

EXHIBIT NO. 1

City of Alexandria, Virginia

WS E 18
4-9-02

MEMORANDUM

DATE: APRIL 4, 2002
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*
SUBJECT: CONCEPT PLAN FOR WINDMILL HILL PARK

ISSUE: Consideration of a recommended concept plan for Windmill Hill Park.

RECOMMENDATION: That City Council:

- (1) receive the concept plan for Windmill Hill Park that has been recommended by the Ad Hoc Steering Committee (Attachment 1);
- (2) schedule the recommended concept plan for public hearing on Saturday, April 13 and Council consideration on ~~April 23~~ **May 14**; and
- (3) thank the members of the Ad Hoc Steering Committee for their valuable work on this project.

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

In early 2001, work in the park was suspended. In May 2001, the City held two public meetings to review the earlier concept plan and guidelines, and to bring forth new ideas and plans. More than 100 people attended each of these meetings and contributed valuable comments. On June 6, 2001, City Council held a work session to review the original plan and hear the new ideas that had been put forth by citizens and other interested groups.

On June 26, 2001, Council approved a set of principles and factors for use as guidance in the Windmill Hill Park design process, and adopted Resolution No. 2003 authorizing the City Manager to appoint an ad hoc steering committee to work with staff and a design consultant to prepare and recommend a concept plan for Windmill Hill Park (Attachment 2).

DISCUSSION: The Ad Hoc Steering Committee began work in July of 2001. Over the next seven months, the Committee met on six different occasions. On each of these occasions, opportunity was provided to members of the public to address the committee.

Attachment 1 shows the concept plan that has been recommended by the Ad Hoc Steering Committee. The plan reflects the evaluation and planning process that was conducted by the Committee. Resolution No. 2003 provided the framework for the Committee's deliberations. All of the Committee's recommendations, which are reflected in its recommended concept plan, were made with a unanimous vote, with two pertinent exceptions; these exceptions are the location of the dog exercise area, and the proposed removal of the pilings.

The recommended concept plan addresses, and in the Committee's view fulfills, the following objectives that had been established by Council for use as guidance to the Committee:

- Enable the public to experience and enjoy the river, and retain a reasonable view of the river.
- Include natural resource enhancements.
- Include storm drain outfall improvements.
- Include educational components.
- Include a limited boat launch area.
- Include enhancements and traffic calming measures on Union Street.
- Explore potential locations for the relocation of current facilities (i.e., dog park and existing recreation areas) and development of new uses at the site.
- Identify site conditions requiring improvement including existing bulkhead, pilings and water's edge safety concerns.
- Identify and evaluate infrastructure improvements required by the overall development of the site.
- Establish a Phasing Plan for the overall site as a development guide.
- Explore parking options.

Overall, the Committee's recommended concept plan provides for the following:

- Windmill Hill Park will remain as a public park, designed to be accessible to all Alexandrians to enjoy.
- The dog exercise area will remain in its existing location, and adequate setbacks (in accordance with the City of Alexandria Dog Master Plan), ample signage, wetland protection, a boardwalk for pedestrians, and dog access to the water (with restricted times to be determined by staff) will be provided.
- The volleyball court will remain in its current general location, but will be slightly shifted to allow for the straightening of the adjacent path from the Wilkes Street pedestrian tunnel.
- The basketball court will be slightly shifted to allow for a continuous sidewalk on Gibbon Street and the leveling of the court surface.

- Walkway improvements will be made along Union Street, Lee Street, and Gibbon Street, and traffic calming measures will be added along Union Street, as well as pedestrian crosswalks, to provide a connecting element between the eastern and western portions of the park.
- A phased tree plan for the site will be considered and desirable existing trees will be retained where feasible and appropriate.
- Two temporary loading/unloading parking spaces will be provided on Union Street; no other additional parking is proposed.
- The river will be prominently featured, so that excellent views of the river are retained and water access is available for all citizens.
- A kayak launch/retrieval area will be provided.
- Existing water safety issues will be addressed by the removal of all the wood pilings from the basin and by the placement of channel markers/navigation aids for small, non-motorized boats.
- Bird resting perches will be installed.
- The existing outfall channel will be reconstructed as a natural stream restoration which will provide scientific and educational opportunities such as water testing.
- Educational components within the park will be provided, consisting of informal seating areas or “gathering spaces,” educational markers and interpretive displays on park history and the environment, an interpretive boardwalk, and space for outdoor learning activities such as applied science experiments; no building or structure will be constructed.
- The existing deteriorating bulkhead will be replaced with a variety of attractive shoreline edge treatments, to include native wetland plantings, rock, landscaped banks and “hard edge” treatments of concrete, in order for the public to safely use the eastern portion of the park, as well as to improve the visual appearance of the water’s edge.

The two major issues that the Committee did not unanimously agree upon regarding the park were the location of the dog exercise area and the removal of the pilings from the basin. Also, the Committee spent considerable time discussing the nature of the park’s educational components. These three matters are discussed below.

Dog exercise area. The committee voted 5 to 3 to keep the dog exercise area in its existing location with setbacks (in accordance with the Dog Park Master Plan), and to provide ample signage, wetland protection, a boardwalk for pedestrians and dog access to the water during restricted times. The alternative that the Committee considered was to move the dog park to the northwest corner of the park, west of Union Street, near Wilkes Street. Members of the Committee who favored keeping the dog exercise area in its current location believed that the alternate location would be too close to the children’s playground and that the current location is appropriate since many residents enjoy the water access it provides for their dogs. Members that favored moving the dog exercise area believed that it is not appropriate to have a dog exercise area located within a Resource Protection Area (RPA), and that the exercise area, in its current location, may present environmental concerns and may conflict with pedestrian activity along the waterfront.

Staff researched the environmental concerns and were not able to substantiate any specific evidence or research that indicated that dogs using a streambed or river, or an adjacent area, present harmful environmental impacts. By restricting the hours that dogs may have access to the river, the Committee believed that conflicts between dogs and pedestrians would be minimized. Staff do have concerns about their ability to maintain the turf in the dog exercise area in good condition, which was a concern expressed by the Committee. We plan to work with the dog owners to enlist their help in keeping this area well maintained and to investigate alternate ground covers.

Pilings. The Committee voted 8 to 1 to remove all the pilings from the basin and to replace some of them with bird resting perches. The Committee also decided to mark a channel for kayaks to easily access the main river channel. The decision to remove the pilings stemmed primarily from concerns regarding safety (previously identified within the City's Corps of Engineers permit application for piling removal) and the impediments to construction and the cost implications associated with the pilings. In order to facilitate repair or removal of the bulkhead, as well as dredging and hydrilla harvesting, barge access is required into the basin. The existing pilings prohibit this access, and require expensive clamshell dredging.¹ In addition, although most of the pilings are now in a state of decay, they can still be removed by means of a choker chain.² If they are not removed now and they later further decay and break below the waterline, more expensive removal methods would be required. One Committee member had a concern regarding the loss of bird habitat and perch areas; the Committee addressed this by recommending the installation of new bird perches in the basin.

Education component. Early in the process there was substantial discussion about the nature of the education component to place in the park design. Numerous options were evaluated that ranged from a well-defined and structured program which could be housed in a dedicated building constructed on-site, to more informal and flexible components which could be used by a variety of groups and in a variety of formats. The Committee evaluated successful environmental education programs being run elsewhere in the region as potential models for Windmill Hill Park. These included Dyke Marsh, Discovery Creek, Mason Neck and the Rappahannock Conservation Program. In addition, input was provided about the environmental education needs of the Alexandria City Public Schools. School staff provided guidance and insight. The Committee's educational sub-committee evaluated the options and made the following recommendations:

- The park should support existing educational programs, not generate new ones.

¹ Clamshell dredging uses a large crane and bucket which scoops out material bucket by bucket. It requires room to maneuver and is done from fast land. Hydraulic dredging is done from a barge and sucks the material out like a straw using water as a medium. It is a cleaner, more efficient, and less expensive operation as compared to clamshell dredging.

² Using a choker chain method, a chain is put around the visible piling and pulled out by crane. If the piling has broken off below the water line, more expensive removal methods are required.

- A less structured, more inquiry-based style of discovery education would be appropriate for the park.
- A building (for educational purposes) was not appropriate for the park.
- A design that includes group seating and safe student access to the river would be appropriate to support existing school programs.
- A “gathering” place for groups or individuals at the water’s edge near the southern point of the basin should be provided.
- This gathering place should be kept open so as not to provide refuge for inappropriate activities.

These recommendations were adopted by the Committee, and reflect the Committee’s overall view that the park’s educational component should largely take the form of flexible and informal outdoor gathering space near the water. The Committee recommended an adjacent walkway that will lead to a terraced slope at the foot of Gibbon Street which can provide informal, safe access to and from the water for kayakers and participants in educational water activities. A separate overlook area will be provided at the point south of Harborside and will provide excellent views up and down the river.

Both the Environmental Policy Commission and the Waterfront Committee have reviewed and endorsed the Steering Committee’s recommended concept plan. The Park and Recreation Commission has also reviewed and endorsed the plan, but is concerned about the location of the dog exercise area and asks Council to refer to its October 17, 2001, motion on this issue (Attachment 4).

FISCAL IMPACT: The costs for implementing the overall park redevelopment in current (year 2002) dollars are estimated at \$3.1 million in construction costs and \$48,200 in annual maintenance costs (Attachment 3). The majority of these costs, \$2 million, is to encapsulate part of the deteriorating bulkhead, install concrete sheetpile to prevent further erosion and establish a soft edge treatment on both the north and south side of the basin. The costs for various park components are \$0.6 million, which includes sidewalks, basketball and volleyball courts, bird perches, lighting, traffic calming devices, landscaping, park amenities such as benches and garbage cans, park signage, and site work to install irrigation, improve turf areas and provide storm water drainage. The costs to install the tidal wetland area, the kayak launch and the interpretive boardwalk are estimated at \$65,000. Costs to redevelop the outfall area and install a pedestrian bridge are projected at \$0.150 million. Mobilization, pile extraction, dolphin removal and debris removal costs are estimated at \$0.3 million.

This project can be phased by doing the park components and the basin components separately. The basin components total \$2.5 million. There are no funds in the proposed FY 2003-2008 CIP for either component of this project. Staff will consider this project next year when putting together the FY 2004-2009 CIP. Also, staff will continue to research grant opportunities. Whether this project, in whole or in part, can be funded in a future CIP will depend on a number of factors, including the availability of funds and the relative importance of this project in comparison to other City and schools capital projects.

ATTACHMENTS:

1. Windmill Hill Park Recommended Concept Plan - January 2002
2. June 26, 2001 Docket Item - Consideration of Planning Process for Windmill Hill Park and Resolution to Establish the Ad Hoc Steering Committee for Windmill Hill Park
3. Recommended Concept Plan Construction and Maintenance Budget
4. October 17, 2001 Park and Recreation Commission motion recommending the dog exercise area at Windmill Hill Park be relocated away from the water

STAFF:

Sandra Whitmore, Director, Recreation, Parks, and Cultural Activities
Kirk Kincannon, Deputy Director, Recreation, Parks, and Cultural Activities

Windmill Hill Park
 Concept Plan Development
 Recommended Concept Plan



CITY OF ALEXANDRIA
 January 2002

LEGEND

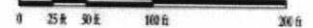


ATTACHMENT 1

Figure 2.1



Graphic Scale



Baker

7

Corrected copy as of 6/22/01 in bold - pages 3 & 5

City of Alexandria, Virginia

MEMORANDUM

23
6-26-01

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 I) 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.

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

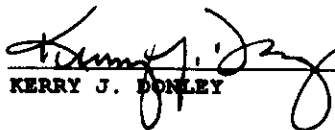
WHEREAS, Council provided staff with guidance regarding design components to be considered for the park; and

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;

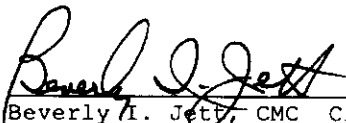
**NOW, THEREFORE, BE IT RESOLVED BY THE
CITY COUNCIL OF ALEXANDRIA, VIRGINIA:**

- (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


KERRY J. DONLEY MAYOR

ATTEST:


Beverly H. Jett, CMC City Clerk

City of Alexandria
 Department of Parks, Recreation and Cultural Activities
 Windmill Hill Park
 Construction Budget

Jan-02
 Baker and Associates

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft.	No. of Units	Unit Cost	Cost Budget
General Demolition							
Phase I	Demo Parking Lot	SF	15,000	NA	15,000	\$0.40	\$6,000
Phase II	Demo Sidewalks	SF	10,600	NA	10,600	\$0.61	\$6,466
Phase II	Demo Basketball Court	SF	5,200	NA	5,200	\$0.40	\$2,080
Phase II	Demo Volleyball Court	SF	1,800	NA	1,800	\$0.25	\$450
Phase I	Disposal Off-Site To 5 Miles	CY	832	NA	832	\$11.80	\$9,818
Phase II	Demo Play Surfacing	SF	9,700	NA	9,700	\$0.30	\$2,910
Phase I	Demo Outfall Conc. Channel	CF	2,625	NA	2,625	\$2.40	\$6,300
Subtotal			NA	NA	NA	NA	\$34,024

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft.	No. of Units	Unit Cost	Cost Budget
Park Components							
Phase I	Paver Sidewalks	SF	34,000	NA	34,000	\$7.50	\$255,000
Phase II	Concrete Paths	SF	1,700	NA	1,700	\$4.50	\$7,650
Phase I	Aggregate Binder Surfacing	SF	21,850	NA	21,850	\$2.50	\$54,625
Phase I	Paver Speedtables	EA	3	NA	3	\$6,500.00	\$19,500
Phase I	Paver Crosswalks	EA	4	NA	4	\$4,500.00	\$18,000
Phase I	Stone/ Concrete Seating Element	CF, 18" H. x 18" W. - LF	330	NA	1,050	\$30.50	\$32,025
Phase II	Rubberized Play Surfacing	SF, Poured in Place	9,700	NA	9,700	\$1.85	\$17,945
Phase II	Interpretive Display Panel	Jones Point Model (confirm), Lump sum	NA	NA	1	\$4,500.00	\$4,500
Phase II	New Basketball Court	Asphalt	10,000	NA	10,000	\$3.00	\$30,000
Phase II	ColorCoat Basketball Court	Assume 200 gal./ Lump Sum	NA	NA	1	\$2,800.00	\$2,800
Phase II	New Volleyball Court	Sand w/ Timber Edge, Lump sum	NA	NA	1	\$3,800.00	\$3,800
Phase I	Reinforced Turf Dog Exercise Area		10,700	NA	10,700	\$1.75	\$18,725
Phase I	Dog Area Bollards	Assume 4	NA	NA	4	\$80.00	\$320
Phase I	Irrigation Installation		86,000	NA	86,000	\$0.26	\$22,360
Phase I	Irrigation Water Meter Connection	Lump Sum	NA	NA	1	\$18,000.00	\$18,000
Phase I	New Landscaping	30 Trees and 800 shrubs	NA	NA	1	\$25,000.00	\$25,000
Phase I	Park Signage/Pylon	Masonry/Brck	NA	NA	2	\$4,800.00	\$9,600
Phase I	Sediment & Erosion Control	Lump Sum	NA	NA	1	\$5,000.00	\$5,000
Phase I	New Trash Receptacles	Assume 6	NA	NA	6	\$900.00	\$5,400
Phase I	Storm Drain Improvements/ Relocations	Assume 6 new drain inlets, 500 LF new pipe	NA	NA	1	\$34,000.00	\$34,000
Phase I	Bird Perching Platforms	Assume 4	NA	NA	4	\$3,600.00	\$14,400
Phase I	New Lighting	Assume 8 new decorative lights	NA	NA	8	\$1,800.00	\$14,400
Subtotal			NA	NA	NA	NA	\$613,050

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft.	No. of Units	Unit Cost	Cost Budget
Shoreline Stabilization							
Phase I	Demo Bulkhead	Per LF	NA	900	900	\$1,780.00	\$1,602,000
Phase I	Soft Edge/Revetment Treatment	Per LF	NA	400	400	\$370.00	\$148,000
Phase I	Concrete Sheetpile	Per LF	NA	500	500	\$500.00	\$250,000
Subtotal							\$2,000,000

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft.	No. of Units	Unit Cost	Cost Budget
Piles							
Phase I	Mobilization	Lump Sum	NA	NA	1	\$50,000.00	\$50,000
Phase I	Pile Extraction	550 Piles	NA	NA	550	\$175.00	\$96,250
Phase I	Dolphin Removal	Each, Assume 2	NA	NA	2	\$28,000.00	\$56,000
Phase I	Wreck & Debris Removal	Lump Sum	NA	NA	1	\$40,000.00	\$40,000
Phase I	Disposal (Landfill)	Lump Sum	NA	NA	1	\$32,500.00	\$32,500
Subtotal			NA	NA	NA	NA	\$274,750

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft.	No. of Units	Unit Cost	Cost Budget
Water's Edge							
Phase I	Kayak Grass Slope	Fill, Grade and Seed	4,850	NA	4,850	\$3.00	\$14,550
Phase I	Tidal Wetland Area	\$80,000/ acre	10,890	NA	10,890	\$1.85	\$20,147
Phase I	Interpretive Boardwalk	Steel micro-supports, timber	1,550	NA	1,550	\$19.50	\$30,225
<i>Subtotal</i>			17,290		NA	NA	\$64,922
Outfall							
Phase I	Grading and Excavation	3 micro-pool areas	20,000	NA	20,000	\$3.00	\$60,000
Phase I	Rock Placement	Large Boulders, Hand Placement	NA	NA	200	\$42.00	\$8,400
Phase I	Outfall Structures/ Piping	3 Weirs	NA	NA	3	\$2,500.00	\$7,500
Phase I	Landscaping	Edge Plants and 5 Trees	NA	NA	1	\$40,000.00	\$40,001
Phase I	Pedestrian Bridge	Custom Design Steel and Concrete	NA	NA	1	\$35,000.00	\$35,000
<i>Subtotal</i>			20,000	NA	NA	NA	\$150,901
Total Construction Budget							\$3,137,646

Table 2.2: Budget

Note: Construction Costs are based on 2002 construction dollars and are not escalated.

City of Alexandria							Jan-02
Department of Parks, Recreation and Cultural Activities							
Windmill Hill Park							
Maintenance Budget							Baker and Associates
Phase	Facility / Item	Comments	Unit Cost	Unit	Frequency/ Amount	Yearly Cost Budget	
Maintenance Expenses Per Year							
FY	Mowing and Trimming	Operations and Maintenance Budget	\$216	ca. 12 hr.	30	\$6,480	
FY	Shrub Trimming	Operations and Maintenance Budget	\$360	ca. 20 hr.	2	\$720	
FY	Seeding, Aeration	Operations and Maintenance Budget	\$600	ea. Applica.	1	\$600	
FY	Top Dressing Turf	Operations and Maintenance Budget	\$1,200	ea. Time	1	\$1,200	
FY	Trash removal - receptacles	Operations and Maintenance Budget	\$1	ea. (4)	1,460	\$1,314	
FY	Grounds litter pick-up	Operations and Maintenance Budget	\$18	1 hr.	365	\$6,570	
FY	Trash Bags park cans	Operations and Maintenance Budget	\$80	case	2	\$160	
FY	Trash Bags Dog Area	Operations and Maintenance Budget	\$40	case	1	\$40	
FY	Playground material	Operations and Maintenance Budget	\$17	yd.(100)	100	\$1,700	
FY	Edging walkway	Operations and Maintenance Budget	\$18	hr.(2)	2	\$36	
FY	Volleyball sand	Operations and Maintenance Budget	\$500	load	1	\$500	
FY	Volleyball net	Operations and Maintenance Budget	\$80	ea.	1	\$80	
FY	Planting Bed Care	Operations and Maintenance Budget	\$2	SF per year	1,500	\$3,000	
FY	Litter Pick-up at Water's Edge	Operations and Maintenance Budget	\$12,000	Year	1	\$12,000	
FY	Plant care (West of Lee Street)	Operations and Maintenance Budget	\$5,000	Year	1	\$5,000	
FY	Plant Care (Rip-Rap Area)	Operations and Maintenance Budget	\$5,200	Year	1	\$5,200	
FY	Plant Care (Stream Restoration Area)	Operations and Maintenance Budget	\$3,600	Year	1	\$3,600	
<i>Subtotal</i>		NA	NA	NA	NA	\$48,200	
Total Maintenance Budget						\$48,200	

Table 2.3: Maintenance Budget

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City of Alexandria, Virginia

Department of Recreation, Parks and Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314-3999



Sandra Whitmore
Director

(703) 838-4343
Fax (703) 838-6344

PARK AND RECREATION COMMISSION

At the Park and Recreation Commission meeting on Wednesday, October 17, 2001, the Commission unanimously approved the following motion:

The Park and Recreation Commission voted to recommend that the dog exercise area at Windmill Hill Park should be relocated away from the waterfront within the park in accordance with existing criteria for dog exercise areas in the City's Master Plan for Dog Exercise Areas and Fenced Dog Parks, and maintain existing size, safety, and shade, in as much as possible.

October 24, 2001
Date

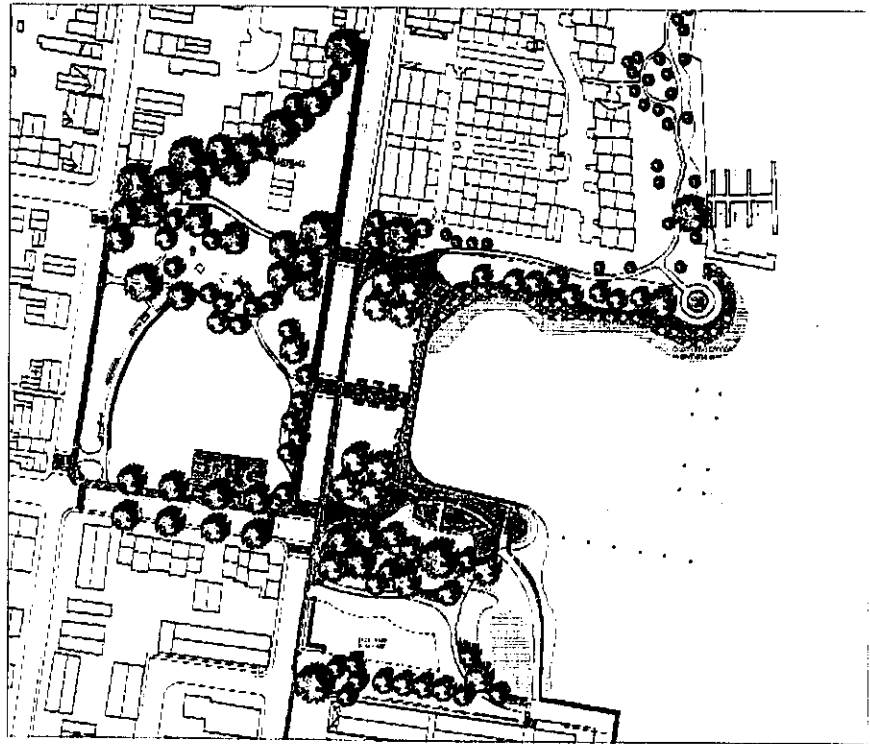
Judy Guse-Noritake
Judy Guse-Noritake, Chair
Park and Recreation Commission

RECOMMENDED CONCEPT PLAN

WS 18
4-9-02

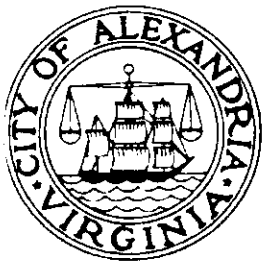
CITY OF ALEXANDRIA

WINDMILL HILL PARK CITY OF ALEXANDRIA, VIRGINIA



RECOMMENDED CONCEPT PLAN

JANUARY 2002



Baker

BAKER AND ASSOCIATES
ARCHITECTS • PLANNERS • ENGINEERS

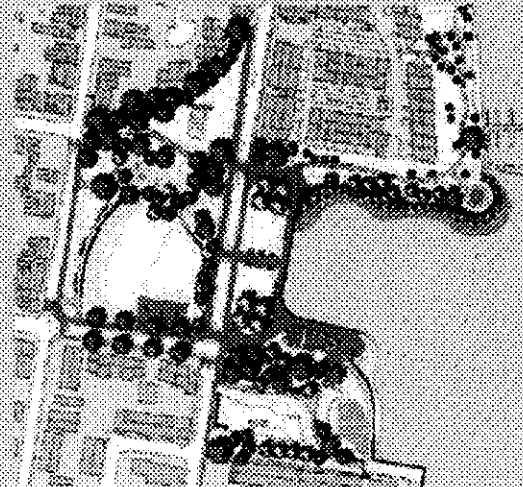
WINDMILL HILL PARK

CITY OF ALEXANDRIA, VIRGINIA

Windmill Hill Park Concept Plan

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- [Project Overview](#)
- [Site Analysis/Feasibility Study](#)
- [Concept Plan Development](#)
- [Recommended Concept Plan](#)
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To send mail to City Council, other elected city officials and individual City departments, click here.
 General City Mail: CityMail@ci.alexandria.va.us
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Last Modified: Wednesday, 20-Mar-2002

1. INTRODUCTION

The Windmill Hill Park Concept Plan was initiated by City Council Resolution No. 2003 of June 26, 2001 which authorized the Mayor and City Manager to establish an Ad Hoc Steering Committee to work along with City Staff and Baker and Associates to develop a final plan for the Windmill Hill Park site. The park has previously been studied by a variety of public and private interests, and numerous redevelopment concepts proposed. The City Council directed the plan to 1) enable public to experience and enjoy the river, and should retain a reasonable view of river. 2) include natural resource enhancements. 3) include storm drain outfall improvements. 4) include educational components 5) include enhancements and traffic calming measures to Union Street.

The goal of the Concept Plan is to create a comprehensive vision that allows the City of Alexandria to direct future investment, rehabilitation, and park development in a sustainable and environmentally sensitive manner. To achieve those goals, this initiative identifies new development scenarios that offer: 1) public access and reasonable views of the river; 2) natural resource enhancements and storm water outfall improvements; and 3) traffic calming and an educational component, among other elements. The plan also intends to attract a broader public interest to the site by developing a variety of uses supporting recreational, educational, water-related and other activities consistent with the City of Alexandria's Department of Recreation, Parks and Cultural Activities (DRPC) mission.

1.1 Organization

The Concept Plan contains the following components, which focus on the framework for the future development of the site:

❖ Executive Summary

The Executive Summary provides an overview of the planning process and final recommendations as well as cost summary information and the final Concept Plan.

❖ Existing Conditions Evaluation

The Existing Conditions Evaluation examines site and environmental information from the existing site condition surveys and data provided by DRPC and other City agencies, as well as field inspections by Baker personnel, combined with information obtained in comments from key stakeholders and interest groups.

❖ Opportunities and Constraints

Windmill Hill Park is operated and maintained as one of the Alexandria Waterfront City Parks open to variety of users. A number of uses for the site have been constructed over its lifetime. Various site attributes, such as topography and drainage ways, create opportunities as well as constraints for

enhancing the site and upgrading current uses. The conclusions and recommendations drawn from an analysis of these opportunities and constraints shape the size, scope and direction of the proposed elements and design solutions.

❖ **Conceptual Designs**

The conceptual design process utilized for the Concept Plan includes feedback obtained from workshops, public meetings and work sessions that explored ways to address various requirements, constraints and options for developing the site. Individual concepts were evaluated based upon a wide range of issues and a general consensus that environmental impacts, public requirements and economic feasibility should all be addressed. Numerous options were developed for consideration by the Steering Committee.

❖ **Concept Plan**

The Concept Plan is the conceptual master plan intended to guide future development of the site. The Windmill Hill Park Concept Plan is comprised of a number of strategic recommendations, which, in total, provide the vision for the future of the site. Included are discussions and recommendations concerning land uses, educational development, circulation and parking, recreational/leisure activities, and landscape development strategies. It represents the preferred recommendations of the Steering Committee.

❖ **Storm Water Management**

A storm water management strategy developed as part of the Concept Plan, outlines methods for handling stormwater in an environmentally sensitive, attractive and economical approach.

❖ **Budget**

The budgets present parametric cost estimates for the various site elements and the overall Concept Plan. They include proposed construction costs as well as projected maintenance costs, and can be used for future funding projections and strategies.

In total, the Windmill Hill Park Concept Plan represents a comprehensive vision for the future redevelopment of this portion of the City of Alexandria Waterfront Park System.

2. PROJECT OVERVIEW

2.1 Executive Summary



Plate 2.1: Aerial photograph of existing Windmill Hill Park.

The recommended Concept Plan is consistent with the directions provided to the Ad Hoc Steering Committee appointed by the Mayor and City Council for Windmill Hill Park and provides a clear guideline for future redevelopment of the park for all the citizens of Alexandria.

The Concept Plan addresses the following objectives as directed by City Council:

- ❖ Enable the public to experience and enjoy the river, and retain a reasonable view of the river.
- ❖ Include natural resource enhancements.
- ❖ Include storm drain outfall improvements.
- ❖ Include educational components.
- ❖ Include a limited boat launch area.
- ❖ Include enhancements and traffic calming measures on Union Street.
- ❖ Explore potential locations for the relocation of current facilities (i.e., dog park and existing recreation areas) and development of new uses at the site.
- ❖ Identify site conditions requiring improvement including existing bulkhead, pilings and water's edge safety concerns.
- ❖ Identify and evaluate infrastructure improvements required by the overall development of the site.
- ❖ Establish a Phasing Plan for the overall site as a development guide.
- ❖ Explore parking options.

The recommended Concept Plan represents the final recommendation of the Ad Hoc Steering Committee for Windmill Hill Park. It reflects the evaluation and planning process that was performed by the Committee, City staff, the consultant and the general public over a six-month period. The City Council resolution provided the framework for the Committee's work and deliberations, and all but three of the recommendations were made with a unanimous vote of all Committee members (*see Section 4.2.5.2*). Detailed descriptions of the options considered and the process utilized can be found in Chapters 4 and 5.

Based on an overview of the major issues studied, the Concept Plan recommends that:

- ❖ Windmill Hill Park remain as a public park, designed to be broadly accessible to all Alexandrians to enjoy.
- ❖ The dog exercise area remain in its existing location; however, adequate setbacks be provided (as per the City of Alexandria Dog Park Master Plan) as well as ample signage, wetland protection, a boardwalk for pedestrians, and dog access to the water with restricted access times to be determined by staff.
- ❖ The volleyball court remain in its current general location; however, be reoriented in a north-south direction and slightly shifted to allow for straightening of the adjacent path from the Wilkes Street pedestrian tunnel. The basketball court be slightly shifted to allow for a continuous sidewalk on Gibbon Street and leveling of the court surface.

- ❖ Walkway improvements be made along Union Street, Lee Street and Gibbon Street. Traffic calming measures be added along Union Street, as well as pedestrian crosswalks, to provide a connecting element between the eastern and western portions of the park. A phased tree plan for the site be considered and desirable existing trees retained where feasible and appropriate. Two temporary loading/unloading parking spaces to be provided on Union Street. No other additional parking is being proposed.
- ❖ The Concept Plan recommendations prominently feature the river, retain excellent views of the river, and enable public water access for all citizens. A kayak launch/retrieval area is to be provided. Existing water safety issues be addressed, including removal of all the wood pilings, and the placement of channel markers/navigation aids for small, non-motorized boats. Bird resting perches will be installed. The existing outfall channel be reconstructed as a natural stream restoration which will provide scientific and educational opportunities such as water testing.
- ❖ Educational components shall be included within Windmill Hill Park. A variety of options were studied and reviewed by the Committee to determine potential user needs as well as what the park could support and what is offered at other regional locations. Direct input was received from Alexandria City Public Schools staff and the general public. It was determined that the park include a direct waterfront pedestrian link with Jones Point Park, informal seating areas or “gathering spaces,” educational markers and interpretive displays on park history and the environment, an interpretive boardwalk, and generally provide space and opportunity for outdoor learning activities such as applied science experiments. A dedicated building or structure on the site is not recommended.
- ❖ The existing deteriorating bulkhead be replaced with a variety of attractive shoreline edge treatments to include native wetland plantings, rock, landscaped banks and “hard edge” treatments of concrete, in order to allow the public to safely use the eastern portion of the park, as well as to improve the visual appearance of the water’s edge.

2.2 Long Range Vision

The City of Alexandria, Virginia is one of America's most historic communities and encompasses 15.75 square miles along the Potomac River six miles South of Washington, DC. The City contains over 900 acres of public parks and open space, much of it located adjacent to the Potomac River. The historic Old Town District contains many authentic eighteenth-century buildings and is carefully preserved through strict architectural and planning guidelines administered by the City. Windmill Hill Park represents one of the key open space areas within the Old Town Historic District and a key parcel within the overall waterfront park system.

The existing developed park was initiated in the 1950's. The City of Alexandria's Department of Recreation, Parks and Cultural Activities (*referred to as "DRPC" in this report*) now operates and maintains the park and the waterfront portion of the site. Today the park is an important destination for City residents and visitors who enjoy the playgrounds, active recreation courts and open spaces.

Located on the western shore of the Potomac River, this site contains many strategic advantages. It provides City residents and visitors open green space and easy access to the water within the existing urban core of Old Town. It also provides a key link within the overall waterfront park system, linking to Jones Point Park to the south and City waterfront parks to the north. While several privately-held parcels still interrupt the complete linkage of the waterfront, Windmill Hill Park provides an important step towards the completion of a unified network of publicly accessible waterfront.

The need for rehabilitation of the water's edge, public safety concerns, activities associated with the Woodrow Wilson Bridge and Jones Point redevelopment, along with the waterfront property settlement with the Federal Government, provided the impetus for DRPC to study redevelopment options for the Windmill Hill Park site. While a number of previous redevelopment proposals have been formulated by different interest groups, this plan represents a Concept Plan developed by the Steering Committee appointed by the Mayor and City Council, and which also addresses long range improvement and budgeting issues important to the City. The success of this initiative will largely rely on creating a balance between the economic viability, public acceptance and ecological sensitivity of the redevelopment goals.

Baker and Associates (Baker) was retained to help the City and the Steering Committee prepare a balanced site concept plan by conducting work sessions, feasibility and site capacity analysis, schematic designs and technical evaluations. The Concept Plan is envisioned as a guide for future redevelopment and rehabilitation projects. The City's vision, along with specific public requirements and the need to rehabilitate existing facilities, is the key for the genesis of this Concept Plan.

2.3 Concept Plan Accomplishments

The Concept Plan accomplishes the following objectives:

Defines a Path Forward. Due to the unique characteristics of the site, the many interested stakeholders and the complexity of issues involved, it was imperative to examine a number of redevelopment scenarios and to come to a consensus on a well-defined path forward. The Steering Committee and staff worked to incorporate public comment, as well as to balance regulatory and fiscal concerns with aesthetic and recreational needs. The plan:

Balances Redevelopment with Environmental Features. The proposed plan includes environmental interpretive features and natural enhancements such as wetland edge plantings, wildlife habitat, naturalistic plantings and storm water runoff improvements in order to maintain and enhance the natural qualities of the site.

Provides a Variety of Features to Serve a Diverse User Group. The plan maintains all of the existing park uses while accommodating additional uses such as kayaking, canoeing, waterfront walking/jogging and educational opportunities.

Creates a "Blueprint" to Guide Redevelopment and Funding Options. The plan addresses budgeting and phasing options in order to permit flexibility in funding and construction by the City. It prioritizes elements that need to be addressed early in the redevelopment process and also incorporates annual estimated maintenance costs.

Defines Program Elements and Site Needs. The existing Windmill Hill Park waterfront still reflects its previous life as an industrial urban waterfront. It is in need of site and environmental upgrades. It also requires integration with the existing park west of Union Street. The Concept Plan coordinates various uses, establishes infrastructure needs, and locates new elements in a coordinated and linked site.

Locates New Elements to be Integrated with the Site Features and Existing Development. The proposed waterfront trail, boardwalk/interpretive area and seating/gathering areas have been sited to take advantage of the site's natural river views while at the same time respecting adjacent residential areas and the dog exercise area.

Develops a Comprehensive Pedestrian System Linking the Park Elements, Jones Point Park, and the Surrounding Neighborhood. To take advantage of the site's natural and wetland areas, a pedestrian trail and interpretive boardwalk are proposed along the water's edge. The trails will also provide connections to Jones Point Park and its planned recreational amenities, and will become an attractive recreational feature to be used by the public. Internal walkway and sidewalk improvements are also proposed. Interpretive displays and lookout points will be included to enhance understanding of important environmental features of the site, as well as the site's historical development.

Provides Minor Enhancements to Existing Recreation Facilities. These include reconstructing the basketball court, providing safety surfacing to the existing playground, reorienting the volleyball court in a north-south direction, providing additional seating areas, extending sidewalks and keeping the open space between Lee Street and the basketball court in its current configuration.

Identifies Infrastructure Upgrades Required. Major infrastructure needs have been identified and include shoreline stabilization, storm drain outfall improvements, undergrounding of overhead power lines, site lighting improvements and utility improvements associated with Union Street enhancements.

Provides a Budget for Funding Strategies. Detailed line item cost estimates have been developed to provide a cost basis for capital improvement planning and future funding requests. The Budget permits phasing strategies to be based on available resources.

Provides Recreational and Educational Opportunities. The greatest asset of the site is its strategic riverfront location and natural features. The Concept Plan has explored ways and opportunities to promote increased public use through the development of new facilities such as the waterfront walks, outdoor seating areas, kayak launch area, and interpretive exhibits. Specific emphasis was placed on evaluating appropriate educational/interpretive opportunities and matching those with potential user needs and site capacity. The final Concept Plan recommendations reflect the Steering Committee's desire to match the most appropriate solution to serve the widest potential range of users. Detailed discussion of the options evaluated can be found within subsequent chapters.

An informal seating and gathering area comprised of low bench forms in natural materials will be located at the old parking lot area. Seating elements will reflect a nautical theme and will provide an informal setting for outdoor learning activities, small group gatherings, etc. Subtle interpretive elements can be incorporated into the seating materials as well. Low profile markers would provide habitat information at water's edge. Additional educational features which can be considered in the development of final construction plans could include:

- ❖ Install a telescope for bird watching.
- ❖ Incorporate nautical items like ships ropes or mooring chains into park accents.
- ❖ Incorporate a Mariner's compass into the paved surface at the "gathering place."
- ❖ Identify flora and fauna of the park through interpretive signs.

Numerous options for the educational component were evaluated by the Steering Committee (*see Appendix, pg. A-22*). They ranged in intensity and format from a well-defined and structured program, which could be housed in a dedicated building constructed on-site, to more informal, yet flexible, components which could be used by a variety of groups and in a variety of formats.

The Education Subcommittee presented successful environmental education programs in-place elsewhere in the region as potential models for Windmill Hill Park. These included, among others, Dyke Marsh,

Discovery Creek, Mason Neck and the Rappahannock Conservation Program. In addition, Alexandria City Public Schools staff provided input regarding the needs of the public schools and provided specific guidance and insight including that the park should “encourage but not provide” formalized educational programs or spaces. The informal Educational Sub-Committee evaluated the options and made the following recommendations:

- ❖ Encourage outdoor educational programs that do not require a building (structure) within the park.
- ❖ Utilize a less structured, more inquiry-based style of discovery education for this park.
- ❖ Include group seating and safe student access to the river to support existing school programs.
- ❖ Provide a “gathering” place for groups or individuals at the water’s edge near the southern point of the basin.
- ❖ Provide an open, uncovered gathering place so as not to provide refuge for inappropriate activities.

The proposed solution reflects the Steering Committee findings that the educational component should provide flexible and informal outdoor gathering space near the water. An adjacent walkway will lead to a terraced slope at the Gibbon Street point which can provide informal, safe access to and from the water for kayakers and educational water activities. A separate overlook area will be provided at the point near Harborside and will provide excellent views up and down the river.

Addresses Environmental Concerns of the Site. Due to the site’s unique natural setting and past history as a working urban waterfront, areas have been identified as needing environmental improvements and/or enhancements. The redevelopment effort will address these issues within the site and will correct existing deficiencies.

Currently, several existing storm drain outfall pipes release untreated runoff directly into the Potomac River. The Concept Plan recommends a comprehensive approach to managing storm water and correcting existing deficiencies in an environmentally-sensitive and naturalistic approach by reconstructing the outfall channel as a natural stream.

Users of this site currently enjoy viewing the natural resources located on the site. Existing tree areas combine with open areas and water’s edge to provide a variety of landscape forms and habitats. The proposed redevelopment seeks to build upon and enhance the natural qualities of the site while at the same time making the necessary improvements for public access.

The design of the site establishes the physical characteristics of the redeveloped Windmill Hill Park. It combines infrastructure and green spaces in conjunction and harmony with the proposed recreation and “hardscape” improvements.

The eastern portion of the site, along the Potomac River, is classified as a Resource Protection Area (RPA) under the adopted Chesapeake Bay Preservation Act. The proposed redevelopment will improve environmental protection measures at the site by implementing storm water management improvements

where feasible. The existing outfall at the end of Gibbon Street will be redesigned as a naturalistic “stream” restoration, which will provide water quality benefits and, at the same time, create an attractive natural asset for the site. Water edge areas will also be planted with native emergent and wetland species. Wildlife enhancements will be incorporated through the addition of bird perches and trees and shrubs.

The overall site landscape will be enhanced through the provision of selective street tree plantings, native shrubs and accent plantings. In addition, edge areas should be restored/ revegetated with naturalistic plantings and native riparian and emergent plant materials.

Establishes Clarity of Site Layout. The Concept Plan establishes certain areas of the site to be utilized for specific uses. The western portion of the park will remain as the active recreation portion of the site with relatively minor changes and improvements. The eastern, or waterfront portion of the site, will remain more passive in nature and focused on enjoyment of the river and natural features of the site and passive activities such as walking, seating and providing access to the river.

Creates Traffic-Calming, Pedestrian Linkages and “Sense of Arrival” at Union Street. A major challenge of the planning process was to create a pedestrian-friendly environment within the park as well as to link the site, which is bisected by Union Street, visually and functionally. Speed tables utilizing decorative pavers are proposed at several points within Union Street to slow vehicles and to act as pedestrian crossings between the two portions of the park. Park identification signage is also proposed at either end of Union Street to let motorists know they have arrived at a “park zone.”

Removes Existing Safety Hazards. The Concept Plan proposes removal of the wooden pilings and decking in order to reduce liability and promote safe public use of the park. The piling removal is also needed for several other reasons, including for reconstruction and removal of the deteriorating bulkhead and for possible future removal/harvesting of hydrilla and sediment removal within the basin. Removal of the pilings can be accomplished under U.S. Army Corps of Engineers permits previously obtained by the City.

Utilizes a Variety of Water’s Edge Treatments. A number of options were examined for water edge treatments and bulkhead improvements. Based on the poor condition of the existing bulkhead, shoreline stabilization treatments are required. Hard edge, soft edge and combination solutions were all examined for aesthetics, functionality and cost of construction. The plan recommends utilizing a combination of edge conditions in order to promote visual variety in a cost efficient manner.

Creates Flexible Interpretive/Educational Seating Areas. A number of options were examined for educational and interpretive facilities and components. The options ranged from those that were very formalized and would require support buildings, structures and parking areas to simply providing flexible opportunity spaces for gathering near the river. Based on the limited parking and site capacity, as well

as successful environmental education models studied elsewhere in the region, it was determined that a flexible outdoor gathering and seating area located close to the water would provide a place to encourage educational opportunities.

The work sessions included discussions with and presentations to the Steering Committee, DRPC, City technical staff, public and stakeholder question and answer sessions and a written questionnaire for public feedback. The feedback was reviewed and incorporated into a number of design scenarios and refined to develop preferred options (refer to Table 2.1).

2.4 Key Findings

The following key findings form the conclusions for the Concept Plan:

❖ ***All of the “required” program elements, as defined in the City Council resolution can be accommodated on the site.***

Various options and levels of intensity for all the program elements were explored by the Steering Committee in order to determine the ideal mix of uses for the park. In addition, a number of the “optional” Council-directed elements to be explored can also be accommodated on the site.

❖ ***The existing bulkhead, pilings and water’s edge require extensive improvements prior to public access.***

The existing wood and concrete bulkhead and piling remnants create a safety hazard for potential users of the site. Bulkhead will require removal and renovation. All pilings will be removed. Both items represent large cost issues within the overall park redevelopment.

❖ ***The location of the dog exercise area proved to be a challenging issue.***

Due to very specific user demands, functional requirements, and environmental protection concerns, several alternatives were examined for the possible relocation of the Dog Exercise Area within the park. While none were considered ideal, and the committee was not unanimous in its opinion, it was determined that retaining the area in its existing location was the least objectionable option at the current time.

❖ ***The site cannot support intensive activities, which require additional parking areas.***

Due to the site’s location within an existing residential neighborhood, site constraints, the existing Old Town street grid and associated on-street parking, the desire to limit impervious area and to refrain from introducing parking along the water’s edge, there is no desirable option to increase parking at the site.

