that the pool was kept open for the community the past two summers. Rivers said there are a number of reasons to keep a pool at this location. Warwick Pool is the only pool in this area within walking distance and serves residents of Arlandria, Lynhaven, Del Ray, and Warwick Village. He said it is unrealistic to think that lower income residents, will take a bus to use other pools across the City. The community actively supports Warwick Pool by holding pool cleaning days and other local events. He said replacement costs are projected at about \$1.5-2.0 million, and a replacement pool would allow for expanded swimming lessons, which is a goal of the City. Rivers said support for keeping a pool at this location has been received from the Executive Director, Tenants and Workers United, and the President of Warwick Village Civic Association. AAA is seeking the support of the Park and Recreation Commission. Rivers read AAA's "Position on Warwick Pool" (See written statement): AAA agrees with closing Warwick Pool in the summer of 2015 for safety reasons as long as a new pool is built in 2016. AAA recommends the City use \$1.5 million to fund new pools at Warwick (main pool and kiddie pool). There will be no private sector funds from AAA since VTS cannot commit to funding at this time. The \$1.5 million will be Warwick's prorated share of the \$5 million set aside in 2018 (just used sooner). AAA takes no position on the meeting room and second floor as they are not aquatics-related, but states that the bathhouse needs rehabbing. Rivers said that VTS has said that any decision on Warwick Pool would not be made until after the November meeting of the Board of Trustees. However, VTS does not anticipate being able to provide any financial assistance at this time. AAA suggests VTS work with the City to either transfer the land (first option) or reduce the annual lease to \$1 (second option). AAA believes the City should take the necessary steps to ensure any lease reduction, if approved, offsets some of the operating costs.
2. Tom Williamson, President, Warwick Village Citizen's Association: Williamson said that he is not surprised at the pool's condition and that he supports building a replacement pool at Warwick Village as part of the discussion of future of aquatics in the City. He said there is a lot of support for a pool at this location from the surrounding community, and that the pool is used by residents of the nearby apartment complex, and is within walking distance for families. Association volunteers also help clean up the pool, work with AAA, and will look for ways to help. Williamson said that if there is a commitment to replace the pool it doesn't make sense to invest money for repairs now.

3. Jeannie Gardner, President, Chinquapin Advisory Council (See written comments). Gardner supports closing Warwick Pool and the bathhouse for safety reasons. She said even with efforts to repair the pool, at great expense to Alexandria taxpayers, the pool and bathhouse walls continue to leak from major cracks. The facility is in drastic need of replacement, and the “best possible outcome would be to tear down the current Warwick Pool and bathhouse and replace it with a safe pool facility”. Gardner encourages the City to work with VTS on a long-term lease.

**Commissioner discussion:**

Baum said it is important that City Council be made aware that the community wants to keep a pool at this location and asked about the alternatives. Durham said there are no new alternatives, and that Alternative #5 outlines replacement of the existing pool. (See memorandum dated December 3, 2014). Baum said Warwick Pool could use a new facility that could provide swim lessons, with small-scale entertainment feature(s), e.g. a water slide, or spray feature in the kiddy pool area, to help attract people and increase revenue. Baum asked RPCA staff to request that City Council move up the \$5 million dollars allocated for aquatics from FY17 to FY18 so that a commitment can be made to replace the pool(s).

Cromley said, as a lifelong swimmer, it is important to maintain a pool in the Warwick community to provide health, safety, and recreational benefits. He said he is concerned about where residents will swim while the pool is closed and before it is replaced. He asked if RPCA could provide outreach to the community in the form of information about other City pools and/or a shuttle bus to take families to Chinquapin Pool. Spengler said that children enrolled in summer day camp programs would be bused to Chinquapin. Cromley asked Baum to include in her motion that the Park and Recreation Commission (P&RC) supports providing outreach to the Warwick community, including a shuttle bus, and information about summer camps that provide opportunities for swimming. Poulin agreed with the idea about the summer camps. McPherson said he agrees with Baum’s comments. Atkins said that the consensus of the P&RC is that Warwick Pool should be closed for safety reasons, however they don’t want the pool closed for several years, but rebuilt. The P&RC also recommends that City Council move funding for a replacement pool at Warwick Village up in the CIP budget to begin the process, and that the replacement pool include a water slide or spray feature in the children’s pool area. In response to McPherson, Atkins said information from RPCA showed that the 2014 summer camp usage was 4,886. Chesley said attendance for paid admissions was approximately 17,000. McPherson asked that the motion include the fact that attendance figures show that the pool has high usage.

