

**ALEXANDRIA WATERFRONT COMMISSION
MARINA COMMITTEE**

**Thursday, April 9, 2015
City Hall Room 2000
301 King Street
5 p.m.**

AGENDA

1. Welcome and Introductions
2. Proposed FY 2016 CIP & Operating Budget
3. Marina Facility Maintenance Assessment Update
4. Waterfront Plan Implementation Update
5. City Marina Rules & Regulations
6. Commissioner Comments
7. Announcements / Public Comments

UPCOMING EVENTS

- **Waterfront Commission Meeting**
April 21, 7:30 a.m., Sister Cities Conference Room, City Hall, 301 King St.
- **City Council Special Meeting: Budget Adoption**
May 7, 6:30 p.m., Council Chambers, 301 King St.
- **Marina Subcommittee**
May 14, 5 p.m., Room 2000, City Hall, 301 King St.
- **Waterfront Commission Meeting**
May 19, 7:30 a.m., Sister Cities Conference Room, City Hall, 301 King St.
- **L'Hermione Tall Ship**
June 10-12, City Marina, 0 Cameron St.

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

Department of Recreation, Parks & Cultural Activities
Waterfront Operations Program
Waterfront Commission Marina Committee
April 9, 2015

WATERFRONT OPERATIONS PROGRAM

FY 2016 Operating Budget

- **City Marina: \$29,750 (reduction)**
Reduce the presence of on-site security and provide enhanced video surveillance as the primary method of security.
- **Waterfront Parks:** no reductions proposed
- **Special Events:** no reductions proposed

FY 2016-FY 2025 CIP: \$12,500,000

- City Marina Waterfront Dredging: \$4,500,000 (FY 2021 & FY 2022)
- City Marina Maintenance: \$1,250,000 (FY 2016-FY 2025)
 - Maintenance: \$90,000 annually
 - Founders Park Seawall: FY 2016:\$100,000 & FY 2017:\$250,000
- City Marina Utility Upgrades: \$1,250,000 (FY 2016 & FY 2017)
- Waterfront Parks CFMP: \$500,000 (FY 2016-FY 2017: \$50,000 annually)
- Windmill Hill Park Bulkhead: \$5,000,000 (FY 2016)

CITY MARINA– SLIP LICENSING SUMMARY

2014 Boating Season

- 61 slips for Recreational Boating
 - 54 designated for licensing (53 license holders)
 - 48 City resident & 5 nonresident
 - 7 designated transient

Note: two members removed from waitlist for the 2014 season

2015 Boating Season

- 61 slips for Recreational Boating
 - 54 designated for licensing
 - 46 of 53 returning from 2014 (verbal commitment)
 - 42 City resident & 4 nonresident
 - 8 waitlist members accepted offers
 - 6 City resident & 2 nonresident
 - 7 designated transient

MAINTENANCE PROJECT STATUS

- **City Marina Dredging:** Complete
- **Wharf Strengthening:** Change order approved. Material Ordered. Work Completion estimated first week of April
- **Blackwall Hitch Restrooms:** Construction planned for completion by restaurant opening May/June.
- **Future Work Activities:**
 - Installation of ADA Signage
 - Address ADA Compliance in Marina Slip Restrooms
 - Walkway Repairs
 - Security Camera Upgrade
 - Utility Upgrade Preparations
 - Founders Park Seawall Stabilization Preparations
 - Annual Fire Suppression Inspection

CITY MARINA SPECIAL EVENT ACTIVITIES

- Le Hermoine Tall Ship Visit: June 10-12, 2015
- Marina Concerts
 - Sponsor: Local Businesses

Waterfront Small Area Plan Implementation

Document Subsection: Neighborhood Planning
 Managing Department: Planning & Zoning, Dept. of Project Implementation
 Supporting Department(s): Multiple Departments
 ORG: 43301600, 50412089

Project Location: Alexandria Waterfront
 Reporting Area: Waterfront Plan, Old Town North, Old Town
 Project Category/Priority: 3 – New Facilities
 Estimated Useful Life: Varies

