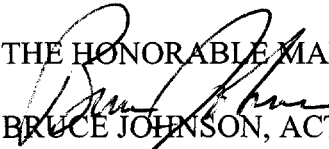


City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 2, 2011
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM:  BRUCE JOHNSON, ACTING CITY MANAGER
SUBJECT: RECEIPT OF WATERFRONT PLAN WORK GROUP STATUS REPORT

ISSUE: Waterfront Plan Work Group Status Report.

RECOMMENDATION: That City Council receive the Status Report of the Waterfront Plan Work Group.

BACKGROUND: City Council created the seven member Waterfront Plan Work Group by adoption of Resolution 2467. Councilman Smedberg was appointed as the convener, and the group has been meeting since late July. The primary purpose of the Work Group is to:

- (1) Identify elements of the Waterfront Small Area Plan (Plan) for which there is agreement; and
- (2) Identify, categorize and narrow the areas of the Plan for which there is disagreement.

The Council adopted resolution recognizes that all areas of disagreement may not be resolved, and therefore, there may be differing opinions reported to City Council. The adopted resolution also anticipated that the group will report back to the Council in the fall.

To date, the Work Group has held 11 meetings, including two evening meetings, one in Del Ray and the other on the West End at Cameron Station. Three or possibly four additional meetings are scheduled.

As reflected in the attachments, the Work Group has completed the following:

- (1) A schedule;
- (2) A new Vision Statement augmented by the 10 Goals of the Plan;
- (3) "Plan Statements" for the areas of parking, traffic and congestion, and the public realm, with Plan Statements for the redevelopment sites and funding/implementation still to be discussed; and
- (4) A draft outline for the Final Report.

The next step for the Work Group is to complete the Plan Statements and to measure the Plan Statements against the Plan Recommendations, with members focusing on specific recommendations that are missing, need clarification or modification, or which should be eliminated. The final report is anticipated to be submitted for Council's December 13 legislative meeting.

All Work Group meetings are public meetings. The Work Group meeting schedule is posted on the City's Work Group website at www.alexandriava.gov/WaterfrontWorkGroup along with materials from each meeting, and the website contains a Comment Board for public input. Additionally, time is reserved at the end of each Work Group meeting for public comment.

STAFF:

Faroll Hamer, Director, Department of Planning and Zoning
Karl Moritz, Deputy Director, Department of Planning and Zoning
Nancy Williams, Principal Planner, Department of Planning and Zoning
Tom Canfield, Special City Architect, Department of Planning and Zoning
Benjamin Aiken, Urban Planner, Department of Planning and Zoning

ATTACHMENTS:

Attachment I: Work Group Updated meeting Schedule
Attachment II: Vision Statement with Plan Goals
Attachment III: Draft Report Outline

Waterfront Plan Work Group Updated Meeting Schedule (10.26.2011 Update Rev.)*

Meeting Date	Meeting Time	Meeting Location	Road Map Topics
Wednesday, July 27, 2011	8:00 – 11:00 AM	City Hall - Council Work Room	<ul style="list-style-type: none"> • Organizational Items • Vision Statement • Road Map
Wednesday, August 10, 2011	8:00 – 11:00 AM	City Hall - Council Work Room	<ul style="list-style-type: none"> • Road Map (Cont.) • Public Realm I <ul style="list-style-type: none"> ○ Flood Mitigation ○ Circulation and Traffic ○ Parking
Wednesday, September 7, 2011	8:00 – 11:00 AM	City Hall - Council Work Room	<ul style="list-style-type: none"> • Public Realm I (Cont.) <ul style="list-style-type: none"> ○ Circulation and Traffic ○ Parking
Wednesday, September 14, 2011	6:00 – 8:30 PM	Mt. Vernon Recreation Center 2701 Commonwealth Avenue	<ul style="list-style-type: none"> • Community Meeting
Wednesday, September 21, 2011	8:00 – 11:00 AM	City Hall - Council Work Room	<ul style="list-style-type: none"> • Public Realm II <ul style="list-style-type: none"> ○ Parks and Public Space (Foot of King Street) ○ Piers/Marina ○ History and Art
Wednesday, September 28, 2011	8:00 – 11:00 AM	City Hall – Council Work Room	<ul style="list-style-type: none"> • Public Realm I (Cont.) <ul style="list-style-type: none"> ○ Parks and Public Space ○ Flood Mitigation • Workgroup Products
Wednesday, October 12, 2011	5:30 – 8:30 PM	Cameron Station Great Room 200 Cameron Station Boulevard	<ul style="list-style-type: none"> • Public Realm II (Cont.) <ul style="list-style-type: none"> ○ Piers/Marina ○ History and Art • Private Realm <ul style="list-style-type: none"> ○ Baseline Regulatory Framework ○ Proposed Zoning, Development Guidelines & Community Benefits
Wednesday, October 19, 2011	8:00 -11:00 AM	City Hall – Council Work Room	<ul style="list-style-type: none"> • Private Realm (Cont.) <ul style="list-style-type: none"> ○ Development Sites ○ History and Art ○ Plan Statements
Wednesday, October 26, 2011	8:00-11:00AM	City Hall – Council Work Room	<ul style="list-style-type: none"> • Funding and Implementation • Review Initial Draft Report Outline • Plan Statements