Baum said she supports moving the \$5 million in FY18 up to FY17 for Warwick pool, and for planning the next steps for Chinquapin pool. She said if we are going to move forward with aquatics we should do it all at once, but that Warwick Pool should be addressed now. Baum said she believes the \$1.5 million or \$2.3 million is an underestimate. Durham said that Chinquapin funding is already covered as a separate line item. She said all outdoor pools would need to be covered by the \$5 million, Nannie J. Lee, Old Town and Warwick, as well as any of the closed facilities. Atkins asked if the \$5 million includes only the pool or the bathhouse and community room. Durham said

the estimates focus on the required work; and that the bathhouse and ADA improvements are included. Rivers said the amount of available funding is part of the reason City Council is looking to AAA to help raise \$5 million in private sector funds, because City funds will not be enough.

Atkins asked if there were further questions.

**MOTION:** Baum moved that the P&RC write a letter to City Council requesting that the \$5 million dollars in aquatics funding be moved up in the CIP from FY18 to FY17 in hopes of moving more quickly to replace the pool at Warwick Village. The motion was amended by Cromley, who added that Warwick Pool be replaced with a like facility, and that a provision be made to provide outreach, and transportation, to help residents continue to have access to the City's pools while Warwick Pool is closed.

Spengler said that moving the money to FY17 means, if approved, there is no access to funds until after July 1, 2016 and the pool will be closed in the summer of 2015 and 2016.

Rivers said he feels that the residents would like a commitment made to replacing the pool and see something done in FY16. Spengler said if funds are moved to FY16, funds will be available after July 1, 2015. Spengler said the issue is still how fast can the design be completed, permits obtained, and construction started. In response to Cromley, Spengler said Warwick Pool would be closed at least two years, e.g. the pool would close in summer of 2015, RPCA would receive funding July 1, 2015, and the pool will hopefully reopen in summer of 2016.

**Amended Motion:** Baum amended her motion to move up \$3 million dollars from FY18 to FY16, and move the other \$2 million from FY18 to FY17.

Cromley asked if there are funds that could be released earlier to begin engineering and design work, and if the City has a mechanism in place that would allow for an outside group such as AAA to fund the engineering and design work and then be reimbursed once the funds are available. Spengler said City Council has authority to approve funding but staff cannot spend Chinquapin project funding on something else. Spengler said finding funds to begin pre-engineering and design work is a possibility.

**MOTION:** Atkins restated the Motion: that the P&RC write a letter to City Council requesting that they move up \$3 million of the \$5 million in CIP funds for aquatics from FY18 to FY16 so that the process can begin for replacement of Warwick Pool, and to move the remaining \$2 million in CIP funds to FY17 for other aquatics projects. The P&RC also recommends including a provision for outreach while Warwick Pool is closed, to provide residents with information on other swim opportunities in the City, and also that it be a project to replace the current capacity at Warwick Pool and to look at adding a few feature enhancements. Brune seconded the motioned. All were in favor. The motion carried unanimously. **Action:** Atkins said she will draft the letter to City Council, and thanked everyone for their comments and patience.

### **III. Public Comments – non agenda Items**

Kristie Hesse, 2605 Dewitt Avenue, Alexandria Virginia said she is concerned about the Mt. Jefferson Greenway with the planned development of the Oakville Triangle. She said the portion of the greenway that backs up to the Oakville Triangle if redeveloped; may cause loss of their off-leash dog exercise area. She said that the City's Planning & Zoning Department's view of what the park should be is different than that of the neighbors, and that residents should have the first say. She is aware that there will be a meeting in November. She feels there should be more input from P&RC regarding residents' concerns with Planning & Zoning. She is concerned that the potential road would open up the area, allowing fire trucks and emergency vehicles, to come through the park. She said if there is a need for a road then it should include a fence that protects the park, so that a sense of privacy can be kept in neighborhood.

