

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, July 15, 2014
City Hall Sister Cities Conference Room
301 King Street
7:30 a.m.

AGENDA

1. Welcome and Introductions
2. Approval of Minutes from June 17, 2014
3. Robinson Terminal North Update
4. Blackwall Hitch Update
5. Oronoco Street Outfall Project Update
6. Agency Reports (attached)
7. Marina Subcommittee
8. Report from Commissioners
9. Announcements / Public Comments

UPCOMING EVENTS - UPDATED

- **Waterfront Commission Special Meeting:**
Robinson Terminal South Update and 0 Prince & 200, 204, 208 Strand Street Subdivision
July 24, 6 p.m., Room 2000, City Hall, 301 King St.
- **Waterfront Commission Boat Tour – City of Alexandria Waterfront**
August 6, 8 a.m., City Marina, 0 Cameron St.
- **Waterfront Commission Marina Committee**
August 14: No Meeting
- **Waterfront Commission**
August 19: No Meeting
- **Marina Subcommittee Meeting**
September 11, 5 p.m., City Hall, Room 2000, 301 King St.
- **Waterfront Commission Meeting**
September 16, 7:30 a.m., Sister Cities Conference Room, City Hall, 301 King St.

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

Summary Minutes - DRAFT
ALEXANDRIA WATERFRONT COMMISSION MEETING
Tuesday, June 17, 2014
City Hall
Sister Cities Conference Room

Commission Members

Present

Dennis Auld, Citizen Park Planning District II
Gina Baum, Alexandria Park and Recreation Commission
Howard Bergman, Founders Park Community Association (FPCA)
John Bordner, Citizen west of Washington St.
Arthur Fox, east of Washington St. and south of King St.
Charlotte Hall, Alexandria Chamber of Commerce and Chair
Jacob Hoogland, Alexandria Archeological Commission
Mari Lou Livingood, Alexandria Seaport Foundation
Jody Manor, Alexandria Convention and Visitors Association (ACVA)
Stephen Mutty, Citizen Park Planning District I
Paul Smedberg, Member, Alexandria City Council
Stephen Thayer, Citizen east of Washington St. and north of King St.
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

Absent:

Suzanne Bethel, Old Town Business and Professional Association (OTBPA)
Morgan Delaney, Historic Alexandria Foundation
Shirley Downs, Alexandria Commission for the Arts
Stewart Dunn, Alexandria Planning Commission
Doug Gosnell, Alexandria Marina Pleasure Boat Leaseholder

Vacancy:

Citizen Park Planning District III

City Staff:

Emily Baker, Director, Project Implementation (DPI)
Tony Gammon, Civil Engineer IV, DPI
Lt. Don Hayes, Alexandria Police Department (APD)
James Hixon, Dockmaster, RPCA
Cheryl Lawrence, RPCA, (for Jack Browand, Commission Staff Liaison, Recreation, Parks, and Cultural Activities (RPCA)
Sandra Marks, Acting Deputy Director, Transportation and Environmental Services (T&ES)
Iris Portny, Commission Recording Secretary, RPCA
Gary Wagner, Principal Planner, Planning and Zoning (P&Z)
Nancy Williams, Department of Project Implementation (DPI), and Principal Planner, P&Z

Guests:

Engin Artemel, resident
Christine Bernstein, resident
Brian Buzzell, resident
Susan Cohen, Public Art Committee
Bert Ely, Friends of the Waterfront, Old Town Civic Association
Dene Garbow, Harborside
Kathryn Papp, resident
Dan Straub, Urban Design Advisory Committee (UDAC)

Welcome and Introductions

Hall called the meeting to order at 7:30 a.m. She announced that the Commission will have a busy July.

Approval of Minutes from May 20, 2014

Moved by Watters, seconded by Hoogland, to approve the May 20, 2014 summary minutes with technical corrections as needed. Passed by unanimous voice vote.

Waterfront Walk Debrief

Lawrence reviewed highlights of the Commission's June 7, 2014 Waterfront Walk that had drawn over 30 participants.

She reported that the trees noticed to be in poor condition near Robinson Terminal South have been marked for replacement.

Lawrence said staff is reviewing the proposals received in response to the Windmill Hill Bulkhead Project RFP, community review of the proposals is expected to begin in fall 2014, and construction is expected to begin in 2015.

