

City of Alexandria, Virginia

WS
6-6-01

MEMORANDUM

DATE: JUNE 4, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: MATERIALS FOR JUNE 6 CITY COUNCIL WORK SESSION ON WINDMILL HILL PARK

Attached are the agenda and background materials to be presented at the City Council Work Session on Windmill Hill Park on Wednesday, June 6th.

Attachments:

Agenda for Work Session

Attached Materials:

- 1) Current City Concept Design Guidelines and Plan
- 2) Peter Nelsen Plan (Alexandria Marina Project)
- 3) Waterfront Alliance Plan (to be provided at the work session)
- 4) Alexandria Seaport Foundation Plan
- 5) Comments and Attendance Lists from May 1, 2001 Public Meeting
- 6) Comments and Attendance Lists from May 10, 2001 Public Meeting

AGENDA

WS
6-6-01

CITY COUNCIL WORK SESSION ON CONCEPT PLANS FOR WINDMILL HILL PARK

Wednesday, June 6, 2001

7:00 p.m.

Council Chambers

City Hall

301 King Street

Alexandria, Virginia 22314

1. Opening Comments
Kerry J. Donley, Mayor
Philip Sunderland, City Manager
2. Presentations
Al Cox, City Architect, Department of Planning and Zoning - Current Design Plan

Peter Nelsen - Marina Concept

Waterfront Alliance - Wetland Sanctuary Concept

Seaport Foundation - Educational, Natural Resource, Sailing Concept
3. New Ideas Presented at Public Meetings - Mary Means & Associates
4. City Council Discussion

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work Session may call the City Clerk and Clerk of the Council's Office at (703) 838-4500 (TTY/TDD 703-838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

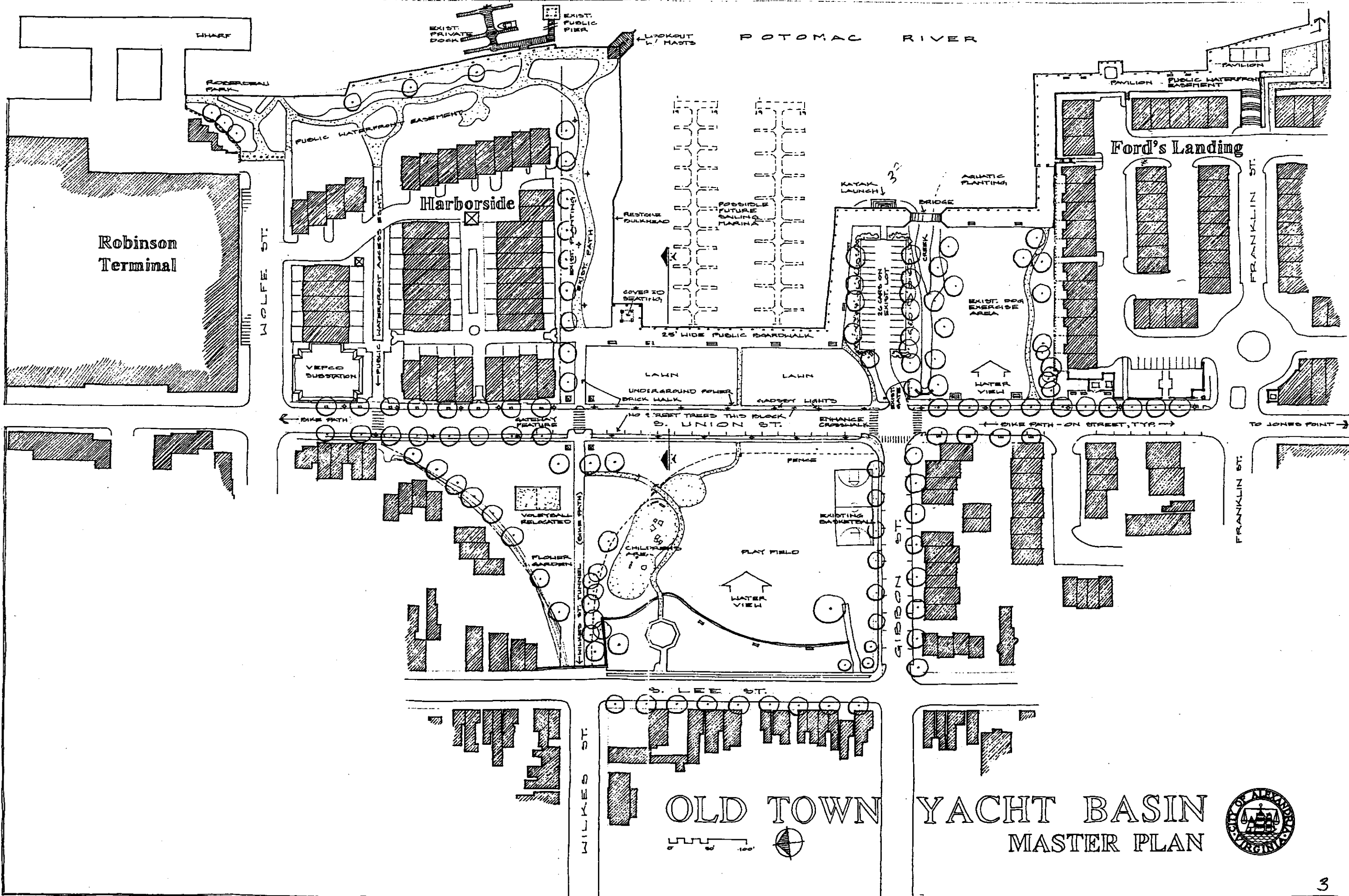


Consolidated Park Area

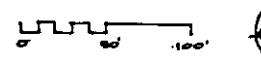
Design Guidelines

6/16/97

1. **Clean up existing Yacht Basin:** remove pilings, remove sections of chain link fence, remove existing trees which do not conform to master plan. Trim and elevate remaining trees. Connect Harborside with Pomander Walk Park via temporary asphalt path.
2. **Extend South Union Street streetscape elements per 1982 Waterfront Master Plan:** underground power lines, install curb and gutter, brick sidewalk, Gadsby lights, and street trees.
3. **Restore and extend bulkhead between Harborside and Ford's Landing.** Bulkhead design must not preclude future dredging for a small sailing marina. Waterfront gravel pathway, park lighting and seating will be part of the finished bulkhead area.
4. **Retain existing dog exercise area in Pomander Walk Park.** Install dog waste disposal facility.
5. **Define gateways to park:** place at enhanced intersections to slow automobile traffic.
6. **Parking:** Retain existing South Union Street parking. No new parking on the east side of South Union Street. Remove existing parking area on the west side of the Yacht Basin. Retain existing parking on the south side of the Yacht Basin.
7. **Straighten Wilkes Street Tunnel Path to align with the Wilkes Street right-of-way:** install street trees and landscaping to new path orientation. Shift existing volleyball court to north side of the path.
8. **Create large open lawn area between South Lee Street terrace and the Potomac River.** Do not install street trees in this block and limit number of new shade trees.
9. **Retain all existing recreational activities.** No new large-scale athletic fields. Informal field games and lawn games are appropriate.
10. **Retain vista of water from all street ends as per City Master Plan.**



OLD TOWN



YACHT BASIN
MASTER PLAN



Alexandria Marina Project
P.O. Box 2478
Alexandria Virginia, 22305

Alexandria Marina Project

Alexandria, one of the oldest port cities in America that prides itself on its maritime history is in danger of losing one of the few remaining marina sites where Alexandrians may obtain space to keep a boat.

The Alexandria Marina staff have surveyed the population and found overwhelming support for a restoration of the "Olde Towne Yacht Basin" at Gibbons and Union Streets.

More than twice as many have indicated that they would be interested in leasing or purchasing a boat slip at the Alexandria Marina than what the design plan, recommended by the consultants, recommends.

Parking would be at the Olde Towne yacht basin and with only a fraction of the slips that were there before. Parking should not be a problem.

The wishes of the Olde Towne Civic Association have been incorporated as much as possible; for instance, there will be no public restaurant; no major boat maintenance performed. Security will be provided. Noise disturbance will be controlled with a maximum of 60 DBH @ 500 feet.

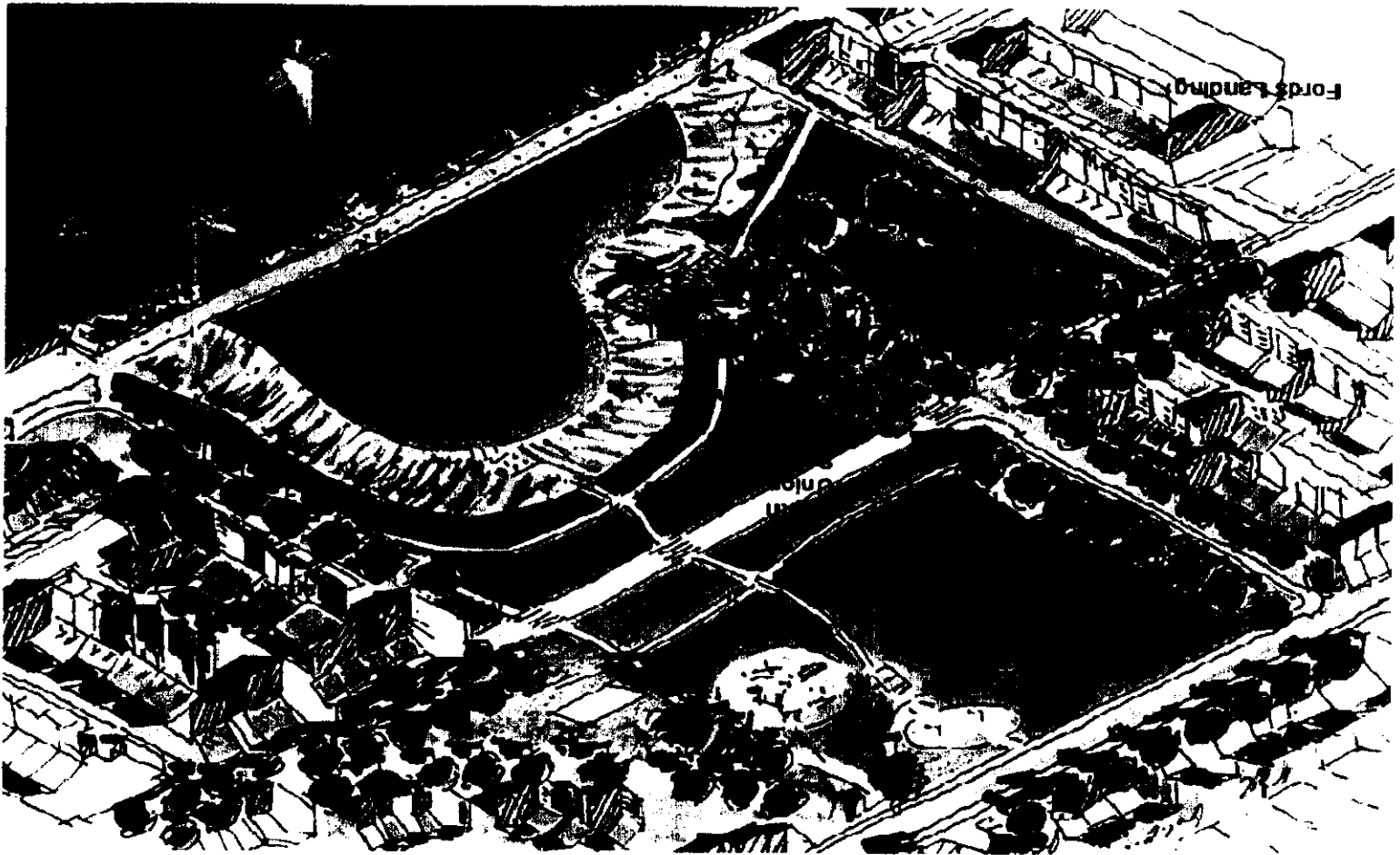
Accommodations will be made for the Alexandria Seaport Foundation to place their boats on the southside of the marina, between the marina and Fords Landing.

We will present a more detailed plan in person at the public meeting on the 10th of May.

Attachment 3

The materials for the Waterfront Alliance Plan were not readily available in sufficient time to be distributed on Monday, June 4.

These materials will be available at the work session on Wednesday, June 6.



Please fold along this line

If you want the Old Town Yacht Basin area to be **completely accessible** for passive (walking, birding, canoeing/kayaking, photography, sunning, reading) use for **everyone** ...

And you don't think OTYB is the place for

- Private-use restrictions on the Potomac shoreline for 40 boat condos/ 20 boat slips/ tourist boating activities (similar to the Jefferson Basin)
- Permanent two-story building at the Potomac's edge
- Paved parking, bus turnarounds, bus parking
- Increased tour and school bus traffic on Franklin, Gibbon, Wolfe, Duke, Prince, Union, Lee, Fairfax streets
- Much less the destruction of wildlife and bird habitats

What you, your family and neighbors do

Between Monday, June 4 and Wednesday afternoon, June 6,

1. **Contact** the Clerk/City Council 703-838-4550, (beverly.jett@ci.alexandria.va.us) and say you "Support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone"
AND
2. **Attend** the Council Work Session, Wednesday evening, June 6, at 7:00 pm Council Chambers. *Please try to arrive by 6:30 for better seating.*

Contact Sarita/Charles Schotta at schotta@erols.com; or (fax) 703-548-0330.

A Proposal for all Alexandrians ... Windmill Hill River Park!

Prepared by the Alexandria Waterfront Alliance, , May 31, 2001

What the Alexandria Waterfront Alliance supports...	What the Alexandria Waterfront Alliance opposes...
1. Total access for Alexandrians and visitors to the park and Potomac River so that everyone can enjoy the beautiful vistas from Lee Street to the Potomac River.	Restricted use for any private group—whether for/non-profit—to either the park, or river. Private use of public lands anywhere for any purpose.
2. Passive park uses such as picnics, walks, watching wild-life and birds, personal kayaking and canoeing from the park-side and from the Potomac.	Large playing fields, biking through the park, motorized watercraft.
3. Wildlife, birds and fish in their natural environments.	Any structure, paving, or bus turnaround areas that destroy natural habitats and pollute the Potomac River.
4. Native plant material that both sustains the wildlife and that enhances rather than obscures vistas. Extensive use of sub-aquatic species.	Non-native or native plants that obscure vistas of the park and water; the Everglades look.
5. Traffic calming techniques on Union Street that promote safety and the sense of oneness of Windmill Hill Park areas on both sides of Union Street.	Unrestrained traffic for all vehicles.
6. Education for all ages such as continuing the signage (information stations) from Jones Point around to Windmill Hill Park that highlight the natural and human history of the basin and park areas. The idea is to experience nature, not talk about nature indoors.	Education technologies that require four walls.
7. Prevention of mudflats by using the necessary plants and then protecting the planted basin with 'sills' to avoid constant erosion.	Damming the area.
8. Bulkhead repair (whether depressing the bulkhead, or some other approach) and planting it to create a natural shoreline.	Summarily removing all bulkheads, or making minimal repairs without restoration to a natural look.
9. Board walk over the Potomac from Ford's Landing north to Harborside that runs over the sills and allows space for anyone's kayak and canoe to enter/leave the basin.	Boardwalk restricted to basin shoreline.
10. Boardwalk around the entire basin unimpeded by any structure.	
11. Cover the drainage ditch and screen with native shrubs and plantings, or making it a focus.	Simply covering the ditch without integrating it into the landscape.
12. Under grounding power lines on east side of Union Street to enhance vista from Lee Street and west side of park.	No under grounding.
13. Tree removal and planting that are appropriate to over-all objectives of sweeping vistas and shade for passive uses of the park.	Removing all trees; leaving all trees.
14. Removing only the deteriorating piling after piling by piling examination to determine what creatures would be affected and what piling is necessary for wildlife.	Removing all pilings.
15. No cost to Alexandria.	Any city commitment for parking lot in park area, or other land preparation costs.



Alexandria's Waterfront Education Center

What would the history of Alexandria have been without the Potomac River?

Having this wonderful resource flow through our community provides us with exceptional economic, educational and recreational opportunities. It also provides the chance to experience the beauty of the water and the wildlife that inhabit its environs.

Alexandria now has a rare opportunity to use the river's resources to benefit the whole community. The Old Town Yacht Basin, an abandoned marina in the heart of Old Town Alexandria, can be transformed into a Waterfront Education Center. This Center will benefit all Alexandria's citizenry, especially her students. Its major components are:

- a protected, restored wetland as centerpiece to a park and an environmental experience,
- a small boat basin for non-powered, traditional small boats, and
- an education building that will house "hands on" classrooms and lab space.

