



City Hall
Alexandria, Virginia

Alexandria Waterfront Committee
Department of Recreation, Parks and Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314



September 24, 2011

James Spengler, Director
Department of Recreation, Parks and Cultural Activities
City of Alexandria
1108 Jefferson Street
Alexandria, VA 22314

Dear Mr. Spengler:

At its meeting on September 20, 2011, the Alexandria Waterfront Committee voted to recommend the following six capital projects as priorities for the City's FY13 Capital Improvement Program:

1. City Marina Utility Upgrade
2. City Marina Seawall Maintenance
3. Marina Waterway Trash Deterrence
4. Marina Security Improvements
5. Windmill Hill Park Bulkhead Repairs
6. Waterfront Restrooms

Attached are completed project initiation/CIP request forms for projects 1 through 5 listed above. The Committee will discuss the specifics of the Waterfront Restrooms item on October 18, 2011 and will provide a completed CIP request form for this project following that meeting.

We appreciate the opportunity to offer these recommendations. On behalf of the Alexandria Waterfront Committee and the broad Citywide constituencies that we represent, thank you for your consideration of this matter.

Sincerely,

Nathan M. Macek, Chair
Alexandria Waterfront Committee

CC: Judy Guse-Noritake, Chair, Alexandria Park and Recreation Commission
Jack Browand, Department of Recreation, Parks and Cultural Activities
Cheryl Lawrence, Department of Recreation, Parks and Cultural Activities
Jim Hixon, Department of Recreation, Parks and Cultural Activities
Alexandria Waterfront Committee

Attachment: Project Initiation / CIP Request Forms

**Alexandria Waterfront Committee
PROJECT INITIATION / CIP REQUEST FORMS**

*For submission to the:
Department of Recreation, Parks, and Cultural Activities
Division of Park Planning Design & Capital Development*

1. PROPOSED PROJECT NAME: CITY MARINA UTILITY UPGRADE

Name of Submitting Citizen or Representative Contact: Nathan M. Macek, Chair

Group or Association: Alexandria Waterfront Committee

Park District No. 1 Park Commissioner (if contacted): William Cromley

Does the proposed project address a safety concern?
 No Yes, explain: _____

Project Type (check one):

Park Planning (design or study) Open Space (protection site/area)
 Capital Improvement (construction/infrastructure) Operations/Maintenance/Landscape
 Public Art Other _____

Scope of Work

Provide a description of the project: This project would upgrade facilities at the Alexandria City Marina to facilitate utility requirements for modern vessels. According to the City's FY12 CIP (p. 6-74), a total of \$1.25 million is planned for this project over two years (\$250,000 in FY 2016 and \$1,000,000 in FY 2017). Future funding for this project will include an evaluation of the existing system, the design and upgrade to the facility and piers electrical service, and replacement of pier utility pedestals. The current plan funds design for this project in FY 2016 with construction in FY 2017. The project schedule should coincide with the City Marina Seawalls project to minimize the length of disruption at the facility due to construction. Additional funds may be necessary if the marina is expanded or redesigned through the Waterfront Plan.

Provide a project justification/rationale: According to the City's FY12 CIP, the existing Marina electrical service was designed to meet the needs of boats built in the late 1980's. The current electrical service does not meet the needs of the contemporary boats visiting the Marina today. This has resulted in electrical breakers consistently tripping and boats incurring damage to their electrical systems when plugged into the insufficient electrical shore power supply available at the docking locations.

In order to provide a modern facility for boaters using the Marina, the Waterfront Committee recommends prioritization of improvements as funding permits.

Are any of the following resources available?

Volunteers, if yes, explain time commitment: _____

In-kind donation, if yes, explain materials: _____

Financial contribution, if yes, explain: _____

Other, explain: Cost of improvements could be recouped through increased user fees for marina slip lease holders and transient users, amortized over the expected life of capital improvements.

2. PROPOSED PROJECT NAME: CITY MARINA SEAWALL MAINTENANCE

Name of Submitting Citizen or Representative Contact: Nathan M. Macek, Chair

Group or Association: Alexandria Waterfront Committee

Park District No. 1

Park Commissioner (if contacted): William Cromley

Does the proposed project address a safety concern?