Lawrence said responses to the City's RFP for the Marina Wharf Strengthening project for the Torpedo Factory Pier are due by June 26, 2014 and staff expects the contract to be awarded in late July 2014. She said the work will likely take about a week and is not expected to disrupt service at the Marina.

Discussion

Parking spaces near Rivergate kayak launch

Auld said he had noticed some parking spaces in the area of the kayak launch near Rivergate had been removed, even though the Waterfront Plan as approved by Council recommends adding parking spaces to facilitate access to the kayak launch. Auld said the Commission should consider when it's appropriate for the Commission to receive advance notification of proposals and actions that modify elements of the Waterfront Plan. He said a Rivergate representative had also proposed at the June 14, 2014 Council meeting that the kayak launch itself be removed from the Waterfront Plan.

Smedberg said the Waterfront design that Council approved June 14, 2014 is only conceptual and Council recognizes that during the Waterfront Plan's outreach process significant public support was voiced for having a kayak launch within the core area as a low-impact way to

activate the Waterfront. Van Fleet said the Commission should be advised in advance about when implementation actions are expected.

Baker said staff expects a phasing plan and implementation schedule (phasing/implementation plan) that includes cost estimates to be finished by fall 2014 and available for review and discussion. Baker said staff also intends to identify for the Commission aspects of the phasing/implementation plan about which Commission recommendations will be especially helpful.

Watters said the Commission should continue to be attentive to how proposals to modify Waterfront Plan elements will affect the ability of City residents as a whole to enjoy the Waterfront and not only to those residents who live in a nearby Waterfront neighborhood. She said without such continuing oversight of implementation actions, the Waterfront Plan's City-wide benefits could be "nibbled away at" by small-scale neighborhood opposition to agreed-upon Waterfront Plan elements.

Commission will review the City's Waterfront from the river.

Hall said the Commission plans to schedule a summer 2014 boat tour to review the City's Waterfront from the perspective of the river. Livingood suggested representatives from federal and state agencies with Waterfront-related responsibilities, including grants, should be invited to join the boat tour, as well as representatives from corporate entities interested in the Waterfront. Livingood agreed to compile a list of potential organizations to invite, such as the Virginia Marine Resources Commission, Virginia Game and Inland Fisheries, the U.S. Fish and Wildlife Agency, the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency.

Carr Hospitality Hotel Update

Wagner reported staff has reviewed Carr Hospitality's final two site plans for the hotel it plans for 220 S. Union Street. He said it is hoped that the site plan will be finalized by the end of summer 2014 and it is expected that the two structures will be demolished by year's end. He reported that Carr Hospitality had recently requested approval for demolishing the existing Alexandria Yacht Building so they can use the site for staging during the construction. He said the site would later be converted for use as an interim park until the permanent park planned for the area can be implemented. Wagner said the construction process should to take about 18 months and Point Lumley Park is expected to stay open during construction.

Discussion

In response to Commission questions, Wagner said Carr Hospitality has been closely coordinating its hotel design and construction planning with City planning for its flood mitigation and landscape design projects. He said Carr Hospitality has been working directly with the Olin and URS teams and the City's inter-agency coordinating group to ensure Carr's planning is meshed effectively with the City's landscape and flood mitigation plans. Williams said staff has been working to ensure ongoing coordination between planning and implementation of the public and private Waterfront elements.

Resident Kathryn Papp asked if a plan would be developed for how to minimize the impact of moving materials related to the Carr Hospitality hotel's construction and demolition through City

streets. Hall said the question could be considered when the phasing report for Waterfront-related actions, expected to be ready for review in early fall 2014, is discussed since the demolition is not expected to start until late winter 2014.

Unit Block Of King Street Update

Testing of lower King Street Backflow Valve elements

Gammon reported that staff is testing the elements installed in May 2014 for the Backflow Valve Project at the foot of King Street to determine why they are not functioning as expected. Papp said that complications can arise when implementing any actions that affect the combined sewer system in Old Town due to backup and drainage system issues. She suggested that William Skraback, of T&ES's Office of Environmental Quality, be consulted about the problem since he is working on how the City will respond to the federal government's mandate regarding the combined sewer system.