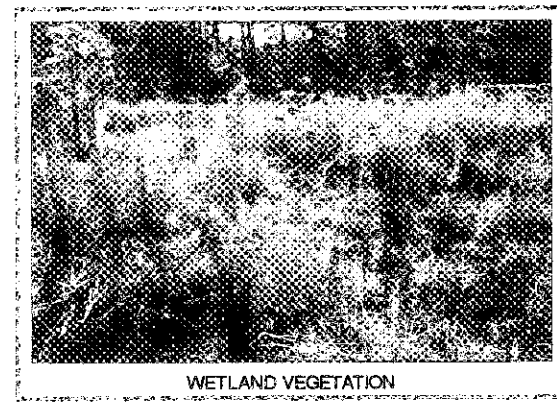
This project is being brought forward by the Alexandria Seaport Foundation [ASF] whose mission is to harness the river's educational and recreational resources to serve our community. Last year, seven ASF staff and over 400 volunteer/ members worked with 1500 youths - teaching them about the river's environment, using their maritime heritage and getting them out on their river. ASF's programs have won the Virginia Governor's Partnership in Education award, as well as awards from the local United Way. Mari Lou Livingood, ASF's associate director, has been named an "environmental hero" by NOAA. Our successful programs demonstrate the practical application of what students learn in school and instill in them the attitudes they need to succeed in society. The success of the programs has lead ASF to open a second boat-building facility in DC.

We spend our time using the river and its resources for the benefit of our community. We agree with everyone here that this is a precious piece of property. We also feel that it should be an access point to the river for the whole community.

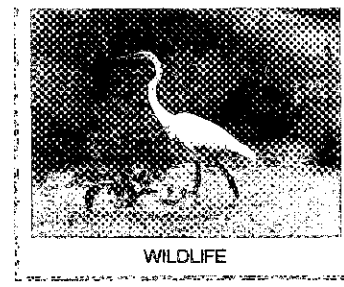
A conceptual plan for the facility was developed in consultation with wetland engineers and architects. This initial concept then went before a focus group of Alexandria residents. The input from this group helped us to revise the plan and focus it more directly on the needs of the community. Particularly, we scaled back the building so that it only contains classroom and lab space. In doing so, we also eliminated the absolute need for a parking lot.

This is a singular opportunity to add a significant resource to our community. It is with great pleasure that ASF offers the Waterfront Education Center to Alexandria.

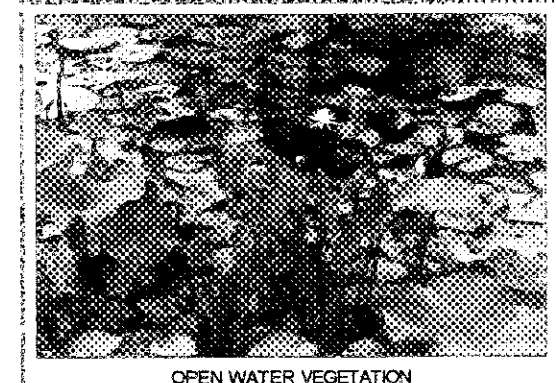
FEATURES



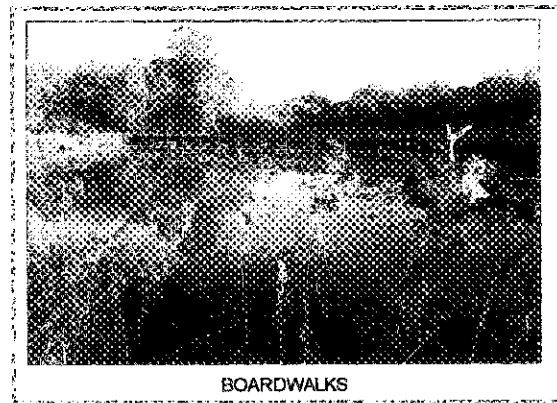
WETLAND VEGETATION



WILDLIFE



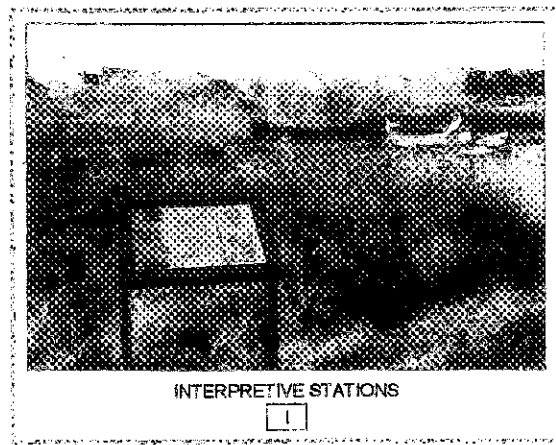
OPEN WATER VEGETATION



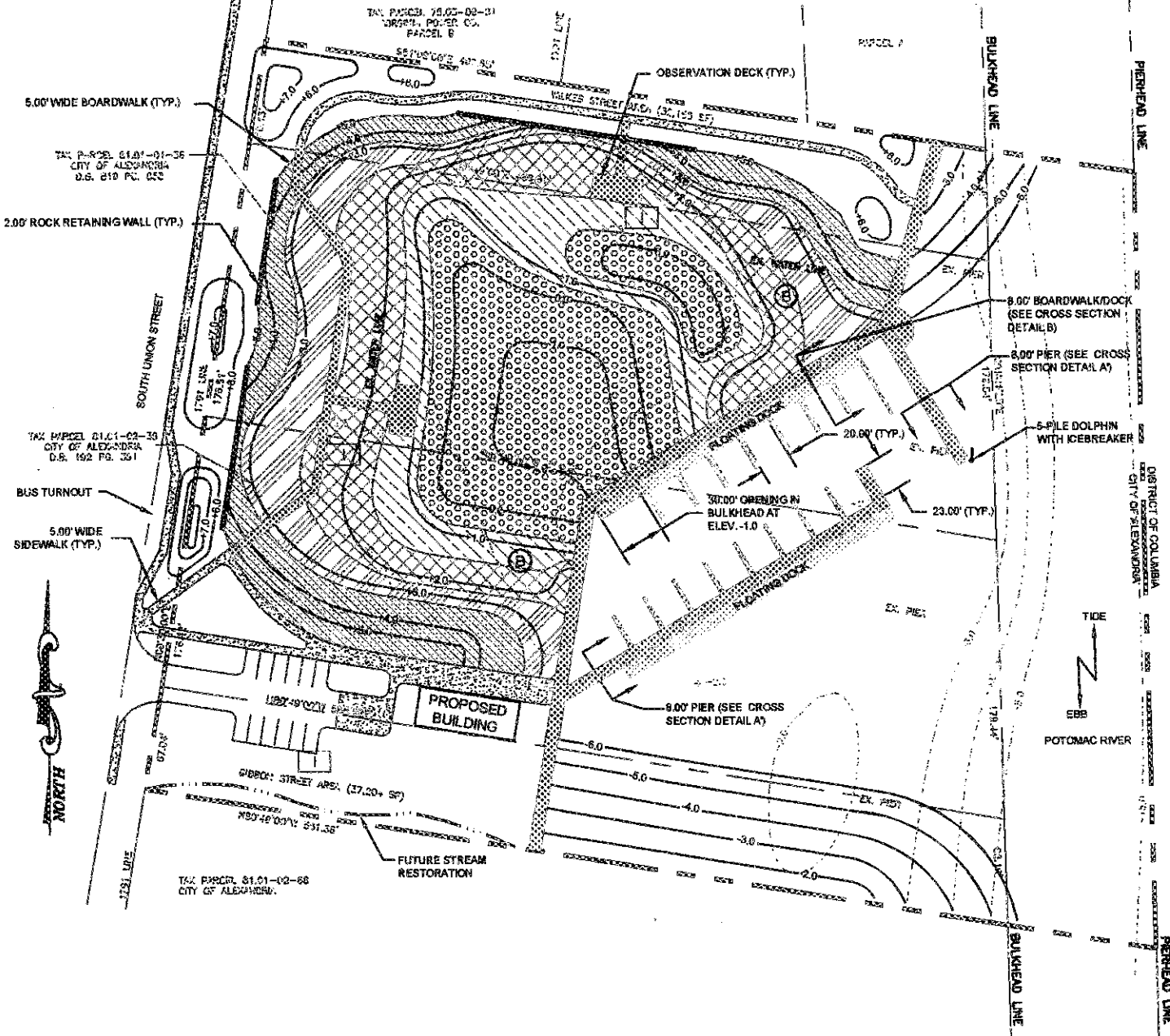
BOARDWALKS



BIRD HOUSES



INTERPRETIVE STATIONS



PLANT LIST

Elevation Range of Planting Zone Relative to Mean Sea Level (feet)	Plant Species	Elevation Range of Planting Zone Relative to Mean Sea Level (feet)	Plant Species
-1.0 to +0.7	Nuphar luteum (spatterdock)	+2.5 to +3.3	Juncus effusus (soft rush) Polygonum punctatum (water smartweed) Hibiscus moscheutos (rose mallow) Leersia oryzoides (rice cutgrass) Cornus amomum (silky dogwood) Alnus serrulata (streamside alder) Cephalanthus occidentalis (buttonbush)
+0.7 to +1.5	Scirpus validus (soft-stem bulrush) Zizania aquatica (wild rice) Iris versicolor (blue flag) Sagittaria latifolia (arrowhead or duck potato) Peltandra virginica (arrowleaf) Pontederia cordata (pickerelweed) Rumex verticillatus (swamp dock) Amaranthus cannabinus (tidemarch amaranth) Acorus calamus (sweet flag)	+3.3 to +5.0	Panicum virgatum (switch grass) Polygonum pennsylvanicum (Pennsylvania smartweed) Fraxinus pennsylvanicum (green ash) Betula nigra (river birch) Platanus occidentalis (American sycamore) Acer rubrum (red maple) Quercus palustris (pin oak) Viburnum dentatum (arrowwood)
+1.5 to +2.5	Scirpus americanus (common three-square) Rumex verticillatus (swamp dock) Hibiscus moscheutos (rose mallow) Cephalanthus occidentalis (buttonbush) Cornus amomum (silky dogwood)	+5.0 and above	Upland plant species to be determined by the Landscape Architect.

NOTES:
 1. Elevations over 2.1 feet will be augmented with diverse wetlands seed mix.
 2. Plant list may be adjusted based upon reference site analysis during final design stage.
 3. Zonation is based on the Mean Tide Level (MTL) of 0.70 ft, an intermediate zone encompassing the Mean High Water (MHW) level of 2.09 ft, and the estimated Spring High Water (SHW) level of 3.3 ft.
 4. Final Plans will have more detailed zonation.

Wetland

ALEXANDRIA SEAPORT FOUNDATION
 CONCEPTUAL SITE PLAN
 City of Alexandria, Virginia
 PLANTING PLAN

COMMISSION OF VIRGINIA WETLANDS
 APPROVED
 No. 02458

Revisions	App. By	
	Rev. By	
	Date	
	Description	

DATE: May 2001
 SCALE: 1" = 100'

Horizontal Datum: N.A.
 Vertical Datum: N.A.
 Boundary and Topo Source: N.A.

Design	Draw	Approved
J'S/REB	EEB	MJR

Sheet #
 2 of 2

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Windmill Hill Park Planning Meeting - Notes from May 1, 2001 Meeting

New Ideas

Founders Park a good model. Open space to picnic, quiet - a small area. Simplify.
Irrigation for park prevent brown grass.
Timeline for these ideas and others?
Integrate this section with whole waterfront plan revision.
Eliminate (1) basketball court, add hockey area for young kids.
Wants more engineering clarity re: hydrology, bulkheads
Move parking lot in City plan to basketball court. Make picnic area where parking lot is now.
Think more passive east of Union Street.
Replace bulkhead and let fill in.

Proposal A (City Plan) Concerns

Expensive - revisit plan with costs in mind.
Parking - be careful and need accurate stats.
No provision for water access except kayak spot.
Uncertainty re: parking lot and restroom facilities.
Maintenance - already a debris problem, mudflat
Remove parking
Lack of educ. approach
Parking - we need maximum green space in Alexandria.
Wildlife habitat in pilings, removal is a concern.
Pilings all coming out.
Underground wires West Union remain.
Parking a concern if open it up to folks.

Proposal A (City Plan) Strengths

Preserves water inlet
Passive, open to everyone
Traffic calming
Underground utilities east side of Union.
Removing pilings - safer, more attractive.
Some parking access - it's for everyone, including those without Old Town addresses.
Has many strengths, but costly.

Proposal B (Waterfront Alliance) Concerns

Prevent shabby instead of "natural look"
Kids safety and water access? With walkway may be an issue - only 2, both fished out!
Not very strong education program (City plan weak here, too)
Problems with creating marsh, bulkhead safety issues.

Needs more info on proposed source of money - TNC/ Not allowed now for non-tidal uses; Require Corps of Engineers
If diminishes visible water, a concern

Proposal B (Waterfront Alliance) Strengths

Wildlife - where else in the City
At waters edge, connections ++
Can walk along path between Harborside and Fords Landing - not part of City plan - a strength of Seaport Foundation too.
If education programs like Rappahanock, great, but no buildings there.
Teaches kids Chesapeake Bay Act 100' setback - only plan that does that.
Cost - funded by TNC, entirely
Encourages wildlife
Passive uses
Preliminary feedback on TNC money is okay.
Offers a softened landscape connection with Fords Landing/Harborside - a good view

Proposal C (Seaport Foundation) Concerns

The building
Potential impact of this volume of use:
 20-30 boat slips
 Structured recreation activities and traffic
 Very near adjacent residential
Site plan - cost/source of money to remove pilings
Earlier report of toxic remediation?
Provides exclusive use to private group for its "members"/clients
Proposes a building and parking lot - What's different with Old Dominion Boat Club? & City Policies?
Working within legal constraints
Other sites may be better suited - Jones Point/Daingerfield Island
Can't expand on this site.
Will require special waivers of permitting
Weak on weekend, evening activities, uses of building.

Proposal C (Seaport Foundation) Strengths

Can serve community in many ways: schools, youth - tools schools can't afford.
Includes wetlands & Seaport Foundation is doing wetlands now.
Provides facilities for all, not just us nearby residents.
Educational aspects a strength

Comment Sheets

Maru Lu Ramsey - I support the Seaport Foundation's plan 100%

Angela S. Anderson - I own 209 Franklin Street. The Seaport Foundation has the experts and volunteers to make its proposal a success. Need to have meeting in other parts of Alexandria to see what those residents think!

Henry Brooks - Parking lot on park land is UNACCEPTABLE. Try to underground as much of the utilities as possible. Traffic calming on Union and Gibbon is necessary. Not keen on having a 60' building (25' wide) on waterfront in a park. Maybe tuck building in dog park next to Fords Landing.

Philip G. Matyas - We need to insure that there is a return to all citizens to live and pay taxes in Alexandria - the projects that limit access or are restricted to children only is not conducive to a fair return to citizens. The space must be of greater use to the citizens. A charge to non-taxpayers for use is something worth discussing. Over the long term there is a cost/expense to the citizens who maintain homes in Old Town. Who pays to maintain the roads and the clean up costs and repair of parks used by non-Alexandrians?

Twig Murray - I like the City's plan with these changes:

1. No parking area. Use this valuable land for park space.
2. Don't remove all the pilings - just clean up and make safe.

Thank you.

Jennifer Holling -

City Plan - I don't believe the area south of the yacht basin was in fact a parking lot before it was a staging area for Fords Landing. The parking lot bothers me. Lights? Attendants? Restricted parking? How? Is this a good use of waterfront?

Waterfront Alliance Plan - Would like more information about the Rappahanock location with similar vegetative concept. Where is it? Photos?

Seaport Foundation - Graphics too poor to read.

Peter Nelsen - What happened to this?

Cecilia Hamilton - Except for placing a parking lot on the riverfront, the City plan is by far the best because it preserves the water in the inlet. Marshes are better than asphalt, but the river is better! How about if the City replaced the parking lot with a few picnic tables? If we must have a parking lot, put it where the basketball court is now, and enhance the beauty of the waterfront. It is, after all, what makes the site unique.

Stephen Paskey - The City plan and Waterfront Alliance proposal are really nothing more than a "neighborhood" park. The people of Alexandria deserve more. The Seaport Foundation's proposal is not simply beautiful - it will benefit a broad range of the community's citizens, and deserves your support. I can't emphasize what a tremendous educational resource this would be. (Plaques posted on the waterfront, as suggested by the Alliance, are not education.)

Carolyn Muck - I prefer the City's plan but would like to hear more about how it would be kept from silting-up and from catching debris...add bird habitats and get rid of ugly pilings (maybe not all)

Margaret Wood - The parking lot is unsightly, no matter how you look at it. The area is so small it should not accommodate parking as well. Pilings need to go! Reinforce seawall with rip rap. City plan perfectly acceptable for items 1,2,3,4,5,7,8,9,10, not acceptable #6, also #3 - no marina

Karol Rodriguez - No development on site. Preserve open space. Seaport Foundation - good plan, but wrong site. If pilings go out, dredged ship channel is dangerous for small boats. When tide changes, a water vortex is created in deep channel next to shore. Also, no one knows if trash will accumulate in this Bay!! I oppose leasing/giving City park land to private volunteer group. Financing shaky for Seaport Foundation.

