



NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review (check one):

- Old and Historic Alexandria District
- 100 Year Old Building (Heard before the Old and Historic Alexandria District)
- Parker-Gray Historic District

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: 06/20/2012
 7:30 P.M., City Hall
 301 King Street
 City Council Chambers, 2nd Floor
 Alexandria, Virginia 22314

ISSUE DESCRIPTION: Request for alteration - installation of a temporary safety fence around the bulkhead

Additional Community Meeting Tuesday, June 5, 2012 at 6:30pm in Windmill Hill Park

PROPERTY ADDRESS: 500A & 501 S Union St

TAX ASSESSMENT MAP NUMBER: 081.01-03-07 & 081.01-03-08.R

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at (703) 746-5504 and Jack Browand (e-mail optional).

Sincerely,

Applicant Signature

alexandriava.gov

Jack Browand

Applicant Printed Name

*Date Mailed: 05/30/2012

*Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 19, 2012
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
THROUGH: RASHAD M. YOUNG, CITY MANAGER 
FROM: RICHARD J. BAIER, P.E., LEED AP, DIRECTOR, T&ES 
SUBJECT: WINDMILL HILL PARK BULKHEAD CONDITION

As Council is aware, staff has been monitoring the deteriorating condition of the Windmill Hill Park bulkhead. A condition assessment was conducted in January 2009, by RK&K, a civil and structural engineering consultant. The 2009 evaluation identified levels of deterioration in the structural elements of the bulkhead. The consultant raised concerns about the long-term stability of the bulkhead and recommended that the City take steps to keep people away from it. At that time, staff posted warning signs around the bulkhead for that purpose. In addition, T&ES and RPCA field crews removed loose surface construction materials and rebar which was cited in the report as a safety hazard.

On March 9, 2012, staff received an updated assessment. This assessment indicates continued deterioration of each of the elements of the bulkhead. The consultant recommends that the City immediately barricade the bulkhead to prevent public access.

As outlined in the Budget Memo #6, dated March 5, \$1.3 million is currently available for Windmill Hill Park, while additional funding for the design and construction of the Windmill Hill bulkhead is currently proposed for FY 2016 and FY 2017. As the budget memo indicates, staff will be looking to work with the community to determine which elements of the Windmill Hill Park Plan to implement with the \$1.3 million funding. Based on the engineer's assessment and report, protective fencing at the bulkhead will be one of the items considered for implementation.

If you have any questions, please contact me or Emily Baker, City Engineer at 703-746-4025.

cc: Bruce Johnson, Chief of Staff
Mark Jinks, Deputy City Manager
Debra Collins, Assistant City Manager
Laura Triggs, CFO
James Spengler, Director, RP&CA
Emily A. Baker, P.E., City Engineer, T&ES



Windmill Hill
June 2012

— — — — — Location of Proposed Safety Fence

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N
1 inch = 75 feet

**CITY OF ALEXANDRIA
DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES
COMPLETED & PROPOSED WORK PER
WINDMILL HILL PARK CONCEPT PLAN**

COMPLETED

1. Relocated the basketball court to allow for completion of sidewalk on the north side of Gibbon Street.
2. Completed the sidewalk on the north side of Gibbon Street between Lee Street and Union Street so it runs to Union Street.
3. Relocated the volleyball court
4. Removed the asphalt parking lot on the east side of Union Street along Gibbon Street extended and cleaned and seeded that area
5. Removed the gates on the east side of Union Street at the Gibbon Street extended area.
6. Reseeded the area between Union Street and the basin and provided additional plantings.
7. Removed the curb cuts on the east side of Union Street at the Gibbon Street extended area.
8. Restored the area immediately north of the current dog area (stream outflow area) by trimming overgrowth, removing dead/decayed trees, and planting new materials.
9. Renovated the Wilkes Street Tunnel

PROPOSED 2012-2013 PROJECTS

1. Addition of family-oriented equipment and furniture where approved
Approximately: \$7,500
2. Installation of interpretive signs at top of wall parallel to Lee Street
Approximately: \$7,500
3. Installation of new wayfinding signage to meet city standard
Approximately: \$5,000
4. Complete the construction of the existing dog exercise area by adding a barrier such as fencing and/or landscaping.
Approximately: \$15,000
5. Renovate the playground
Approximately: \$300,000

Presentation to Waterfront Commission (4/17/12) & Park and Recreation Commission (4/19/12)
<http://alexandriava.gov/uploadedFiles/recreation/info/PresentationWindmillHillParkApril2012.pdf>

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 5, 2012

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER 

SUBJECT: BUDGET MEMO #6: WINDMILL HILL PARK

The purpose of this memo is to update City Council on the outstanding/to be completed items as related to implementation of the Windmill Hill Park Concept Plan, approved by City Council in April 2003. RPCA is seeking authorization to proceed with certain to-be-determined park improvements in the short term.