❖ ***The park should provide a direct pedestrian waterfront link through the site.***

In order to maximize the amenity of the waterfront, it was determined that pedestrian access connecting the existing waterfront trails from Jones Point through Ford’s Landing and Harborside

should be continuous and held close to the water's edge. An interpretive boardwalk can be provided which will assist in separating pedestrians from the dog exercise area.

- ❖ ***Environmental enhancements should be incorporated as part of the proposed improvements.***
Improvements that enhance wetlands, water quality, fish and wildlife habitat and environmental learning opportunities will be incorporated into the design along with input from outside expertise such as the National Audubon Society, who could be consulted during the design process.
- ❖ ***Opportunities for direct waterfront access should be provided and waterfront views maintained.***
This includes providing the opportunity for people to be able to "touch" the water, including kayak and canoe launching, and preservation of the existing open quality of the park through views of the water.
- ❖ ***Educational opportunities can be accommodated on the site.***
The Steering Committee unanimously supports providing space for outdoor learning activities and interpretive elements within the park; however, an educational building or structure is not recommended.

2.5 Next Steps

"Next step" activities, including operation options, have been identified:

- ❖ ***Receipt of the Recommended Plan by City Council, Public Hearing and Final Action by City Council.***
The Steering Committee's recommended plan will be docketed for City Council in March and set for public hearing in April, prior to final adoption by Council, before work can begin towards implementation of the Windmill Hill Park redevelopment.
- ❖ ***Finalization of Land Transfer.***
The National Park Service must approve the final Concept Plan for its federally owned portion of the waterfront before the transfer of ownership to the City of Alexandria.

Upon approval of the plan, and when redevelopment begins, several issues will require addressing throughout the redevelopment process.

100 Year Floodplain and Tidal Elevations. Due to the site's proximity to the water, all proposed improvements in the western portion of the park will need to be designed to withstand the occurrence of a 100-year flood as well as daily tidal variations. Of special importance is the desire to design improvements to enhance flushing of the basin area and to minimize water-borne trash and litter collection near the water's edge.

Environmental Sensitivity. Due to the site's riverfront location, RPA, and wildlife habitat, care needs to be taken to insure that site disturbance and construction activities are limited to the maximum extent possible. Wetlands and riparian areas should be treated as valuable site assets to be protected and adequate protection measures such as barrier fencing and silt/filter fabrics utilized during construction.

Adjacent Land Uses. As the park is located within the Old and Historic District, a residential neighborhood with significant historical and cultural resources, care should be taken to minimize the disturbance required for construction activities, and to set up a neighborhood group to work with the surrounding residents to insure smooth implementation of the improvements.

2.6 Project Budget

A planning budget was developed for the Concept Plan, which addressed the proposed program elements, current standards and operations and maintenance concerns. These costs form the basis of projected redevelopment costs. The budget information is provided in the accompanying spreadsheet. It is anticipated that the current cost for implementing the overall park redevelopment is \$3,100,000 in construction costs. Project costs (soft costs) are not included in this budget. Phasing options are also provided.

City of Alexandria
 Department of Parks, Recreation and Cultural Activities
 Windmill Hill Park
 Construction Budget
 Baker and Associates

Jan-02

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft	No. of Units	Unit Cost	Cost Budget
General Demolition							
Phase I	Demo Parking Lot	SF	15,000	NA	15,000	\$1.40	\$21,000
Phase II	Demo Sidewalks	SF	10,600	NA	10,600	\$6.63	\$70,263
Phase II	Demo Basketball Court	SF	5,200	NA	5,200	\$1.40	\$7,280
Phase II	Demo Volleyball Court	SF	1,800	NA	1,800	\$0.25	\$450
Phase I	Disposal Off-Site To 5 Miles	CY	832	NA	832	\$11.80	\$9,818
Phase II	Demo Play Surfacing	SF	9,700	NA	9,700	\$1.30	\$12,610
Phase I	Demo Outfall Conc. Channel	LF	2,625	NA	2,625	\$2.40	\$6,300
Subtotal			NA	NA	NA	NA	\$146,023

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft	No. of Units	Unit Cost	Cost Budget
Park Components							
Phase I	Paver Sidewalks	SF	34,000	NA	34,000	\$7.58	\$257,900
Phase II	Concrete Paths	SF	1,700	NA	1,700	\$1.50	\$2,550
Phase I	Aggregate Binder Surfacing	SF	21,850	NA	21,850	\$2.50	\$54,625
Phase I	Paver Speedtables	EA	4	NA	4	\$6,500.00	\$26,000
Phase I	Paver Curbwalks	EA	4	NA	4	\$4,500.00	\$18,000
Phase I	Stone/ Concrete Seating Element	CF, 18" H x 36" W, 1 FT	300	NA	1,050	\$30.50	\$32,025
Phase II	Rubberized Play Surfacing	SF, Poured in place	9,700	NA	9,700	\$1.85	\$17,915
Phase II	Interpretive Display Panel	Jones Point Model (re-install), Lump sum	NA	NA	1	\$4,500.00	\$4,500
Phase II	New Basketball Court	Asphalt	10,000	NA	10,000	\$3.00	\$30,000
Phase II	Color Coat Basketball Court	Assume 200 gal / Lump sum	NA	NA	1	\$2,800.00	\$2,800
Phase II	New Volleyball Court	Sand w / rubber top, Lump sum	NA	NA	1	\$5,000.00	\$5,000
Phase I	Reinforced Turf Dog Exercise Area		10,700	NA	10,700	\$1.75	\$18,725
Phase I	Dug Area Bollards	Assume 4	NA	NA	4	\$8.00	\$32.00
Phase I	Irrigation Installation		86,000	NA	86,000	\$1.20	\$103,200
Phase I	Irrigation Water Meter Connection	Lump Sum	NA	NA	1	\$38,000.00	\$38,000
Phase I	New Landscaping	30' trees and 800 shrubs	NA	NA	1	\$25,000.00	\$25,000
Phase I	Park Signage / Pylon	Masonry/Brick	NA	NA	3	\$4,800.00	\$14,400
Phase I	Sediment & Erosion Control	Lump Sum	NA	NA	1	\$5,000.00	\$5,000
Phase I	New Trash Receptacles	Assume 6	NA	NA	6	\$400.00	\$2,400
Phase I	Storm Drain Improvements / Relocations	Assume 6 new drain inlets, 500 LF new pipe	NA	NA	4	\$34,000.00	\$136,000
Phase I	Bird Perching Platforms	Assume 4	NA	NA	4	\$3,600.00	\$14,400
Phase I	New Lighting	Assume 8 new decorative lights	NA	NA	8	\$1,800.00	\$14,400
Subtotal			NA	NA	NA	NA	\$613,090

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft	No. of Units	Unit Cost	Cost Budget
Shoreline Stabilization							
Phase I	Demo Bulkhead	Per LF	NA	400	400	\$1,780.00	\$711,200
Phase I	Soft Edge/Revetment Treatment	Per LF	NA	400	400	\$370.00	\$148,000
Phase I	Concrete Sheetpile	Per LF	NA	500	500	\$500.00	\$250,000
Subtotal							\$1,109,200

Phase	Facility / Item	Description	Proposed SF	Proposed Linear Ft	No. of Units	Unit Cost	Cost Budget
Piles							
Phase I	Mobilization	Lump Sum	NA	NA	1	\$50,000.00	\$50,000
Phase I	Pile Extraction	530 Piles	NA	NA	250	\$175.00	\$43,750
Phase I	Dolphin Removal	Each, Assume 2	NA	NA	2	\$28,000.00	\$56,000
Phase I	Wreck & Debris Removal	Lump Sum	NA	NA	1	\$40,000.00	\$40,000
Phase I	Disposal (Landfill)	Lump Sum	NA	NA	1	\$32,500.00	\$32,500
Subtotal			NA	NA	NA	NA	\$202,250

Phase	Facility / Item	Description	Proposed Sq. Ft.	Proposed Linear Ft.	No. of Units	Unit Cost	Cost Budget
Water's Edge							
Phase I	Kayak Grass Slope	Fill, Grade and Seed	4,850	NA	4,850	\$3.00	\$14,550
Phase I	Tidal Wetland Area	\$80,000/ acre	10,800	NA	10,800	\$1.85	\$20,147
Phase I	Interpretive Boardwalk	Steel main supports, lumber	1,550	NA	1,550	\$19.30	\$30,025
Subtotal			17,200		74	\$4.00	\$64,922
Outfall							
Phase I	Grading and Excavation	3 inlets pool areas	20,000	NA	20,000	\$3.00	\$60,000
Phase I	Rock Placement	Large Boulders, Land Placement	NA	NA	200	\$42.00	\$8,400
Phase I	Outfall Structures / Piping	3 Weirs	NA	NA	3	\$2,500.00	\$7,500
Phase I	Landscaping	Edge Plants and 5 Trees	NA	NA	1	\$40,000.00	\$40,000
Phase I	Pedestrian Bridge	Custom Design Steel and Concrete	NA	NA	1	\$35,000.00	\$35,000
Subtotal			20,000	96	24	\$4.50	\$160,900
Total Construction Budget							\$81,377,648

Table 2.2: Budget

Note: Construction Costs are based on 2002 construction dollars and are not escalated.

Phase	Facility / Item	Comments	Unit Cost	Unit	Frequency / Amount	Yearly Cost Budget	
Maintenance Expenses Per Year							
FY	Mowing and Trimming	Operations and Maintenance Budget	\$216	ca. 12 hr.	30	\$6,480	
FY	Shrub Trimming	Operations and Maintenance Budget	\$360	ca. 20 hr.	2	\$720	
FY	Seeding, Aeration	Operations and Maintenance Budget	\$600	ca. Applica.	1	\$600	
FY	Top Dressing Turf	Operations and Maintenance Budget	\$1,200	ca. Tunc	1	\$1,200	
FY	Trash removal - receptacles	Operations and Maintenance Budget	\$1	ca. (4)	1,460	\$1,314	
FY	Grounds litter pick-up	Operations and Maintenance Budget	\$18	1 hr.	365	\$6,570	
FY	Trash Bags park cans	Operations and Maintenance Budget	\$80	case	2	\$160	
FY	Trash Bags Dog Area	Operations and Maintenance Budget	\$40	case	1	\$40	
FY	Playground material	Operations and Maintenance Budget	\$17	yd.(100)	100	\$1,700	
FY	Edging walkway	Operations and Maintenance Budget	\$18	hr.(2)	2	\$36	
FY	Volleyball sand	Operations and Maintenance Budget	\$500	load	1	\$500	
FY	Volleyball net	Operations and Maintenance Budget	\$80	ea.	1	\$80	
FY	Planting Bed Care	Operations and Maintenance Budget	\$2	\$1/ per year	1,500	\$3,000	
FY	Litter Pick-up at Water's Edge	Operations and Maintenance Budget	\$12,000	Year	1	\$12,000	
FY	Plant care (West of Lee Street)	Operations and Maintenance Budget	\$5,000	Year	1	\$5,000	
FY	Plant Care (Rip-Rap Area)	Operations and Maintenance Budget	\$5,200	Year	1	\$5,200	
FY	Plant Care (Stream Restoration Area)	Operations and Maintenance Budget	\$3,600	Year	1	\$3,600	
Subtotal			\$8.00	\$8.00	NA	\$48,200	
Total Maintenance Budget							\$48,200

Table 2.3: Maintenance Budget

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3. SITE ANALYSIS/FEASIBILITY STUDY

3.1 Introduction

The following analysis establishes conditions for the redesign of Windmill Hill Park in Alexandria, Virginia. The existing site is in need of rehabilitation and it has diverse program elements. Users have expressed a strong desire to connect this park to Jones Point Park and the overall waterfront; therefore, an analysis of the existing site conditions is required. The objective of the analysis is to determine the site's capacity to support the proposed program elements and to identify opportunities, constraints and key issues which could affect development. This study examines the site from a comprehensive viewpoint to identify opportunities and constraints based on the long-range vision developed by the Steering Committee and the immediate needs of the users.

3.2 Site Overview and Analysis

The Concept Plan focuses on a 3.4-acre tract located within the Alexandria waterfront system. The goal of the City is to connect all the pocket parks and open spaces along the historic Old Town Alexandria waterfront with a public-access river walk. Windmill Hill Park represents one of the key park sites within the system. The park is located just north of the 63-acre Jones Point Park (Plate 3.1), which has recently been the subject of a separate redevelopment plan process as part of the Woodrow Wilson Bridge improvements. The site is adjacent to several residential developments including Ford's Landing and Harborside, as well as other individual historic townhomes.

The Windmill Hill Park site has a colorful history. In 1843, this plot of land was the location for a wind-powered mill from which it derives its current name. During antebellum days, a single brick structure stood on Windmill Hill; however, it soon gained an "unsavory" reputation as it is said to have housed a brothel during the Civil War era of the 1860's, as well as functioning as a delivery port and staging area for the war effort. Windmill Hill was also home to former slaves who worked on the wharves for the Federal military authorities, and who eventually established a small settlement and church on the site.

In 1873, a ferry slip was constructed at the foot of Wilkes Street by the Southern Railroad Company, who became the owners of the northern portion of the park. By the 1890's, Windmill Hill had become the fashionable place for Alexandrians to promenade during the summer months and to hold political rallies.

During the early twentieth century most of the houses had been destroyed by fire or arson. In 1945, the land was turned over to the City of Alexandria with the provision that it would be used as a park or it would revert back to the original owners. The park was eventually improved by adding an outdoor amphitheater and eventually a small marina, the Old Town Yacht Basin, in 1956. The former Ford automobile plant also utilized portions of the site for industrial uses at various times until the demolition of the plant and the construction of Ford's Landing.

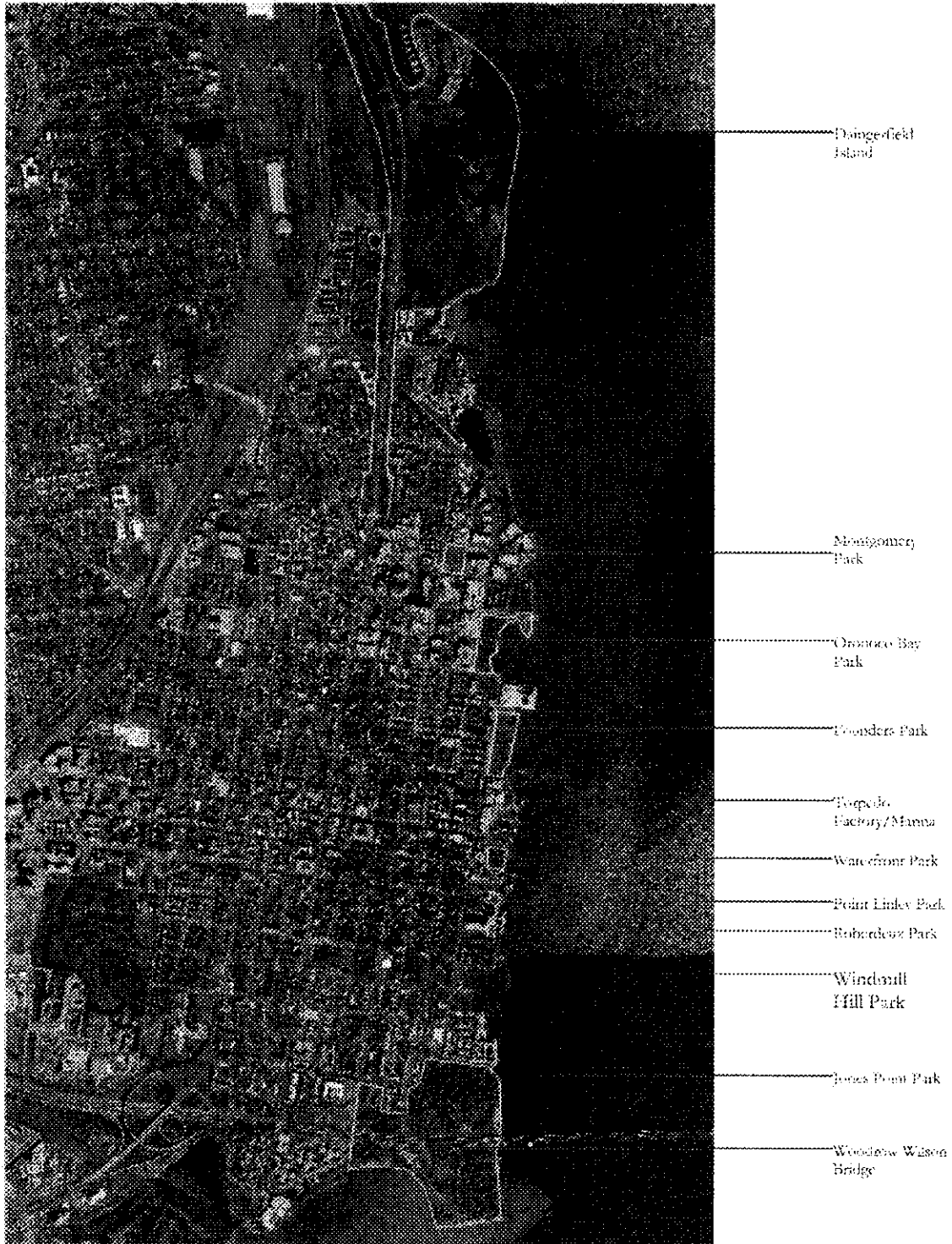


Plate 3.1: Aerial Photograph of eastern portion of Alexandria

Windmill Hill Park is currently a park with two distinct personalities on either side of Union Street. The developed western portion is well utilized and, with a few exceptions, in fairly good overall repair. The eastern, or waterfront, portion (with the exception of the lawn and dog exercise areas) is in need of repair. The remnants of the Old Town Yacht Basin are visible along the waterfront, as well as the deteriorating bulkhead. A wooded drainage outfall channel extends from the terminus of Gibbon Street and bifurcates the site. A significant portion of the eastern property is within the 100-year floodplain elevation and is considered a Resource Protection Area (RPA).

3.3 Evaluation of Existing Conditions

Existing conditions that were considered necessary to evaluate for the development of the Concept Plan fall into the following categories:

- ❖ Site location and access
- ❖ Site layout and organization of passive and active spaces
- ❖ Existing internal site circulation and external linkages
- ❖ Environmental and storm water management
- ❖ Views and aesthetics
- ❖ Safety issues
- ❖ Utilities
- ❖ Existing vegetation and wildlife
- ❖ Adjacent land uses
- ❖ Bulkhead condition
- ❖ Water conditions
- ❖ Zoning and regulatory constraints

3.3.1 Site Location and Access

Windmill Hill Park is located within a short walk of the commercial center of Old Town. There are three types of access associated with Windmill Hill Park; vehicular, pedestrian (including bike) and water. The site is easily accessed by vehicle from Union Street or the adjacent Gibbon and Lee Streets. Union Street bisects the middle of Windmill Hill Park and acts as a primary street to and from the heart of Old Town. All of the adjacent streets have on-street parallel parking, although Union and Lee Street do not have parking on the eastern or “water” side. Parking is utilized by both residents and park users. There are a total of 93 parking spaces located on streets with park frontage.

Traffic calming measures, such as special paver speed tables, and enhancements such as crosswalks and signage are needed for pedestrian safety. By improving pedestrian access across Union Street the two distinct pieces of the park will appear more visually united, thru-traffic will proceed more cautiously and pedestrian flow will be enhanced.

The second type of access is pedestrian via foot or bicycle. Existing sidewalks adjacent to the streets currently exist in places, however they are not complete around the site's perimeter, and are of minimal width. The residential neighborhoods, Fords Landing and Harborside, have well maintained river walks, however, Windmill Hill Park does not connect these two promenades along the waterfront. Bike trail access is currently provided within Union Street and through the pedestrian tunnel under Wilkes Street.

The third type of access is from the Potomac River. Currently, the only access from the water is either at the tidal mudflat near the Dog Exercise area or to the north at the old ramp adjacent to Harborside. The decaying pilings and bulkhead currently present safety hazards in access to and from the river along most of the shoreline.

3.3.2 Site Layout and Organization of Passive and Active Spaces

Windmill Hill Park currently provides an attractive balance of active and passive uses. The area to the west contains both active uses (basketball, volleyball, and playground) and passive uses which include the scenic overlook and benches near Lee Street, picnic tables and open field areas. The eastern portion, with the exception of the Dog Exercise area, does not currently contain active uses. The areas near the wooded drainageway, open grass area, and asphalt paved area formerly served as a construction staging area.

The existing basketball court and volleyball court are oriented in an east-west configuration, which is not optimal from a solar perspective, however it does minimize the court's profile against the river views. The benches at the top of the park provide dramatic 180 degree views of the Potomac River and the park below.

3.3.3 Environmental and Storm Water Management

There are several environmental issues that need to be addressed as part of the overall park redevelopment. Primary among these are issues associated with the river: water quality and the shoreline. Currently there are several storm drain outfall and overflow pipes which discharge directly into the river. The pipes collect stormwater runoff from an approximately five acre watershed. One outfall is located in the northwest corner of the basin and the other is located at the terminus of Gibbon Street within a concrete channel. Any park improvement plan should incorporate improvements to these outfalls in order to improve water quality as well as the attractiveness of the structures themselves.

Due to the deep configuration of the existing basin (distance from the main channel), as well as the existing piling remnants, there has been a reduction in natural flushing of the basin and an increase in sedimentation. Hydrilla, a non-native invasive species, as well as other native aquatic vegetation and algae are also present within the basin. Based on previous studies, there are indications of underwater debris, some of which is visible at low tide. The overall appearance of the water within the basin is poor and is marked by floating litter which collects in the corners and along the high tide line.

Storm drain improvements will help water quality within the basin by reducing the levels of phosphorous and other nutrients and sediments directly entering the basin. Environmental enhancements to improve the quality of the Potomac River are proposed. By creating micropools within, and wetlands around, the outfall channel and mud flat area, storm water can be vegetatively filtered before it reaches the river. Wetlands will reduce the amount of sediment that reaches the river. Wetlands will also enhance and add to the natural habitat of the area.



Plate 3.2: Condition of the existing storm drain outfall

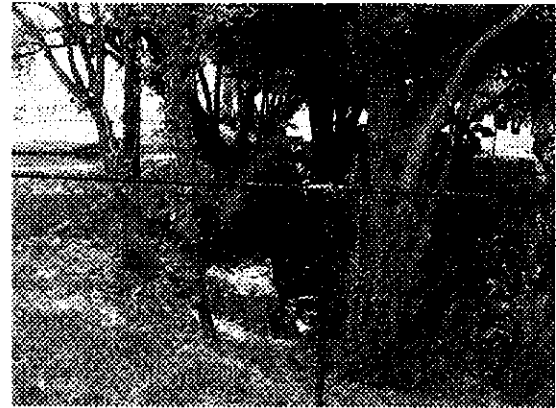


Plate 3.3: View of the fencing protecting storm drain.

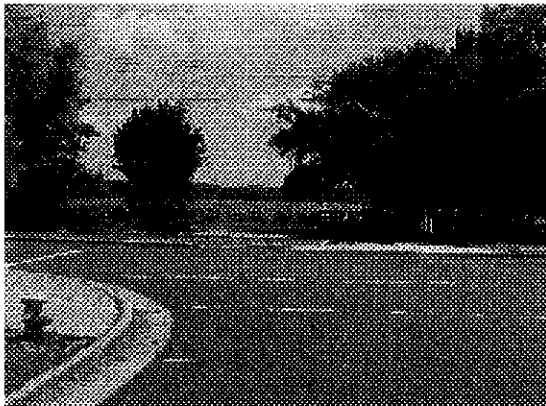


Plate 3.4: View of the Potomac River from Union Street and Gibbon Street Intersection.



Plate 3.5: View of the Park with Potomac River in background.

The dog exercise area should be brought into compliance with the Alexandria Dog Park Master Plan and Guidelines, which has mandatory setbacks of 60' from any body of water and 50' from residential property. By complying with the city environmental codes and enhancing the storm water outfall, water quality benefits can be realized and the physical condition of Windmill Hill park improved.

3.3.4 Existing Views

The park provides excellent internal and external views, especially towards the Potomac River. From the park's higher ground, panoramic views of the river and the Maryland shoreline beyond can be experienced. Closer to the water, vistas up and down the river can be observed. The proximity of the river to Union Street and at the terminus of Gibbon Street provides attractive views to passing motorists as well as pedestrians.

3.3.5 Safety Issues

There are two main safety issues and several minor issues which need to be addressed in the park redevelopment. The highest priority should be placed on removal of the decaying pilings/decking and the demolition/reconstruction of the existing bulkhead. The safety concerns regarding these two items were previously identified in the City permit application to the U.S. Army Corps of Engineers. While individual pilings are in varying states of decay (most rotting at the waterline), there is an immediate danger to boaters trying to navigate within the basin, as well as to river boaters potentially endangered by floating pilings which may break free.



Plate 3.6: View of the decaying pilings.



Figure 3.7: View of the dilapidated bulkhead.

According to a previous technical report on the pilings commissioned by the City, "piles are in very poor condition above the tidal zone because of advanced decay. Underwater, where the decay organisms (fungus) do not thrive, the piles are in somewhat better condition."

The existing concrete bulkhead is of a varying width and evidence of gradual slippage and canting are found. It is difficult to ascertain specific conditions due to the piecemeal nature of the wall construction over its history and its non-uniform design. It is assumed that timber structures were incorporated with the concrete wall and have reached the end of their useful life. Water surcharge behind the wall may be

contributing to freeze/thaw movement. (It should be noted that no structural testing or inspections were performed as part of this report). Cracking and an uneven surface are typical along the wall faces and cap. There is no guardrail or handrail present on top of the wall.

It appears that the original bulkheads were of timber construction, and over the years as the timbers rotted, concrete was poured behind them to shore up the walls. There was not a systematic approach to this concrete filling, and the presence of any tiebacks or other necessary stabilization was not observed. The existing concrete cap/walkway does not appear to be tied into the wall or concrete fill, and thus provides no structural integrity.

Other more minor safety issues include the lack of pedestrian crosswalks and traffic calming, deteriorating or cracked walkways, and low light levels in certain areas of the park and the tunnel.

3.3.6 Utilities

Existing site utilities appear adequate to serve the proposed uses. The existing overhead utility lines, located on the east side of Union Street, are currently programmed to be removed or undergrounded within the near future. This will remove an impediment to the river views from the park and will permit construction of the proposed amenities.

Existing storm drain inlets and storm pipes located in Union Street are low-lying and will require improvements as traffic-calming speed tables are constructed.

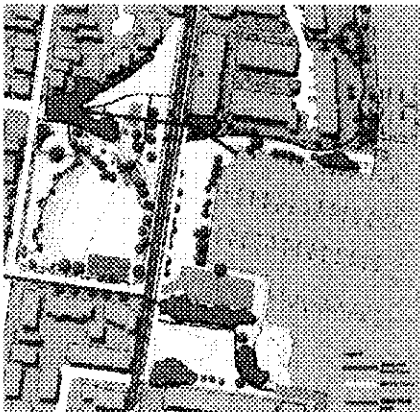


Plate 3.8: Existing Utility Locations.



Plate 3.9: Existing overhead power line along Union Street.

3.3.7 Existing Vegetation

The site currently contains mature trees and shrubs interspersed with grassy lawn areas. Many of the trees are of low quality and/or scrub type and have grown up behind the bulkhead or within ravines. Others have been planted adjacent to streets and within the park. Some, such as the locust trees along Union Street, appear to be of poor quality and have not been sited to maximize and frame views to the water.

The outfall channel at Gibbon Street contains typical floodplain species such as willows, cottonwoods and other scrub-shrub species. While the overall effect is pleasant, there are few trees of high quality or distinction.

Areas of erosion are present, primarily along the shoreline and the outfall channel. Much of the turf area appears heavily compacted. High use areas, such as the dog exercise area, exhibit signs of worn turf and require considerable ongoing maintenance.



Plate 3.10: View of the lower park with grass lawn.

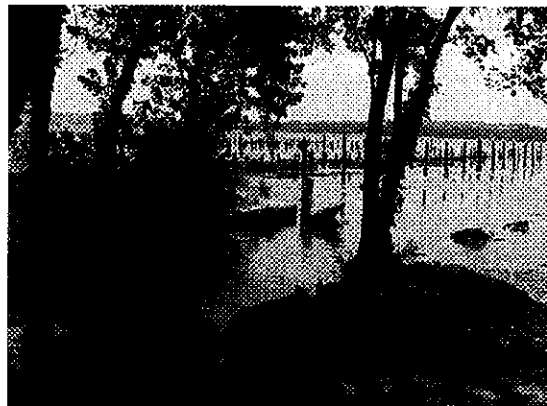


Plate 3.11: View of low quality trees along the water's edge.

3.3.8 Adjacent Land Uses

The park's adjacent land uses are all residential uses. To the north of Windmill Hill Park is the townhome community of Harborside. Harborside also contains a private boat dock and is bordered by a winding gravel waterfront walk and landscaped berms within its perimeter open spaces. The neighborhood that borders the southern side of the park is the Ford's Landing townhome neighborhood. This neighborhood has a hard-edge waterfront promenade with a rectilinear design. Most of the homes that surround the park have the traditional brick town house style that is associated with Old Town Alexandria. Older townhomes are located adjacent to Gibbon and Lee Streets. A public-access fishing pavilion is located immediately north of the park adjacent to Harborside.



Plate 3.12: Soft edge treatment



Plate 3.13: Hard edge treatment

3.3.9 Zoning and Regulatory

Ownership of the waterfront portion of the park is currently under negotiation with the Federal Government. Submerged lands fall under the jurisdiction of the Federal Government and certain permits are reviewed by multiple agencies. Most of the proposed improvements will be regulated and approved by the City of Alexandria. The table below summarizes allowable uses under the existing zoning.

ZONING ANALYSIS	CRITERIA
Location	Alexandria, Virginia Waterfront to the left and right of Union St. between Wolfe St. and Franklin St.
Ownership/Control	City of Alexandria, Virginia and Federal Government
Area, Acres	3.4 acres
Zoning District	WPR = Waterfront Parks and Recreation zone
Description	The WPR zone is to enhance the vitality of the Alexandria waterfront by providing for parks, open space and recreational opportunities linked by a continuous pedestrian promenade.
Permitted Uses	<ol style="list-style-type: none"> 1 Public 2 Public parks, playgrounds, athletic fields or other outdoor recreation 3 retail and/ or service commercial when accessory to a permitted use, provided such retail and/ or service commercial does not occupy more than ten percent of the land area of the lot, parcel or tract of land
Special Use Exceptions	<ol style="list-style-type: none"> 1 Bike 2 Commercial outdoor recreation 3 Facilities used for the docking or berthing of boats or ships, including public or private marinas and/or boat clubs with related facilities limited to water and electricity connections 4 Outdoor food and crafts 5 Privately owned public use buildings such as civic auditoriums or performing arts 6 Restaurants, including outdoor cafes
Minimum Lot Area	0
Minimum Lot Width	0
Minimum Front Yard Setback	20 ft
Minimum Rear Yard Setback	12 ft
Minimum Side Yard Setback	12 ft
Maximum Building Height	30 ft
No. of parking spaces	Community buildings 1 per 200sq ft Restaurant 1 per 4 seats
Parking Space Standard	Off-street parking (diagonal 45) 8.5'X 19' (diagonal 60) 8.5'X 20' (perpendicular) 9'X 18.5' (Parallel) 8'X 22'
No. of loading berths	1 per 20,000 sq. ft
<i>Other Limitations</i>	
Flood Plain	Zone AE = base flood elevations determined. Flood plain is 11.5'
Wetlands	PSS = Palustrine scrub shrub
Bathometrics	22'

4. CONCEPT PLAN DEVELOPMENT

4.1 Introduction

This chapter reviews the process utilized in developing the Concept Plan. The Concept Plan evolved from a review and refinement of several options which were presented to the Steering Committee and the general public, and were evaluated against the goals and objectives identified by City Council.

The initial work session with the Steering Committee included a site visit with the entire committee and the consultant team. An overview of the park system and a general discussion of opportunities and constraints followed. Additional information was requested and a general direction given to the consultant team to develop several concept options for review and comment by the Steering Committee.

Three initial concepts dealt with varying options on the topics of education, park components, recreation locations, water access, walkways, traffic calming, storm water management, edge treatments, pilings, and signage. Two additional modified concepts were developed to incorporate Steering Committee comments on the initial plans. The final Concept Plan was developed based on further refinement and preferred options as discussed in the work sessions. Votes by the Steering Committee members on various design elements were taken to establish the final design direction.

4.2 Steering Committee Process and Findings

A total of five Steering Committee work sessions were held and included attendance by the general public. Plan options were presented, discussed and evaluated at each session. The following is a summary of each of the Steering Committee work sessions to document the steps taken for the development for the Concept Plan (*Note: See meeting notes in Appendix for additional detail*).

4.2.1 Work Session #1 Summary

- ❖ Site visit with Steering Committee members, staff and consultant team.
- ❖ Overview of the Alexandria waterfront parks system. This assessment consisted of the existing activities in place, design of the waters edge, and overall impression of each park in the system from Dangerfield Island to Jones Point Park.
- ❖ Discussion of potential opportunities and constraints at Windmill Hill Park. The discussion addressed such topics as public access, vistas, environmental conditions, boating, educational opportunities, parking, and dog park location.
- ❖ General discussion focused on identifying potential park elements and their priority. The topics included environmental concerns, passive areas, active recreational uses, and maintenance issues.
- ❖ The committee requested a more thorough analysis of the site so that several initial concepts could be presented at the following work session.

Action Items:

- ❖ *Perform site analysis work and prepare initial concepts for Steering Committee review and comment.*

4.2.2 Work Session #2 Summary

- ❖ Site Analysis plans were presented along with a summary of interviews of key technical city staff, including utility and environmental requirements and action items.
- ❖ Stormwater management location options and environmental analysis were presented.
- ❖ Three initial concepts were presented for Steering Committee review and comment.

4.2.2.1 Initial Concept 1

Concept 1 illustrates a complete “soft edge” solution which places heavy emphasis on passive (low intensity) uses and heavy landscaping and minimal development of new facilities (*Figure 4.1*). It would require complete demolition and removal of the existing bulkhead and replacement with naturalistic plantings, rocks and wetland edge plantings. It utilizes a curvilinear or freeform style of walkways similar in character to the existing Harborside trail. Boating opportunities would be minimal and only include a kayak launch located at the point near Harborside.

A stormwater management detention area/wetland would be created at the current outfall channel and additional wetlands planted at the tidal mud flat near Ford’s Landing. An interpretive boardwalk, gazebo and picnic area would be placed near the water’s edge. The dog exercise area would be relocated across the street and the basketball and volleyball court would be clustered together closer to the playground to create an active recreation node. A potential restroom building is also shown adjacent to Union Street. Three traffic calming/pedestrian crossing points are shown in Union Street and an overlook area with interpretive displays created at the top of the hill near Lee Street. The majority of existing pilings would remain within the basin.

ADVANTAGES	DISADVANTAGES	ISSUES/CONCLUSIONS
Soft edges, natural appearance (no bulkhead required)	Minimal access to/from the water for boating	Examine alternatives, mix of edge treatments
Lower ‘new’ construction costs.	Higher bulkhead removal costs	Need additional budget information.
Consolidates active and passive recreation areas	Active areas closer to adjacent residential	Noise and user conflicts.
Potential water quality benefits by moving dogs away from water	Dogs lose water access	Dog owner desire for water access; potential dog/user conflicts
Maximizes amount of new green space	Lack of paved public gathering spaces	Need to define educational component needs
Retains pilings/ bird habitat	Safety and aesthetic negatives	Need to define boating requirements
Limited boating traffic	Minimal boating opportunities	Launch near deep channel is potential safety issue.
Maximizes Storm Water Management (SWM) treatment	Requires extensive regrading	Examine SWM options



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4.2.2.2 Initial Concept 2

Concept 2 also consolidates the active recreation areas but retains the dog exercise area in its current location near Ford's Landing (*Figure 4.2*). It creates a large, formal paved plaza and pedestrian crossing centrally located within Union Street linking the two park areas and is designed to foster a sense of arrival. Wide semi-circular steps would lead to the water and act as a public seating terrace or mini-amphitheater. A strong visual axis would be created from the top of the hill near Lee Street to the waterfront. A combination of hard edge and soft edge treatments would be used and a gazebo with boat tie-up spaces provided near the point at Harborside as well as along the bulkhead. A majority of the pilings would be removed with select pilings to remain for bird perches and a historical reference. A more developed interpretive boardwalk would pass through the wetland areas. A restroom is also shown.

ADVANTAGES	DISADVANTAGES	ISSUES/CONCLUSIONS
Provides moderate areas for boating tie ups	Less soft/green edge	Variety in shoreline experience is a positive; define boating needs
Provides formal paved plaza areas near water	Reduces green space, probable loss of parking spaces	May be too much impervious within RPA area; need existing parking
More "Urban" in character	Higher construction costs and increased impervious area	Activity needs may not warrant large public gathering space
Retains Existing Dog exercise area water access	Potential walker/dog conflicts	May need grade separation between pedestrians and dogs; Water quality issue
Provides park users with restrooms	Maintenance, safety and aesthetic concerns	Restrooms only if included within an educational building.

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4.2.2.3 Initial Concept 3

Concept 3 attempts to maximize boating and educational elements on the site and represents a more 'intensive' level of development (*Figure 4.3*). It includes boat tie-up areas and docks on two sides of the basin as well as a gazebo and up to a 35' x 45' environmental education building near the water. A boat launch ramp is provided at the end of Gibbon Street as well as vehicular/boat trailer turnaround 'plaza'. The stormwater management/wetland area would be located within the existing basin area and a new pedestrian walkway would be constructed directly across the basin. All pilings would be removed from the boat basin with only a few remaining within the SWM/wetland area. The dog exercise area would be relocated closer to the tunnel and the volleyball and basketball courts moved to the interior of the park, away from residences. A more developed terraced seating area is also proposed for the hillside below Lee Street.

ADVANTAGES	DISADVANTAGES	ISSUES/CONCLUSIONS
Maximizes water accessibility for boating options	Requires launch and vehicle maneuver areas. Off-site parking required.	May be too intensive for site and neighborhood.
Potential for revenue generation	More expensive concept to construct/operate/maintain	May be more than is needed. Don't want to increase traffic along Union Street.
Provides formal educational opportunities/space	Potential for increased traffic (school buses). Visually intrudes into waterfront views.	Identify potential educational users. Evaluate existing regional programs.
Captures both outfall pipe locations	Would be considered filling of wetlands by COE. Eliminates existing water area.	Examine permit requirements and other options.
Dog exercise area out of RPA	Potential conflicts with pedestrians/bikers & playground	Evaluate setbacks and enclosures
Develops terraced seating with great views. Reduces hillside maintenance.	Eliminates sledding hill for neighborhood kids	Retain existing hillside

Breakout sessions were conducted with the Steering Committee members and the public in order to review the various plans and solicit feedback. A comprehensive matrix was created for the various park components to capture and record advantages and disadvantages as perceived by the groups.

ELEMENTS	GROUP #1	GROUP #2	GROUP #3	GROUP #4	GROUP #5 (PUBLIC)	GROUP #6 (PUBLIC)	CONCLUSION
Basketball Court	Existing location with screening	North on Union Street	Existing location	Existing location	Existing location	Existing location	Existing location with screening
Dog Exercise Area	Existing location with bridge	Existing basketball court	Existing location with bridge, separation	Existing location	Existing location & water access	Existing location	Existing location with bridge, separation
Playground	Existing location	Existing location	Existing location	Existing location	Existing location	Existing location	Existing location
Volleyball Court	Existing location	Existing location	Existing location	Existing location	Existing location	Existing location, but reoriented	Existing location, maybe reoriented
Vista	Concept #1 with historical markers	Formal, axial	Enhance, historical markers	Enhance Historical Markers	ADA accessible & keep wall	Simple, historical, open	Concept #1 with historical markers
Hill	Grass	Softscape	Grass	Grass	Grass	Grass	Grass
Union Street	Concept #1 plus dial from Concept #2	Concept #2	Softer treatment	Open, nothing special	Traffic calming	Open	Traffic calming
Building	None	None	Indifferent	Yes- educational Concept #3	None	None	Revisit Issue
Water's Edge	Combination soft and hard	Soft corners	Define and access	Soft	Soft only at Dog Park	Soft	Soft
Water Access	None major	Step down	Concept #2, steps down	As much as possible	Dog Exercise Area	Dog	Dog exercise area, steps down
Boating	Low level	Kayak, nothing major	Low level	Boats- non-powered	Some with no traffic impact	Kayak	Some with no traffic impact
Walkways	Bridge, better connection to tunnel	Vary experience	Natural, separate dogs, no bridge Concept #3	Simple, less definition	All on waters edge	Simple	All on waters edge, Simple
Storm Water	Pond	Pond with picnic area	TBD	No pond	No pond, underground	No pond enhancements	Revisit Issue
Restrooms	None	None	Only if building	Only if building, limited access	None	None	Only if building, revisit issue
Wetlands	Concept #2	Interpretive boardwalk	Some	Yes	Remove Hydrilla	Open	Revisit issue
Pilings/ Dredge	TBD	TBD	Some	None	Remove Pilings	Leave	Some

Table 4.1 Preference matrix of various park programs

Action Items:

- ❖ Further development of the concepts based on the breakout group conclusion points reached.
- ❖ Additional information/research on the issues of education, storm water management, edge treatment options and parking requirements needed.

4.2.3 Work Session #3 Summary

- ❖ Detailed discussions regarding the educational component included available options and examples being used elsewhere. Alexandria schools representative briefed committee on existing programs and potential needs.
- ❖ Overview of additional storm water management options.
- ❖ Review of edge treatment, bulkhead and pilings options and potential costs.
- ❖ Discussion of parking requirements and constraints.
- ❖ Review of the modified Concept Plans.

4.2.3.1 Modified Concept #1

Modified Concept 1 retains an overall naturalistic and 'low-intensity' character. Removal of the entire bulkhead is proposed with a soft-edge treatment in its place (*Figure 4.4*). The dog exercise area remains in its existing location and the restroom building was eliminated. Basketball court remains in its current location, but planting buffers are provided. Removal of the nearest and most deteriorated pilings are proposed with some to remain closer to the river channel. Kayak launch remains as the only boating activity. The outfall channel is proposed as a "stream restoration" rather than a more developed detention basin. The waters edge/basin has been slightly rounded to eliminate trash collection and enhance flushing.

ADVANTAGES	DISADVANTAGES	ISSUES/CONCLUSIONS
Retains dog access to the water	Potential remains for pedestrian/dog conflicts. No water quality improvements.	Physical separation of dogs and pedestrians may still be required.
Retains existing active recreation locations. Provides buffers to adjacent residential areas.	No centralized active recreation zone.	Existing locations preferred.
Eliminates restroom conflicts.	No defined educational space.	No restrooms required.
Maximizes green space/open space.	No defined waterfront gathering space.	
Removes worst of the pilings.	Aesthetic and potential safety issues remain.	May still prohibit access for dredging/Hydrilla and bulkhead work.
Naturalistic 'soft-edge'	Requires removal of entire bulkhead.	Removal cost remains a potential issue.

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4.2.3.2 Modified Concept 2

Modified Concept 2 retains the central semi-circular plaza concept but incorporates an educational building located near the water. The basketball court remains in its current location but incorporates buffer plantings. The basin corners have been rounded and utilize the soft-edge treatment (*See Figure 4.6*) while the Harborside edge would have the existing bulkhead remain in place and be encapsulated with a hard-edge treatment (*See Figure 4.7*). A gazebo and tie-up slips would be provided near the Harborside point. Pilings would be removed within main basin and man-made bird perches provided to replace the pilings.

ADVANTAGES	DISADVANTAGES	ISSUES/CONCLUSIONS
Reduces cost of bulkhead demolition.	Unknown sub-surface wall conditions could affect encapsulation.	Further testing will be required prior to final design.
Provides boat tie-up space	Close to channel, safety issue	Examine other areas of site
Provides education building	May be too intrusive on site	Define educational needs

Action Items:

- ❖ *Formation of informal subcommittees to further research and make recommendations for education and boating issues.*
- ❖ *A final refinement on the topics of cost budget, parking, other safety issues, and the dog exercise area location was requested.*
- ❖ *Prepare composite plan based on meeting comments and refinements of the two concepts.*

4.2.4 Work Session #4 Summary

- ❖ Finalization of issues included report-back from the sub-committees organized for educational component and boater safety issues.
- ❖ Letter presented from Park and Recreation Commission recommending that dog exercise area be relocated away from the waterfront.
- ❖ Composite Plan presented to the Steering Committee.
- ❖ Review of the best, balanced options for the park components addressed shoreline stabilization, piles, water edge treatments, outfall options, cost budget, parking, other safety issues, and the location of the dog exercise area.
- ❖ Development of a final concept that addressed all possible locations for the dog exercise area was requested.

Action Items:

- ❖ *Provide all potential dog park location options (alternate plans).*
- ❖ *Finalize selected plan concept.*

4.2.5 Work Session #5 Summary

- ❖ Final concept options A and B were presented with a choice of dog park locations.