Jack Crawford - There is significant commonality in all 3 plans - most or all of the site is improved or preserved for recreational use. Funding sources differ and should be examined in detail. The Waterfront Alliance plan is a better version of the City plan, if one assumes parking is not appropriate to the site/plan. The ASF plan can resemble the other two plans, except for the education building and small dock area. There is an unstated conflict between old and young or between rich and poor OR both. If the ASF plan is feasible, the enrichment of students is clearly the highest use for the future of Alexandria.

Judy Deagle - Yacht basin should be kept as natural as possible for the enjoyment of residents, visitors using the bike path, etc. Seaport Foundation has a spot on the river which fits in the scope of Founders Day Park environs. Their proposal would cause more traffic, a need for parking - possible unforeseen problems not so far addressed.

Peter Kilcullen - No buildings, asphalt, etc. Need to pursue green space. Open up vista - remove several trees around perimeter of yacht basin. Encourage wildlife.

City Plan -

Best Qualities: Keeps area as a park open to all and preserves contiguous open space with land west of Union St. Passive use of park. Traffic calming including speed tables.

Undergrounding utilities on east side of Union St.

Issues/Concerns: Parking lot is a no-no. Overhead utilities remaining except on east side of Union.

Waterfront Alliance - Best Qualities: Passive use. Keeps open space. Maintains wildlife habitat

Seaport Foundation - Best Qualities: Educational focus.

Issues & Concerns: Building on the water. Parking lot.

City Plan - Issues & Concerns: More need for river access to launch boats and serve as a model boat sailing facility.

Waterfront Alliance -Issues & Concerns: Too many unknowns about TNC funding and how a wetland could be developed.

City Plan - Best Qualities: Preserves existing inlet of water. Removes chain link fence.

Issues & Concerns: Wastes waterfront space on parking lot! Rest of City plan is great!

Waterfront Alliance - Best Qualities: No parking lot and no buildings!

Issues & Concerns: Loses inlet of water - replaces water vista with plants.

Seaport Foundation -

Best Qualities: Preserves more of the inlet of water than presentation #2. Less is turned into a marsh.

Issues & Concerns: Loses inlet of water - replaces water vista with plants, building and parking lot.

Attendance from May 1, 2001
Meeting on Windmill Hill Park

Julia and Vance Hall
426 South Lee Street
Alexandria, VA 22314

Kirby Rodriguez
516 Duke Street
Alexandria, VA 22314

Margene & Alex Berry
110 Gibbon Street
Alexandria, VA 22314

Bill & Joan Pryce
322 S. Lee Street
Alexandria, VA 22314

Kathleen Noe
425 S. Lee Street
Alexandria, VA 22314

Engin Artemel
120 Madison Place
Alexandria, VA 22314

Jennifer Holling
511 S. Lee Street
Alexandria, VA 22314

Ann Adams
527 S. Lee Street
Alexandria, VA 22314

Twig Murray
513 S. Lee Street
Alexandria, VA 22314

Jean Federico
Office of Historic Alexandria

Cecilia Hamilton & Jay Ehrlich
9 Wilkes Street
Alexandria, VA 22314

Terry Hallihan
104 Pommander Walk
Alexandria, VA 22314

David Helgersen
640 24th Street South
Arlington, VA 22202

Philip Dur

Polly & Graeme Bannerman
3 Wilkes Street
Alexandria, VA 22314

Kathy Kent
718 S. Union Street
Alexandria, VA 22314

Cindy Chambers
604 West Windsor Avenue
Alexandria, VA 22302

Laura Hilden
5 East Monroe Avenue
Alexandria, VA 22301

Larry Huffman
7618 Range Road
Alexandria, VA 22306

Dan Straub
511 Bashford Lane #4
Alexandria, Virginia 22314

Alan & Gail McCurry
606 S. Lee Street
Alexandria, VA 22314

Bill Skrabak
Office of Environmental Quality

Adam Wilson
310 S. Fairfax
Alexandria, VA 22314

Julie & Mike Connors
24 Wolfe Street
Alexandria, VA 22314

David & Miriam Olinger
100 Prince Street
Alexandria, VA 22314

Carolyn Merck
324 N. Royal Street
Alexandria, VA 22314

John Bailey
611 S. Fairfax Street
Alexandria, VA 22314

Mr. & Mrs. H. Talmage Day
113 North Fairfax Street
Ramsay Alley Entrance
Alexandria, Virginia 22314-3229

Lori Godwin
City Manager's Office

Philip G. Matyas
219 N. Pitt Street
Alexandria, VA 22314

Doug MacMillan
202 High Street
Alexandria, VA 22314

Kirk Fedder
113 West Maple Street
Alexandria, Virginia 22301

Robert Capps
824 South Lee Street
Alexandria, VA 22314

Andrew Palmieri
115 N. Lee Street #402
Alexandria, Virginia 22314

David Albright
435 S. Lee Street
Alexandria, VA 22314

Julie Crenshaw
816 Queen Street
Alexandria, VA 22314

Van Van Fleet
26 Wolfe Street
Alexandria, VA 22314

Del Pepper
4600 Duke Street
Alexandria, VA 22304

Allen Buzzell
1 Wilkes Street
Alexandria, VA 22314

Judy Buzzell
1 Wilkes Street
Alexandria, VA 22314

Linda Couture
422 N. Union Street
Alexandria, VA 22314

Teresa Miller
808 South Lee Street
Alexandria, VA 22314

? Reed

Chris Dewitt
VHB, Inc.
477 McLaws Circle, Suite 1
Williamsburg, VA 23185

Brian Buzzell
1 Wilkes Street
Alexandria, VA 22314

Miriam MacDonald
100-1/2 Duke Street
Alexandria, Virginia 22314

Ellen Stanton
1209 Prince Street
Alexandria, VA 22314

Mike Rolband
14088-M Sullyfield Circle
Chantilly, VA 20151

Becca Bohdan
14088 Sullyfield Circle, Suite M
Chantilly, VA 20151

Ian Smith
7423 Vernon Square Drive
Alexandria, VA 22306

David B. Marcus/Caroline Johnson
320 N. St. Asaph Street
Alexandria, VA 22314

Ed & Betty Spar
206 Wolfe Street
Alexandria, VA 22314

Alan Voorhees
109 Duke Street
Alexandria, VA 22314

Sarita Schotta
Charles Schotta
104 Prince Street
Alexandria, VA 22314

Susan Anderson
1221 Prince Street
Alexandria, VA 22314

Vernon & Jean Knarr
409 S. Union Street
Alexandria, VA 22314

Sharon Halverson
17 Wilkes Street
Alexandria, VA 22314

Jo Ann Herr
5 Wilkes Street
Alexandria, VA 22314

Judy Deagle
600 S. Fairfax Street
Alexandria, VA 22314

Bob Roland
112 Madison Place
Alexandria, Virginia 22314

Jim McIlhenny
215 South Royal Street
Alexand, Virginia 22314

Jack & Mary Lu Ramsey
106 Gibbon Street
Alexandria, VA 22314

Angela Anderson
209 Franklin Street
Alexandria, VA 22314

Albert Printz
605 Fontaine Street
Alexandria, VA 22314

Ralph Erickson
8123 Saxony Drive
Annandale, VA 22003

Henry Brooks
122 Gibbon Street
Alexandria, VA 22314

C. Peter Schumaier
2403 Leslie Avenue
Alexandria, Virginia 22301

John & Kathleen Waugh
27 Wilkes Street
Alexandria, VA 22314

Aileen Athy
462 S. Union Street
Alexandria, VA 22314

Peter Juge
460 S. Union Street
Alexandria, VA 22314

Peter Kilcullen
464 S. Union Street
Alexandria, VA 22314

Margaret & Bob Wood
711 Potomac Street
Alexandria, VA 22314

Jack Crawford
7815 Oaklawn Drive
Alexandria, VA 22306

Windmill Hill Park Planning Meeting - Notes from May 10, 2001 Meeting

New Ideas

No volunteer trees
Pommander Park - a living landscape grant from dog owners
Consider closing Union in this area
Start with bigger questions about waterfront - bigger than just the OTYB
Put all of Windmill Hill Park and OTYB on drawing board
Why do anything at all?
Look hard, figure out ways to get small boats on to water
City needs to re-define its definition of "park" - should all parks be for all of City?
Street closings...to discourage thru traffic
Important to beautify existing park - promises since 1973
Andrew - positive elements in several plans - citywide views, nature, education; weaknesses - how to build a marsh, very important to get it right

Proposal A (City Plan) Concerns

No pilings, no birds!
Would reduce wildlife
Leave pilings - poetic
Parking lot
Dredging...would have to keep doing it
Paved parking lot - don't add impervious surfaces
Could add marina once dredged
Parking lot on water
Pilings should stay

Proposal A (City Plan) Strengths

Treats separate parcels with unity
Unified plan, maintains vistas, traffic calming

Proposal B (Waterfront Alliance) Concerns

Need better water access, not just view
Ability of Waterfront Alliance to develop and maintain the facility. Costly?
No plan for maintenance
Don't need another passive park - need water access
Question of bugs and disease from wetlands
Idea - adopt a park

Proposal B (Waterfront Alliance) Strengths

Open to everyone
Many purposes, unrestricted access
Pedestrian access - so does Seaport Plan

Continue Riverwalk
Softens Basin wall
Removes parking lot.
Doesn't need a building for educating kids
A truly public parkland
Creation of wetland consistent with Alexandria image (Seaport Foundation Plan good here, too)

Proposal C (Seaport Foundation) Concerns

Low open space: critical in City - don't put building in parks, without dire need
Who uses boat slips?
Buses & traffic
Building and parking lot
Takes land out of public domain
Potential to develop as tourist - oriented, not just for ASF
Bus turn around? School turn out?
Clarity on hours of operation
(Could put building on barge?)
Highest/best use = education + river - not necessarily Seaport Foundation uses
No expansion space here
Building

Proposal C (Seaport Foundation) Strengths

Not a resident
Wetlands add natural vegetation - will bring more wildlife
Educational aspects are good for Alexandria
Only one really addressing public water access

Proposal D (Peter Nelsen) Concerns

Not a feasible idea
Partnership with City unlikely
Don't need more development on waterfront
Parking for guests of boat owners
Taking public land out of public use
Not highest use - wrong term
Parking for 40 employees

Proposal D (Peter Nelsen) Strengths

Nice plan, wrong place

Comment Sheets

As a presenter, I would have chosen a very different format for presenting that the facilitator did. It was not conducive to stylistic interpretation. These presentations due to format were very constrictive. The Waterfront Alliance did not want this presentation format - yet had to work with the perview already pre-chosen by someone else. Many persons had expected a group effort at tables with representative comments from the table. Many persons told me that they did not speak although they had questions, because they did not want to be individually identified.

City Plan have to dredge continually. Parking. Really prepares for a marina. Gets rid of pilings.

Jack Crawford: With the exception of the marina development, the other 3 plans have desirable features which can be combined. The only distinctly different feature is the Seaport Foundation education building. This land is more than a neighborhood park because of the river access, and the use of greatest value to the City at large is the enrichment (culturally, scientifically, and historically) of the children of the City. ASF is very flexible about details (building site location, parking) and offers benefits missing in the other 2 parks, while also offering most or all of the amenities of the other plans.

Grace Hogan: Please support Waterfront Alliance plan! Please save & improve Dog Park! Open, green space is vital! Parking lot should be open, green space! Preserve vistas!

Tom Tuttle: The Alexandria Waterfront is a terribly underutilized resource for the vast majority of the City's residents - we either have nothing but views - no real access to the water - or we have warehouses or we have large powerboats that generally sit there. The only small boat access is from the Rowing facility and then only for "rowers." It would be a shame to simply build another piece of waterfront green space that does not either bring people onto the water or let people get on the water. Re: buildings, the Seaport Foundation's building is smaller than virtually any house that looks out on the property. It's hard to see how such a small building is objectionable given all of the houses that have been put up on the waterfront in the last 10 years, including on both sides of the yacht basin at Harborside and Ford's Landing.

Darryl Pedersen: City Plan - Parking on that land is a very bad idea; a single plan for all 5 (?) parcels is good. Seaport Foundation - Not another building/facility on the water! They already have a facility on the water. Waterfront Alliance (best proposal) - walking path connecting to other walking paths - very positive; no building and no parking lot - very positive; the open access to all as a passive park is positive. Peter Nelsen proposal - eliminates or highly restricts public access - the worst proposal.

Judy McVay: The Waterfront Alliance plan is particularly sensitive to the need for open space in the City. This park plan gives access to the entire area by the public which is not the case with the Seaport Foundation's plan. I am not at all pleased with the City's plan to put a parking lot on very valuable waterfront property.

Joan Pryce: Do not put parking lot or building on precious open space and waterfront. Waterfront Alliance plan preserves the waterfront and open space while giving access to all residents and visitors and provides an educational area for adults and children. Preserve the environment and the wildlife - an opportunity that should not be missed. Idea: dog park - put water faucet for dogs to drink clean

water.

William Pryce: I thought the facilitator who ran the meeting did a very good job!

Becky Ellis: I like the idea presented during "new ideas" that the group of dog owners will donate money for irrigation and seeding of the dog park.

Mari Lou Livingood: The creosoted pilings will not drain a "diversity" of birds to the site. It would be great to have other City of Alexandria constituents to hear both proposals - Perhaps another forum at the Beatley Library or George Mason School to get comments. What educational programs is the Waterfront Alliance offering - who is the "educator" and what have they provided to students in the area to date?

Rolf Marshall: I believe it is very important to residents of the area that the dog exercise area south of the Gibbon Street "creek" be preserved. All the rest of the park area is barred to dogs and with the closure of Jones Point to dogs the areas available to pet owners are gradually (or rapidly) disappearing. Any new areas being opened (eg. New library) are far from the SE quadrant. I do not believe there are any remaining open spaces in this quadrant to exercise pets that could be opened to that use if this area closes.

Philip Marston: 1. The goal should be to give primary weight to concerns of the residents of the neighborhood, not the views of the tourist buses who drive by to gawk on the boaters, who already have a variety of river access points. 2. The neighborhood is a residential community. Introducing a boating center - no matter how worthy a use in an appropriate location would be an enormous & unwelcome intrusion. Boats would have to be stored, or covered in. Increasing traffic & stress on parking. 3. Those who chose to move into this neighborhood did so because they were drawn to the exceptional residential nature of the community. 4. The pilings are an affirmative improvement. In the morning, for example, there may be a gull or other bird on each & every one. 5. In short, I would vigorously object the City plan and the Seaport plan. Thank you.

Kathleen Waugh: City Plan - eliminate parking, no need to change tunnel entrance, clean up pilings - do not remove them, no dredging. Waterfront Alliance plan - excellent idea, be careful not to inundate with plantings, eliminate walkway between Ford's Landing & Harborside. Seaport Foundation - private use - not available to all Alexandrians, not coordinated with schools nor needed by schools, no impact on students as suggested, schools are now focused on SOLs, causes congestion and makes it difficult for children crossing Union Street. As a former math teacher in Fairfax Public Schools, I see no benefit of this proposal to the students. From 20 years of experience in the classroom teaching all levels of students, it seems preposterous to me that students will raise their averages from such a limited experience in their classes. Also, the traffic which will result from this proposal is unacceptable to those using the park and it in fact takes park space away from all the residents in the City. Alexandria is in dire need of parks, not buildings and parking lots.

John Waugh: City Plan - needs lots of changes, very costly, where to \$\$ come from in reasonable time, must eliminate parking, why change tunnel entrance, full view into tunnel is available now, do not remove pilings or dredge - selectively clean up loose docking, etc. Bulkhead replacement not required. Waterfront Alliance plan - excellent - go for it - no cost to taxpayers - put it into detailed plan. Seaport Foundation plan - its a private use plan, therefore not available to Alexandria residents - Not good! It opens at maximum capacity - not good! Its not coordinated with schools, new

superintendent may not be interested in program.

Patricia Levy: Every city that people love to live in AND visit has made a commitment to green space - Paris, San Francisco, Chicago, even NYC. The highest and best use of scarce waterfront property in Alexandria is to make such a commitment for the benefit of residents AND visitors. Waterfront Alliance!

Pat Braun: No parking lot. No building. Keep open, natural, with public access by foot. Goal of City should be continuous access along river throughout the City.