Waterfront Small Area Plan Implementation (w/ Construction Funding)													
	A (B+M)	B	C	D	E	F	G	H	I	J	K	L	M (C:L)
	Total Budget & Financing	Through FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total FY 2016-2025
Expenditure Budget	65,358,000	3,868,000	1,500,000	760,000	5,800,000	7,250,000	5,520,000	5,800,000	11,340,000	9,270,000	1,580,000	12,670,000	61,490,000
Financing Plan													
Prior City Funding	3,623,000	3,623,000	0	0	0	0	0	0	0	0	0	0	0
TIP - Cash	245,000	245,000	0	0	0	0	0	0	0	0	0	0	0
Cash Capital	0	0	1,000,000	110,000	0	0	0	0	0	0	0	0	1,110,000
Prior Year/Close-Out - City	0	0	500,000	0	0	0	0	0	0	0	0	0	500,000
General Obligation Bonds	53,930,000	0	0	0	5,800,000	7,250,000	2,520,000	5,200,000	11,340,000	7,570,000	1,580,000	12,670,000	53,930,000
Private Capital Contributions	5,950,000	0	0	650,000	0	0	3,000,000	600,000	0	1,700,000	0	0	5,950,000
Total Financing Plan	65,358,000	3,868,000	1,500,000	760,000	5,800,000	7,250,000	5,520,000	5,800,000	11,340,000	9,270,000	1,580,000	12,670,000	61,490,000
Additional Operating Impact													
Annual Impact			TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Cumulative Impact			TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Changes from Prior Year CIP: Beginning in FY 2018, funding is included to begin implementation of capital infrastructure elements of the Waterfront Plan.

Project Description & Justification

This project provides continued funding for implementation of the Alexandria Waterfront Small Area Plan approved by City Council in January 2012 and the Landscape and Flood Mitigation Design (Olin plan) approved by City Council in June 2014. Further direction from City Council was provided January 2015 following a detailed cost and sequencing analysis and community outreach program to set implementation priorities. For the time period FY 2016 – 2025, \$61.5 million would be provided to fund flood mitigation and Phase I projects in the core Waterfront area.

For the first time in the City's Capital Improvement Plan, funding for both design and construction is programmed for the following priority projects:

- **Strand Street Utility and Right-of-Way Improvements:** Design and construction of miscellaneous utility relocations, utility improvements, roadway and sidewalk improvements within the "core area" in accordance with approved plans and to facilitate flood mitigation improvements.
- **Flood Mitigation:** Design and construction of flood mitigation components in accordance with the approved plans. The improvements are located within the "core area," bounded by Queen Street, Duke Street and Union Street and include shoreline bulkhead, storm sewer, and storm water pump station infrastructure.
- **Waterfront Landscape Architecture:** Design coordination of public spaces within the approved plans with new Waterfront development, including parks and pedestrian connectivity along the waterfront. Design and construction of landscape architecture improvements associated with flood mitigation components, including a continuous riverfront promenade.

City's Strategic Plan & Budget Guidance
<p>Primary Strategic Plan Goal: Goal 1 – Economic Development</p> <p>Focus Area: Livable, Green, & Prospering City</p> <ul style="list-style-type: none"> • Increase the value of the real estate tax base • Increase the economic benefits of tourism • Promote neighborhoods that are amenity-rich • Promote neighborhoods that are inclusive and diverse • Promote an attractive urban environment that reflects our history and provides well-functioning infrastructure <p>Focus Area: Healthy & Thriving Residents</p> <ul style="list-style-type: none"> • Improve the quality of residents' leisure time <p>Focus Area: Accountable, Effective, & Well-Managed Government</p> <ul style="list-style-type: none"> • Ensure government is accountable to the community • Ensure the fiscal strength of the City government • Achieve the results the community values <p>Focus Area: Safe, Secure & Just Community</p> <ul style="list-style-type: none"> • Reduce harm to people or property from disasters
External or Internal Adopted Plan or Recommendation
<ul style="list-style-type: none"> • Windmill Hill Park Master Plan approved by City Council, April 2003 • 2012 Waterfront Small Area Plan adopted by City Council, February 2012 • Union Street Corridor Study adopted April 2013