Design direction for both plans included the following direction:

- ❖ Improve the sidewalks on Lee Street, Gibbon Street and Union Street.
- ❖ Provide locations at the top of the hill for interpretive displays on the park history and environment.
- ❖ Retain existing playground.
- ❖ Add pedestrian crosswalks and wide speed tables to promote pedestrian safety.
- ❖ Reconstruct basketball court with room for buffer plantings.
- ❖ Realign path from the tunnel to align better with the Harborside walkway.
- ❖ Create an open lawn area near the water to enhance vistas.
- ❖ Utilize soft-edge treatment (shrubs, rocks, and wetland plants) on the north edge (Harborside) of the basin.
- ❖ Reconstruct a hard edge on the west and south sides of the basin.
- ❖ Provide seating areas near water for small educational group/outdoor learning space.
- ❖ Add a gentle slope for kayaks/canoes to enter the water on the southeastern corner of the basin.
- ❖ Incorporate stream restoration within the outfall channel.
- ❖ Provide pedestrian bridge over outfall channel.
- ❖ Enhance tidal mud flat area with emergent and wetland plantings and interpretive boardwalk.

4.2.5.1 Final Concept Plan A

Final Concept Plan A relocates the dog exercise area out of the RPA to the triangular space near the tunnel (*Figure 4.10 and Figure 4.11*). Required setbacks are provided from residential units. A staggered hedge enclosure would be used to contain the dog exercise area. The volleyball court would be relocated to the former dog exercise area adjacent to Ford's Landing.

4.2.5.2 Recommended Concept Plan B (Note Steering Committee votes summarized on following page)

Recommended Concept Plan B leaves the exercise area in its existing location (*Figure 4.11*). It redesigns the dog exercise area to meet the city setback requirements (60' from bodies of water and 50' from residential and commercial properties) and uses pylons to mark the corners of these setbacks. A low hedge would be utilized to prevent dogs from running into the street. Volleyball court remains in its existing location but is reoriented in a north-south direction.

Action Item:

- ❖ *Recommended Concept Plan B retaining the existing dog exercise area in its existing location, subject to master plan setbacks, and with restricted access to the water as determined by Staff, was agreed upon by a Steering Committee vote.*

Vote/(Plan)	Motion to Approve Recommended Concept Plan B with the following Caveats
5 (for) - 3 (against)	1. Keep the dog exercise area in the existing location with set backs (as per Dog Park Master Plan), ample signage, wetland protection, a boardwalk for pedestrians, and dog access to water with restricted access times.
9 (for) - 0 (against)	2. Retain the volleyball court in location depicted in the Recommended Concept Plan B and with a north-south orientation.
9 (for) - 0 (against)	3. Adopt the path configuration which straightens the path as depicted in the Recommended Concept Plan B.
9 (for) - 0 (against)	4. Adopt site features from the tot lot to the basketball court with the exception that the new walk will be moved closer toward Union Street, and a connecting element added, to include traffic calming measures, between the western and eastern halves of the park.
9 (for) - 0 (against)	5. Adopt the enhancements to the sidewalks along Lee, Gibbon, and Union Streets to include widening of the Lee St. sidewalk, brick pavers and the extension of the Gibbon St. sidewalk, with the slight shift of the basketball court.
9 (for) - 0 (against)	6. Adopt the hardscape/ softscape approach for the water's edge as depicted in the Recommended Concept Plan B with landscape and wetland enhancements.
9 (for) - 0 (against)	7. Adopt the stream restoration for the outfall area, as depicted in the Recommended Concept Plan B, which could be used for water testing, scientific and educational opportunities.
8 (for) - 1 (against)	8. Remove all pilings which will be replaced with bird resting perches and a marked channel for kayaks, and to permit water access for all citizens.
9 (for) - 0 (against)	9. Adopt the lawn and low benches/gathering area with the caveat to soften the benches and introduce nautical elements.
9 (for) - 0 (against)	10. Use signage for park entrances, the two temporary loading/unloading parking spaces near the kayak area, bike directions, kayak launch, kayak navigational aids, dog park use and hours, dog park cautionary signs, and educational markers.
9 (for) - 0 (against)	11. Adopt a phased tree plan for the site and to consider retaining healthy trees
8 (for) - 1 (against)	12. Encourage City Council to implement Recommended Concept Plan B

Recommended Concept Plan B, with the noted modifications, represents the final plan recommendations of the Steering Committee and is discussed further in Chapter 5.

5. RECOMMENDED CONCEPT PLAN

5.1 Introduction

The purpose of the Concept Plan is to ensure that new construction is sited, oriented and sized in compliance with an agreed upon, long-term vision for Windmill Hill Park.

The Concept Plan establishes the framework for open space, streets, landscaping, recreation amenities and environmental improvements. It includes guidance in areas of land use, circulation, open space and implementation. Implementation of the Concept Plan not only includes recreation improvements, but also includes streetscapes, infrastructure, open space development, and interpretive/educational elements.

The Concept Plan also establishes the design direction for Windmill Hill Park. It is important for the plan to do more than accommodate various uses; these uses must be located and accommodated in a manner that enhances the character of the park along with creating a more desirable environment for neighbors and city residents.

This chapter reviews the detailed recommendations contained in the Concept Plan. The initial concepts presented in Chapter 4 dealt with varying options on the topics of education, recreation locations, water access, walkways, traffic calming, storm water management, edge treatments, pilings, and signage. The Concept Plan represents the final votes for the various options as selected by the Steering Committee. An alternate plan has also been included based on extensive discussions regarding the final dog exercise area location.

5.2 Development Process of Final Design Elements

Each desired element had multiple ways of being incorporated into the final design for Windmill Hill Park. Through a process of discussions with the Steering Committee and a review of graphically illustrated plan alternatives, the committee worked to achieve coherence on how each element would fit into the park. While agreement was reached on many points, the Steering Committee's final recommendation for some elements was based on a majority vote. The following is a description of how these design elements evolved into the final concept plan. The applicable City Council goal or objective has been identified, where appropriate.

5.2.1 Traffic Calming

- ❖ *Goal: "Provide enhancements to Union Street which will enhance traffic calming and integrate the east and west portions of the Park."*

Traffic calming was desired to slow vehicles for pedestrian safety because Union Street bisects the park and there will be increased pedestrian flows across Union Street. Traffic calming devices can also function as pedestrian crosswalks. There are many ways of accomplishing this such as speed bumps, speed tables, special paving and “throating” or narrowing of the road. Several of these options presented safety and/or cost concerns and there was an overall desire to minimize any loss of existing parking spaces along Union Street.

The City of Alexandria currently has a traffic calming program in place and discussions with staff indicated that a 10 foot wide “speed table” with gradual side slopes would be adequate. Special paving would be used to match adjacent brick sidewalks. Multiple locations were identified for traffic calming which would also serve as pedestrian crosswalks linking the park. At a minimum, the Gibbon Street/ Union Street intersection, a central mid-point crossing, and between the tunnel and Harborside walk would be included. (It should be noted that T&ES has concerns with the mid-block crossing and would prefer only two speed table). Crosswalks are also proposed around at each park corner crossing to further enhance pedestrian safety.

Improvements should be coordinated with T&ES as paving and storm drain improvements will be needed in conjunction with installation of the speed tables/crosswalks. Minimal slopes on Union Street may require additional storm drain inlets or raising inlet rim elevations.

5.2.2 Signage

❖ *Goal: “Include educational components that are intended and designed to advance the public’s knowledge and understanding of the river and of the natural resource enhancements in the park.”*

Several types of park signage were desired. These included park identification signage along Union Street to announce a “sense of arrival” for both pedestrians and motorists, historical/educational interpretive signage, and regulatory signage.

Two park identification sign locations are proposed at either end of Union Street to alert motorists they are entering a park zone. These signs should be of a pylon or pedestal type and should reflect a consistency with signage proposed within other city parks.

Interpretive signage is proposed in several formats. There was a strong desire by the Steering Committee to not “over-sign” the park, but to provide a single, well designed interpretive display which would address the history and environmental issues associated with Windmill Hill Park. The proposed location is at the top of the hill near the seating area at Lee Street. This location provides excellent vistas of the entire park as well as the Potomac River and surrounding neighborhoods. Interpretive displays could either reflect the prototype being developed for Jones Point Park or could be integrated with the existing

stone wall. There was also a desire to have smaller and simpler interpretive elements designed into various park elements (paving, benches, etc.) to identify the flora and fauna of the park, similar to signage utilized at the African American Heritage Park.

Regulatory signage would include more standard signage such as park rules and regulations, hours of operation, parking and traffic, etc.

5.2.3 Recreation Organization and Improvements

❖ *Goal: "Explore potential locations for the relocation of current facilities and development of new uses at the site."*

The western half of the park will continue to be the active recreation zone within the park. Existing recreation facilities will remain generally in their current locations, with some facilities being reconstructed or improved.

The basketball court will be reconstructed and shifted slightly to the north of its current location. Slope and drainage of the court will be improved.

The volleyball court will also be retained in its current location, but reoriented in a north-south direction which is more optimal for users.

The well-used playground will be left in its current configuration, which provides a dynamic three-tier format for children, however, rubberized safety surfacing is proposed to replace the loose mulch currently used.

The eastern portion of the park generally contains the more passive recreation uses, as well as the main educational gathering space. The overhead utility lines will be relocated underground to enhance views to the water. An open lawn area framed on both sides by a cluster of four small trees will be located adjacent to Union Street and act as a simple foreground element for the waterfront. The lawn can be used for informal activities such as picnics, frisbee, etc. Special paving walkways border the lawn area and lead to the water's edge.

❖ *Goal: "Include educational components that are intended and designed to advance the public's knowledge and understanding of the river and of the natural resource enhancements in the park."*

An informal seating and gathering area comprised of low bench forms in natural materials will be located at the old parking lot area. Seating elements will reflect a nautical theme and will provide an informal setting for outdoor learning activities, small group gatherings, etc. Subtle interpretive elements

can be incorporated into the seating materials as well. Low profile markers would provide habitat information at water's edge. Additional educational features which can be considered in the development of final construction plans could include:

- ❖ Installation of a telescope for bird watching.
- ❖ Incorporation of nautical items like ships' ropes or mooring chains into park accents.
- ❖ Incorporate a Mariner's compass into the paved surface at the "gathering place."
- ❖ Identification of the flora and fauna of the park.

Numerous options for the educational component were evaluated by the Steering Committee. They ranged in intensity and format from a well-defined and structured program which could be housed in a dedicated building constructed on-site, to more informal yet flexible components which could be used by a variety of groups and in a variety of formats. The Steering Committee evaluated successful environmental education programs being run elsewhere in the region as potential models for Windmill Hill Park. These included, among others, Dyke Marsh, Discovery Creek, Mason Neck and the Rappahannock Conservation Program. In addition, input was provided regarding the needs of the City of Alexandria Schools. Schools staff also provided specific guidance and insight. The informal educational sub-committee evaluated the options and made the following recommendations:

- ❖ The park should support existing educational programs, not generate new ones.
- ❖ A less structured, more inquiry-based style of discovery education would be appropriate for this park.
- ❖ A building was not recommended for educational purposes at Windmill Hill Park.
- ❖ A design that includes group seating and safe student access to the river would be appropriate to support existing school programs.
- ❖ A "gathering" place for groups or individuals at the water's edge near the southern point of the basin should be provided.
- ❖ The gathering place does not need to be covered and should be kept open so as not to provide refuge for inappropriate activities.

The proposed solution reflects the Steering Committee findings that the educational component should provide flexible and informal outdoor gathering space near the water. An adjacent walkway will lead to a terraced slope at the Gibbon Street point which can provide informal, safe access to and from the water for kayakers and educational water activities. A separate overlook area will be provided at the point near Harborside and will provide excellent views up and down the river.

5.2.4 Parking

There will be no increase in parking required or provided as part of the Concept Plan. Input regarding parking requirements and options was provided by the City of Alexandria Department of Planning and Zoning during the planning process.

Questions associated with parking were twofold. The first concerned how many additional parking spaces would be required by the Zoning Ordinance if a 35'x45' educational building was constructed within the park. Eight spaces would be required based on a land use classification of "Community Building." This option was not considered viable due to the limited site area capable of providing safe off-street parking, along with a building blocking river views.

The second concern was how to provide kayak unloading space within a reasonable distance of the water. The Concept Plan recommends designating two existing spaces at Gibbon and Union Street as temporary boat loading and unloading spaces.

5.2.5 Storm Water Management

- ❖ *Goal: "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."*

Stormwater management improvements are focused on rehabilitating the existing outfall channel at Gibbon Street. The Steering Committee consensus was to redesign the channel as a more naturalistic stream restoration, utilizing large rocks and native plant materials. This direction has several advantages. It will more closely reflect the original historic character of the way this portion of the site looked and functioned. By designing the "stream" with a series of micro-pools and weirs, some benefits can be obtained in detention and water quality during peak storm events. In addition, the restored stream will create an interesting and aesthetic amenity for the park as well as an additional environmental educational resource for native plant materials, wildlife habitat and water resources. A pedestrian bridge would cross the stream near its outfall to the river.

5.2.6 Tidal Wetland

- ❖ *Goal: "Natural resource enhancements, which should include native plantings, one or more walkways along, across or into the area containing the native plantings."*

The existing tidal mudflat area will be enhanced with native tidal wetland and emergent wetland plantings. An interpretive boardwalk will be provided through the wetlands to permit enjoyment and viewing of the area. The wetland area will provide enhanced wildlife habitat.

5.2.7 Bulkhead/Edge Treatments

- ❖ *Goal: "Identify site conditions requiring improvement including existing bulkhead and waters edge safety concerns."*

A large portion of the Steering Committee's work focused on evaluating bulkhead and shoreline stabilization options in order to create an attractive and safe, yet cost-effective approach. Redeveloping

or removing the approximately 900 feet of existing bulkhead will be the largest cost item in the overall park redevelopment and required a comparative evaluation of proposed methods and materials.

A summary of the evaluated approaches included:

- ❖ *Lowest Initial First Cost Approach* - Leave existing bulkhead in-place and encapsulate. Provide an independent raised deck above the wall.
- ❖ *Balanced/Cost Effective Approach* – Combine bulkhead encapsulation and/or new bulkhead with bulkhead removal and soft edge treatments.
- ❖ *Minimal Operations and Maintenance Approach* – Avoidance of rock revetment solutions or other long-term maintenance approaches.

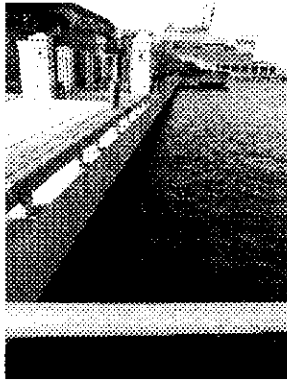


Plate 5.1: Hard edge bulkhead



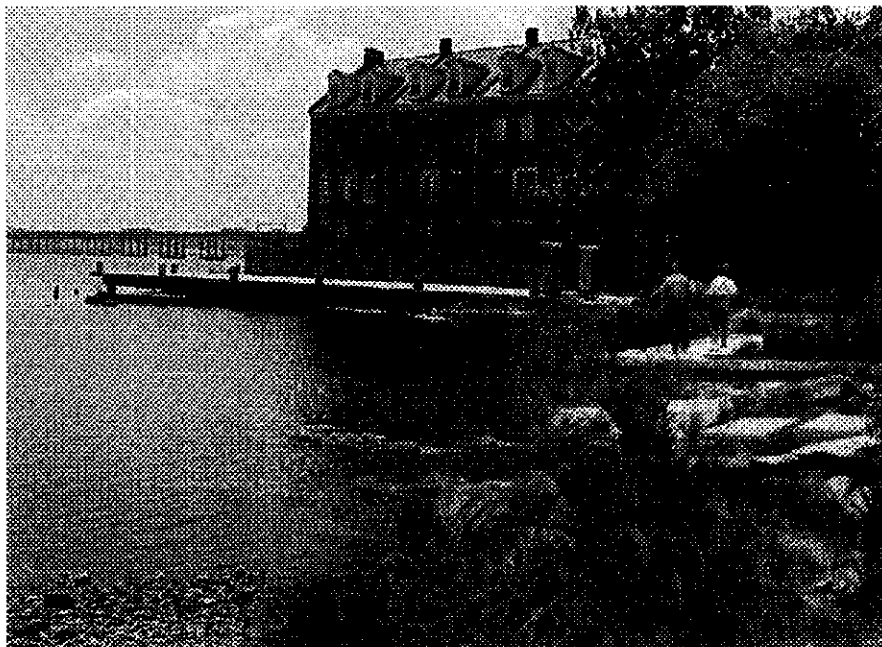
Plate 5.2: Stormwater stream (source: Landscape Architecture Magazine)



Plate 5.3: Soft edge treatment (photomontage created by Baker)



Plate 5.4: Existing condition of tidal mudflat



*Plate 5.5: Proposed tidal wetland planting with interpretive boardwalk (photomontage
—source: Landscape Architecture January 2001, Volume 91)*

Specific estimated item costs used in the evaluation process of bulkhead/shoreline options included:

Shoreline Stabilization (new construction):

- ❖ Steel Sheetpile - \$800 - \$1,100/l.f.
- ❖ Rock Revetment - \$110 - \$175/l.f.
- ❖ Timber/Vinyl Sheetpile - \$250 - \$300/l.f.
- ❖ Concrete Sheetpile - \$450 - \$500/l.f.

Options evaluated included those that would retain the existing bulkhead in-place, as well as options which would require removal of the existing bulkhead. Estimated costs for removing all of the 900 linear feet of existing bulkhead were \$1,778 per foot (assumes 48 cubic feet per linear foot of bulkhead) for a total of \$1,600,000. The following replacement options were evaluated including bulkhead removal costs:

Bulkhead Removal/Replacement Options	Budget for Construction Only
Steel Sheet Pile	\$2,590,200
Concrete Sheet Pile	\$2,050,200
Timber/Vinyl Sheet Pile	\$1,870,200
Soft Edge Treatment	\$1,935,000

Options which assume the existing bulkhead remains in-place were evaluated, including:

Bulkhead Stabilization Options	Budget for Construction Only
Bulkhead Encapsulation	\$540,000
Boardwalk over Bulkhead	\$504,000
Rock Revetment	\$270,000

The evaluation process resulted in the committee's selection of the *Balanced/Cost Effective Approach*, which will balance desired aesthetics of the shoreline edge with cost considerations. This approach also allows the design to unify the hard edge characteristics of the bulkhead at Ford's Landing with the softer edge of Harborside, and will create a varied experience for all park users.

The proposed hard edge portion of the Concept Plan will include a paved pedestrian promenade behind the bulkhead and decorative bollards and edge restraints to ensure public safety requirements are met.

The soft edge portion will involve removal of the existing bulkhead and creation of a landscaped slope with native plant materials and rock to the waters edge. Additional wetland and emergent plantings within the water will enhance the naturalistic appearance of the basin, as well as soften the existing basin corners. Any ancillary fill required for the shoreline stabilization will be minimal and can be accommodated within the parameters of the Corps of Engineers permit obtained by the City.

5.2.8 Pilings

Extensive discussions also centered on evaluating options for removal or retention of the deteriorating pilings. These included leaving them in-place, removing some of the pilings and removing all of the pilings.

Primary concerns focused on existing safety issues (previously identified within the Corps of Engineers permit application) and the impediments and cost implications created by retaining the pilings. In order to facilitate repair or removal of the bulkhead, as well as dredging or hydrilla harvesting, barge access is required into the basin. Pilings would prohibit this or require expensive clamshell dredging. In addition, while most of the pilings are in a state of decay, they can still be removed by means of a choker chain. If they further decay and break below the waterline, more expensive removal methods will be required, such as clamshell dredging.

Upon completion of the evaluation of all the alternatives, as well as a review of previous reports, permits, safety and liability issues and construction cost needs, the Steering Committee recommended removal of all the pilings. Concerns with the loss of bird habitat and perch areas will be mitigated through the installation of a number of man-made bird perches, including perches suitable for the blue heron.

5.2.9 Hydrilla

Hydrilla is an invasive submerged aquatic vegetation offering a number of ecological benefits as well as other characteristics that have become a problem within the Potomac River watershed. Citizens raised the issue of the visual appearance of the hydrilla and algae blooms within the basin. Current methods for controlling hydrilla are still somewhat limited, but expanding with on-going research. Currently mechanical harvesting and drying is the standard method to deal with hydrilla. Concerns were expressed over the potential loss of fish habitat, however, any habitat loss could be offset by the proposed wetland plantings.

5.2.10 Public Access to Water and Boating

❖ *Goal: "Provide 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)."*

The Steering Committee recommends providing public access to the water for kayaks, canoes, sculls and other small, non-motorized boats, as well as access to the water by the general public. The final design incorporates this by creating a gently sloped area for kayaks and small boats to enter the water, and locating public access walkways along the river frontage.

5.2.11 Walkway Connection to Jones Point Park

- ❖ *Goal: "Consideration should be give to an interpretive trail from Jones Point Park to Windmill Hill Park."*

The Concept Plan provides a direct waterfront pedestrian trail to Jones Point Park. Interpretive elements as previously discussed will be incorporated at various points along the link including the option for pedestrians to experience the interpretive boardwalk and wetland areas. Implementation of the Concept Plan will provide a key "missing link" within the overall waterfront trail system.

5.2.12 Dog Exercise Area

- ❖ *Goal: "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."*

Extensive discussion focused on examining dog exercise area location options. As previously discussed, concerns were expressed over the existing location including its current location within the Resource Protection Area (RPA), inadequate setbacks to residential units and streets and potential conflicts with increased pedestrian activity along the waterfront. Alternate plans are included in this report which reflect two different sitings of the dog exercise area.

The vote of the Steering Committee (5 to 3 vote) was to retain the dog exercise area in its current location and resize the area to meet the required setbacks. Plant materials and pylon markers are proposed to mark the dog exercise area boundary and to provide separation between dogs and pedestrians.

5.3 Conclusion

Phasing/Implementation Strategy

The Concept Plan is intended to be implemented over a period of several years based on available funding and priorities. Two general phases are currently recommended, however, additional phases could be incorporated if needed. The initial phases include those required for public safety including piling removal and shoreline stabilization/removal of the bulkhead. It should be noted that these are also the higher order of magnitude costs identified within the overall site redevelopment costs. Following phases would include implementation of site amenities.

Implementation will begin with City Council approval of the Concept Plan and subsequent design development and final construction design packages and regulatory permitting.

Summary

The Concept Plan presented within this report represents the results of extensive effort and input from the Steering Committee, City of Alexandria staff and the citizens of Alexandria. The implementation of its recommendations will enhance the quality of life for those who live, work and play in the city and will guide Windmill Hill Park through its redevelopment process and into the next century of its history.

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Advisors:

Clenton Blount	Curriculum Specialist in Science for the City of Alexandria Schools	703-824-6680
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A.2 Work Session Steering Committee Meeting #1

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #1
Date: July 25, 2001
Time: 4:00 p.m. - 9:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner in Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400

INTRODUCTIONS - MEETING AT WINDMILL HILL PARK

Participants met at the park for a brief site overview and informal question and answer session.

1. RECONVENE AT LEE CENTER

1. Introductory remarks – Mr. Philip Sunderland, City Manager, City of Alexandria
2. Introduction of Steering Committee and staff members by Sandra Whitmore, Director of Parks and Recreation
3. Introduction of Baker and Associates by Sandra Whitmore

2. STEERING COMMITTEE DISCUSSION/ OVERVIEW OF ALEXANDRIA WATERFRONT PARKS SYSTEM

Greg Long of Baker and Associates presented an overview of the Alexandria waterfront parks system.

- A. Before Greg Long lead into the topic of Windmill Hill Park, he reviewed the other parks along the Alexandria Waterfront with the participants. He described the important details of each park which included what recreational activities are located at each, how the water's edge is treated, and what kind of character each park has. The parks he mentioned were Dangerfield Island, Montgomery Park, Oronoco Bay Park, Founders Park, Torpedo Factory/ Marina, Waterfront Park, Point Linley Park, Roberdeux Park, and Jones Point Park
- B. There followed a question and answer discussion about Windmill Hill Park.

Question 1. What kinds of connection/linkages are needed?

Comment a. There should be more connections to the Potomac River.

1. Provide a walkway long the water's edge to connect people with the Potomac River.
2. The park blends the furthest into the community, which opens the opportunity to knit the community to the water.
3. The access to the water in this park is unique. For example pedestrians are able to walk out onto the mud flat of the River.

Comment b. The park has remnants of its history, which opens the opportunity to teach people about the past importance of the park.

1. An old railroad tunnel has been restored on the site for bikes.
2. Dilapidated pilings from an old marina exist in the river.

Question 2. Should the pilings remain or be removed?

Comment a. Dredging the water's edge would have this advantage.

1. Clearing out the algae and trash gives the perception of a cleaner river.

Comment b. Preserving the pilings would also have an advantage.

1. By preserving the pilings, the story of Alexandria's shipyard the marina history remains in tact and linked to the park.

Question 3. What are some other ways to preserve the history?

Comment a. At one point in history this park was a community gathering spot which can easily be recreated and give the park a sense of place again.

Comment b. To maintain the seaport history, signs describing the parks past can be placed in strategic spots around the park. Also, brochures are a possibility for a self-guided historical tour of the park.

Question 4. What are the some benefits of the park?

Comment a. The long walkway along the rivers edges not only links people to the water but can connect other parks along Alexandria's waterfront also (from Dangerfield Island to Jones Point Park).

Comment b. The multiple terraces and advantage points of the park open tremendous opportunities for views and spaces of various activities.

Question 5. What should the design entail?

Comment a. It is possible to give the park a "Neighborhood" feel by keeping the design on a smaller scale.

Comment b. By providing multiple types of uses such as kayaking, educational courses, and Community-gathering spots the park can cater to a variety of people.

Comment c. Due to its rich history, the park has environmental restoration opportunities, especially with the marina pilings and railroad tunnel.

Comment d. The park needs some educational opportunities.

1. An educational building could be erected for year round learning. It would most likely include a restroom.
2. Conducting classes outside can provide a tremendous amount of educational opportunity without the environmental impact that a building creates.
3. Opening the mud flat for people to walk out onto can enhance scientific education.

Comment e. Fishing is possible if a pier can go out into the river channel far enough for adequate fishing depths. This suggestion was not favored by many.

Comment f. The design could bring people out over the water by incorporating boardwalk bridges over the river. This opens opportunities for more views of the water.

Comment g. Even though the railroad tunnel is part of the Alexandria bike path system, there could be more accommodations for cyclists in the design.

Comment h. There also could be opportunities for public art to be incorporated into the design of the park.

Question 6. What types of transportation can have access to the park?

Comment a. There were a few suggestions on how to approach the issue of slowing traffic on Union St. between Harborside and Ford's Landing for pedestrian safety.

1. A speed table was recommended because it would not be as damaging to the cars as speed bumps.
2. "Throating" the road creates a "gateway" affect to slow traffic.
3. Paving patterns on the road also make cars aware that they are entering into a park.

Comment b. Boat traffic needs to be small because of the size of the park. Small sailboats and kayak rentals were favored to be incorporated into the design.

1. The possibilities of this design depend on the river depth around the water's edge. The Bathometrics need to be verified in order to determine how close the boats can come to shore.

3. STEERING COMMITTEE DISCUSSION OF SITE OPPORTUNITIES AND CONSTRAINTS

MIKE MURPHY OF BAKER AND ASSOCIATES LED A DISCUSSION OF POTENTIAL OPPORTUNITIES AND CONSTRAINTS AT WINDMILL HILL PARK.

Question 1. What types of public access create a unifying element?

Comment a. Walkways can connect pedestrians to the river.

Comment b. Boat access can connect boaters to the park.

Question 2. What does the site need to improve upon?

Comment a. Seating areas need some shade without blocking views to the water.

Comment b. Enhancing the natural resources, such as the bird habitat, increases the health of the site.

Question 3. What are the issues concerning boat traffic?

Comment a. Large boats should be restricted so that more people can enjoy the site. Boats that fit on top of the car were favored more than trailers.

Comment b. The issue of whether or not the boats should access the land from the water by tying up or docking seemed to evoke no real strong opinion.

Comment c. Kayak and/or sailboat rental seemed to be favored as long as there were adequate regulations.

Comment d. Providing a dock or pier could give boats access to the land as well as extend views out over the water. It was suggested that the pier or dock be placed at the southern end of the park because that has the deepest water.

Question 4. What are the educational opportunities?

Comment a. Existing educational components are historical, environmental, and maritime.

Comment b. There may be a possibility of using signs in the tunnel to convey it's historical significance.

Comment c. For educational purposes a small building could be added to the site, but there are questions about the building that need to be resolved:

1. Where is the best location for this building?
2. What size does the building need to be?
3. What facilities need to be added to the building such as classrooms and a lab?
4. How far does it need to be set back from the water?
5. What would be the architectural style?

Comment d. One suggestion was for setting up self-guided tour with brochures instead of erecting a building.

Comment e. Students could use the building all year around. The busiest time of the year would be the spring.

Question 5. What about parking?

Comment a. The participants seemed to prefer street parking as opposed to a parking lot.

Comment b. The suggestion of a drop off for school children and park visitors was the most favored idea amongst the participants.

Question 6. What are the issues with the dog park?

Comment a. The issue of durable turf for the dog park was brought up because the dogs tend to kill the grass. No solution was determined.

Comment b. There is a possibility of relocating the dog park to solve the issue of separating dogs and pedestrians

4. PUBLIC COMMENTS

1. Most agree that the water is accessible to people now, and should maintain residential character by mimicking it in the park.
2. One recommendation is that the building be a 25' x 55' building, 2 story 15' to eave midpoint, 26' peak. Also there is a suggestion that the building have classrooms and labs +/- 1200 SF, and agrees that some dredging of the water's edge is needed no matter what (about 4-5ft).
3. Some point out that the building will disrupt the views and vistas, and thinks that solutions should be categorized by the amount of impact to the site.
4. A few people want a direct crossing on Union Street between the water and recreational site. It is suggested that we look at the examples Belle Haven and Huntley Meadows for design ideas.
5. Some people emphasized that the park should be simple with a strong residential character to it. Yet they do not think the educational building is not appropriate for this site. Admitting that light boats would work for this park, but not large boats. They firmly believe that dog owners are important to the park because they use it. It may be possible to use barrier types so that dogs will not have to be on leashes.

5. STEERING COMMITTEE PRIORITIZATION AND SELECTION OF PREFERRED PARK ELEMENTS

THERE WAS A GENERAL DISCUSSION FOCUSED ON IDENTIFYING PREFERRED PARK ELEMENTS AND THEIR PRIORITY WHICH WAS FACILITATED BY GREG LONG.

Question 1. What are the issues of importance?

Comment a. The issues of importance are environmental, selective clearing, reparian environment.

Question 2. Which areas of the park lend themselves to passive recreation uses?

Comment a. The top of the slope on the west side of the park is more passive and contains sight features such as seating and site views.

Question 3. Which areas of the park lend themselves to active recreation uses?

Comment a. The open field on the west side of Union St. is used as a play field.

Comment b. The basketball court needs to be relocated to a more suitable spot, away from street traffic.

Comment c. The tunnel is an active spot because it is used for biking and volleyball.

Comment d. The dog park is a well-used feature of the park, which brings up the issue of how to separate pedestrians and dogs.

Comment e. The new educational building should be located in a more active spot.

Question 4. What are the maintenance issues?

Comment a. The water may become a maintenance problem because the area is a tidal emergent marsh that easily collects garbage and debris.

Comment b. There was a suggestion to vary the edge treatment to cut down on large maintenance problems.

Comment c. Pilings most likely contains creosote, which can be a health hazard.

6. PUBLIC COMMENTS

1. Some people wish to keep the "beach for dogs".
2. Others suggested that the design could have fitness equipment and trails.
3. A few people voiced concern that people might not control their dogs in the park.
4. Some expressed a strong opposition to having a building, preferring more open space.
5. One individual warned designers not to duplicate Jones Point Park because of its proximity to Windmill Hill Park.

7. ESTABLISH SCHEDULE AND NEXT MEETING DATE

The Steering Committee will reconvene on September 10, 2001 @ 6:00-9:00 p.m. to review two concepts prepared by Baker and Associates.

8. MEETING ADJOURNED

A.3 Work Session Steering Committee Meeting #2

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #2
Date: September 10, 2001
Time: 5:00 p.m. - 10:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
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City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner in Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kiran Mathema	Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400
Mitch Bernstein	Civil Engineer at Michael Baker Jr., Inc.	703-960-8800

Introductions:

Speaker Comments

A. MacDonald: *Welcoming Comments*

1. Mr. MacDonald reviewed the last meeting and reiterated that the city council has asked that the steering committee and consultants look at a number of options for Windmill Hill Park, which includes the Lee St. recreation areas and the waterfront. He listed some of the options including: an education center/ building, connections to other waterfront parks, location of dog park, recreation locations, aesthetics of the park, and new additions such as kayaking and education.
2. Reiterated that the City of Alexandria wants this land to remain a park and the question is what kind of park do we want to see in our community. Purpose of this meeting is to consider how all of these options fit together. He also says we have many more meetings to come.
3. Asked for everyone to be cordial, polite, cooperative, and remain focused on the park.

G. Long: *Review of Agenda*

1. Steering committee will reflect on the steering committees meeting #1 and meeting notes.
2. Mike Murphy will give an overview of site analysis and interviews with key technical staff members of the City which will include technical requirements and action items.
3. Mr. Murphy will walk through the three concepts that have been developed.
4. Public comment periods will be provided.
5. Breakout Groups will be created to review the three concepts and examine pros and cons.
6. Groups will reconvene and report their conclusions.

1. REVIEW OF STEERING COMMITTEE MEETING #1 AND MEETING NOTES

The following items were discussed:

Speaker Statements and/or questions

- | | |
|--------------|---|
| J. Stevens: | Asks for answers to the questions brought up in the last meeting. |
| G. Long: | Specifies that answers will come out in the technical overview and analysis review. |
| S. Whitmore: | Asks for comments on meeting notes? |
| W. Demaine: | States that the classroom size needs to be included, and that there was no program specifying square feet. He was unaware that a building had to go out for bid. |
| S. Whitmore: | Suggests meeting minutes be called meeting notes. No building would actually be built for just one program or organization. Since the last meeting she had discussed the size of the building with the designers, and found that the building figures usually match the program. Windmill Hill Park is unique because we have to look |

at what the site will accommodate, according to size and aesthetics. There is no program specifying an exact size for the building.

- J. Sullivan: Discussed email that was sent regarding educational component. Included closing of Canal Center, NPS "mobile" program, Alexandria Schools policy, and whether a building is needed..
- S. Whitmore: She asks if there are comments on notes (no comments).

2. OVERVIEW OF THE SITE ANALYSIS PROCESS

The following items were discussed:

<i>Speaker</i>	<i>Information</i>
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M. Murphy: *Recaps meetings with city technical staff and utility engineers.*

1. Requested this meeting be an interactive forum.
2. Introduces the three concepts and indicates that many of the plan elements are interchangeable between the three plans.
3. Indicates that the concepts took into account the information gained from the city technical support, utility and infrastructure information, and water/environmental quality staff. Specifies that there will be more information gathering to be done as the concepts are more developed.
4. Indicates Baker coastal, environmental, and civil engineers have visited site.
5. Introduces Mitch Bernstein to talk about the issues of water quality, utilities and storm water.

M. Bernstein: *Speaks on storm water and utilities*

1. Does not see project as creating requirements for new storm water management, but a way to enhance the water quality and create an amenity. Amenity could be either a wetland or a retention pond.
2. Noted that the outfall near the dog park has some erosion.
3. Utilities in Union Street will need to be addressed with streetscape and traffic calming improvements per meetings with City Engineers. Could be added cost.

M. Murphy: *Overview of the site analysis*

1. Development of the site analysis information was in conjunction with our environmental specialists and the City technical staff.
2. The analysis examines our options for locating a new wetland that can be interpretive, aesthetic, and enhance the water quality by:
 - a. Creating a wetland where the existing storm drain outfall is located.
 - b. Creating a wetland within the existing water marina area.

3. The site analysis shows view sheds, circulation patterns, physical constraints and opportunities.

3. PRESENTATION OF CONCEPTS

The following items were discussed:

<i>Speaker</i>	<i>Information</i>
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M. Murphy: *Describes each of the three concepts.*

All three concepts:

1. Show the park different features in varying locations. These locations can be mixed and matched during the break out sessions.
2. Vary in level of intensity of development.
3. Include wetland creation.
4. Show different options for the pilings.

Concept #1

1. 'softscape' that has the lowest intensity.
 - a. Hard edge bulkhead will be removed.
 - b. Wetland edge plantings with rocks would be used.
 - c. Curvilinear design will be similar to the Harborside character.
 - d. Boating activities would be minimal (kayak launch only).
2. New wetland shown near existing channel. Would open up water views from Gibbon Street.
3. Relocates the dog park to basketball court area.
4. Proposes a boardwalk crossing over the tidal wetland area.
5. Incorporates a gazebo and picnic area, which is a low intensity use that will bring people close to the water.
6. Shows special paving as a traffic calming measure and masonry gateways or kiosks to identify Windmill Hill Park.
7. Shows proposed restrooms.
8. Relocates the basketball court near the volleyball court to create an active recreational area.
9. Retains the top of the hill near Lee St. as public seating. The seating will be improved and interpretive displays would be added to the overlook.
10. Heavy landscaping improvements.

S. Whitmore: Asks about the treatment of the pilings.

M. Murphy: Explains this concept would retain most of the vertical pilings. Has an interesting aesthetic value as well as maintaining the bird habitat. The pilings fit the naturalistic character of the design.

Concept #2

1. 'Hardscape' concept that has a medium intensity of development.
 - a. Some new bulkhead combined with some soft-edge treatments.
 - b. More formalized in design.
 - c. Sail Boating activities will be accommodated with some tie-up areas.
2. Creates a strong visual axis from the top of the hill near Lee St. to the waterfront.
3. Has a circular paved area along the axis in Union St. Special paving and bollards will slow traffic.
4. Creates a seating area by terracing the east side with steps that go down to the water.
5. Retains the dog park in existing location. A slightly elevated bridge could be built to separate the pedestrians from the dogs.
6. Includes an interpretive boardwalk that winds out into the tidal wetland near Ford's Landing.
7. Enhances the hillside by adding colorful plantings for aesthetics and to reduce maintenance.
8. Also includes a gazebo.

Concept #3

1. More intense level of development
 - a. Incorporates the most boating opportunities.
 - b. Includes an educational building.
2. Extends Gibbon Street with special paving to create a boat launch and turn-a-round area for small sailboats. Parking could be provided elsewhere.
3. Includes 35'x45' building which is probably the maximum size the site could accommodate.
4. Creates a wetland within the existing water area (will appear as a wetland instead of the open water it is now).
5. Shows a pedestrian bridge that was considered in previous concepts, although it has pulled back to reduce visual impact and screen the grade change required for the wetland.
6. Pedestrian bridge could be curvilinear to blend more with Harborside.

J. Stevens: Asks about storm drain outfall locations

M. Murphy: Relocation of the existing storm drain would be required to flow into this wetland.
The advantage to this wetland location is that it captures both outfall locations.

7. Dog park relocated near the tunnel with an ornamental fence or hedge enclosure.
8. Relocates the volleyball court and basketball court south of the playground.
9. Formal terracing of the hill by Lee St. creates a seating and gathering area.
10. Maximizes boating opportunities with more tie-ups.

(Public) Asks why Concept #3 relocates the dog park near the tunnel?

S. Whitmore: Indicates that we will have a public comment session but at the moment the floor should be opened up for steering committee questions.

- W. Demaine: Asks about dredging and silting.
- M. Murphy: According to the coastal engineers, hydrilla is the bigger problem because most sailboats need only 3'-5' depth of water which currently exists. In the long term hydrilla removal and sedimentation for a marine-oriented concept will be an on-going expense.
- W. Demaine: Asks if dredging is a probability down the road.
- M. Murphy: The issue with dredging is the added cost and need for permitting. Also have to seal off the marina area to get dredging done. Current sedimentation process is slow.
- J. Stevens: Asks if there are changes to the playground.
- M. Murphy: Playground equipment is in good condition. Also liked the existing terracing. Does need rubberized surfacing and ADA access on both levels and these will be recommended. By relocating the walkways we can add another play area near the swings.
- A. MacDonald: Asks if the basketball court is relocated near the tunnel is there a concern with noise.
- M. Murphy: Affirms recognition that noise is a big issue for the adjacent residents whether it is the basketball court or dog park.
- W. Conkey: Asks if the walkway that goes over the water in concept #3 is on pilings and how the water goes between.
- M. Murphy/
M. Bernstein: There will be some type of outfall there. The wetland will have to sit higher than the existing water elevation. The bridge could be an elevated piling design.
- W. Conkey: Asks what kind of surface would be used on the walkway.
- M. Murphy: It could be wood or hardscape paving. Concept #3 has hardscape elements on the west side which could be reflected on the walkway.
- W. Demaine: Asks whether it was noticed that most of the birds, except for seagulls, perch further out from the land.
- M. Murphy: Baker observed ducks and other smaller birds covering the entire area. Environmentalist thinks that as long as we keep some type of nesting elements birds will remain. The wooded areas around the park don't provide large quantities of habitat. The pilings in concept #3 would be removed so replacement nests/perches for larger birds may need to be designed.
- A. MacDonald: Asks the purpose of the boardwalk across the water (other than aesthetics) and why it is so close to the bulkhead. Also silting concerns with the pier.
- M. Murphy: This option would require some type of dredging and harvesting of the hydrilla. Regarding siltation, our coastal engineers say that sedimentation is a slow process, and that Windmill Hill Park's sedimentation is not at the point that it would prohibit small sailboats yet.
- A. MacDonald: Asks whether the pier is for aesthetics.

- M. Bernstein: The wetland needs some type of embankment or high ground to contain the wetland. However, that does not necessarily mean a walkway.
- M. Murphy: Also the bridge can curve to be more aesthetic and follow the sedimentation line more closely.
- S. Whitmore: Asks whether there are two walks on concept #3?
- M. Murphy: Yes. One by the bulkhead, and the other is between the wetlands and the existing water.
- S. Whitmore: Asks if it's necessary for the wetland, so that the wetlands aren't be encapsulated by the walkways?
- M. Murphy: The bridge can change form or be eliminated so that it is not duplicating the walkway on the bulkhead.
- J. Stevens: Asks about the "C" shaped structure on concept #3.
- M. Murphy: It could be a seating area with benches. Needs more definition.
- A. MacDonald: Asks about building placements that were considered.
- M. Murphy: Several options were considered. Location closest to the water seemed like the best place for a nautical or environmental education building. It would be at a lower elevation here. Other options considered where either near the tunnel or the existing dog park area at Union Street.
- J. Sullivan: Asks why there is no restroom shown in Concept #3 and if it is within the building.
- M. Murphy: Restroom within the building is a possibility. An issue to be addressed is the depth of the sewer line and the fact that the building is located within the flood plain. Building has not been programmed yet but it may be an option.
- B. Schulz: Asks about additional parking in Union Street.
- M. Murphy: No new parking areas are shown. Want to develop the concept and then determine how much additional parking is generated. Will be discussing with the city. Want to maintain existing Union St. parking but would probably take several spaces to do traffic calming and pedestrian walkways in all 3 concepts.
- E. Jones: Asks about the Hydrilla problem and whether wetlands will eliminate the problem.
- M. Murphy: According to coastal engineers, it will come back. Hydrilla will be an ongoing maintenance issue.
- E. Jones: Asks if the wetland in concept #3 was built could we use the steps down to the water from concept #2 some where else on the site.
- M. Murphy: Yes, there are multiple places on all the plans to do the steps down to the water.
- S. Whitmore: Asks Mr. Skrabak to address this issue because the purpose of the wetlands is not to reduce the hydrilla and will have to address the hydrilla problem no matter what plan we have.
- W. Skrabak: Explains that the bright green material floating on the water is not hydrilla but algae. Hydrilla has roots in the ground so it is hard to prevent it from coming back and that applies to all the concepts.
- E. Jones: Asks whether it is from runoff.

- W. Skrabak: Hydrilla is an evasive aquatic vegetation that likes the Potomac River. It's expensive to harvest, and has to be disposed of and dried out. The COE historic policy is to only harvest it where boat traffic will be an issue. They have never harvested hydrilla for aesthetics or other purposes. So for boating uses we will have to harvest. It's usually done later in the season when it starts to get thicker and impedes the boating areas. Hydrilla comes back every year thicker. There are some small positive benefits to not removing the hydrilla. It adds some nutrients to the water and habitat for a few fish, but too much is a problem. It can accentuate the algae and keep it around longer. Large storms clear out the algae, but the hydrilla stays.
- E. Jones: Asks where the algae is coming from.
- W. Skrabak: Algae is a naturally occurring organic matter that grows when there is a certain amount of nutrients in the water. The City has no policy for harvesting algae because large storms can clear it out.
- E. Jones: Asks if we implement steps down to the water will people be stepping into algae?
- W. Skrabak: Yes, at certain times of the year. Potentially, algae does capture some of the floatables and keeps them from sticking around. There are a couple of positives about the storm water detention. It can be designed to capture a lot of the floatables, but because the Potomac River is tidal we receive all we want from our own outfalls and everything every one else dumps into the river will come into this basin. On the sedimentation issue, we would like to keep the issue of dredging open in the long term because over time sedimentation will build up extensively. If there is a design element that prevents us from clearing it out there could be a sedimentation problem.
- A. MacDonald: Hydrilla attracts small fish and birds. It looks bad because it attracts the algae when the water temperature rises but is one of the natural elements of the bay. May want to push it aside for the boats.
- M. Murphy: One issue with Concept #3 is that once you put the wetland in the water it's permanent. You will lose any opportunities for having boating or anything else there in the future.
- S. Anderson: Asks about building design and impervious issues as they relate to the Bay Ordinance.
- M. Murphy: It could be hardscape or wood decking.
- W. Skrabak: The building is required to have a water-oriented use or it will need a 100' setback. The Chesapeake Bay Act will allow us to go in and put hardscape where the existing parking lot remains are. Another requirement would be treating runoff before it goes into the river. Might have some catch basins to catch the water and bring it back to the wetland or have some type of filter system. In this case, if we were to locate the building then it would be best to put it where it is.