Judy Deagle: I attended the May 1st meeting - there is still not enough time devoted to questions. To ask for other proposals, particularly from private citizens, is costly, and probably not as eloquently presented. The Q&A forum should provide for suggestions. Seaport Foundation has other areas in Alexandria: (1) Oronoco Park, (2) Jones Point, (3) Daingerfield. Traffic on Union and Gibbon does not need an increase of buses, or any other traffic. Time did not allow the question of who exactly would be using the boat slips as proposed by Seaport.

William H. Hunley: I strongly favor the Alexandria Seaport Foundation proposal to combine a wetlands park with an educational facility and educational program for the youth of Alexandria. The kids need the educational opportunity and the City would benefit greatly from the expansion of the Seaport Foundation's wetlands relocation and preservation program.

Ann Stone: I am very concerned about the Waterfront Alliance proposal. I live in the West End and don't want my tax money going to improve their backyards. They gave no evidence they can fund their proposal and will "Leave it up to the City" (my tax \$) to pay for the ongoing maintenance of the property. At least Seaport Foundation has a plan and a track record for improving and maintaining the area at no taxpayer expense.

Peter Guerrero: More than just "maintaining a viewshed" or providing another park with picnic tables, the Seaport Foundation's proposal is far superior to the others - it will give Alexandrians access to the river, creating a unique resource that will make citizens active partners in preserving this important community resource. The Seaport Foundation's proposal is well-conceived and financially sustainable. As such it will prove to be an asset to the City.

Susan Tuttle: We moved into our Lee Street house in 1973, making us, by Sandra Whitmore's definition, "Old Players." Of course, we were drawn to our house by the view of the park and the water. But we also loved the fact that we could lie in bed at night and listen to the wind in the rigging of the sailboats docked at the yacht basin. We find it ironic that the new players at Harborside and Ford's Landing now claim to speak for all the neighbors who love the water. Before these developments arrived we had a much wider view of the river. We fully support the program and plans of the Alexandria Seaport Foundation. Alexandria, for a historic seaport town, has very little going on on the waterfront that has anything to do with people getting close to the water. Compared to Boston, Seattle, San Francisco, etc. our waterfront lacks restaurants and certainly boating facilities. The ASF wetlands ecology programs, educational programs, etc., would make Alexandria's waterfront come alive. No passive parks - we have enough of this in bits and pieces along the waterfront. I feel that the Waterfront Alliance is self-righteous to say the least. They certainly don't speak for me and many others. But fear has brought them out in force. We hope that you will take the long view and consider what is in the best interest of Alexandria as a whole, and not

just a very vocal minority of adjacent neighbors. Thank you!

Judy Noritake: All of these tonight are valuable pieces, but need a whole look. We have here presented specific solutions on just the OTYB. I think this is fine as a part of the thinking about this design problem. I think that we are missing some basic sideboards in our thinking that can and should frame the issues differently and allow more creativity and better function. But first we need to ask and answer some basic questions:

1) is all of Windmill Hill Park being considered as we redesign this area? IT SHOULD BE.

2) what are the highest and best uses of the PUBLIC waterfront?

Should there be parking? Not at OTYB, but what about somewhere else on the larger site? If no parking, what does this do to the neighborhood?

Should there be a building? Maybe not at OTYB - what about elsewhere on the site?

Should we give over some of our limited waterfront to the sole use of dogs? - NO - elsewhere on the site perhaps.

What other recreation should be included in the larger park area.

Ask and answer for each use.

2B) How do we bring people to the water to interact?

3) What about the view? To the river?

Very important. Including tree removal along Union, but replacing at the North and South Boundary.

4) What about the road?

Design the park across the road. Make the road a mosaic or quilt of color or material so cars know they are in a park - not park users crossing a roadway.

5) Should the pilings go?

Yes - they are toxic. We should not be afraid to ask these questions! This park grew organically over time. It was never planned. Now is the time to do that. The design should be accomplished through an open, public charrette with good designers leading = Creativity.

Cavley Deringer: The Waterfront Alliance is clearly the best plan for all residents of Alexandria. It provides the easiest access and the fewest exclusions. With a society consumed by sprawl and crawl the need for more green open space in an imperative. In addition the WA provides the most comprehensive design for the beautification of this already beautiful city. Though I like many merits of the Seaport proposal, the location is poor. How about all that unused wetlands on the south side of the Woodrow Wilson Bridge?

City Plan: Best qualities: This is the least controversial - and its boring!!

Issues & concerns: parking on waterfront, dog park on waterfront, does not take advantage of redesigning whole site.

Waterfront Alliance

Best qualities: water quality in Basin, doesn't bring people onto the water, or in a good interaction with it, this is too vague on execution

Issues & concerns: doesn't deal with bad stuff at stream & dog park, leaves some pilings - aren't they creosote soak & an environmental hazard?, no cost to City - Baloney!

Seaport Foundation

Best qualities: small boat slip area, gets people out on the water, educational building, if built, should have other groups there too.

Issues & concerns: bad precedent to give public land for a private (yes, NGO) use, too focused on just OTYB, cannot put building on water - more back into hill of Windmill Hill Park.

Peter Nelsen Proposal: Issues & concerns: Not a good idea - doesn't serve the best needs of the City - condo marina! - Get a life!

City Plan

Best Qualities: absolutely not. Not comprehensive enough. Minimal improvements, don't agree with City's philosophy. No assurance City leaders won't change with new leadership over the years & decide to build a marina. We love the pilings!

Issues & concerns: No parking lots - the public loses.

Waterfront Alliance Plan

Best qualities: #1 choice. Best choice of maximizing nature and walking along river. No parking lots/no noise/no blockage of river view, easy walking path/wetland is great idea. We need to preserve open areas (quiet). In residential place - Pilings need to stay there.

Seaport Foundation Plan

Absolutely not. Too large a concept for volunteer organization. This organization can find another piece of non-precious riverfront land. Don't agree with parking lot, bus turnaround, and buses of children, building structures. I strongly oppose this proposal. Thank you.

Peter Nelsen Plan

Absolutely not. By Wilson Bridge is okay. We would lose a natural resource. No developers please. Least attractive. Fueling/gas in water, parking concerns. Noise, pollution. Only access by boat owners. Too many slips. Access to Seaport is a definite NO. Too too busy. Nothing but congestion.

Other ideas: We are critically short of open space.

Waterfront Alliance Plan

Issues & concerns: will need Federal permit and the ability of the Alliance to complete that application process

Seaport Foundation Plan: Issues & concerns: Will need Federal permit

City Plan: Issues & concerns: Parking is not good use. Environmental concerns

Waterfront Alliance Plan

Best qualities: Good use for all of Alexandria. Retains waterview. Retains green space.

Seaport Foundation Plan

Issues & concerns: Blocks view. May create traffic problems. Some redundancy of existing

waterfront use in Alexandria.

Peter Nelsen Plan: NO! For the few who can afford to buy expensive boat slips

City Plan: Best qualities: Open water preserved

Issues & concerns: Parking lot does not belong on waterfront - how about across the street on part of Windmill Hill if we must have!

Waterfront Alliance Plan: Best qualities: No parking lot, no building

Issues & concerns: Hate to lose open water, even to plants

Seaport Foundation: Best qualities: leaves more open water than Waterfront Alliance

Issues and concerns: building and parking right on water. Move them across the street to location of current basketball court.

Peter Nelsen Plan: Best qualities: leaves scenic water and scenic boats

Issues & concerns: vague about buildings, parking, etc. Boats are scenic on the water, cars are not!

Attendance from May 10, 2001
Meeting on Windmill Hill Park

Seymour & Marion Young
518 S. Fairfax Street
Alexandria, VA 22314

William N. Hunley
449 Argyle Drive
Alexandria, VA 22305

Susan & Tom Tuttle
521 S. Lee Street
Alexandria, VA 22314

Judy McVay
207 N. Columbus Street
Alexandria, VA 22314

Al Kalvaitis
17 Franklin St
Alexandria, VA 22314

Al Karasz
456 Argyle Drive
Alexandria, VA 22305

Gray Hogan
216 Prince Street
Alexandria, VA 22314

Peter Nelsen
3114 Circle Hill Road
Alexandria, VA 22305

Michelle Boggs
19 Franklin St.
Alexandria, VA 22314

Becky Ellis
105 Pommander Walk
Alexandria, VA 22314

Molly Theobald
106 W. Taylor Run
Alexandria, VA 22314

Darryl Pedersen & Tescia Yonkers
801 Rivergate Place
Alexandria, VA 22314

Jennifer Ryan & Jim Barall
113 Prince Street
Alexandria, VA 22314

Jill E. Brantley
7 Keith's Lane
Alexandria, VA 22314

Joe Oliva
11 Keith's Lane
Alexandria, VA 22314

Katy Cannady
20 E. Oak Street
Alexandria, VA 22301

Poul Hertel
1217 Michigan West
Alexandria, VA 22314

Charlotte A. Hall
205 The Strand
Alexandria, VA 22314

Thomas H. Lee
504 S. Pitt Street
Alexandria, VA 22314

Jon Aaronsoam
821 Rivergate Place
Alexandria, VA 22314

Phyllis G. Sidorsky
111 Prince Street
Alexandria, VA 22314

Yvonne Weight
735 S. Lee Street
Alexandria, VA 22314

Mark Feldheim
1215 Prince Street
Alexandria, VA 22314

Luke Mayer
108 Pommander Walk
Alexandria, VA 22314

Cavley Deringer
619 Pommander Walk
Alexandria, VA 22314

Judy Noritake
605 Prince Street
Alexandria, VA 22314

Anne Painewest
511 High Street
Alexandria, VA 22302

Ross Bell
820 S. Washington St.
Alexandria, VA 22314

Philip & Gwenaelle Marston
612 S. Fairfax St.
Alexandria, VA 22314

Ellen Pickering
103 Roberts Lane
Alexandria, VA 22314

Susan Horne
212 Wolfe Street
Alexandria, VA 22314

Rolf Marshall
309 S. Union Street
Alexandria, VA 22314

Andrew MacDonald
215 S. Union Street
Alexandria, VA 22314

Elaine Johnston
831 S. Fairfax
Alexandria, VA 22314

Pat Braun
206 N. Columbus Street
Alexandria, VA 22314

Marianne Marzo
623 Pommander Walk
Alexandria, VA 22314

Barbara Sheehan
609 S. Fairfax St.
Alexandria, VA 22314

Patricia Levy & Robert Ritsch
419 Franklin Street
Alexandria, VA 22314

George Boteler
320 S. Lee Street
Alexandria, VA 22314

Mohammed Halim
T&ES

Carolyn Miller
122 Gibbon Street
Alexandria, VA 22314

Tom Tyler
1250 Martha Custis Drive
Alexandria, VA 22302-2016

Nancy Goudreau
509-2 Bashford Lane
Alexandria, VA 22314

Bill & Joan Pryce
322 S. Lee Street
Alexandria, VA 22314

Cecilia Hamilton & Jay Ehrlich
9 Wilkes Street
Alexandria, VA 22314

Polly & Graeme Bannerman
3 Wilkes Street
Alexandria, VA 22314

Bill Skrabak
Office of Environmental Quality

Adam Wilson
310 S. Fairfax
Alexandria, VA 22314

Mr. & Mrs. H. Talmage Day
113 North Fairfax Street
Ramsay Alley Entrance
Alexandria, Virginia 22314-3229

Del Pepper
4600 Duke Street
Alexandria, VA 22304

Alan Voorhees
109 Duke Street
Alexandria, VA 22314

Sarita Schotta
Charles Schotta
104 Prince Street
Alexandria, VA 22314

Judy Deagle
600 S. Fairfax Street
Alexandria, VA 22314

Jack Crawford
7815 Oaklawn Drive
Alexandria, VA 22306



MIME:MarcusD@usa.r
edcross.org

06/04/01 02:07 PM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Hill River Park

WS

6-6-01

Beverly, As an Old Town resident I would like the city council to know that I support the Waterfront Alliance Plan with modified access to the Old Town Yacht Basin for everyone. I said 'modified access' because I am not in favor of personal kayaking and canoeing from the parkside. I would also like the city council to know that this process has become way to complicated. There are too many other issues are destructive to Old Town that should be addressed. I look forward to the working session meeting on the 6th.

Thank you.

David B. Marcus



MIME: Susan.Brita@ma
il.house.gov

06/04/01 09:37 AM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Park Plan

WS
6-6-01

At the City Council work session, scheduled for Wednesday June 6th, the Windmill Park development plan will be discussed. I support only a plan which will provide complete public access for everyone and relies heavily on passive park uses that are environmentally sensitive and friendly, such as walking trails, picnic areas, and wildlife observation overlooks. Natural flora and fauna as well as trees should be protected to the greatest degree. Please provide a copy of my comments to members of Council.

PHONE-O-GRAM[®]

for: *Mayor & Council* ^{WS}
6-6-01

From *Joan Price* Company _____
City *322 S. Lee St.* Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message *She supports Waterfront Alliance Plan -*
opposed to building or parking lot - keep
a natural park - no commercial
use

Date 6/4 Time 4:50 Taken by bc

Action Wanted _____

Action Taken _____

PHONE-O-GRAM[®]

for: *Mayor & Council* ^{WS}
6-6-01

From *David Albright* Company _____

City *435 S. Lee St.* Area Code _____ Phone _____

telephoned Please return the call Returned your call Will call again Came in See me

Message *He is against development as a marina - would like to see development that can be used by all people - not just a select few - children or boat owners.*

Also, repairs are not done in that area.

Date *6/4/01* Time *10:45* Taken by *bc*

Action Wanted _____

Action Taken _____

PHONE-C-GRAM[®]

for Mayor & Council ^{WS} 6-6-01

From Joanne Herr Company _____

City Stikes St. Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message vote for plan to keep area open like Founders Park - supports Waterfront Alliance proposal - she has concerns re a building & buses, etc., coming in.

Date 6/4 Time 3:35 Taken by bc

Action Wanted _____

Action Taken _____



MIME:TwigM@aol.com

06/04/01 01:22 PM

To: Beverly I Jett@Alex

cc:

Subject: Citizen Views on Old Town Yacht Basin

WS
6-6-01

I am generally in support of the city's plan for the extension of Windmill Hill Park into the Old Town Yacht Basin. However, I am **VEHEMENTLY OPPOSED** to paving over the part of the property that is currently referred to as the existing parking lot on the south side. This should be park space. This waterfront property is far too valuable to be a parking lot. In one of the open city meetings a representative of the city claimed this had always been a parking area. There are no residents on the 500 block of S. Lee Street (four of whom have lived on this block over 35 years) who remember it as a parking lot. Regardless of its history, parking is not currently a problem for the park (we should know as we view it out our front windows). There are always spots available on the west side of Union Street. To pave over this valuable park area would be a shame... If the city wants to add parking spaces to compensate for the loss of spaces at the ODBC, perhaps they could use some of the industrial land that was part of the Backyard Boats site.

In addition, I am opposed to the wholesale removal of the pilings. I think they should be evaluated one by one and only the unstable or deteriorating ones should be removed.

Thank you for your attention

Twig Murray
703 683 6790 513 S. Lee St.
Alexandria



MIME:Kaupp.Ann@NM
NH.SI.EDU

06/04/01 12:32 PM

To: Beverly I Jett@Alex
cc:

Subject: Windmill Hill River Park

WS
6-6-01

I would like to express my concern that this space remain a public area available to everyone and be left as natural as possible.

Ann Kaupp, Head
Anthropology Outreach Office
Department of Anthropology
Smithsonian Institution
Washington, DC 20560
(202) 357-1592
kaupp.ann@nmnh.si.edu

WS
6-6-01

*Sent to
cc, com Planning
Recreation
Pending*



MIME:LMayer@esi-intl.
com
06/04/01 09:23 AM

To: Beverly I Jett@Alex
cc:
Subject: Old Town Yacht Basis

My wife and I, residents of Pommander Walk, oppose any changes to the parks surrounding the OTYB. We do not want a building, boat condos, or anything that would change the area to anything other than parks with open access by anyone who wants to use the areas. My wife and I plan to attend the Wednesday night working meeting.

Respectfully
Luke Mayer





MIME:JS@episcopalhi
ghschool.org

06/04/01 09:11 AM

To: Beverly I Jett@Alex
cc:
Subject: Old Town Yacht Basin

*Sent to
cc, Cdr, Planning
Recreation
Pamela*

As residents of Old Town, my husband and I support the Waterfront Alliance Plan with full access to the Old town Yacht Basin for everyone. We will be at the meeting on Wednesday evening.

Jill A. Sullivan
Director of Alumni & Parent Programs
Episcopal High School
1200 North Quaker Lane
Alexandria, VA 22302
(703) 933-4023





MIME:theknisleys@hotmail.com

06/04/01 10:40 AM

To: Beverly I Jett@Alex
cc:
Subject: waterfront

*Sent to
cc, esp. 1
Planning
Recreation
Barker*



We live in the 100 block of Duke St. and we support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone.

