

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, September 17, 2013
Alexandria City Hall, Room 2000
301 King Street
7:30 a.m.

AGENDA

1. **Welcome and Introductions**
2. **Approval of Minutes from July 16, 2013**
3. **Report from Public Safety Organizations**
 - a. Police Department
 - b. Fire Department
4. **Report from Department of Recreation, Parks, and Cultural Activities**
 - a. Marina Facility Condition Assessment Study Update
 - b. City Marina Fire Suppression Inspection Results
 - c. Marina Security Contract Update
5. **Waterfront Small Area Plan (SAP) Implementation FY 15 CIP & Operating Budgets**
6. **Department of Project Implementation**
7. **URS & Olin Group Introduction**
8. **Waterfront Plan Implementation**
 - a. **Planning & Zoning**
 - i. Development Updates – Project Matrix Review
 - b. **General Services**
 - i. Beachcomber RFP Update
 - c. **Transportation & Environmental Services**
 - i. Strand Street Flood Mitigation (Backflow Preventer)
 - ii. Windmill Hill Park Bulkhead Replacement Summary Scope of Work
 - iii. Union Street Corridor & Unit Block Implementation Schedule
 - iv. Potomac Interceptor Project – AlexRenew
 - d. **Alexandria Economic Development Partnership** – Food Court & Robinson Terminals
9. **Report from Commissioners**
 - a. Marina Committee
 - b. Other
10. **Announcements / Public Discussion**

UPCOMING EVENTS

- **Alexandria Waterfront Commission Marina Committee**
Thursday, October 10, 2013, 5 p.m., Room 2000, City Hall
- **Alexandria Waterfront Commission**
Tuesday, October 15, 2013, 7:30 a.m., Room 2000, City Hall
- **Alexandria Waterfront Commission/Olin Group Community Meeting**
TBD

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

MINUTES – Working Draft
ALEXANDRIA WATERFRONT COMMISSION
Tuesday, July 16, 2013
Alexandria City Hall, Room 2000

Members:

Present:

Gina Baum, Alexandria Park and Recreation Commission
Christine Bernstein, Founders Park Community Association (FPCA)
Suzanne Bethel, Old Town Business and Professional Association (OTBPA)
Morgan Delaney, Historic Alexandria Foundation
Stewart Dunn, Alexandria Planning Commission
Art Fox, Citizen east of Washington St. and south of King St.
Doug Gosnell, Alexandria Marina pleasure boat leaseholder
Charlotte Hall, Alexandria Chamber of Commerce and Chair
Jacob Hoogland, Alexandria Archaeological Commission
Mari Lou Livingood, Alexandria Seaport Foundation)
Jody Manor, Alexandria Convention and Visitors Association (ACVA)
David Speck, Citizen Park Planning District III
Steven Thayer, Citizen east of Washington St. and north of King St., and Chair,
Marina Committee
Townsend A. (Van) Van Fleet, Old Town Civic Association
Christa Watters, Citizen east of Washington St. and north of Pendleton St
Ryan Wojtanowski, Alexandria Environmental Policy Commission

Excused:

Dennis Auld, Citizen Park Planning District II
John Bordner, Citizen west of Washington St.
Stephen Mutty, Citizen Park Planning District I
Paul Smedberg, Member, Alexandria City Council

Vacancy:

Representative, Alexandria Commission for the Arts

City Staff:

Emily Baker, City Engineer, Engineering Division, Transportation and
Environmental Services (T&ES)
Francine Bromberg, Acting City Archeologist, Office of Historic Alexandria
(OHA)
Jack Browand, Division Chief, Marketing, Special Events and Waterfront
Operations, Recreation, Parks, and Cultural Activities (RPCA)
Battalion Chief Michael Cross, Alexandria Fire Department (AFD)
Farrol Hamer, Director, Planning and Zoning (P&Z)
Lt. Don Hayes, Alexandria Police Department (APD)
Jim Hixon, Dockmaster, RPCA
Lt. Shirl Mammarella, APD
Joel Marcuson, Deputy Director, T&ES
Jeremy McPike, Director, General Services
Iris Portny, Commission Recording Secretary, RPCA
Nancy Williams, Principal Planner, Planning and Zoning (P&Z)

Guests: Ruth McKenty, Beautification Committee
Mike Young, Olde Town Gemstones

Welcome and Introductions

Hall called the meeting to order at 7:35 a.m.

Approval of Minutes from June 18, 2013

Moved by Dunn, seconded by Watters, to approve the summary minutes of the June 18, 2013 meeting with corrections.

Report from Police Department.

Hayes reviewed crime statistics for the previous month for the area bordering the Waterfront, including South Union Street and King Street extending from the Waterfront to Washington Street. Hayes introduced Assistant Commander Mammarella who had assumed responsibility for overseeing parking, traffic and special events in the Old Town area in April 2013. She said the City is considering options to address current congestion problems, including possibilities for modifying loading zone-related policies within the King//Union corridor.

Fire Department Report

Cross reviewed Waterfront-related incidents the Fire Department had responded to and reported that the City's new fireboat is now in the water, and expected to be ready for its final inspection in August 2013. Wojtanowski asked that information about the new fire boat's vertical clearance be provided to the Commission.

Cross said the first of the City's new fleet of fire engines, which have enhanced safety features and higher capacity than do the City's current engines, had begun to enter service and that the City would store the new engines at Robinson Terminal North on a short-term basis, at no cost, to the City. He said the City will keep the current engines until Alexandria Fire Department (AFD) has certified the new engines as problem-free. Hall asked that AFD reports be made a regular part of the Commission's monthly meetings.

