

Summary Minutes

Alexandria Waterfront Commission Saturday, June 9, 2012

Annual Waterfront Walk

Attendance

- Waterfront Commission Members
 - Dennis Auld, Park Planning District II
 - Gina Baum, Alexandria Park and Recreation Commission
 - Kent Barnekov, Alexandria Seaport Foundation
 - Christine Bernstein, Founders Park Community Association
 - Linda Hafer, Old Town Business and Professional Association
 - Melinda (Mindy) Lyle, Citizen, Park Planning District III
 - Nathan Macek, At-large citizen from west of Washington St. and Chair
 - Jody Manor, Alexandria Convention and Visitors Association (ACVA)
 - James McCall, Alexandria Archaeological Commission
 - Peter Pennington, Alexandria Environmental Policy Commission (EPC)
 - Paul Smedberg, Alexandria City Council
 - Townsend A. (Van) Van Fleet, Old Town Civic Association
 - Christa Watters, Citizen east of Washington St. and north of Pendleton St
- City Officials
 - Mayor William D. Euille
 - Councilman Fannon
 - Judy Noritake, Chair, Park and Recreation Commission
 - Stewart Dunn, Chair, Planning Commission
- City Staff
 - James Spengler, Director, Recreation, Parks and Cultural Activities (RPCA)
 - Jack Browand, Acting Deputy Director, RPCA
 - Jim Hixon, Dockmaster, RPCA
 - Iris Portny, RPCA
 - Karl Moritz, Deputy Director, Planning & Zoning
 - Nancy Williams, Principal Planner, Planning & Zoning
 - Yon Lambert, Deputy Director, Transportation & Environmental Services

Summary Notes

(1) Windmill Hill Park

- a. **Bulkhead Terminology Question** – Is there another term the City can use other than bulkhead? Many people don't know what that means. **Reply:** City staff will look at that.
- b. **Fence Duration Questions** – How long will the security fence be up around the basin? **Reply:** The fence will be up for approximately 3 years. There is money starting with the FY 2016 CIP budget for new bulkhead/shoreline improvements.

- c. **Fence Duration Comment** – Once the fence goes up, it is unlikely that anything will be done to repair the basin.
- d. **Fence Maintenance Budget** – Is there a maintenance budget for the security fence? **Reply:** No; but it will be maintained as needed as part of other park maintenance work.
- e. **Painting of the Fence** – Will the security fence be painted? **Reply:** No.
- f. **Fence Wire Comment** – The wire is hard to see. Animals and possibly people can get caught in it. Something should be attached to the wires so that people can see the wires from a distance or at night.

(2) Gazebo

- a. **Pilings Comment** – The community did not want the pilings taken out of the water in this area as they are a good nesting place for barn swallows but the City took them out. **Reply (Mayor)** – The City will follow-up on what is needed for a habitat friendly nesting structure for barn swallows in this area.
- b. **Integration of Art/History Question** – What is the plan for the integration of art and history in this area (Windmill Hill Park)? **Reply** – There is a plan to extend an Art Walk from this area to the southside of the power plant; the Art Walk will recognize the cultural and historic aspects of each of its sections through art and history elements. The train tunnel will be an integral part of the Art Walk in this area (Windmill Hill Park area).
- c. **Environmental Clearance for the Basin Question** – When will an environmental impact statement be started for the basin? It is important that the environmental work be woven into the process early. **Reply:** There is funding under the current \$1.3 million available for Windmill Park improvements that can be utilized for planning and permitting activities for the bulkhead/shoreline improvements. All projects, such as bulkhead improvements, must address certain statutory and legal environmental requirements; although oftentimes the work that staff does to address these requirements occurs behind the scenes, the Waterfront Commission attaches importance to it and will follow-up to ensure that compliance with the requirements is included in the timeline for the project in an appropriate manner.
- d. **Environmental Comment** – There is an interest by many that the City goes beyond basic compliance in terms of environmental review.
- e. **Flood Mitigation Comment (EPC)** – EPC and the Waterfront Commission have seen ideas from staff on how to proceed with the analysis work that will be needed for flood mitigation. The next step is for engineers to be hired to do the flood mitigation analysis and design work. Both EPC and the Waterfront Commission will follow-up to monitor this work and review the results of the analysis.