Get your FREE download of MSN Explorer at <http://explorer.msn.com>



MIME:JJLett@aol.com
06/03/01 10:13 PM

To: Beverly I Jett@Alex
cc:
Subject: Old Town Yacht Basin

*Jett
cc, City Planning
Recreation
Basking*

As a resident of Old Town Alexandria and historic Captain's Row, I strongly support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone! Please vote in support of complete access!

Thank you.

James J. Lettenberger
107 Prince Street
Alexandria, VA 22314
703 684 8439
jjlett@aol.com





MIME:dtempleman@home.com

06/03/01 07:36 PM

To: Beverly I Jett@Alex
cc:

Subject: Future of Old Town Yacht Basin and parks

*Sent to
cc, cda, Blanning,
Recreation.*

Pending

I support the Waterfront Alliance Plan, with full access to the Old Town yacht Basin for everyone.

Don Templeman
119 Princess St.
Alexandria Va. 22314





MIME:GGCrook@aol.com
06/03/01 04:25 PM

To: Beverly I Jett@Alex
cc: schotta@erols.com @ INTERNET
Subject: Waterfront Alliance Plan

*Sent to cc, CRM,
Planning, Recreation
Banding*

This is to add my name to those who support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone.

Sincerely,
G. Gail Crook
621 N. Saint Asaph St. # 209
Alexandria VA 22314



Dear City Council members:

I am writing to urge you to keep Windmill Hill Park as an open space. As a new comer to Alexandria, I am appalled at the lack of open space and bicycle trails, especially compared to Arlington. I want to be able to go to the Potomac river and enjoy unobstructed views, and the wildlife living there. Most people consider open space a positive quality of life issue. Please keep Alexandria a better place to live by keeping Windmill Hill Park an open space.

Sincerely,
Christ K Johnson

Zebrowski
2458 Garnett Dr.
Alexandria, VA 22311

sent
to CC, Com
Recreation
PF 6/6

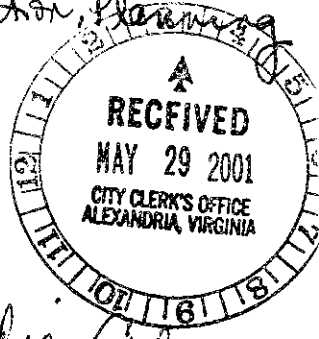


Honorable Members of the
Alexandria City Council
City Hall
301 King Street
Alexandria, VA 22314

Sent to CC, CM, Recreation, Planning

516 DUKE STREET, ALEXANDRIA, VIRGINIA 22314

6/5/01 WS



KIRBY RODRIGUEZ

May 23, 2001

To: The Hon. Members of the Alexandria City Council

Re: Windmill Hill Park Yacht Basin

For fourteen years I have been opposing development at The Old Town Yacht Basin. Please put me on record once again as strongly opposed to any development on the site.

I am a citizen of Alexandria who pays hefty real estate taxes. My questions regarding the financing of The Seaport Foundation have not been reassuring. Also, deep-water channel for ocean-going vessels is just outside perimeter of filling making it extremely dangerous for small boats when tidal change. Perhaps this is a good project somewhere else, but totally unsuitable for Windmill Hill Park. The ennobled Sierra Club Newsletter expresses my sentiments, although Al Cox's plan would be five with 15 instead of 30 parking places.

Thank you. Kirby Rodriguez

Write On: The Power of the Pen!

by Adam Wilson

Here's your chance to save local open space with just a letter. Really! Write a letter that goes to the Alexandria City Council. The goal: protect a unique parcel of public land on the Potomac.

In April and May, Alexandria will consider plans to develop land directly on the Potomac's edge. Known as Old Town Yacht Basin, the land was recently renamed "Windmill Hill Park." It's owned mostly by the City, and partly by the National Park Service right on the Potomac's edge. Birds live and nest on yesteryear's wooden pilings in a habitat that grows more alive and natural each year. A heron has moved in. Bird watchers see over 50 other species, too. Turtles live there also, sunning themselves on warm days.

Write a letter and save this open space! Green space is rare on the Potomac and when the new bridge damages Jones Point and "National Harbor" is developed on the Maryland side, more than 500 acres of undeveloped land on the River will be gone.

Forever.

Preserving the Windmill Hill Park land is worth a fight.

TWO DEVELOPMENT PLANS.

At least two proposals are on the table: (1) The City itself wants to use almost half the land to pave a 30 plus car parking lot, only about 10 feet from the Potomac's edge. This paved lot would extend, on two sides, along 200 to 300 feet of the Potomac. (2) A local Foundation proposes the open space be developed into the parking lot and a large building. This would eliminate all of the open land at issue. In the water, there would be a gas- and/or sailboat marina, eliminating the wild-life habitat.

THE MAIN POINTS TO HIT IN YOUR LETTER.

The City has suggested that the best way to ensure everyone can enjoy this particular piece of the waterfront is to develop it. It has assumed, without study or proof, a parking shortage at this location. It has assumed, without asking, that citizens want to trade open space for extra parking. And it has implied, both incorrectly and disingenuously, that those trying to save this area are but territorial neighbors who want to keep others away.

(1) I'm a (citizen of / visitor to) Alexandria, and I don't want this rare open space developed.

(2) The best way to ensure that everyone can enjoy the Potomac at Windmill Hill Park is to leave

continued on page 4

HAVE YOU MOVED?

Send your newsletter label and change of address to:
Sierra Club Member Services • P.O. Box 52968
Boulder, CO 80322-2968

it open and undeveloped. That's what attracts residents to it (and visitors who spend money that boost Alexandria's economy).

(3) There is no parking shortage at Windmill Hill Park. The City just widened Union Street and made dozens of new on-street parking spaces at the Park, unused by nearby residents.

(4) I'd be more likely to use Windmill Hill Park if the land directly along the river is open green space. Conversely, I'll be less likely to use it if there is a building and parking lot directly on the water.

(5) I'll be more likely to use Windmill Hill Park if I don't have to see cars, buildings, and marinas when I look out on the Potomac. I want a place to go to along the river that is natural and undeveloped.

The most important letter to write is the one that goes to Alexandria's City Council. They make the final decision. Write to: The Hon. Members of the Alexandria City Council, City Hall, 301 King Street, Alexandria, VA 22314. If you've got the time, send a copy to John Parsons, National Park Service, National Capital Region, 1100 Ohio Drive S.W., Washington, DC 20242.

Please write; don't call! Writing will leave proof in the City's files of citizen response, which we can keep track of via FOIA requests. Thanks you! A large volume of letters from those of us who live and around Alexandria can save this open space. If you'll write a letter, I promise to report a victory when this is all over.

The Mount Vernon Starman invites members to participate by submitting articles, photos and first person experiences for publication. Also, if you're willing to attend and report on relevant area events and political meetings, contact the Group Chair for assignments. The submission deadline for each issue is the first Tuesday of the month prior to publication.

**NEXT ISSUE: SEPTEMBER/OCTOBER
DEADLINE IS AUGUST 10TH.**

WS

6-6-01



MIME:sean.p.smith@u
s.pwcglobal.com

06/04/01 09:15 PM

To: Beverly I Jett@Alex
cc:
Subject: Old Town Yacht Basin

Dear Council -

As a resident of Old Town, I do sincerely hope that you will support the Waterfront Alliance Plan for the Old Town Yacht Basin with full access for everyone. I think neither private-use restrictions, permanent two-story building at the Potomac's edge, nor bus parking and turn-arounds are the best use for this waterfront site. I hope you will agree that a natural environment for wildlife, birds, fish and vegetation that is accessible to all - both residents and visitors alike is in the best interest of the city. Please support the Waterfront Alliance Plan.

Thank you,

Sean P. Smith
107 Prince Street
Alexandria, VA

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.



MIME:shwelch@home.
com

06/05/01 01:25 PM

To: Beverly I Jett@Alex

cc:

Subject: Support the Waterfront Alliance Plan

Dear Ms. Jett:

I want to voice my support for the Waterfront Alliance Plan which recommends full access to the Old Town Yacht Basin for everyone.

As an Old Town resident for the past 6 years I have realized how important the Basin is in providing one of most unique and beautiful vistas of the Potomac and shoreline in our city. It is critical that we preserve these natural, public areas so both current future generations can benefit.

I strongly oppose putting any public or private building in the park and any paving that would take away from its natural state. I strongly support educational efforts that develop an appreciation for the river and wildlife---but believe that education does not have to be in a building.

I walk past the park almost everyday and see people of all ages marveling at the view and being calmed by the peace and quiet of the park. This is a precious treasure that ALL citizens should have the right to continue enjoying.

Please support the Waterfront Alliance recommendations!

Sandy Welch

204 Green St.

Alexandria, VA



**MIME:Marcia.Pixley@s
ba.gov**

06/05/01 11:45 AM

To: Beverly I Jett@Alex
cc:
Subject: Waterfront Alliance Plan

We support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone.

Dr. and Mrs. Burnett Q. Pixley
113 Pommander Walk
Alexandria, VA 22314



MIME: jbnast@pol.net

06/05/01 12:42 PM

To: Beverly I Jett@Alex

cc:

Subject: Old Town Yacht Basin

Hello,

I support the Waterfront Alliance plan for the Old Town Yacht basin because it would preserve the character of the area and allow more free public access.

sincerely,

Dr. Justin B. Nast

112 Harvard St.

Alexandria, VA 22314



**MIME:jcmilner@home.
com**

06/05/01 10:45 AM

To: Beverly I Jett@Alex
cc:
Subject: Old Town Yacht Basin

As relatively new residents of the waterfront area of Alexandria, we wholeheartedly support the efforts of the Waterfront Alliance to maintain the area for the entire population, preserving it for everyone's enjoyment, not just a few. Thank you for keeping an open mind and spirit re this matter. J.C. and Neil Milner



MIME:gmalliet@hotmail.com

06/05/01 02:35 PM

To: Beverly I Jett@Alex

cc:

Subject: Fwd: ACTION ITEM: June 6 City Council Work Session on Windmill Hill

We are approaching a critical point in the process of ensuring access for ALL Alexandria's citizens, as well as visitors to our city, to the Old Town Yacht Basin (and surrounding waterfront property) as part of the proposed Windmill Hill River Park. If you want the Old Town Yacht Basin area to be completely accessible for passive (walking, birding, canoeing/kayaking, photography, sunning, reading) use for everyone .

And you don't think OTYB is the place for

- a.. Private-use restrictions on the Potomac shoreline for 40 boat condos
- b.. 20 boat slips/ tourist boating activities (similar to the Jefferson Basin)

a.. Permanent two-story building at the Potomac's edge

b.. Paved parking, bus turnarounds, bus parking

a.. Increased tour and school bus traffic on Franklin, Gibbon, Wolfe, Duke, Prince, Union, Lee, Fairfax streets

a.. Much less the destruction of wildlife and bird habitats

What you, your family and neighbors need to do between Monday, June 4 and Wednesday afternoon, June 6th is

1.. contact the Clerk/City Council 703-838-4550, (beverly.jett@ci.alexandria.va.us) and say you "Support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone" AND

2.. Attend the Council Work Session, Wednesday evening, June 6, at 7:00 pm Council Chambers. Please try to arrive by 6:30 for better seating.

You may wish to draw on the 15 points below (which combine ideas voiced at Waterfront Alliance meetings and the results of the questionnaire which most, if not all, of you filled out in response to its distribution via email and at a recent Waterfront Alliance meeting.

YOUR PARTICIPATION IN CALLS/EMAILS TO CITY COUNCIL AND ATTENDANCE AT THE JUNE 6 COUNCIL WORK SESSION WILL BE CRITICAL TO KEEPING THE WATERFRONT COMPLETELY OPEN AND AVAILABLE TO ALL ALEXANDRIANS AND OUR VISITORS. REMEMBER, IT'S PUBLIC LAND OWNED BY ALL OF US!

LET'S KEEP IT ACCESSIBLE TO ALL OF US, INCLUDING ALEXANDRIA'S MANY VISITORS, ON AN EQUAL BASIS!

What the Alexandria Waterfront Alliance supports.
What the Alexandria Waterfront Alliance opposes.

1. Total access for Alexandrians and visitors to the park and Potomac River so that everyone can enjoy the beautiful vistas from Lee Street to the Potomac River.

Restricted use for any private group-whether for/non-profit-to either the park, or river. Private use of public lands anywhere for any purpose.

2. Passive park uses such as picnics, walks, watching wildlife and birds, personal kayaking and canoeing from the park-side and from the Potomac.

Large playing fields, biking through the park, motorized watercraft.

3. Wildlife, birds and fish in their natural environments.

Any structure, paving, or bus turnaround areas that destroy natural habitats and pollute the Potomac River.

4. Native plant material that both sustains the wildlife and that enhances rather than obscures vistas. Extensive use of sub-aquatic species.

Non-native or native plants that obscure vistas of the park and water; the Everglades look.

5. Traffic calming techniques on Union Street that promote safety and the sense of oneness of Windmill Hill Park areas on both sides of Union Street.

Unrestrained traffic for all vehicles.

6. Education for all ages such as continuing the signage (information stations) from Jones Point around to Windmill Hill Park that highlight the natural and human history of the basin and park areas. The idea is to experience nature, not talk about nature indoors.

Education technologies that require four walls.

7. Prevention of mudflats by using the necessary plants and then protecting the planted basin with 'sills' to avoid constant erosion.

Damming the area.

8. Bulkhead repair (whether depressing the bulkhead, or some other approach) and planting it to create a natural shoreline.

Summarily removing all bulkheads, or making minimal repairs without restoration to a natural look.

9. Board walk over the Potomac from Ford's Landing north to Harborside that runs over the sills and allows space for anyone's kayak and canoe to enter/leave the basin.

Boardwalk restricted to basin shoreline.

10. Boardwalk around the entire basin unimpeded by any structure.

11. Cover the drainage ditch and screen with native shrubs and plantings, or making it a focus. Simply covering the ditch without integrating it into the landscape.

12. Under grounding power lines on east side of Union Street to enhance vista from Lee Street and west side of park.

No under grounding.

13. Tree removal and planting that are appropriate to overall objectives of sweeping vistas and shade for passive uses of the park.

Removing all trees; leaving all trees.

14. Removing only the deteriorating piling after piling by piling examination to determine what creatures would be affected and what piling is necessary for wildlife.

Removing all pilings.

15. No cost to Alexandria.

Any city commitment for parking lot in park area, or other land preparation costs.

Please copy this email message and distribute it to your friends and neighbors who may not have email

access or are not yet on the Waterfront Alliance email list.

Contact Sarita Schotta, schotta@erols.com or fax at 703-548-0330 for more information.



MIME:catherine.traffanstedt@omitron.com

06/05/01 04:43 PM

To: Beverly I Jett@Alex
cc:
Subject: Waterfront Alliance Plan

Fyi.

I fully Support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone.

Catherine Traffanstedt
717 South Pitt Street
Alexandria, Va 22314

ALEXANDRIA SAILING MARINA

FEASIBILITY STUDY

P.O. Box 2478

Alexandria, Virginia 22305

Fax 703 548 6216

Telephone 703 683-1980

Alexandria Marina Project

Alexandria, one of the oldest port cities in America that prides itself on its maritime history is in danger of losing one of the few remaining marina sites where Alexandrians may obtain space to keep a boat.

The Alexandria ^{OLDE TOWNE} Marina staff have surveyed the population and found overwhelming support for a restoration of the "Olde Towne Yacht Basin" at Gibbons and Union Streets.

More than twice as many have indicated that they would be interested in leasing or purchasing a boat slip at the Alexandria Marina than what the design plan, recommended by the consultants.

Parking would be at the Olde Towne yacht basin and with only a fraction of the slips that were there before. Parking should not be a problem.

The wishes of the Olde Towne Civic Association have been incorporated as much as possible; for instance, there will be no public restaurant, no major boat maintenance performed. Security will be provided. Noise disturbance will be controlled with a maximum of 60 DBH @ 500 feet.

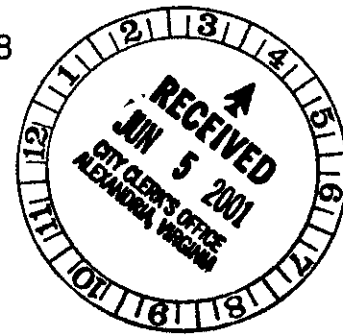
Accommodations will be made for the Alexandria Seaport Foundation to place their boats on the southside of the marina, between the marina and Fords Landing.