Delay implementing pilot project for pedestrian plaza on King Street Unit Block

Marks reported that because funding is not available this year to maintain the pedestrian plaza planned for the Unit Block as a pilot project the project is being deferred for a year even though funds are available for its capital costs. She said staff will recommend that maintenance funding be included in the next year's budget. Bergman said the need to delay implementing the plaza a year because the City budget could not accommodate maintenance funding is a reminder that each year there will be fights over how to fund maintenance of Waterfront Plan's elements as they are implemented. In response to Bernstein's question about whether the City has considered creating a public-private partnership to cover the costs of maintaining the Unit Block pedestrian plaza, Marks said FY2015 funds are not available for the City's portion of a public-private partnership to cover maintenance costs.

Planning for the 100 block of King Street?

Note: See May 14, 2014 T&ES memo re lower King Street multi-modal feasibility study posted to the City website.

Van Fleet said planning for the King Street Unit Block and the 100 block should be coordinated. Marks said the Unit Block pedestrian plaza is only being planned as a pilot project at this point.

Hall asked when the Commission will be updated about planning for the 100 block of King Street. Marks said staff will update the Commission in fall 2014 on the results of community feedback on the feasibility study. She said a public meeting had been held a few weeks earlier and additional public meetings are planned for the summer.

Watters asked if capital costs for the 100 block might need to be deferred. Marks said the current budget includes funding to implement the King Street 100 block pilot.

Potential parking and circulation impacts

Ely asked where tour buses would load and unload passengers once the Unit Block and 100 block of King Street were closed. Marks said motor coach parking and circulation will be included when the City updates its baseline parking inventory conducted during development of the Waterfront Plan. She said the parking inventory update is expected to begin in fall 2014.

Bergman said parking and traffic flow are two issues critical to the success of the Waterfront Plan's implementation. He said Commission briefings about implementing individual elements of the Waterfront Plan should include information about a project's potential impact on Old Town parking and traffic flow.

Marks said staff will be carefully consider the comprehensive impacts on Old Town parking and traffic flow as Waterfront Plan elements are implemented and has already collected significant data about this that can be shared with the Commission. Hall said motor coach management is an example of traffic circulation planning that requires a comprehensive approach so policies do not push motor coaches out of one Old Town neighborhood, such as the Waterfront, into another. Van Fleet said the City should ban motor coaches from Old Town and shuttle motor coach passengers into Old Town.

Agency Reports - none

Marina Subcommittee

Thayer reviewed highlights of the June 12, 2014 Marina Committee meeting. He said the meeting had discussed the upcoming City Marina dredging, the structural strengthening of the Torpedo Factory Wharf and, as recommended by the recent Marina Facility Condition Assessment, the plans to upgrade all the Marina's power pedestals. He said that once the Board of Architectural Review (BAR) has approved the plan the RFP can be issued, likely in fall 2014, and work can proceed once a contractor has been chosen.

Pleasure boat slip holders at Council's June 14, 2014 meeting

Thayer reported pleasure boat owners who are Marina slip leaseholders had, at the June 14, 2014 Council meeting, voiced their opposition to the Waterfront Plan's intent to remove pleasure boat slips from the Marina. He said Council's consensus was that the Waterfront Commission should examine the issue and develop options to address it. Hall said the Marina Committee's July 10, 2014 meeting will discuss ideas for how to provide pleasure boat slips and develop a Commission recommendation to Council.

ODBC agreement

Thayer said the Waterfront Walk had been discussed, especially the Beachcombers site to which the ODBC clubhouse will be relocated per the City-ODBC agreement. He reported the ODBC Board of Governors had approved the City's proposal the previous evening and ODBC membership would vote on it between July 19-21, 2014.

River debris

Thayer thanked Mutty for presenting at the Committee meeting an overview of the Waterfront's river debris problem. Thayer said the July 10, 2014 Committee meeting will discuss a possible Commission recommendation to the City about how to study possible options for addressing the debris issue. Livingood offered to invite John Kellett, of the Clearwater Mills company, to discuss with the Commission the "Waterwheel" technology his company has developed for removing trash coming downriver, technology that is used to remove Baltimore Harbor's trash. Livingood also suggested a Commission delegation meet with the Army Corps of Engineers to discuss the problem. She distributed an article about Kellett's technology and its use from the June 2014 **Bay Journal** (p. 13) "Water wheel a driving force in removing Baltimore Harbor's trash".