4. PUBLIC COMMENT

The following items were discussed:

<i>Speaker</i>	<i>Statements and/or questions</i>
Angela Anderson:	Wonders if anyone on the steering committee has boating experience with the Potomac River. (Two steering committee members raise their hands). Small boats will not be able to access the water in Concept #2, so where will the boats come from? Also, she is concerned that children don't have enough experience to have access to the water.
Pete Balany:	How much traffic goes with each of the options? He likes to fish and thinks that traffic will impact that.
Bill Hunly:	We should not eliminate children from the water. If we build an educational center, kids will come and learn about the river.
Dave Amsoly:	There is a problem with providing for small boats in our design because they will mess up the larger boat traffic in the channel. He show a pictures of all the piling covered with birds and a previous seaport educational building disaster. Steve says that restrooms will create a problem.
Steve Crams:	We don't need to have restrooms. Leave the basketball court in its existing location. We are short of parking as it is now.
Katy Kennedy:	Disagrees with having boat access because it causes a problem with the panoramic view. She likes concepts #1 and #2. Also, she opposes a building.
Theresa Miller:	A building will be a safety hazard for children, especially during construction.
Jim Sharf:	The boat ramp from concept #3, will be attractive nesciences especially with fishing boats. The restrooms will attract buses, which will cause parking problems.
Jack ___:	Doesn't want to move dog park.
Brian Brizel:	Concepts #1 and #2 create a problem with flooding by leaving the existing boat launch. Our ideas are not realistic for small boats. He suggests we look at Washington Sailing Marina. Small boats are a safety issue with the larger boats in the cannel, especially with kids in small boats. Hydrilla will have to be dredged every 3-5 years.
Christopher Hernandus:	Likes the existing location of the dog park.
Peter Kilcole:	There are too many uses within this park, which will attract too many people. The retention pond could create an insect problem. It is extremely hard to find disposal for dredging.
Judy MacVay:	Doesn't want the basketball court near the playground. She says the restrooms will attract bums. Lastly, she doesn't want the dog park by the houses, which is shown in concept #3.

- S. Whitmore: There have been a number of comments from residents on Gibbons St. about the basketball court.
- Unknown: Says she lives across from the basketball court and likes it.
Six break-out groups were created for a review and work session of the Concepts.

5. COMPREHENSIVE MATRIX FROM BREAK-OUT GROUPS

ELEMENTS	GROUP #1	GROUP #2	GROUP #3	GROUP #4	GROUP #5 (PUBLIC)	GROUP #6 (PUBLIC)	CONCLUSION
Basketball Court	Existing loc. with screening	North on Union St.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc. with screening
Dog Park	Existing loc. with bridge	Ex. basketball court	Existing loc. with bridge, separation	Existing loc.	Existing loc. & water access	Existing loc.	Existing loc. with bridge, separation
Playground	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.
Volleyball Court	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc. but reoriented	Existing loc., may reoriented
Vista	Concept #1 with historical markers	Formal, axial	Enhance, historical markers	Same	ADA accessible & keep wall	Simple, historical, open	Concept #1 with historical markers
Hill	Grass	Softscape	Grass	Same	Grass	Grass	Grass
Union Street	Concept #1 plus dial from Concept #2	Concept #2	Softer treatment	Open, nothing special	Traffic calming	Open	Traffic calming
Building	None	None	Indifferent	Yes- edu. Concept #3	None	None	Revisit Issue
Water's Edge	Comb. soft and hard	Soft corners	Define and access	Soft	Soft only at Dog Park	Soft	Soft
Water Access	None major	Step down	Concept #2, steps down	As much as possible	Dog park	Dog	Dog park, steps down
Boating	Low level	Kayak, nothing major	Low level	Boats-unpowered	Some with no traffic impact	Kayak	Some with no traffic impact
Walkways	Bridge, better connection to tunnel	Vary experience	Natural, separate dogs, no bridge-Concept #3	Simple, less definition	All on waters edge	Simple	All on waters edge, Simple
Storm Water	Pond	Pond with picnic area	TBD	No pond	No pond, underground	No pond enhancements	Revisit Issue
Restrooms	None	None	Only if building	Only if building, limited access	None	None	Only if building, revisit issue
Wetlands	Concept #2	Interpretive boardwalk	Some	Yes	Remove Hydrilla	Open	Revisit issue
Pilings/ Dredge	TBD	TBD	Some	None	Remove	Leave	Some

6. PUBLIC COMMENT

The following items were discussed:

<i>Speaker</i>	<i>Statements and/or questions</i>
S. Whitmore:	The city council has said that we should have an educational component.
W. Conkey:	There are different ideas about what is educational; it does not have to be a building.
A. MacDonald:	Need to continue to explore the idea of an educational component.
J. Sullivan:	Could use the tunnel for education.
W. Conkey:	Maybe there is no interest in an educational component
Woman:	In the meeting on June 26 th , the educational component was information pieces (kiosks) from Jones Point Park. It was not a building.
AI:	No building is needed for educational purposes.
Man:	If the building is limited to the size of the park then it will be too small.
Woman:	Info pieces have historical value so if we modernize the kiosk we need to consider how it will be perceived. Don't push issues that are not popular with the overall vote.
Woman:	Look to the teacher on the steering committee for the educational component advice. Also thinks that if the park is more passive it can be educational to more than just school children.
Woman:	Have noise and hour controls been considered?
Man:	If you put a picnic area and a gazebo near the water you can put boats in there.
Man:	Dogs should have access to the water, and the dog park should be marked better.
Man:	There is no need a building. The kids can use the school nearby and walk to the water.
Woman:	The wetlands are educational and take care of the environmental concerns, and it also helps the bay. If the wetlands are done correctly then it won't have an insect problem that will happen with your retention ponds.
Women:	Can we incorporate bikes and bike safety into the next design?
Man:	There are issues with the way the water flow goes along the park. We need to make sure that it is not a problem like it is now.
G. Long:	Baker will bring coastal engineers to the next meeting.
Man:	We need to think about if the money available matches what we want done.

7. THE NEXT STEERING COMMITTEE MEETING DATES

Monday, Oct 1st at 6:00 p.m.

Wednesday, Oct 24th at 6:00 p.m. (additional meeting added)

Meeting Adjourned

A.4 Work Session Steering Committee Meeting #3

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #3
Date: October 1, 2001
Time: 6:00 p.m. -10:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677
Clenton Blount	Curriculum Specialist in Science for the City of Alexandria Schools	703-824-6680

City of Alexandria Staff:

William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner Dept of Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400
Pete Paterson	Coastal Engineer	904-249-8009

Introductions:A. MacDonald: *Welcoming Comments*

Summarizes the last meeting and reviews the outstanding issues:

1. How will the park develop the educational component, since the Seaport Foundation has withdrawn its support?
2. How will we treat the storm water concerns?
3. How to beautify the bay (edge treatments)?
4. What is the safety of the pilings?
5. Should we have restrooms?

L. Godwin: *Reviews Steering Committee's purpose as Directed by City Council:*

1. Incorporate mandated elements.
2. Consider some suggested elements.
3. Access to park for all people.
4. Enjoy and maintain reasonable views of the water.
5. Include natural resource enhancements.
6. Address storm water runoff improvements.
7. Address educational components.
8. Consider interpretive trail to Jones Point Park.
9. Consider a building and restroom.
10. Incorporate traffic calming.
11. Discuss small boating and fishing (if it works in the design).
12. Address parking.

1. DISCUSSION OF EDUCATIONAL COMPONENT

The following items were discussed:

1. Using water for environmental science to educate children ages 1-5 as part of Alexandria Public Schools curriculum.
2. See handouts about educational components done elsewhere within the region.
3. Discussion about Windmill Hill Park being too small for bus parking.
4. Examined how to merge the uses of Windmill Hill Park and Jones Point Park.
5. Suggested that the Chesapeake Bay Act should be used as a guide.
6. The Steering Committee organized a sub group to examine options with the issue of education. Sign-up sheets were circulated.

7. Discussed the fact that the building could not exceed the size of 35'x45'.
8. Reviewed that the building needs to reflect a specific program.
9. Reiterated that the conclusion of restrooms will be determined after the building purpose is decided.

2. OVERVIEW OF STORM WATER MANAGEMENT

The following items were discussed:

1. Goal is to improve water quality and create an aesthetic feature within the park.
2. Storm Water Options:
 - a. Create a stream channel/stream restoration with wetland plants. Will help reduce nutrient loads that feed hydrilla.
 - b. Develop a shallow retention pond so that the water can percolate the ground which will reduce Sediment build up and nutrients that feeds hydrilla.
 - c. Construct piping or create an underground storage structure (may be expensive and not appropriate for site).
3. To develop options A & B regrading and bio filter fabric would be required.
4. By planting the buffer zones around the dog beach, the water quality could be treated.
5. No problem with mosquitoes if the storm water doesn't have standing water for seven or more days.
6. Storm water discharge/flushing can circulate sedimentation out of the bay.
7. Options a & b can help water quality and provide educational opportunities.

3. REVIEW OF EDGE TREATMENT OPTIONS

The following items were discussed:

1. Safety, cost, and aesthetics are the main concerns
2. One bulkhead option is vertical piles that are either conc., steel, or wood. (Can be more expensive and unattractive)
3. Another option is to cover the existing bulkhead with stone and/or riprap. (This decreases shoreline and makes it less user friendly – additional filling may be required).
4. Reconstructing entire bulkhead will be expensive due to length.
5. Must take pilings out if there will be future dredging and hydrilla harvesting.
6. Can remove pilings and develop bird-resting stands to preserve wild life habitat.
7. Other groups will have a say in removing the pilings (i.e. Corps of Engineers)
8. Pilings have environmental hazards as well as safety issues.
9. Both concepts presented incorporate both hard and soft edge. Concept 1 has more soft edge, and Concept 2 has more hard edge

4. OVERVIEW ON PARKING

The following items were discussed:

1. No additional off-street parking requirement unless a building is constructed. Then there will need to be eight additional parking spaces added.
2. Finding more parking is difficult. Due to limited area and water front restrictions.
3. The option of providing head-in parking on Gibbon St. may be safety concern due to backing onto street.

5. REVIEWING OF CONCEPT PLANS

The following items were discussed:

M. Murphy

Concept 1

1. Meandering stream restoration enhances storm water management/ water quality.
2. Green edge maximized along water.
3. Removal of existing bulkhead is proposed.
4. More naturalistic spaces created.
5. Includes no educational shelter.

Concept 2

1. Creates a plaza open space.
2. Terracing steps to the water allow access for pedestrians.
3. Retains existing bulkhead.
4. Storm water is more contained in a shallow holding pond with a interpretive boardwalk that extends over it.
5. Includes an educational shelter (no decision on location, size, and structure).
6. Provides tie-up area for small boats (no decision on whether or not to have tie-up areas)

6. PUBLIC COMMENT

7. MEETING ADJOURNED

A.5 Work Session Steering Committee Meeting #4

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #4
Date: October 24, 2001
Time: 6:00 p.m. -10:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner Dept of Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400

Introductions:A. MacDonald: *Welcoming Comments*

Revised agenda and Summarized the issues that need to be focused on:

1. Safety issues concerning access to the river
2. Cost and technical issues of bulkhead
3. Decision-making process for the steer committee

G. Long: *Reviews Steering Committee's purpose for this and the next meeting and the process chart.*

1. Finalize issues 20. Fully develop concepts
2. Develop a cost and maintenance budget
3. Develop a phasing strategy

1. REPORT ON EDUCATIONAL COMPONENT

The following items were discussed:

J. Stevens

1. Distributes handout about educational sub-group meeting
2. Determines that a building was not necessary, instead a gathering space with benches was agreed on.
3. Use educational markers
4. Opportunities for students to access water safely at the end of Gibbons St.
5. Windmill Hill Park will support Jones Point educationally
6. Park is not large enough for boat docking and loading for children
7. Telescopes could be an option
8. Interpretive signs for tree names and areas of historic significance could be incorporated
9. Students to help in the planting of the park
10. Education sub-group was very much in consensus
11. There were members of public at the sub-group meeting

S. Whitmore

1. Jones Point Park will not be started until completion of Wilson Bridge (approx. 2007)

2. OVERVIEW OF SAFETY ISSUES

The following items were discussed:

B. Schulz

1. Suggest a sandy or grass launch for kayaks and small boats (car-top boats)
2. Two nearest on-street parking spaces should be designated for kayak loading
3. Use signs in water to inform boaters where small boats will access the channel
4. Launch will serve not only visitors but students also
5. Could look at rotating existing Harborside pier and gazebo for safety to access the channel
6. There would be minimal conflict with dog park

S. Whitmore

1. National Park Service wants to retain Harborside pier/gazebo
2. Park and Recreation has requested that VA Marine Fisheries evaluate the site
3. Area is a no-wake zone which should help boat safety

3. REVIEW OF EDGE TREATMENT OPTIONS

The following items were discussed:

G Long

1. Park components (see chart from Meeting Notes #2)
2. Shoreline stabilization options and cost estimations (based on 900' LF of existing shoreline)
 - a. rock riprap with no bulkhead removal (110-175 LF) (\$270K total)
 - b. boardwalk over the existing bulkhead (\$504,000 total)
 - c. encapsulate existing bulkhead (\$540K) – last 40-60 years
 - d. remove entire bulkhead (\$1,600,000)
 - e. replacing existing bulkhead with soft edge (\$1,935,000)
 - f. replacing existing bulkhead with hard edge (\$2,050,000)
3. Piles
 - a. are a safety hazard according to a report by KCI and PBS&J. City liability issue
 - b. recommend removing all 65 piles and dolphins due to safety issues (\$200,000)
 - c. will be replace with bird perches to preserve this habitat and keep bird watching
 - d. recommend to remove also for any future dredging, hydrilla harvesting, and boating
 - e. removal will help maintenance issues because there is a better chance flushing will improve

4. General water's edge treatments
 - a. replacement of the of 900 LF of bulkhead in concrete sheet pile (see plan)
 - b. use of riprap and planting (see plan) which will cost around \$2,000,000
 - c. will create erosion control for both A & B
5. Existing Outfall Options
 - a. Recommend to remove existing concrete box culvert for the stream restoration which will cost around \$150,000 (recommended)
 - b. create water impoundment, however it is not favored because of concern with ponding.
 - c. underground storage from Union St. to basin which will not work effectively because of a high water table
6. Cost Budget Philosophy
 - a. Lowest initial first cost
 - b. create a balanced/effective cost which means a mix of edge treatments (most cost effective in the long term)
 - c. minimize operation and maintenance requirements
7. Parking
 - a. need to slightly reduce parking by using the two parking spaces for kayak drop off and adding speed tables/pedestrian crossing. No additional parking is proposed
8. Safety Issues
 - a. creating 10' wide speed tables with brick pavers is the general direction from the City for traffic calming for pedestrian safety.
 - b. moving the point of departure for kayak away from the channel and adding signage will improve boating safety
 - c. improve pedestrian safety by providing brick paver crosswalks on Lee St. and other key points
 - d. may also want additional park identification signage
 - e. meeting ADA and BOCA codes for the walkway along the water's edge will decrease hazards for people near the water
9. Dog Park
 - a. although current location is popular it has conflicts with multiple uses of the park, water quality, and city environmental requirements
 - b. second option is to relocate to the north near tunnel
 - c. option to enclose the dog park with a hedge instead of a fence
 - d. maintenance is expensive

S. Whitmore

1. Maintenance is increasingly expensive for city dog parks

A. MacDonald

1. Read 10/17 parks and recreation motion on dog parks

W. Conkey

1. There was unanimous agreement to balance the needs of all users

J. Sullivan

1. Planning District III Representative supports dog park relocation away from water

4. PUBLIC COMMENT

5. MEETING ADJOURNED

A.6 Work Session Steering Committee Meeting #5

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #5
Date: November 11, 2001
Time: 5:00 p.m. -9:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner in Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400

Introductions:

Speaker *Comments*

A. MacDonald: *Welcoming Comments*

1. Mr. MacDonald expressed that the Steering Committee should vote on the plans because they need to be presented to the City Council soon.
2. He reviewed the last meeting and reiterated that the issues of edge treatments, dog park location, access to the water, signage, storm water management, and the cost budget topic have not been completely decided upon.

G. Long: *Clarification of Action Items*

1. Resolve the conflicts about the dog park location.
2. Determine if some of the pilings stay and if it is worth the cost.
3. Decide on the edge treatments for the park.
4. Review maintenance and construction costs.
5. Discuss connection between Windmill Hill Park and Jones Point.

1. REVIEW OF BOTH PLANS A AND B

Speaker *Comments*

G. Long: *Both Plans:*

1. Widen the sidewalks on Lee Street.
2. Locate signs on the wall for historical education.
3. Leave the playground the same.
4. Add Cross walks and wide speed tables to promote crossing at intersections.
5. Shift the basketball court a few feet to the north and added some shrubs for screening.
6. Tweak the path from the tunnel to better connect it to the eastern portion of the park.
7. Create an open lawn to enhance vistas.
8. Add a three terraced soft edge (shrubs, rocks, and wetland plants) on the north side of the basin. Shrubs will keep people off the rocks and the wetlands will clean much of the water.
9. Reconstruct a hard edge on the west and south sides of the basin because bulkhead is cleaner, lasts longer, and has less maintenance issues.
10. Provide 18" benches for small groups to congregate.
11. Add a gentle slope for kayaks to enter the water on the southeastern corner of the basin.
12. Improve the storm water management by creating a wetland streambed.
13. Cross the wetland stream with a wood bridge that dogs can go under.

14. Create a tidal wetland with a boardwalk to separate pedestrians and dogs.
15. Construct new sidewalks on Union Street.
16. Provide signage to inform bikers that they cannot ride in Windmill Hill Park.
17. Add revetment for flood control.

Plan B:

1. Leave the dog park in the existing location.
2. Redesign this dog park to meet the setback requirements (60' from bodies of water and 50' from residential and commercial properties) and use pylons to mark the corners of these setbacks.
3. Screen the dogs from the road with a hedge to prevent them from running into the street.
4. Provide signage telling dog owners that their dogs must be on a lease when going to the water.
5. Leave the volleyball court near the tunnel.

Plan A:

1. Relocate the dog park near the tunnel to create more space for the dogs to exercise.
2. Screen the dogs in the exercise area from pedestrians, vehicles, and bikers with a thick hedge.
3. Move the volleyball court across Union Street between the storm water management streambed and Ford's Landing.

2. STEERING COMMITTEE'S QUESTIONS AND REQUESTS

Information

1. Suggestion to have a sign designating certain times for dogs to use the water and other times for kayak.
2. Request to fine people \$100-\$250 for not obeying the rules
3. Concern was expressed about the dogs destroying the tidal wetland
4. Discussed the topic of removing only the decaying pilings and how it may inflate the cost and increase the construction impact to the residents.
5. Request for a crossing in the middle to the park on Union Street to create a sense of connectivity. (Baker and Associates express to the committee that T&ES is not in favor of this).
6. Suggestion to have signs at the entrances to the park on Union Street for a sense of arrival.
7. Agreement amongst the committee that the low benches need to be less "ridged" in the design.
8. Reiterates that in the previous meetings the two designate parking spaces for unloading and using benches instead of a building for school children was agreed upon.

3. STEERING COMMITTEE VOTES ON THE DEVELOPMENT PLANS A AND B

<i>Vote</i>	<i>Motion to Approve Plan B with Caveats</i>
5(B)-3(A) (none)	1. Motion to keep the dog park in the existing location with set backs, signage, wetland protection, a boardwalk for pedestrians, and dog access to water.
9 (B)-0 (A)	2. Motion to see the volleyball court in location of plan B with a north-south orientation.
9 (B)-0 (A)	3. Motions to adopt the path configuration from the tunnel as depicted in plan B.
9 (B)-0 (A)	4. Motion to adopt from the tot lot down to the basketball court with the exception that the new walk be moved closer toward Union Street, and add some type of connecting element between the western and eastern halves of the park.
9 (B)-0 (A)	5. Motion to adopt the enhancements to the sidewalks along Lee, Gibbon, and Union Streets with the slight adjustment to the basketball court. Also include some signage.
9 (B)-0 (A)	6. Motion to adopt the hardscape/ softscape approach as depicted in plan B with some flora enhancements.
9 (B)-0 (A)	7. Motion to adopt the stream restoration as depicted in plan B.
8 (B)-1 (A)	8. Motion to remove the pilings which will be replaced with a few bird resting perches and a channel for kayaks
9 (B)-0 (A)	9. Motion to adopt the lawn and low benches with the caveat to soften the benches and introduce nautical elements.
9 (B)-0 (A)	10. Motion to use signage for park entrances, the two temporary parking spaces, bike directions, kayak launch, kayak navigational aids, dog park use and hours, dog park cautionary signs
9 (B)-0 (A)	11. Motion to adopt a phased tree plan for the site and to consider retaining healthy trees
8 (B)-1 (A)	12. Motion to encourage City Council to explore ways to implement plan B

4. ACTION ITEMS

Prepare the report and plan
Review the report and plan at the next meeting

5. THE NEXT STEERING COMMITTEE MEETING DATE

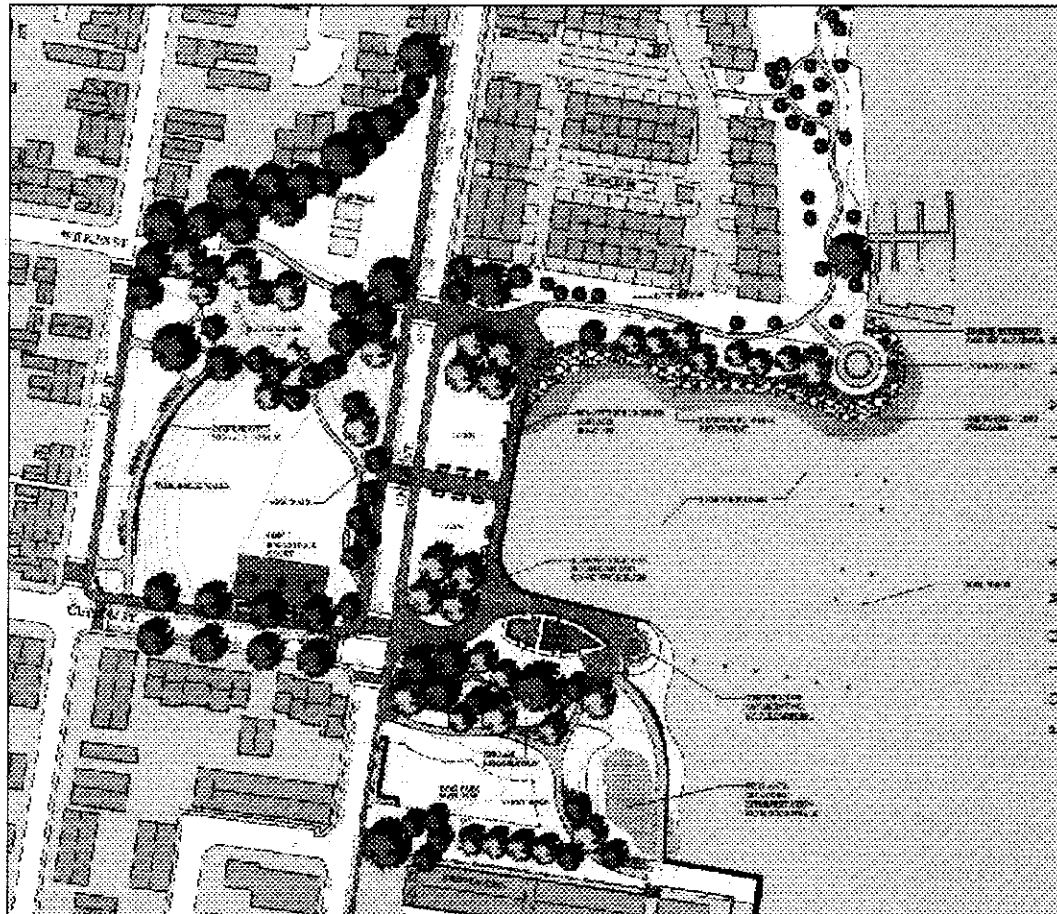
Thursday, Jan 10th at 6:30 p.m.
To review final consensus plan and text

6. MEETING ADJOURNED

7. REVISED MEETING DATE

Submit the report to the Steering Committee by Friday, Jan 25th
Meeting on Thursday, Jan 31st at 6:00 p.m.
To review final consensus plan and text

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Windmill Hill Park
Concept Plan Development
Recommended Concept Plan



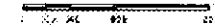
CITY OF ALEXANDRIA
JAN 2002

ROAD

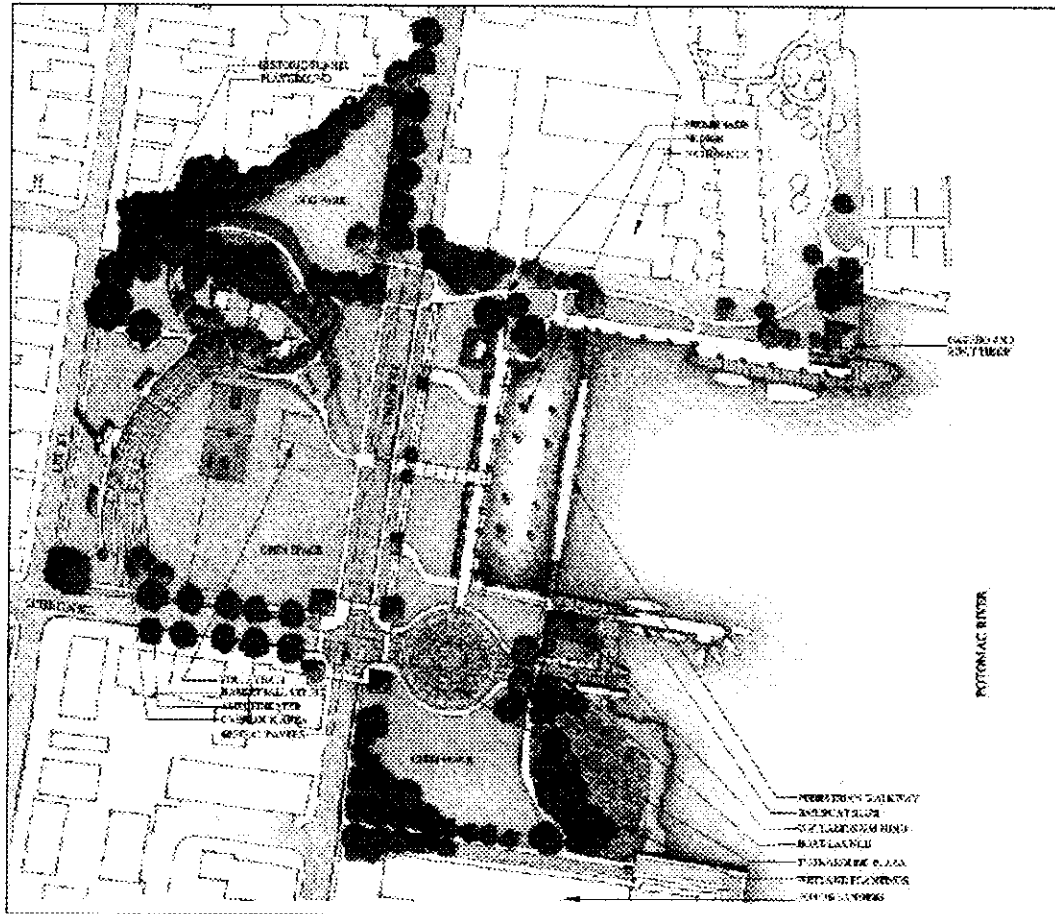
Figure 2.1



Graphic Scale:



68



Windmill Hill Park
Concept Plan Development
Initial Concept 3



CITY OF ALEXANDRIA
September 2001

LEGEND

Figure 4.3

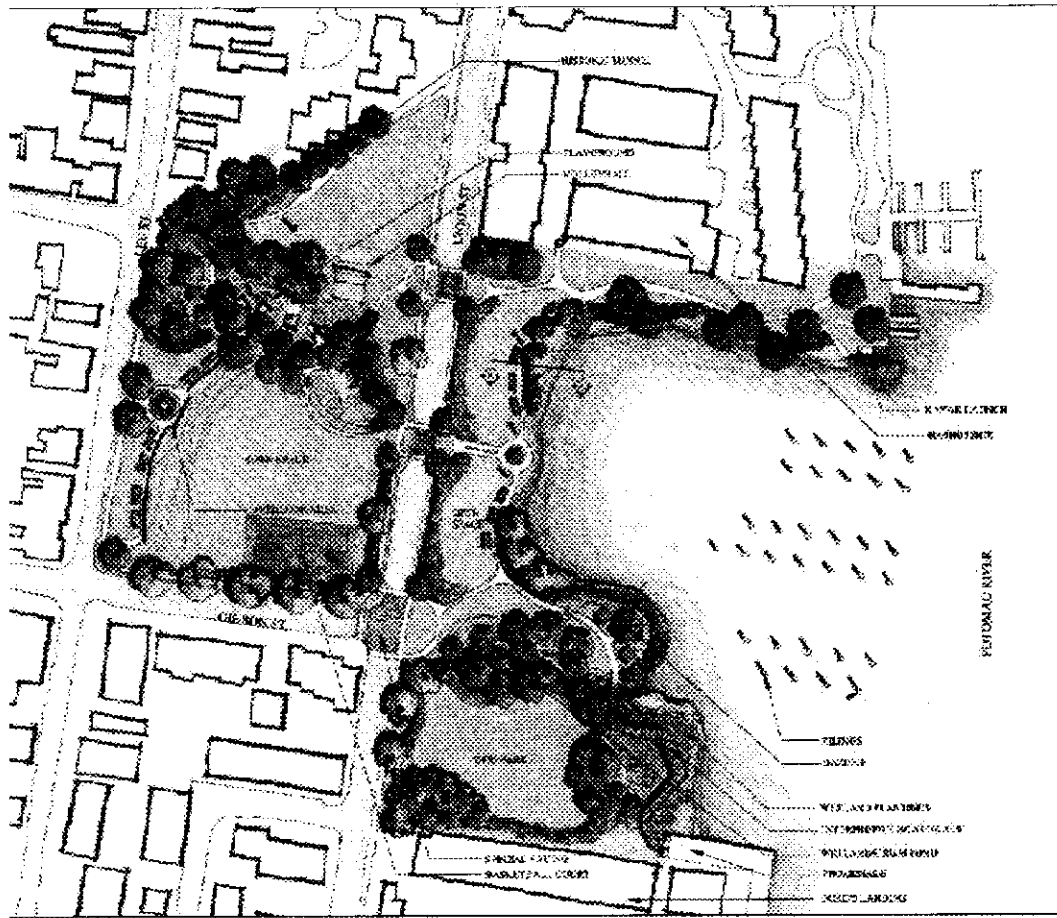


Graphic Scale

0 10 20 30 40



15



Windmill Hill Park
Concept Plan Development
 Modified Concept 1



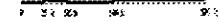
CITY OF ALEXANDRIA
 January 2002

PROJECT

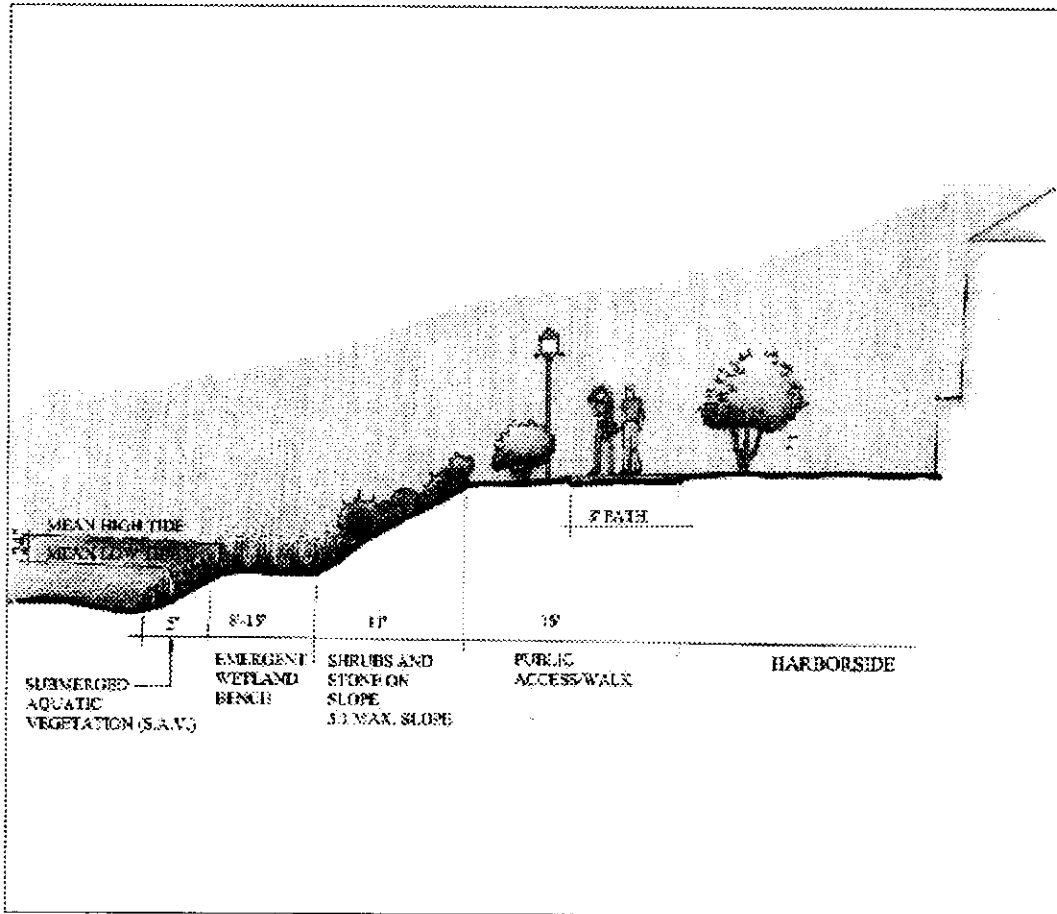
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Graphic Scale



RS



Windmill Hill Park
 Concept Plan Development
 Section A-A
 Soft Edge Treatment



CITY OF ALEXANDRIA
 2020-01-02

02/20/02

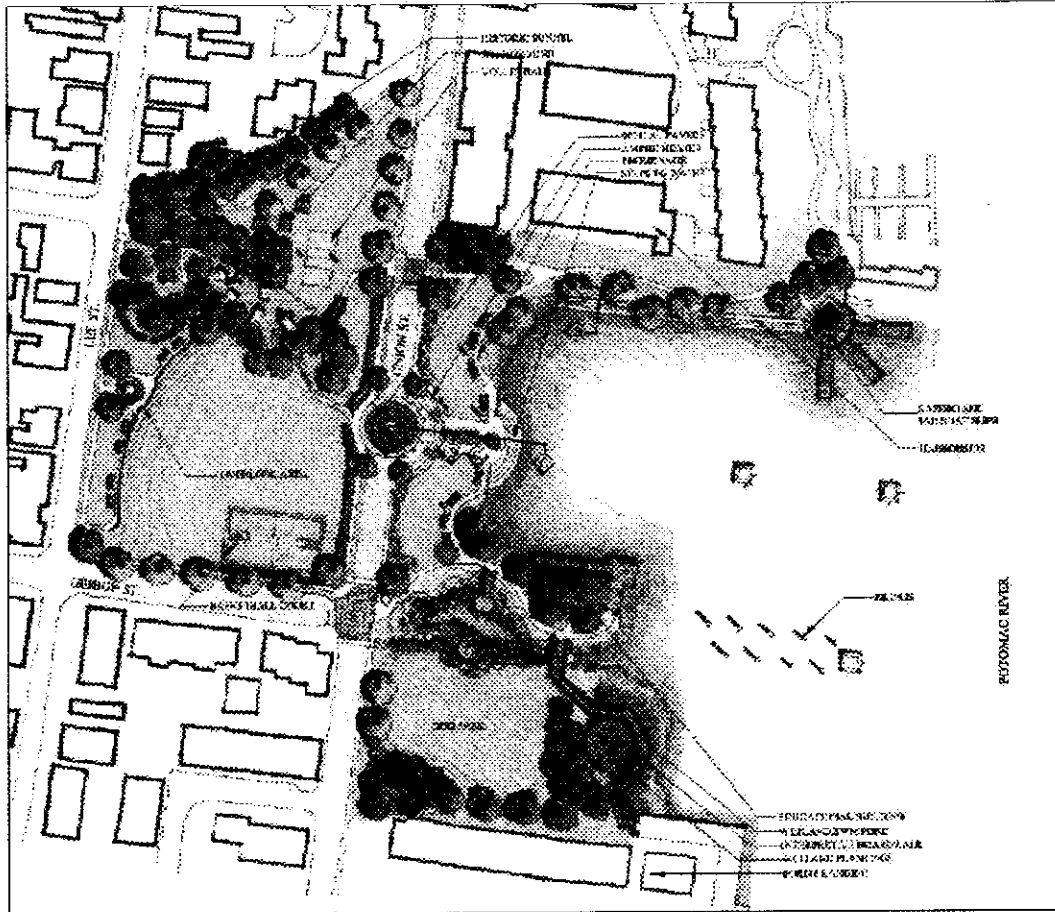
Figure 5.3



North Arrow



93



Windmill Hill Park
Concept Plan Development
Modified Concept 2



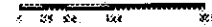
CITY OF ALEXANDRIA
2000-01-20

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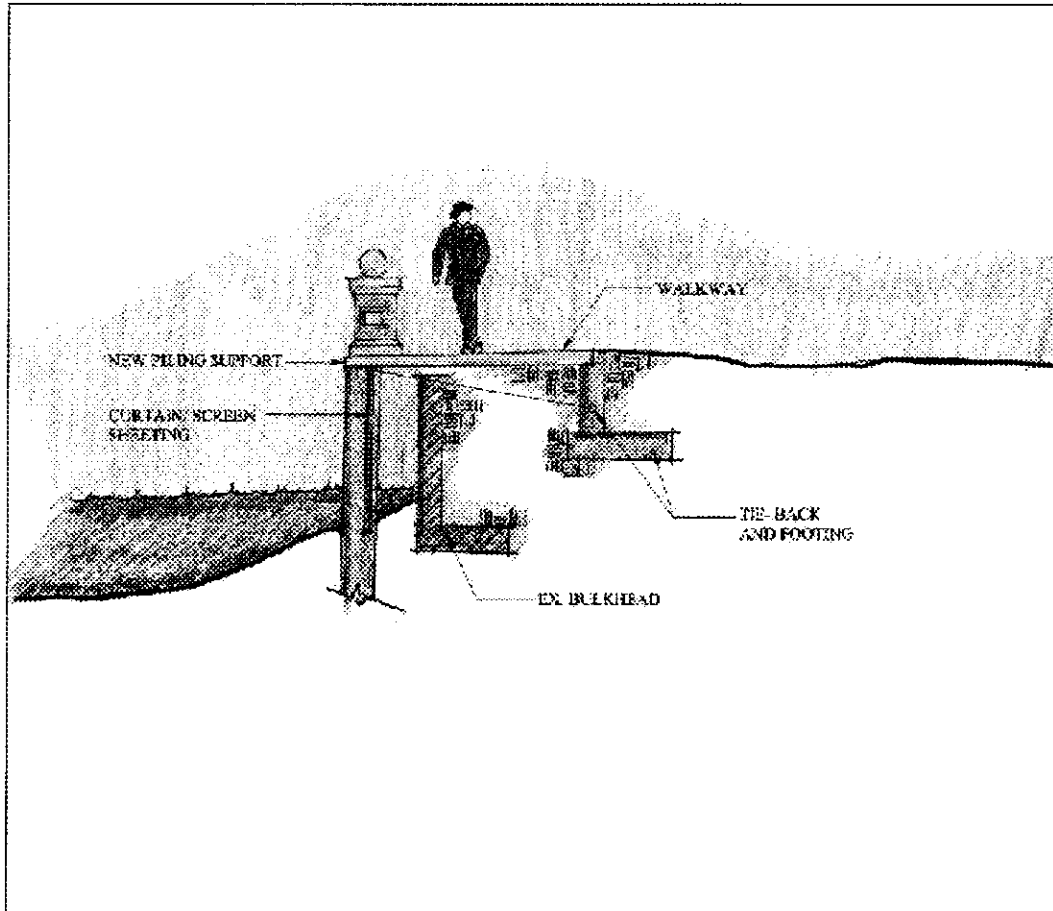
Figure 1.5



Graphic Scale



115



Windmill Hill Park
Concept Plan Development
Bulkhead Section B-B



CITY OF ALEXANDRIA
EST. 1799

1-0222d

Figure 4.7



Graphic Scale



95

Windmill Hill Park
Concept Plan Development
Bulkhead Section C-C



CITY OF ALEXANDRIA
January 2002

MOSS

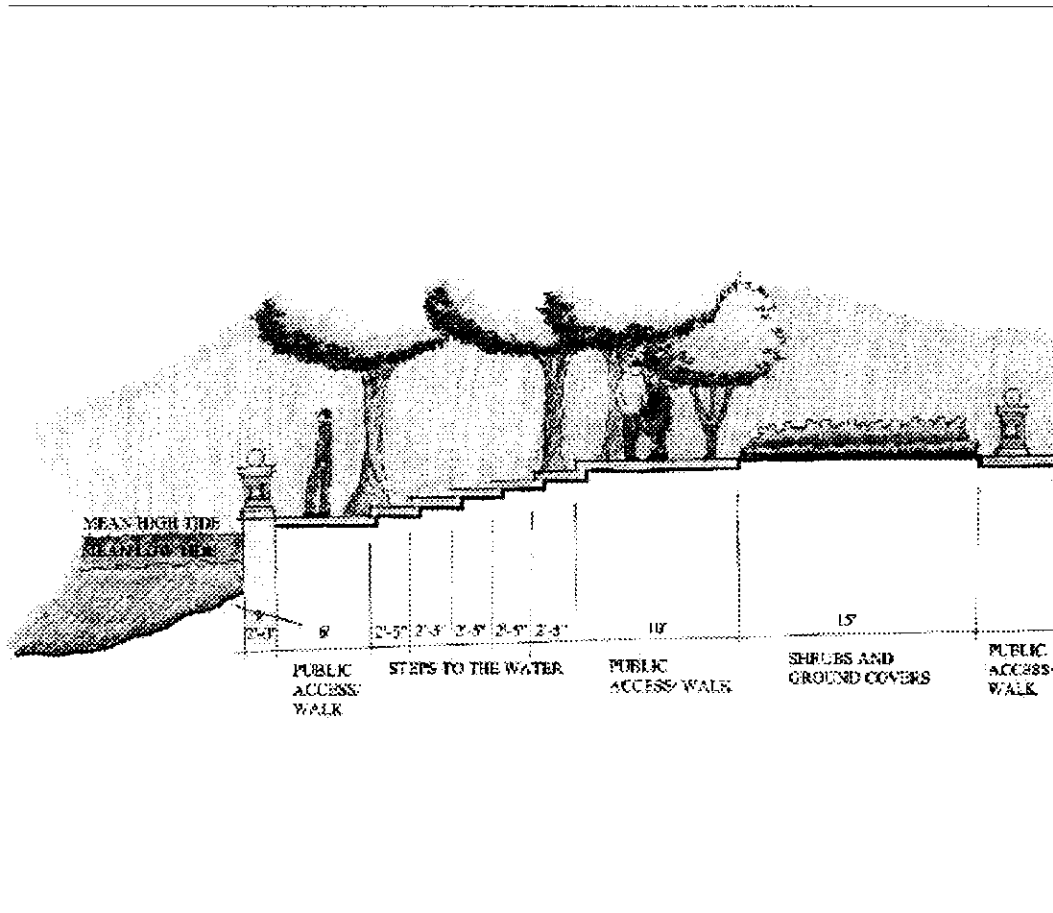
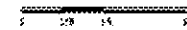


