

City of Alexandria, Virginia

Windmill Hill Park Concept Plan: Implementation Recommendations



Recreation, Parks, and Cultural Activities
Park Planning , Design & Capital Development Division

Work Completed to Date



1. Relocated the basketball court to allow for completion of sidewalk on the north side of Gibbon Street.
2. Completed the sidewalk on the north side of Gibbon Street between Lee Street and Union Street so it runs to Union Street.
3. Relocated the volleyball court.
4. Removed the asphalt parking lot on the east side of Union Street along Gibbon Street extended and cleaned and seeded that area.



Work Completed to Date

(continued)



5. Removed the gates on the east side of Union Street at the Gibbon Street extended area.
6. Reseeded the area between Union Street and the basin and provided additional plantings.
7. Removed the curb cuts on the east side of Union Street at the Gibbon Street extended area.
8. Restored the area immediately north of the current dog area (stream outflow area) by trimming overgrowth, removing dead/decayed trees, and planting new materials.
9. Renovated the Wilkes Street Tunnel



Current Bulkhead Condition



- An engineering consultant (RK&K) inspected the bulkhead in March 2012
- Findings indicated that the concrete bulkhead remains in “critical” condition.
- Recommendations stated that the bulkhead be removed and replaced in the near future. In the meantime a fence should be placed around the perimeter of the structure.
- The City is proposing a fence option (similar to image shown right) that is aesthetically pleasing and will ensure safety along the bulkhead. Construction of the fence will require a BAR Certificate of Appropriateness.



Resources



- Allocated Balance \$573,014
- Unallocated Funds \$784,953
- CIP Over FY16-FY17 \$4,000,000

Total: \$5,357,967

2012 Total: \$1,357,967

Safety Fence: - \$25,000

Anticipated Cost of Bulkhead Design: - \$1,000,000

Balance available for 2012 spending: \$332,967

(Bulkhead improvements do not qualify for USACE funding, as previously planned)

Future/Outstanding Work



Plan Item:

- Addition of family-oriented equipment and furniture where approved

Cost:

- Approximately \$7,500

Future/Outstanding Work



Plan Item:

- Installation of interpretive signs at top of wall parallel to Lee Street

Cost:

- approximately:\$7,500



Plan Item:

- Installation of new wayfinding signage to meet city standard

Cost:

- approximately \$5,000



Existing sign



New standard wayfinding sign

Future/Outstanding Work



Plan Item:

- Complete the construction of the existing dog exercise area by adding a barrier such as fencing and/or landscaping.

Cost:

- Anticipated cost of ornamental fencing along Union Street, as recommended in the 2000 Dog Park Master Plan, is \$10,000-15,000.



Future/Outstanding Work



Plan Item:

- Renovate the playground.

Response/Cost:

- Anticipated cost is \$300,000.
- The Playground is not currently scheduled for renovation within the next three years using Playground CFMP funds.



Future/Outstanding Work



Plan Item:

- Install a speed table at the corner of Gibbon and Union Street and Install crosswalks, if deemed feasible, as a mid-block crossing on Union Street.

Response:

- The Union Street Corridor Study, currently underway, addresses traffic calming needs along the Union Street, including the areas adjacent to Windmill Hill Park. The Study is expected to be complete in Fall 2012.

Future/Outstanding Work



Plan Item

- Installation of a 6 foot width brick walk at the top of the wall (west end) and along the perimeter (south end).

Response

- The existing stone walk at the top of the wall and the concrete walk along the south end of the site are in good condition and were recently renovated



Currently Underway with Existing CFMP Funds



Plan Item

- Renovate Basketball Court

Response

- Already scheduled for FY12 Court CFMP funding



Plan Item

- Replace Park Fencing around perimeter west of Union Street

Response

- Already scheduled for FY12 Park CFMP funding



Projects incorporated or in conjunction with the Bulkhead Repair



- **Installation of a formalized gentle slope kayak launch.**
- **Re-design the Open Space:** The plan proposes a passive use lawn framed by a cluster of small trees adjacent to Union Street and special paving leading to water's edge. It also proposes the creation of an informal seating/gathering area with low benches in the old parking lot area. This space should reflect a nautical theme and natural materials. No cost estimate for this work exists currently.
- **Provide natural resource enhancements, including:**
 - Enhance the tidal area with native wetland and emergent wetland plantings.
 - Enhance the drainage way under Union Street to the river adjacent to the dog exercise area with natural plantings.
 - Construct an interpretive boardwalk through the wetland area.
 - Considerations for an interpretive trail from Jones Point Park to Windmill Hill Park.
 - Natural resources improvements need coordination with eventual bulkhead improvements. Cost estimates for this work does not currently exist.
- **Completion of shoreline elements in the master plan not related to the seawall/bulkhead structure.**

This includes mater planning of natural shoreline elements south of the drainage channel adjacent to Ford's Landing and at the northern project line adjacent to Harborside.

Projects incorporated/in conjunction with the Bulkhead Repair



Summary of estimated costs for potential 2012/13 projects

■ Park Furniture:	\$7,500
■ Interpretive signs:	\$7,500
■ Wayfinding Sign:	\$5,000
■ Dog Area Barrier:	\$15,000
■ Playground:	\$300,000
Total:	\$335,000

Does not include: Traffic calming, brick walk, basketball court, fence, or projects incorporated/in conjunction with the bulkhead repair

Available 2012 funding: \$332,967