Additional Operating Budget Impact – Next Page

Waterfront Small Area Plan Implementation (Continued)

- **Union Street Corridor Recommendations:** Continued implementation of approved short and midterm recommendations of the Union Street Corridor Study to promote a higher level of pedestrian friendly mobility along Union Street by minimizing conflicts between pedestrians, bicyclists and motorists including cars, motor coaches, and the trolley.
- **King and Union Street Improvements:** Crosswalks and other improvements at King and Union, including possible installation of a pedestrian plaza with outdoor seating on the unit block of King Street, funded by the Transportation Improvement Program (TIP). Annual funding for operating costs for these improvements will need to be identified before the improvements can be implemented.

Funding is anticipated to come in part from developer contributions and incremental taxes generated by new development along the Waterfront, as described in the adopted Waterfront Small Area Plan. As specific elements of the project are better defined, "stand-alone" projects will be created and moved to the appropriate section of the CIP document.

Additional Operating Impacts

Operating impacts will be determined based on specific infrastructure and amenity improvements added when funding is available. When funding for improvements is identified, there will be annual operating impacts associated with stormwater and new parks once those projects are implemented.

Welcome to the City of Alexandria City Marina

We ask that you and your guests please observe the following rules and regulations while at the City Marina. This will ensure a more enjoyable stay in Alexandria for you and others. For your convenience, a map of Old Town is on the reverse page.

All vessels must register and pay dockage fees with the Dockmaster or his/her representatives upon arrival. The following rules and regulations are applicable to all vessels docking at the Alexandria City Marina.

1. Vessels must have operational engine(s) and, except in the case of an emergency, must be under power, not sail, when entering or leaving the marina.
2. Vessels shall be subject to periodic inspection by the City to ensure the following: Conformity with United States Coast Guard rules and regulations; maintenance of proper safety conditions while at the Marina, including such safety concerns as the proper placement of dock lines and properly operating engine(s); and the overall cleanliness, appearance and maintenance of the vessel.
3. Vessels granted a slip at the city marina shall be ones for pleasure only, except by special permit from the City.
4. Vessels shall be registered, documented, marked and maintained as required by law and safe practice. Boats that are not marked or identified and licensed as required by law will not be permitted to use the municipal facilities.
5. If a vessel needs to be moved and the occupants cannot be reached after a reasonable attempt has been made, the City reserves the right to have a vessel moved to another location, at the owner's expense, but the City shall not be liable for any damages that result from such relocation.
6. Vessels that are abandoned or whose owners have not paid dockage fees after notice is provided by the City to the vessel by the procedures set forth in section 6-3-7 of the Alexandria City Code may be removed by the City.
7. The vessel owner shall be responsible for the conduct of his or her guests and for any damage caused by the vessel while located within, departing, or approaching the City Marina.
8. Boisterous conduct and loud music are prohibited.
9. No maintenance, painting or repair of vessels is permitted in the City Marina without prior approval of the Dock Master.
10. All walkways, pilings, and other marina facilities shall be kept clear of materials such as carpeting, storage boxes, dinghies, and cushions. Hoses and power cords to shore must be neatly positioned so as not to impede traffic to and from adjacent vessels. Please respect the property of others. The City is not responsible for the loss or damage of personal property left in the City Marina.
11. All refuse and trash must be placed in the receptacles provided on the pier. The off-loading of items such as waste oil and batteries, the contents of which could stain the dock, are prohibited without the Dock Master's prior approval.
12. Laundry is not to be hung from boat rigging, lifelines, pulpits, slips or docks.
13. All boats shall be equipped with a fully functioning bilge pump (if boat has a bilge) in good working conditions at all times.
14. The discharge of raw sewage or other waste into the river is prohibited.
15. No vessel with a permanent head may dock overnight at the city marina unless equipped with a holding tank.
16. No swimming, windsurfing, jet skiing, diving, or fishing is permitted at the City Marina.
17. Commercial advertising, including "For Sale" signs, is prohibited.
18. While at the City Marina, no vessel may engage in boat charters or boat rides, nor may merchandise or services be sold from it, nor may any other commercial activity be conducted from it without the prior approval of the Dock Master.
19. Rafting of any vessel, including, but not limited to, personal watercraft and non-motorized vessels is prohibited in the City Marina.
20. Open fires and barbeques on docks and boats are prohibited.
21. Pets must be leashed at all times while traveling on City property (Code 5-7-35). Owners must clean up after their pets (Code 5-7-42).
22. Boats must be in seaworthy condition and not constitute a fire hazard.
23. The public consumption of alcoholic beverages at the City Marina is prohibited unless in conjunction with a special event authorized by the City.
24. Violation of any of these rules and regulations and/or other improper conduct by a vessel owner and/or his or her guest may be cause for immediate cancellation of the owner's contract.
25. The City reserves the right to deny refunds for the use of any slip at the City Marina.