Figure 4-6



North Arrow



96

Windmill Hill Park
Concept Plan Development
Street Section D-D



CITY OF ALEXANDRIA
Office 1.221

1/20/02

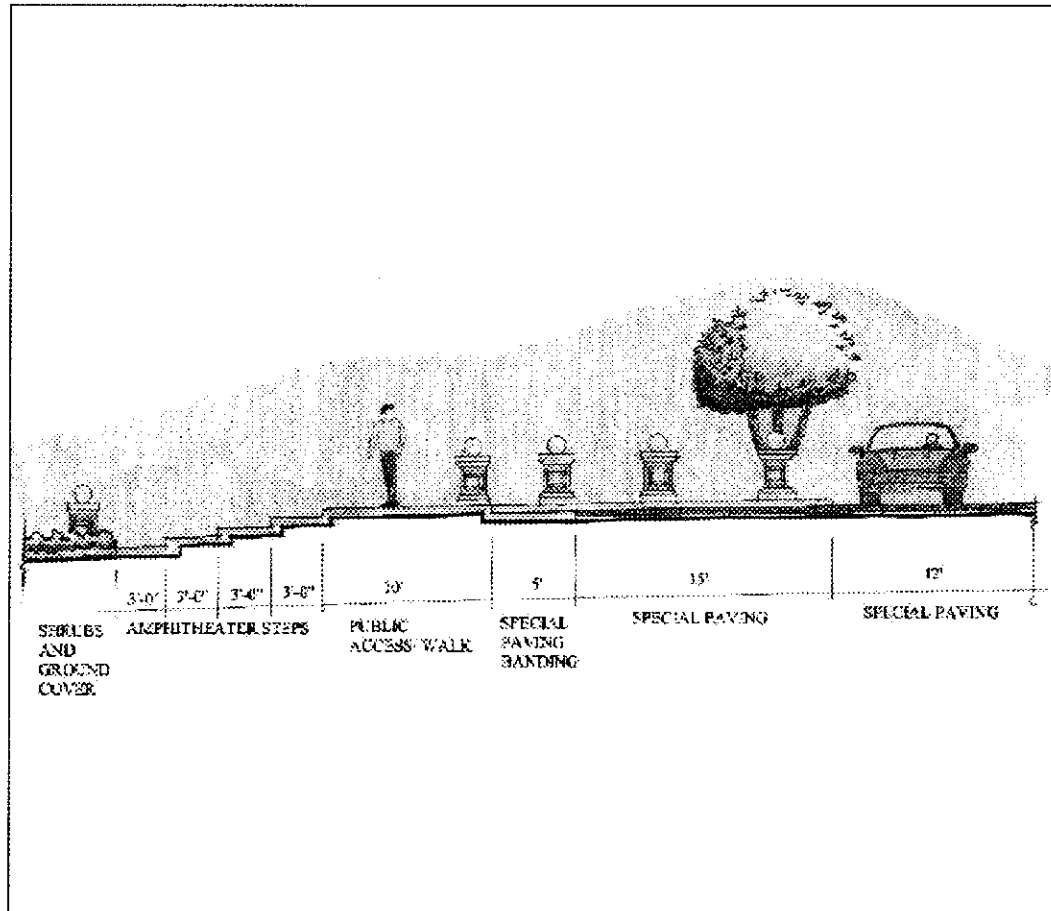
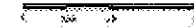


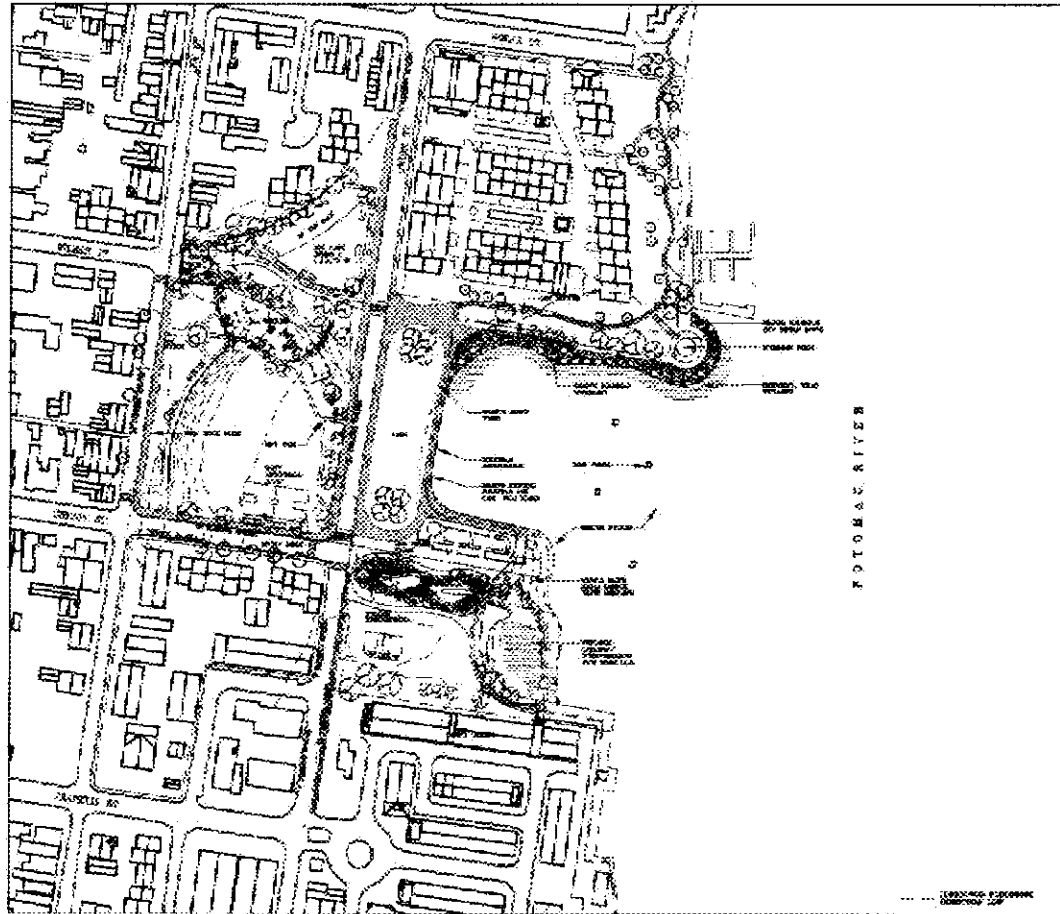
Figure 1-9



North Arrow



97



Windmill Hill Park
Concept Plan Development
Final Concept Plan A
(Alternative Dog Exercise Area Location)



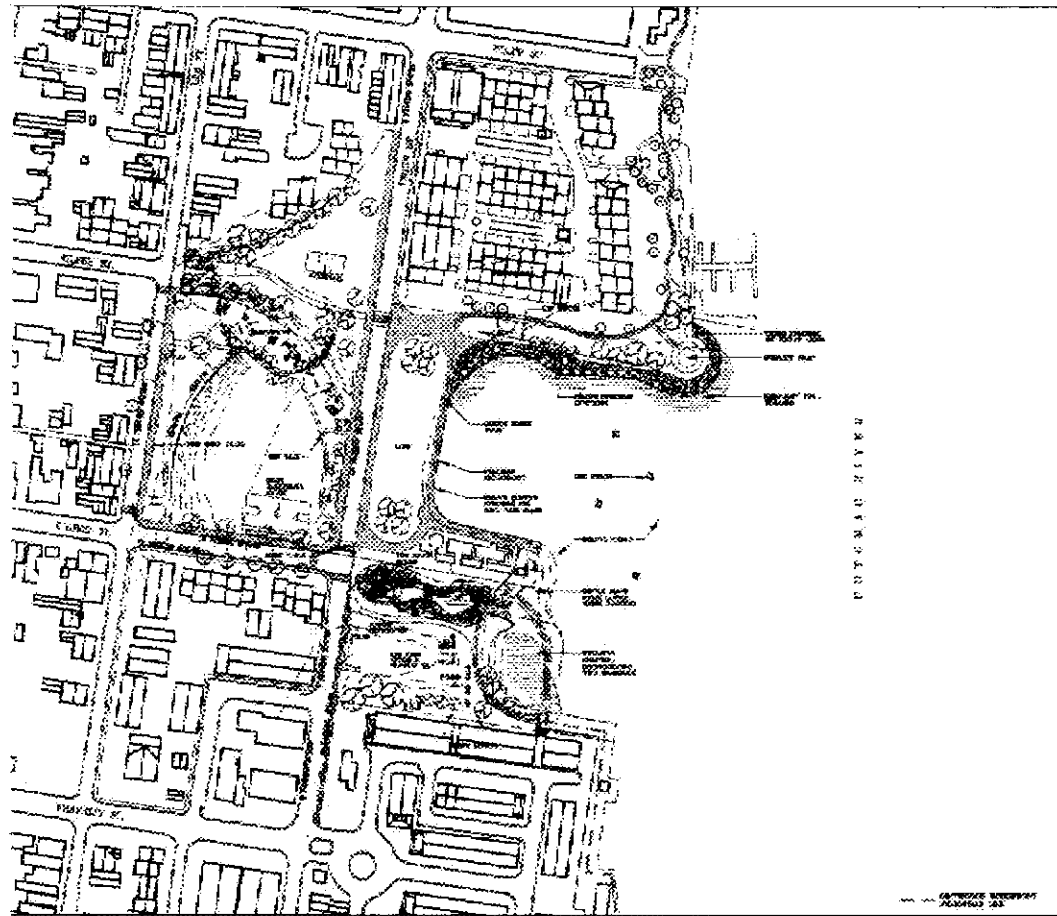
CITY OF ALEXANDRIA
November 11, 2001

AS SHOWN

Figure 5A



86



Windmill Hill Park
Concept Plan Development
 Recommended Concept Plan B



CITY OF ALEXANDRIA
 November 2002

10000

Figure 3.2



0 50 100 150
 Feet



DATE: 11/14/02
 DRAWN BY: JLD/MSJ

99

**City of Alexandria
Windmill Hill Park**

Jan-02

Process Flow Chart

Workshops Meetings Worksessions	Project Setup Meeting	Steering Committee Workshop 1	Steering Committee Workshop 2	City Staff Worksession 1	Steering Committee Workshop 3	City Staff Worksession 2	Steering Committee Workshop 4	Steering Committee Workshop 5	City Staff Worksession 3	
Lead Facilitator	G. Long	G. Long	G. Long	S. Whitmore G. Long	M. Murphy	S. Whitmore G. Long	G. Long	G. Long	S. Whitmore G. Long	
Date	July 1, 2001	July 25, 2001	September 19, 2001	September 27, 2001	October 1, 2001	October 18, 2001	October 24, 2001	January 31, 2002	February 1, 2002	
Objectives	<ul style="list-style-type: none"> Establish Project Expectations 	<ul style="list-style-type: none"> Project Introduction Review of Initial Findings 	<ul style="list-style-type: none"> Initial Concepts (Three) Establish Component Desires Determine Project Issues 	<ul style="list-style-type: none"> Review of Issues Potential Issue / Technical Solutions Workshop Preparation Review of Educational Opportunities 	<ul style="list-style-type: none"> Preliminary Concepts (Two) Review of Issue Solutions Review of Educational Findings 	<ul style="list-style-type: none"> Select Issue Solutions Review Cost Budget Review Proposed Agenda Review Safety Issues Review Revised Concept Plan 	<ul style="list-style-type: none"> Summary of Educational Findings Summary of Safety Issues Review of Technical Issue Solutions Review Revised Plan Concepts Discuss Cost Considerations 	<ul style="list-style-type: none"> Finalize Issue Solutions Final Concept Plan Discuss Cost Budget Discuss Funding Sources 	<ul style="list-style-type: none"> Review Final Direction Implementation Strategy Discuss Final Product Discuss Final Plan Refinements 	<ul style="list-style-type: none"> Review Final Deliverable Discuss City Council Presentation Discuss Funding Options
Public Involvement	Not Present	Audience Mid Point Comments Final Comments	Charrette Participants Mid Point Comments Final Comments	Not Present	Audience Final Comments	Not Present	Audience Final Comments	Audience Final Comments	Not Present	
Action Items Outstanding Issues	<ul style="list-style-type: none"> Steering Committee Membership 	<ul style="list-style-type: none"> Component Uses 	<ul style="list-style-type: none"> Project Issues To Be Clarified 	<ul style="list-style-type: none"> Better Issue Definition 	<ul style="list-style-type: none"> Project Issues To Be Solved Nature of Educational Delivery Safety and Parking 	<ul style="list-style-type: none"> Clear City Direction 	<ul style="list-style-type: none"> Steering Committee Consensus 	<ul style="list-style-type: none"> Steering Committee Consensus 	<ul style="list-style-type: none"> City Staff Final Comments 	<ul style="list-style-type: none"> Project Delivery To City Council

Table 2.1: Process Flow Chart

City of Alexandria
Windmill Hill Park
Decisions & Options

Decision	Options / Cost Budget	Structural Stabilization	Piles	Water's Edge	Channel	Cost Budget
<p>Decision Determination and Location of the Park Components</p>	<p>Options</p> <ul style="list-style-type: none"> Basketball Court Revisit to existing location with some level of screening Dog Park <ul style="list-style-type: none"> Cloning location with elevated pedestrian bridge near stormwater outfall. Provide dog access to water Playground <ul style="list-style-type: none"> Cloning location Volleyball Courts <ul style="list-style-type: none"> Renewable in existing location Vista / Overlook <ul style="list-style-type: none"> Enhance with historical markers and walkways JM <ul style="list-style-type: none"> Remain with green house as current configuration Water's Edge <ul style="list-style-type: none"> Provide circulation of hard and soft edge conditions Water Access <ul style="list-style-type: none"> access to water covered Boating <ul style="list-style-type: none"> Provide access for small watercraft such as kayaks and canoes. Do not provide separate parking area off roadway Walkways <ul style="list-style-type: none"> Walkways to be located along water's edge with simple treatment Storm Water Management <ul style="list-style-type: none"> Provide storm water enhancement without pond or standing water potential Restrooms <ul style="list-style-type: none"> Restrooms provided only at educational program requires enclosed building Wetlands <ul style="list-style-type: none"> Incorporate wetlands into design if applicable and also into educational program Pillaging / Dredging <ul style="list-style-type: none"> Partial removal of pilings deemed based on safety concerns 	<p>Structural Stabilization Bulkhead Action to be taken:</p> <p><i>If we leave the existing Bulkhead, we can provide:</i></p> <ul style="list-style-type: none"> Bank Reinforcement in front of existing bulkhead, on bulkhead removal \$110 per LF plus grading and landscaping \$275,000 Reinforce in place Bulkhead \$40 per linear foot plus \$30 per linear foot existing bulkhead stabilization. Assumes 12 FT wide pier deck wrapping the basin edge 294,000 Bulkhead Encapsulation Sheet bulkhead with concrete cap \$600 per linear foot \$460,000 Bulkhead Removal Removal of existing concrete bulkhead. Assumes approx. match one half of the 12' x width by 8' in depth of face \$1,175 per LF. Assumes 48 cubic feet per LF of bulkhead one 12' LF per 1.5'. 21,600,000 <p><i>If we remove the existing Bulkhead, we can provide:</i></p> <ul style="list-style-type: none"> Soil Edge (Including Flattening, etc.) \$2,250 per linear foot. Includes bulkhead removal in \$1,240 per LF plus grading and land reprep \$2,925,000 Replace Bulkhead Timber / Vinyl Sheepshe: \$350 - \$300 per linear foot in addition to \$175 per linear foot for bulkhead demolition \$4,575,000 Concrete Sheepshe: \$450 - \$300 per linear foot in addition to \$175 per linear foot for bulkhead demolition \$2,600,000 Nice Sheepshe: \$400 - \$100 per linear foot in addition to \$175 per linear foot for bulkhead demolition \$2,500,000 	<p>Piles Piling Action to be taken</p> <ul style="list-style-type: none"> Remove Remove 0.3 piers along with 4 dolphins. Incl existing pier decking to provide work access at bulkhead locations \$200,000 Remove Close to Shore Based on pier work, leaving pilings presents safety risks and associated liabilities. Not recommended option Replace Piers Based on pier work, leaving pilings presents safety risks and associated liabilities. Not recommended option Leave in Place Based on pier work, leaving pilings presents safety risks and associated liabilities. Not recommended option 	<p>Water's Edge Which treatment or combination</p> <ul style="list-style-type: none"> Bulkhead Replacement at Basin & Soil Edge at Existing Dog Park Total Replacement of existing bulkhead conditions with concrete sheet bulkhead plus soil edge at Existing Dog Park \$2,145,700 Retention / Partial Bulkhead replacement at Basin Retention along waterfront. Land concrete bulkhead conditions along Union St and Gibson St. soil edge at end of Gibson St. 25 water access. Total installation at existing Dog Park. Approximately 500 LF along waterfront, 250 LF along Union and Gibson St. \$3,525,000 Soil Edge Total Soil Edge conditions. Remove existing Bulkhead, provide soil edge \$2,602,500 	<p>Channel Determine general direction</p> <ul style="list-style-type: none"> Stream Restoration Improve existing open concrete box culvert to restore stream (partial) bed in natural configuration. Approximately 30,000 SF of natural stream area \$250,000 Water Impoundment Remove existing open concrete box culvert to restore stream (partial) bed in natural configuration. Approximately 30,000 SF of impoundment area \$250,000 Culvert Under High water table would create a non-feasible condition. Not recommended option 	<p>Cost Budget Which implementation approach</p> <ul style="list-style-type: none"> Lowest Initial First Cost Impact on existing Bulkhead, minimal new work. remove debris, piles, pier remains, restore existing edge conditions Balance of Cost Effects Construction hard work, soil edge removal, piles, pier removal, remove existing bulkhead, restore existing edge conditions Minimize O & M Requirements Avoid replacement of single unit. Due to maintenance of long haul. Create proper fishing conditions to avoid gathering of debris

Legend

Water
Potential Wetland

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Issue	Remarks
Outstanding to be resolved	
<p>Parking</p> <p>Parking need</p> <p>Limitation include</p> <p>General Views</p>	<p>Recommendation: Monitor parking loss, except for traffic calming measures.</p> <p>Provide two kayak / canoe loading spaces on Union Street</p> <p>Minimize parking loss, except for traffic calming measures.</p> <p>Provide two kayak / canoe loading spaces on Union Street</p> <p>No additional space on site exists for an on-site parking lot without demolition to recreational purposes</p> <p>No additional parking requirements for private park use</p> <p>General views need to be maintained. Generally, parallel parking on the roadside of both Union Street and Lee Street is less objectionable than on-block parking.</p> <p>Also, the feeling of a more expansive land area is experienced with parking only allowed on the roadside of the street</p>
<p>Public Safety</p> <p>Boating Safety</p> <p>Pedestrian Safety</p> <p>Water's Edge</p>	<p>Recommendation: Provide a kayak / canoe launch at the present C/Union or point with signage an navigational aids leading to open water</p> <p>Adequate staging or queuing area to be provided within the limits of the basin.</p> <p>Signage to be provided regarding danger of main channel and boat traffic</p> <p>Safe pedestrian crossing to be provided around and within the park.</p> <p>Provide traffic calming improvement in consultation with pedestrian crossing</p> <p>Safe pedestrian movement along the water's edge to be provided with outer shoulder handrails, guardrail, ADA access to be provided.</p>
<p>Traffic</p> <p>Traffic Calming</p> <p>Parking Conflict</p>	<p>Recommendation: Provide crosswalks at the intersection of Union and C/Union, at a mid-point of Union Street,</p> <p>and at the straightened walkway from the house (if/where side)</p> <p>Traffic calming measures more than speed on Union Street without creating snow removal problems.</p> <p>Traffic calming technique to be speed tables 10 FT wide with 4 FT raised on both sides</p> <p>Parking for loading and unloading will be provided in parallel spaces adjacent or near to intended activity area for small watercraft</p>
<p>Water's Edge</p> <p>Filling of Submerged Wetlands</p> <p>Wetlands</p> <p>Flushing / Debris</p>	<p>Recommendation: Provide water's edge enhancement in the form of wetlands creation between Point's Landing and the small watercraft Launch</p> <p>VAPI-11 states that bank stabilization activities necessary for erosion prevention is allowed with incidental inundation.</p> <p>Wetlands creation would accompany water's edge condition development</p> <p>Proper flushing of the basin may require evaluation or wetting of intertidal content and hydroilla harvesting. The removal will keep water flushing and allow bankhead restoration along with grilla harvesting.</p>
<p>Piles</p> <p>Virginia Marine Resources Commission</p> <p>U.S. Coast Guard</p> <p>PBS / All Rivers</p>	<p>Recommendation: Remove piles, unless vessels require access to the shoreline for shoreline restoration, proper flushing and hydroilla harvesting.</p> <p>No permits will be required from the V.M.R.C. due to the submerged land falling under the control of the Federal Government</p> <p>Seasonal hazards develop after the deterioration of the piles reaches a point where the upper exposed pile deteriorates to the degree where it breaks off and becomes debris and poses safety hazards to boaters and small craft users and leaves submerged obstructions.</p> <p>Piles are an early, minor condition above the tidal zone because of advanced decay</p> <p>Guidance: When the decay progresses through the pile and the piles are in somewhat better condition, a current, the pile will be removed with a chain being a floating platform. As the pile continues to deteriorate, the removal becomes more difficult and expensive due to post pile breaking off and would require elevated extraction (dredging). The piles in the Old Town Yacht Basin contain concrete trapdoor</p>
<p>Regulatory</p> <p>U.S. Park Service</p>	<p>Recommendation: Prepare Concept Plan and initiate discussions with NPS and COE</p> <p>Submerged areas fall under the jurisdiction of the Federal Government.</p> <p>Permits are reviewed by multiple agencies under N.W.F.L.</p> <p>Permit held for sale and sunk vessel removal by City of Alexandria. P permit date of August 23, 1999 when two years.</p> <p>Permit extension or re-submission may be necessary due to expiration date of August 20, 2002</p> <p>Sealant permits may be required for the wetlands, and historical re-dedication</p>
<p>Concept of Engineers Requirements</p>	
<p>Old Park</p> <p>Chesapeake Bay Preservation Act</p> <p>City of Alexandria Ding Park Ordinance</p>	<p>Recommendation: Retain the ding storage area in its current location at this time.</p> <p>New ding parks are required to be set back outside the resource protection area</p> <p>A setback of 10 FT from the front of any open bed of water source</p> <p>Intended areas must be set back from the dock. The ding park must be set back from any residential property line by 50 FT</p> <p>Locate to minimize potential problems for wildlife and habitats</p>

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A.1 Team Members

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director, Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner, Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director, Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director, Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect, Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning, Baker and Associates	703-960-4400
Mike Murphy	Senior Planner, Baker and Associates	703-960-4400
Kiran Mathema	Urban Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner, Baker and Associates	703-960-4400
Mitch Bernstein	Civil Engineer, Michael Baker Jr., Inc.	703-960-8800
Pete Peterson	Coastal Engineer, Applied Technology & Management	904-249-8009

Advisors:

Clenton Blount	Curriculum Specialist in Science for the City of Alexandria Schools	703-824-6680
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A.2 Work Session Steering Committee Meeting #1

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #1
Date: July 25, 2001
Time: 4:00 p.m. - 9:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
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Kristen Schaible	Planner at Baker and Associates	703-960-4400

INTRODUCTIONS - MEETING AT WINDMILL HILL PARK

Participants met at the park for a brief site overview and informal question and answer session.

1. RECONVENE AT LEE CENTER

1. Introductory remarks – Mr. Philip Sunderland, City Manager, City of Alexandria
2. Introduction of Steering Committee and staff members by Sandra Whitmore, Director of Parks and Recreation
3. Introduction of Baker and Associates by Sandra Whitmore

2. STEERING COMMITTEE DISCUSSION/ OVERVIEW OF ALEXANDRIA WATERFRONT PARKS SYSTEM

Greg Long of Baker and Associates presented an overview of the Alexandria waterfront parks system.

- A. Before Greg Long lead into the topic of Windmill Hill Park, he reviewed the other parks along the Alexandria Waterfront with the participants. He described the important details of each park which included what recreational activities are located at each, how the water's edge is treated, and what kind of character each park has. The parks he mentioned were Dangerfield Island, Montgomery Park, Oronoco Bay Park, Founders Park, Torpedo Factory/ Marina, Waterfront Park, Point Linley Park, Roberdeux Park, and Jones Point Park
- B. There followed a question and answer discussion about Windmill Hill Park.

Question 1. What kinds of connection/linkages are needed?

Comment a. There should be more connections to the Potomac River.

1. Provide a walkway long the water's edge to connect people with the Potomac River.
2. The park blends the furthest into the community, which opens the opportunity to knit the community to the water.
3. The access to the water in this park is unique. For example pedestrians are able to walk out onto the mud flat of the River.

Comment b. The park has remnants of its history, which opens the opportunity to teach people about the past importance of the park.

1. An old railroad tunnel has been restored on the site for bikes.
2. Dilapidated pilings from an old marina exist in the river.

Question 2. Should the pilings remain or be removed?

Comment a. Dredging the water's edge would have this advantage.

1. Clearing out the algae and trash gives the perception of a cleaner river.

Comment b. Preserving the pilings would also have an advantage.

1. By preserving the pilings, the story of Alexandria's shipyard the marina history remains in tact and linked to the park.

Question 3. What are some other ways to preserve the history?

Comment a. At one point in history this park was a community gathering spot which can easily be recreated and give the park a sense of place again.

Comment b. To maintain the seaport history, signs describing the parks past can be placed in strategic spots around the park. Also, brochures are a possibility for a self-guided historical tour of the park.

Question 4. What are the some benefits of the park?

Comment a. The long walkway along the rivers edges not only links people to the water but can connect other parks along Alexandria's waterfront also (from Dangerfield Island to Jones Point Park).

Comment b. The multiple terraces and advantage points of the park open tremendous opportunities for views and spaces of various activities.

Question 5. What should the design entail?

Comment a. It is possible to give the park a "Neighborhood" feel by keeping the design on a smaller scale.

Comment b. By providing multiple types of uses such as kayaking, educational courses, and Community-gathering spots the park can cater to a variety of people.

Comment c. Due to its rich history, the park has environmental restoration opportunities, especially with the marina pilings and railroad tunnel.

Comment d. The park needs some educational opportunities.

1. An educational building could be erected for year round learning. It would most likely include a restroom.
2. Conducting classes outside can provide a tremendous amount of educational opportunity without the environmental impact that a building creates.
3. Opening the mud flat for people to walk out onto can enhance scientific education.

Comment e. Fishing is possible if a pier can go out into the river channel far enough for adequate fishing depths. This suggestion was not favored by many.

Comment f. The design could bring people out over the water by incorporating boardwalk bridges over the river. This opens opportunities for more views of the water.

Comment g. Even though the railroad tunnel is part of the Alexandria bike path system, there could be more accommodations for cyclists in the design.

Comment h. There also could be opportunities for public art to be incorporated into the design of the park.

Question 6. What types of transportation can have access to the park?

Comment a. There were a few suggestions on how to approach the issue of slowing traffic on Union St. between Harborside and Ford's Landing for pedestrian safety.

1. A speed table was recommended because it would not be as damaging to the cars as speed bumps.
2. "Throating" the road creates a "gateway" affect to slow traffic.
3. Paving patterns on the road also make cars aware that they are entering into a park.

Comment b. Boat traffic needs to be small because of the size of the park. Small sailboats and kayak rentals were favored to be incorporated into the design.

1. The possibilities of this design depend on the river depth around the water's edge. The Bathometrics need to be verified in order to determine how close the boats can come to shore.

3. STEERING COMMITTEE DISCUSSION OF SITE OPPORTUNITIES AND CONSTRAINTS

MIKE MURPHY OF BAKER AND ASSOCIATES LED A DISCUSSION OF POTENTIAL OPPORTUNITES AND CONSTRAINTS AT WINDMILL HILL PARK.

Question 1. What types of public access create a unifying element?

Comment a. Walkways can connect pedestrians to the river.

Comment b. Boat access can connect boaters to the park.

Question 2. What does the site need to improve upon?

Comment a. Seating areas need some shade without blocking views to the water.

Comment b. Enhancing the natural resources, such as the bird habitat, increases the health of the site.

Question 3. What are the issues concerning boat traffic?

Comment a. Large boats should be restricted so that more people can enjoy the site. Boats that fit on top of the car were favored more than trailers.

Comment b. The issue of whether or not the boats should access the land from the water by tying up or docking seemed to evoke no real strong opinion.

Comment c. Kayak and/or sailboat rental seemed to be favored as long as there were adequate regulations.

Comment d. Providing a dock or pier could give boats access to the land as well as extend views out over the water. It was suggested that the pier or dock be placed at the southern end of the park because that has the deepest water.

Question 4. What are the educational opportunities?

Comment a. Existing educational components are historical, environmental, and maritime.

Comment b. There may be a possibility of using signs in the tunnel to convey it's historical significance.

Comment c. For educational purposes a small building could be added to the site, but there are questions about the building that need to be resolved:

1. Where is the best location for this building?
2. What size does the building need to be?
3. What facilities need to be added to the building such as classrooms and a lab?
4. How far does it need to be set back from the water?
5. What would be the architectural style?

Comment d. One suggestion was for setting up self-guided tour with brochures instead of erecting a building.

Comment e. Students could use the building all year around. The busiest time of the year would be the spring.

Question 5. What about parking?

Comment a. The participants seemed to prefer street parking as opposed to a parking lot.

Comment b. The suggestion of a drop off for school children and park visitors was the most favored idea amongst the participants.

Question 6. What are the issues with the dog park?

Comment a. The issue of durable turf for the dog park was brought up because the dogs tend to kill the grass. No solution was determined.

Comment b. There is a possibility of relocating the dog park to solve the issue of separating dogs and pedestrians

4. PUBLIC COMMENTS

1. Most agree that the water is accessible to people now, and should maintain residential character by mimicking it in the park.
2. One recommendation is that the building be a 25' x 55' building, 2 story 15' to eave midpoint, 26' peak. Also there is a suggestion that the building have classrooms and labs +/- 1200 SF, and agrees that some dredging of the water's edge is needed no matter what (about 4-5ft).
3. Some point out that the building will disrupt the views and vistas, and thinks that solutions should be categorized by the amount of impact to the site.
4. A few people want a direct crossing on Union Street between the water and recreational site. It is suggested that we look at the examples Belle Haven and Huntley Meadows for design ideas.
5. Some people emphasized that the park should be simple with a strong residential character to it. Yet they do not think the educational building is not appropriate for this site. Admitting that light boats would work for this park, but not large boats. They firmly believe that dog owners are important to the park because they use it. It may be possible to use barrier types so that dogs will not have to be on leashes.

5. STEERING COMMITTEE PRIORITIZATION AND SELECTION OF PREFERRED PARK ELEMENTS

THERE WAS A GENERAL DISCUSSION FOCUSED ON IDENTIFYING PREFERRED PARK ELEMENTS AND THEIR PRIORITY WHICH WAS FACILITATED BY GREG LONG.

Question 1. What are the issues of importance?

Comment a. The issues of importance are environmental, selective clearing, riparian environment.

Question 2. Which areas of the park lend themselves to passive recreation uses?

Comment a. The top of the slope on the west side of the park is more passive and contains sight features such as seating and site views.

Question 3. Which areas of the park lend themselves to active recreation uses?

Comment a. The open field on the west side of Union St. is used as a play field.

Comment b. The basketball court needs to be relocated to a more suitable spot, away from street traffic.

Comment c. The tunnel is an active spot because it is used for biking and volleyball.

Comment d. The dog park is a well-used feature of the park, which brings up the issue of how to separate pedestrians and dogs.

Comment e. The new educational building should be located in a more active spot.

Question 4. What are the maintenance issues?

Comment a. The water may become a maintenance problem because the area is a tidal emergent marsh that easily collects garbage and debris.

Comment b. There was a suggestion to vary the edge treatment to cut down on large maintenance problems.

Comment c. Pilings most likely contain creosote, which can be a health hazard.

6. PUBLIC COMMENTS

1. Some people wish to keep the "beach for dogs".
2. Others suggested that the design could have fitness equipment and trails.
3. A few people voiced concern that people might not control their dogs in the park.
4. Some expressed a strong opposition to having a building, preferring more open space.
5. One individual warned designers not to duplicate Jones Point Park because of its proximity to Windmill Hill Park.

7. ESTABLISH SCHEDULE AND NEXT MEETING DATE

The Steering Committee will reconvene on September 10, 2001 @ 6:00-9:00 p.m. to review two concepts prepared by Baker and Associates.

8. MEETING ADJOURNED

A.3 Work Session Steering Committee Meeting #2

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #2
Date: September 10, 2001
Time: 5:00 p.m. - 10:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner in Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kiran Mathema	Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400
Mitch Bernstein	Civil Engineer at Michael Baker Jr., Inc.	703-960-8800

Introductions:

Speaker *Comments*

A. MacDonald: *Welcoming Comments*

1. Mr. MacDonald reviewed the last meeting and reiterated that the city council has asked that the steering committee and consultants look at a number of options for Windmill Hill Park, which includes the Lee St. recreation areas and the waterfront. He listed some of the options including: an education center/ building, connections to other waterfront parks, location of dog park, recreation locations, aesthetics of the park, and new additions such as kayaking and education.
2. Reiterated that the City of Alexandria wants this land to remain a park and the question is what kind of park do we want to see in our community. Purpose of this meeting is to consider how all of these options fit together. He also says we have many more meetings to come.
3. Asked for everyone to be cordial, polite, cooperative, and remain focused on the park.

G. Long: *Review of Agenda*

1. Steering committee will reflect on the steering committees meeting #1 and meeting notes.
2. Mike Murphy will give an overview of site analysis and interviews with key technical staff members of the City which will include technical requirements and action items.
3. Mr. Murphy will walk through the three concepts that have been developed.
4. Public comment periods will be provided.
5. Breakout Groups will be created to review the three concepts and examine pros and cons.
6. Groups will reconvene and report their conclusions.

1. REVIEW OF STEERING COMMITTEE MEETING #1 AND MEETING NOTES

The following items were discussed:

<i>Speaker</i>	<i>Statements and/or questions</i>
J. Stevens:	Asks for answers to the questions brought up in the last meeting.
G. Long:	Specifies that answers will come out in the technical overview and analysis review.
S. Whitmore:	Asks for comments on meeting notes?
W. Demaine:	States that the classroom size needs to be included, and that there was no program specifying square feet. He was unaware that a building had to go out for bid.
S. Whitmore:	Suggests meeting minutes be called meeting notes. No building would actually be built for just one program or organization. Since the last meeting she had discussed the size of the building with the designers, and found that the building figures usually match the program. Windmill Hill Park is unique because we have to look

- at what the site will accommodate, according to size and aesthetics. There is no program specifying an exact size for the building.
- J. Sullivan: Discussed email that was sent regarding educational component. Included closing of Canal Center, NPS “mobile” program, Alexandria Schools policy, and whether a building is needed..
- S. Whitmore: She asks if there are comments on notes (no comments).

2. OVERVIEW OF THE SITE ANALYSIS PROCESS

The following items were discussed:

<i>Speaker</i>	<i>Information</i>
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M. Murphy: *Recaps meetings with city technical staff and utility engineers.*

1. Requested this meeting be an interactive forum.
2. Introduces the three concepts and indicates that many of the plan elements are interchangeable between the three plans.
3. Indicates that the concepts took into account the information gained from the city technical support, utility and infrastructure information, and water/environmental quality staff. Specifies that there will be more information gathering to be done as the concepts are more developed.
4. Indicates Baker coastal, environmental, and civil engineers have visited site.
5. Introduces Mitch Bernstein to talk about the issues of water quality, utilities and storm water.

M. Bernstein: *Speaks on storm water and utilities*

1. Does not see project as creating requirements for new storm water management, but a way to enhance the water quality and create an amenity. Amenity could be either a wetland or a retention pond.
2. Noted that the outfall near the dog park has some erosion.
3. Utilities in Union Street will need to be addressed with streetscape and traffic calming improvements per meetings with City Engineers. Could be added cost.

M. Murphy: *Overview of the site analysis*

1. Development of the site analysis information was in conjunction with our environmental specialists and the City technical staff.
2. The analysis examines our options for locating a new wetland that can be interpretive, aesthetic, and enhance the water quality by:
 - a. Creating a wetland where the existing storm drain outfall is located.
 - b. Creating a wetland within the existing water marina area.

3. The site analysis shows view sheds, circulation patterns, physical constraints and opportunities.

3. PRESENTATION OF CONCEPTS

The following items were discussed:

<i>Speaker</i>	<i>Information</i>
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M. Murphy:	<i>Describes each of the three concepts.</i>
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All three concepts:

1. Show the park different features in varying locations. These locations can be mixed and matched during the break out sessions.
2. Vary in level of intensity of development.
3. Include wetland creation.
4. Show different options for the pilings.

Concept #1

1. 'softscape' that has the lowest intensity.
 - a. Hard edge bulkhead will be removed.
 - b. Wetland edge plantings with rocks would be used.
 - c. Curvilinear design will be similar to the Harborside character.
 - d. Boating activities would be minimal (kayak launch only).
2. New wetland shown near existing channel. Would open up water views from Gibbon Street.
3. Relocates the dog park to basketball court area.
4. Proposes a boardwalk crossing over the tidal wetland area.
5. Incorporates a gazebo and picnic area, which is a low intensity use that will bring people close to the water.
6. Shows special paving as a traffic calming measure and masonry gateways or kiosks to identify Windmill Hill Park.
7. Shows proposed restrooms.
8. Relocates the basketball court near the volleyball court to create an active recreational area.
9. Retains the top of the hill near Lee St. as public seating. The seating will be improved and interpretive displays would be added to the overlook.
10. Heavy landscaping improvements.

S. Whitmore:	Asks about the treatment of the pilings.
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M. Murphy:	Explains this concept would retain most of the vertical pilings. Has an interesting aesthetic value as well as maintaining the bird habitat. The pilings fit the naturalistic character of the design.
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Concept #2

1. 'Hardscape' concept that has a medium intensity of development.
 - a. Some new bulkhead combined with some soft-edge treatments.
 - b. More formalized in design.
 - c. Sail Boating activities will be accommodated with some tie-up areas.
2. Creates a strong visual axis from the top of the hill near Lee St. to the waterfront.
3. Has a circular paved area along the axis in Union St. Special paving and bollards will slow traffic.
4. Creates a seating area by terracing the east side with steps that go down to the water.
5. Retains the dog park in existing location. A slightly elevated bridge could be built to separate the pedestrians from the dogs.
6. Includes an interpretive boardwalk that winds out into the tidal wetland near Ford's Landing.
7. Enhances the hillside by adding colorful plantings for aesthetics and to reduce maintenance.
8. Also includes a gazebo.

Concept #3

1. More intense level of development
 - a. Incorporates the most boating opportunities.
 - b. Includes an educational building.
2. Extends Gibbon Street with special paving to create a boat launch and turn-a-round area for small sailboats. Parking could be provided elsewhere.
3. Includes 35'x45' building which is probably the maximum size the site could accommodate.
4. Creates a wetland within the existing water area (will appear as a wetland instead of the open water it is now).
5. Shows a pedestrian bridge that was considered in previous concepts, although it has pulled back to reduce visual impact and screen the grade change required for the wetland.
6. Pedestrian bridge could be curvilinear to blend more with Harborside.

J. Stevens: Asks about storm drain outfall locations

M. Murphy: Relocation of the existing storm drain would be required to flow into this wetland.
The advantage to this wetland location is that it captures both outfall locations.

7. Dog park relocated near the tunnel with an ornamental fence or hedge enclosure.
8. Relocates the volleyball court and basketball court south of the playground.
9. Formal terracing of the hill by Lee St. creates a seating and gathering area.
10. Maximizes boating opportunities with more tie-ups.

(Public) Asks why Concept #3 relocates the dog park near the tunnel?

S. Whitmore: Indicates that we will have a public comment session but at the moment the floor should be opened up for steering committee questions.

- W. Demaine: Asks about dredging and silting.
- M. Murphy: According to the coastal engineers, hydrilla is the bigger problem because most sailboats need only 3'-5' depth of water which currently exists. In the long term hydrilla removal and sedimentation for a marine-oriented concept will be an on-going expense.
- W. Demaine: Asks if dredging is a probability down the road.
- M. Murphy: The issue with dredging is the added cost and need for permitting. Also have to seal off the marina area to get dredging done. Current sedimentation process is slow.
- J. Stevens: Asks if there are changes to the playground.
- M. Murphy: Playground equipment is in good condition. Also liked the existing terracing. Does need rubberized surfacing and ADA access on both levels and these will be recommended. By relocating the walkways we can add another play area near the swings.
- A. MacDonald: Asks if the basketball court is relocated near the tunnel is there a concern with noise.
- M. Murphy: Affirms recognition that noise is a big issue for the adjacent residents whether it is the basketball court or dog park.
- W. Conkey: Asks if the walkway that goes over the water in concept #3 is on pilings and how the water goes between.
- M. Murphy/
M. Bernstein: There will be some type of outfall there. The wetland will have to sit higher than the existing water elevation. The bridge could be an elevated piling design.
- W. Conkey: Asks what kind of surface would be used on the walkway.
- M. Murphy: It could be wood or hardscape paving. Concept #3 has hardscape elements on the west side which could be reflected on the walkway.
- W. Demaine: Asks whether it was noticed that most of the birds, except for seagulls, perch further out from the land.
- M. Murphy: Baker observed ducks and other smaller birds covering the entire area. Environmentalist thinks that as long as we keep some type of nesting elements birds will remain. The wooded areas around the park don't provide large quantities of habitat. The pilings in concept #3 would be removed so replacement nests/perches for larger birds may need to be designed.
- A. MacDonald: Asks the purpose of the boardwalk across the water (other than aesthetics) and why it is so close to the bulkhead. Also silting concerns with the pier.
- M. Murphy: This option would require some type of dredging and harvesting of the hydrilla. Regarding siltation, our coastal engineers say that sedimentation is a slow process, and that Windmill Hill Park's sedimentation is not at the point that it would prohibit small sailboats yet.
- A. MacDonald: Asks whether the pier is for aesthetics.

- M. Bernstein: The wetland needs some type of embankment or high ground to contain the wetland. However, that does not necessarily mean a walkway.
- M. Murphy: Also the bridge can curve to be more aesthetic and follow the sedimentation line more closely.
- S. Whitmore: Asks whether there are two walks on concept #3?
- M. Murphy: Yes. One by the bulkhead, and the other is between the wetlands and the existing water.
- S. Whitmore: Asks if it's necessary for the wetland, so that the wetlands aren't be encapsulated by the walkways?
- M. Murphy: The bridge can change form or be eliminated so that it is not duplicating the walkway on the bulkhead.
- J. Stevens: Asks about the "C" shaped structure on concept #3.
- M. Murphy: It could be a seating area with benches. Needs more definition.
- A. MacDonald: Asks about building placements that were considered.
- M, Murphy: Several options were considered. Location closest to the water seemed like the best place for a nautical or environmental education building. It would be at a lower elevation here. Other options considered where either near the tunnel or the existing dog park area at Union Street.
- J. Sullivan: Asks why there is no restroom shown in Concept #3 and if it is within the building.
- M. Murphy: Restroom within the building is a possibility. An issue to be addressed is the depth of the sewer line and the fact that the building is located within the flood plain. Building has not been programmed yet but it may be an option.
- B. Schulz: Asks about additional parking in Union Street.
- M. Murphy: No new parking areas are shown. Want to develop the concept and then determine how much additional parking is generated. Will be discussing with the city. Want to maintain existing Union St. parking but would probably take several spaces to do traffic calming and pedestrian walkways in all 3 concepts.
- E. Jones: Asks about the Hydrilla problem and whether wetlands will eliminate the problem.
- M. Murphy: According to coastal engineers, it will come back. Hydrilla will be an ongoing maintenance issue.
- E. Jones: Asks if the wetland in concept #3 was built could we use the steps down to the water from concept #2 some where else on the site.
- M. Murphy: Yes, there are multiple places on all the plans to do the steps down to the water.
- S. Whitmore: Asks Mr. Skrabak to address this issue because the purpose of the wetlands is not to reduce the hydrilla and will have to address the hydrilla problem no matter what plan we have.
- W. Skrabak: Explains that the bright green material floating on the water is not hydrilla but algae. Hydrilla has roots in the ground so it is hard to prevent it from coming back and that applies to all the concepts.
- E. Jones: Asks whether it is from runoff.