(3) Point Lumley

- a. **RTS Settlement Agreement Comment** - Can the City look at the RTS Settlement Agreement to determine if there are requirements relating to the history of this location, such as a requirement for the installation of historic

markers? **Reply:** Yes; the City will follow-up and determine what is required under the Settlement Agreement.

- b. **RTS Historic Building Question** – Will the RTS historic building (2 Duke Street) be retained? **Reply:** Yes; that building will be retained.

(4) The Strand

- a. **Ownership of properties Question** – What is the ownership of the properties on the east side of The Strand? **Reply:** The City owns the Beachcombers parcel (0 Prince Street at The Strand); the City owns the northernmost third parcel of the parking lot; the middle and southernmost parcels of the parking lot have separate private owners but the City is negotiating to purchase them; the City owns the blue Alexandria Yacht building (210 The Strand); and the Washington Post owns the white Alexandria Marine building (226 The Strand) at the southernmost end of The Strand.
- b. **BZA Case Question** – Isn't it true that hotels can't be built if the BZA decision on the Waterfront Text Amendment is allowed to stand? **Reply:** If the BZA decision is upheld, the applicant would have to file a separate rezoning to build a hotel.
- c. **Dandy Question** – Does the Waterfront Plan address the location of the Dandy? **Reply:** The City under the Plan is looking to optimize the City Marina for commercial boats. As part of that process it will consider the needs of commercial vessels, such as general access for public deliveries, access by passengers, etc. This is something the Waterfront Commission is interested in and will follow-up by giving more thought to it along with the City.
- d. **Purchase of the Alexandria Marine Building Question** – Will the City purchase the Alexandria Marine Building (226 The Strand) that is owned by the Washington Post? **Reply (J. Noritake)** – Anything purchased with Open Space Funds (funded through real estate taxes) should be used for the intended purpose under the Fund. If leased for a private use, then the revenue needs to go back into the Open Space Fund. Not interested in subsidizing a private commercial use.
- e. **Parks Maintenance Facility Comment (J. Noritake)** – It is important that there be a parks maintenance facility for the waterfront.
- f. **Civic Building Funding Question** – How much money is in the Plan for the civic building that is to be included in Point Lumley Park? **Reply:** \$3,360,000
- g. **Waterfront Park Weeds Question** – Why is Waterfront Park the only park that doesn't have weeds in it? **Reply:** The City uses environmentally friendly chemicals in the parks; it relies on private-public partnerships between the City, the property owners and neighbors to help achieve a higher level of maintenance.
- h. **Waterfront Shipbuilders statue Question** – I noticed that there are at least 14 donors listed for the shipbuilders statue in Waterfront Park. Is there a plan for private funding to help with the integration of art and history elements under the Plan? **Reply:** Currently, there are no public-private partnerships for art along the waterfront. However, there is discussion about a foundation to help with art and history.

- i. **Bulkhead Weeds along City Waterfront** – RPCA staff will inspect bulkhead areas along the waterfront for weed growth and treat so that bulkheads do not get undermined by excessive growth.
- j. **Beachcomber** – General comments were made regarding the City’s plan to convert this building for commercial use. The property is not well kept and is an eyesore on the City’s waterfront. The property was purchased with Open Space funds and the building was to be demolished. If the property is to be used for commercial use, the open space funds used to purchase the land need to be replenished.