Atkins thanked Ms. Hesse and said that the P&RC will keep an eye this park.

Cromley said the P&RC discussed at its retreat a few years ago, that it would be helpful if the Planning & Zoning Department routed plans through RPCA and the PRC earlier in the process, and that there was discussion about a road in the West End, but it was designed to be a soft road.

Durham said the Oakville Triangle Plan was discussed at last month's P&RC meeting, and that Mount Jefferson Park, which is a neighborhood park, will be part of the public process for Neighborhood Park Plans, and there will be a public hearing. In response to Hesse's suggestion to move the off-leash dog area, Durham said that the idea of relocating the dog exercise area was discussed two years ago, but it does not meet any of the requirements for a fenced in dog park. Hesse asked that the P&RC work with developer to make sure this park works for everyone.

### **IV. Items for Action:**

a. **Approval of Summary Minutes:** September 18, 2014. Atkins said she and Judy reviewed and made minor edits. **Action:** Brune motioned to accept the September minutes. Baum seconded. The motion carried unanimously.

#### **b. Warwick Pool Facility Recommendation:**

**Action:** See Item II – Public Hearing on Warwick Pool and Action.

### **V. Items for Information and discussion:** None.

### **VI. Division Updates:** Copies of Full Staff Reports can be viewed at <http://www.alexandriava.gov/uploadedFiles/recreation/info/PRCOCTOBER9PUBLICHEARINGANDREGULARMEETINGCOMBINEDREPORTSv2.pdf>

A. **Recreation Programs and Service Update** - William Chesley, Deputy Director: **See Staff Report.** Chesley introduced Recreation Services staff: Lyndon Murray, Regional Program Director, William Ramsay and Patrick Henry Centers; Lou Williams, Regional Program Manager, Chinquapin Aquatics Center and Ralph Baird, Aquatics Director. Chesley commended staff for helping to provide an outstanding

summer season, and for managing Alexandria public pools safely for residents. Atkins thanked staff for their hard work.

**B. Park Operations Report - Dinesh Tiwari, Deputy Director: See Staff Report.**

Tiwari said the Memorandum of Understanding between RPCA and ACPS for use of facilities and school grounds maintenance is close to final. Diamond Field Initial Analysis Study: Tiwari said staff is meeting with the Youth Sports Advisory Board (YSAB), next week, and will provide final recommendations at November P&RC meeting. Synthetic Turf Fields: Baum said the rubber pellets in synthetic turf fields are a carcinogen, and that the state of California passed a proposition not to use these types of pellets any more. She requested RPCA staff to research information on alternatives. Durham said Park Planning, Division Chief Kagawa has attended a conference and staff will research this issue further. Dinesh said a number of staff are attending the National Parks and Recreation Association (NPRA) conference next week and will look at products and services.

**C. Public Relations, Special Events and Waterfront Operations - Jack Browand, Division Chief – See Staff Report. Jack Browand is attending the joint Waterfront and Arts Commissions meeting tonight.**

**D. Park Planning, Design & Capital Development Reports – Ron Kagawa, Division Chief and Team. – See Staff Reports. Durham gave an update on Witter ball field netting project. She said the DSUP for Witter was passed by the Planning Commission October 7th, and will go to City Council on October 18, 2014 for final approval. Baum asked if staff has considered doing this at for Ft. Ward. Durham said there are no issues at Ft. Ward that she is aware of. Cromley said they do lose some balls on certain sides. Baum said there is a huge drop and 15 ft. embankment. Durham said staff can look at this issue broadly, and that anything done 15 feet in height requires a Special Use Permit. Other: Baum said she was looking for a wall to bounce balls off for lacrosse. Staff said Chinquapin has a backboard that is used for tennis.**

**VII. Director's Report – James Spengler.**

**1. FY16 Budget Presentation and Discussion: To view presentation go to <http://www.alexandriava.gov/uploadedFiles/recreation/info/PRCOCTOBER9PUBLICHEARINGANDREGULARMEETINGCOMBINEDREPORTSv2.pdf>**

