

**ALEXANDRIA WATERFRONT COMMISSION
MARINA COMMITTEE MEETING**

**Thursday, January 9, 2014
City Hall Room 2000, 301 King St.
5-6 p.m.**

AGENDA

1. Welcome & Introductions
2. Marina Facility Condition Assessment Update
3. Marina Security Update
4. Buskers (street performers)

UPCOMING EVENTS

- **Waterfront & Park and Recreation Commission Joint Meeting**
January 21, 7:30 a.m., Lyceum, 201 S. Washington St.
- **Community Meeting #3: Olin Studio – Concept Design Refinements**
January 21, 6:30 p.m., Location TBD
- **Marina Subcommittee Meeting**
February 13, 5 p.m., City Hall, Room 2000, 301 King St.
- **Waterfront Commission Meeting**
February 18, 7:30 a.m., City Hall Sister Cities Conference Room, 301 King St.
- **Community Meeting #4: Olin Studio – Schematic Design Refinements**
February 18, 6:30 p.m., United Way Worldwide, 701 N. Union St.

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

Figure I.90: Recommendations

SECTION	ISSUE	RECOMMENDATION	PRIORITY	COST
ADA Compliance	Railings	Replace the wood and composite railings with new metal pipe railings. (Approximately 200 LF)	High	\$33,068
Fire Protection/ Safety	Fire suppression	Perform a thorough test of the existing system and make any necessary repairs. Relocate valves so they can be more efficiently drained.	High	\$18,775
Fire Protection/ Safety	Fire hydrants	Perform flow tests of the existing fire hydrants to ensure their efficacy during an emergency.	High	\$2,554
Fire Protection/ Safety	Floation devices	Inspect PFDs and associated storage mechanisms on a regular basis. Repair any malfunctioning components and removed PFDs from inoperable cabinets until repairs can be made. Ensure each PFD is attached to at least 60 feet of ¾" diameter rope or a reach pole is provided. Install safety signage with clearly posted emergency phone numbers.	High	\$8,212
Fire Protection/ Safety	Emergency phone numbers	Provide a 16-unit first aid kit that is clearly identified and easily accessible in conjunction with the proposed comfort station. (see the recommendation for public restrooms) Install safety signage with clearly posted emergency phone numbers.	High	\$1,151
Electrical	System	Execute plans to upgrade the entire electrical system to include transformers, centrally located panel board and marina-style utility pedestals at each slip.	High	\$393,571
Horizontal Surfaces	Walkways	Remove heaved sections of pavement and provide a topping slab with broom finish to even-out the walking surface and provide positive drainage from the shore structures to the basin. (Approx. 10,000 SF) Remove debris from site drains where necessary.	Moderate	\$47,964
Horizontal Surfaces	Vehicular Access	Reconfigure the Thompson Alley service court to provide adequate and safe vehicle circulation and drop-off.	Moderate	\$188,052
Dock Master Office	Structure	Construct an auxiliary 60 SF storage room in conjunction with a proposed new comfort station. (see recommendation for public restroom below)	Moderate	\$15,839
Restrooms	Public Restrooms	Construct a public comfort station as depicted in the proposed sketch below that includes two conditioned, unisex, ADA compliant toilets with wall-mounted folding changing tables and a 60 SF storage closet and a 60 SF custodial closet with a mop sink. Incorporate existing utility meters into the structure to provide security and protection.	Moderate	\$219,453
Restrooms	Public Restrooms	Construct a public comfort station as depicted in the proposed sketch using Modular Construction.	Moderate	\$153,952
Restrooms	Utilities	Site utilities for proposed Comfort Station.	Moderate	\$30,356
Restrooms	Patron Restrooms	Refer to the following section addressing ADA compliance issues for Patron restroom recommendations.	Moderate	No Est Rq'd
ADA Compliance	Door Clearances	Replace the heat register with either a low profile wall mounted or ceiling mounted register.	Moderate	\$18,097