Note: The **Bay Journal** article is posted online at:

http://www.bayjournal.com/article/baltimores_got_a_brand_new_trash_wheel

Hall said Livingood's discussion items should be added to the agenda of one of the Commission's next meetings, likely either the July 10, 2014 Marina Committee meeting, or the July 15 or July 24, 2014 Commission meetings at which the RTN and RTS redevelopment plans will be presented. She said the RTN plans will be briefed at one meeting and RTS at the other meeting, with dates to be confirmed. Auld said he hopes that after the Commission has studied the question it will develop a recommendation to Council for how the City might address river debris cleanup as it does for City parks.

Plans for new Old Dominion Boat Club (ODBC) slips

Auld asked that the Commission be briefed on City options for providing slips to ODBC and asked staff to provide a written review of the process the City needs to follow if it decides it would like to move the pier head, an action requiring federal agencies' approval. The process for working with federal agencies was briefly discussed by Commissioners and staff. Thayer said ODBC has offered to sign any applications that may be needed for requesting agency approval of City actions that affect the pier head since ODBC owns the riparian rights.

Williams said she will provide the Commission Appendix 2 of Waterfront Plan that outlines the process for working with federal agencies.

Reports From Commissioners

Hall announced that Van Fleet had been elected as the new OTCA president.

Manor said the Waterfront Market would host a joint meeting at 5:30 p.m. that day of the Alexandria Convention and Visitors Association and the Old Town Business and Professional Association.

Announcements/Public Comments

Hall said the Marina Committee will discuss the Pleasure Boat Slip holders report at its July 2014 meeting.

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Lawrence announced that the City's annual Birthday Celebration is set for Oronoco Bay Park on Saturday, July 12, 2014 beginning at 7 p.m. and with fireworks at 9:30 p.m.

Adjournment

The meeting was adjourned at 8:30 a.m.

LOWER KING STREET MULTIMODAL FEASIBILITY STUDY

Background: In response to the Waterfront Commission recommendation on the Union Street Corridor Study, the City began the Lower King Street Multimodal Feasibility Study in January 2014. The purpose of the study is to analyze and identify impacts associated with various shared street concepts for the 100 block (Union to Lee Streets) of King Street, including limited vehicular access, and improved pedestrian access. The 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 shared street to allow the public to enjoy as a meeting and gathering place, and for dining, shopping, and a range of programmed activities. The study will be coordinated with the other projects in the vicinity including the unit block of King Street. The study will include an analysis of circulation (vehicular, pedestrian, bicycle), trolley access, bus (including tour bus) circulation and pick up/drop off, loading access, parking (on-street, garage access, valet, passenger drop off/pick-up areas), and emergency vehicle access.

Four functional alternatives for the 100 block of King Street are being considered. The alternatives include:

- Do nothing/existing configuration
- Open to traffic
- Pedestrian only street
- Pedestrian only street with transit access

The alternatives have been evaluated against goals and values that were developed with community input (see exhibit on next page). At a public meeting on May 29, 2014, the alternatives were presented for public comment. In addition, an overview of the project purpose and goals, summary of the civic outreach conducted to date, existing conditions and key issues identified, as well as the design options for the alternatives were discussed. After the presentation, attendees were asked to fill out a comment form to provide feedback and preferences on the information presented. While input varied at the public meeting, there was significant oral comment regarding the potential impact of removal of on-street parking to adjacent residential streets. The project will include additional outreach this summer, and refinement of alternatives based on public input. Staff is working with the Old Town Civic Association to identify dates for meetings over the summer and plans to develop recommendations based on feedback for consideration in the fall.

		GOALS & VALUES				
		Increase Walking Space	Increase Outdoor Dining and Retail	Provide Direct and Efficient Trolley Service	Minimize Impacts to Residential Streets	Improve User Comfort and Safety at Intersections
OPTIONS	Existing/No Build (open to all users)			✓	✓	
	Open to Traffic (wider sidewalks or flush)	✓	✓	✓	✓	✓
	Pedestrian Only	✓	✓			✓
	Pedestrian & Trolley Only	✓	✓	✓		✓

UNIT BLOCK OF KING STREET

Plans for the implementation of the interim pedestrian plaza on the unit block of King Street have been finalized. Funding for the maintenance of the plaza was not approved in the FY 2015 budget and so the project is on hold. Staff will request funding for the maintenance in the FY 2016 budget.

