

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, June 18, 2013
Alexandria City Hall, Room 2000
301 King Street
7:30 a.m.

AGENDA

1. **Welcome and Introductions**
2. **Approval of Minutes from May 21, 2013**
3. **Election of FY 2014 Commission Officers**
 - a. Chair & Vice Chair
4. **Report from Police Department**
5. **Report from Department of Recreation, Parks, and Cultural Activities**
 - a. Marina Facility Condition Assessment Study Update
 - b. Waterfront Walk Discussion
 - c. Waterfront Special Events: June-August
6. **Alexandria Economic Development Partnership**
 - a. Robinson Terminal RFP
7. **Waterfront Plan Implementation**
 - a. **Planning & Zoning**
 - i. Development Updates
 - ii. Landscape Design Update
 - b. **Transportation & Environmental Services**
 - i. King & Union Street Left Hand Turn Update
 - ii. Lower King Street Pedestrian Analysis
 - c. **General Services**
 - i. Beachcomber RFP Update
8. **Report from Commissioners**
 - a. Marina Committee
 - b. Other
9. **Announcements / Public Discussion**

UPCOMING EVENTS

- **Alexandria Waterfront Commission Marina Committee**
Thursday, June 27, 2013, 4:30 p.m., Room 2000, City Hall
Marina Facility Condition Assessment Study Summary Report – Presentation
- **Alexandria Waterfront Commission**
Tuesday, July 16, 2013, 7:30 a.m., Room 2000, City Hall
- **Alexandria Waterfront Commission**
Tuesday, August 13, 2013, 7:30 a.m., Sister Cities 1101, City Hall

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

Summary Minutes
ALEXANDRIA WATERFRONT COMMISSION
Tuesday, May 21, 2013
Alexandria City Hall, Room 2000

Members:

Present: Dennis Auld, Citizen, Park Planning District II
Gina Baum, Alexandria Park and Recreation Commission
Christine Bernstein, Founders Park Community Association (FPCA)
Suzanne Bethel, Old Town Business and Professional Association (OTBPA)
John Bordner, Citizen west of Washington St.
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 Acting Chair
Jacob Hoogland, Alexandria Archaeological Commission
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.
Christa Watters, Citizen east of Washington St. and north of Pendleton St
Ryan Wojtanowski, Alexandria Environmental Policy Commission

Excused: Townsend A. (Van) Van Fleet, Old Town Civic Association

Absent: Paul Smedberg, Member, Alexandria City Council

Vacancy: Representative, Alexandria Commission for the Arts
Representative, Alexandria Seaport Foundation
At-large citizen representative from Park Planning District I

City Staff: Captain James Bartlett, Alexandria Police Department (APD)
Jack Browand, Division Chief, Marketing, Special Events and Waterfront Operations, Recreation, Parks, and Cultural Activities (RPCA)
Battalion Chief Michael Cross, Alexandria Fire Department (AFD)
Jim Hixon, Dockmaster, RPCA
Daphne Kott, Civil Engineer, T&ES
Iris Portny, Commission Recording Secretary, RPCA
Nancy Williams, Principal Planner, Planning and Zoning (P&Z)

Guests: Howard Bergman, FPCA
Brian Buzzell, resident
Yvonne Callahan, OTCA
Renee Cordone, ACVA
John Gosling, OTCA

Stephanie Landrum, Alexandria Economic Development Partnership
(AEDP)
Mari Lou Livingood, Alexandria Seaport Foundation
Pat Miller, resident
Christina Mindrup, AEDP
Stephen Mutty, Braddock Commercial Real Estate Services
Kathryn Papp, resident
Susan Petty, resident
Ed Velarde, Eagle Bank

Welcome and Introductions

Hall called the Commission to order at 7:30 a.m. Browand reported that the Commission currently has three vacancies. Commissioners, staff and guests introduced themselves.