Report from Department of Recreation, Parks, and Cultural Activities

Browand said he is coordinating with AFD to develop a schedule for regular testing of the fire suppression system. McPike said maintaining the fire suppression system in peak condition has been an ongoing challenge that General Services (GS) and RPCA staff address each spring.

Marina Facility Condition Assessment Study Update

Browand reported the assessment's conclusions were presented at the Marina Committee's June 27, 2013 meeting and the City expects to receive the report's final detailed assessment, including cost estimates, by the end of July 2013. Thayer summarized the report's highlights as presented at the Committee meeting and said the consultants had identified no significant safety issues.

Browand reviewed City follow-up plans to implement the assessment recommendations and said a detailed report, including cost estimates, will be presented at the Marina Committee's August 2013 meeting. He said staff's next step will be to prioritize the report's 'must do', 'should do',

and ‘could do’ recommendations. Thayer said the need to upgrade Marina utilities was an important issue raised during the Marina Committee’s July discussion.

Waterfront Walk Follow-up Items Update

Browand reviewed the “Items for Follow Up” chart provided to the Commission, created to track staff actions taken in response to questions raised during the Commission’s June 8, 2013 Waterfront walk. Among the issues discussed by Commissioners was the problem of cyclists exiting the Wilkes Street Tunnel at excessive speeds and Baum asked how Council’s recent approval of bicycles being ridden on the sidewalk might affect this problem. Van Fleet said the new ordinance does not include King Street sidewalks from West Street to the river and Union Street sidewalks, from Prince to Cameron Street. Browand said the City’s Union Street Corridor study’s traffic calming measures would help address this.

Windmill Hill Park Bulkhead Replacement Next Steps

Browand reported that now that the City had moved funding to replace the bulkhead from FY2016 to FY2015 staff is developing a draft Scope of Work for the project that should be ready for the Commission to review at its September 2013 meeting. He said the City’s community outreach process soliciting comments on the draft scope would then follow. Browand said staff will be working during the public engagement process to develop realistic community expectations that are consistent with the funding available to replace the bulkhead. Baker said the goal is to finalize the project’s scope of work by fall 2013

Waterfront Plan Implementation

Planning & Zoning

Landscape Design Update

Williams reported that, after conducting a broad international search, the City had chosen award-winning U.S. landscape architect Laurie Olin, winner of the 2012 National Medal for the Arts, and his Olin Studio’s inter-disciplinarian team of designers, engineers and public space, lighting and other professionals, to develop the world-class design envisioned by the City’s Waterfront Small Area Plan. Williams said examples of the Olin Studio’s waterfront, flood mitigation and public space designs throughout the region, country and abroad include well-known projects such as New York City’s Bryant Park, Washington D.C.’s Canal Park (opened in 2012), the National Gallery of Art Sculpture Garden (1993), the design for the National Monument Grounds for Sylvan Theatre (May 2012), and the Annapolis’ City Dock Master Plan. Williams said the Olin team will work in close partnership with the URS Corporation, the City’s flood mitigation consultants, to ensure continuous coordination of the landscape and flood mitigation components of the Waterfront design.

Williams said members of The Olin Studio and URS Corporation teams will be at the Commission’s September 17, 2013 meeting to provide an overview for Commission discussion of the design and community participation processes they plan to follow over the next 12-14 months. She said Laurie Olin plans to be at the Commission’s October 2013 meeting and information about previous Olin projects can be found at theolinstudio.com and at http://en.wikipedia.org/wiki/Laurie_Olin#United_States.

Browand suggested the Commission might want to use its process of scheduling a special Commission meeting on the Thursday following its regular monthly meeting to meet with Olin in October 2013.

Development Updates

Williams reviewed information that had been updated on staff's chart of development activities provided to the Commission.

204-206 S. Union Street (the Brandt warehouses)

Williams said the tenant, Columbia Capital, has moved in and a Commission building tour is being planned by the Brandts for September 2013.

601 N. Fairfax Street – The Oronoco (EYA)

Williams said she and EYA have discussed having an October 2013 building tour for Commissioners after the building has been fully enclosed.

Robinson Terminals North & South

Williams said it is the City's impression that the decision process has entered its final stages.

220 S. Union Street (Carr Hospitality)

Williams said Carr has met with City staff and will file a revised proposal for the site that reflects significant changes that were made in response to BAR inputs.

101 and 107 N. Union Street - Waterfront Market

Manor, owner of the planned market, reported that construction should begin shortly and a late summer opening is planned.

Potential Lower King Street Closure

Williams said that, as a follow up to Council's decision to study the concept of closing lower King Street to vehicular traffic to create a pedestrian plaza, staff is finalizing the Scope of Work for the Request for Proposals (RFP) and has incorporated all the Commission comments about the idea that were offered at the Commission's June 2013 meeting. Delaney said he thought the Commission should have a second opportunity to discuss the scope of the RFP, especially the option of converting the street to a shared street for pedestrian and vehicular traffic rather than one closed to vehicular traffic. Delaney said he thinks closing lower King Street to vehicles would impact local businesses inappropriately.

Browand said the scope of work is not for a design RFP, but instead for an RFP for the City to hire a firm to identify the full range of traffic-related issues, including potential cost, that would need to be addressed if the City were to decide to close lower King Street to vehicular traffic. He said the consultant will also reach out to all stakeholders potentially affected by such a closure, including merchants. Williams said the lower King Street study is separate from but will be coordinated with the City project examining the potential closure of the Unit block of King Street. Commissioners requested a copy of the revised scope of work before the RFP is released and Williams agreed to provide it. Hall reminded Commissioners to share information about the scope with their respective constituencies.