PARKING AND CIRCULATION

Due to the many initiatives and development projects coming online, staff will be developing a workplan over the summer to address parking and circulation issues in a coordinated fashion. Staff will share the workplan and timeline with the Waterfront Commission and City Council in the fall. These items include:

- Parking occupancy data collection
- Motorcoach parking and loading/unloading
- Trolley circulation
- Residential permit parking

PEDESTRIAN AND BICYCLE MASTER PLAN UPDATE

In 2008, the City completed both the Transportation Master Plan, and a Pedestrian and Bicycle Mobility Plan. The Pedestrian and Bicycle Mobility Plan serves as an implementation tool for the Transportation Master Plan. Since that time, staff has completed many important projects to improve walking and bicycling in the City, and many more are currently underway. In 2011, the City adopted a Complete Streets Policy which expanded staff to include a full time Complete

Streets Coordinator. In 2012, Capital Bikeshare launched in Alexandria, with planned expansion in 2014. Given the many pedestrian and bicycle projects and initiatives completed over the past five years, the City will undertake an effort to incorporate these additions into an updated Pedestrian and Bicycle Master Plan.

Civic Engagement

An extensive civic engagement plan will be prepared as part of the project, that is consistent with the principles of the City's civic engagement process known as *What's Next Alexandria*. A number of outreach tools will be used including public meetings, social media, online surveys, crowdsourcing map(s), pop-up events, and temporary street modifications showing potential pedestrian and bicycle improvements. A project webpage, www.alexandriava.gov/pedbikeplan, has been developed to keep the public informed of the schedule, issues, materials and project process.

On April 8, 2014, the Council approved a resolution to establish an Ad Hoc Pedestrian and Bicycle Master Plan Advisory Committee (Advisory Committee). The Advisory Committee will provide recommendations during the Update of the Pedestrian and Bicycle Master Plan and Complete Streets Design Guidelines planning process. The Committee's main role will be to provide guidance on issues including:

- Identifying pedestrian and bicycle issues and needs
- Providing input on policy recommendations
- Providing input on the development of the pedestrian and bicycle networks
- Providing input on project recommendations and design standards
- Providing input on development of criteria for prioritizing project recommendations.

The Advisory Group held its first meeting on June 25, 2014. Advisory Committee meetings will be open to the public.

City of Alexandria, Virginia

MEMORANDUM

DATE: JULY 9, 2014

TO: CHAIRMAN AND MEMBERS OF THE WATERFRONT COMMISSION

FROM: ROBERT KERNS, CHIEF OF DEVELOPMENT, PLANNING & ZONING
DIRK H. GERATZ, PRINCIPAL PLANNER, PLANNING AND ZONING

SUBJECT: ROBINSON TERMINALS MONTHLY UPDATE

Robinson Terminals Update Overview

Detailed design work is continuing for both terminal sites. Both projects are in the Stage 2 Concept Review Phase which introduced City staff to the first iteration of their architectural concepts with regard to building design. In addition to the building design, the applicants have also focused on providing more detail on their approaches to open space and waterfront amenities. This updated design is now being vetted through the internal City review process as well as through various appointed Boards and Commissions. An update on both projects has been scheduled before the Waterfront Commission as noted below under Outreach.

At a Board of Architectural Review work session held on July 2, the Board supported the proposed site plan. The design of the buildings will receive further review during a series of work sessions planned for the late summer and fall.

Project Review Status

- **June 13:** RTS submitted their first Concept Stage 2. Comments on this phase were issued on July 3.
- **June 20:** RTN submitted their Concept Stage 2 plans. Comments to be issued July 11th.
- Both development teams are working towards additional Concept reviews over the summer with the goal of working towards a Preliminary Site Plan submission expected later this fall.