Approval of Minutes from April 16, 2013

Moved by Dunn, seconded by Bernstein, to approve the summary minutes of the April 16, 2013 meeting. The motion passed by unanimous voice vote.

FY 2014 Budget Update

Browand reviewed highlights of Waterfront-related items in the FY2014 budget approved by Council. He said complete details of the budget as passed were included with the Commission's meeting materials and are available on the City's website. Browand noted that most of the budget priorities included in the Commission's letter of September 11, 2012 had been approved. Browand said Commissioners can review the budget information and staff will respond to any questions Commissioners may have about the budget.

Browand did highlight that Council had accelerated funding for the Windmill Hill Park bulkhead by one year, as the Commission had recommended, and he also highlighted that Council has kept the King Street Trolley's current level of service and rejected a proposal to cut Trolley funding by increasing its headway between trips from 15 to 20 minutes. The Commission, at its March 2013 meeting, had formally opposed any cuts to Trolley service.

Hall invited comments from the public. There were none.

Report from Police Department

Bartlett reviewed crime and parking statistics from April 20, 2013 through May 20, 2013 for the area bordering the Waterfront, including South Union Street and King Street from the Waterfront through Washington Street. He said crime statistics for the area were down as compared to those for the same period the previous year.

King & Union Street No Left Turn Pilot Project

Bartlett reported that APD had conducted a three-week educational campaign to publicize the City's new No Left Turn restrictions at the King/Union Street intersection to

reduce pedestrian/motorist conflicts. He said during the three-week educational period APD officers had pulled over motorists violating the new turn restrictions without ticketing them but that as of May 20, 2013 APD was now enforcing the intersection's No Left Turn restriction with zero tolerance for violations.

Speck said he had seen a number of drivers continuing to make left turns at the King/Union intersection and said he thought one reason some drivers might not notice the new No Left Turn signs is that the restriction might surprise them because the logic of barring left turns at the King/Union intersection might not be obvious. He said improved signage might help increase motorists' awareness of the new No Left Turn restriction. Wojtanowski, Thayer, Watters and other Commissioners said the No Left Turn restriction is being implemented as a pilot project in response to stakeholder inputs that traffic measures were needed to reduce motorist-pedestrian clogging at this busy intersection. They said over time motorist awareness of the No Left Turn ban at King/Union should increase.

Hall said congestion has increased at the Strand/King Street intersection and along the 100 and 200 blocks of North Union and The Strand since the No Left Turn restriction was put in place at King/Union Street and improved signage is needed, including signage that directs motorists to the parking garages in the unit block of South Union Street using the new traffic pattern. Baum said the pilot project should track how the King/Union Street No Left Turn restriction impacts traffic patterns within nearby neighborhoods. A member of the public, Papp, said a British study of a No Left Turn restriction put in place in an English village had shown low speed limits and traffic volume were needed for the restriction to be effective there.

Bernstein noted she anticipates the No Left Hand Turn restriction will impact the Colonial garage immediately north of the intersection.

Loading & Unloading from Street

Bernstein said retailers should advise trucks making deliveries to them of the City's loading and unloading restrictions.

Report from Department of Recreation, Parks, and Cultural Activities (RPCA)

Marina Facility Condition Assessment Study Update

Browand reported the assessment had been finished. Results will be available in June.

Windmill Hill Park Bulkhead Safety Fence Update

Browand reported the fence had been installed.

Proposed Special Events Policy Amendment Update – Founders Park

Browand reported he had attended the Founders Park Community Association's (FPCA) annual meeting on May 10, 2013 and said many members had voiced concerns about the City's proposal to amend its Special Events Policy to include specific criteria for evaluating requests to hold special events in Founders Park. Browand addressed a concern raised that the proposed policy amendment violated the Waterfront Settlement

agreement and read the condition from the agreement stating that special events are permitted to occur in Founders Park. In response to residents' concerns, Browand stated that staff had decided not to move forward with the proposed policy amendment at this time, but reserved the option to revisit when the Special Events Policy is reviewed this summer by staff. Hall distributed to Commissioners a letter from Susan Petty, resident and former chair of the City's Waterfront Committee that urged the Commission to oppose the proposed Special Events Policy amendment.