***Transportation & Environmental Services
King & Union Street Left-Hand Turn Update***

Marcuson said the City had ended the pilot program to test the impact on the intersection's traffic congestion and removed the signage. He said the observed impact of the signage and the no-left turn restriction had been a net negative since were not adhering to the policy and confusion among drivers and pedestrians had resulted. Hall said she would invite the Police Commissioner to discuss at the Commission's next meeting the possibility of stationing a uniformed police officer at the intersection to regulate traffic.

Strand Street Flood Mitigation (Backflow Preventer)

Baker said the City had received construction bids in response to the City's RFP issued after completion of the design chosen for the Backflow Valve Project for King Street/The Strand, a project designed to lessen the area's nuisance flooding events caused by tidal back-up in the storm sewer system. Baker said the procurement office had not yet forwarded the bids to T&ES for review, but that T&ES expects construction of the backflow valve to begin in late summer 2013 and will keep the Commission advised of the project's progress.

General Services

Beachcomber RFP Update

McPike reported that the City had received three proposals in response to the Beachcomber RFP and would review those proposals carefully. He said the RFP's original closing date of June 10, 2013 had, on June 4, been extended to June 14, 2013 in response to a request from interested parties that the site's square footage be clarified. McPike said he expects the City review of the proposals received to take two to three months.

Dunn asked if all the bids received had proposed a restaurant use for the Beachcombers site. McPike said the City is legally prevented from revealing the nature of bids received in response to an RFP until the proposals have been thoroughly evaluated. He said all three bids received had responded to the criteria of restaurant use included within the RFP. Hamer said the City will review the bids using the criteria included in the RFP.

Browand said staff had previously told the Commission that if none of the bids received in response to the restaurant-only RFP were accepted by the City, the City had the option of modifying the criteria and reissuing a modified Beachcombers RFP.

Torpedo Factory Food Court

Browand said staff had received no new information from the Alexandria Economic Development Partnership about actions related to efforts to lease the Food Court. Van Fleet said he thought the City should consider non-restaurant uses for the site such using the site by a museum, the Seaport Foundation, or another organization. Speck said he thought the priority was to have a single use for the site, but not necessarily a single restaurant at the site.

Speck asked why a sawhorse is still be used to mark the one-way traffic pattern at King/Union. Williams suggested that Assistant T&ES Director Sandra Marks be invited to discuss the

question with the Commission at its next meeting. Livingood said Seaport Foundation interns could construct a structure such as a planter for the intersection.

Report from Commissioners

Marina Committee

Thayer said that, as a follow-up to the Committee's June 27, 2013 meeting at which the overview of the Marina assessment's conclusions had been discussed, he expected the Committee to hold an August 8, 2013 meeting at which information about the final, more detailed, assessment would be presented.

There were no other Commissioner reports.

Announcements / Public Discussion

Williams proposed, and the Commission discussed, conducting a tour by boat of the D.C. waterfront and the Canal Park site designed by the Olin Studio in place of the Commission's regular August 13, 2013 meeting. Hall and Browand said they would provide Commissioners date options for upcoming Waterfront tour dates for the Commission.

Adjournment

The meeting was adjourned at 8:50 a.m.

**WATERFRONT SMALL AREA PLAN (SAP)
IMPLEMENTATION
FY 15 CIP AND OPERATING BUDGETS**

**FY 2015 CIP BUDGET ITEMS S TO COMPLETE DESIGN RELATED ACTIVITIES
PERTAINING TO THE WATERFRONT SAP IMPLEMENTATION PROCESS**

- (1) **Waterfront Landscape and Flood Mitigation Design Project:** Funding to complete landscape and flood mitigation design and construction services for the Waterfront Area.
- (2) **Utility Master Plan:** Funding to complete development of a Utilities Master Plan, in collaboration with Dominion Virginia Power, and other utility companies, to relocate existing overhead utilities underground in the Core Subarea of the Waterfront SAP planning area.
- (3) **Union Street Corridor Recommendations:** Funding to continue design and implementation of the City Council-approved Union Street Corridor Study recommendations.

**REQUESTED, BUT UNFUNDED, FY 14 CIP WATERFRONT SAP
IMPLEMENTATION ITEMS**

1. **Public Restrooms** – Final Design and Construction Services to provide public restroom facilities in the City Marina for visitors to the City’s Waterfront
2. **Waterfront Civic Building:** Incorporation of funding in the CIP Budget to prepare the site and construct a Civic Building in FY 15 or during a near term future year. The City’s commitment to funding this cultural facility will facilitate the design process underway for the Waterfront by helping to solidify the programming and overall vision for Point Lumley Park which is one of the signature elements of the City’s revitalized Waterfront.

FY 15 OPERATING BUDGET ITEMS FOR WATERFRONT SAP IMPLEMENTATION

RPCA – Operation of Public Restrooms

- (1) Operational support (staff and supplies) needed for the operation of new or expanded public restrooms in City Marina (dependent on CIP approval for restroom construction.)

**RELATED FY 15–24 CIP WATERFRONT SAP IMPLEMENTATION ONGOING
FUNDING ITEMS**

- (1) **Windmill Hill Park Bulkhead Design and Construction:** Continue the funding anticipated in FY 15 and beyond for the design and construction of the Windmill Hill Park Bulkhead.
- (2) **Wayfinding Program:** Continue the funding anticipated in FY 15 and beyond to complete implementation of the City’s Wayfinding Program. The Waterfront

Commission is particularly interested in smart wayfinding signage to effectively guide visitors to the Waterfront and to other destinations in Old Town and the City.