We will present a more detailed plan in person at the public meeting

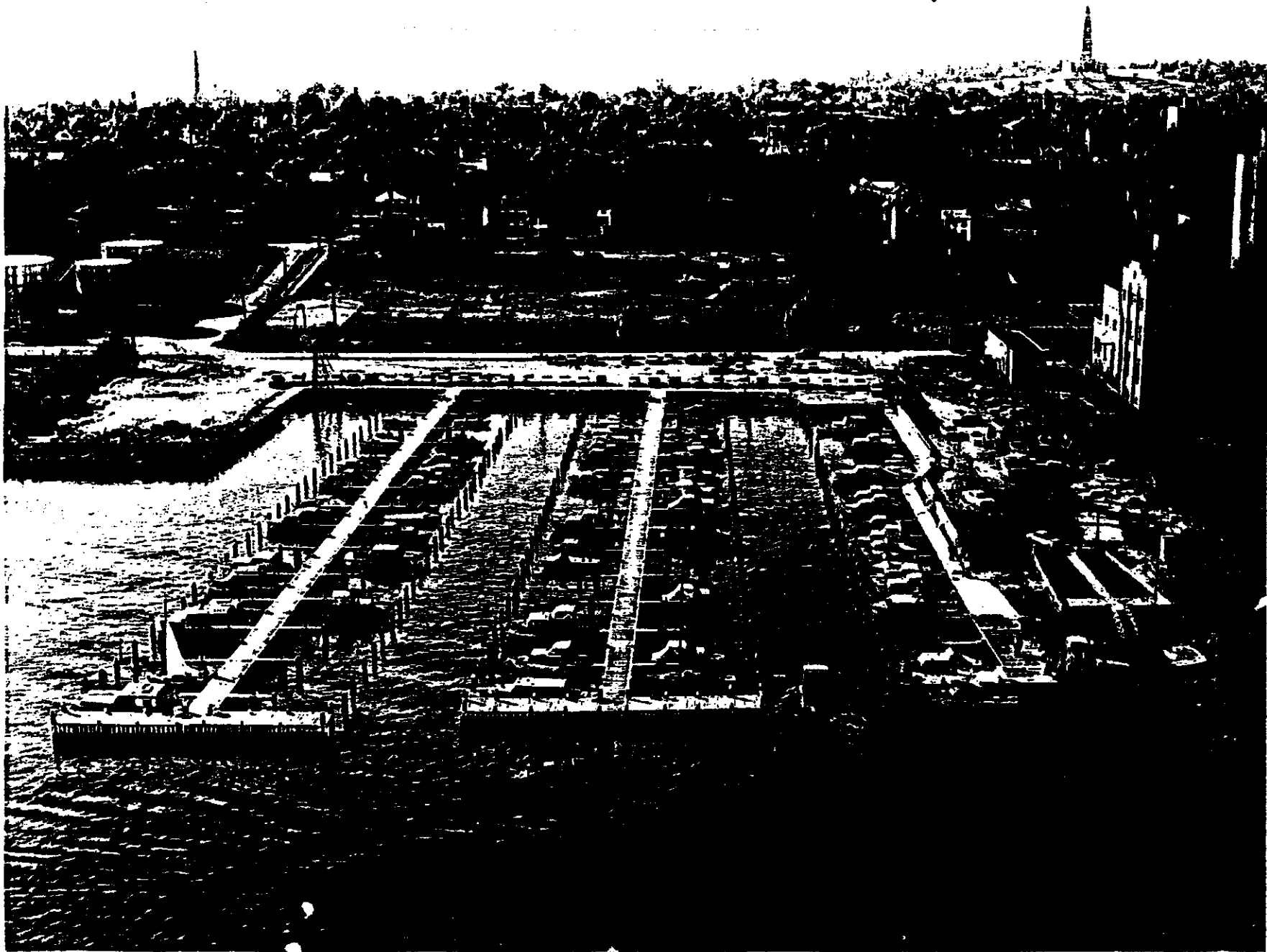

PETER NELSEN

5 June 2001

P.O. Box 2478
Alexandria, Va. 22301-0478

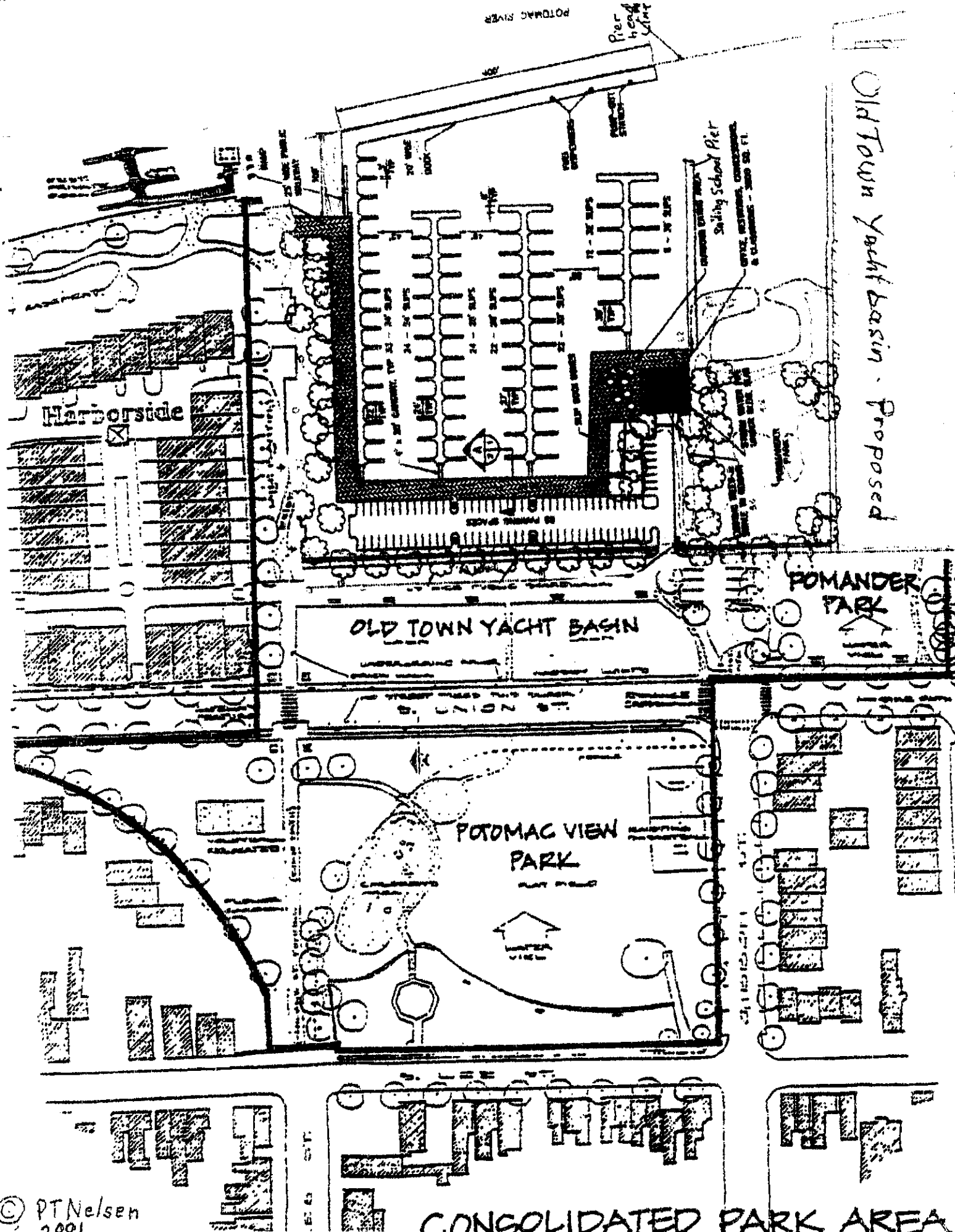


Old Old Town Yacht basin 50 years ago



Old Town Yacht basin year 2000





Old Town Yacht Basin - Proposed



Alexandria, Virginia

Historic Alexandria Resources Commission

Box 178, City Hall
Alexandria, Virginia 22313
(703) 838-4554

WS
6-6-01



June 5, 2001

The Honorable Kerry J. Donley, Mayor
Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Consideration of Plans for Windmill Hill Park

Dear Mayor Donley and City Council Members:

The Historic Alexandria Resources Commission (HARC) is pleased that the City is making plans for the improvement of Windmill Hill Park. The preservation and use of this site on the riverfront in Old Town has tremendous significance to the historic character of the City.

Several of our members attended the meetings at which the various plans were presented and discussed, and HARC discussed these plans at our May meeting. We believe that elements of the plans proposed by the City staff, the Alexandria Seaport Foundation, and the Waterfront Alliance have merit that should be taken into account in development of a final plan for the Park. In particular, HARC wishes to express its support for the concept of an education center at the Park that will provide the ability to interpret the importance of the river to the history of Alexandria. We also recommend that plans for the Park include direct access to the river for small, non-powered boats, as we believe that such access will promote an understanding of the significance of the river in Alexandria. Finally, we urge that the final plans provide for the preservation and restoration of the open space and wetlands at the Park to the extent feasible.

We hope these comments will be helpful as the City further develops plans for Windmill Hill Park, and we appreciate the opportunity to participate in the planning process. We look forward to further review as the plans develop.

Sincerely,

Elaine L. Johnston
Chair

cc: Phil Sunderland, City Manager
Eileen Fogarty, Director, Planning and Zoning
Sandra Whitmore, Director, Recreation, Parks and Cultural Activities

WS

6-6-01



MIME:gwhfth@home.com
06/06/01 06:18 AM

To: mayoralex@aol.com @ INTERNET, billclev@home.com @ INTERNET,
wmeuille@tidalwave.net @ INTERNET, delpepper@aol.com @
INTERNET, Rich Baier@Alex, dspeck@aol.com @ INTERNET, Beverly
I Jett@Alex

cc:

Subject: Windmill Hill Park - June 6, 2001 Working Session

Attached is a Word file which includes our letter dated June 5, 2001, concerning the recommendations for changes in Windmill Hill Park. We strongly encourage you to not adopt the Seaport Foundation's proposal and to instead continue with the original recommendations regarding "Park" improvements with certain modifications recommended by the Waterfront Alliance. If you have any questions concerning these recommendation or comments, please contact us.

Terry Hallihan & Gerard Hallihan

Phone 703-684-6541
Fax 703-549-7845

June 5, 2001

The Honorable Mayor and Members of City Council
City of Alexandria
Suite 2300
301 King Street
Alexandria, VA 22314

Re: Windmill Hill Park

You are requested to **unanimously not support** the Seaport Foundation's proposal which includes:

1. Construction of a building on the property at the foot of Gibbon Street adjacent to the Pommander Dog Exercise Area, or
2. Development of 20 plus boat slips and a dock.

You are requested to **unanimously not support** :

1. Paving the area at the foot of Gibbon Street for a parking lot or a bus turnaround area;
2. Control of the property and any improvements on such property by a public charity or private foundation; or
3. Restricted use of this property by any private group.

You are requested to **unanimously support** the Windmill Hill Park November 25, 1997, Design Concepts including:

1. Cleaning up existing Yacht Basin by removing majority of the pilings, sections of the chain link fence, and existing trees which do not conform to the master plan;
2. Extending South Union Street streetscape elements per the 1982 Waterfront Master Plan by placing the power lines underground, installing curb and gutter, continuing the brick sidewalk, and installing Gadsby lights and street trees;
3. Straighten Wilkes Street Tunnel Path to align with the Wilkes Street right-of-way, installing street trees and landscaping to this new path orientation, and shifting the volleyball court to the northside of the path;
4. Defining the gateways to the park by placing enhanced intersections to slow vehicular traffic and decorative entrances to showcase the walkway and bike trail through the Wilkes Street Tunnel;
5. Retaining the dog exercise area in Pommander Park;
6. Creating a large open lawn area between south Lee Street terrace and the Potomac River limiting the number of new shade trees and no addition of street trees in this block;
7. Retaining all existing recreational activities and **no** expansion of new large-scale athletic fields, merely continuing the informal field games and lawn games;
8. Retaining vista of water from all street ends per City Master Plan; and
9. Restoring and extending the bulkhead between Harborside and Ford's Landing.

You are requested to **unanimously support** :

1. Repair of the bulkhead and planting it to create a natural shoreline; and
2. Installation of a boardwalk over the Potomac that runs over the sills and allows space for a kayak or canoe to enter or leave the basin; the boardwalk would be from Ford's Landing north and connect with Harborside.

Thank you for your consideration of the above comments.

Sincerely,
/s/ Frances T. H. Hallihan
Frances T. H. Hallihan

/s/ Gerard W. Hallihan
Gerard W. Hallihan



MIME:swurtz@aera.net
t
06/06/01 08:29 AM

To: Beverly I Jett@Alex
cc: swurtz@aera.net @ INTERNET
Subject: Land Use

WS
6-6-01

I support the Waterfront Alliance Plan with full access to the Old Town yacht basin for everyone.
Sandi Wurtz
121 South Ingram Street
Alexandria, VA 22304

WS
6-6-01



MIME:Woodm72@aol.
com
06/06/01 09:57 AM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Park Issue

Dear Beverly,

Tonight will be a very important night for many Alexandrians. It is our last chance to request the city follow most of it's original plan to clean up the Windmill Park area and allow the only open view of the river in the southeast quadrant to remain open for public use and enjoyment.

I hope the city will be mindful to follow some of these suggestions and concerns.

1. Enlist the professional advice of the Corp of Engineers to access the following issues with respect to safety and flood control: A.

Repair,replace,or remove the bulkhead

B. Remove the pilings

C. Recommendations on the need to dredge and/or measures that will prevent or slow silt buildup 2. Buildings and parking lots should NOT be built on this public waterfront park 3. A passive park use is the most desirable...simply done with park benches, plantings and removal of trees that obstruct the view of the river.

4. A public walking path should be added to connect with Harborside and Fords Landing public walking paths.

The plan offered by the city a while back really had it right with exception of the parking lot. I hope my suggestions will be included in this process.

I thank you for your time and assistance in this matter.

Sincerely,
Margaret Wood 711 Potomac St.
Alexandria, VA 22314

WS

6-6-01



MIME:manddmacdonal
d@home.com

06/06/01 10:41 AM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Hill Park

Dear Members of Council,

I would like to express my support for making the Old Town Yacht Basin a passive continuation of the Lee Street Park, etc. (Founder's Park is an example which both neighbors and visitors enjoy immensely.)

A walkway along the river which would connect the path in front of Harborside with the path in front of Ford's Landing would make for a nice stroll. Picnic tables and benches along the waterfront would enhance its appeal for visitors to linger and enjoy the scenery. Raised brick crosswalks would facilitate crossing Union Street from the park to the river as well as slowing the pace of through traffic. Parking should remain as is on the street to keep from overpopulating the park as is frequently the case at Founder's. The use of the shuttle buses on King Street should help alleviate the parking problem also.

Sincerely,

Donald A. MacDonald
100-1/2 Duke Street
(703) 548-2062



Beverly I Jett
06/06/2001 04:04 PM

To: Susan K Seagroves/Alex@Alex
cc: Barbara L Carter/Alex@Alex
Subject: Windmill Hill River Park

For tonight's work session. Thanks.
----- Forwarded by Beverly I Jett/Alex on 06/06/01 04:10 PM -----



MIME:TLamoreaux@F
DIC.gov
06/06/01 04:09 PM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Hill River Park

I will not be able to attend the council work session this evening but would like to voice my views concerning the development of the waterfront park area along Union Street between Wolfe and Franklin. I live in the 100 block of Wolfe Street and have been a resident of the City of Alexandria for eight years. I support the Waterfront Alliance proposals. I am strongly opposed to the current development proposals involving the following uses:

-any structure paving or bus turnaround areas along the waterfront that will destroy the natural habitats that already exist in the area; .private use restrictions such as slips or boat condos and tourist boating activities; and

-increased tour bus or school bus traffic.

Thank you for consideration of my views.



Beverly I Jett

06/06/2001 03:52 PM

To: Susan K Seagroves/Alex@Alex
cc: Barbara L Carter/Alex@Alex
Subject: Windmill Hill River Park

For tonight's work session. Thanks.

----- Forwarded by Beverly I Jett/Alex on 06/06/01 03:59 PM -----



**MIME:DTupper@CHL
Bl.com**

06/06/01 02:36 PM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Hill River Park

I support the Waterfront Alliance Plan with FULL access to the Old Town Yacht Basin for EVERYONE!!!!!!

Thank you.
Diane Tupper
217 Prince Street



Beverly I Jett

06/06/2001 03:58 PM

To: Susan K Seagroves/Alex@Alex
cc: Barbara L Carter/Alex@Alex
Subject: Windmill Hill

For tonight's work session. Thanks.

----- Forwarded by Beverly I Jett/Alex on 06/06/01 04:04 PM -----



**MIME:anitarankin@sta
rpower.net**

06/06/01 03:59 PM

To: Beverly I Jett@Alex
cc:
Subject: Windmill Hill

We support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone. We oppose using riverfront land for a parking lot. If parking is a necessity, we suggest locating it in the park area to the west of Union Street. We support the addition of a few picnic tables and park benches, especially to accommodate the needs of adults and senior citizens to sit and enjoy the river views (as dogs and children are provided for in other sections of the park). Thanks for your attention.