The Director gave a presentation on the FY16 budget process which kicked off this week. RPCA's funds are budgeted in the City's General Fund -100% tax dollars, and a Special Revenue Fund. City departments have been asked to provide a 10% reduction scenario which will have impacts for most City Departments and staff. Spengler said on the positive side RPCA has increased its revenue earned, in part by implementing the Resource Allocation and Cost Recovery Program. Revenue during this period of time has increased \$1.5 million dollars. Atkins asked how much of these revenues stay in RPCA. Spengler said money goes into the City's General Fund and RPCA receives credit. Spengler said the budget overall has increased slightly but support received from taxes is less than it was in 2008. He said the City is forecasting budget deficits into the future. The City's budget process this year will kick-off in November, with four (4) meetings dealing with 5-year forecasts. RPCA will continue to implement the Cost

Recovery and Resource Allocation Policy. Staff is also looking at changing the design of some facilities in order to implement 80% cost recovery and reduce tax support. As staff looks at redesigning Warwick Pool, they will look at are there ways to increase revenue. Other items RPCA is reviewing are: Time and Task; Contracting Out certain services; Volunteer Usage; transitioning football from a City coordinated to a parent/community led program, and creating more partnerships. Spengler said Alternative Fund Sources (Partnerships), will be brought to the P&RC later this year. Baum said regarding partnerships, that there has been a history that people not make money off City fields, but the time has come for this to change. One way to do this is by bringing in more privately run organizations to earn revenue at market rate. This can help RPCA achieve its goal of cost recovery. Spengler said this is a strategy, as long as the end result of the service is the same as if RPCA was providing the service. McPherson said he believes that the for-profit groups will cost children/families more. He is with Alexandria Little League, and that raising rates may cut some children out of programs and scholarships could be exhausted. He asked what would happen if the private entity decided they did not want to do the program anymore.

**Questions/Comments:**

**Q.** Baum asked when cost recovery is done, does a portion of the camp revenue get allocated to RPCA. **A.** Spengler said the camp pays for the operating cost during the time used.

**Q.** Poulin asked if the P&RC should advocate with City Council that RPCA receive a greater share of its budget revenues because they have operated more efficiently.

**A.** Spengler said the P&RC usually sends a letter to City Council each year regarding the budget.

Atkins said the P&RC met early on with the City Manager, and will do so again and discuss Cost Recovery, and that revenue raised by RPCA does not come back to the department. She said having a discussion at City Manager level is important.

Poulin said there will come a point where fees can't be raised anymore.

**Q.** Poulin asked what is the timeline for the City Manager to review budget.

**A.** Spengler said that the process was changed this year so that City Council and the Alexandria School Board could look at their budgets together. He said that staff should receive budget guidance around Thanksgiving. Information will need to be turned around by December 21, 2014.

**VIII. Reports from Commissioners (verbal updates):**

**A. Waterfront Commission** - Gina Baum: Baum reported the Waterfront Commission and Arts Commission were holding a joint meeting that night. Browand arrived from the Waterfront/Arts Commission meeting and reported that two pieces of public art are being considered for the Carr Hotel property at 220 S. Union Street, one a bronze sculpture and the other a glass collage. He said staff will consolidate all comments from the meeting and provide them to the P&RC. It will be a public art piece on

private property in a public space. Cromley asked where it will be located. Baum said it will be in the courtyard.