Membership Update: Park Planning District 1

Hall said the Commission currently has three vacancies, including those representing the Alexandria Commission for the Arts, the Alexandria Seaport Foundation, and an at-large citizen representative from Park Planning District 1. Hall said Mari Lou Livingood, the Seaport Foundation's new executive director, will apply to be appointed as the Foundation's representative on the Commission.

Alexandria Economic Development Partnership

Food Court

Mindrup reported that the restaurant *Not Your Average Joes* continues to consider the Food Court as one of several potential sites for a new restaurant and that Rappaport Companies continues to market the Food Court actively. She said a variety of restaurants are considering 100 King Street, the Food Court and the Beachcombers locations as potential locations. She said the Food Court's footprint is larger than that desired by many restaurants these days but that the additional vibrancy that will be created by the recently approved Waterfront Market will enhance the site's appeal to potential lessees.

Robinson Terminal

Mindrup said the filing deadline for proposals for the Robinson Terminal North (RTN) and Robinson Terminal South (RTS) properties had passed and that it was the City's understanding that a variety of proposals have been submitted.

Waterfront Plan Implementation

Planning & Zoning

Development Updates

Williams reported that work on 204-206 North Union Street and The Oronoco sites is continuing on their planned schedules. She said Carr Hospitality had recently requested a meeting with City officials to express their continued interest in developing a boutique Waterfront hotel at 220 South Union, but Carr had not yet filed a formal application with the City.

In response to a Commission question raised at its April 16, 2013 meeting Williams reported that the Food Court's size is approximately 10,000 square feet (10,024 square feet) and that of the neighboring Chart House is 19,334 square feet.

Waterfront Market

Williams reported that the Planning Commission approved the Special Use Permit (SUP) for the Waterfront Market restaurant on May 7, 2013 and the City Council approved both the SUP and a license for use of a portion of the Marina for outdoor dining on May 18, 2013. The Waterfront Market includes a restaurant, market and bakery to be located at the corner of King/Union Streets and outdoor seating along a portion of the Marina near the Torpedo Factory. Williams said more specific information regarding this project would be provided later in the meeting by the applicant, Jody Manor.

Landscape Design Update

Williams said the selection/contract process for the landscape design team is still on target to be completed by the end of spring (mid-June).

Transportation & Environmental Services

Flood Mitigation Update

Kott reported that the tide gate project (backflow project) team (URS) has designed the project and the next step will be for the City to identify a construction contractor. She said construction is planned for September 2013 of the tide gate (backflow project). Installation of the backflow is anticipated to lessen nuisance flooding in the vicinity of The Strand, King and Union Streets, flooding primarily caused by tidal backups in the storm sewer system. She said the work will likely take several weeks, and is not expected to create significant traffic issues. Kott also noted that the "As Built" survey work is now completed by URS and the data will be utilized by both URS for the broader flood mitigation project and by the landscape design team, once the landscape design team is onboard.

Bernstein inquired about the completion date for the Oronoco Outfall Project at the foot of Oronoco Street. Kott said construction work on the Oronoco Outfall Remediation Project is expected to be finished in June 2013.

King & Union Street No Left Turn Update

Note: This was discussed earlier in the meeting.

Waterfront Market Update

Manor, proprietor of the planned Waterfront Market, provided a brief update of actions taken since the Commission had sent its May 7, 2013 letter to Council and the Planning Commission supporting the concept of the proposed Café and Market. He said that in light of Council's approval of the proposal it was his goal to have the Market operational by August 2013. Commissioners said they were pleased the Market is planned for this summer.

DC Waterfront Boat Tour Debrief

Cross reported that the City expects its new fireboat to be delivered by mid-August, if not sooner, and that delivery had been delayed by the need to special order a part.