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Waterfront Plan Work Group Updated Meeting Schedule (10.26.2011 Update Rev)*			
Meeting Date	Meeting Time	Meeting Location	Road Map Topics
Wednesday, November 2, 2011	8:00 – 11:00 AM	City Hall – Work Room	<ul style="list-style-type: none"> • Plan Statements and begin Recommendations Discussion
Wednesday, November 9, 2011	8:00 – 11:00 AM	City Hall – Work Room	<ul style="list-style-type: none"> • Complete Plan Recommendations Discussion • Complete Draft Report Outline
Wednesday, November 9, 2011	7:00 PM	City Council Legislative Meeting	<ul style="list-style-type: none"> • Deliver Status Report
Wednesday, November 16, 2011	5:30 – 8:30 PM	City Hall – Work Room	<ul style="list-style-type: none"> • Review Draft Report and Timeline for final changes
Wednesday, November 30, 2011	8:00 – 11:00 AM	City Hall – Work Room	<ul style="list-style-type: none"> • Tentative – If Needed

DOCKETING DATES for WORK GROUP STATUS REPORT AND FINAL REPORT			
Wednesday, October 26, 2011	Noon	Submit status memo to City Manager's Office for docketing for 11/9 Legislative Meeting	<ul style="list-style-type: none"> • Docket Status Report Memo
Wednesday, November 9, 2011	7:00 PM	City Council Legislative Meeting	<ul style="list-style-type: none"> • Status Report
Wednesday, November 30, 2011	Noon	Submit Report to City Manager's Office for docketing for 12/13 Legislative Meeting	<ul style="list-style-type: none"> • Docket Report
Tuesday, December 13, 2011	7:00 PM	City Council Legislative Meeting	<ul style="list-style-type: none"> • Report

*As updated by the Work Group by changing the November 16th meeting from morning (8:00 am – 11:00 am) to evening (5:30 – 8:30 PM).

Vision Statement with Plan Goals:

“A vibrant Waterfront that celebrates our historic and cultural legacy, expands and supports public uses, yet retains and preserves the special charm and ambiance of our community for future generations, specifically, it is: Authentic, Connected, Inclusive, Dynamic, Varied, Manageable, Sustainable, Compatible, Permeable, Creative.”

Alexandria Waterfront Plan - Goals

1. Authentic:

Create a unique Waterfront identity that is grounded in the City's history.

- Celebrate and honor the broad history and culture of the Alexandria Waterfront from prehistory to now.
- Respect the scale and character of Old Town.
- Protect identified historic resources, archaeological resources, and cultural resources, including buildings and sites.
- Adaptively reuse identified historic buildings.

2. Connected:

Increase and improve access to the public spaces of the Waterfront. Pedestrian connectivity along the Waterfront should be continuous.

- Create continuous pedestrian access along the entire Waterfront.
- Provide continuous north-south bicycle access.
- Enhance visual cues and sight lines for pedestrians, bicycles, and vehicles on all grid streets and alleys and increase accessibility for pedestrians, bicycles and, as appropriate, vehicles.
- Create connections to the Waterfront from Metro stations.
- Increase the capacity for access to Alexandria by boat.
- Encourage tourism, commuting, and leisure travel by boat between Alexandria and other regional waterfront destinations.

3. Inclusive:

The Waterfront is, and should continue to be, a citywide resource to be enjoyed by all Alexandrians.

- Ensure public access to the entire Waterfront.
- Provide a variety of activities for people of all ages and cultures.
- Link the Waterfront to Alexandria neighborhoods.

4. Dynamic:

Maintain a living, active Waterfront that is a destination that attracts all Alexandrians and visitors and should be integral to the visitor experience in Alexandria.