- (3) **Marina Dredging:** Continue the funding anticipated in FY 15 and beyond to ensure dredging of the City's marina at appropriate intervals over the next 10 year period.
- (4) **City Seawall Maintenance:** Continue the funding anticipated in FY 16 and beyond to repair damaged seawalls that may pose near term public safety issues in the City Marina. In cases where there may not be a near term problem, leverage these construction funds with those that will be requested in future years for construction of flood mitigation and shoreline improvements for the Waterfront.
- (5) **City Utility Upgrades:** Continue the funding anticipated in FY 16 and beyond to upgrade the utilities at the City Marina in a manner that complements the design improvements envisioned under the Waterfront SAP and the design process that is underway for this area and that addresses the needs of modern vessels.
- (6) **City Marina Maintenance:** Continue the funding anticipated in FY 16 to maintain the Marina as a safe, efficient and viable facility for boaters consistent with the recommendations of the 2013 Marina Conditions Assessment and as envisioned under the Waterfront SAP and the design process that is underway for this area.
- (7) **Public Art Acquisition Program:** Continue funding for the acquisition of public art opportunities throughout the City, including the Waterfront. Art and History will play an integral part in the redevelopment of the Waterfront.

City of Alexandria, Virginia

MEMORANDUM

DATE: JULY 30, 2013

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER 

SUBJECT: IMPROVING THE DELIVERY OF CITY CAPITAL PROJECTS THROUGH THE CREATION OF A NEW DEPARTMENT OF PROJECT IMPLEMENTATION

As we work to improve the performance of the City government and better align our work with the City's Strategic Plan, I proposed in the FY 2013 budget the creation of a new Office of Project Implementation (OPI). Once the proposal was adopted by Council, staff established a director's position, formulated goals for the new office (improving interdepartmental coordination of complex projects and speeding up the delivery of those projects), and devised a new structure to meet those goals.

Tomorrow I plan to announce the creation of a City Department of Project Implementation (DPI) which will be charged with implementing City infrastructure capital projects. This new department will largely originate from the Engineering and Construction Management divisions of T&ES, and will be responsible for engineering and overseeing the construction of City-owned infrastructure (streets, sidewalks, sewers, etc.). DPI will also be responsible for coordinating the planning and implementation of certain complex, multi-departmental projects such as those in the Waterfront Plan. In the past, City departments have consistently delivered quality infrastructure projects that were on or under budget. With DPI, my goal is to shorten the delivery timetable of those projects. I believe that this reorganization can be undertaken with the same number of positions contained in the FY 2014 adopted budget. However, staffing levels may need to increase commensurate with the level of capital project increases (particularly in the sewer and transportation areas). That will be determined through the annual budget process.

The creation of DPI will also enable City staff to better focus on managing the growing portfolio of complex capital projects, new development, community outreach, and overall implementation. As many of you may know, the City has a growing list of projects, including up to \$400 million in to-be-identified sanitary sewer and storm sewer projects, which have been newly mandated by State environmental regulations and permits. My vision in creating DPI is to establish an organization with a focus on design, engineering and construction. This will also allow T&ES to further focus on transportation planning, transit planning and policy, and preliminary engineering planning, which will then be handed off to DPI for implementation. T&ES will remain

responsible for the review, permitting and oversight of the public works elements of private sector development projects such as the DSUP and building permit processes.

I will be appointing Emily Baker, currently the City Engineer and a T&ES Deputy Director, as the new Director of DPI. Emily's proven track record includes successful management of complex, multi-departmental projects such as the Contrabands and Freedmen Cemetery Memorial and Witter Fields. Emily brings more than 20 years of design and engineering experience to DPI, including 13 with the City. Rich Baier will continue to build on his record of success as director of T&ES.

The structure and staffing of DPI, and a revised structure and staffing plan for T&ES, are currently being finalized. All current T&ES employees will have a comparable position in the new organizational structure.

I am excited about the possibilities that this realignment of function and service delivery presents. I am confident that Rich and Emily's leadership, along with continued support and assistance from existing T&ES staff, will provide a foundation for success.

If you have any questions, please let me know.

cc: Department and Agency Heads
City Manager's Office Senior Staff

July 16, 2013

Chair Hall and Members of the Waterfront Commission,

As a follow-up to this morning's Waterfront Commission meeting, I am pleased to provide information relating to [The Olin Studio](#) which is the firm selected to lead the City's Waterfront Design Project and to coordinate closely on design and integration of the Flood Mitigation Project. The City's selection of The Olin Studio is the culmination of a careful and thoughtful solicitation process by the City, which began with a review of a summary scope of work by the Waterfront Commission during its June 2012 meeting. Please click here to see the Waterfront Commission's June 2012 meeting materials: [June 19, 2012 Meeting Packet](#).

Using the summary scope of work, and the vision for the Waterfront as outlined in the [Waterfront Small Area Plan](#), to guide the process, the City undertook an international search for the right firm. It succeeded in attracting a number of highly qualified finalists but believes [The Olin Studio](#) is the one that will give Alexandria, working closely with the Waterfront Commission, and the community in general, the world class design that the Plan and community envision.