Thayer reviewed highlights of the Commission's boat tour of the District of Columbia's key redevelopment sites on April 25, 2013. Staff had arranged the tour for Commissioners to see the conceptual choices DC had made for redeveloping two major waterfront sites – The Wharf, along the Potomac in southwest D.C., and The Yards Park, along the Anacostia River between Washington Nationals Park and the Washington Navy Yard. The Commission's goal was to hear about the highlights of both projects and the lessons learned. Thayer thanked Potomac Riverboat Company for hosting the tour and he thanked staff for organizing it. He said since they only had time to view The Wharf and Yards Park sites, a future tour will be planned for D.C.'s third Waterfront redevelopment site, Georgetown Waterfront Park. Williams said Potomac Riverboat Cruises has also offered to host the second Commission boat tour to view Georgetown Waterfront Park.

Discussion

Bernstein said one difference between the two sites viewed was that The Yards' redevelopment concept had fit development into its planned green space design while The Wharf concept fit green space into the context of the mixed-use redevelopment planned for the site. Dunn said the scope of the D.C. waterfront redevelopments was substantially greater than that planned by the City for its own Waterfront. Auld said the City's Waterfront redevelopment will increase the importance of the City providing adequate public restrooms to support Waterfront activities.

Hoogland said it was interesting that the redevelopment process for The Yards had revealed a large pent-up residential demand for recreation opportunities along the Anacostia River. Livingood said the Commission could get information from Congresswoman Norton about the process used to develop stakeholder inputs regarding Anacostia Park.

Hall invited public comments. There were none.

Report from Commissioners

Marina Committee

Thayer said the May 11, 2013 Marina Committee meeting was cancelled because neither the Facilities Assessment nor the Flood Mitigation reports were ready to discuss.

Miller said the City's enhanced security measures at the Marina are evident.

Other

Mari Lou Livingood announced the Alexandria Seaport Foundation submitted a request to the City to host a 10-day visit of the Honey Fitz, the Presidential yacht of John F. Kennedy and several other Presidents. Livingood indicated the visit for this restored historic vessel is anticipated for June 8-17, 2013, during which time free public tours will be offered. Hall said the City will need to anticipate and address in advance issues related to the Honey Fitz visit such as visitor access to public restrooms and increased motor coach visits to the Marina area.

Moved by Hall, seconded by Delaney, that the Commission endorses the request to host the Honey Fitz and the City should address anticipated issues related to the visit. The motion passed by unanimous voice vote.

Announcements / Public Discussion

Livingood invited people to attend a May 30, 2013 symposium being hosted by the Outdoor Industry Association and Congressman Moran's office to discuss the economic impact of recreational industries. She said the meeting will be held at the Seaport Foundation office.

Adjournment

The meeting was adjourned at 9:10 a.m.