- Expand services and activities for visitors.
- Increase the use, frequency, and effectiveness of public spaces for gatherings and events.
- Emphasize art and history in each new initiative along the Waterfront. Utilize art and history as a unifying element.
- Strengthen the reputation of the area as a regional and national visitor destination by adding uses that complement existing retail, office and tourist attractions.

5. Variety:

Provide a variety of uses, themes, activities, and experiences along the Waterfront.

- Create a diverse scale of spaces along the Waterfront.
- Offer activities and features that delight a diverse range of visitors.
- Provide a range of shoreline treatments and types that offer diverse ways to interact with the water.

6. Manageable:

Improve the Waterfront's vehicular and pedestrian circulation.

- Minimize pedestrian and vehicle conflicts.
- Increase way-finding for residents and visitors.
- Ensure adequate parking throughout the Plan area.
- Maximize underutilized parking opportunities elsewhere in Old Town.
- Promote use of designated pick-up and drop-off areas for motorcoaches.

7. Sustainable:

Ensure that the Waterfront is able to sustain itself economically, environmentally and operationally.

- Create revenue, initiate new partners, and leverage other resources that can be applied for enhancing and maintaining public open space and other public infrastructure.
- Maximize the utilization of existing resources.
- Generate sufficient net new tax revenue from new waterfront economic activities to pay for waterfront capital plans and ongoing parks and facilities maintenance
- Identify opportunities for satellite public facilities to provide onsite Waterfront maintenance, security and emergency services.
- Protect the existing amount of open space and, if possible, expand it.

- Ensure that Waterfront development presents Alexandria as an Eco-City.
- Integrate and activate natural systems and processes throughout the Waterfront.
- Identify opportunities for environmental education features.
- Use innovative and creative ideas for flood protection.
- Improve public health (including mental health) through opportunities for active living.
- Allow historic character and scale to influence new development opportunities

8. Compatible:

Ensure that future development in the Waterfront respect the existing residential neighborhoods.

- Protect existing residential neighborhoods from excessive noise and traffic.
- Offer activities and features that delight a diverse range of visitors.
- Meet the needs of residents for open space, recreation and outdoor dining.

9. Permeable:

Enhance vistas of the water from surrounding areas and of the Waterfront from the river.

- Create overlooks with views to the water and to the City.
- Explore piers, especially where east-west streets meet the river.
- Preserve and enhance view corridors to the water, including historic streets and alleys.
- Create a system of visual elements to draw people to the water.

10. Creative:

Be bold, visionary, realistic, informative and offer surprises along the way.

- Offer a variety of locations where the public can become engaged with each other, art, artists and history.
- Offer participatory opportunities for people of all ages.
- Use art and history to tell the unique story of people and experiences.
- Provide flexible spaces that could be used for multiple activities.
- Make the Waterfront an example of design excellence.

WATERFRONT PLAN WORK GROUP – PLAN STATEMENTS STATUS

A. Plan Statements – Parking: Approved September 7, 2011

- Surface parking lots will be discouraged along the water's edge in favor of parks, plazas, and public spaces.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

Note: Mr. Ely agreed with the qualification that the ODBC parking lot should stay where it is and voiced concern about the neighborhood impact of eliminating the parking lot across from Chadwick's.

- New development will provide the parking it needs onsite and below grade.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard, Ely.

Note: Mr. Ely agreed after P&Z confirmed that it would be the developer's responsibility to address situations where the water table makes constructing underground parking expensive.

- City will implement initiatives to encourage visitors to park in both public and privately-owned garages, including making it easier for visitors to find garages.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard, Ely.

- City will take steps to manage parking garage capacity – through valet parking programs, technology, and by opening private garages – when monitoring shows that garage use is approaching capacity.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard, Ely.

- Upon adoption of a plan, the City will use a Stakeholder Group to help implement the plan's parking recommendations including evaluating increased residential parking protections.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard.

Note: Mr. Ely agreed, with the qualification that the City should not rely only on resident-only parking restrictions.

- The City will make parking outside the core area more desirable and accessible through steps like pricing differentials, shuttle service, added signage, and technology applications.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, Ely.

Additional Comments: Members noted the importance of addressing handicap parking, perhaps via a set parking fee at all garages. Also, the Work Group will return to the parking analysis as needed, especially as it relates to the private realm and each of the four Plan Alternatives, recognizing that adding parks and public amenities would also have an impact on demand for parking.