As described this morning, [The Olin Studio](#) is a highly acclaimed landscape architectural, urban design and planning firm that has produced award winning waterfront, flood mitigation and public space designs throughout the region, country and abroad (please see below for links to several of The Olin Studio's projects). The firm is headed by **Laurie Olin who just last week received the 2012 National Medal for the Arts and Humanities during a special ceremony held in the East Room of the White House**. Typically reserved for those in the arts including music, cinema, photography, dance, sculpture, painting and more; and, in the humanities including academia, poetry, journalism, history, culture and more, this award has only been given to 4 landscape architects, all of whom are highly respected, highly accomplished and highly recognized in their field.



Laurie Olin

[The Olin Studio](#), and its inter-disciplinarian team of designers, engineers, public space and art professionals, will be working in close partnership with [URS Corporation](#), the flood mitigation

consultants, to ensure continuous coordination of the landscape and flood mitigation components of the Waterfront design. As we discussed this morning, to get started with this stage of the Waterfront design process, an introductory meeting between the Waterfront Commission, [The Olin Studio](#), and [URS Corporation](#) will occur at the September 17, 2013 Waterfront Commission Meeting, followed by an anticipated visit by Laurie Olin for the October 15th Waterfront Commission Meeting. This stage will achieve a 15% and a 30% level of design for the Core Area of the Waterfront for the flood mitigation and landscape projects, respectively, taking approximately 12-14 months. There will be a strong community participation component built into the process. The community participation process will be part of the discussion with The Olin Team and URS during the September 17th Waterfront Commission Meeting.

As promised, here are some regional examples of projects designed by [The Olin Studio](#) starting with [Canal Park](#), a Washington, DC neighborhood park which opened November 2012 and which is built in the area of the former 1815 historic Washington National Canal; as the Waterfront Commission requested this morning, a tour of Canal Park will be planned in August for the Commission. Other local projects credited to The Olin Studio include the [Annapolis City Dock Master Plan](#) (December 2012) and the winning design for the [National Monument Grounds for Sylvan Theatre](#) (May 2012). Iconic projects designed by The Olin Studio throughout the United States and the world can be found at [The Olin Studio](#) website and through http://en.wikipedia.org/wiki/Laurie_Olin#United_States

Thank you. Please let me know if you need any further information regarding [The Olin Studio](#) at this juncture. Meanwhile, they and [URS Corporation](#) are looking forward to joining the Waterfront Commission for its September 17th Meeting.

Nancy
Nancy J. Williams
Principal Planner
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314
703.746.3851 – desk
703.746.4666 – main
Nancy.williams@alexandriava.gov

CITY OF ALEXANDRIA, VA - WATERFRONT SAP IMPLEMENTATION PROJECT STATUS MATRIX

CITY PROJECTS STATUS SEPTEMBER 2013

Project/Location	Lead Agency	Status	Status
King Street Traffic and Multi-Modal Study - 100 Block of King Street Study to determine the potential pedestrianization of the 100 Block of King Street	T&ES	September 2013 – RFP Procurement process began in June 2013 for a Traffic and Multi-modal Study: <ul style="list-style-type: none"> The Study will determine multi-modal impacts and next steps (i.e., economic analysis; design, etc.) 	<ul style="list-style-type: none"> September 2013 - Procurement is finalizing the scope to post. T&ES submitted a Draft RFP scope for the Traffic and Multi-modal Study to Procurement in late June 2013; Procurement provided T&ES with comments in early August and is now finalizing the scope for posting. Waterfront Commission reviewed a summary of the draft RFP scope in mid-June 2013; their comments are being incorporated.
Union Street Corridor Study Provides specific strategies and recommendations to balance all transportation nodes, enhance safety, and foster connectivity along Union Street. A long term recommendation for a shared street between Cameron and Prince was not approved by Council. Council asked staff to study it further	T&ES	Study has been completed with short and mid-term recommendations approved by Council in December 2012: <ul style="list-style-type: none"> September 2013 - T&ES has a draft implementation schedule for mid-term recommendations; short term recommendations are substantially complete (bicycle corral and sharrows) 	<ul style="list-style-type: none"> September 2013 - T&ES will share a draft schedule and next steps this month with the Waterfront Commission for implementation of the mid-term recommendation to pedestrianize part of the unit block of King Street. No Left Hand Turn King/Union Pilot Program, a short-term recommendation, was initiated in spring 2013 and discontinued in late June 2013 due to violations and safety hazards. Bicycle Corral installed in the unit block of King Street in April 2013. Bicycle Sharrows installed on Union Street near Queen Street in April 2013. (The bottom two short term recommendations have been implemented).
Oronoco Outfall Project – Phase I Construction of an in-situ groundwater treatment system (biosparging remediation) to prevent contaminants from a former gas plant at Lee/Oronoco Streets from migrating into the Potomac	T&ES	Phase I was completed in July 2013: <ul style="list-style-type: none"> Phase I is complete with construction of the treatment system; it is below grade except for a building that houses a compressor; Phase II to begin in 1 year (July 2014) 	<ul style="list-style-type: none"> Phase I – System installation was completed in July 2013. Oronoco Street reopened in July 2013. Phase II - Once the groundwater treatment system has proven effective in eliminating contaminants from reaching the river (a year’s time), the impacted river sediment around the outfall will be removed via dredging under Phase II.
Signage & Wayfinding (Phase II) Wayfinding Pedestrian signs in Old Town with 24 on King Street and 3 on Union Street. 3 large Kiosks also in Phase II	T&ES/P&Z	Ongoing – <ul style="list-style-type: none"> September 2013 - Gamble Design is awaiting data to undertake the Phase II Graphic Work. 	<ul style="list-style-type: none"> September 2013 - City is compiling historic information and signage data to provide Gamble Design Consultants for Phase II of the Wayfinding Program. Phase II Graphic Design work will then be completed in October 2013. Fabrication and implementation are expected to be completed January 2014.
Landscape Architectural Design Project Begin 30% landscape design of the Waterfront Core Area and 15% design of the wider plan area, including common elements. Coordination with Flood Mitigation and other Projects will occur	P&Z	Ongoing – <ul style="list-style-type: none"> September 2013 - The City will introduce The OLIN Studio to the Waterfront Commission. OLIN was selected in early June 2013 for the waterfront landscape design and will work with URS (flood mitigation). 	<ul style="list-style-type: none"> September 2013 - OLIN and URS Corporation to attend the Waterfront Commission’s September 17th meeting for introductions and to discuss the public outreach schedule for this part of the design process. . The Olin Studio was announced as the City’s waterfront landscape design consultants at the Waterfront Commission’s July 2013 meeting. A subsequent City email was sent to the Waterfront Commission on July 17th.
Flood Mitigation (Backflow Valve Project) for King Street/The Strand	T&ES	Ongoing - <ul style="list-style-type: none"> September 2013 - Procurement for construction services is complete. 	<ul style="list-style-type: none"> September 2013 – Procurement for construction services is complete. Construction is expected to begin at the end of September 2013. Two week notice will be given to the community prior to start of construction.