26. It is agreed that fees do not include charges for work of any kind, including emergency work. The City Marina shall be paid by the owner for all service performed, or goods or materials used in any work done to safeguard the boat, whether or not the work was successful. Failure to pay such charges when due may, at the City's option, be treated in the same manner as failure to pay slip rent when due.
27. The City reserves the right to refuse docking if the subject vessel's electrical service requirements exceed the marina's capabilities at available dock space.
28. The City shall not be held liable for any loss, damage or injury suffered by persons and vessels while staying at City-operated marina facilities.
29. The City reserves the right to reassign transient dock space as needed. The City restricts transient docking to a maximum stay of 5 nights or 5 days (whichever is reached first) at which time the vessel must leave the marina for a minimum of 24 hours unless permission to stay longer is granted by the Dock Master in writing.
30. The City shall have the authority to interpret and enforce these rules and regulations in its best interests.

City of Alexandria City Marina

0 Cameron Street
Alexandria VA 22314

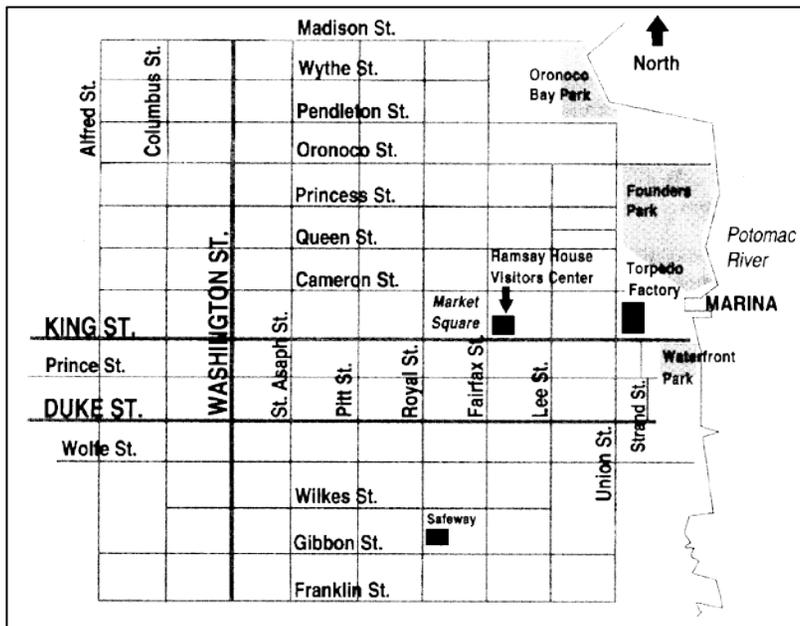
703.746.5487

www.alexandriava.gov/Marina
DockMaster@alexandriava.gov

VHF Channel 16



Old Town Alexandria



Operating Hours

April through October

Daily: 9 a.m. – 9 p.m.

November through March

Daily: 9 a.m. – 5 p.m.

Closed Some City Holidays

Department of Recreation, Parks & Cultural Activities
1108 Jefferson Street • Alexandria VA 22314