B. Plan Statements – Traffic and Congestion: Approved September 7, 2011

- A plan will improve options and the safety of people arriving at the waterfront by means other than the automobile, especially by trolley, by boat, by bike and on foot.

Agreed: Rhodaside, Wood, Macek, Lyle, Ballard, Ely.

Abstained: Olinger.

Note: Mr. Ely agreed with a statement regarding the importance of stricter enforcement of traffic regulations for bicyclists.

- A plan will keep drivers away from the most congested streets and intersections (such as King and Union Streets) and from circling neighborhoods by directing them to “interceptor” parking locations (garages and valet stations).

Agreed: Rhodaside, Wood, Ely, Macek, Lyle, Ballard.

Abstained: Olinger

- A plan will further address traffic congestion by exploring a variety of solutions – such as closing the unit block of King Street to vehicular traffic - that promote safety and activity.

Agreed: Rhodaside, Wood, Ely, Macek, Lyle, Ballard.

Abstained: Olinger

- Conduct a study of traffic and circulation on Union Street, including how it functions for users of all modes of travel.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, Ely.

- Proposed amendment to Statement 4: Add Gibbons Street to Statement 4.

Failed on a 3-4 vote:

Agreed: Rhodaside, Wood, Ely.

Disagreed: Olinger, Macek, Lyle, Ballard.

Additional Comments: – Those opposing adding Gibbon Street to this statement noted, among other issues, that Gibbon Street is more of a regional commuting issue than a waterfront issue; also, it is not the only additional street traffic that might be affected by a plan. 9

Plan Statements - Flood Mitigation: Approved September 28, 2011

- A plan should include a proposal for flood mitigation.

Agreed: Rhodeside, Wood, Olinger, Macek, Lyle, Ballard, and Ely

Note: Mr. Olinger agreed, but noted – because flood mitigation would be needed without the Waterfront Plan - that he opposes using the cost of flood mitigation to justify the increase density within the Waterfront Plan area as a way of increasing funds that are generated by the Plan’s elements to fund elements of the Waterfront Plan

- A study to improve drainage and minimize flooding in the low-lying portions of King, Union and The Strand should take into consideration: drainage impacts on existing buildings, storm sewers, vehicle and pedestrian access issues, visual and historic character.

Agreed: Rhodeside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

Notes:

- *Mr. Ely agreed, with the reservation that he is concerned about the feasibility and impact of raising street elevation levels, about the need for more data about the proposed actions, and concern that elements of the Waterfront Plan may be based upon the assumed success of proposed flood mitigation actions that may eventually be proven unfeasible by engineering studies not yet done.*
 - *Mr. Rhodeside agreed, noting he believes flood mitigation should be integral to the Plan’s public and private realm elements, but disagreed with the idea of raising street levels, and identified this issue as needing an engineering study to provide more details.*
 - *Mr. Olinger noted he was aware of a paper done by two architects (his neighbors) examining the issue of development in a flood plain and recommended that this issue be returned to during private realm briefings.*
 - *Mr. Ballard urged that Work Group discussions address public concerns about the viability of development within a flood plain and the impacts on visitors and visitor spending when nuisance flooding cuts off access to the waterfront.*
- The visual impact of flood mitigation should be minimized through incorporation of elements such as seating walls, berms and other features into the landscaping.

Agreed: Rhodeside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

C. Plan Statements – Public Realm-General: Approved September 28, 2011

Note: a roll-call vote was not held for the following four general statements. Agreement is noted in the approved notes for the September 28, 2011 meeting.

- A design for the waterfront public realm should be of very high quality (world class).
- Implementation should respect and balance the rights of property owners with public benefits.
- The view of the waterfront from the river should be inviting and express the character of Alexandria.
- There should be citywide public participation in the design of major and minor park elements.

D. Plan Statements – Public Realm-Foot of King Street/Pier: Approved September 28, 2011

- Where King Street meets the river, there should be a significant public space that acts as a gateway to the City from the river and offers a variety of activities for residents and visitors.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard.

Disagreed: Ely.

- A plan should include a new pier extending from near the foot of King Street for uses such as water taxis, permanent or visiting ships of character, and for people to walk along. The view of the Potomac River from King Street should be preserved.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard.

Disagreed: Ely

E. Plan Statements – Public Realm–Parks and Public Spaces: Approved September 28, 2011

- A plan should improve the quality, design and programming of existing parks and public spaces.

Agreed: Rhodesside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

- There should be continuous public access to the shoreline from Daingerfield Island to Jones Point Park.