Figure 1.91: Recommendations Continued

SECTION	ISSUE	RECOMMENDATION	PRIORITY	COST
ADA Compliance	Restrooms clearances	Remove the cabinet from at least one lavatory in each restroom to provide a 27" high x 30" wide x 19" deep knee clearance. Install ADA plumbing insulation and safety shields.	Moderate	\$1,091
ADA Compliance	Accessible slips	Construct an ADA compliant ramp as depicted in the proposed sketch that follows.	Moderate	\$33,487
ADA Compliance	Signage	Install pictogram signage similar to the National Park Services examples below.	Moderate	\$10,961
Fire Protection/ Safety	Fire extinguishers	Install fire extinguishers throughout the site at 50-foot intervals enclosed within fire cabinets that are clearly marked. Ensure extinguishers are inspected on a monthly basis. (approximately 10)	Moderate	\$11,419
Fire Protection/ Safety	Fire alarms	Install approximately 10 fire alarms throughout the site in conjunction with the proposed fire cabinets. Ensure alarms are tested on a monthly basis.	Moderate	\$22,867
Fire Protection/ Safety	Vehicular barriers	Inspect bollards on a regular basis looking for signs of damage such as scrapes, scratches, dents and rust. Cover any scrapes, scratches and exposed metal with an exterior metal primer and a top-coat of enamel. Large areas of damage may require refinishing of the entire bollard. Tighten or replace any loose or missing pieces. Remove any malfunctioning bollard from service until the appropriate repairs can be made. Bollard replacement may be required if its integrity has been compromised. Pressure-wash dirt and debris from the surface of the bollards with water. When heavy-duty cleaning is required, use a non-abrasive soap, applied with a soft cloth or sponge and rinse with water. Using abrasive cleaners, brushes or steel wool and excessive rubbing may damage the bollard's surface.	Moderate	\$2,957
Security	Surveillance	Executing plans to upgrade the surveillance system.	Moderate	No Est Rq'd
Security	Physical security	Install four marina style security gates effectively deter intruders, do not restrict access to emergency service providers and display an attractive appearance. (See examples below)	Moderate	\$17,588
Electrical	Lighting	Replace the gazebo lighting fixtures.	Moderate	\$2,019
Plumbing	System	Upgrade the plumbing system in conjunction with the proposed electrical upgrade within the next three years. Improvements should include encasing the water distribution lines and incorporating the hose bibs into the proposed utility pedestals.	Moderate	See above utility pedestals
Maintenance	Debris	Remain vigilant with clean-up efforts.	Moderate	No Est Rq'd

Figure I.92: Recommendations Continued

SECTION	ISSUE	RECOMMENDATION	PRIORITY	COST
Horizontal Surfaces	Decking	Continue regular maintenance and repair projects. Following the manufacturer's recommendations, clean the areas that are susceptible to algae growth such as the handicapped ramp adjacent to the Charthouse restaurant. Power washing is often not recommended for composite decking. Apply an appropriate algaecide where needed.	Moderate	\$6,493
Gazebos	Structure	Continue routine maintenance of the two 700 SF wooden structures to achieve an additional 23 years of usefulness.	Low	No Est Rq'd
Waiting Area	Structure	No recommendations at this time.	Low	No Est Rq'd
ADA Compliance	Accessible routes	No recommendations at this time.	Low	No Est Rq'd
ADA Compliance	Existing inclined surfaces	No recommendations at this time.	Low	No Est Rq'd
ADA Compliance	Railings	Replace the rope webbing in the existing pipe railings with metal rod webbing. (Approximately 150 LF of railing...30 sections)	Low	\$33,965
ADA Compliance	Drinking Fountains	No recommendations at this time.	Low	No Est Rq'd
Electrical	Lighting	Install additional landscape and deck lighting. (assume 50,000 SF)	Low	\$208,608
Electrical	Communications	Consider providing "pay-for-use" Wi-Fi internet service.	Low	\$9,498
Plumbing	Pump-out station	No recommendations at this time.	Low	No Est Rq'd
Parking	Parking	Investigate the possibility of offering visitor parking privileges to slip owners.	Low	No Est Rq'd

2.4.3 Medium Priority – Within Five Years

It is recommended that replacement of the cross bracing and horizontal bracing of the A/B, E/F, G/H and Commercial Piers be completed within the next five years. During this replacement, the missing pile at the outboard end of the A/B Pier should also be replaced. Routine maintenance of the composite decking will also be necessary on an annual basis.