SUMMARY:

With the U.S. Army Corps of Engineers not funding the bulkhead/shoreline project as they had earlier indicated they would, the City has \$1.3 million in prior year CIP funds which will not be needed until FY 2016 at the earliest when the CIP has City funds programmed for this bulkhead/shoreline project. Instead of leaving the \$1.3 million idle for four years, it is proposed that RPCA staff work with the community and Parks and Recreation Commission to prioritize other Windmill Hill Park Concept Plan capital improvements for implementation. If Council does not object, or otherwise utilize these CIP funds during the FY 2013 budget deliberation process, staff will plan to proceed as outlined in this memorandum.

BACKGROUND:

In May 2002, City Council passed a motion to amend, and approve, as amended, the Windmill Hill Park Concept Plan. The amended plan provided for relocation of the dog park to the northwest corner of the intersection of Wilkes Street (extended) and South Union Street, and relocation of the volleyball court to an area previously used and designated as a dog run area on the east side of South Union Street. Council also directed staff to provide a final concept plan based on the amendments. In June 2002, the City Manager provided the concept plan to City Council. In late Fall, 2002, staff began implementing the first phase of construction under the Windmill Hill Park Concept Plan, which included relocation of the path from the Wilkes Street tunnel, removal of the volleyball court and preparation of the new dog park area.

In February 2003, in response to public comments regarding the approved Concept Plan, Council proposed revisions to the plan, directed staff to provide cost estimates, work schedules, and other details as needed. The Concept Plan and revisions approved by City Council in April 2003 are the basis for recommendations in this memorandum.

RESOURCES:

To date, there is a total of \$1.3 million in available funding for Windmill Hill Park.¹ Project funding has been designated for preliminary design work of the Park bulkhead/shoreline and for future capital investments as identified in the Park Concept Plan. The CIP identifies a total of another \$4.0 million planned over FY 2016 – 2017.

Staff previously had anticipated additional funding being provided by the US Army Corps of Engineers to address the bulkhead, but were informed by the Corps that the project will not qualify for that funding source (even though the Corps initially thought the project was funding eligible). In 2008, a cost estimate for the necessary bulkhead/shoreline improvements, completed by an outside consultant, RK&K, concluded that the total bulkhead/shoreline project cost would be just over \$4.8 million (in 2008 dollars). This included site work, earthwork, drainage, erosion control, the bulkhead replacement, and shoreline landscape. RPCA anticipates that by the time the bulkhead repair project begins in 2016, the costs will increase due to construction inflation. Furthermore, an interim structural analysis was completed in the 2006-2007 time frame which confirmed staff's findings that the bulkhead was structurally stable. Given the time difference, RPCA is seeking to move ahead with certain improvement projects with the allocated and unallocated project balance. Necessary funding for the remaining bulkhead/shoreline projects would be determined closer to the time of the work on that phase.

CURRENT ONGOING WORK:

An *Interim Engineering Review of The Bulkhead* is underway. This review is for the structural seawall elements around the old City marina. Existing allocations will fund the anticipated \$8,605 for professional services. Transportation & Environmental Services staff has scheduled an inspection of the bulkhead for February 24, 2012, as a due-diligence item. T&ES anticipates a report by March 2012. Staff will use previous engineering analysis work as a basis for identifying changes or health and safety concerns relative to previous conditions. Should findings identify the need for interim spot repairs, costs would need to come from existing CIP funds.

FUTURE/OUTSTANDING WORK:

Some related projects from the Windmill Hill Park Concept Plan could move forward now by using project funds. These projects include:

1. *Completion of shoreline elements in the master plan not related to the seawall/bulkhead structure.* This includes master plan natural shoreline elements south of the drainage channel adjacent to Ford's Landing and at the northern project line adjacent to Harborside.
2. *Addition of family-oriented equipment and furniture where approved.*
Anticipated cost for these items is approximately \$7,500.
3. *Installation of interpretive signs at top of wall parallel to Lee Street.*
Anticipated cost for this item is approximately \$7,500.
4. *Installation of crosswalks if deemed feasible as a mid-block crossing on Union Street.*
Anticipated cost for this item is approximately \$1,000-1,500.