Outreach

- **July 2:** RTS: Old & Historic Alexandria Board of Architectural Review Work Session
- **July 15:** RTN: Update to the Waterfront Commission
- **July 16:** RTN: Review by the North Old Town Urban Design Advisory Committee (UDAC)
- **July 16:** RTN: Old & Historic Alexandria Board of Architectural Review Work Session
- **July 24:** RTS: Update to the Waterfront Commission

Anticipated Public Hearing Dates

- **RTS:** March 2015
- **RTN:** Winter 2014/2015

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

CITY PROJECTS STATUS SUMMER 2014 (FINAL)

Project/Location	Lead Agency	Brief Status	Status
<p>Lower King Street Multi-Modal Feasibility Study - 100 Block of King Street This is a multi-modal circulation feasibility analysis study to determine the potential pedestrianization of the 100 Block of King Street.</p>	T&ES	<p>Summer 2014 – Staff to continue community outreach during the summer.</p>	<ul style="list-style-type: none"> • Summer 2014 - Staff will continue community outreach relating to this project during the summer. The community can link to www.Alexandriava.gov/76226 for information on future outreach efforts and to obtain information on past community outreach efforts: <ul style="list-style-type: none"> • Public Meeting #3 (Fall 2014 – Monitor the website for more information) • Public Meeting #2 (May 29, 2014) • Public Meeting #1 (March 20, 2014) • Walking Audit and Focus Groups (March 10, 2014) • Transportation Commission (March 5, 2014) • BPAC (February 18, 2014)
<p>Union Street Corridor Study In December 2012, the City Council approved this study. A design option to pedestrianize the unit block of King Street, per a recommendation in the Study, is currently on hold pending identification of resources for maintenance and operation.</p>	T&ES/P&Z/ DPI	<p>Summer 2014 – Installation of the temporary unit block of King Street pedestrian plaza is on hold pending identification of resources for maintenance/operations.</p>	<ul style="list-style-type: none"> • Summer 2014 - As of June 2014, the installation for the temporary unit block of King Street pedestrian plaza project is on hold pending identification of resources for operations and maintenance to support related public/public partnerships.
<p>Marina Dredging – City dredging project for the City Marina.</p>	RPCA/DPI	<p>Summer 2014 - Design consultant hired; preparation for dredging underway with actual dredging to occur later in the year with completion by winter 2014/2015.</p>	<ul style="list-style-type: none"> • Summer 2014 - The design consultant, URS Corporation, was selected to perform design and construction management activities for the regular marina maintenance dredging project. Permit applications have been submitted, final design is underway and the work is planned to be complete prior to February 2015.
<p>Windmill Hill Bulkhead Replacement This project is for planning and permitting services for the design of the Windmill Hill Bulkhead replacement.</p>	T&ES/RPCA/ DPI	<p>Summer 2014 – RFP review and selection process to be completed for the Windmill Hill Bulkhead Replacement.</p>	<ul style="list-style-type: none"> • Summer 2014 – The RFP review process for the Windmill Hill Bulkhead Replacement is nearly complete with selection of a successful bidder and contract negotiations to occur this summer.
<p>Phase II of the City’s Wayfinding Program This project includes pedestrian signs in Old Town with 24 on King Street and 3 on Union Street. Five additional pointers will also be placed along the waterfront in the Core Area. Three large Kiosks are also planned for Phase II along King Street and at the waterfront.</p>	T&ES/P&Z/ OHA	<p>Summer 2014 – The Phase II pedestrian pointers kiosks to be attached to Gatsby lights along King Street and on Union Street (between King and Cameron) are in design this summer.</p>	<ul style="list-style-type: none"> • Summer 2014 – The City has compiled the historic information for the pedestrian signs to be installed along King Street. The data has been provided to Gamble Design, the firm that will complete the design in summer 2014. • Fabrication and implementation are expected to be completed fall/winter 2014/2015.
<p>Landscape Architectural and Flood Mitigation Design Project Phase I This Phase achieved 30% landscape and flood mitigation design for the Waterfront Core Area and 15% design for the wider plan area.</p>	P&Z/ DPI	<p>Summer 2014 – Phase I of the landscape and flood mitigation design has been approved by the City Council with several related items to be completed over the summer.</p>	<ul style="list-style-type: none"> • Summer 2014 Waterfront Design – As of June 2014, the City Council approved Phase I of the landscape and flood mitigation design for the waterfront. During the summer, staff will work with the consultants to complete follow-up work from Phase I and prepare for Phase II to begin in the fall 2014. • Summer 2014 ODBC Agreement – The City Council has approved the agreement and ODBC is anticipated to vote on it in the summer, paving the way for the ODBC to move to the Beachcombers property and the City to obtain the ODBC property.