2.4.4 Low Priority – Within Ten Years

It is recommended that the timber and concrete/stone bulkheads at the north end of the marina be replaced in a manner consistent with and integrated into the ongoing execution of the City’s Waterfront Plan. The concrete/stone portion of the bulkhead has failed and the timber portion is in fair to poor condition. Although the pedestrian loads on the bulkheads are relatively light, the structures are at the end of their service life. Additionally, the steel sheet pile wall, with its low elevation, is functionally obsolete and should also be integrated into rehabilitation plans. At the same time as the rehabilitation of the bulkhead, the spalls and cracks on the concrete cap of the steel sheet pile should be repaired.

2.5 Conclusion

Overall, the marina is in satisfactory condition for its current use level. The timber elements that are in poor condition are related mainly to the construction of the pier and wharf section onto pre-existing timber piles. The bulkhead at the north end of the marina has failed, and the adjacent timber and steel-capped sheet pile bulkheads should be programmed for replacement. While functional changes to the marina may be warranted due to planned changes in use or accessibility, the piers and wharfs are structurally in satisfactory condition.

Figure 2.2: Recommendations and Cost Estimates

SECTION	ISSUE	RECOMMENDATION	PRIORITY	COST
Wharf	Structure	It is recommended that a load rating of the pedestrian area of the Torpedo Factor Wharf be performed to determine the effects of the reduced load-carrying capacities of several of the piles in the area. Strengthening of the existing superstructure provide an alternative load path.	High	Load Rating By Collins
Bulkhead	Restrict Access	The bulkhead at the north end of the marina between Stations 8+50 and 10+37 has failed. It is recommended that pedestrian access to this area be restricted, possibly by installing a fence or rail, until the bulkhead is repaired or replaced.	High	\$27,232
Piers	Cross Bracing	It is recommended that replacement of the cross bracing and horizontal bracing of the A/B, E/F, G/H and Commercial Piers be completed within the next five years. During this replacement, the missing pile at the outboard end of the A/B Pier should also be replaced in kind.	Moderate	\$166,110
Decking	Maintenance	Routine maintenance of the composite decking will also be necessary on an annual basis.	Moderate	No Est Rq'd
Bulkheads	Replace	It is recommended that the timber and concrete/stone bulkheads at the north end of the marina be replaced in a manner consistent with and integrated into the ongoing execution of the City’s Waterfront Plan.	Low	Conc/ Stone-\$422,843 Steel-\$1,351,729

Figure 3.24: Recommendations and Cost

SECTION	ISSUE	RECOMMENDATION	PRIORITY	COST
Fire Protection /Safety	Cart Fire Protection	Fire Protection – restore operation of the dry stand pipe system for compliance with NFPA 303. The systems should be tested and repaired with appurtenances replaced as needed. As part of the fire protection system, cabinets with appropriate fire extinguishers should be installed on the docks, and these can be combined with the existing standpipe hose connections. A fire alarm system is also recommended.	High	See Baker Fire Protection Cart- \$37,662
Electrical	Pedestals	Shore Power – design and install appropriate shore power pedestals to provide 30A/50A receptacle for each slip at 120V/240V. Consider removable pedestals for coastal storm and flood events. Install 3 phase power (480V) with two-100A receptacles.	High	No Est Rq'd See Baker
Security	Cameras	Security – install additional cameras and install emergency call boxes. These call boxes can be located along the promenade and at the docks.	Moderate	\$188,289
Slips	Sharing	Slip Sharing – continue slip sharing program by closely monitoring annual lease customers and identifying more transient rental income when these slips are not occupied.	Moderate	No Est Rq'd
Sewage	Pump-out Carts	Sewage Pump-Out Cart and Dump Stations – provide portable sewage pump-out cart, typically 30 gallon capacity. Cart will need to dump into existing sewage pump-out system. Also provide 1-2 dump stations for smaller vessel holding tanks.	Moderate	Carts Only \$6,277
Dredging	Maintenance	Maintenance Dredging – confirm dredging limits and volume; utilize estimate of 10,000 cubic yards for planning purposes. Consider temporary drying area in nearby park for loading and upland disposal as opposed to site presented in 2007 report.	Moderate	\$818,452
Slips	Floating Docks	Floating Docks - provide additional floating docks to increase day dockage slips where possible. Initial 10 slips to be provided with another 10-15 slips provided in future phase.	Moderate	\$161,907
Shallow Water	Buoys	Shallow Water Buoys – install shallow water buoys at north end of Project to delineate shallow areas to the north of the fairway.	Moderate	\$4,756
Slips	Off- Site Storage	Off-Site Storage – implement off-site storage and “concierge” service with dedicated transient slips and/or day dockage. This could be implemented as a public/private partnership or by marina management. A boat club arrangement could be established.	Moderate	Operations No Est Rq'd
Slips	Day Dockage	Consider valet-style day dockage for the 4-hour duration. Boats could be temporarily stored in empty slips or “rafted” in a temporary med-moor arrangement	Moderate	Operations No Est Rq'd