¹ Office of Management & Budget (02/13/2012) verified project funding.

5. *Complete the construction of the new dog exercise area, including fencing and landscaping;*
Anticipated cost of ornamental fencing along Union Street, as recommended in the 2000 Dog Park Master Plan, is \$10,000-15,000 (Also identified in FY 2015 Parks CFMP).
6. *Renovate Basketball Court;*
Currently scheduled for the spring ball court CFMP.
7. *Park Fencing;*
Replace park fencing around the perimeter of the park space west of Union Street.
8. *Renovate Playground;*
The Playground will not see renovation within the next three years. An early renovation date could be FY 2018, as priorities allow.
9. *Install West and South Walkways;*
Installation of a 6 foot width brick walk at the top of the wall (west end) and along the perimeter (south end) of the park are not considered priorities at this time. The existing stone walk at the top of the wall and the concrete walk along the south end of the site are in relatively good condition.
10. *Install a speed table at the corner of Gibbon and Union Street;*
Transportation & Environmental Services (T&ES) will design a traffic/pedestrian feature which will highlight the pedestrian crossings and slow traffic in accordance with current T&ES practices and standards. Anticipated cost for construction is \$30,000, plus an additional \$10,000 for updated ADA improvements at intersecting sidewalks.
11. *Install a gentle slope kayak launch.*
The existing shoreline is presently able to accept kayak access.
12. *Re-design the Open Space*
The plan proposes a passive use lawn framed by a cluster of small trees adjacent to Union Street and special paving leading to water's edge. It also proposes the creation of an informal seating/gathering area with low benches in the old parking lot area. This space should reflect a nautical theme and natural materials. No cost estimate for this work exists currently.
13. *Provide natural resource enhancements, including:*
 - a) Enhance the tidal area with native wetland and emergent wetland plantings.
 - b) Enhance the drainage way under Union Street to the river adjacent to the dog exercise area with natural plantings.
 - c) Construct an interpretive boardwalk through the wetland area.
 - d) Considerations for an interpretive trail from Jones Point Park to Windmill Hill Park.

Natural resources improvements need coordination with eventual bulkhead improvements. Cost estimates for this work does not currently exist.

WORK COMPLETED TO DATE:

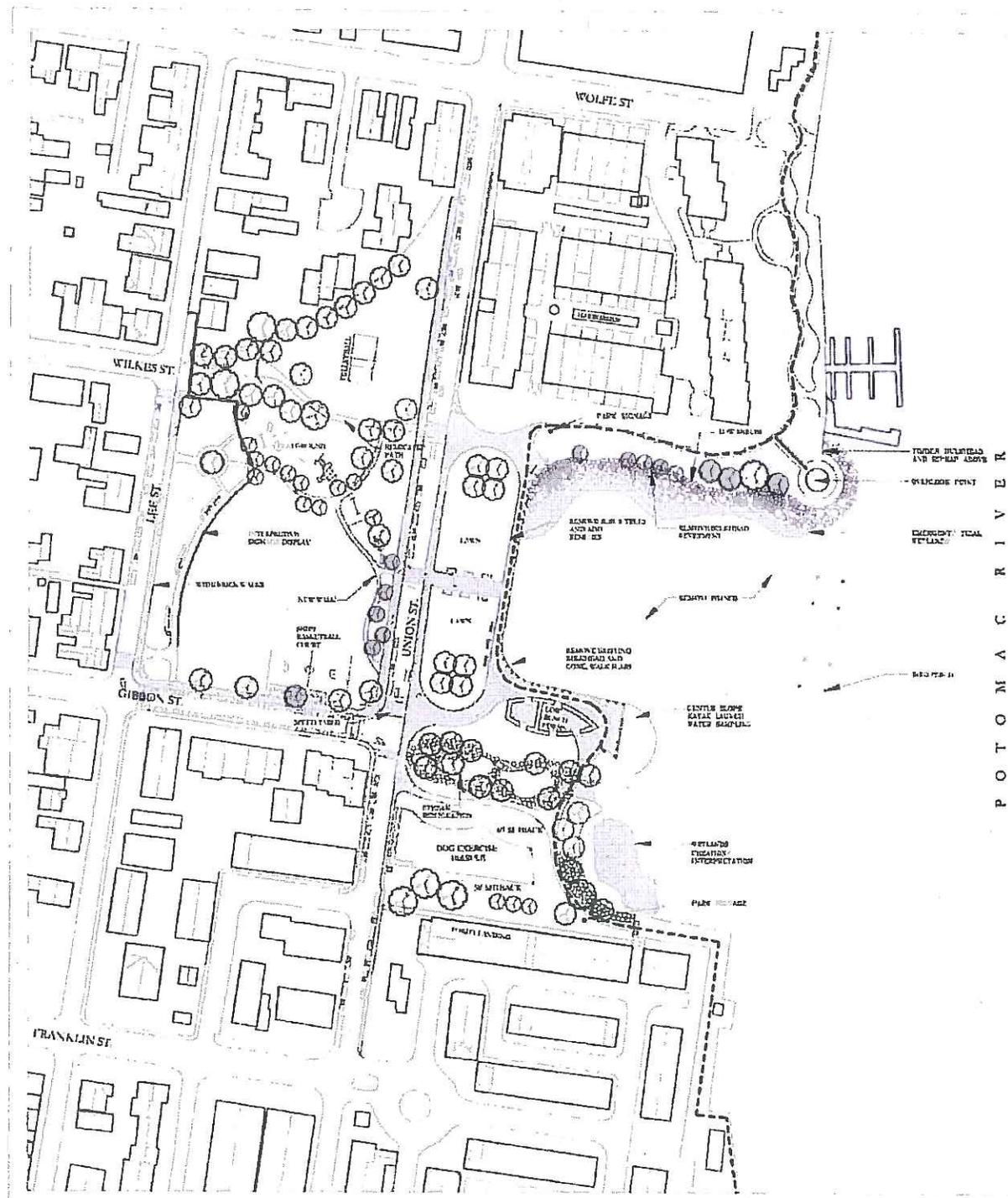
The following items from the approved 2002 plan are complete:

1. Relocated the basketball court to allow for completion of sidewalk on the north side of Gibbon Street.
2. Completed the sidewalk on the north side of Gibbon Street between Lee Street and Union Street so it runs to Union Street.
3. Relocated the volleyball court.
4. Removed the asphalt parking lot on the east side of Union Street along Gibbon Street extended and clean and seed that area.
5. Removed the gates on the east side of Union Street at the Gibbon Street extended area.
6. Reseeded the area between Union Street and the basin and provide additional plantings.
7. Removed the curb cuts on the east side of Union Street at the Gibbon Street extended area.
8. Restored the area immediately north of the current dog area (stream outflow area) by trimming overgrowth, removing dead/decayed trees, and planting new materials.
9. Increased the wattage of the lighting in the Wilkes Street Tunnel.

Attachment #1: Windmill Hill Park Master Plan

Attachment #2: 2008 Bulkhead Improvements Estimate

STAFF: Mark Jinks, Deputy City Manager
Debra Collins, Assistant City Manager
Laura Triggs, Acting Chief Financial Officer
James Spengler, Director, RPCA
Richard Baier, Director, T&ES
Morgan Routt, Acting Budget Director
Kendel Taylor, Assistant Budget Director



POTOMAC RIVER



WINDMILL HILL PARK

APPROVED CONCEPT PLAN

APRIL 12, 2003



THIS PLAN DOES NOT ALLOW FOR PEDESTRIAN BOARDWALK AT WATERFRONT TO SEPARATE PEDESTRIANS FROM THE DOG EXERCISE AREA

ATTACHMENT #1



WINDMILL HILL BULKHEAD IMPROVEMENTS
OCTOBER 2008

CONCEPT 2

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
<u>Preliminary</u>					
1	Mobilization	LS	1	\$214,800.00	\$214,800.00
2	Clearing and Grubbing	LS	1	\$5,000.00	\$5,000.00
3	Construction Stakeout	LS	1	\$20,000.00	\$20,000.00
4	Engineer's Office	LS	1	\$40,000.00	\$40,000.00
Preliminary Subtotal					\$279,800.00
<u>Earthwork</u>					
5	Regular Excavation	CY	1600	\$40.00	\$64,000.00
6	Borrow Excavation	CY	200	\$50.00	\$10,000.00
7	Sand	CY	1000	\$60.00	\$60,000.00
8	Geotextile	SY	2400	\$3.00	\$7,200.00
9	Rip Rap	CY	2200	\$180.00	\$396,000.00
10	Temp. Safety Fence 4'	LF	1500	\$4.00	\$6,000.00
11	Dredging, Hauling & Disposal	CY	0	\$85.00	\$0.00
Earthwork Subtotal					\$543,200.00
<u>Drainage</u>					
12	Extend Existing Storm Drain	LS	1	\$5,000.00	\$5,000.00
Drainage Subtotal					\$5,000.00
<u>Erosion Control</u>					
13	Erosion Control (Turbidity Curtain)	LS	1	\$70,000.00	\$70,000.00
14	Temp. Silt Fence	LF	1500	\$3.50	\$5,250.00
15	Stabilized Construction Entrance	SY	130	\$15.00	\$1,950.00
16	Portable Sediment Tank	EA	1	\$1,500.00	\$1,500.00
Erosion Control Subtotal					\$78,700.00
<u>Structures</u>					
17	Ex. Bulkhead Demolition	CY	1950	\$350.00	\$682,500.00
18	Bulkhead	LF	410	\$5,500.00	\$2,255,000.00
Structures Subtotal					\$2,937,500.00
<u>Paving</u>					
Paving Subtotal					\$0.00
<u>Landscaping</u>					
19	Marsh Plants	Ea	8800	\$1.50	\$13,200.00
20	4" Topsoil Seed and Mulch	SF	27000	\$2.00	\$54,000.00
21	Reinforced Turf	SF	0	\$15.00	\$0.00