CITY PROJECTS STATUS SEPTEMBER 2013

Project	Lead Agency	Status	Status
Flood Mitigation Design Project Begin 15% design and engineering of the Flood Mitigation project between Duke and Queen Streets. Coordination with Landscape Architectural Design and other Projects will occur	T&ES	Ongoing – <ul style="list-style-type: none"> September 2013 – URS will attend the September Waterfront Commission Meeting with OLIN. Consultant Team of URS Corporation was brought on board March 2013 Completed “As Built” survey 	<ul style="list-style-type: none"> September 2013 - URS and OLIN will attend the September Waterfront Commission meeting for introductions and to discuss the public outreach schedule for this part of the design process. “As Built” Survey, initiated by URS and augmented by OLIN, is complete and will be utilized by both the Flood Mitigation and the Landscape Design Consultant Teams to assist with design activities.
Marina Conditions Assessment Study Undertake an above ground and underwater assessment of current conditions of the Marina to determine immediate, mid- and long-term repair needs	RPCA	Ongoing – <ul style="list-style-type: none"> September 2013 – Report is anticipated on the Marina Conditions Assessment Michael Baker Corporation is the Consultant 	<ul style="list-style-type: none"> September 2013 - Final Report is anticipated for distribution. Study tasks have been completed. Michael Baker Corporation consultants presented preliminary findings to the Waterfront Commission’s Marina Committee in June 2013. RPCA reviewed preliminary findings with the full Waterfront Commission in July 2013.
Utility Master Plan Develop a Master Plan for undergrounding Utilities in collaboration with DVP and other utilities; funds are in the FY 14 budget.	T&ES	Initiating – <ul style="list-style-type: none"> September 2013 – Draft schematic from DVP is anticipated 	<ul style="list-style-type: none"> September 2013 - DVP is anticipated to present the City with a draft schematic proposing the location of transformers and switches in the Core area. Evaluation and comments of draft by City staff expected fall 2013, with input by other utilities by early 2014; final plan anticipated by end of FY14.
The Beachcombers Restaurant RFP 0 Prince Street Solicitation of proposals to restore the Beachcombers building as a restaurant	GS	Ongoing – <ul style="list-style-type: none"> RFP issued on February 28, 2013 RFP closed on June 15, 2013 Review of responses underway 	Possible Schedule, subject to final Project Work Program: <ul style="list-style-type: none"> Evaluate responses – spring/summer 2013 Boards/Commissions Review – fall/winter 2013 City Council Docket – winter 2013

PRIVATE PROPERTIES STATUS SEPTEMBER 2013

Property/ Location	Project Status	Project Details/Status
Brandt Warehouse Buildings 204 – 206 South Union Street	Construction Completed <i>Preservation and adaptive reuse of 2 historic warehouse buildings for office use</i>	<ul style="list-style-type: none"> Waterfront Commission tour of buildings, hosted by the Brandts, held in January 2013. Construction completed with occupancy of Columbia Capital on July 1, 2013. Another Waterfront Commission tour of finished building expected in fall 2013.
The Oronoco (Sheet Metal Workers Building), 601 N. Fairfax Street	Under Construction – Adaptive Reuse of <i>office building into 60 luxury condominiums</i>	<ul style="list-style-type: none"> Construction of shell to be completed by October 2013. Occupancy by March 2014. EYA has indicated Waterfront Commission status tour is expected in fall 2013.
Robinson Terminals North/South RFP <i>(Owned by the Washington Post)</i>	Ongoing – <i>Both Sites:</i> <i>RFP issued in April and closed in May 2013</i>	<ul style="list-style-type: none"> Solicitation sent to approximately 60 potential candidates. Shortlist of proposals occurred in June 2013. Decision anticipated in August 2013.
Carr Hospitality Boutique Hotel Proposal 220 South Union Street	Ongoing – Carr Hospitality submitted a Concept II in early August 2013; staff is reviewing it.	<ul style="list-style-type: none"> Concept II proposal submitted in early August 2013 by Carr. Under review by staff. OHAD BAR review anticipated in September 2015; Waterfront Comm in October 2013.
Waterfront Market 101 and 107 North Union Street <i>(Restaurant/Market and Outdoor Dining)</i>	Ongoing – <i>SUP for Restaurant and a License for use of part of the Marina for Outdoor Dining</i>	<ul style="list-style-type: none"> Planning Commission and City Council approved the SUP and License Agreement in May 2013; OHAD BAR also reviewed the project. Permits approved in late July; applicant has goal of opening in fall 2013.