Figure 3.25: Recommendations and Cost Continued

SECTION	ISSUE	RECOMMENDATION	PRIORITY	COST
Boat Launch	Kayaks, Canoes	Install Kayak launch – with mechanical means near one of the street ends to facilitate launching/retrieval of kayaks, canoes, and paddle boards. Floating docks with low freeboard that could also be used for rowing vessels could be installed.	Moderate	\$14,622
Slips	Boat Lifts	Evaluate conversion of some wet slips to boat lifts – to provide higher slip rates	Low	\$138,607
Access	Drop-off Areas	Provide dedicated drop-off areas with appropriate cul-de-sac at two of the street ends for marina customers.	Low	\$52,894
Slips	Mooring Field	Implement managed mooring field in proximity to Project to increase slip count. Mooring field would require shuttle from vessels to the docks.	Low	\$193,346

Recreation and Parks Approved FY 2014 – 2023 Capital Improvement Program Summary of Projects

CIP Section/Subsection/Project	Unallocated (06/13)	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total FY 2014-2023
Recreation & Parks												
Park Maintenance & Improvements												
Restaurant Depot Contribution Projects	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADA Requirements	\$52,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$290,000
Ball Court Renovations	\$0	\$225,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$1,575,000
Park Renovations CFMP	\$160,000	\$338,000	\$338,000	\$338,000	\$338,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$3,980,000
Pavement Improvements in Parks	\$0	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$2,500,000
Playground Renovations CFMP	\$0	\$700,000	\$850,000	\$750,000	\$500,000	\$550,000	\$600,000	\$650,000	\$650,000	\$700,000	\$700,000	\$6,650,000
Soft Surface Trails	\$0	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$120,000	\$120,000	\$720,000
Tree & Shrub Capital Maintenance	\$0	\$226,000	\$226,000	\$226,000	\$326,000	\$326,000	\$326,000	\$326,000	\$326,000	\$326,000	\$326,000	\$2,960,000
Water Management & Irrigation	\$96,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000	\$1,280,000
Windmill Hill Park Improvements	\$784,953	\$0	\$300,000	\$3,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000
Athletic Field Restroom Renovations	\$0	\$0	\$20,000	\$225,000	\$205,000	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000
Athletic Field Improvements (incl. Synthetic Turf)	\$0	\$0	\$0	\$0	\$1,610,000	\$2,500,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$14,110,000
Recreation Facility Maintenance												
City Marina Maintenance	\$107,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$900,000
Public Pools	\$0	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$520,000
Recreation Centers CFMP	\$0	\$685,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,185,000
Renovated or New Recreation Facilities												
Braddock Area Plan Park	\$0	\$764,773	\$855,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,619,994
Chinquapin Aquatics Center (Existing Infrastructure)	\$0	\$545,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545,000
Chinquapin Aquatics Center (Renovations w/ 50m Pool)	\$0	\$500,000	\$0	\$4,500,000	\$15,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000,000
Patrick Henry Recreation Center	\$0	\$350,000	\$485,000	\$5,665,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500,000
E. Del Ray Avenue Pocket Park	\$0	\$48,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,900
City Marina Utility Upgrades	\$0	\$0	\$0	\$187,000	\$1,063,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250,000
City Marina Seawalls	\$0	\$0	\$0	\$255,000	\$1,445,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
Aquatics Facilities TBD	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000
Open Space Acquisition & Development												
Open Space Acquisition and Develop.	\$5,003,174	\$600,000	\$0	\$800,000	\$1,500,000	\$100,000	\$4,250,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$23,250,000
Recreation & Parks Total	\$6,503,127	\$5,591,673	\$4,333,221	\$17,905,000	\$23,246,000	\$10,173,000	\$8,873,000	\$8,673,000	\$8,673,000	\$8,783,000	\$8,783,000	\$105,033,894