Agreed: Rhodaside, Olinger, Macek, Lyle, Ballard.

Disagreed: Wood, Ely.

Note: Olinger saw it as a vision and as an objective recognizing that continuous access along the shoreline may vary. Ely disagreed with regard to the word "shoreline." Wood noted that he agreed with the vision and objective of continuous public access.

- There should be a meaningful increase in parks and public spaces along the waterfront.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, and Ely

- Parks and public spaces should support activities for a wide range of users including families and children.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

- There should be both active and passive uses in the public spaces along the waterfront.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

- Parks and public spaces should be respectful of Alexandria's history.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

- The City should consider its parks and open spaces as an integrated system. It needs to have a holistic design vision.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

- There must be active, integrated management of the public spaces, both maintenance and programming.

Agreed: Rhodaside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

F. Plan Statements – Public Realm–Maintenance: Approved September 28, 2011

- The waterfront should have a high level of maintenance, including the enhanced ability to minimize water-borne debris.

Agreed: Rhodeside, Wood, Olinger, Macek, Lyle, Ballard, and Ely.

Note: It was noted that, for example, RPCA staff had the previous spring taken the cost effective action to prevent debris from accumulating in the marina area by installing a \$400 bubbler between the Torpedo Factory and the ODBC that has successfully kept debris from that part of the shoreline.

- Facilities for park maintenance and operations should be located in proximity to the waterfront and sensitively designed.

Agreed: Rhodeside, Wood, Olinger, Macek, Lyle, Ballard, and Ely

- Pursue public-private alliances that maintain and promote top quality public spaces.

Agreed: Rhodeside, Wood, Olinger, Macek, Lyle, Ballard, and Ely

**G. Plan Statements - Public Realm - Marina, Piers and Shoreline Plan Statements:
Approved October 12, 2011**

- A plan should include options for expanding docking locations for commercial boats (water taxis and tour boats) as well as permanent or visiting ships of character.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

Note: Ely said he agrees in general but has serious concerns about the specifics and wants to consider in greater depth issues such as the types of activities appropriate for the waterfront when the Work Group returns to the topic at a later meeting.

- A plan should include the option of a new pleasure boat marina in the Waterfront Plan area. Consideration should be given to a variety of options for operation (public, public-private, private or other).

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

Note: Wood would like to discuss– at a later time –possibilities for using the current City Marina as an option B for the Plan’s proposed new marina at Robinson Terminal South.

- Conceptually, pleasure and commercial boat activities should be separated. Commercial boat activities should generally be north of King Street (primarily the Torpedo Factory/Chart House area).

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

Note:

- *Ely supported the idea of separating commercial boats from pleasure boats, but has serious doubts about the feasibility of a marina at Robinson Terminal South.*

- Environmental issues should be addressed in the design and engineering of shoreline improvements.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- Where possible, rip-rap should be replaced with a more natural shoreline treatment.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

Notes:

- *Members distinguished between an 'environmentally friendly' and a 'natural shoreline' and questioned whether in some instances a natural shoreline would accommodate rising tide levels over time.*

- In principle, a plan should incorporate the concepts embodied in the Waterfront Committee's Marina Vision Statement and Briefing Paper.

Agreed: Lyle, Macek, Olinger, Rhodeside, Wood.

Disagreed: Ely

- A public boat ramp for trailered vessels is incompatible with the center of Old Town; trailered boat ramp activity should be accommodated elsewhere in the Waterfront study area or nearby.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- The plan should include locations for launching non-trailered watercraft, such as canoes and kayaks.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- *Proposed statement that was not agreed to - Pier: New public piers should not impinge on legally existing private piers.*

Agreed: Ely, Wood.

Disagreed: Lyle, Macek, Olinger, Rhodeside.

Note: Those opposing this statement indicated either they do not have sufficient information to consider it, or, because it may apply to the Old Dominion Boat Club and, therefore, it is not appropriate to include it as a Work Group plan statement.

H. Plan Statements: Art and History for the Public Realm: Approved October 12, 2011

- In principle, the plan should incorporate the concepts set forth in the document “Alexandria Waterfront History Plan: Alexandria, A Living History.”