No Yes, explain: Per FY12 CIP (p. 6-73), "dangerous voids in the seawalls...require repair"

Project Type (check one):

Park Planning (design or study)

Open Space (protection site/area)

Capital Improvement (construction/infrastructure)

Operations/Maintenance/Landscape

Public Art

Other _____

Scope of Work

Provide a description of the project: This project would repair damage to existing seawalls at the Alexandria City Marina. According to the City's FY12 CIP (p. 6-73), this project includes evaluation of the condition of the existing seawalls in order to determine the level of needed repair. It is anticipated that the seawalls will require new cladding, caps, and hardware, as well as soil stabilization, footer repair, sidewalk/walkway renovation, and possibly utility relocation. It is expected that an engineering study of the seawalls will identify required short-term seawall repairs, as well as, long-term solutions that should be addressed with the waterfront redevelopment. The FY 2016 study is estimated to cost \$200,000; it will be a "reconnaissance study" assessing the adequacy of coastal structures around the perimeter of the Alexandria Marina shoreline and set priorities for repairs and improvements. The FY 2017 budget of \$1.5 million is an estimated figure, with final funding requirements being presented once the shoreline study is completed. The FY 2017 project projected costs are to repair/replace the section of the marina north seawall that has collapsed and the north seawall area that has pulled away from land. This project will support the Waterfront Redevelopment for the North marina piers (currently E/F and G/H piers), as well as the flood mitigation plan. Additional funds will be included in the Waterfront Implementation Plan for repair and/or replacement of the south marina seawalls (areas located behind the Charthouse or along the brick areas including the area behind the Torpedo Factory Art Center) in future CIPs.

Provide a project justification/rationale:

The City's FY12 CIP programs \$1.7 million for repair of City Marina Seawalls in FY16 and FY17. According to the City's FY12 CIP, the seawalls at the City Marina have suffered 20+ years of erosion and environmental damage due to tidal change and the absence of a breakwater. This condition has allowed surrounding water to wash away soils, resulting in dangerous voids in the seawalls that require repair. During the 2008 marina dredging project, areas on the North and South seawall were too tenuous to allow dredging within a reasonable vicinity of the seawalls. If the seawalls are to withstand future storms and daily stresses they must be repaired.

Given the dangerous conditions and the operational impacts on the Marina of this damaged infrastructure, the Waterfront Committee recommends that repair be prioritized and funded earlier than FY16 and FY17.

Are any of the following resources available?

Volunteers, if yes, explain time commitment: _____

In-kind donation, if yes, explain materials: _____

Financial contribution, if yes, explain: _____

Other, explain: _____

3. PROPOSED PROJECT NAME: MARINA WATERWAY TRASH DETERRENCE

Name of Submitting Citizen or Representative Contact: Nathan M. Macek, Chair

Group or Association: Alexandria Waterfront Committee

Park District No. 1 Park Commissioner (if contacted): William Cromley

Does the proposed project address a safety concern?
 No ___ Yes, explain: _____

Project Type (check one):
___ Park Planning (design or study) ___ Open Space (protection site/area)
___ Capital Improvement (construction/infrastructure) ___ Operations/Maintenance/Landscape
___ Public Art Other _____

Scope of Work

Provide a description of the project: **This project would provide funds to install bubblers and other mechanisms that would circulate river water and limit the accumulation of trash in Marina waterways.**

Provide a project justification/rationale: **During FY11, the City installed a \$400 bubbler in the vicinity of the City Marina's A/B-Pier on a trial basis. This low-cost apparatus successfully limited the accumulation of debris in a back-corner of Marina waterways. This reduced the man-hours required to remove the accumulation of driftwood, garbage, and flotsam, and improved the apparent cleanliness of the Marina by preventing accumulation of debris in the first place.**

The Waterfront Committee therefore recommends the programming of funds for the deployment of additional bubblers, water jets, and other mechanisms as appropriate throughout the Marina and elsewhere as appropriate along City-maintained portions of the Waterfront.

Are any of the following resources available?
___ Volunteers, if yes, explain time commitment: _____
___ In-kind donation, if yes, explain materials: _____
___ Financial contribution, if yes, explain: _____
___ Other, explain: _____

4. PROPOSED PROJECT NAME: MARINA SECURITY IMPROVEMENTS

Name of Submitting Citizen or Representative Contact: Nathan M. Macek, Chair

Group or Association: Alexandria Waterfront Committee

Park District No. 1 Park Commissioner (if contacted): William Cromley

Does the proposed project address a safety concern?
 No Yes, explain: _____

Project Type (check one):
 Park Planning (design or study) Open Space (protection site/area)
 Capital Improvement (construction/infrastructure) Operations/Maintenance/Landscape
 Public Art Other _____

Scope of Work

Provide a description of the project: This project would improve security at the Alexandria City Marina through a number of improvements:

- The installation of gates at entrances to each of the Marina piers, which could be secured during the overnight hours to prevent unauthorized access. The Committee recommends that the City revisit designs proposed in 2008, estimated to cost \$50,000 to outfit the A/B, E/F, and G/H piers. A more cost-effective solution may aesthetically provide the security necessary to deter trespassers from the Marina piers during the overnight hours.
- The installation of pier-based motion detectors that would enhance pier visibility for Marina cameras
- The installation of additional Marina cameras capable of monitoring activities along each pier

In addition, the Waterfront Committee recommends reinstatement of a second marina security guard as funding permits. The Committee further recommends that the City consider staffing marina security with RPCA staff directly employed by City in lieu of contracting services to a private company. This would shift responsibility for overnight marina security from the Department of General Services to RPCA, the entity responsible for management of the marina and daytime operations. This arrangement would facilitate interaction between existing Dockmaster staff and security and provide continuity of operations around the clock.

Provide a project justification/rationale: Unlike most marinas, the Alexandria City Marina serves as the City's back porch, a place where residents and visitors alike gather to view the river and be out-and-about in public. Non-boaters are welcome to walk along the Marina's pleasure boat piers during daylight hours. After hours, however, the Marina's open design makes it easy for pranksters to trespass, loiter, and steal from pleasure craft docked at the City Marina. The Waterfront Committee and RPCA staff have worked with the Police Department to provide additional patrols in the Marina vicinity, but additional measures are warranted. The proposed improvements and additional, reconfigured security patrols will serve to address frequent complaints of security breaches at the City Marina.

Are any of the following resources available?
 Volunteers, if yes, explain time commitment: _____
 In-kind donation, if yes, explain materials: _____
 Financial contribution, if yes, explain: _____
 Other, explain: _____

5. PROPOSED PROJECT NAME: WINDMILL HILL PARK BULKHEAD REPAIRS

Name of Submitting Citizen or Representative Contact: Nathan M. Macek, Chair

Group or Association: Alexandria Waterfront Committee

Park District No. 1 Park Commissioner (if contacted): William Cromley

Does the proposed project address a safety concern?

No Yes, explain: Noted as safety hazard to the public in January 2009 engineering study

Project Type (check one):

Park Planning (design or study) Open Space (protection site/area)
 Capital Improvement (construction/infrastructure) Operations/Maintenance/Landscape
 Public Art Other _____

Scope of Work

Provide a description of the project: This project consists of renovation and construction work on the bulkhead at Windmill Hill Park. According to the City's FY12 CIP (p. 6-65), the renovation work on the bulkhead is planned to be phase I of the Windmill Hill Park development. An old and deteriorated bulkhead, approximately 900 feet long, surrounds the perimeter of a cove located on the west bank of the Potomac River, approximately 0.5 miles upstream of the Woodrow Wilson Bridge. The surrounding land is a City park, which is located adjacent to residential housing. The total length of shoreline in the cove is approximately 1,200 ft. The area is subject to tidal currents and the cove has no protection from waves and flotsam. The bulkhead is constructed of wood timbers and concrete slabs. It is in a state of advanced deterioration and collapse, such that there is ongoing soil erosion behind the bulkhead and collapse of debris into the cove. The bulkhead was inspected by engineers in January 2009, which rated it in "critical" condition with vertical and horizontal movement of structural components, and was noted as a significant safety hazard to the public (RK&K 2009).

Provide a project justification/rationale: According to the City's FY12 CIP, this project would increase the length of the waterfront, as well as counteract some of the current deterioration occurring along the shoreline. The project plan calls for the least amount of disturbance by performing the work as quickly as possible and creating the least amount of carry-over problems. As proposed in the CIP, the project would be designed to meet resident expectations for durability and aesthetics. By not completing this project, the City may experience serious deterioration of the waterfront, creating potential safety problems into the future.

Council adopted a concept plan for Windmill Hill Park in 2003, but as of yet, limited improvements to the bulkhead have been made. The City's FY12 CIP programs repair of the Windmill Hill Park bulkhead in FY16 and FY17, which would result in completion a full 14 years after adoption of the concept plan.

The Waterfront Committee, which understands that the City submitted an unsuccessful grant application to the U.S. Army Corps of Engineers during FY11, urges 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 Committee 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.

Are any of the following resources available?

Volunteers, if yes, explain time commitment: _____
 In-kind donation, if yes, explain materials: _____
 Financial contribution, if yes, explain: _____
 Other, explain: _____