- W. Skrabak: Hydrilla is an evasive aquatic vegetation that likes the Potomac River. It's expensive to harvest, and has to be disposed of and dried out. The COE historic policy is to only harvest it where boat traffic will be an issue. They have never harvested hydrilla for aesthetics or other purposes. So for boating uses we will have to harvest. It's usually done later in the season when it starts to get thicker and impedes the boating areas. Hydrilla comes back every year thicker. There are some small positive benefits to not removing the hydrilla. It adds some nutrients to the water and habitat for a few fish, but too much is a problem. It can accentuate the algae and keep it around longer. Large storms clear out the algae, but the hydrilla stays.
- E. Jones: Asks where the algae is coming from.
- W. Skrabak: Algae is a naturally occurring organic matter that grows when there is a certain amount of nutrients in the water. The City has no policy for harvesting algae because large storms can clear it out.
- E. Jones: Asks if we implement steps down to the water will people be stepping into algae?
- W. Skrabak: Yes, at certain times of the year. Potentially, algae does capture some of the floatables and keeps them from sticking around. There are a couple of positives about the storm water detention. It can be designed to capture a lot of the floatables, but because the Potomac River is tidal we receive all we want from our own outfalls and everything every one else dumps into the river will come into this basin. On the sedimentation issue, we would like to keep the issue of dredging open in the long term because over time sedimentation will build up extensively. If there is a design element that prevents us from clearing it out there could be a sedimentation problem.
- A. MacDonald: Hydrilla attracts small fish and birds. It looks bad because it attracts the algae when the water temperature rises but is one of the natural elements of the bay. May want to push it aside for the boats.
- M. Murphy: One issue with Concept #3 is that once you put the wetland in the water it's permanent. You will lose any opportunities for having boating or anything else there in the future.
- S. Anderson: Asks about building design and impervious issues as they relate to the Bay Ordinance.
- M. Murphy: It could be hardscape or wood decking.
- W. Skrabak: The building is required to have a water-oriented use or it will need a 100' setback. The Chesapeake Bay Act will allow us to go in and put hardscape where the existing parking lot remains are. Another requirement would be treating runoff before it goes into the river. Might have some catch basins to catch the water and bring it back to the wetland or have some type or filter system. In this case, if we were to locate the building then it would be best to put it where it is.

4. PUBLIC COMMENT

The following items were discussed:

<i>Speaker</i>	<i>Statements and/or questions</i>
Angela Anderson:	Wonders if anyone on the steering committee has boating experience with the Potomac River. (Two steering committee members raise their hands). Small boats will not be able to access the water in Concept #2, so where will the boats come from? Also, she is concerned that children don't have enough experience to have access to the water.
Pete Balany:	How much traffic goes with each of the options? He likes to fish and thinks that traffic will impact that.
Bill Hunly:	We should not eliminate children from the water. If we build an educational center, kids will come and learn about the river.
Dave Amsoly:	There is a problem with providing for small boats in our design because they will mess up the larger boat traffic in the channel. He show a pictures of all the piling covered with birds and a previous seaport educational building disaster. Steve says that restrooms will create a problem.
Steve Crams:	We don't need to have restrooms. Leave the basketball court in its existing location. We are short of parking as it is now.
Katy Kennedy:	Disagrees with having boat access because it causes a problem with the panoramic view. She likes concepts #1 and #2. Also, she opposes a building.
Theresa Miller:	A building will be a safety hazard for children, especially during construction.
Jim Sharf:	The boat ramp from concept #3, will be attractive nesciences especially with fishing boats. The restrooms will attract buses, which will cause parking problems.
Jack ____:	Doesn't want to move dog park.
Brian Brizel:	Concepts #1 and #2 create a problem with flooding by leaving the existing boat launch. Our ideas are not realistic for small boats. He suggests we look at Washington Sailing Marina. Small boats are a safety issue with the larger boats in the cannal, especially with kids in small boats. Hydrilla will have to be dredged every 3-5 years.
Christopher Hernandus:	Likes the existing location of the dog park.
Peter Kilcole:	There are too many uses within this park, which will attract too many people. The retention pond could create an insect problem. It is extremely hard to find disposal for dredging.
Judy MacVay:	Doesn't want the basketball court near the playground. She says the restrooms will attract bums. Lastly, she doesn't want the dog park by the houses, which is shown in concept #3.

- S. Whitmore: There have been a number of comments from residents on Gibbons St. about the basketball court.
- Unknown: Says she lives across from the basketball court and likes it.
Six break-out groups were created for a review and work session of the Concepts.

5. COMPREHENSIVE MATRIX FROM BREAK-OUT GROUPS

ELEMENTS	GROUP #1	GROUP #2	GROUP #3	GROUP #4	GROUP #5 (PUBLIC)	GROUP #6 (PUBLIC)	CONCLUSION
Basketball Court	Existing loc. with screening	North on Union St.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc. with screening
Dog Park	Existing loc. with bridge	Ex. basketball court	Existing loc. with bridge, separation	Existing loc.	Existing loc. & water access	Existing loc.	Existing loc. with bridge, separation
Playground	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.
Volleyball Court	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc. but reoriented	Existing loc., may reoriented
Vista	Concept #1 with historical markers	Formal, axial	Enhance, historical markers	Same	ADA accessible & keep wall	Simple, historical, open	Concept #1 with historical markers
Hill	Grass	Softscape	Grass	Same	Grass	Grass	Grass
Union Street	Concept #1 plus dial from Concept #2	Concept #2	Softer treatment	Open, nothing special	Traffic calming	Open	Traffic calming
Building	None	None	Indifferent	Yes- edu. Concept #3	None	None	Revisit Issue
Water's Edge	Comb. soft and hard	Soft corners	Define and access	Soft	Soft only at Dog Park	Soft	Soft
Water Access	None major	Step down	Concept #2, steps down	As much as possible	Dog park	Dog	Dog park, steps down
Boating	Low level	Kayak, nothing major	Low level	Boats- unpowered	Some with no traffic impact	Kayak	Some with no traffic impact
Walkways	Bridge, better connection to tunnel	Vary experience	Natural, separate dogs, no bridge- Concept #3	Simple, less definition	All on waters edge	Simple	All on waters edge, Simple
Storm Water	Pond	Pond with picnic area	TBD	No pond	No pond, underground	No pond enhancements	Revisit Issue
Restrooms	None	None	Only if building	Only if building, limited access	None	None	Only if building, revisit issue
Wetlands	Concept #2	Interpretive boardwalk	Some	Yes	Remove Hydrilla	Open	Revisit issue
Pilings/ Dredge	TBD	TBD	Some	None	Remove	Leave	Some

6. PUBLIC COMMENT

The following items were discussed:

<i>Speaker</i>	<i>Statements and/or questions</i>
S. Whitmore:	The city council has said that we should have an educational component.
W. Conkey:	There are different ideas about what is educational; it does not have to be a building.
A. MacDonald:	Need to continue to explore the idea of an educational component.
J. Sullivan:	Could use the tunnel for education.
W. Conkey:	Maybe there is no interest in an educational component
Woman:	In the meeting on June 26 th , the educational component was information pieces (kiosks) from Jones Point Park. It was not a building.
Al:	No building is needed for educational purposes.
Man:	If the building is limited to the size of the park then it will be too small.
Woman:	Info pieces have historical value so if we modernize the kiosk we need to consider how it will be perceived. Don't push issues that are not popular with the overall vote.
Woman:	Look to the teacher on the steering committee for the educational component advice. Also thinks that if the park is more passive it can be educational to more than just school children.
Woman:	Have noise and hour controls been considered?
Man:	If you put a picnic area and a gazebo near the water you can put boats in there.
Man:	Dogs should have access to the water, and the dog park should be marked better.
Man:	There is no need a building. The kids can use the school nearby and walk to the water.
Woman:	The wetlands are educational and take care of the environmental concerns, and it also helps the bay. If the wetlands are done correctly then it won't have an insect problem that will happen with your retention ponds.
Women:	Can we incorporate bikes and bike safety into the next design?
Man:	There are issues with the way the water flow goes along the park. We need to make sure that it is not a problem like it is now.
G. Long:	Baker will bring coastal engineers to the next meeting.
Man:	We need to think about if the money available matches what we want done.

7. THE NEXT STEERING COMMITTEE MEETING DATES

Monday, Oct 1st at 6:00 p.m.

Wednesday, Oct 24th at 6:00 p.m. (additional meeting added)

Meeting Adjourned

A.4 Work Session Steering Committee Meeting #3

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #3
Date: October 1, 2001
Time: 6:00 p.m. -10:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677
Clenton Blount	Curriculum Specialist in Science for the City of Alexandria Schools	703-824-6680

City of Alexandria Staff:

William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner Dept of Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400
Pete Paterson	Coastal Engineer	904-249-8009

Introductions:A. MacDonald: *Welcoming Comments*

Summarizes the last meeting and reviews the outstanding issues:

1. How will the park develop the educational component, since the Seaport Foundation has withdrawn its support?
2. How will we treat the storm water concerns?
3. How to beautify the bay (edge treatments)?
4. What is the safety of the pilings?
5. Should we have restrooms?

L. Godwin: *Reviews Steering Committee's purpose as Directed by City Council:*

1. Incorporate mandated elements.
2. Consider some suggested elements.
3. Access to park for all people.
4. Enjoy and maintain reasonable views of the water.
5. Include natural resource enhancements.
6. Address storm water runoff improvements.
7. Address educational components.
8. Consider interpretive trail to Jones Point Park.
9. Consider a building and restroom.
10. Incorporate traffic calming.
11. Discuss small boating and fishing (if it works in the design).
12. Address parking.

1. DISCUSSION OF EDUCATIONAL COMPONENT

The following items were discussed:

1. Using water for environmental science to educate children ages 1-5 as part of Alexandria Public Schools curriculum.
2. See handouts about educational components done elsewhere within the region.
3. Discussion about Windmill Hill Park being too small for bus parking.
4. Examined how to merge the uses of Windmill Hill Park and Jones Point Park.
5. Suggested that the Chesapeake Bay Act should be used as a guide.
6. The Steering Committee organized a sub group to examine options with the issue of education. Sign-up sheets were circulated.

7. Discussed the fact that the building could not exceed the size of 35'x45'.
8. Reviewed that the building needs to reflect a specific program.
9. Reiterated that the conclusion of restrooms will be determined after the building purpose is decided.

2. OVERVIEW OF STORM WATER MANAGEMENT

The following items were discussed:

1. Goal is to improve water quality and create an aesthetic feature within the park.
2. Storm Water Options:
 - a. Create a stream channel/stream restoration with wetland plants. Will help reduce nutrient loads that feed hydrilla.
 - b. Develop a shallow retention pond so that the water can percolate the ground which will reduce Sediment build up and nutrients that feeds hydrilla.
 - c. Construct piping or create an underground storage structure (may be expensive and not appropriate for site).
3. To develop options A & B regrading and bio filter fabric would be required.
4. By planting the buffer zones around the dog beach, the water quality could be treated.
5. No problem with mosquitoes if the storm water doesn't have standing water for seven or more days.
6. Storm water discharge/flushing can circulate sedimentation out of the bay.
7. Options a & b can help water quality and provide educational opportunities.

3. REVIEW OF EDGE TREATMENT OPTIONS

The following items were discussed:

1. Safety, cost, and aesthetics are the main concerns
2. One bulkhead option is vertical piles that are either conc., steel, or wood. (Can be more expensive and unattractive)
3. Another option is to cover the existing bulkhead with stone and/or riprap. (This decreases shoreline and makes it less user friendly – additional filling may be required).
4. Reconstructing entire bulkhead will be expensive due to length.
5. Must take pilings out if there will be future dredging and hydrilla harvesting.
6. Can remove pilings and develop bird-resting stands to preserve wild life habitat.
7. Other groups will have a say in removing the pilings (i.e. Corps of Engineers)
8. Pilings have environmental hazards as well as safety issues.
9. Both concepts presented incorporate both hard and soft edge. Concept 1 has more soft edge, and Concept 2 has more hard edge

4. OVERVIEW ON PARKING

The following items were discussed:

1. No additional off-street parking requirement unless a building is constructed. Then there will need to be eight additional parking spaces added.
2. Finding more parking is difficult. Due to limited area and water front restrictions.
3. The option of providing head-in parking on Gibbon St. may be safety concern due to backing onto street.

5. REVIEWING OF CONCEPT PLANS

The following items were discussed:

M. Murphy

Concept 1

1. Meandering stream restoration enhances storm water management/ water quality.
2. Green edge maximized along water.
3. Removal of existing bulkhead is proposed.
4. More naturalistic spaces created.
5. Includes no educational shelter.

Concept 2

1. Creates a plaza open space.
2. Terracing steps to the water allow access for pedestrians.
3. Retains existing bulkhead.
4. Storm water is more contained in a shallow holding pond with a interpretive boardwalk that extends over it.
5. Includes an educational shelter (no decision on location, size, and structure).
6. Provides tie-up area for small boats (no decision on whether or not to have tie-up areas)

6. PUBLIC COMMENT

7. MEETING ADJOURNED

A.5 Work Session Steering Committee Meeting #4

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #4
Date: October 24, 2001
Time: 6:00 p.m. -10:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner Dept of Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400

Introductions:A. MacDonald: *Welcoming Comments*

Revised agenda and Summarized the issues that need to be focused on:

1. Safety issues concerning access to the river
2. Cost and technical issues of bulkhead
3. Decision-making process for the steer committee

G. Long: *Reviews Steering Committee's purpose for this and the next meeting and the process chart.*

1. Finalize issues 20. Fully develop concepts
2. Develop a cost and maintenance budget
3. Develop a phasing strategy

1. REPORT ON EDUCATIONAL COMPONENT

The following items were discussed:

J. Stevens

1. Distributes handout about educational sub-group meeting
2. Determines that a building was not necessary, instead a gathering space with benches was agreed on.
3. Use educational markers
4. Opportunities for students to access water safely at the end of Gibbons St.
5. Windmill Hill Park will support Jones Point educationally
6. Park is not large enough for boat docking and loading for children
7. Telescopes could be an option
8. Interpretive signs for tree names and areas of historic significance could be incorporated
9. Students to help in the planting of the park
10. Education sub-group was very much in consensus
11. There were members of public at the sub-group meeting

S. Whitmore

1. Jones Point Park will not be started until completion of Wilson Bridge (approx. 2007)

2. OVERVIEW OF SAFETY ISSUES

The following items were discussed:

B. Schulz

1. Suggest a sandy or grass launch for kayaks and small boats (car-top boats)
2. Two nearest on-street parking spaces should be designated for kayak loading
3. Use signs in water to inform boaters where small boats will access the channel
4. Launch will serve not only visitors but students also
5. Could look at rotating existing Harborside pier and gazebo for safety to access the channel
6. There would be minimal conflict with dog park

S. Whitmore

1. National Park Service wants to retain Harborside pier/gazebo
2. Park and Recreation has requested that VA Marine Fisheries evaluate the site
3. Area is a no-wake zone which should help boat safety

3. REVIEW OF EDGE TREATMENT OPTIONS

The following items were discussed:

G. Long

1. Park components (see chart from Meeting Notes #2)
2. Shoreline stabilization options and cost estimations (based on 900' LF of existing shoreline)
 - a. rock riprap with no bulkhead removal (110-175 LF) (\$270K total)
 - b. boardwalk over the existing bulkhead (\$504,000 total)
 - c. encapsulate existing bulkhead (\$540K) – last 40-60 years
 - d. remove entire bulkhead (\$1,600,000)
 - e. replacing existing bulkhead with soft edge (\$1,935,000)
 - f. replacing existing bulkhead with hard edge (\$2,050,000)
3. Piles
 - a. are a safety hazard according to a report by KCI and PBS&J. City liability issue
 - b. recommend removing all 65 piles and dolphins due to safety issues (\$200,000)
 - c. will be replace with bird perches to preserve this habitat and keep bird watching
 - d. recommend to remove also for any future dredging, hydrilla harvesting, and boating
 - e. removal will help maintenance issues because there is a better chance flushing will improve

4. General water's edge treatments
 - a. replacement of the of 900 LF of bulkhead in concrete sheet pile (see plan)
 - b. use of riprap and planting (see plan) which will cost around \$2,000,000
 - c. will create erosion control for both A & B
5. Existing Outfall Options
 - a. Recommend to remove existing concrete box culvert for the stream restoration which will cost around \$150,000 (recommended)
 - b. create water impoundment, however it is not favored because of concern with ponding.
 - c. underground storage from Union St. to basin which will not work effectively because of a high water table
6. Cost Budget Philosophy
 - a. Lowest initial first cost
 - b. create a balanced/effective cost which means a mix of edge treatments (most cost effective in the long term)
 - c. minimize operation and maintenance requirements
7. Parking
 - a. need to slightly reduce parking by using the two parking spaces for kayak drop off and adding speed tables/pedestrian crossing. No additional parking is proposed
8. Safety Issues
 - a. creating 10' wide speed tables with brick pavers is the general direction from the City for traffic calming for pedestrian safety.
 - b. moving the point of departure for kayak away from the channel and adding signage will improve boating safety
 - c. improve pedestrian safety by providing brick paver crosswalks on Lee St. and other key points
 - d. may also want additional park identification signage
 - e. meeting ADA and BOCA codes for the walkway along the water's edge will decrease hazards for people near the water
9. Dog Park
 - a. although current location is popular it has conflicts with multiple uses of the park, water quality, and city environmental requirements
 - b. second option is to relocate to the north near tunnel
 - c. option to enclose the dog park with a hedge instead of a fence
 - d. maintenance is expensive

S. Whitmore

1. Maintenance is increasingly expensive for city dog parks

A. MacDonald

1. Read 10/17 parks and recreation motion on dog parks

W. Conkey

1. There was unanimous agreement to balance the needs of all users

J. Sullivan

1. Planning District III Representative supports dog park relocation away from water

4. PUBLIC COMMENT

5. MEETING ADJOURNED

A.6 Work Session Steering Committee Meeting #5

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #5
Date: November 11, 2001
Time: 5:00 p.m. -9:00 p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner in Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400

Introductions:

Speaker *Comments*

A. MacDonald: *Welcoming Comments*

1. Mr. MacDonald expressed that the Steering Committee should vote on the plans because they need to be presented to the City Council soon.
2. He reviewed the last meeting and reiterated that the issues of edge treatments, dog park location, access to the water, signage, storm water management, and the cost budget topic have not been completely decided upon.

G. Long: *Clarification of Action Items*

1. Resolve the conflicts about the dog park location.
2. Determine if some of the pilings stay and if it is worth the cost.
3. Decide on the edge treatments for the park.
4. Review maintenance and construction costs.
5. Discuss connection between Windmill Hill Park and Jones Point.

1. REVIEW OF BOTH PLANS A AND B

Speaker *Comments*

G. Long: *Both Plans:*

1. Widen the sidewalks on Lee Street.
2. Locate signs on the wall for historical education.
3. Leave the playground the same.
4. Add Cross walks and wide speed tables to promote crossing at intersections.
5. Shift the basketball court a few feet to the north and added some shrubs for screening.
6. Tweak the path from the tunnel to better connect it to the eastern portion of the park.
7. Create an open lawn to enhance vistas.
8. Add a three terraced soft edge (shrubs, rocks, and wetland plants) on the north side of the basin. Shrubs will keep people off the rocks and the wetlands will clean much of the water.
9. Reconstruct a hard edge on the west and south sides of the basin because bulkhead is cleaner, lasts longer, and has less maintenance issues.
10. Provide 18" benches for small groups to congregate.
11. Add a gentle slope for kayaks to enter the water on the southeastern corner of the basin.
12. Improve the storm water management by creating a wetland streambed.
13. Cross the wetland stream with a wood bridge that dogs can go under.

14. Create a tidal wetland with a boardwalk to separate pedestrians and dogs.
15. Construct new sidewalks on Union Street.
16. Provide signage to inform bikers that they cannot ride in Windmill Hill Park.
17. Add revetment for flood control.

Plan B:

1. Leave the dog park in the existing location.
2. Redesign this dog park to meet the setback requirements (60' from bodies of water and 50' from residential and commercial properties) and use pylons to mark the corners of these setbacks.
3. Screen the dogs from the road with a hedge to prevent them from running into the street.
4. Provide signage telling dog owners that their dogs must be on a lease when going to the water.
5. Leave the volleyball court near the tunnel.

Plan A:

1. Relocate the dog park near the tunnel to create more space for the dogs to exercise.
2. Screen the dogs in the exercise area from pedestrians, vehicles, and bikers with a thick hedge.
3. Move the volleyball court across Union Street between the storm water management streambed and Ford's Landing.

2. STEERING COMMITTEE'S QUESTIONS AND REQUESTS

Information

1. Suggestion to have a sign designating certain times for dogs to use the water and other times for kayak.
2. Request to fine people \$100-\$250 for not obeying the rules
3. Concern was expressed about the dogs destroying the tidal wetland
4. Discussed the topic of removing only the decaying pilings and how it may inflate the cost and increase the construction impact to the residents.
5. Request for a crossing in the middle to the park on Union Street to create a sense of connectivity. (Baker and Associates express to the committee that T&ES is not in favor of this).
6. Suggestion to have signs at the entrances to the park on Union Street for a sense of arrival.
7. Agreement amongst the committee that the low benches need to be less "ridged" in the design.
8. Reiterates that in the previous meetings the two designate parking spaces for unloading and using benches instead of a building for school children was agreed upon.

3. STEERING COMMITTEE VOTES ON THE DEVELOPMENT PLANS A AND B

<i>Vote</i>	<i>Motion to Approve Plan B with Caveats</i>
5(B)-3(A) (none)	1. Motion to keep the dog park in the existing location with set backs, signage, wetland protection, a boardwalk for pedestrians, and dog access to water.
9 (B)-0 (A)	2. Motion to see the volleyball court in location of plan B with a north-south orientation.
9 (B)-0 (A)	3. Motions to adopt the path configuration from the tunnel as depicted in plan B.
9 (B)-0 (A)	4. Motion to adopt from the tot lot down to the basketball court with the exception that the new walk be moved closer toward Union Street, and add some type of connecting element between the western and eastern halves of the park.
9 (B)-0 (A)	5. Motion to adopt the enhancements to the sidewalks along Lee, Gibbon, and Union Streets with the slight adjustment to the basketball court. Also include some signage.
9 (B)-0 (A)	6. Motion to adopt the hardscape/ softscape approach as depicted in plan B with some flora enhancements.
9 (B)-0 (A)	7. Motion to adopt the stream restoration as depicted in plan B.
8 (B)-1 (A)	8. Motion to remove the pilings which will be replaced with a few bird resting perches and a channel for kayaks
9 (B)-0 (A)	9. Motion to adopt the lawn and low benches with the caveat to soften the benches and introduce nautical elements.
9 (B)-0 (A)	10. Motion to use signage for park entrances, the two temporary parking spaces, bike directions, kayak launch, kayak navigational aids, dog park use and hours, dog park cautionary signs
9 (B)-0 (A)	11. Motion to adopt a phased tree plan for the site and to consider retaining healthy trees
8 (B)-1 (A)	12. Motion to encourage City Council to explore ways to implement plan B

4. ACTION ITEMS

Prepare the report and plan
Review the report and plan at the next meeting

5. THE NEXT STEERING COMMITTEE MEETING DATE

Thursday, Jan 10th at 6:30 p.m.
To review final consensus plan and text

6. MEETING ADJOURNED**7. REVISED MEETING DATE**

Submit the report to the Steering Committee by Friday, Jan 25th
Meeting on Thursday, Jan 31st at 6:00 p.m.
To review final consensus plan and text

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*City of Alexandria, Virginia***MEMORANDUM**23
6-26-01

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.

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

A.1 Team Members*Steering Committee:*

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director, Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/ Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner, Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director, Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director, Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect, Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning, Baker and Associates	703-960-4400
Mike Murphy	Senior Planner, Baker and Associates	703-960-4400
Kiran Mathema	Urban Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner, Baker and Associates	703-960-4400
Mitch Bernstein	Civil Engineer, Michael Baker Jr., Inc.	703-960-8800
Pete Peterson	Coastal Engineer, Applied Technology & Management	904-249-8009

Advisors:

Clenton Blount	Curriculum Specialist in Science for the City of Alexandria Schools	703-824-6680
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A.2 Work Session Steering Committee Meeting #1

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #1
Date: July 25, 2001
Time: 4:00p.m. -9:00p.m.
Location: Lee Center

Attendees:*Steering Committee:*

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
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City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
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Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
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Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400

INTRODUCTIONS - MEETING AT WINDMILL HILL PARK

Participants met at the park for a brief site overview and informal question and answer session.

1. RECONVENE AT LEE CENTER

1. Introductory remarks – Mr. Philip Sunderland, City Manager, City of Alexandria
2. Introduction of Steering Committee and staff members by Sandra Whitmore, Director of Parks and Recreation
3. Introduction of Baker and Associates by Sandra Whitmore

2. STEERING COMMITTEE DISCUSSION/ OVERVIEW OF ALEXANDRIA WATERFRONT PARKS SYSTEM

Greg Long of Baker and Associates presented an overview of the Alexandria waterfront parks system.

A. Before Greg Long lead into the topic of Windmill Hill Park, he reviewed the other parks along the Alexandria Waterfront with the participants. He described the important details of each park which included what recreational activities are located at each, how the water's edge is treated, and what kind of character each park has. The parks he mentioned were Daingerfield Island, Montgomery Park, Oronoco Bay Park, Founders Park, Torpedo Factory/ Marina, Waterfront Park, Point Linley Park, Roberdeux Park, and Jones Point Park

B. There followed a question and answer discussion about Windmill Hill Park.

Question: 1. What kinds of connection/ linkages are needed?

Comment: a. There should be more connections to the Potomac River.

1. Provide a walkway long the water's edge to connect people with the Potomac River.
2. The park blends the furthest into the community, which opens the opportunity to knit the community to the water.
3. The access to the water in this park is unique. For example pedestrians are able to walk out onto the mud flat of the River.

Comment: b. The park has remnants of its history, which opens the opportunity to teach people about the past importance of the park.

1. An old railroad tunnel has been restored on the site for bikes.
2. Dilapidated pilings from an old marina exist in the river.

Question: 2. Should the pilings remain or be removed?

Comment: a. Dredging the water's edge would have this advantage.

1. Clearing out the algae and trash gives the perception of a cleaner river.

Comment: b. Preserving the pilings would also have an advantage.

1. By preserving the pilings, the story of Alexandria's shipyard the marina history remains in tact and linked to the park.

Question: 3. What are some other ways to preserve the history?

Comment: a. At one point in history this park was a community gathering spot which can easily be recreated and give the park a sense of place again.

Comment: b. To maintain the seaport history, signs describing the parks past can be placed in strategic spots around the park. Also, brochures are a possibility for a self-guided historical tour of the park.

Question: 4. What are the some benefits of the park?

Comment: a. The long walkway along the rivers edges not only links people to the water but can connect other parks along Alexandria's waterfront also (from Dangerfield Island to Jones Point Park).

Comment: b. The multiple terraces and advantage points of the park open tremendous opportunities for views and spaces of various

activities.

Question: 5. What should the design entail?

- Comment: a. It is possible to give the park a “Neighborhood” feel by keeping the design on a smaller scale.
- Comment: b. By providing multiple types of uses such as kayaking, educational courses, and Community-gathering spots the park can cater to a variety of people.
- Comment: c. Due to its rich history, the park has environmental restoration opportunities, especially with the marina pilings and railroad tunnel.
- Comment: d. The park needs some educational opportunities.
1. An educational building could be erected for year round learning. It would most likely include a restroom.
 2. Conducting classes outside can provide a tremendous amount of educational opportunity without the environmental impact that a building creates.
 3. Opening the mud flat for people to walk out onto can enhance scientific education.
- Comment: e. Fishing is possible if a pier can go out into the river channel far enough for adequate fishing depths. This suggestion was not favored by many.
- Comment: f. The design could bring people out over the water by incorporating boardwalk bridges over the river. This opens opportunities for more views of the water.
- Comment: g. Even though the railroad tunnel is part of the Alexandria bike path system, there could be more accommodations for cyclists in the design.
- Comment: h. There also could be opportunities for public art to be incorporated into the design of the park.

Question 6. What types of transportation can have access to the park?

- Comment: a. There were a few suggestions on how to approach the issue of slowing traffic on Union St. between Harborside and Ford’s Landing for pedestrian safety.
1. A speed table was recommended because it would not be as damaging to the cars as speed bumps.
 2. “Throating” the road creates a “gateway” affect to slow traffic.
 3. Paving patterns on the road also make cars aware that they are entering into a park.
- Comment: b. Boat traffic needs to be small because of the size of the park. Small sailboats and kayak rentals were favored to be incorporated into the design.
1. The possibilities of this design depend on the river depth around the water's edge. The bathimetrics need to be verified in order to determine how close the boats can come to shore.

3. STEERING COMMITTEE DISCUSSION OF SITE OPPORTUNITIES AND CONSTRAINTS

MIKE MURPHY OF BAKER AND ASSOCIATES LED A DISCUSSION OF POTENTIAL OPPORTUNITES AND CONSTRAINTS AT WINDMILL HILL PARK.

Question: 1. What types of public access create a unifying element?

Comment: a. Walkways can connect pedestrians to the river.

Comment: b. Boat access can connect boaters to the park.

Question: 2. What does the site need to improve upon?

Comment: a. Seating areas need some shade without blocking views to the water.

Comment: b. Enhancing the natural resources, such as the bird habitat, increases the health of the site.

Question: 3. What are the issues concerning boat traffic?

Comment: a. Large boats should be restricted so that more people can enjoy the site. Boats that fit on top of the car were favored more than trailers.

Comment: b. The issue of whether or not the boats should access the land from the water by tying up or docking seemed to evoke no real strong opinion.

Comment: c. Kayak and/or sailboat rental seemed to be favored as long as there were adequate regulations.

Comment: d. Providing a dock or pier could give boats access to the land as well as extend views out over the water. It was suggested that the pier or dock be placed at the southern end of the park because that has the deepest water.

Question: 4. What are the educational opportunities?

Comment: a. Existing educational components are historical, environmental, and maritime

Comment: b. There may be a possibility of using signs in the tunnel to convey it's historical Significance.

Comment: c. For educational purposes a small building could be added to the site, but there are questions about the building that need to be resolved:

1. Where is the best location for this building?

2. What size does the building need to be?

3. What facilities need to be added to the building such as classrooms and a lab?

4. How far does it need to be set back from the water?

5. What would be the architectural style?

Comment: d. One suggestion was for setting up self-guided tour with brochures instead of erecting a building.

Comment: e. Students could use the building all year around. The busiest time of the year would be the spring.

Question: 5. What about parking?

Comment: a. The participants seemed to prefer street parking as opposed to a parking lot.

Comment: b. The suggestion of a drop off for school children and park visitors was the most favored idea amongst the participants.

Question: 6. What are the issues with the dog park?

Comment: a. The issue of durable turf for the dog park was brought up because the dogs tend to kill the grass. No solution was determined.

Comment: b. There is a possibility of relocating the dog park to solve the issue of

separating dogs and pedestrians

4. PUBLIC COMMENTS

1. Most agree that the water is accessible to people now, and should maintain residential character by mimicking it in the park.
2. One recommendation is that the building be a 25'x 55' building, 2 story 15' to eave midpoint, 26' peak. Also there is a suggestion that the building have classrooms and labs +/- 1200 SF, and agrees that some dredging of the water's edge is needed no matter what (about 4-5ft).
3. Some point out that the building will disrupt the views and vistas, and thinks that solutions should be categorized by the amount of impact to the site.
4. A few people want a direct crossing on Union Street between the water and recreational site. It is suggested that we look at the examples Belle Haven and Hontley Meadows for design ideas.
5. Some people emphasized that the park should be simple with a strong residential Character to it. Yet they do not think the educational building is not appropriate for this site. Admitting that light boats would work for this park, but not large boats. They firmly believe that dog owners are important to the park because they use it. It may be possible to use barrier types so that dogs will not have to be on leashes.

5. STEERING COMMITTEE PRIORITIZATION AND SELECTION OF PREFERRED PARK ELEMENTS

THERE WAS A GENERAL DISCUSSION FOCUSED ON IDENTIFYING PREFERRED PARK ELEMENTS AND THEIR PRIORITY WHICH WAS FACILITATED BY GREG LONG.

Question: 1. What are the issues of importance?

Comment: a. The issues of importance are environmental, selective clearing, reparian environment.

Question: 2. Which areas of the park lend themselves to passive recreation uses?

Comment: a. The top of the slope on the west side of the park is more passive and contains sight features such as seating and site views.

Question: 3. Which areas of the park lend themselves to active recreation uses?

Comment: a. The open field on the west side of Union St. is used as a play field.

Comment: b. The basketball court needs to be relocated to a more suitable spot, away from street traffic.

Comment: c. The tunnel is an active spot because it is used for biking and volleyball.

Comment: d. The dog park is a well-used feature of the park, which brings up the issue of how to separate pedestrians and dogs.

Comment: e. The new educational building should be located in a more active spot.

Question: 4. What are the maintenance issues?

Comment: a. The water may become a maintenance problem because the area is a tidal emergent marsh that easily collects garbage and debris.

Comment: b. There was a suggestion to vary the edge treatment to cut down on large maintenance problems.

Comment: c. Pilings most likely contains creosote, which can be a health hazard.

6. PUBLIC COMMENTS

1. Some people wish to keep the "beach for dogs".
2. Others suggested that the design could have fitness equipment and trails.
3. A few people voiced concern that people might not control their dogs in the park.
4. Some expressed a strong opposition to having a building, preferring more open space.
5. One individual warned designers not to duplicate Jones Point Park because of its proximity to Windmill Hill Park.

7. ESTABLISH SCHEDULE AND NEXT MEETING DATE

The Steering Committee will reconvene on September 10, 2001 @ 6:00-9:00 p.m. to review two concepts prepared by Baker and Associates.

8. MEETING ADJOURNED

A.3 Work Session Steering Committee Meeting #2

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #2
Date: September 10, 2001
Time: 5:00p.m. -10:00p.m.
Location: Lee Center

Attendees:*Steering Committee:*

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/ Environmental Quality	703-519-3400
Jay Grimes	Alexandria City public Schools	703-824-6676
Kathleen Beeton	Urban Planner in Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kiran Mathema	Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400
Mitch Bernstein	Civil Engineer at Michael Baker Jr., Inc.	703-960-8800

Introductions:

Speaker *Comments*

A. MacDonald:

Welcoming Comments

1. Mr. MacDonald reviewed the last meeting and reiterated that the city council has asked that the steering committee and consultants look at a number of options for Windmill Hill Park, which includes the Lee St. recreation areas and the waterfront. He listed some of the options including: an education center/ building, connections to other waterfront parks, location of dog park, recreation locations, aesthetics of the park, and new additions such as

kayaking and education.

2. Reiterated that the City of Alexandria wants this land to remain a park and the question is what kind of park do we want to see in our community. Purpose of this meeting is to consider how all of these options fit together. He also says we have many more meetings to come.
3. Asked for everyone to be cordial, polite, cooperative, and remain focused on the park.

G. Long: *Review of Agenda*

1. Steering committee will reflect on the steering committees meeting #1 and meeting notes.
2. Mike Murphy will give an overview of site analysis and interviews with key technical staff members of the City which will include technical requirements and action items.
3. Mr. Murphy will walk through the three concepts that have been developed.
4. Public comment periods will be provided.
5. Breakout Groups will be created to review the three concepts and examine pros and cons.
6. Groups will reconvene and report their conclusions.

1. Review of Steering Committee Meeting #1 and Meeting Notes

The following items were discussed:

Speaker *Statements and/or questions*

J. Stevens: Asks for answers to the questions brought up in the last meeting.

G. Long: Specifies that answers will come out in the technical overview and analysis review.

S. Whitmore: Asks for comments on meeting notes?

W. Demaine: States that the classroom size needs to be included, and that there was no program specifying square feet. He was unaware that a building had to go out for bid.

S. Whitmore: Suggests meeting minutes be called meeting notes. No building would actually be built for just one program or organization. Since the last meeting she had discussed the size of the building with the designers, and found that the building figures usually match the program. Windmill Hill Park is unique because we have to look at what the site will accommodate, according to size and aesthetics. There is no program specifying an exact size for the building.

J. Sullivan: Discussed email that was sent regarding educational component. Included closing of Canal Center, NPS "mobile" program, Alexandria Schools policy, and whether a building is needed.

S. Whitmore: She asks if there are comments on notes (no comments).

2. Overview of the Site Analysis Process

The following items were discussed:

Speaker *Information*

M. Murphy: Recaps meetings with city technical staff and utility engineers.

1. Requested this meeting be an interactive forum.
2. Introduces the three concepts and indicates that many of the plan elements are interchangeable between the three plans.
3. Indicates that the concepts took into account the information gained from the city technical support, utility and infrastructure information, and water / environmental quality staff. Specifies that there will be more information gathering to be done as the concepts are more developed.
4. Indicates Baker coastal, environmental, and civil engineers have visited site.
5. Introduces Mitch Bernstein to talk about the issues of water quality, utilities and storm water

M. Bernstein: *Speaks on storm water and utilities*

1. Does not see project as creating requirements for new storm water management, but a way to enhance the water quality and create an amenity. Amenity could be either a wetland or a retention pond.
2. Noted that the outfall near the dog park has some erosion.
3. Utilities in Union Street will need to be addressed with streetscape and traffic calming improvements per meetings with City Engineers. Could be added cost.

M. Murphy: *Overview of the site analysis*

1. Development of the site analysis information was in conjunction with our environmental specialists and the City technical staff.
2. The analysis examines our options for locating a new wetland that can be interpretive, aesthetic, and enhance the water quality by:
 - a. Creating a wetland where the existing storm drain outfall is located.
 - b. Creating a wetland within the existing water marina area.
3. The site analysis shows view sheds, circulation patterns, physical constraints and opportunities.

3. Presentation of Concepts

The following items were discussed:

Speaker Information

M. Murphy: Describes each of the three concepts.

All three concepts:

1. Show the park different features in varying locations. These locations can be mixed and matched during the break out sessions.
2. Vary in level of intensity of development.
3. Include wetland creation.
4. Show different options for the pilings.

Concept #1:

1. 'softscape' that has the lowest intensity.
 - a. Hard edge bulkhead will be removed.
 - b. Wetland edge plantings with rocks would be used.
 - c. Curvilinear design will be similar to the Harborside character.

- d. Boating activities would be minimal (kayak launch only).
2. New wetland shown near existing channel. Would open up water views from Gibbon Street.
3. Relocates the dog park to basketball court area.
4. Proposes a boardwalk crossing over the tidal wetland area.
5. Incorporates a gazebo and picnic area, which is a low intensity use that will bring people close to the water.
6. Shows special paving as a traffic calming measure and masonry gateways or kiosks to identify Windmill Hill Park.
7. Shows proposed restrooms.
8. Relocates the basketball court near the volleyball court to create an active recreational area.
9. Retains the top of the hill near Lee St. as public seating. The seating will be improved and interpretive displays would be added to the overlook.
10. Heavy landscaping improvements.

S. Whitmore: Asks about the treatment of the pilings.

M. Murphy: Explains this concept would retain most of the vertical pilings. Has an interesting aesthetic value as well as maintaining the bird habitat. The pilings fit the naturalistic character of the design.

Concept #2:

1. 'Hardscape' concept that has a medium intensity of development.
 - a. Some new bulkhead combined with some soft-edge treatments.
 - b. More formalized in design.
 - c. Sail Boating activities will be accommodated with some tie-up areas.
2. Creates a strong visual axis from the top of the hill near Lee St. to the waterfront.
3. Has a circular paved area along the axis in Union St. Special paving and bollards will slow traffic.
4. Creates a seating area by terracing the east side with steps that go down to the water.
5. Retains the dog park in existing location. A slightly elevated bridge could be built to separate the pedestrians from the dogs.
6. Includes an interpretive boardwalk that winds out into the tidal wetland near Ford's Landing.
7. Enhances the hillside by adding colorful plantings for aesthetics and to reduce maintenance.
8. Also includes a gazebo.

Concept #3:

1. More intense level of development
 - a. Incorporates the most boating opportunities.
 - b. Includes an educational building.
2. Extends Gibbon Street with special paving to create a boat launch and turn-a-round area for small sailboats. Parking could be provided elsewhere.
3. Includes 35'x45' building which is probably the maximum size the site could accommodate.
4. Creates a wetland within the existing water area (will appear as a wetland instead of the open water it is now).
5. Shows a pedestrian bridge that was considered in previous concepts, although it has pulled back to reduce visual impact and screen the grade change required for the wetland.
6. Pedestrian bridge could be curvilinear to blend more with Harborside.

J. Stevens: Asks about storm drain outfall locations

- M. Murphy: Relocation of the existing storm drain would be required to flow into this wetland. The advantage to this wetland location is that it captures both outfall locations.
7. Dog park relocated near the tunnel with an ornamental fence or hedge enclosure.
 8. Relocates the volleyball court and basketball court south of the playground.
 9. Formal terracing of the hill by Lee St. creates a seating and gathering area.
 10. Maximizes boating opportunities with more tie-ups.
- (Public) Asks why Concept #3 relocates the dog park near the tunnel?
- S. Whitmore: Indicates that we will have a public comment session but at the moment the floor should be opened up for steering committee questions.
- W. Demaine: Asks about dredging and silting.
- M. Murphy: According to the coastal engineers, hydrilla is the bigger problem because most sailboats need only 3'-5' depth of water which currently exists. In the long term hydrilla removal and sedimentation for a marine-oriented concept will be an on-going expense.
- W. Demaine: Asks if dredging is a probability down the road.
- M. Murphy: The issue with dredging is the added cost and need for permitting. Also have to seal off the marina area to get dredging done. Current sedimentation process is slow.
- J. Stevens: Asks if there are changes to the playground.
- M. Murphy: Playground equipment is in good condition. Also liked the existing terracing. Does need rubberized surfacing and ADA access on both levels and these will be recommended. By relocating the walkways we can add another play area near the swings.
- A. MacDonald: Asks if the basketball court is relocated near the tunnel is there a concern with noise.
- M. Murphy: Affirms recognition that noise is a big issue for the adjacent residents whether it is the basketball court or dog park.
- W. Conkey: Asks if the walkway that goes over the water in concept #3 is on pilings and how the water goes between.
- M. Murphy/ M. Bernstein: There will be some type of outfall there. The wetland will have to sit higher than the existing water elevation. The bridge could be an elevated piling design.
- W. Conkey: Asks what kind of surface would be used on the walkway.
- M. Murphy: It could be wood or hardscape paving. Concept #3 has hardscape elements on the west side which could be reflected on the walkway.
- W. Demaine: Asks whether it was noticed that most of the birds, except for seagulls, perch further out from the land.
- M. Murphy: Baker observed ducks and other smaller birds covering the entire area. Environmentalist thinks that as long as we keep some type of nesting elements birds will remain. The wooded areas around the park don't provide large quantities of habitat. The pilings in concept #3 would be removed so replacement nests/perches for larger birds may need to be designed.
- A. MacDonald: Asks the purpose of the boardwalk across the water (other than aesthetics) and why it is so close

to the bulkhead. Also silting concerns with the pier.

- M. Murphy: This option would require some type of dredging and harvesting of the hydrilla. Regarding siltation, our coastal engineers say that sedimentation is a slow process, and that Windmill Hill Park's sedimentation is not at the point that it would prohibit small sailboats yet.
- A. MacDonald: Asks whether the pier is for aesthetics.
- M. Bernstein: The wetland needs some type of embankment or high ground to contain the wetland. However, that does not necessarily mean a walkway.
- M. Murphy: Also the bridge can curve to be more aesthetic and follow the sedimentation line more closely.
- S. Whitmore: Asks whether there are two walks on concept #3?
- M. Murphy: Yes. One by the bulkhead, and the other is between the wetlands and the existing water.
- S. Whitmore: Asks if it's necessary for the wetland, so that the wetlands aren't be encapsulated by the walkways?
- M. Murphy: The bridge can change form or be eliminated so that it is not duplicating the walkway on the bulkhead.
- J. Stevens: Asks about the "C" shaped structure on concept #3.
- M. Murphy: It could be a seating area with benches. Needs more definition.
- A. MacDonald: Asks about building placements that were considered.
- M. Murphy: Several options were considered. Location closest to the water seemed like the best place for a nautical or environmental education building. It would be at a lower elevation here. Other options considered were either near the tunnel or the existing dog park area at Union Street.
- J. Sullivan: Asks why there is no restroom shown in Concept #3 and if it is within the building.
- M. Murphy: Restroom within the building is a possibility. An issue to be addressed is the depth of the sewer line and the fact that the building is located within the flood plain. Building has not been programmed yet but it may be an option.
- B. Schulz: Asks about additional parking in Union Street.
- M. Murphy: No new parking areas are shown. Want to develop the concept and then determine how much additional parking is generated. Will be discussing with the city.
Want to maintain existing Union St. parking but would probably take several spaces to do traffic calming and pedestrian walkways in all 3 concepts.
- E. Jones: Asks about the Hydrilla problem and whether wetlands will eliminate the problem.
- M. Murphy: According to coastal engineers, it will come back. Hydrilla will be an ongoing maintenance issue.
- E. Jones: Asks if the wetland in concept #3 was built could we use the steps down to the water from concept #2 some where else on the site.
- M. Murphy: Yes, there are multiple places on all the plans to do the steps down to the water.
- S. Whitmore: Asks Mr. Skrabak to address this issue because the purpose of the wetlands is not to reduce the hydrilla and will have to address the hydrilla problem no matter what plan we have.
- W. Skrabak: Explains that the bright green material floating on the water is not hydrilla but algae. Hydrilla has roots in the ground so it is hard to prevent it from coming back and that applies to all the

concepts.