(5) Marina Torpedo Plaza Area

- a. **ODBC Parking Lot Fence Question** – What is the status of plans to put a new fence around the parking lot? **Reply** – The City has not received any communication from the ODBC regarding the fence.
- b. **Food Court Status Question** – What is the status of the food court? **Reply** – AEDP and the lessee are exploring potential tenants.
- c. **Food Court Maintenance Question** – Does the City have the ability to enforce security and maintenance requirements for the food court in the interim, as the lessee searches for a new tenant? The City should require the lessees (Food Court and Chart House) to maintain their properties properly including the public space behind it (ex., cut the grass). **Reply:** The City will follow-up to determine any code enforcement requirements that apply.
- d. **Who is responsible for the maintenance of the grass next to the Chart House?** **Reply:** City will follow-up and look into the matter.
- e. **Artist Letter Question** – The artist community has asked the lessee of the Food Court if artists can put art on the bricks but have not gotten a reply back. **Reply:** A copy of the letter will be provided to the City and the City will follow-up and look into the matter.
- f. **Implementation Office Comment** – There are plans to create a senior level official to make sure that questions about maintenance and implementation processes along the waterfront are handled in one place. **Reply:** Yes; the City is in the process of creating a special projects office for planning implementation activities.

(6) Founders Park Comments

- a. **Comments:** Founders Park Community Association has planted trees and will plant more in September. Through assistance of RPCA, the Association has also obtained bubblers to assist in re-orienting debris in the water. Next, it would like to see a historic marker at RTN.
- b. **Founders Park Walkway Question** - When will the southern end of the walkway in Founders Park be re-graded? **Reply** – RPCA is following up and looking at options to do this.
- c. **Successes Question** – What are the traits that make Founders Park successful?

Reply: irrigation, terrain, and civic organization. The City has a level of care identified for all of its parks. Having a public-private organization to help with park maintenance takes the care to an even higher level.

- d. **Oronoco Street Air Injection System** (biosparging system) - Is scheduled to be constructed in the fall of 2012. The system will be entirely below grade except for a small utility shed on the northeast corner closest to the water. The system is designed to eliminate discharge of impacted material to the Potomac River. Following the installation of the air injection system, Phase II of the remediation plan calls for selective dredging of the outfall scheduled to begin in winter 2013.

(7) Oronoco Bay Park

- a. **GenOn Question** – When does the planning start for GenOn? **Reply:** It will start one year from now but in the meantime the City will follow-up by starting with the environmental work and community outreach.
- b. **Regrading of Oronoco Park for an Amphitheatre Comment** – Before the City regrades Oronoco Park it should think about flooding. **Reply:** Yes; any design work will entail an engineering analysis.
- c. **Boardwalk closest to the Rowing Facility Question** – What will happen to the boardwalk closest to the rowing facility? It is currently deteriorated. **Reply:** The Plan calls for it to be restored.
- d. **The Sheetmetal Workers Building (“The Oronoco”) Question:** Are there proffers that the developer will provide as it redevelops this building to residential? **Reply** – The change does not require a SUP however the builder is EYA who has and is doing other projects in the City. The City can follow-up by reaching out to them about any plans for enhancements to the park and for community outreach.
- e. **Trees along the Sheetmetal Workers Building Question:** What are the property lines? Will the trees along the east side of the building be removed? **Reply:** The City can follow-up and clarify the property lines.
- f. **Kayak Launch Question** – Is there plans for a kayak or small boat launch? **Reply:** Yes; the Plan calls for one at the end of Montgomery Street and there will be one in Windmill Hill Park.
- g. **Signage Question** – Who owns the signs along the waterfront and who is responsible for replacing them? They are in bad shape. **Reply:** The City can follow-up with a response.
- h. **Tidelock Comment** – There is slime in it due to a possible leak. Can the City make the property owner fix it? **Reply:** The City can follow-up with a response.
- i. **Wood Observation area at intersection of Union and Pendelton Streets** – **Reply:** RPCA staff will coordinate replacement of wood decking with FY 13 funding.

- (8) National Park Service property north of GenOn - Walkway Comment** – In terms of the walkway around GenOn, water has been coming closer to it and you see pollution from the river. Maybe create an education awareness area near it.