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

CITY PROJECTS STATUS JUNE 2013			
Project/Location	Lead Agency	Status	Anticipated Near Term Next Steps
King Street - 100 Block of King Street Potential pedestrianization of 100 Block of King Street	T&ES/P&Z	Initiating - <ul style="list-style-type: none"> Funding approved for FY 14 The Traffic Study will determine feasibility of Project 	<ul style="list-style-type: none"> T&ES is currently developing a RFP scope for a Traffic Study; Waterfront Commission to review summary of scope in June 2013 Community Outreach will be part of the Traffic Study The Study will determine feasibility, additional work (i.e., design, economics)
Union Street Corridor Study Provides specific strategies and recommendations to balance the needs of all transportation nodes, enhance safety, and foster connectivity	T&ES	Study Completed & Implementation Ongoing - <ul style="list-style-type: none"> Study completed and Short- and Mid-term recommendations approved by the City Council in December 2012 	<ul style="list-style-type: none"> No Left Hand Turn King/Union Pilot Program underway Report on No Left Hand Turn Pilot Program expected in or before Fall 2013 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 Other Short and Mid-term recommendations to be implemented in FY 2014, such as the pedestrianization of the unit block of King Street
Oronoco Outfall Project – Phase I Construction of an in-situ groundwater treatment system (biosparging remediation) to help prevent contaminants from a former manufactured gas plant at Lee and Oronoco Streets from migrating toward the Potomac River	T&ES	Completed <ul style="list-style-type: none"> Phase I is completed with construction of the treatment system finished; it is all below grade except for a building housing a compressor 	<ul style="list-style-type: none"> Phase I – System is installed City is completing the repaving of the foot of Oronoco Street with the street anticipated to reopen in mid- to late-June 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 as part of Phase II
Signage & Wayfinding (Phase II) Will place Pedestrian Pointers as Wayfinding Signs in Old Town with 24 along King Street and 3 on Union Street. Kiosks also are part of Phase II	T&ES/P&Z	Ongoing – <ul style="list-style-type: none"> Gamble Design Consultants have been selected for Phase II Graphic Design work 	<ul style="list-style-type: none"> Graphic Design for Phase II is expected to occur by August 2013 Fabrication and implementation anticipated in early December 2013
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"> RFP selection process and contract award nearly complete 	<ul style="list-style-type: none"> Contract expected to be finalized by end of Spring 2013 (June 2013) Introductory meeting between the Waterfront Commission will be scheduled with the selected team and the flood mitigation team, once the former is onboard
Flood Mitigation (Backflow Valve Project) for King Street/The Strand To lessen nuisance flooding from tidal back-up in the storm sewer system	T&ES	Ongoing - <ul style="list-style-type: none"> WRA & Associates, Inc. Consultants have completed Design 	<ul style="list-style-type: none"> T&ES pursuing bids for a construction team Construction expected to begin end of Summer 2013

CITY PROJECTS STATUS JUNE 2013

Project	Lead Agency	Status	Anticipated Near Term Next Steps
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"> Consultant Team of URS Corporation has been selected and is on board “As Built” survey has been completed 	<ul style="list-style-type: none"> “As Built” Survey will be utilized by both the Flood Mitigation and the Landscape Design Consultant Teams to assist with design activities Introductory meeting between the Waterfront Commission will be scheduled with URS Corporation and the Landscape Architectural Design Team once the latter is on board
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"> Michael Baker Corporation is the Consultant Waterfront Commission has received updates on the process 	<ul style="list-style-type: none"> Study tasks have been completed Michael Baker Corporation Consultants to present findings to the Waterfront Commission’s Marina Committee in June 2013 Final Report will be prepared for distribution in Summer 2013
Utility Master Plan Develop a Master Plan for undergrounding Utilities	T&ES	Initiating – <ul style="list-style-type: none"> Funding approved for FY 14 to initiate this project 	<ul style="list-style-type: none"> Development of a Concept Plan for undergrounding utilities anticipated Summer 2013/Fall 2013 Evaluation and comments of proposal by City Staff expected Fall 2013
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 closing date of June 10 is extended to June 15, 2013 	Possible Schedule, subject to Solicitation outcome and final Project Work Program: <ul style="list-style-type: none"> Evaluate responses – Spring/Summer 2013 Boards/Commissions – Fall/Winter 2013 City Council Docket – Winter 2013/Spring 2014