- B. **Youth Sport Committee** - Brian McPherson: no update.
  - C. **Eisenhower West** - Judy Coleman (absent): a meeting was held no updates.
  - D. **Aquatics Update** - Jennifer Atkins: See Warwick Pool- Item #II
  - E. **Four Mile Run** - Ripley Forbes (absent): Atkins said there was a T&ES issue not involving the P&RC.
  - F. **Ft. Ward** - Ripley Forbes (absent): Atkins said the Fort Ward Park and Museum Management Plan was to go to City Council in October but was delayed and is now proposed for November. Brune said the Ad Hoc Fort Ward Council was disbanded as of October 1, 2014.
  - G. **Braddock Plan Park**:
  - H. **Patrick Henry School Update**: no updates.
  - I. **Jefferson Houston School** - William Cromley said the bids came in high. He asked what the timeline is for completing Jefferson Houston field. Ghezzi said turf submittal was approved this week and should be usable by spring.
  - J. **Open Space** - Jennifer Atkins: no update.
  - K. **ACPS & Capital Improvements**. No update.
  - L. **ACPS School Projects**: See Item VI-B. The Memorandum of Understanding (MOU) between RPCA and ACPS for use of facilities and school grounds maintenance is close to final.
  - M. **Bicycle/Pedestrian Master Plan Advisory Group**: Stephen Beggs is attending this meeting tonight on behalf of the P&RC.
  - N. **Dominion Power Transmission Line Work Group**-Catherine Poulin: Poulin said the Work Group is meeting tonight. Dominion Power has provided little information on the planned route for the power line at this time. A lot of people are concerned.
- VIII. **Agenda items for November 20, 2014 meeting and location**. Agenda items - Diamond Field Study Update, and Oakville Triangle/Mt. Jefferson Greenway, tentative location for meeting is Charles Houston Community Center. Durham said October 25, 2014 is the next Neighborhood Park meeting and Mt. Jefferson Park will be discussed.
- IX. **Meeting Adjournment**: 9:03 p.m. Brune motioned to adjourn, Baum seconded. All were in favor. The meeting was adjourned.



October 16, 2014

Mr. James Spengler  
Director, Recreation, Parks, and Cultural Activities  
1108 Jefferson Street  
Alexandria, VA 22314

Dear Jim:

As we indicated at the Park and Recreation Commission meeting on October 9<sup>th</sup>, we want to convey the official position of the Advocates for Alexandria Aquatics (AAA) regarding Warwick to the City. As you are aware, we have worked closely with your staff, the Warwick Village Citizens Association, the Tenant and Workers United, the City Council, and the Virginia Theological Seminary (VTS) to evaluate and seek solutions for the deteriorating pool.

We have felt it appropriate to push for the pool to be open the past two summers. We have also sought private-sector funds from VTS to help pay for a new pool. They have now informed us that a decision will be delayed until November and that it is unlikely that they will be able to contribute financially. Consequently, we have taken the liberty of suggesting to them (see enclosed letter) that they donate the land to the City or at least waive the annual lease payment (as they did this year). We have also informed them that any future discussions along these lines should be directly between VTS and the City.

For Warwick:

- We agree with the closure of the pool in the summer of 2015 for safety reasons as long as a new pool will be built in 2016.
- We recommend that the City use \$1.5 million to fund the new pool (actually two pools, the main pool and the kiddie pool). There will be no private sector funds from AAA since VTS is unwilling to commit to any funding. The \$1.5 million will be Warwick's prorated share of the \$5 million set aside for 2018 (but used sooner).
- We do not have a position on the building other than to recommend a renovation of the bathhouse. The meeting room and the second floor are not aquatics related so we have no opinion about them.
- We have written a letter to the Dean of VTS expressing our disappointment on the lack of a contribution, thanking them for their consideration and their waiver of the annual lease payment this year, and recommending that any further communications be between them and the City. However, as we indicated above, we have suggested that they consider working with the City to either transfer the land to the City (first option) or to continue to waive the

*Advocates for  
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*Laura Fries*

*Jeanne Gardner*

*Aaron Rowland*

*Roger Sullivan*

*Amanda Wall*



annual lease payment (second option). Neither has any significant impact on VTS' finances.

- The City should take the necessary steps to make sure that any lease reduction offsets some of the Warwick pool operating costs.
- The City should also ensure that the lease is adjusted to protect the City's investment in a new pool.

From the Commission meeting last week, it was clear that the Warwick Village Citizens Association and the Park and Recreation Commission both support the concept of a new pool at Warwick. You should be hearing from them separately. We have worked closely with the Tenants and Workers United on Warwick and their Executive Director has authorized us to speak on their behalf in support of a new pool at Warwick. Therefore, this letter represents the views of the Tenants and Workers United as well as AAA.

We are pleased with the progress on the new pool at Chinquapin and encourage you to apply the same alacrity to Warwick. While we understand that action cannot start until the City Council has decided on Warwick, the best-case scenario would be to have the new pool ready for the summer of 2016.

As we have done over the past two years, we stand ready to help with anything you need regarding Warwick.