- E. Jones: Asks whether it is from runoff.
- W. Skrabak: Hydrilla is an evasive aquatic vegetation that likes the Potomac River. It's expensive to harvest, and has to be disposed of and dried out. The COE historic policy is to only harvest it where boat traffic will be an issue. They have never harvested hydrilla for aesthetics or other purposes. So for boating uses we will have to harvest. It's usually done later in the season when it starts to get thicker and impedes the boating areas. Hydrilla comes back every year thicker. There are some small positive benefits to not removing the hydrilla. It adds some nutrients to the water and habitat for a few fish, but too much is a problem. It can accentuate the algae and keep it around longer. Large storms clear out the algae, but the hydrilla stays.
- E. Jones: Asks where the algae is coming from.
- W. Skrabak: Algae is a naturally occurring organic matter that grows when there is a certain amount of nutrients in the water. The City has no policy for harvesting algae because large storms can clear it out.
- E. Jones: Asks if we implement steps down to the water will people be stepping into algae?
- W. Skrabak: Yes, at certain times of the year. Potentially, algae does capture some of the floatables and keeps them from sticking around.
There are a couple of positives about the storm water detention. It can be designed to capture a lot of the floatables, but because the Potomac River is tidal we receive all we want from our own outfalls and everything every one else dumps into the river will come into this basin.
On the sedimentation issue, we would like to keep the issue of dredging open in the long term because over time sedimentation will build up extensively. If there is a design element that prevents us from clearing it out there could be a sedimentation problem.
- A. MacDonald: Hydrilla attracts small fish and birds. It looks bad because it attracts the algae when the water temperature rises but is one of the natural elements of the bay. May want to push it aside for the boats.
- M. Murphy: One issue with Concept #3 is that once you put the wetland in the water it's permanent. You will lose any opportunities for having boating or anything else there in the future.
- S. Anderson: Asks about building design and impervious issues as they relate to the Bay Ordinance.
- M. Murphy: It could be hardscape or wood decking.
The building is required to have a water-oriented use or it will need a 100' setback.
- W. Skrabak: The Chesapeake Bay Act will allow us to go in and put hardscape where the existing parking lot remains are. Another requirement would be treating runoff before it goes into the river. Might have some catch basins to catch the water and bring it back to the wetland or have some type or filter system. In this case, if we were to locate the building then it would be best to put it where it is.

4. Public Comment

The following items were discussed:

- | <i>Speaker</i> | <i>Statements and/or questions</i> |
|------------------------|--|
| Angela Anderson: | Wonders if anyone on the steering committee has boating experience with the Potomac River. (Two steering committee members raise their hands). Small boats will not be able to access the water in Concept #2, so where will the boats come from? Also, she is concerned that children don't have enough experience to have access to the water. |
| Pete Balany: | How much traffic goes with each of the options? He likes to fish and thinks that traffic will impact that. |
| Bill Hunly: | We should not eliminate children from the water. If we build an educational center, kids will come and learn about the river. |
| Dave Amsoly: | There is a problem with providing for small boats in our design because they will mess up the larger boat traffic in the channel. He show a pictures of all the piling covered with birds and a previous seaport educational building disaster. Steve says that restrooms will create a problem. |
| Steve Crams: | We don't need to have restrooms. Leave the basketball court in its existing location. We are short of parking as it is now. |
| Katy Kennedy: | Disagrees with having boat access because it causes a problem with the panoramic view. She likes concepts #1 and #2. Also, she opposes a building. |
| Theresa Miller: | A building will be a safety hazard for children, especially during construction. |
| Jim Sharf: | The boat ramp from concept #3, will be attractive nesciences especially with fishing boats. The restrooms will attract buses, which will cause parking problems. |
| Jack ___: | Doesn't want to move dog park. |
| Brian Brizel: | Concepts #1 and #2 create a problem with flooding by leaving the existing boat launch. Our ideas are not realistic for small boats. He suggests we look at Washington Sailing Marina. Small boats are a safety issue with the larger boats in the cannel, especially with kids in small boats. Hydrilla will have to be dredged every 3-5 years. |
| Christopher Hernandus: | Likes the existing location of the dog park. |
| Peter Kilcole: | There are too many uses within this park, which will attract too many people. The retention pond could create an insect problem. It is extremely hard to find disposal for dredging. |
| Judy MacVay: | Doesn't want the basketball court near the playground. She says the restrooms will attract bums. Lastly, she doesn't want the dog park by the houses, which is shown in concept #3. |
| S. Whitmore: | There have been a number of comments from residents on Gibbons St. about the basketball court. |
| Unknown: | Says she lives across from the basketball court and likes it. |

Six break-out groups were created for a review and work session of the Concepts.

5. Consensus Matrix from Break-Out Groups

<i>ELEMENTS</i>	<i>GROUP #1</i>	<i>GROUP #2</i>	<i>GROUP #3</i>	<i>GROUP #4</i>	<i>GROUP #5 (PUBLIC)</i>	<i>GROUP #6 (PUBLIC)</i>	<i>CONSENSUS</i>
Basketball Court	Existing loc. with screening	North on Union St.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc. with screening
Dog Park	Existing loc. with bridge	Ex. basketball court	Existing loc. with bridge, separation	Existing loc.	Existing loc. & water access	Existing loc.	Existing loc. with bridge, separation

Playground	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.
Volleyball Court	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc.	Existing loc. but reoriented	Existing loc., may reoriented
Vista	Cncpt #1 with historical markers	Formal, axial	Enhance, historical markers	Same	ADA accessible & keep wall	Simple, historical, open	Concept #1 with historical markers
Hill	Grass	Softscape	Grass	Same	Grass	Grass	Grass
Union Street	Concept #1 plus dial from Cncpt #2	Concept #2	Softer treatment	Open, nothing special	Traffic calming	Open	Traffic calming
Building	None	None	Indifferent	Yes- edu. Concept #3	None	None	Revisit Issue
Water's Edge	Comb. soft and hard	Soft corners	Define and access	Soft	Soft only at Dog Park	Soft	Soft
Water Access	None major	Step down	Cncpt #2, steps down	As much as possible	Dog park	Dog	Dog park, steps down
Boating	Low level	Kayak, nothing major	Low level	Boats-unpowered	Some with no traffic impact	Kayak	Some with no traffic impact
Walkways	Bridge, better connection to tunnel	Vary experience	Natural, separate dogs, no bridge- Cncpt #3	Simple, less definition	All on waters edge	Simple	All on waters edge, Simple
Storm Water	Pond	Pond with picnic area	TBD	No pond	No pond, underground	No pond enhancements	Revisit Issue
Restrooms	None	None	Only if building	Only if building, limited access	None	None	Only if building, revisit issue
Wetlands	Cncpt #2	Interpretive boardwalk	Some	Yes	Remove hydrilla	Open	Revisit issue
Pilings/ Dredge	TBD	TBD	Some	None	Remove	Leave	Some

6. Public Comment

The following items were discussed:

Speaker *Statements and/or questions*

S. Whitmore: The city council has said that we should have an educational component.

- W. Conkey: There are different ideas about what is educational; it does not have to be a building.
- A. MacDonald: Need to continue to explore the idea of an educational component.
- J. Sullivan: Could use the tunnel for education.
- W. Conkey: Maybe there is no interest in an educational component
- Woman: In the meeting on June 26th, the educational component was information pieces (kiosks) from Jones Point Park. It was not a building.
- Al: No building is needed for educational purposes.
- Man: If the building is limited to the size of the park then it will be too small.
- Woman: Info pieces have historical value so if we modernize the kiosk we need to consider how it will be perceived. Don't push issues that are not popular with the overall vote.
- Woman: Look to the teacher on the steering committee for the educational component advice. Also thinks that if the park is more passive it can be educational to more than just school children.
- Woman: Have noise and hour controls been considered?
- Man: If you put a picnic area and a gazebo near the water you can put boats in there.
- Man: Dogs should have access to the water, and the dog park should be marked better.
- Man: There is no need a building. The kids can use the school nearby and walk to the water.
- Woman: The wetlands are educational and take care of the environmental concerns, and it also helps the bay. If the wetlands are done correctly then it won't have an insect problem that will happen with your retention ponds.
- Women: Can we incorporate bikes and bike safety into the next design?
- Man: There are issues with the way the water flow goes along the park. We need to make sure that it is not a problem like it is now.
- G. Long: Baker will bring coastal engineers to the next meeting.
- Man: We need to think about if the money available matches what we want done.

7. The Next Steering Committee Meeting Dates

Monday, Oct 1st at 6:00pm

Wednesday, Oct 24th at 6:00pm (additional meeting added)

Meeting Adjourned

A.4 Work Session Steering Committee Meeting #3

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #3
Date: October 1, 2001
Time: 6:00p.m. -10:00p.m.
Location: Lee Center

Attendees:*Steering Committee:*

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677
Clenton Blount	Curriculum Specialist in Science for the City of Alexandria Schools	703-824-6680

City of Alexandria Staff:

William Skrabak	Division Chief of Transportation & Environmental Services/ Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner Dept of Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400
Pete Paterson	Coastal Engineer	904-249-8009

Introductions:

- A. MacDonald: *Welcoming Comments*
 Summarizes the last meeting and reviews the outstanding issues:
4. How will the park develop the educational component, since the Seaport Foundation has withdrawn its support?
 5. How will we treat the storm water concerns?
 6. How to beautify the bay (edge treatments)?
 7. What is the safety of the pilings?
 8. Should we have restrooms?

L. Godwin: *Reviews Steering Committee's purpose as Directed by City Council:*

7. Incorporate mandated elements.
8. Consider some suggested elements.
9. Access to park for all people.
10. Enjoy and maintain reasonable views of the water.
11. Include natural resource enhancements.
12. Address storm water runoff improvements.
13. Address educational components.
14. Consider interpretive trail to Jones Point Park.
15. Consider a building and restroom.
16. Incorporate traffic calming.
17. Discuss small boating and fishing (if it works in the design).
18. Address parking.

1. Discussion of Educational Component

The following items were discussed:

1. Using water for environmental science to educate children ages 1-5 as part of Alexandria Public Schools curriculum.
2. See handouts about educational components done elsewhere within the region.
3. Discussion about Windmill Hill Park being too small for bus parking.
4. Examined how to merge the uses of Windmill Hill Park and Jones Point Park.
5. Suggested that the Chesapeake Bay Act should be used as a guide.
6. The Steering Committee organized a sub group to examine options with the issue of education. Sign-up sheets were circulated.
7. Discussed the fact that the building could not exceed the size of 35'x45'.
8. Reviewed that the building needs to reflect a specific program.
9. Reiterated that the conclusion of restrooms will be determined after the building purpose is decided.

3. Overview of Storm Water Management

The following items were discussed:

1. Goal is to improve water quality and create an aesthetic feature within the park.
2. Storm Water Options:
 - a. Create a stream channel/stream restoration with wetland plants. Will help reduce nutrient loads that feed hydrilla.
 - b. Develop a shallow retention pond so that the water can percolate the ground which will reduce
Sediment build up and nutrients that feeds hydrilla.
 - c. Construct piping or create an underground storage structure (may be expensive and not appropriate for site).
3. To develop options A & B regrading and bio filter fabric would be required.
4. By planting the buffer zones around the dog beach, the water quality could be treated.
5. No problem with mosquitoes if the storm water doesn't have standing water for seven or more days.
6. Storm water discharge/flushing can circulate sedimentation out of the bay.

- Options a & b can help water quality and provide educational opportunities.

4. Review of Edge Treatment Options

The following items were discussed:

- Safety, cost, and aesthetics are the main concerns
- One bulkhead option is vertical piles that are either conc., steel, or wood. (Can be more expensive and unattractive)
- Another option is to cover the existing bulkhead with stone and/or riprap. (This decreases shoreline and makes it less user friendly – additional filling may be required).
- Reconstructing entire bulkhead will be expensive due to length.
- Must take pilings out if there will be future dredging and hyrilla harvesting.
- Can remove pilings and develop bird-resting stands to preserve wild life habitat.
- Other groups will have a say in removing the pilings (i.e. Corps of Engineers)
- Pilings have environmental hazards as well as safety issues.
- Both concepts presented incorporate both hard and soft edge. Concept 1 has more soft edge, and Concept 2 has more hard edge

5. Overview on Parking

The following items were discussed:

- No additional off-street parking requirement unless a building is constructed. Then there will need to be eight additional parking spaces added.
- Finding more parking is difficult. Due to limited area and water front restrictions.
- The option of providing head-in parking on Gibbon St. may be safety concern due to backing onto street.

6. Reviewing of Concept Plans

The following items were discussed:

M. Murphy

Concept 1

- Meandering stream restoration enhances storm water management/ water quality.
- Green edge maximized along water.
- Removal of existing bulkhead is proposed.
- More naturalistic spaces created.
- Includes no educational shelter.

Concept 2

- Creates a plaza open space.
- Terracing steps to the water allow access for pedestrians.
- Retains existing bulkhead.
- Storm water is more contained in a shallow holding pond with a interpretive boardwalk that extends over it.
- Includes an educational shelter (no decision on location, size, and structure).
- Provides tie-up area for small boats (no decision on whether or not to have tie-up areas)

6. Public Comment.

7. Meeting Adjourned

A.5 Work Session Steering Committee Meeting #4

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #4
Date: October 24, 2001
Time: 6:00p.m. -10:00p.m.
Location: Lee Center

Attendees:*Steering Committee:*

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
Jack Sullivan	District 3 Representative	703-276-0677

Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/ Environmental Quality	703-519-3400
Jay Grimes	Alexandria City Public Schools	703-824-6676
Kathleen Beeton	Urban Planner Dept of Planning and Zoning	703-838-4666
Lori Godwin	Assistant City Manager	703-838-4300
Jean Federico	Director of the Office of Historic Alexandria	703-838-4554
Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Mike Murphy	Senior Planner at Baker and Associates	703-960-4400

Introductions:

A. MacDonald: *Welcoming Comments*

Revised agenda and Summarized the issues that need to be focused on:

9. Safety issues concerning access to the river
10. Cost and technical issues of bulkhead
11. Decision-making process for the steer committee

G. Long: *Reviews Steering Committee's purpose for this and the next meeting and the process chart.*

19. Finalize issues
20. Fully develop concepts
21. Develop a cost and maintenance budget
22. Develop a phasing strategy

1. Report on Educational Component

The following items were discussed:

J. Stevens

10. Distributes handout about educational sub-group meeting
11. Determines that a building was not necessary, instead a gathering space with benches was agreed on.
12. Use educational markers
13. Opportunities for students to access water safely at the end of Gibbons St.
14. Windmill Hill Park will support Jones Point educationally
15. Park is not large enough for boat docking and loading for children
16. Telescopes could be an option
17. Interpretive signs for tree names and areas of historic significance could be incorporated
18. Students to help in the planting of the park
19. Education sub-group was very much in consensus
20. There were members of public at the sub-group meeting

S. Whitmore

1. Jones Point Park will not be started until completion of Wilson Bridge (aprox. 2007)

7. Overview of Safety Issues

The following items were discussed:

B. Schulz

1. Suggest a sandy or grass launch for kayaks and small boats (car-top boats)
2. Two nearest on-street parking spaces should be designated for kayak loading
3. Use signs in water to inform boaters where small boats will access the channel
4. Launch will serve not only visitors but students also
5. Could look at rotating existing Harborside pier and gazebo for safety to access the channel
6. There would be minimal conflict with dog park

S. Whitmore

1. National Park Service wants to retain Harborside pier/gazebo
2. Park and Recreation has requested that VA Marine Fisheries evaluate the site
3. Area is a no-wake zone which should help boat safety

8. Review of Edge Treatment Options

The following items were discussed:

G. Long

10. Park components (see chart from Meeting Notes #2)
11. Shoreline stabilization options and cost estimations (based on 900' LF of existing shoreline)
 - a. rock riprap with no bulkhead removal (110-175 LF) (\$270K total)
 - b. boardwalk over the existing bulkhead (\$504,000 total)
 - c. encapsulate existing bulkhead (\$540K) – last 40-60 years
 - d. remove entire bulkhead (\$1,600,000)
 - e. replacing existing bulkhead with soft edge (\$1,935,000)
 - f. replacing existing bulkhead with hard edge (\$2,050,000)
12. Piles

- a. are a safety hazard according to a report by KCI and PBS&J. City liability issue
 - b. recommend removing all 65 piles and dolphins due to safety issues (\$200,000)
 - c. will be replaced with bird perches to preserve this habitat and keep bird watching
 - d. recommend to remove also for any future dredging, hydrilla harvesting, and boating
 - e. removal will help maintenance issues because there is a better chance flushing will improve
13. General water's edge treatments
- a. replacement of the of 900 LF of bulkhead in concrete sheet pile (see plan)
 - b. use of riprap and planting (see plan) which will cost around \$2,000,000
 - c. will create erosion control for both A & B
14. Existing Outfall Options
- a. Recommend to remove existing concrete box culvert for the stream restoration which will cost around \$150,000 (recommended)
 - b. create water impoundment, however it is not favored because of concern with ponding.
 - c. underground storage from Union St. to basin which will not work effectively because of a high water table
15. Cost Budget Philosophy
- a. Lowest initial first cost
 - b. create a balanced/effective cost which means a mix of edge treatments (most cost effective in the long term)
 - c. minimize operation and maintenance requirements
16. Parking
- a. need to slightly reduce parking by using the two parking spaces for kayak drop off and adding speed tables/ pedestrian crossing. No additional parking is proposed
8. Safety issues
- b. creating 10' wide speed tables with brick pavers is the general direction from the City for traffic calming for pedestrian safety.
 - c. moving the point of departure for kayak away from the channel and adding signage will improve boating safety
 - d. improve pedestrian safety by providing brick paver crosswalks on Lee St. and other key points
 - e. may also want additional park identification signage
 - f. meeting ADA and BOCA codes for the walkway along the water's edge will decrease hazards for people near the water
17. Dog park
- a. although current location is popular it has conflicts with multiple uses of the park, water quality, and city environmental requirements
 - b. second option is to relocate to the north near tunnel
 - c. option to enclose the dog park with a hedge instead of a fence
 - d. maintenance is expensive

S. Whitmore

- 1. Maintenance is increasingly expensive for city dog parks

A. MacDonald

- 1. Read 10/17 parks and recreation motion on dog parks

W. Conkey

- 1. There was unanimous agreement to balance the needs of all users

J. Sullivan

- 1. Planning District III Representative supports dog park relocation away from water

9. Public Comment

5. Meeting Adjourned

A.6 Work Session Steering Committee Meeting #5

Project: Windmill Hill Park
Meeting: Steering Committee Meeting #5
Date: November 11, 2001
Time: 5:00p.m. -9:00p.m.
Location: Lee Center

Attendees:

Steering Committee:

William Conkey	Park and Recreation Commission Representative	703-519-3748
Andrew Palmieri	Waterfront Commission Representative	703-837-6976
Susan Anderson	Environmental Policy Commission Representative	703-518-8557
Windsor Demaine	District 1 Representative	703-683-8411
Joyce Stevens	District 1 Representative	703-838-0686
Elizabeth Jones	District 2 Representative	202-208-0246
Andrew MacDonald	District 2 Representative – Convener	202-548-7572
Bernard Schulz	District 3 Representative	202-885-3499
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City of Alexandria Staff:

Sandra Whitmore	Director of Recreation, Parks, & Cultural Activities	703-838-4842
William Skrabak	Division Chief of Transportation & Environmental Services/ Environmental Quality	703-519-3400
Jay Grimes	Alexandria City public Schools	703-824-6676
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Kirk Kincannon	Deputy Director of Recreation, Parks, & Cultural Activities	703-838-4842
Patricia McManus	Landscape Architect of Recreation, Parks, & Cultural Activities	703-838-4842

Consultants:

Gregory Long	Director of Planning at Baker and Associates	703-960-4400
Kristen Schaible	Planner at Baker and Associates	703-960-4400

Introductions:

Speaker

Comments

- A. MacDonald: *Welcoming Comments*
12. Mr. MacDonald expressed that the Steering Committee should vote on the plans because they need to be presented to the City Council soon.
 13. He reviewed the last meeting and reiterated that the issues of edge treatments, dog park location, access to the water, signage, storm water management, and the cost budget topic have not been completely decided upon.
- G. Long: *Clarification of Action Items*
23. Resolve the conflicts about the dog park location.
 2. Determine if some of the pilings stay and if it is worth the cost.

14. Decide on the edge treatments for the park.
15. Review maintenance and construction costs.
5. Discuss connection between Windmill Hill Park and Jones Point.

1. Review of Both Plans A and B

Speaker

Comments

G. Long:

Both Plans:

1. Widen the sidewalks on Lee Street.
2. Locate signs on the wall for historical education.
3. Leave the playground the same.
4. Add Cross walks and wide speed tables to promote crossing at intersections.
5. Shift the basketball court a few feet to the north and added some shrubs for screening.
6. Tweak the path from the tunnel to better connect it to the eastern portion of the park.
7. Create an open lawn to enhance vistas.
8. Add a three terraced soft edge (shrubs, rocks, and wetland plants) on the north side of the basin. Shrubs will keep people off the rocks and the wetlands will clean much of the water.
9. Reconstruct a hard edge on the west and south sides of the basin because bulkhead is cleaner, lasts longer, and has less maintenance issues.
10. Provide 18" benches for small groups to congregate.
11. Add a gentle slope for kayaks to enter the water on the southeastern corner of the basin.
12. Improve the storm water management by creating a wetland streambed.
13. Cross the wetland stream with a wood bridge that dogs can go under.
14. Create a tidal wetland with a boardwalk to separate pedestrians and dogs.
15. Construct new sidewalks on Union Street.
16. Provide signage to inform bikers that they cannot ride in Windmill Hill Park.
17. Add revetment for flood control.

Plan B:

1. Leave the dog park in the existing location.
2. Redesign this dog park to meet the setback requirements (60' from bodies of water and 50' from residential and commercial properties) and use pylons to mark the corners of these setbacks.
3. Screen the dogs from the road with a hedge to prevent them from running into the street.
4. Provide signage telling dog owners that their dogs must be on a lease when going to the water.
5. Leave the volleyball court near the tunnel.

Plan A:

1. Relocate the dog park near the tunnel to create more space for the dogs to exercise.
2. Screen the dogs in the exercise area from pedestrians, vehicles, and bikers with a thick hedge.
3. Move the volleyball court across Union Street between the storm water management streambed and Ford's Landing.

10. Steering Committee's Questions and Requests

Information

6. Suggestion to have a sign designating certain times for dogs to use the water and other times for kayak.
7. Request to fine people \$100-\$250 for not obeying the rules
8. Concern was expressed about the dogs destroying the tidal wetland
9. Discussed the topic of removing only the decaying pilings and how it may inflate the cost and increase the construction impact to the residents.

10. Request for a crossing in the middle to the park on Union Street to create a sense of connectivity. (Baker and Associates express to the committee that T&ES is not in favor of this).
11. Suggestion to have signs at the entrances to the park on Union Street for a sense of arrival.
12. Agreement amongst the committee that the low benches need to be less "ridged" in the design.
13. Reiterates that in the previous meetings the two designate parking spaces for unloading and using benches instead of a building for school children was agreed upon.

11. Steering Committee Votes on the Development Plans A and B

Vote

Motion to Approve Plan B with Caveats

- | | |
|---------------------|--|
| 5(B)-3(A)
(none) | 1. Motion to keep the dog park in the existing location with set backs, signage, wetland protection, a boardwalk for pedestrians, and dog access to water. |
| 9 (B)-0 (A) | 2. Motion to see the volleyball court in location of plan B with a north-south orientation. |
| 9 (B)-0 (A) | 3. Motions to adopt the path configuration from the tunnel as depicted in plan B. |
| 9 (B)-0 (A) | 4. Motion to adopt from the tot lot down to the basketball court with the exception that the new walk be moved closer toward Union Street, and add some type of connecting element between the western and eastern halves of the park. |
| 9 (B)-0 (A) | 5. Motion to adopt the enhancements to the sidewalks along Lee, Gibbon, and Union Streets with the slight adjustment to the basketball court. Also include some signage. |
| 9 (B)-0 (A) | 6. Motion to adopt the hardscape/ softscape approach as depicted in plan B with some flora enhancements. |
| 9 (B)-0 (A) | 7. Motion to adopt the stream restoration as depicted in plan B. |
| 8 (B)-1 (A) | 8. Motion to remove the pilings which will be replaced with a few bird resting perches and a channel for kayaks |
| 9 (B)-0 (A) | 9. Motion to adopt the lawn and low benches with the caveat to soften the benches and introduce nautical elements. |
| 9 (B)-0 (A) | 10. Motion to use signage for park entrances, the two temporary parking spaces, bike directions, kayak launch, kayak navigational aids, dog park use and hours, dog park cautionary signs |
| 9 (B)-0 (A) | 11. Motion to adopt a phased tree plan for the site and to consider retaining healthy trees |
| 8 (B)-1 (A) | 12. Motion to encourage City Council to explore ways to implement plan B |

4. Action Items

Prepare the report and plan

Review the report and plan at the next meeting

5. The Next Steering Committee Meeting Date

Thursday, Jan 10th at 6:30pm

To review final consensus plan and text

6. Meeting Adjourned

7. Revised Meeting Date

Submit the report to the Steering Committee by Friday, Jan 25th

Meeting on Thursday, Jan 31st at 6:00pm

To review final consensus plan and text

Bay Watershed Education

- **Curricular Materials:**

- [Bay Link Lesson Plans](#)
- [Maryland Sea Grant Education Resources](#)

- **Educational Activities, Centers, and Resources:**

- Alliance for the Chesapeake Bay's [Chesapeake Regional Information Service](#): an on-line education hotline and helpdesk.
- [Bay Link](#): Educational website centered on the Chesapeake Bay estuary, the people living or working in the drainage area, and the effect the various natural and human forces have on the Bay.
- Chesapeake Bay Foundation's [Environmental Education Program](#): Education is at the heart of CBF's efforts to *Save the Bay*. CBF's award-winning education program, seeks to develop public environmental responsibility that results in citizens who care about - and who are willing to act toward - a cleaner, healthier Chesapeake Bay.
- [Chesapeake Research Consortium](#) (CRC): A non-profit of six institutions, each of which has long-standing involvement in research on problems affecting the Chesapeake Bay and its watershed. Includes educational resources.
- [Living Classrooms](#): The Living Classrooms Foundation is a nonprofit organization, operated for the benefit of the community at large, providing hands-on education and job training, with a special emphasis on at-risk youth and groups from diverse backgrounds.
- [Jenkins Creek Environmental Research Center](#): 300 acre salt marsh in Crisfield, MD, to be used as an environmental education and research facility for K-12 and college students, including public awareness programs for parents and tourists.
- [Mariner's Museum Educational Programs](#): Museum classes emphasize hands-on learning, gallery experiences, and the use of the inquiry method to activate the higher thinking skills and enhance student learning. Curriculum guides and research opportunities are also available.
- [Maryland Department of Natural Resources Conservation Educational Programs](#): Resources for students of all ages and educators.
- [Maryland Sea Grant College Research](#): Maryland Sea Grant produces innovative materials on environmental and social sciences for use in primary and secondary schools and in adult education.
- [Smithsonian Environmental Research Center](#) (SERC): Research institute of the Smithsonian Institution located on the Chesapeake Bay near Annapolis, Maryland. Research and education at SERC cut across traditional disciplinary boundaries to investigate relationships among atmospheric, terrestrial, and aquatic environments, and to study ecological processes at a wide range of temporal and spatial scales.
- [University of Maryland Libraries Chesapeake Bay Collection](#)
- [Virginia Institute of Marine Science Marine Education Center](#): Information for teachers and students about marine education, providing curriculum guides, short courses for teachers and students, laboratory and field experiences, governor's school, an aquarium, and more.
- [Virginia Marine Science Museum](#): Offers unique educational programs to schools and community groups about Virginia's marine environment. The Traveling Chesapeake Bay Marine Lab brings marine animals to those schools who are unable to visit the Museum. Teachers can join the Teacher Advisory Panel (TAP) and earn recertification points in Professional Development.
- [Virginia Water Resources Research Center](#) (VWRRRC): Facilitating the education of future water scientists, encouraging research on solutions to water resources problems and enhancing the availability of water sciences information to public and private decision makers.

QUICK LINKS

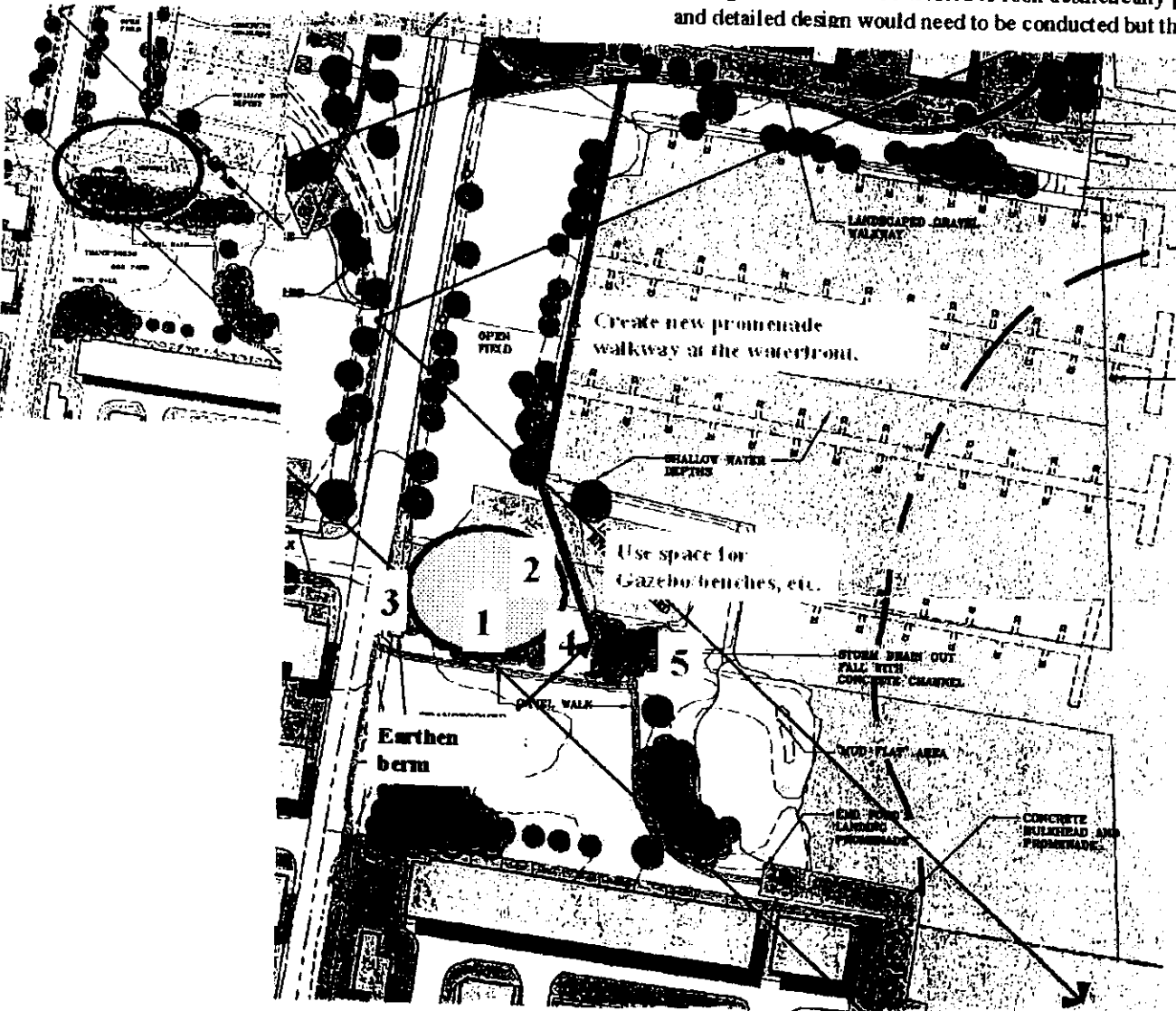


- aquatic ecosystems, particularly the ways in which coastal systems adapt to, and are affected by, human activities.
- **Chesapeake Research Consortium:** A non-profit association of six institutions, with long-standing involvement in research on problems affecting the Chesapeake Bay and its watershed.
 - **Maryland:**
 - University of Maryland Biotechnology Institute
 - University of Maryland Center for Environmental Science Research:
 - Chesapeake Bay Land Margin Ecosystems Research
 - Chesapeake Bay Observing System
 - Multiscale Ecosystem Experimental Research Center
 - Trophic Interactions in Estuarine Systems (TIES)
 - Maryland Sea Grant College Research. Maryland Sea Grant produces innovative materials and social sciences for use in primary and secondary schools and in adult education.
 - **Virginia:**
 - Old Dominion University Center for Coastal and Physical Oceanography:
 - Ongoing Chesapeake Bay Research
 - Chesapeake Bay Mouth Monitoring Project: An observing program initiated during spring 1992, it consists of a monthly monitoring of the hydrography on a section which spans the mouth of the Bay.
 - Virginia Department of Environmental Quality Data and Monitoring:
 - Virginia Institute of Marine Science
 - Virginia Sea Grant College Research: Request for Proposals 1999-2001.
 - Virginia Water Resources Research Center (VWRRC): Facilitating the education of future water scientists, encouraging research on solutions to water resources problems and enhancing the flow of water sciences information to public and private decision makers.
 - **United States:**
 - National Agricultural Library (USDA/NAL):
 - Database of the Occurrence and Distribution of Pesticides in Chesapeake Bay: compiled pesticide residue data measured in surface water, surface microlayer, groundwater, sediments, and biota, of Chesapeake Bay (1976-1994)
 - National Oceanographic and Atmospheric Administration (NOAA):
 - Chesapeake Bay National Estuarine Research Reserves in Maryland and Virginia.
 - Coastal Change Analysis Project: Provides land cover CD-ROM showing changes for Chesapeake Bay region, 1984-89.
 - Smithsonian Environmental Research Center (SERC): Smithsonian Institution center located on the Chesapeake Bay near Annapolis. SERC's research and education cut across traditional disciplinary boundaries to investigate relationships among atmospheric, terrestrial, and aquatic environments to study ecological processes at a wide range of temporal and spatial scales.
 - United States Environmental Protection Agency:
 - The Clean Air Act and Chesapeake Bay Water Quality: An integrated modeling project to determine the importance of nitrogen deposition from atmospheric sources to the Bay.
 - United States Geological Survey: USGS activities in the Chesapeake Bay Region.
 - Ecosystem Trends and Response in Chesapeake Bay
 - Measuring Pollution Reduction in Chesapeake Bay: The U.S. Geological Survey (USGS) in cooperation with the Maryland Department of the Environment, the Metropolitan Washington Council of Governments, and the Virginia Department of Environmental Quality, is studying the amount of nutrient pollution that enters Chesapeake Bay annually from its major tributaries.

Windmill Hill Park - Concept No. 1 - Stormwater Retention Pond utilizing a portion of the existing channel.

The Stormwater Retention Pond serves as holding pond to slow the rate of stormwater into the Potomac River which is important to watershed management and can be created to look aesthetically pleasing for the citizens who may use the park. Exact loading reduction and detailed design would need to be conducted but the following key points will give you a general design concept.

Concept No. 1 - Stormwater Retention Pond



Key Points:

- 1 Remove existing trees adjacent to the existing stormwater channel
- 2 Excavate (exact depth would need to be determined during detailed design) a pond like basin within the blue oval shown
- 3 Disguise current stormwater outfalls adjacent to the road with rip rap (this will also serve to slow fast moving stormwater into the pond)
- 4 Create an earthen berm at outfall location into the existing stormwater channel - also add rip rap to both sides of the earthen berm for erosion protection

This berm should be wide enough to serve also as a gravel (you can choose the material?) path for walkers, bikers, etc
- 5 Re-contour existing stormwater channel in the tidal portion by widening slightly (not deepening though) and adding boulders to create a more aesthetically pleasing look.

Overall

Re-vegetate the banks of the new pond and stormwater channel with a variety of trees (i.e. Crepe Myrtles for color in late summer, Maples, Oaks, etc. for fall color and and spring buds and green summer leaves). The pond will be relatively shallow so planting blooming grasses along the banks is possible. Plant the banks with a variety of blooming herbaceous species such as daylilies, various wildflowers, ferns, grasses, etc. to provide the desired (low maintenance) aesthetically pleasing look as well as habitat for the birds.

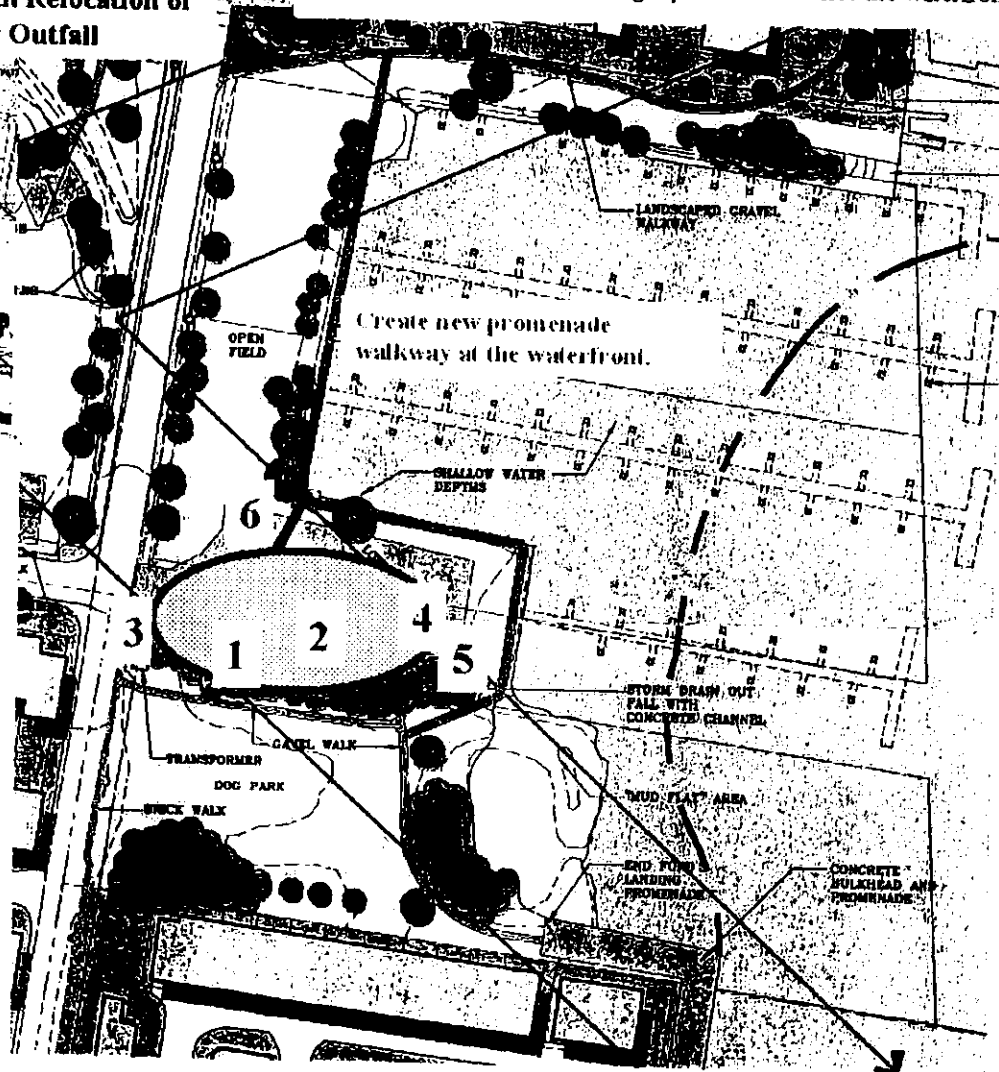
Can add a low fence or low brick wall (multi purpose as bench seating) at the top of the pond for safety since children will be using this space

Shape of the pond does not need to be round. A kidney bean shape may create a more natural setting. I am just limited on shapes in this program.

Windmill Hill Park - Concept No. 2 - Stormwater Retention Pond with Relocation of Stormwater Outfall

Revise the location of the existing stormwater outfalls into the Potomac River to be adjacent to the new promenade. The Stormwater Retention Pond will still serve as holding pond to slow the rate of stormwater into the Potomac River. This design will allow you to create a larger pond and enhance the waterfront by filling in the existing storm water channel.

Concept No. 2 - Stormwater Retention Pond with Relocation of Stormwater Outfall



Key Points:

1. Remove existing trees adjacent to the existing storm water channel.
2. Excavate (exact depth would need to be determined during detailed design) a pond like basin within the blue oval shown
3. Disguise current storm water outfalls adjacent to the road with rip rap (this will also serve to slow fast moving storm water into the pond)
4. Create an earthen berm at outfall location into the existing storm water channel - also add rip rap to both sides of the earthen berm for erosion protection.

This berm should be wide enough to serve also as a gravel (you can choose the material?) path for walkers, bikers, etc
5. Fill in existing storm water channel to extend the park at the waterfront for the promenade walkway.
6. Divert the existing storm water outfalls to the old marina area. Outfalls will be hidden underneath the promenade.

Overall:

Re-vegetate the banks of the new pond and storm water channel and the new filled area (#5) with a variety of trees (i.e. Crepe Myrtles for color in late summer, Maples, Oaks, etc for fall color and and spring buds and green summer leaves). The pond will be relatively shallow so planting blooming grasses along the banks is possible. Plant the banks with a variety of blooming herbaceous species such as daylilies, various wildflowers, ferns, grasses, etc to provide the desired (low maintenance) aesthetically pleasing look as well as habitat for the birds

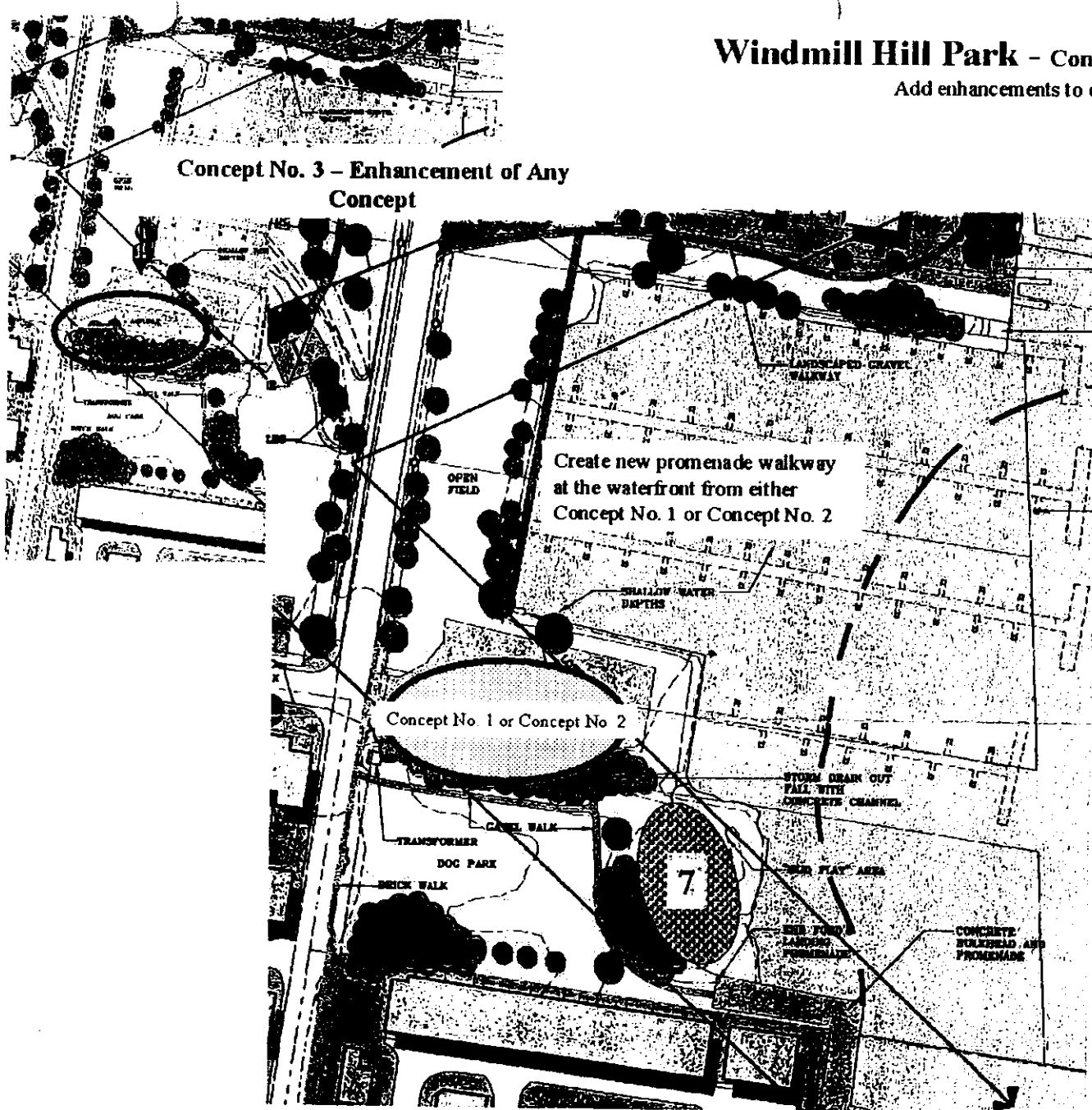
Can add a low fence or low brick wall (multi purpose as bench seating) at the top of the pond for safety since children will be using this space

Shape of the pond does not need to be round. A kidney bean shape may create a more natural setting. I am just limited on shapes in this program.

Windmill Hill Park - Concept No. 3 - Enhancement of Any Concept

Add enhancements to existing exposed mud flat area.