King Street Pedestrian Plaza

Design Considerations

- Hydrant Relocation & Emergency Vehicle Access
- Plaza footprint
 - Plaza Area
 - Transportation Area
- Trolley Operations
- Plaza Amenities
 - Tables, Chairs, Umbrellas
 - Planters & Plantings
 - Bike racks & accommodations
- Plaza Maintenance
 - Trash & Snow removal
 - Planter maintenance
 - Security for Amenities

Timeline

- Design: Fall 2013
- Public Outreach: Winter 2014
 - Waterfront Commission
 - Other City Commissions
 - ODBC
 - Civic Associations
 - Business Associations
- Implementation: March/April 2014







It's time
to clean the pipes.



ALEXANDRIA
renew
ENTERPRISES
FORMERLY ALEXANDRIA SANITATION AUTHORITY

Starting in October, Alexandria Renew Enterprises will be cleaning and inspecting the Potomac Interceptor, a major underground sewer line that runs along Union Street before turning west into Alexandria Renew Enterprises' facilities off Eisenhower Avenue.

Regular cleaning reduces sewage and debris backup that can lead to flooding and pollution flowing into the Potomac River after storms.

You may be seeing and hearing vacuum trucks from TFE Resources using high pressure water jets cleaning the lines in the coming weeks. We're doing all we can to minimize any inconvenience this necessary maintenance may cause. Work will be done after 10 PM.

Want to learn more? We'll keep you posted at www.alexrenew.com and on Facebook and Twitter, or call us at 703-549-3383.



WATERFRONT SMALL AREA PLAN (SAP) ANNUAL REPORT IMPLEMENTATION UPDATE

AUGUST 2013

(JANUARY 2012 - JUNE 2013)

At a Glance



Waterfront Small Area Illustrative Plan

IA. CITY COUNCIL APPROVAL OF THE WATERFRONT SAP AND WATERFRONT SAP TEXT AMENDMENT

A. Waterfront Small Area Plan (SAP) Approval

1. SAP was approved by City Council as part of the City's Master Plan on January 21, 2012.
2. City Council Implementing Ordinance for the SAP was adopted on February 25, 2012 by Ordinance No.4749 .

B. Waterfront SAP Zoning Text Amendment Approval

1. The Waterfront SAP Zoning Text Amendment, with provisions to help implement the SAP's goals and objectives, was adopted by the City Council on April 13, 2013 by Ordinance No.4797.

IB. LAUNCHING OF THE WATERFRONT SAP IMPLEMENTATION WEBSITE PORTAL

A. The SAP Implementation Website Portal went live in July 2012:

www.alexandriava.gov/waterfront

1. SAP Implementation Website Content Areas:

- What's New
- Approved SAP and Appendices
- Redevelopment Sites
- Public Space Improvements
- Parking and Circulation
- Waterfront Commission
- Programming, Activities and Events Calendar

2. SAP Implementation Website Links to Related Websites:

- Union Street Corridor Study
- Bikeshare Program
- Old Town Area Parking Study
- Flood Mitigation Program
- Waterfront Commission

II. OTHER IMPLEMENTING ACTIVITIES POST SAP APPROVAL

A. The Waterfront Committee re-established as the Waterfront Commission

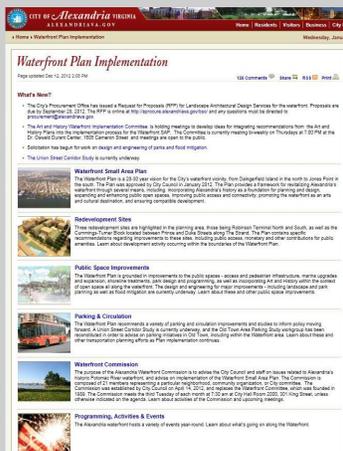
1. The City Council adopted Ordinance No.4757 on April 14, 2012 and:

- Changed the name of the Waterfront Committee to Waterfront Commission;
- Expanded functions to include advisory responsibility for Waterfront SAP Implementation; and
- Expanded membership to include representation by 6 additional groups for a total of 21:

- Commission for the Arts
- Historic Alexandria Foundation
- Planning Commission
- Park Planning District 1
- Park Planning District 2
- Park Planning District 3

2. All Waterfront Commission meetings are open to the public; meetings are on the third Tuesday of the month, 7:30AM (CH2000)

- 27 regular and special topic meetings (April 2012 to June 2013)
- 15 regular and special topic meetings in FY 2012 (July 2012 to June 2013)



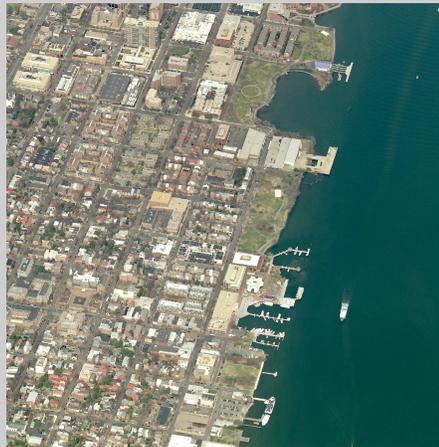
Waterfront Plan Implementation Webpage

WATERFRONT SMALL AREA PLAN (SAP) ANNUAL REPORT IMPLEMENTATION UPDATE

B. MARINA COMMITTEE ESTABLISHED AS PART OF WATERFRONT COMMISSION AND IMPLEMENTATION PROCESS

1. In FY2013, the Marina Committee recommended slip fee increases for the City Marina and the City Council approved them on February 23, 2013.
2. In FY2013, the Marina Committee recommended slip allocation changes for the City Marina and RPCA has approved them.
3. Marina Committee will be monitoring Flood Mitigation and Marina related matters in FY2013 and beyond.
4. Marina Committee met 7 times in FY2013.