PRIVATE PROPERTIES STATUS JUNE 2013

Property/ Location	Project Status	Project Details/Status
Brandt Warehouse Buildings 204 – 206 South Union Street	Under Construction - <i>Preservation and reuse of 2 historic warehouse buildings for office use</i>	<ul style="list-style-type: none"> Adaptive reuse of historic warehouse buildings with major renovations Waterfront Commission tour of buildings, hosted by the Brandts, held in January 2013 Construction to be completed in Summer 2013 with occupancy July 1, 2013
The Oronoco (Sheet Metal Workers Building) 601 North Fairfax Street	Under Construction - <i>Adaptive reuse of office building into 60 luxury condominiums</i>	<ul style="list-style-type: none"> Construction to be completed by Winter 2013. Occupancy by Winter/Spring 2014 EYA has indicated possible Waterfront Commission tour once building is enclosed 38 of 60 units sold by early June 2013
Robinson Terminals North/South RFP <i>(Owned by the Washington Post)</i>	Ongoing - Studley Inc. issued RFP for owners in April 2013	<ul style="list-style-type: none"> The solicitation went out to 60 entities from Studley, Inc. (the owners’ real estate firm) Proposals were due May 17, 2013; A short listing of responses is the expected next step
Carr Hospitality Boutique Hotel Proposal 220 South Union Street	Ongoing – <i>Staff resuming review of the preliminary proposal for a boutique hotel with a ground floor restaurant</i>	<ul style="list-style-type: none"> OHAD BAR provided comments on preliminary proposal in a July 2012 Work Session Staff resuming its review with the developer on design, scale, and massing of the project No official application submittal to-date
Waterfront Market 101 and 107 North Union Street <i>(Restaurant/Market and Outdoor Dining on King Street and part of the Marina)</i>	Ongoing – Staff Review Completed <i>SUP for Restaurant and a License Agreement for use of part of the Marina for Outdoor Dining</i>	<ul style="list-style-type: none"> OHAD BAR approved signage/external building improvements in May 2013 City Council approved the SUP and License Agreement in May 2013 Applicant is working on permits with goal of opening in late Summer 2013

**LOWER KING STREET STUDY
DRAFT SCOPE OF WORK OUTLINE
TRANSPORTATION & ENVIRONMENTAL SERVICES**

PURPOSE

This study will identify traffic and circulation improvements, operational and maintenance needs, an implementation timetable and process, and budgetary requirements to convert the 100 block of King Street into a pedestrian plaza accessible to the public to enjoy as a meeting and gathering place, and for dining, shopping, and a range of programmed activities. A key goal of the scope would be to highlight the 100 block of King Street as an important gateway for those arriving in Old Town via the water and as the gateway to a revitalized 21st century Waterfront for those travelling east along King Street.

The scope of work will include the following components:

- **Project Management:** Overall day to day management of the project, internal meetings
- **Public Outreach:** To include meetings with stakeholders (Council, Transportation Commission, Planning Commission, Waterfront Commission, Bicycle and Pedestrian Advisory Group), public open houses, and outreach to the business community and resident stakeholder groups.
- **Existing Conditions:** Analyze existing traffic patterns, and other conditions including pedestrian and bicycle circulation, truck loading, valet parking locations, transit, drop off / pick up areas, and parking garage access.
- **Future Development Conditions:** Identify the future land uses based on the Waterfront plan, identify future trip generation based on land use, and analyze the future traffic patterns / impacts.
- **Identify Impacts of King Street closure:** Includes a quantitative and qualitative analysis of the impacts of closing the 100 block of King Street, including vehicular circulation, pedestrian and bicycle circulation, trolley access, loading access, passenger pick up / drop offs, valet parking, parking garage access and emergency vehicle access.
- **Cost Estimates:** Identify the costs associated with the capital improvements and operation of the street closure.
- **If the results of the study recommend a partial or full closure of the 100 block of King Street,** staff will develop a scope for the design of the street.

Alexandria Fire Boat 201

Anticipated delivery: Mid-August 2013

MetalCraft Marine FireStorm 50

L.O.A. 50'5" B.O.A 15'10"

Maximum Speed (Est): 40 Knots, 46 MPH

Engines: Twin Caterpillar C-18, 930 HP each

Jets: Twin Rolls Royce FF375 Kamewa Waterjets

Pump Cap (Est): 8,000 GPM, 2 @ 3,500 GPM Hale

Monitors: 1 – Stang 3,000 GPM, 1 – Elkhart 2,000 GPM (Bow), 2 – 1,500 Elkhart 1,250 GPM (Stern)