Attached: Matrix of Follow-up Items

ITEMS FOR FOLLOW-UP

Issue	Agency/Body	Follow-up Action	Response/Status
1. Establish habitat friendly nesting structure for barn swallows.	Recreation, Parks & Cultural Activities	RPCA will coordinate appropriate structure and location with resident volunteer and use the approved City Environmental Plan as a guide.	RPCA staff is coordinating a time to meet with an interested resident within the first two weeks of July
2. Environmental Clearance for the Windmill Hill Park Bullhead (Old Yacht Basin)	Waterfront Commission	The Waterfront Commission will work with appropriate agencies to obtain environmental clearance for future bulkhead replacement activities.	Ongoing
3. Flood Mitigation	T&ES Planning & Zoning Waterfront Commission & EPC	Both EPC and the Waterfront Commission will follow-up to monitor this work and review the results of the analysis.	
4. Point Lumley (Robinson Terminal South Settlement Agreement) - are requirements relating to the history of this location, such as a requirement for the installation of historic markers	Planning & Zoning	Staff will follow-up and determine what is required under the Settlement Agreement.	

Issue	Agency/Body	Follow-up Action	Response/Status
5. Dandy – affects to its operation during Waterfront implementation	Waterfront Commission	The City under the Plan is looking to optimize the City Marina for commercial boats. As part of that process it will consider the needs of commercial vessels, such as general access for public deliveries, access by passengers, etc. Waterfront Commission will follow-up with appropriate City agencies.	Ongoing
6. Bulkhead - Weeds along City Waterfront	Recreation, Parks & Cultural Activities	RPCA staff will inspect bulkhead areas along the waterfront for weed growth and treat so that bulkheads are not undermined by excessive growth.	
7. Food Court Maintenance - Does the City have the ability to enforce security and maintenance requirements for the food court in the interim, as the lessee searches for a new tenant?	General Services	The City will follow-up to determine any code enforcement requirements that apply.	General Services has contacted the lease holder and lease holder will spray weed killer on the greenery, sweep up broken tile, and check timers for outdoor lighting.
8. Chart House - Who is responsible for the maintenance of the grass next to the restaurant?	Recreation, Parks & Cultural Activities	RPCA staff will determine maintenance responsibility.	The grass is to be maintained by the City. RPCA will coordinate regular mowing activities.

Issue	Agency/Body	Follow-up Action	Response/Status
9. Artist Letter – The artist community has asked the lessee of the Food Court if artists can put art on the bricks but have not gotten a reply back.	General Services	A copy of the letter will be provided to the City and staff will follow-up and look into the matter.	Project is on hold while artists determine an appropriate piece for the site.
10. Founders Park Walkway - When will the southern end of the walkway in Founders Park be re-graded?	Recreation, Parks & Cultural Activities	Staff is looking at options to improve the situation and will provide a timeframe for implementation.	
11. GenOn– When does the planning start for GenOn?	Planning & Zoning	It will start one year from now but in the meantime the City will follow-up by starting with the environmental work and community outreach.	
12. Sheet Metal Workers Building “The Oronoco” - Are there proffers that the developer will provide as it redevelops this building to residential	T&ES Planning & Zoning and Recreation, Parks and Cultural Activities	Reply – The change does not require a SUP however the builder is EYA who has and is doing other projects in the City. The City can follow-up by reaching out to them about any plans for enhancements to the park and for community outreach.	

Issue	Agency/Body	Follow-up Action	Response/Status
13. Trees along the Sheetmetal Workers Building - What are the property lines? Will the trees along the east side of the building be removed?	Recreation, Parks & Cultural Activities	Staff will follow-up and determine property lines.	
14. Waterfront Interpretive Signage - Who owns the signs along the waterfront and who is responsible for replacing them?	Planning & Zoning and Recreation, Parks & Cultural Activities	Staff will survey and determine agency responsible for maintenance/replacement.	RPCA staff continues to research owner of the weathered sign in Oronoco Bay Park. Sign will be removed. OHA staff indicated that signs have been designed for Windmill Hill Park, Roberdeau Park, Lumley Park and foot of King St. Staff will follow-up with OHA on status of sign manufacturing and installation.
15. Tidelock Park - There is slime in it due to a possible leak. Can the City make the property owner fix it?	Planning & Zoning and Recreation, Parks & Cultural Activities	The City will determine requirements that apply.	

Issue	Agency/Body	Follow-up Action	Response/Status
16. Oronoco Bay Park – Poor condition of wood observation area at intersection of Union and Pendelton Streets	Recreation, Parks & Cultural Activities	RPCA staff will coordinate replacement of wood decking with FY 13 funding.	