CITY PROJECTS STATUS SUMMER 2014 (FINAL)

Project	Lead Agency	Brief Status	Status
Flood Mitigation (Backflow Valve Project) for King Street/The Strand.	T&ES/DPI	Summer 2014 – Identification and resolution of operational issues is underway.	<ul style="list-style-type: none"> • Summer 2014 – The project was installed in late May 2014 but is not working properly. The City is working with contractors to determine the source of the issue for resolution.
Utility Master Plan Develop a Master Plan for undergrounding utilities in collaboration with DVP and other utility companies.	DPI	Summer 2014 – The desired elements of this master plan will be incorporated as part of Phase II of the landscape and flood mitigation design project.	<ul style="list-style-type: none"> • Summer 2014 – The elements of the master plan will be folded into Phase II of the landscape and flood mitigation design project per an interdepartmental decision in early April 2014. • This undergrounding effort is for a subarea of the Core Area of the Waterfront Planning Area where overhead lines exist, namely Wolfe Street to King Street.
<u>Marina Conditions Assessment Report</u> - A Marina Dock and Marina Maintenance Assessment Study was completed by consultants, Michael Baker, for RPCA in 2013.	RPCA/GS	Summer 2014 – The City has or is currently following up on a number of recommendations in the Marina Conditions Assessment Study which are security or public safety related.	<ul style="list-style-type: none"> • Summer 2014 - The City has or is undertaking a number of recommendations in the assessment which are security or public safety related including installation of gates; maintenance to shore up the load rating for the area of the marina in front of the torpedo factory and testing of the fire suppression system. • Items identified in the assessment which are not security or public safety related will be evaluated for implementation under the landscape and flood mitigation construction phase.

PRIVATE PROPERTIES STATUS SUMMER 2014 (FINAL)

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 has occurred.</i>	<ul style="list-style-type: none"> • A second Waterfront Commission tour of the finished buildings is expected in Summer 2014. • Waterfront Commission 1st tour of buildings, hosted by the Brandts, held in Jan. 2013. • Construction was completed with occupancy of Columbia Capital on July 1, 2013.
The Oronoco (Sheet Metal Workers Building), 601 N. Fairfax Street	Under Construction – Adaptive reuse of an office building into 60 luxury condominiums	<ul style="list-style-type: none"> • Summer 2014 - Delivery anticipated in summer 2014 • June 2014 Update - 48 of the 60 units have been sold. • The Waterfront Commission toured the building on February 27, 2014 and the CMO in June 2014.
Robinson Terminals North/South <i>(Owned by the Washington Post)</i>	Summer 2014 – a Concept II plan for each site was submitted in June 2014 by the property owners: EYA – RTS and City Interests - RTN.	<ul style="list-style-type: none"> • Summer 2014 The purchasers of RTN and RTS filed Concept II plans in June 2014 and will provide presentations to the Waterfront Commission. BAR and UDAC (RTN) in July 2014. • Previous updates to the Waterfront Commission occurred in October 2013 and March 2014.
Carr Hospitality Boutique Hotel 220 South Union Street	Summer 2014 – A Certificate of Appropriateness for this project was approved by the BAR in March 2014; an appeal of the BAR was subsequently filed but that appeal was rejected by the City Council in May 2014. No further action was taken by the petitioners.	<ul style="list-style-type: none"> • Summer 2014 – A grading plan has been submitted for 210 The Strand to prepare it for a staging area, once the building is demolished. A demolition application is expected to be filed at the end of the summer 2014. • Planning Commission and City Council approved the project in January 2014; the BAR approved a Certificate of Appropriateness in March 2014. The Waterfront Commission voted to support the project relative consistency with the SAP in November 2013.
Food Court – Blackwall Hitch Alexandria (Conversion to ~450 seat restaurant)	Summer 2014 – A Certificate of Appropriateness for this project was approved by the BAR in March 2014. The SUP was approved by the PC and CC in December 2013.	<ul style="list-style-type: none"> • Summer 2014 – Mobilization for construction is anticipated to start late summer 2014. BAR approved a Certificate of Appropriateness for this project in March 2014. SUP was approved by the PC and CC in December 2013 and includes public restrooms. • Waterfront Commission voted to support the project in November 2013 and received a presentation from the applicant in October 2013 and an updated presentation in February 2014.