Sincerely, Jim and Anita Rankin (717 Potomac St., Alexandria, VA)



Beverly I Jett

06/06/2001 03:58 PM

To: Susan K Seagroves/Alex@Alex
cc: Barbara L Carter/Alex@Alex
Subject: Old Town Yacht Basin

For tonight's work session. Thanks.

----- Forwarded by Beverly I Jett/Alex on 06/06/01 04:05 PM -----



**MIME:sandrabenn@h
otmail.com**

06/06/01 04:05 PM

To: Beverly I Jett@Alex
cc:
Subject: Old Town Yacht Basin

Beverly,

Please relay our support for the Waterfront Alliance Plan, with full access to the Old Town Yacht Basin for all citizens, to the planning meeting this evening. We are against a structure anywhere on the water in the Yacht Basin area. Any type of structure would block the views of the waterfront. Above all our precious resource, waterfront access and views must be protected and preserved, not commercialized and destroyed.

Thank you,

Sandra and Allen Benn

827 Rivergate Place

Alexandria, VA 22314

e-mail:sandrabenn@hotmail.com

Get your FREE download of MSN Explorer at <http://explorer.msn.com>

PHONE-O-GRAM[®]

WS 6/6/01

for: Mayor & Council

From Jonathan Jocelyn Company _____
City 113 S. Lee Street Area _____ Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message Supports Waterfront Alliance's
Park Plan

Date 6/7/01 Time 1:45 Taken by BJ

Action Wanted _____

Action Taken _____

Sent to CC, CM, Recreation

WS 6/6/01

Honorable Mayor Donley, Vice Mayor Euille, and
Members of City Council
Alexandria, Virginia

June 4, 2001

Subject: Windmill Hill Park/Old Town Yacht Basin

A 30-year resident of the waterfront area, I want to provide some personal perspective and "factors to consider" as you come to grips with Windmill Hill Park and the Old Town Yacht Basin sites. My background includes service as Chief of Environmental Planning for Headquarters Command, United States Air Force as we developed the mixed-use Bolling-Anacostia waterfront tract just north of Alexandria.

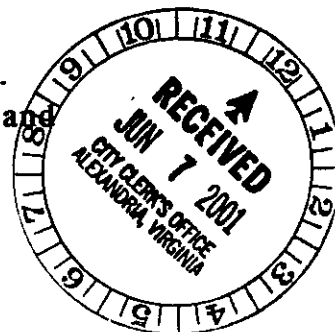
I strongly endorse citizen Andrew MacDonald's position and cogent comments in his letter to the Editor of the Alexandria Gazette Packet. He poignantly keyed upon our young generations as knowledgeable future protectors of our continuum. Council's decisions are for our future as well as historic past. (Atchmt)

Council is faced with an interesting decision on the course that Windmill Hill Park takes with the Old Town Yacht Basin now included in the package. I know your decision will again be based upon an amalgam of input from all City-wide citizens and in the interests of everybody.

To do nothing with that valuable property would imply Alexandria's subsidizing of site-immediate local interests and signify endorsement of a stance taken by a few local citizens at the expense of all City-wide taxpaying citizens.

I, and others, opine that the best alternative is to choose a course which optimizes the "highest and best use" of precious waterfront as a dynamic and educational experience while not seriously altering the environmental qualities of the site. The Alexandria Seaport Foundation presents the best proposal; one which provides a service to the City-wide community at little or no cost, while husbanding the resource.

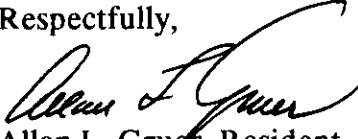
Williamsburg was a replication from outside large endowment.
Alexandria, on the other hand has preserved its invaluable historical and



seaport heritage as a continuum from within through intelligent and consistent planning and policy. Our Windmill Hill Park/Old Town Yacht Basin site has much more than backyard/frontyard potential in this regard. It should be preserved and carefully enhanced for the benefit of **all our citizens.**

Thank you for your continuing good service and best wishes for success.

Respectfully,



Allan L. Gruet, Resident

Attachment a/s

ATCHMT

iewpointS

Letters to the Editor

ALEXANDRIA GAZETTE
PACKET 5/24/01

In Support of Foundation's Plan

To the Editor:

I came away from the second public meeting on the future of the Old Town Yacht Basin at the base of South Lee Street convinced that this important piece of open waterfront should be more than just a "nature park" where people can view the river and its wildlife from a distance.

I didn't always feel this way, but I support what the Alexandria Seaport Foundation wants to do here because it proposes to simultaneously address what I consider to be several critical citywide needs: to teach Alexandria kids how to be better stewards of the environment, river and Chesapeake Bay; to provide Alexandria's school and their teachers access to real-world, hands-on science instruction; to create a place for residents from across Alexandria to access the river in small wind- and oar-powered boats, below the busy town docks.

Critics of the Foundation's plan claim they will destroy the river view, ambiance and biological habitat, which the Waterfront Alliance quite rightly wants to preserve and

enhance. In fact, the two groups share a lot of common ground. Not only does the Foundation want to help establish a tidal wetland in green park-like setting, but its proposed education center (a small two-story building and a small parking area which doesn't have to be made from asphalt) will achieve what no other option can: a new generation of children who've been taught to protect and respect the Potomac and Chesapeake Bay's wildlife and landscape.

I grew up in Alexandria in the 1960s when Lee Street Park pilings were part of a funky marina, the river was a mess and oil tanks dotted the nearby hills.

Miraculously, the city has preserved the scale of the park and the fine panoramic view, despite the dramatic changes on the waterfront and river. The most recent changes proposed by the Alexandria Seaport Foundation respect what has been saved and, I believe, need not mar the quality of the environment or the character of a neighborhood which wants a greener waterfront.

What the Foundation has done here and elsewhere is help the current generation — including many that had turned their back on the river — reclaim their connection to the Potomac and Alexandria's maritime history.

None of the plans are free of kinks to be sure, but as a longtime resident, conservationist and earth science teacher I believe that both the Alliance and Seaport Foundation want to protect and enhance the waterfront environment for Alexandria residents. But the goal, in my view, should not be limited to shoreline uses alone. I want to see this embayment at the bottom of my old neighborhood park transformed into a place where all residents of Alexandria, young and old, can find some solitude along a much cleaner river, see many of its wonderful aquatic inhabitants, paddle or sail a locally-built boat and, above all, learn more about the river itself. That will require both groups to work together.

That's something a city of our historic caliber should be investing in.

—ANDREW MACDONALD

PHONE-A-GAIN®
PHONE-A-GAIN

for:

CC

WS
6-6-01

From Jim Sharf Company _____

City 430 S. Lee St. Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message He is in support of the Waterfront Alliance.

Date 6/6/01 Time 1:35 Taken by Ky

Action Wanted _____

Action Taken _____

PHONE-9-GRAM[®]

for: CC

WS
6-6-01

From Joseph Bow (Mr. + Mrs.) Company _____

City 220 S. Lee St. Area _____ Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message They support the Waterfront Alliance.

Date 6/6/01 Time 9:40 Taken by Ky

Action Wanted _____

Action Taken _____

PHONE-C-GRAM[®]

for:

CC

WS
6-6-01

From Paul K. Duffert Company _____

City 323 S. Lee St. Alex. Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message He is in support of the
Waterfront Alliance.

Date 6/6/01 Time 9:25 Taken by Ky

Action Wanted _____

Action Taken _____

PHONE-C-GRAM[®]

for: ^{WS} Members of Council
6-6-01

From David & Dorany Holt Company _____

City Keith's Lane, Alex, Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message Strong Supporters of the Alexandria
Waterfront Alliance's Plan with full access
to the river

Date 6/6/01 Time 12:55 Taken by fy

Action Wanted _____

Action Taken _____

PHONE-C-GRAM®

for: Council

WS
6-6-01

From Bob & Catherine Webster Company _____

City 304 S. Lee St. Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message They support the Waterfront Alliance Plan. There should be full access to the yacht Basin for everyone.

Date 6/6 Time 1:00 Taken by S

Action Wanted _____

Action Taken _____

PHONE-C-GRAM[®]

for Mayor & Council ^{WS}
6-6-01

From Tom Kaugher Company _____

City 708 Ford's Landing Stage Area _____
Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message He supports Waterfront Alliance
proposal.

Date 6/6 Time 5:05 Taken by bc

Action Wanted _____

Action Taken _____

PHONE-O-GRAM[®]

for: CC

From Carolyn Barker Company _____

City _____ Area Code 703 Phone 684-5678

Telephoned Please return the call Returned your call Will call again Came in See me

Message She is in support of Windmill Hill
Park being used as a park.

Date 6/12 Time 2:15 Taken by Kef

Action Wanted _____

Action Taken _____

Council
recg.

P.F. 6/6/01

ALAN M. VOORHEES
109 Duke Street
Alexandria, VA 22314

June 19, 2001

The Honorable Kerry J. Donley
Room 2300, City Hall
301 King Street
Alexandria, VA 22314

Re: Windmill Hill Park

Dear Mayor Donley:

I appreciated your time and effort at the recent Work Session related to an urban public park. It was particularly well done.

I am pleased with the positive responses to the key elements that have been proposed: A public green along the water, some wetlands on the shoreline, and a public boardwalk that links the waterfront, reduces silting, and affords access by kayak and canoe to explore the Basin as a destination point for river and wildlife lovers.

After many years in city planning, I feel this particular public park represents the chance of a lifetime for all of us. A chance to introduce *new* open, public green space along a waterfront, with some degree of natural wetlands and open water for kayaks and canoes to explore is a rare opportunity in any urban area, but especially great in Alexandria.

Nancy Barker and I look forward to assisting the City in any way we can. Parking issues can be resolved through study and creative thinking, as there are many ways to add spaces short of parking lots. There are also many ways to preserve this public space, ensuring it will be open to all.

I look forward to a wonderful project that will be well used today and for generations to come.

Sincerely,


Alan M. Voorhees

*Due to my travel
schedule I have
not been able to
meet your wishes
but looking forward
to seeing you in Sept.*



Department of Recreation, Parks and Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314

Sent to AC

future



MEDIA ADVISORY

For Information, Call:
Janet Barnett / (703) 838-4842

For Immediate Release:
April 2, 2001

WINDMILL HILL PARK PLANNING MEETINGS

Two meetings have been scheduled to discuss concepts and designs for Windmill Hill Park. The first meeting is scheduled for Tuesday, May 1 and the second is set for Thursday, May 10. These meetings will be held at the Lee Center, 1108 Jefferson Street, starting at 7:00 p.m.

Windmill Hill Park includes Old Town Yacht Basin, Pommander Park, Potomac View Park and Wilkes Street tunnel.

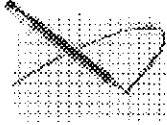
The meetings will provide an opportunity for questions regarding the currently approved concept plan for Windmill Hill Park. Members of the public will also be able to present to City staff, as well as to City boards and commissions (including the Waterfront Committee, the Park and Recreation Commission, and the Environmental Policy Commission), any concepts, designs, proposals, and ideas regarding Windmill Hill Park.

Interested parties wishing to present a formal proposal for use of the site should call Sandra Whitmore, Director of Recreation, Parks and Cultural Activities, as soon as possible to be placed on the agenda at (703) 838-4842.

Residents who are unable to attend may send written comments to the Department of Recreation, Parks and Cultural Activities, 1108 Jefferson Street, Alexandria, Virginia 22314.

Please call (703) 838-4842 for an agenda or related information.

--END--



Beverly Steele

04/24/01 09:10 AM

To: Michele Evans/Alex@Alex, Phil Sunderland/Alex@Alex, mayoralx@aol.com@internet, billclev@home.com@internet, wmeuille@wdeuille.com@internet, delpepper@aol.com@internet, dspeck@aol.com@internet, Judy Stack/Alex@Alex, sandy.murphy@ci.alexandria.va.us@internet, council-woodson@home.com@Internet, jluby@home.com@internet, vote4eberwein@aol.com@Internet, mbrandon99@home.com@internet, Mark Jinks/Alex@Alex, Lori Godwin/Alex@Alex, mlynsmith@home.com@Internet, Ignacio Pessoa/Alex@Alex, Beverly I Jett/Alex@Alex, Amy Bertsch/Alex@Alex, Sandra Whitmore/Alex@Alex

cc:

Subject: City of Alexandria Schedules Public Planning Meetings on Windmill Hill Park Design

City of Alexandria, Virginia

Office of the City Manager
Alexandria City Hall, 301 King Street, Suite 3500
Alexandria, Virginia 22314-3211

MEDIA ADVISORY

FOR IMMEDIATE RELEASE: TUESDAY, APRIL 24, 2001
CONTACT: SANDRA WHITMORE, DIRECTOR, DEPARTMENT OF
RECREATION, PARKS AND CULTURAL ACTIVITIES-703-838-4842.

City of Alexandria Schedules Public Planning Meetings on Windmill Hill Park Design

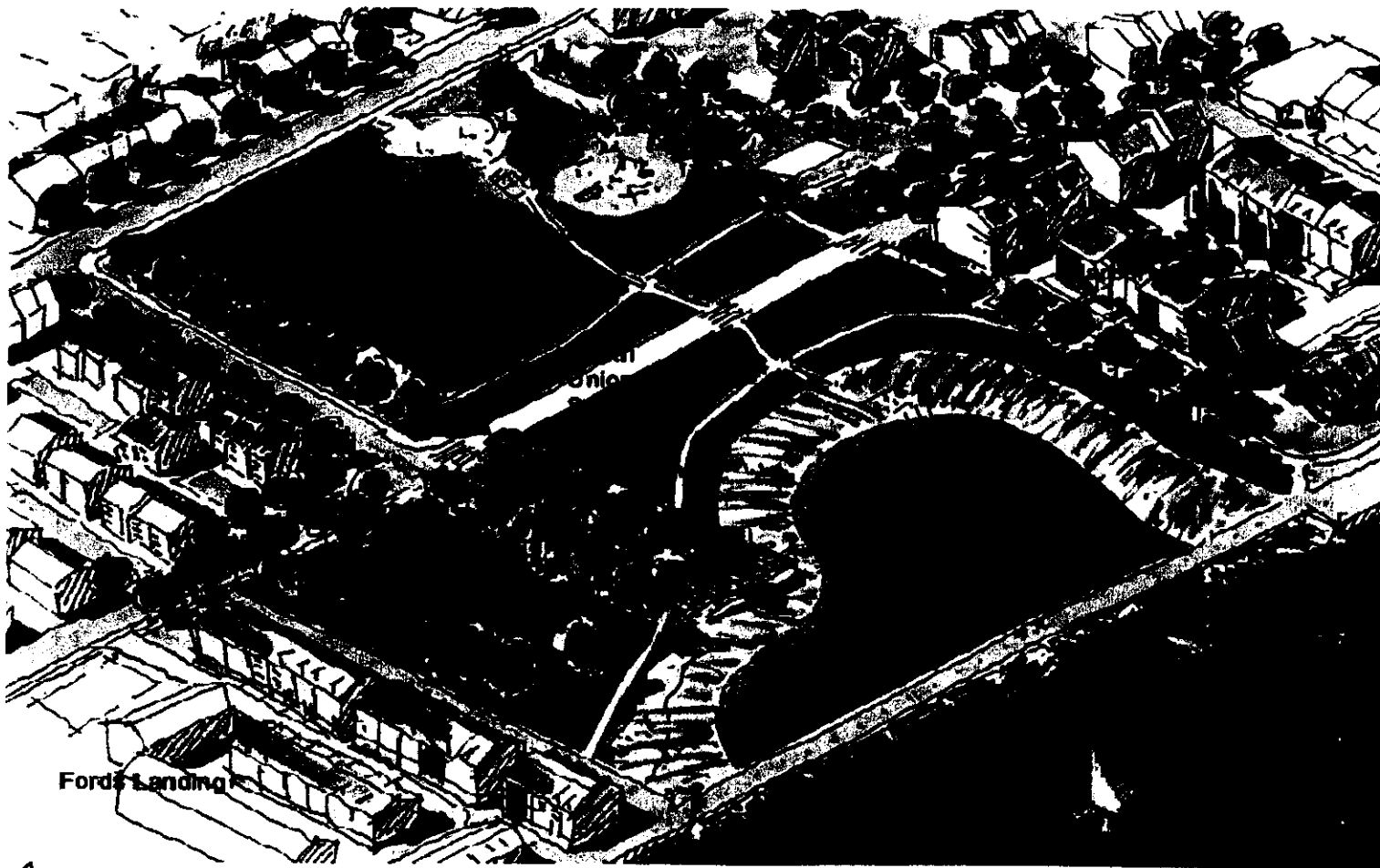
The City of Alexandria will be holding two public meetings to discuss design concepts for Windmill Hill Park on Tuesday, May 1 and Thursday, May 10, 7:00 p.m., at Lee Center, 1108 Jefferson Street. In September 1998, City Council approved consolidating five separate parcels to form Windmill Hill Park: Pommander Walk, Potomac View Park (also referred to as the Lee Street Park), Gibbon and Wilkes Street Ends, and the Old Town Yacht Basin. The basis for the plan was to consolidate all of the open space/park parcels between Wilkes Street to the north and Franklin Street to the south, and from Lee Street east to the river, into one park area renamed Windmill Hill.