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- Alexandria history should be incorporated in the design process of the public spaces and private redevelopment.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- All historic buildings in the plan area should be preserved and adaptively reused. Redevelopment programs should allow public access to and promote active use of the ground floor.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- In principle, the plan should incorporate the concepts set forth in the “Alexandria Waterfront Public Art Proposal” and include the public art plan recommendations.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- A plan should adopt the Art Walk concept and public art should be a distinguishing feature of the public realm.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- The plan should support multiple, flexible venues for performing arts, activities and programming along the waterfront.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- A plan should support the retention, expansion and/or establishment of museums, cultural and educational institutions, and related elements (such as historic ships and the history/cultural anchors).

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

Note: It was noted that this is the first statement that specifically references cultural anchors and educational institutions, with the latter including organizations such as the Art League.

- Artists and historians should be included in the design and implementation processes of public spaces.

Agreed: Ely, Lyle, Macek, Olinger, Rhodeside, Wood.

- A plan should address a range of sources for the funding of art and history elements.

Agreed: Ely, Macek, Rhodeside, Wood.

Disagreed: Lyle

Abstained: Olinger

Notes:

- *Macek agreed with the caveat that this statement should be in the funding section.*
- *Lyle disagreed because she thought the statement should be in the funding section.*
- *Olinger abstained because he thought the statement should be in the funding section.*

Plan Statements for Consideration as of October 19, 2011

Redevelopment Sites

1. There should be some additional private development on Alexandria's waterfront.
2. A plan should not decrease existing development rights of private property.
3. Current guidelines for redevelopment (existing small area plans, zoning ordinance, etc.) are not sufficient to ensure that the public's goals for architecture and site design, land use, historic preservation, public art, public spaces, and other public benefits are met.
4. Even small amounts of increased density on redevelopment sites should be balanced by increased amenities and benefits and additional zoning controls.
5. Uses on redevelopment sites that face public space should be compatible with such space anticipating that it will be active and publicly accessible public space.
6. Boutique hotels (hotels limited to 150 rooms) should be added to the list of land uses permitted in the W-1 zone with a special use permit.
7. The heights on redevelopment sites should not exceed the existing height district limits.
8. Architecture and site design should be contemporary design inspired by historic precedent while maintaining compatibility with nearby neighborhoods.
9. New development should make significant contributions to on-site and off-site public amenities, including parks, streetscapes, other public spaces, and art and history elements of the plan.
10. Parking for new buildings should be accommodated on site and below grade.

Implementation and Funding

1. The general timeframe for implementing a plan should be 20-25 years.
2. Flood mitigation and parking are two of the highest priority initiatives for City action.
3. Implementation of a plan should not place an undue financial burden on the City.
4. The revenues from increased economic activity should pay for as great a portion of the costs of the plan as feasible in an effort not to place an undue burden on the City.
5. The City should pursue federal, state, and other governmental/non-governmental grants and funding programs to support the construction, maintenance and operation of the waterfront.
6. Individuals, groups and cultural institutions should play a strong role in implementing the all aspects of a plan, such as:
 - a. Advisory participation in the design, planning, and implementation of public projects such as flood mitigation and new parks and guiding implementation programs, such as parking
 - b. Raising funds or otherwise supporting the retention, expansion and establishment of museums, cultural and educational institutions, and related elements (such as historic ships) in the waterfront area.

Waterfront Plan Working Group Draft Report Outlines
Draft - October 22, 2011

Final Report Outline

Executive Summary

- Introduction
- Accomplishing the vision
- Accomplishing the goals and objectives
- Summary of recommendations

I. Background of Waterfront Small Area Plan & Waterfront Plan Working Group

II. Vision Statement and Waterfront Plan Goals and Objectives

III. Topic Areas

- **Public Realm**
 - General
 - Parking
 - Traffic and Congestion
 - Flood Mitigation
 - Foot of King Street/Pier
 - Parks and Public Space
 - Maintenance
 - Marinas, Piers, and Shoreline Plan
 - Art and History
- **Private Realm**
- **Implementation and Funding**
 - Potential Public Cost and Benefits
- **Additional Potential Topic Areas**
 - Environmental Concerns
 - Waterfront Activities
 - Gen-On/PEPCO Site
 - Review of Alternatives

Outline for each subsection in Section II and Section III:

- Summary list of the adopted Waterfront Plan Work Group Plan Statements (or the vision statement and plan goals and objectives in that chapter)
- Findings
 - Narrative that explains where there is general agreement and disagreement, to be formed based on WPWG discussion
 - Narrative of review of specific recommendations in the Draft Waterfront Plan selected by WPWG members for attention in the report
 - Review against alternatives
- Recommendations
 - Plan Refinements for Council Consideration
 - Additional Council Actions Outside Comprehensive Plan
 - Implementation Actions