Community Development Approved FY 2014 – 2023 Capital Improvement Program Summary of Projects

CIP Section/Subsection/Project	Unallocated (06/13)	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total FY 2014-2023
Community Development												
City-Wide Amenities												
Gadsby Lighting Fixtures & Poles Replacement	\$185,000	\$0	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000	\$0	\$300,000
Public Art Acquisition	\$50,000	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	\$500,000	\$3,200,000
Public Art Conservation Program	\$10,000	\$15,000	\$15,000	\$15,000	\$15,000	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$195,000
Transportation Signage & Wayfinding System	\$0	\$225,000	\$200,000	\$0	\$515,000	\$361,000	\$432,000	\$241,000	\$0	\$0	\$0	\$1,974,000
Neighborhood Planning												
Braddock Road Area Plan - Streetscape Improvements	\$45,000	\$332,680	\$296,553	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$989,233
Waterfront Small Area Plan Implementation	\$0	\$1,045,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,045,000
King Street Plan Implementation	\$0	\$0	\$0	\$150,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$900,000
Landmark/Van Dorn Area Plan Implementation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Public Safety Enhancements												
Fire Department Vehicles & Apparatus	\$0	\$694,000	\$354,000	\$1,487,000	\$1,378,000	\$874,000	\$2,852,000	\$3,446,000	\$2,009,000	\$2,583,000	\$2,500,000	\$18,177,000
Crime Prevention Projects (Street Lighting)	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$200,000
Waterways Maintenance & Improvements												
Environmental Restoration	\$388,750	\$0	\$0	\$150,000	\$0	\$150,000	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000
Four Mile Run Stream Restoration	\$1,497,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Oronoco Outfall	\$620,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Marina Waterfront Dredging	\$0	\$400,000	\$2,550,000	\$0	\$0	\$0	\$500,000	\$3,000,000	\$0	\$0	\$0	\$6,450,000
Woodrow Wilson Bridge Project												
Woodrow Wilson Bridge Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Development Total	\$2,795,755	\$2,811,680	\$3,565,553	\$2,147,000	\$2,478,000	\$2,102,500	\$4,476,500	\$7,404,500	\$2,701,500	\$3,400,500	\$3,252,500	\$34,340,233

- Out-of-School-Time Program/Summer Camps
- Volunteer Program
- Arts Grant Program
- Therapeutic/Adaptive/Special Recreation

- e. **Tier 1** programs and services are completely community benefit. Full tax investment with little or no fee support (**Tier 1** services are targeted to recover **0%** of direct costs, although some of these services may be appropriate for use of alternative funding sources like grants, donations, and volunteers)
- Non-Monitored Park/Facility Usage
 - Inclusionary Services
 - Support Services

Cost of Services

The following general definitions will be used to determine the cost of providing all services.

Direct Cost: Includes all of the specific, identifiable expenses (fixed and variable) associated with providing a service, program, or facility. These expenses would not exist without the program or service and often increase exponentially.

Indirect Cost: Encompasses overhead (fixed and variable) including the administrative costs of the agency. These costs would exist without any of the specific programs or facilities.