Aerial view
of the
Waterfront



Waterfront
SAP model
depiction of
the expanded
commercial
marina



Illustrative
Plan showing
a marina
arrangement
extending
only to the
pierhead line

C. Waterfront Public Improvements: Funding and/or Planning Initiated in FY 2013

1. Union Street Corridor Study Approval

- Study initiated in May 2012, with opportunities for public input.
- Waterfront Commission approval occurred in August 2012.
- Transportation Commission and Planning Commission approvals occurred in November 2012.
- City Council approval of short and mid-term recommendations occurred in December 2012.
- Implementation of recommendations initiated in FY2013 and will continue in FY2014.

2. Waterfront Utilities Master Plan

- The City and Dominion Virginia Power will collaborate in a Waterfront Utility Master Plan to underground remaining above ground utilities in the waterfront planning area, with other utilities anticipated to join the process.
- Planning funds are included in the FY 2014 budget.

3. **Flood Mitigation Engineering and Design Analysis Request for Proposals (RFP)**
 - Waterfront Commission reviewed a Summary of the RFP in May 2012.
 - RFP issued in June and proposals received in July 2012; URS Corporation selected in late fall 2012.
 - Anticipated deliverables - Data collection/analysis and schematic.
 - Flood Mitigation work will be coordinated with Landscape Architectural Design work.
 - Opportunities will be included for community input.

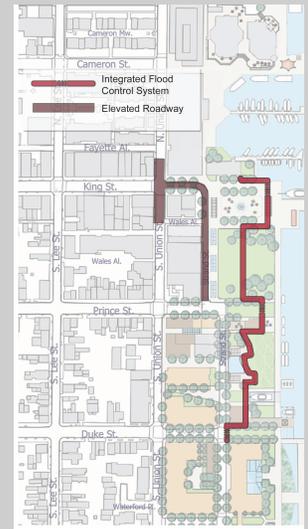
4. **Landscape Architectural Design Services RFP for Parks and Public Spaces**
 - Waterfront Commission reviewed a Summary of the RFP in June 2012.
 - RFP issued in August 2012 and closed in late September 2012.
 - Review Team was selected and interviewed a short list of prime candidates in December 2012.
 - Selection of The Olin Studio, an award-winning firm in June 2013.
 - Anticipated deliverables - Data collection/analysis; basic schematic design for the broad planning area; and development of written common elements for the broad planning area.
 - Anticipated deliverables - Higher level of schematics at 30% design for the core planning area.
 - Landscape Design work will be coordinated with the Flood Mitigation Design work.
 - Opportunities will be included for community input.

5. **The Beachcombers Restaurant Redevelopment RFP**
 - City secured structural and architectural analysis of building.
 - Waterfront Commission reviewed Summary of the RFP in August 2012 for this publicly owned property.
 - In September 2012, City Council approved issuance of an RFP.
 - The Beachcomber RFP was issued on February 28, 2013 and closed on June 15, 2013.

D. Private Redevelopment Projects Initiated

1. **Purchase and restoration of 204-206 S. Union Street by Lawrence N. Brandt, Inc.**
 - Preservation and conservation of these 2 historic warehouse buildings into office use has occurred; no SUP was required.
 - Work began in early 2012 and was completed in June 2013.
 - Lawrence N. Brandt, Inc. updated the community at the May 2012 Waterfront Commission meeting and during a public tour on January 24, 2013.

2. **Possible purchase and development of 220 S. Union Street (Carr Hospitality)**
 - BAR Work Session held July 25, 2012: Standards for Review – Massing, Height, Design.
 - Development would require DSUP.
 - Carr presented update to Waterfront Commission on August 14, 2012 at 7:30AM.
 - City sent set of comments on first concept review in September 2012. Comments are online.
 - Carr made a Concept II submittal on August 1, 2013 with revised drawings.



Integrated Flood Control System Concept



Existing and Proposed Public Spaces



Existing Beachcomber Restaurant

3. Purchase and redevelopment of Sheet Metal Workers Building (EYA):
 - Conversion from office to residential (60 condominiums).
 - EYA held Pre-construction and Community Meeting on July 24, 2012 (www.eya.com/oronoco).
 - EYA updated the Waterfront Commission on the project in September 2012.
 - Redevelopment began in September 2012 and will run through late 2013/early 2014.
 - EYA is supportive of Art Wall; announced contribution of \$25,000 on July 24, 2012.

4. Food Court
 - The Food Court building was vacated in December 2011.
 - City held meeting with Realco on Nov. 15, 2012 recommending marketing strategy for long term tenant.
 - Interim Civil War Exhibit installed by City in November 2012 to keep area activated through the marketing process for a long-term tenant.
 - Realco announced new realtors - The Rappaport Company in November 2012 for the Food Court.
 - Waterfront Commission met with Realco and Rappoport in February 2013.



Rendering of the Oronoco Condominiums



Conceptual rendering of a redeveloped Food Court

DEPARTMENT OF PLANNING AND ZONING
301 KING STREET, ROOM 2100
ALEXANDRIA, VA 22314
703.746.4666
www.alexandriava.gov/waterfront