If you have any questions, please let us know.

**Advocates for  
Alexandria Aquatics**

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*Laura Fries*

*Jeanne Gardner*

*Aaron Rowland*

*Roger Sullivan*

*Amanda Wall*

Sincerely,

William Rivers  
Chair, Advocates for Alexandria Aquatics

Enclosure

cc: Mr. Rashad Young  
City Manager



October 16, 2014

Dean Ian Markham  
Virginia Theological Seminary  
3737 Seminary Road  
Alexandria, Virginia 22304

Dear Dean Markham:

Ms. Zdancewicz of your staff has informed us that any decision about aid for the Warwick pool has been deferred until the November meeting of your Board of Trustees. She has also informed us that we should expect no financial contributions to help build a new pool there. We are obviously disappointed by this information, but as we mentioned at our last meeting, we need to move on to solving the Warwick situation immediately.

Alexandria's Park and Recreation Commission adopted a resolution last week to close the pool in 2015 for safety reasons and request that a new pool be built at Warwick as soon as possible. This is in line with what we at the Advocates for Alexandria Aquatics (AAA), the Warwick Village Citizens Association, and the Tenants and Workers United have also endorsed. Since City staff will be working now on their budget for the upcoming fiscal year and timing will be crucial, we suggest that any further dealings regarding Warwick be between you and the City directly.

We appreciate the consideration that you and all at VTS have shown in our many meetings on the subject. The Seminary is held in high regard in the community and all of our conversations with you and your staff over the past year have reinforced that positive view. Your gesture to the City of waiving the lease payment for this year is much appreciated.

We would like to leave you with some suggestions to consider at the November meeting. VTS could consider transferring the property to the City at no cost (first choice) or continuing to waive the annual lease payments (second choice). Either way, we would hope that the City would redirect those savings to help offset the cost of operating the new pool once it is built. Due to the nature of the lease, VTS cannot benefit financially from any other use of the land and the annual lease revenue is negligible considering the overall finances of VTS. Transferring the land to the City is preferable to AAA because it allows the possibility of other private sector fund-raising being done by AAA.

Again we appreciate the courtesy shown by you and your staff and wish you and the Seminary the very best in the future.

Sincerely,

William Rivers  
Chair, Advocates for Alexandria Aquatics

Advocates for  
Alexandria Aquatics

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*Amanda Wall*

RE: Warwick Pool, 3301 Landover Street, Alexandria, VA 22305

25 yard pool, with diving well

October 9, 2014

Since I am unable to attend the Commission meeting tonight, I am submitting these comments.

- 1. I am writing to support closing the Warwick Pool/bathhouse because it is dangerous and unsafe.**
2. The Warwick Pool and the bathhouse have deteriorated with age and neglect over many decades. Even with past efforts to repair the pool, at great expense to the taxpayers of the City of Alexandria, the pool and the bathhouse walls continue to leak from major cracks. The facility is of drastic need of replacement.
3. Unfortunately, this pool is located near neighborhoods of Arlandria, Warwick Village and Lynehaven, who are an underserved communities by the city for recreation. This situation affects the possibilities of learning to swim safely for the younger generation.
4. Parking is limited to only on-street parking. No parking lot is available. Most people walk to the pool from the neighborhood.
5. The Warwick Pool is owned by Virginia Theological Seminary (VTS) in Alexandria, Virginia. The City of Alexandria leases the two (2) parcels of land where the Warwick Pool and Park is located. The lease is a long-term lease for approximately \$27,000.00 per year.
6. Since VTS is a non-profit, the City of Alexandria generates no revenue from the property, only the expense of operating the Warwick Pool.
7. The City of Alexandria pays all costs of Warwick Pool, including, cleaning-set up costs/closing costs, maintaining the facility, pool supplies, bathroom supplies, lifeguards, staffing, grass cutting and park maintenance.
- 8. The best possible outcome would be to tear down the current Warwick Pool and Bathhouse and replace it for a safe pool facility.**
9. Since VTS owns the property, I suggest that the City of Alexandria seriously consider re-negotiating the long term lease with VTS regarding this issue.

Sincerely yours,

Jeanne Gardner

President, Chinquapin Advisory Council

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