The May 1 and May 10 meetings will have the same presentations and plans for review. These plans will include the City Council approved concept plan for Windmill Hill Park. Members of the public will be able to present to City staff, as well as to City Boards and Commissions (including the Waterfront Committee, the Park and Recreation Commission, and the Environmental Policy Commission), any concepts, designs, proposals, or ideas regarding improvements to Windmill Hill Park. There will also be an opportunity for questions. The results of these two meetings will be presented to City Council at a work session on June 6 at 7 p.m. in

the Council Workroom.

Anyone who would like to be placed on the agenda (for either meeting) to present a formal proposal/plan should contact Sandra Whitmore at 703-838-4842. For persons who cannot attend the meetings, written comments may be sent to Sandra Whitmore, Director, Department of Recreation, Parks and Cultural Activities, 1108 Jefferson Street, Alexandria, Virginia 22314. An agenda and information about the meetings can be obtained by calling 703-838-4842.

The name Windmill Hill dates back to 1843. This name recalls that the hill to the west side of Potomac View Park became known as Windmill Hill in 1843, when a water-drawing windmill was built there, and the park remained so known throughout the nineteenth century.



WINDMILL HILL RIVER PARK

Please fold along this line

If you want the Old Town Yacht Basin area to be **completely accessible** for passive (walking, birding, canoeing/kayaking, photography, sunning, reading) use for **everyone** ...

And you don't
think OTYB
is the place
for

- Private-use restrictions on the Potomac shoreline for 40 boat condos/ 20 boat slips/ tourist boating activities (similar to the Jefferson Basin)
- Permanent two-story building at the Potomac's edge
- Paved parking, bus turnarounds, bus parking
- Increased tour and school bus traffic on Franklin, Gibbon, Wolfe, Duke, Prince, Union, Lee, Fairfax streets
- Much less the destruction of wildlife and bird habitats

What you,
your family
and neigh-
bors **do**

Between Monday, June 4 and Wednesday afternoon, June 6,

1. **Contact** the Clerk/City Council 703-838-4550, (beverly.jett@ci.alexandria.va.us) and say you "Support the Waterfront Alliance Plan with full access to the Old Town Yacht Basin for everyone"
AND
2. **Attend** the Council Work Session, Wednesday evening, June 6, at 7:00 pm Council Chambers. *Please try to arrive by 6:30 for better seating.*

Contact Sarita/Charles Schotta at schotta@erols.com; or (fax) 703-548-0330.

A Proposal for all Alexandrians ... Windmill Hill River Park!

Prepared by the Alexandria Waterfront Alliance, , May 31, 2001

What the Alexandria Waterfront Alliance supports...	What the Alexandria Waterfront Alliance opposes...
1. Total access for Alexandrians and visitors to the park and Potomac River so that everyone can enjoy the beautiful vistas from Lee Street to the Potomac River.	Restricted use for any private group—whether for/non-profit—to either the park, or river. Private use of public lands anywhere for any purpose.
2. Passive park uses such as picnics, walks, watching wildlife and birds, personal kayaking and canoeing from the park-side and from the Potomac.	Large playing fields, biking through the park, motorized watercraft.
3. Wildlife, birds and fish in their natural environments.	Any structure, paving, or bus turnaround areas that destroy natural habitats and pollute the Potomac River.
4. Native plant material that both sustains the wildlife and that enhances rather than obscures vistas. Extensive use of sub-aquatic species.	Non-native or native plants that obscure vistas of the park and water; the Everglades look.
5. Traffic calming techniques on Union Street that promote safety and the sense of oneness of Windmill Hill Park areas on both sides of Union Street.	Unrestrained traffic for all vehicles.
6. Education for all ages such as continuing the signage (information stations) from Jones Point around to Windmill Hill Park that highlight the natural and human history of the basin and park areas. The idea is to experience nature, not talk about nature indoors.	Education technologies that require four walls.
7. Prevention of mudflats by using the necessary plants and then protecting the planted basin with 'sills' to avoid constant erosion.	Damming the area.
8. Bulkhead repair (whether depressing the bulkhead, or some other approach) and planting it to create a natural shoreline.	Summarily removing all bulkheads, or making minimal repairs without restoration to a natural look.
9. Board walk over the Potomac from Ford's Landing north to Harborside that runs over the sills and allows space for anyone's kayak and canoe to enter/leave the basin.	Boardwalk restricted to basin shoreline.
10. Boardwalk around the entire basin unimpeded by any structure.	
11. Cover the drainage ditch and screen with native shrubs and plantings, or making it a focus.	Simply covering the ditch without integrating it into the landscape.
12. Under grounding power lines on east side of Union Street to enhance vista from Lee Street and west side of park.	No under grounding.
13. Tree removal and planting that are appropriate to overall objectives of sweeping vistas and shade for passive uses of the park.	Removing all trees; leaving all trees.
14. Removing only the deteriorating piling after piling by piling examination to determine what creatures would be affected and what piling is necessary for wildlife.	Removing all pilings.
15. No cost to Alexandria.	Any city commitment for parking lot in park area, or other land preparation costs.

City of Alexandria, Virginia

23
6-26-01

MEMORANDUM

DATE: JUNE 20, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: CONSIDERATION OF PLANNING PROCESS FOR WINDMILL HILL PARK
AND RESOLUTION TO ESTABLISH THE AD HOC STEERING
COMMITTEE FOR WINDMILL HILL PARK

ISSUE: City Council consideration of the planning process and design components for Windmill Hill Park and resolution to establish the ad hoc steering committee for Windmill Hill Park.

RECOMMENDATION: That City Council:

1. Approve the following principles and factors, as discussed at the June 6 City Council work session, for use as guidance in the Windmill Hill Park design process referenced in paragraph 3 and discussed in this memorandum below:
 - (a) Windmill Hill Park is to be a public park, designed to be broadly accessible to all Alexandrians to enjoy.
 - (b) The design for Windmill Hill Park in the area east of Union Street should prominently feature the river, should enable the public to experience and enjoy the river, and should retain a reasonable view of the river, including:
 - Natural resource enhancements, which should include (i) native plantings, (ii) one or more walkways along, across or into the area containing the native plantings, or other features that will enable the public to experience this area, (iii) means to control silting and erosion (using natural methods to the degree feasible), and (iv) retention of bird habitat. The program components for the river area should dictate whether or not the pilings need to be removed;
 - A limited number of docks and boat slips, which would be limited to small sail boats that would be available to the public to use, if consistent with the remainder of the design;
 - A limited boat launch/retrieval area, with boats limited to kayaks, small sail boats, row boats, canoes, sculls and similar boats (and excluding power and similar gasoline-fueled boats), if consistent with the remainder of the design;

- A small fishing area, if consistent with the remainder of the design;
 - Improvements to the outfall that lies to the east of Union Street to make these features more attractive and possibly to better integrate the parts of this portion of the Park;
- (c) The design for Windmill Hill Park should include educational components that are intended and designed to advance the public's knowledge and understanding of the river, of the natural resource enhancements in the Park, and of similar matters. In this regard, consideration should be given to (i) an interpretive trail from Jones Point Park to Windmill Hill Park, and (ii) a building in the Park on either side of Union Street which would be used to advance the public's knowledge and understanding of the river. The building would be as small (in terms of footprint, bulk and height) as possible, and which could include restrooms available to the public;
 - (d) Consolidating (but not expanding) the active recreation uses in the portion of Windmill Hill Park to the west of Union Street, placing the passive uses together as a buffer to adjacent residential properties, and adding more picnic tables and similar features should be considered in the design process.
 - (e) A dog exercise area should be retained in Windmill Hill Park, and relocation of the current exercise area should be considered in the design process.
 - (f) The design of Windmill Hill Park should include enhancements to the part of Union Street that lies within the Park, including traffic calming measures and features that would serve to better integrate the west-of-Union and east-of-Union portions of the Park.
 - (g) The provision of parking in Windmill Hill Park, either off-street or on-street, should be considered in the design process; provided, that any such parking must not be a dominant feature of the Park. Off-street parking should, if feasible and consistent with the overall Park design, be located away from the river.
2. Ensure that when the City negotiates the settlement of the title dispute for the property to the east of Union Street with the Federal government, the deed for the property contain appropriate language to restrict the use of the property to public park purposes.
 3. Adopt the attached resolution (Attachment 1) and authorize the City Manager to appoint an eleven member ad hoc steering committee on Windmill Hill Park that will work with staff and the design consultant during the summer in preparing a design plan for the park

and will review the design plan recommended by staff to City Council prior to its presentation to Council in the fall. The ad hoc steering committee members shall include:

- One representative from the Waterfront Committee;
- One representative from the Park and Recreation Commission;
- One representative from the Environmental Policy Commission;
- One representative from the Waterfront Alliance;
- One representative from the Seaport Foundation; and
- Six citizens at-large, two each from the geographic areas of the City delineated by the three Park and Recreation Planning Districts.

The City Manager shall request that each of the designated groups select their own representative no later than July 9, and the City Manager shall appoint the ~~three~~ **six** citizen at-large members by July 9. The City Manager shall also appoint one of the steering committee members to serve as convener of the group.

4. Request that staff docket the design plan for Windmill Hill Park for public hearing and action in the fall of 2001. The staff report accompanying the plan shall include the estimated cost for implementing the recommended plan and its on-going operation and maintenance costs; and
5. Authorize the City Manager to submit a grant application for the City Parks Forum Catalyst Grant through the American Planning Association for up to a maximum of \$35,000 to assist with the costs for the park design.

BACKGROUND: On September 12, 1998, City Council approved a concept plan and design guidelines for future planning for Windmill Hill Park. As staff began implementing these plans, new residents at the Harborside and Ford's Landing developments indicated they had not been a part of the earlier design process and that, as nearby neighbors, they would like their wishes known.

In January 2001, the City Manager suspended all work in Windmill Hill Park until further public input could be obtained. Public meetings were held on May 1 and May 10 and interested groups and citizens were encouraged to bring forth new ideas and plans for Windmill Hill Park and to review the earlier concept plan adopted by City Council. More than 100 people attended each of these meetings and contributed valuable comments. At those meetings, presentations were made on the City's original plan, Peter Nelsen's plan for a commercial marina, the Waterfront Alliance's plan for a Wetland Sanctuary, and the Seaport Foundation's plan for a wetlands preserve, a small boat basin and an educational center.

City Council held a work session on June 6 to review the original plan and to hear from citizens and groups that had new ideas for the area. After a period of discussion, Council requested that staff summarize the design principles and factors where there was general Council consensus and return to Council on June 26 for approval of these principles and factors (which are set out above in paragraph 1 of the recommendations). The hard work, research, and creativity of all of the

groups involved to this point in rethinking the design for Windmill Hill Park are to be commended. This report details the planning process to be use to move forward to a final design for Windmill Hill Park.

DISCUSSION: To facilitate the planning process for the design of Windmill Hill Park, staff recommends that an outside consultant with landscape architecture and appropriate engineering expertise be hired to assist the staff¹ and the steering committee in the design stage of Windmill Hill Park.² To enable staff to incorporate improvements at Windmill Hill Park with other capital maintenance work along the waterfront, it is critical that we proceed through the summer months with this planning and design effort.

Staff recommends that the process with the steering committee and staff begin in July with a charrette or workshop. At this time, the consulting firm will listen to how best to incorporate the City Council’s design principles and factors into a plan, and will then return to the steering committee in early September with a preliminary design or designs. After further discussion with, and input from, the steering committee and staff, the consultants will return in early October with a final design. A design plan for Windmill Hill Park will then be docketed for public hearing and final adoption in October or November. Staff will also work with the consultant to develop the cost estimates for the design plan, as well as explore the on-going maintenance requirements for the park. Information on costs will also be presented to the steering committee.

All steering committee meetings will be open to the public.

FISCAL IMPACT: To pay for the planning process, staff will apply for a City Parks Forum Catalyst Grant through the American Planning Association. The City is eligible for this grant after attending a symposium that addressed urban park planning in April of 2001. The maximum grant funding available is \$35,000.

ATTACHMENT:

1. Proposed Resolution Establishing the Ad Hoc Steering Committee for Windmill Hill Park

STAFF: Sandra Whitmore, Director, Recreation, Parks and Cultural Activities

¹ The staff that will work with the ad hoc steering committee will include appropriate staff from the Department of Recreation, Parks and Cultural Activities, from Transportation and Environmental Services (including staff with expertise in traffic issues and staff with expertise in environmental issues), from the Alexandria City Public Schools, from Planning and Zoning and from the City Manager’s Office or other offices as required to prepare a design plan for Council’s consideration in the fall.

² The City has several engineering firms of record that are qualified to assist with this process. Upon Council’s approval of this process, a consulting firm will be selected from one of the firms already under contract with the City for specialized projects.

PROPOSED RESOLUTION

WHEREAS, on June 6, 2001, City Council held a work session on new ideas for the park design for improvements at Windmill Hill Park; and

WHEREAS, Council provided staff with guidance regarding design components to be considered for the park; and

WHEREAS, continued citizen participation with staff will help guide the development of a final design for Windmill Hill Park for presentation to City Council in the fall that will balance the goal of an attractive public park for the enjoyment of all Alexandrians with sensitivity to the adjacent residential areas;

**NOW, THEREFORE BE IT RESOLVED BY THE
CITY COUNCIL OF ALEXANDRIA, VIRGINIA**

- (1) The City Manager is hereby authorized to establish an *ad hoc* committee known as the Ad Hoc Steering Committee on Windmill Hill Park.
- (2) The Steering Committee shall consist of 11 members to be appointed as described below:
 - a. One representative from the Waterfront Committee;
 - b. One representative from the Park and Recreation Commission;
 - c. One representative from the Environmental Policy Commission;
 - d. One representative from the Waterfront Alliance;
 - e. One representative from the Seaport Foundation; and
 - f. Six citizens at-large, two each from the geographic areas of the City delineated by the three Park and Recreation Planning Districts.
- (3) The groups shall designate their own representatives, and make these designations known to the City Manager no later than July 9, 2001.
- (4) The City Manager shall appoint the ~~three~~ six citizen at-large representatives no later than July 9.
- (5) The City Manager shall designate one member of the Steering Committee to serve as convener, with lead staff support to be provided by the Department of Recreation, Parks and Cultural Activities.
- (6) The function of the Steering Committee on Windmill Hill Park shall be to work with staff and the design consultant throughout the design process; to participate in a design charrette or workshop in July; to review the consultant's preliminary design(s) in September; and to review the final design prior to its presentation by staff to City Council in the fall of 2001.

ADOPTED: _____

ATTEST:

KERRY J. DONLEY, MAYOR

Beverly I. Jett, CMC

City Clerk

RESOLUTION NO. 2003

WHEREAS, on June 6, 2001, City Council held a work session on new ideas for the park design for improvements at Windmill Hill Park; and

WHEREAS, Council provided staff with guidance regarding design components to be considered for the park; and

WHEREAS, continued citizen participation with staff will help guide the development of a final design for Windmill Hill Park for presentation to City Council in the fall that will balance the goal of an attractive public park for the enjoyment of all Alexandrians with sensitivity to the adjacent residential areas;

**NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF ALEXANDRIA, VIRGINIA:**

- (1) The City Manager is hereby authorized to establish an *ad hoc* committee known as the Ad Hoc Steering Committee on Windmill Hill Park.
- (2) The Steering Committee shall consist of 9 members to be appointed as described below:
 - a. One representative from the Waterfront Committee;
 - b. One representative from the Park and Recreation Commission;
 - c. One representative from the Environmental Policy Commission; and
 - d. Six citizens at-large, two each from the geographic areas of the City delineated by the three Park and Recreation Planning Districts.
- (3) The named groups shall designate their own representatives, and make these designations known to the City Manager no later than July 13, 2001.
- (4) In consultation with the Mayor, the City Manager shall appoint the six citizen-at-large representatives no later than July 13.
- (5) The City Manager shall designate one member of the Steering Committee to serve as convener, with lead staff support to be provided by the Department of Recreation, Parks and Cultural Activities.
- (6) The function of the Steering Committee on Windmill Hill Park shall be to work with staff and the design consultant throughout the design process; to participate in a design charrette or workshop in July; to review the consultant's preliminary design(s) in September; and to review the final design prior to its presentation by staff to City Council in the fall of 2001.

ADOPTED: June 26, 2001