Landscaping Subtotal					\$67,200.00
					\$3,911,400.00
25% Contingencies					\$977,850.00
Total Estimate					\$4,889,250

*This estimate does not include right of way and utility relocations

Recreation & Parks

Recreation & Parks Subsection/Project	Unallocated Balance (01/12)	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total FY 13-22
Park Maintenance and Improvements												
Restaurant Depot Contribution Projects	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADA Requirements	83,000	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	150,000	75,000	225,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,500,000
Park Renovations CFMP	231,000	313,000	338,000	338,000	338,000	338,000	438,000	438,000	438,000	438,000	438,000	3,855,000
Playground Renovations	0	300,000	700,000	850,000	750,000	500,000	550,000	600,000	650,000	650,000	700,000	6,250,000
Tree & Shrub Capital Maintenance	166,000	226,000	226,000	226,000	226,000	326,000	326,000	326,000	326,000	326,000	326,000	2,860,000
Soft Surface Trails	0	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	120,000	660,000
Water Management & Irrigation	0	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	128,000	1,280,000
Pavement Improvements at Parks	0	0	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,250,000
Athletic Field Restrooms	0	0	0	200,000	250,000	0	0	0	0	0	0	450,000
Windmill Hill Park	784,953	0	0	0	300,000	3,700,000	0	0	0	0	0	4,000,000
Athletic Field Improvements (incl. Synthetic Turf)	0	0	0	0	0	2,500,000	2,500,000	2,500,000	2,500,000	0	0	10,000,000
Recreation Facility Maintenance												
City Marina Maintenance	55,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	900,000
Public Pools	73,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	520,000
Recreation Center CFMP	0	620,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,120,000
Renovated or New Recreation Facilities												
Chiniquap Aquatics Center	0	1,440,000	0	0	0	1,000,000	2,000,000	2,000,000	0	0	0	6,440,000
Miracle Field	0	420,000	0	0	0	0	0	0	0	0	0	420,000
Patrick Henry Recreation Center	0	0	0	610,000	5,490,000	0	0	0	0	0	0	6,100,000
City Marina Seawalls	0	0	0	0	200,000	1,500,000	0	0	0	0	0	1,700,000
City Marina Utility Upgrades	0	0	0	0	250,000	1,000,000	0	0	0	0	0	1,250,000
City Median Conversions/Renovations	0	0	0	0	0	400,000	400,000	0	0	0	0	800,000
Spray Parks	0	0	0	0	0	0	0	2,000,000	1,000,000	0	0	3,000,000
Open Space Acquisition and Development												
Open Space Acquisition and Develop.	5,721,846	1,000,000	0	0	800,000	1,500,000	1,350,000	3,000,000	4,000,000	4,000,000	4,000,000	19,650,000
Recreation & Parks Total	\$7,704,799	\$4,753,000	\$2,598,000	\$3,483,000	\$9,863,000	\$14,023,000	\$8,823,000	\$12,123,000	\$10,173,000	\$6,673,000	\$6,783,000	\$79,295,000
Less Total Non-City Revenue	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,000
Total Net City Costs	\$7,204,799	\$4,618,000	\$2,598,000	\$3,483,000	\$9,863,000	\$14,023,000	\$8,823,000	\$12,123,000	\$10,173,000	\$6,673,000	\$6,783,000	\$79,160,000