Concept No. 3 - Enhancement of Any Concept



Key Points:

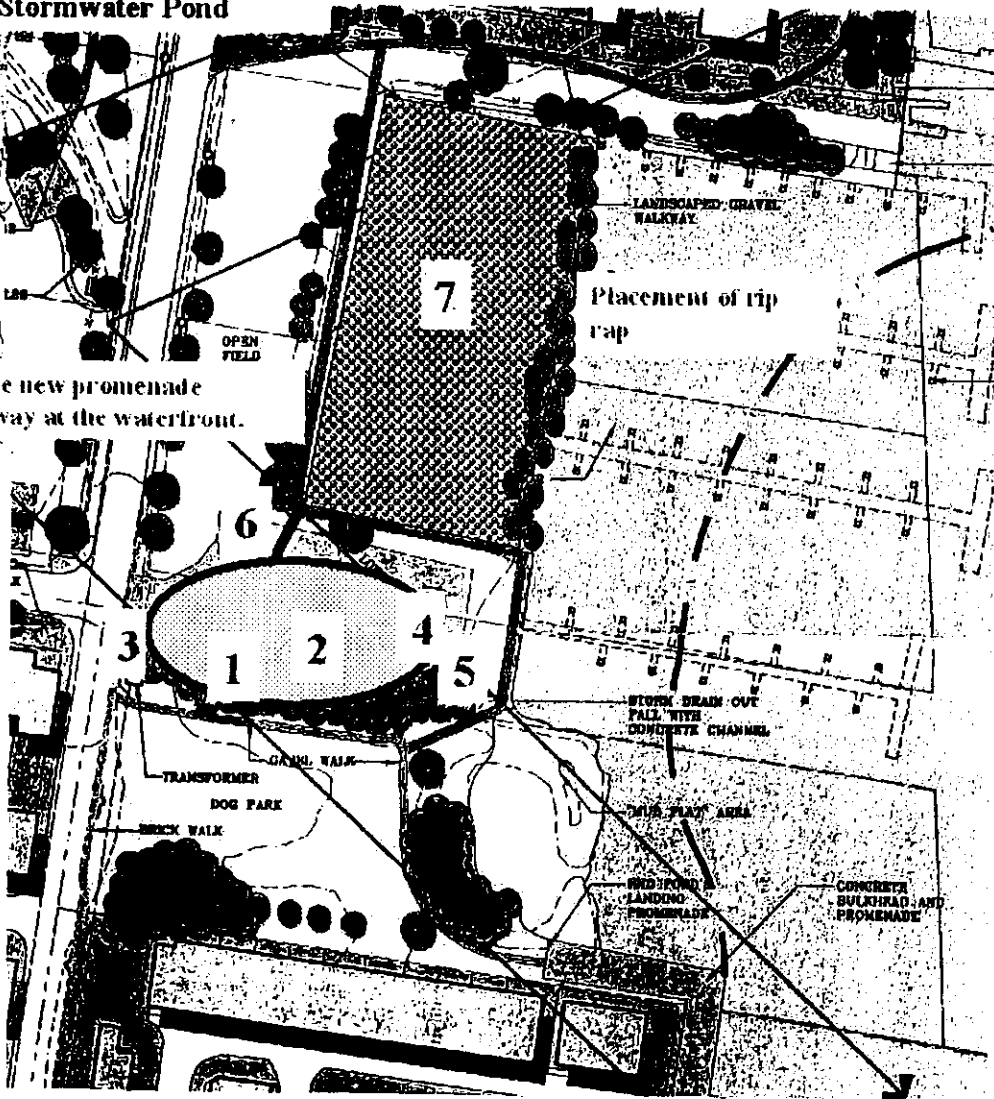
Keep the general Key Points from Concept No. 1 or Concept No. 2 but add

7. Enhance existing exposed mud flat area with wetland vegetation (i.e. wetland grasses) to provide more useful bird habitat and the vegetation will potentially keep the floating trash and debris from being caught up at this location. This area should not require any fill just strategic planting of species that can tolerate varying water depths

Windmill Hill Park - Concept No. 4 - Marina Wetland and Stormwater Pond (Concept No. 2)

Create a herbaceous wetland in a portion of the old marina.

Concept No. 4 - Marina Wetland and Stormwater Pond



Create new promenade walkway at the waterfront.

Placement of rip rap

Key Points

Keep key points from Concept No. 2 but add:

- ❖ Create a new herbaceous wetland in a portion of the old marina site. This would require the addition of suitable fill material. Due to the changing nature of the Potomac River, sediment stabilization will be an important engineering factor, the placement of rip rap may be required for this option. A variety of planting options would be available for this area.

Additionally, this new wetland area would provide more useful bird habitat and the vegetation will potentially keep the floating trash and debris from being caught up close to the promenade at this location.



U. S. Army Corps of Engineers
Baltimore District



Engineering Division

WEB access is available to the following Documents:

- AE Guidance Package
- Division I Specifications
- EBS Submittal Requirements
- CADD Deliverables Requirements
- Tri-Service CADD Standards (Manual, Symbol Library and Std Border Sheets)
- EBS Help (AutoCad R14 Cals Drv)
- CALS File Viewer
- Engineering Division SOP's

Access to the Engineering Division Public FTP Server from this link (Password required to upload files):
<ftp://www.en.nab.usace.army.mil/ftp/>

Access to the C&O Canal FTP Server from this link:

- HTRW Branch
 - Military HTRW Section
 - Industrial Hygiene and Chemistry Section
 - Civil HTRW Section
 - Remedial Investigations and Design Section
- Design Branch
 - Architectural Section
 - Automation Technical Management Section
 - Civil Engineering Section
 - Mechanical and Electrical Section
 - Site Development Section
 - Structural Section
- Design Management Branch
- Cost Engineering Branch
- Geotechnical and Water Resources Branch
 - Foundations and Dams Section
 - Geology and Investigations Section
 - Hydrology and Hydraulics Section
 - Water Control and Quality Section

 DuPont Victoria Plant Wetland

Plants
/Home/ & Animals/Facts/Victoria Plant/victoria Wetland/Contact Us/



EDUCATION ENCOUNTER



**Dennis Broughton
Education Center**

The Wetland is a place where teachers bring students to conduct the hands-on investigations that are now required by the Texas Essential Knowledge and Skills (TEKS). The State of Texas has mandated that each student receive forty percent of their science instruction during laboratory experiences.

The 4th-12th grade TEKS have been correlated with the Wetland Curriculum to insure that trips to the Wetland are for educational purposes and not just for sightseeing or student rewards. While in the Wetland, students will participate in a **Wetland Environmental Science Education Encounter**. During this encounter students find, observe, and identify plants and animals in the Wetland.



Students inside Education Center

The DuPont Constructed Wetland provides an entire ecosystem that is rich in diversity and concentration of species. Lessons available at the **Dennis Broughton Education Center** include: soil dynamics, microbiology, water chemistry, entomology, ichthyology, zoology, animal track and signs, the study of flora, and the application of the scientific method.

Students come to smell the flowers but it doesn't end there. They also look at the flowers pollen in a microscope, identify it's plant species, collect and press the leaves, identify adaptations to a wetland habitat, and view cell structures that make up the plant.

DuPont Wetland Educator

John Snyder is a 16 year veteran educator. He earned his Bachelor of Science degree in Elementary Education in 1982 from Kutztown State University in Pennsylvania and his Master of Science degree in Education in 1993 from Texas A&M University Corpus Christi. He began his teaching career in Dallas, Texas, where he taught fourth and fifth grade students for four years in the Dallas Independent School District. He then taught two years of Special Education in Berlin, New Hampshire where he taught fifth and sixth grade students. In 1989, he moved to Corpus Christi, Texas and taught two years of fifth grade self-contained classes.



John Snyder

He was selected for the Math and Science "Excellence in Teaching Award" from Exxon Corporation in 1991. Also, in 1991, he earned his secondary certification in Biology and Earth Science. He spent seven years teaching Earth Science at Robert Driscoll Middle School where he served as the science department chairperson and was voted Driscoll's "Teacher of the Year" three times. John was instrumental in the writing of the district's academic and performance standards in science. In 1998, he was selected as the Corpus Christi Independent School District's "Teacher of the Year". He also won the Region II Education Service Center "Teacher of the Year" award for 1998-1999. John's hobbies include fossil and mineral collecting, astronomy, canoeing, and herpetology.

Mr. Snyder is currently employed as the Environmental Science Specialist for the Wetland by a collaborative made up of the Victoria Independent School District, the Region III Educational Service Center and DuPont.

[| Home](#) | [Plants & Animals](#) | [Victoria Wetland](#) | [Wetland Facts](#) | [Victoria Plant](#) | [Contact Us](#) | [Directions](#) |

Order Lunch

If you have any questions or comments, please contact us by [e-mail](#).

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discovery creek

CHILDREN'S MUSEUM OF WASHINGTON
5125 MacArthur Boulevard, Suite 10, Washington, D.C. 20016
202-364-3111
email@discoverycreek.org

A Living Laboratory for Science, History & Arts Exploration

OUR MISSION STATEMENT

Discovery Creek Children's Museum of Washington is committed to helping all children experience, appreciate and become stewards of the natural environment. Located in the only remaining one-room schoolhouse in Washington, Discovery Creek offers programming and outdoor nature experiences to families, school groups and teachers. Nature, history and the arts are brought to life as children see live native wildlife up close, create innovative art projects and explore the museum's 12 acre forest. The museum, a private, nonprofit organization, opened in October 1994 and is supported by private foundation grants, corporate and individual support, membership, program fees and special events.





discovery creek

CHILDREN'S MUSEUM OF WASHINGTON
5125 MacArthur Boulevard, Suite 10, Washington, D.C. 20016
202-364-3111
email@discoverycreek.org

A Living Laboratory for Science, History & Arts Exploration

SCHOOL PROGRAMS GUIDE

FALL 2001 WEEKEND PROGRAMS GUIDE

WEEKEND FAMILY WORKSHOPS

Each weekend these public "drop-in" program encourage families to explore the great outdoors, learn something new, peak curiosity and creativity, and just have fun. Each weekend through the spring and summer offers: Guided and self-guided hikes, Children's garden and scavenger hunts, Exciting exhibitions, Getting up close and personal with live, native wildlife, Discovery backpacks, Craft activities and Special guest appearances. Activities are geared for children ages 3 to 11. Reservations are not necessary--just drop in any time during our public hours. Held at The Stable at Glen Echo, located at 7300 MacArthur, Glen Echo, MD. ([Click here for directions to The Stable](#))

General Information

Saturdays

Family Workshops - At the Stable at Glen Echo

10:00 AM - 3:00 PM

3-11 Years Old

Sundays

Family Workshops - At the Stable at Glen Echo

12:00-3:00 PM

3-11 Years Old

Family Workshop Fee:

Members \$3, Non-members \$4

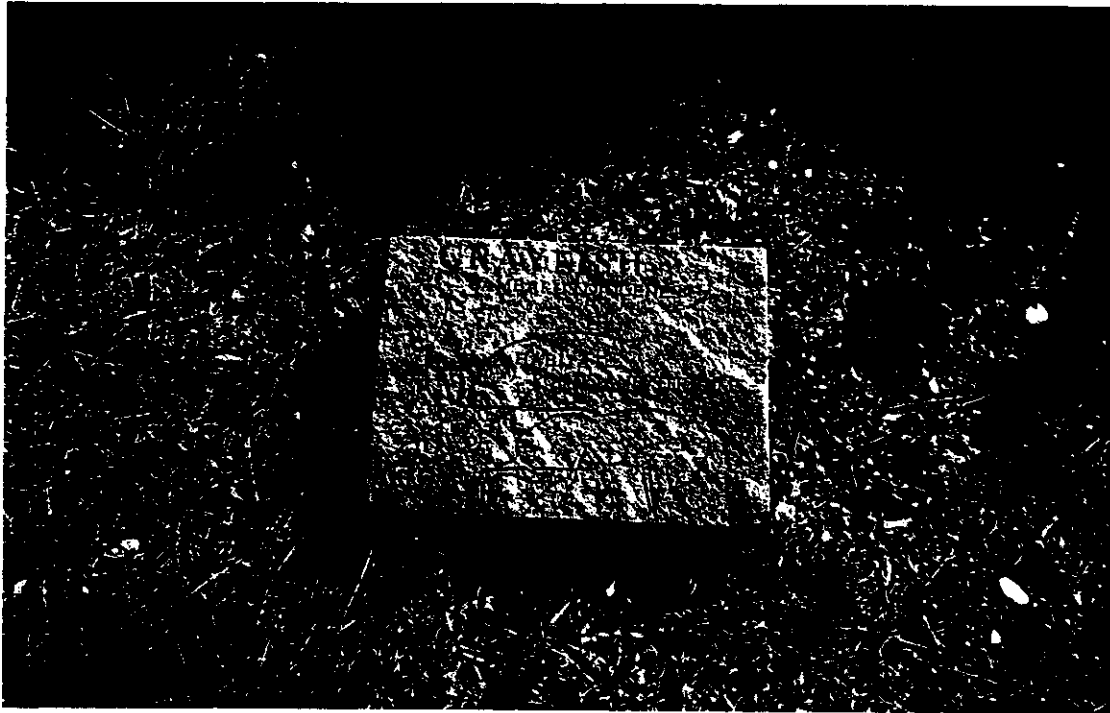
on a first-come basis and require advanced registration

Fall 2001

Come spend a fall weekend at Discovery Creek! Each weekend will present a different theme that will encourage families to explore the museum's Children's Garden, hike the trails, investigate live animals, and create cool crafts!

October

November



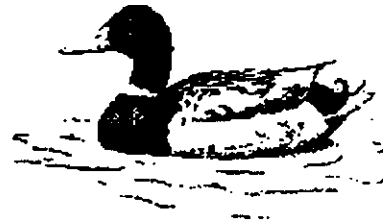
Interpretive sign located at African American Heritage Park on Holland Ave. in Alexandria.

Building Nest Structures, Feeders, and Photo Blinds for North Dakota Wildlife

Mallard Nest Basket

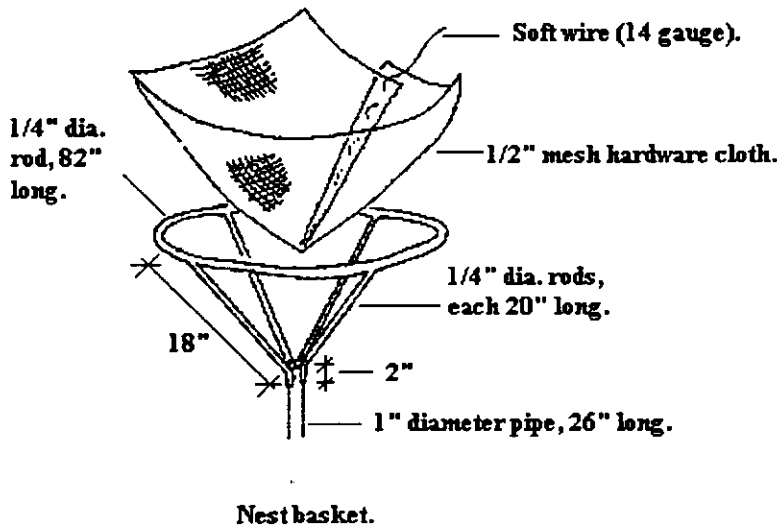
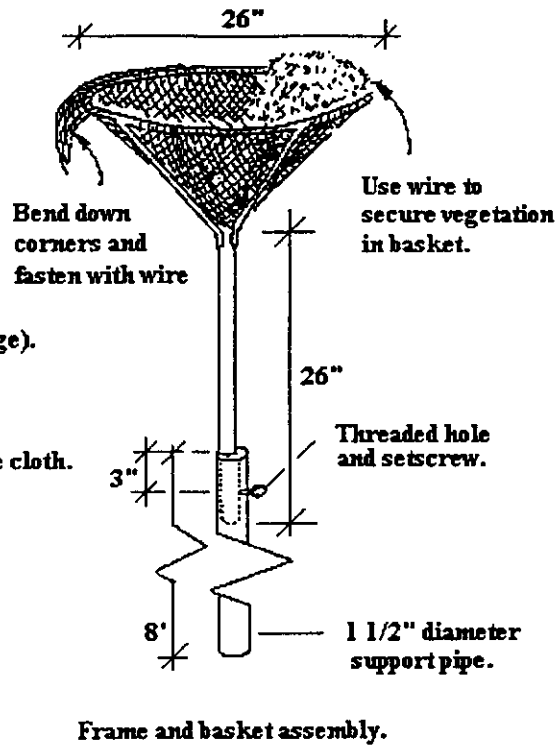
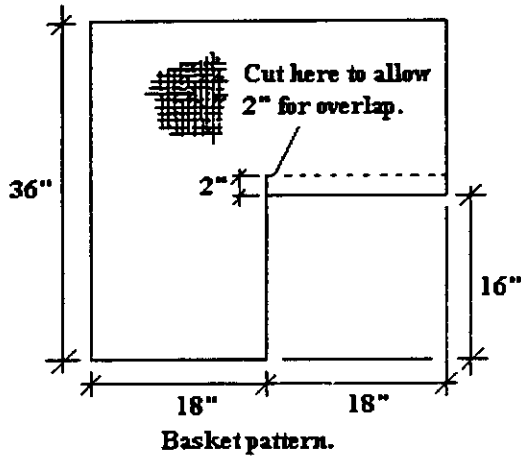
Mallard Nest Basket

This nest basket, similar to the design of a fiberglass goose tub, can be constructed to attract nesting mallards. The frame is made of 1/4" diameter steel rods mounted on 1" diameter steel support pipe. This pipe telescopes inside a 1 1/2" steel pipe with a set screw to establish the desired height. Baskets should be placed in wetlands where water is 2-4 feet deep and where water will remain until at least mid-summer. The basket should be at least 10 feet from shore and 3-5 feet above the water line. Baskets should be filled with flax straw or other suitable material and placed within areas containing some cattails or bulrush. It is easiest to place these nests during the winter, through the ice. They will need to be maintained annually before the nesting season.



Materials:

- 8' support pipe, 1 1/2" diameter.
- 2' 2" basket pipe, 1" diameter.
- 13' 6" steel rod, 1/4" diameter.
- 3' x 3' hardware cloth, 1/2" mesh.



[Previous Section--Culvert Nest Structure](#)
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[Next Section--Hen House](#)

**Building Nest Structures, Feeders, and Photo
Blinds
for North Dakota Wildlife**

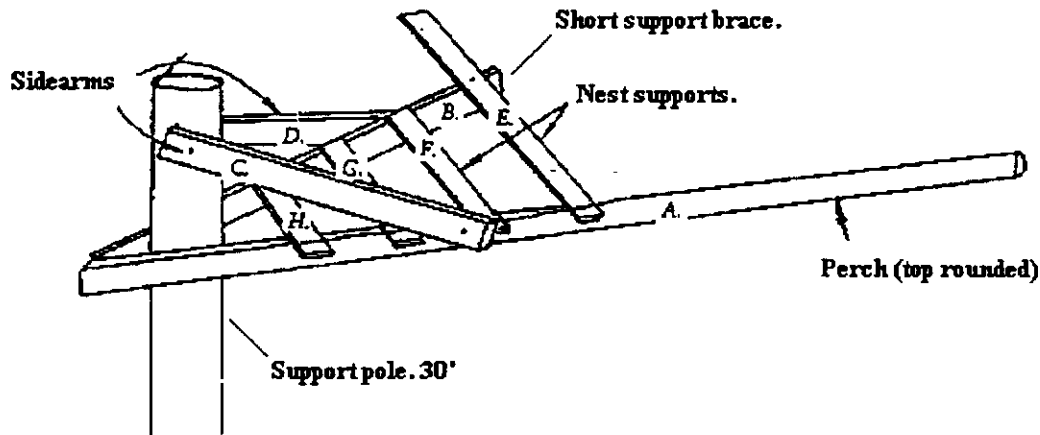
Great Blue Heron Nest Platform

Great Blue Heron Nest Platform

The great blue heron is an elegant water bird found throughout North Dakota. It is most commonly found nesting near rivers, lakes, or other water bodies that contain live mature or dead trees. Here, herons construct a nest of sticks at least 20 feet high. They nest in colonies, meaning there are many heron nests within one small area. Nest platforms should be used in the vicinity of a present colony or to enhance an existing one where trees are deteriorating.



Support poles should be 30 feet high and 6-8 inches in diameter. Three nest platforms can be placed on each pole. The first is at the top and the other two staggered at 180° and 4 feet intervals. Placement of heron platforms is best conducted through the ice from January through March.



Lag screws should be used to attach platform to pole.

Lumber:

- A. 2" x 2" x 7'.
- B. 2" x 2" x 30".
- C. 1" x 2" x 26 1/2".
- D. 1" x 2" x 26 1/2".
- E. 1" x 2" x 39".
- F. 1" x 2" x 19 1/2".
- G. 1" x 2" x 19 1/4".
- H. 1" x 2" x 17 7/8".

Position sidearms on support pole so nest is inclined upward at approximately 7 degree angle.

Wire armful of sticks on lath nest supports to stimulate use.

One 30' cedar support pole/three platforms.

[Previous Section--Mourning Dove Nest Basket](#)

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[Next Section--Entrance Hole Sizes for Duck, Merganser, and Raccoon Nest Boxes](#)

Northern Prairie Wildlife Research Center

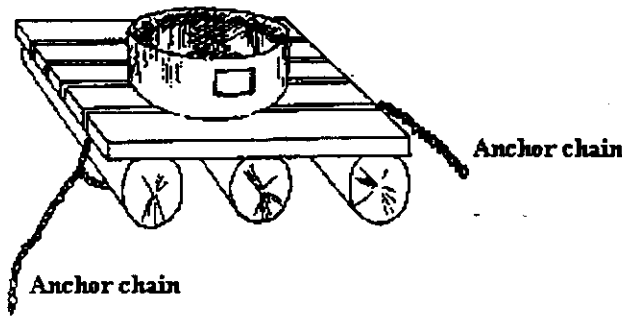
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Building Nest Structures, Feeders, and Photo Blinds for North Dakota Wildlife

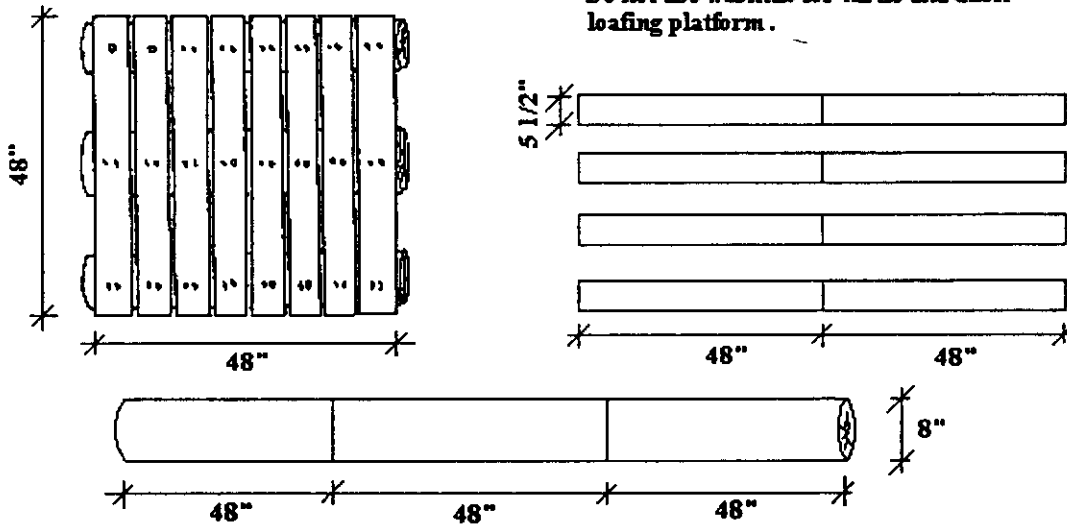
Canada Goose Nest Platform, Turtle and Duck Loafing Platform

Canada Goose Nest Platform Turtle and Duck Loafing Platform

The giant Canada goose has made a tremendous comeback in North Dakota in the past 15 years. Part of this increase has been due to artificial nesting structures. There are various types of structures that will attract nesting including a floating structure described below. Cut the material as shown and nail boards onto pole sections. Attach a washtub or 10" high section of 55 gallon drum to the platform. Drill drain holes through bottom of tub and cut an escape hatch 6" wide and 4" high just under the top of the tub. This is for young geese to exit the tub. Paint the tub an earth tone color and fill 1/3 full with nesting material such as grass or hay. Anchor the platform in 2-4 feet of water. Nesting structures should be at least 200 yards apart if they are in view of one another. This will prevent territorial conflicts.



- Materials:**
- One 8" diameter cedar pole - 12' long.
 - Four 2" x 6" x 8' boards.
 - One 22" diameter round metal washtub.
- Do not use washtub for turtle and duck loafing platform.



[Previous Section--Entrance Hole Sizes for Songbird, Woodpecker, and Squirrel Nest Boxes](#)
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[Next Section--Nest Tub](#)

Building Nest Structures, Feeders, and Photo Blinds for North Dakota Wildlife

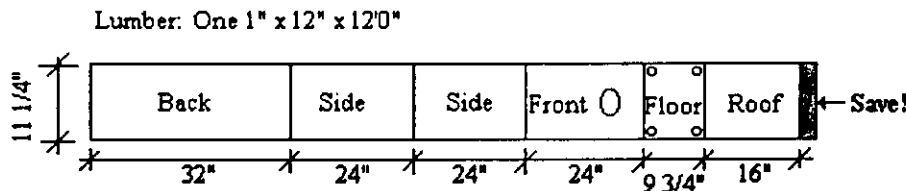
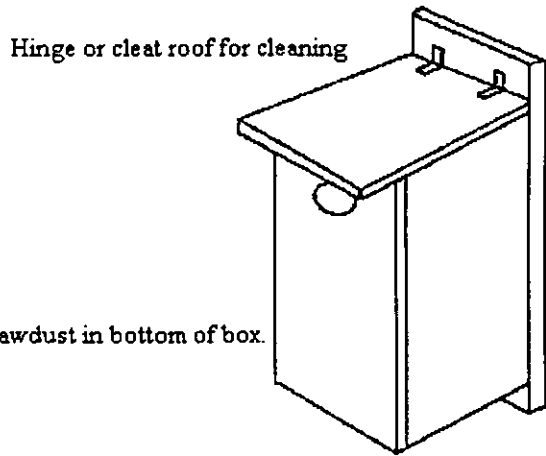
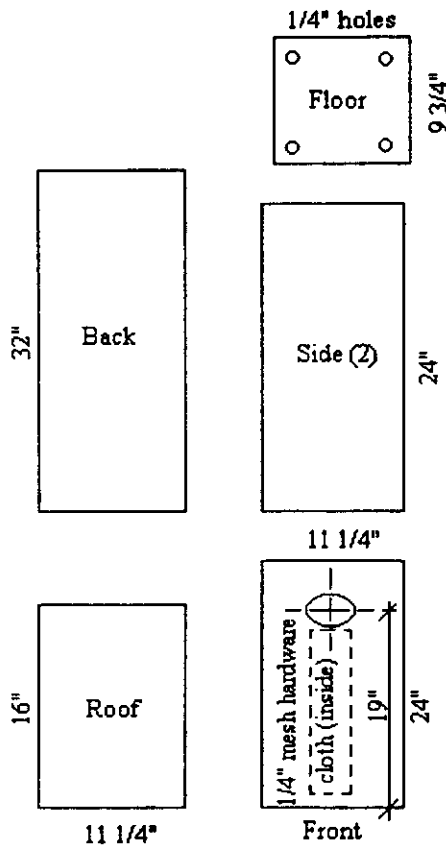
Wood Duck and Hooded Merganser Nest Box

Wood Duck and Hooded Merganser Nest Box



Wood duck populations have made a significant come back during the past 20 years, in part because of adding additional cavity nesting habitat in the form of boxes such as the one described below. Boxes should be placed over water or in woodland habitat within one-half mile of a wetland. Since

a female wood duck must lead her newborn young from the house to water, the path should be free of major man-made obstacles like street curbs, highways, or tightly woven wire fences. Boxes placed on posts over water should be 6-8 feet above the water's surface. Boxes placed in woodland habitat should be at least 20 feet high. At least 3 inches of mixed sawdust and wood chips should be put into the bottom of the box. The top of the box should be wired down to prevent raccoons from entering. It is important to attach a 1/4 inch wire mesh inside the box and below the hole so young ducklings are able to crawl out upon hatching. Entrance holes should be 3 inches high and 4 inches wide.



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[Next Section--Raccoon and Common Merganser Nest Box](#)

Building Nest Structures, Feeders, and Photo Blinds for North Dakota Wildlife

Nest Tub

A structure which has also proven to be effective in attracting Canada geese is the fiberglass nest tub. These tubs measure 32 inches in diameter and have an 8" sidewall with an additional 2" drop in the bottom of the tub. These structures are mounted on a 9 foot pipe after the pipe has been driven into the bottom of the wetland. The best time to erect these structures is during the winter when you can work on top of the ice.

Select a location where the water will be from 1 to 3 feet deep and, if possible, at least 50 feet from the shore. A stand of emergent vegetation such as bulrush is an excellent location. The pipe should extend out of the water at least 3 feet. Choose an area along the north or west shore or in a protected bay where it will be less apt to get pushed over by the ice action in the spring. More than one structure can be placed in a wetland as long as they are at least 200 yards apart. It also helps if the view from one to the other is obstructed. Nesting material should be placed in the tub by March 1 as Canada geese are early nesters. Put enough material into the tub so that it extends above the top.

Geese will not always find the tub the first year--do not be discouraged. Check to make sure the tub is filled with nesting material annually and that the tub has not been pushed over by ice.

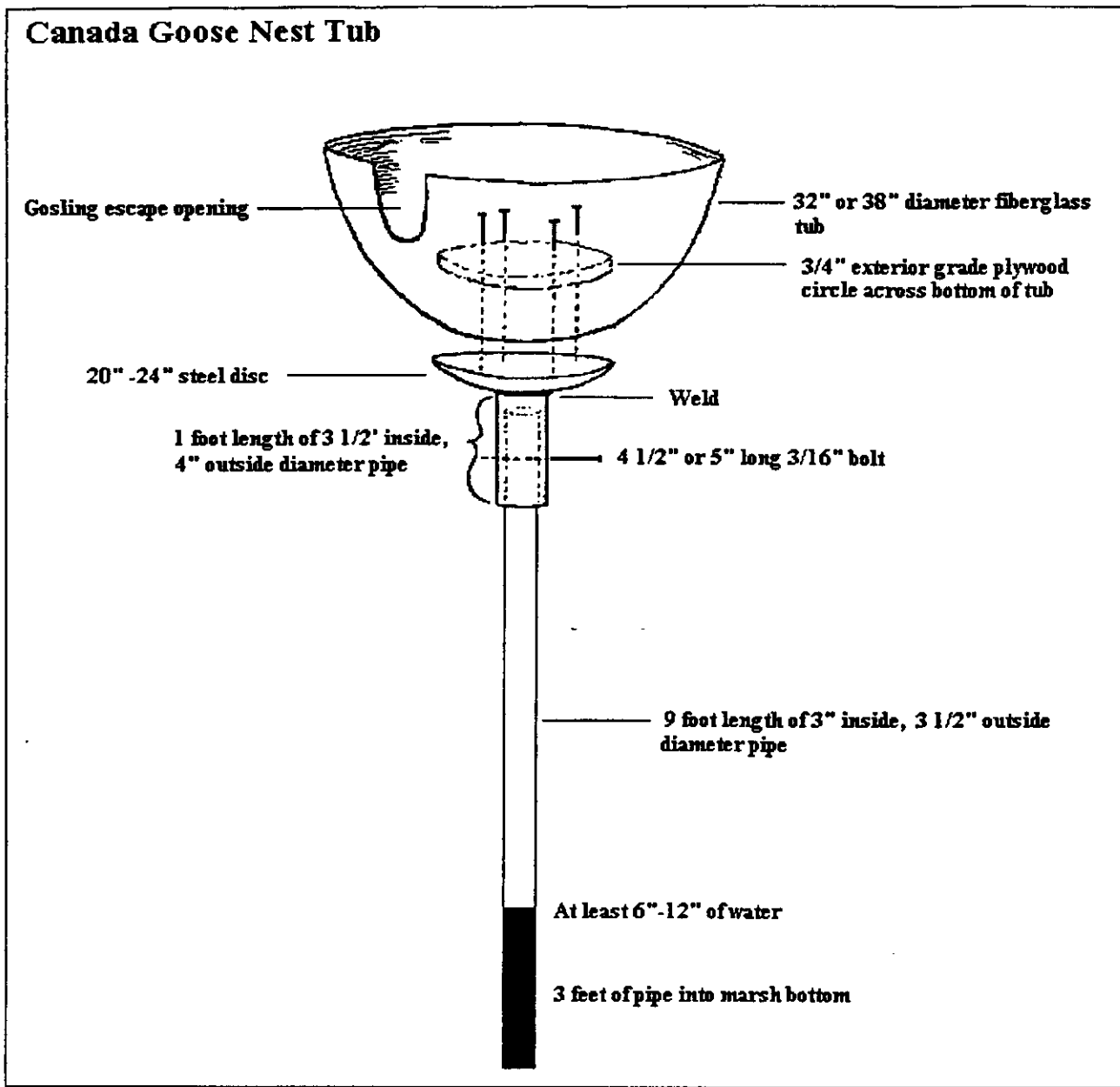
Fiberglass baskets (tubs) for elevated goose nesting structures:

Fiberglass Unlimited, Inc.
South Highway 81
PO Box 1297
Watertown, South Dakota 57201-1297

Raven Industries, Inc.
Plastics Division
PO Box 1007
Souix Falls, South Dakota 57101-1007

Kenco Plastics Company, Inc.
State Highway 21
Necedah, Wisconsin 54646

Pleasure Products Manufacturing
2421 16th Avenue South
Moorhead, Minnesota 56560



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Building Nest Structures, Feeders, and Photo Blinds for North Dakota Wildlife

Culvert Nest Structure

A major downfall of most nest structures on private land has been that maintenance generally drops off with time. This causes structures like baskets to become useless, or even worse, death traps. Culverts, however, offer ideal nesting conditions and, if properly installed, require very little maintenance after the initial installation.

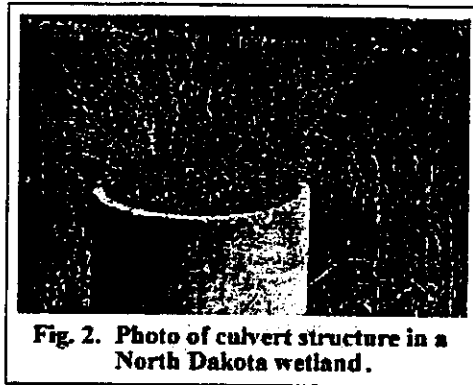


Fig. 2. Photo of culvert structure in a North Dakota wetland.

Location

Culverts are best suited for Type IV wetlands, followed by larger Type IIIs and sheltered areas of Type Vs. Culverts should be placed within six feet of emergent vegetation in a water depth of approximately 18 inches in the spring. One structure per 10 to 20 acres is a good goal and there should never be more than one per wetland acre. Areas with nearby trees should be avoided because they provide hunting perches for raptors and crows.

Installation

(Culverts of 1.5-1.8 m in height are preferable.) A culvert can be either installed in a dry wetland or through the ice. Installation in a dry wetland is much easier and less hazardous than through the ice. To install in a dry wetland, scrape a depression in the wetland bottom with a loader bucket. Using the bucket, push down and square the culvert in the depression. While installing through the ice, use good judgment as to what the ice conditions are. If ice is thick enough to support the equipment, start by cutting a hole in the ice. Cutting a hole in the middle of the circle of ice will make it easier to lift out. Once the ice is removed, push the culvert down into the mud and level it. Try to get the culvert into solid

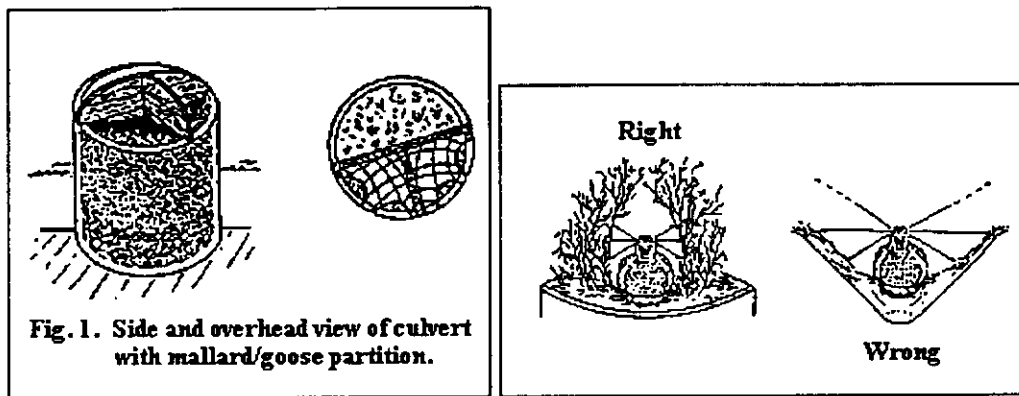
(but not frozen) bottom substrate.

Filling the Culvert

Culverts should be filled with soil suitable for plant growth. Rock or gravel are not acceptable fill material because they do not allow moisture to reach growing plants. The soil will settle and the culverts must be revisited to replenish the settled soil. The soil can settle as much as two feet, making it impossible for ducklings and goslings to escape. Filling the culvert with water saturated fill material may decrease the settling. Plan on revisiting the site(s) at least once and probably twice to replenish the settled soil.

Habitat/Cover

Culverts grow a variety of weeds from windblown or soil-stored sources. This is generally okay, but seed such as alfalfa, sweet clover, and native grasses could be spread into the soil to improve conditions. It generally takes 1 to 2 years before cover is adequate to attract nesting waterfowl. Nesting geese usually break down nearly all residual vegetation and use it as nest material. They also destroy the vertical and horizontal cover that attracts mallards. Generally geese and mallards will not occupy the same sight unless modifications are made. A partition may be placed into a larger culvert that separates geese and mallard nesting sights. The partition can be made from cedar boards (4 cm thick) to resist rot. Covering the partition with 15 cm mesh wire will allow mallards to squeeze through the mesh if necessary. A rounded opening of approximately 15 x 20 cm will provide access to the covered quadrants of the partition. Weaving 1-2 cm diameter willow sticks through the wire mesh on the side facing the open goose nesting area will ensure that the cover for the mallard nesting sight will not be incorporated into the goose nest.



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[Next Section--Mallard Nest Basket](#)

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We all Live Downstream:

We will investigate the benefits of
riparian buffer zones along our
River, discuss pollution's impact
And what can be done to avoid it.

K-5
1800 KIDS
SHELTER ONLY
W/ PICNIC TABLES

“We all Live Down Stream”

Program Essentials

Location:

Teaching Area

Materials:

Magnifying glasses

Pollution Samples: Oil

Pesticides

Animal Waste

Sediments

Yarn

Erosion Boxes (2)

Laminated Land Sections

Soil

Overhead Markers

Sod

Towel

Sandpaper

2 Clear jars

Watering Can

Cleaner

Preparation:

Before the children arrive be sure to bring the tub marked “We All Live Downstream,” the erosion boxes, and the watering can to the teaching area by the river. You may use the red wheeled cart to help you- it is located by the shed.

Set up the erosion boxes on the table without benches. Fill one box with bare soil. Fill the other with soil covered with grass, weeds- some kind of covering with roots. Put the two glass jars by the boxes and fill the watering can.

Put the tub by the picnic table.

Program Overview) w:

- 2) Introduction of yourself and FOR
 - 3) Icebreaker- How Observant are You?
 - 4) Trail Safety and Motto5) and talk about using your senses
 - 6) Sum of the Parts
 - 7) Silent River Walk (single file trail, using all senses except taste)
 - 8) Erosion Boxes
 - 9) Talking/question points- Intro to Pollution
Wrap Up with Sum of Parts
 - 10) Summarize, walk back to the sign, and thank them for coming
- *Most materials found in the bin, erosion boxes are outside by the metal cabinets.

Introduction: Self- Explanatory (Don't forget to talk about FOR)

Icebreaker:

How Observant Are You?

After the introduction of yourself and FOR have the children face away from you and ask them to tell you what you are wearing, what color your eyes are After taking their guesses have them turn around and check.

Explain that while you are together you will expect them to be observant of everything that they see, hear, touch, and smell.
This is a good lead in to trail safety.

Trail Safety:

Basics:

- 1) Use all your senses but taste except when it comes to poison ivy
- 2) Buddy System (partners)
- 3) Stay with the group at all times

Respect our ecosystem. 4) Trail Motto:

TAKE ONLY MEMORIES
LEAVE ONLY FOOTPRINTS
KILL ONLY TIME

“Sum of the Parts” (20 minutes)
Adapted from ‘Project Wet’

First Part:

- 1) Hand out the laminated map section to each student or pairs of students.
- 2) Hand out the overhead markers (one per team)
- 3) Explain to the students that this map represents their plot of land to do with what they like. They may build a house, 4) mall, factory, farm Give them about 5-8 minutes.
- 5) After the students are finished have them hand in their maps.
- 6) Tell the children we will be getting back to their maps so they need to remember which is theirs and what they drew.

(Please do the 2nd part after you have completed the erosion boxes)

Second Part:

- 1) Tell them that their plots of land are all connected and are part of the Rappahannock River system.
Put the pieces together and discuss what each piece is and how it might impact the river and its neighbors.
Questions: a) How will the pollution affect the river?
b) How will the pollution affect its inhabitants?
c) How can we prevent this pollution?
- 7) 4) Ask them if they would change any thing on their map. How?
- 8) Explain that in order to do the best thing for the people and the river there must be communication.

Silent River Walk

- 1) Explain to the kids that this is a single file trail and it is a silent walk. The reason it is silent is so that we can sense more wildlife- we won't scare it away.
- 2) Be sure to look everywhere, side to side, up and down. When we reach the open area at the end we will share what we have sensed along the way.
- 3) When you reach the open area ask the children what they smelled, heard, touched, saw. Discuss, identify, and answer any questions they might have. This is a good time to discuss dependency of the community.
- 4) Then again have them be silent and explain that you will take them down to the river but they must not touch the water or go past the last step.
- 5) Discuss what you see, how long the river is (185 miles), and depth of water, current, color of the water, wildlife . . .
- 6) Make sure you point out the buffer zone that you can clearly see on the opposite bank. (Remember that the bank on the other side is Lauck's Island.) This will connect the next activity.
- 7) Silently walk back to the erosion boxes.

Erosion Boxes

- 1) Gather the group around the table and ask them what the obvious difference is between the boxes. Point out that these boxes represent the banks of the river. One bank has no vegetation and the other does.
- 2) Have the children predict what will happen to the bank with just soil when it rains.
- 3) Choose a person to collect the water at the pipe with a clear jar.
- 4) Explain that we will have to make it rain to find out what will happen so they will need to sing 'It's Raining, It's Pouring' with you while you water the box with the watering can. (This also acts as a timer)
- 5) Discuss the results. Point out that the sediment feels like sandpaper to the gills of the fish- pass around the sandpaper and have them gently scrape the back of their hands. Can light get through all this sediment? (SAV's) Would you like to go swimming in it?
- 6) Explore with the group where this could actually happen so that it would effect our Rappahannock River by asking questions. Farms? Construction? Recreational Vehicles?

Repeat steps 2- 4 with the 2nd box. Discuss the results. Sometimes you will have to sing the song twice- ask the children what that means for the river when it rains. Introduce the idea of Riparian Buffer Zones. What is the difference between the two samples? How does this improve the river ecosystem?

Helpful Resource Information

Types of pollution from different land uses:

Agriculture:

Nutrients- Nitrogen and phosphorous from animal waste can cause algae blooms in the river which leads to loss of dissolved oxygen.

Bacteria and Pathogens from animal waste can make water unfit to swim in and drink.

Sediment from erosion makes water cloudy, prevents light penetration which inhibits the growth (photosynthesis) of SAV's (submerged aquatic vegetation), fills up spaces between rocks which eliminates hiding places for insects, eggs and fish, and smothers benthic (bottom dwelling) organisms such as oysters, clams and mussels.

Pesticides and Herbicides can runoff the fields killing plants and animals, which live in the water. (Just enough is good- in this case more is not better!)

Development:

Sediment from erosion at construction sites

Parking lot runoff- oil, gasoline, transmission fluid, antifreeze, heavy metals from brake pads and litter.

Industry:

Bacteria break down organic materials (i.e. paper pulp) in wastewater. These bacteria consume oxygen and take it away from other organisms that need it. This process is called BOD- biological oxygen demand.

Chlorine is used as a disinfectant for treating wastewater from sewage treatment plants

Effects of Erosion:

- 1) Erosion leads to sedimentation, which fills in the river preventing boats from coming up stream. The City Dock in Fredericksburg was a thriving port in the 1700's. Huge sailing vessels would dock here in Fredericksburg. There is no way that could happen today. Many cities spend millions of dollars dredging their rivers to get rid of the sediment that has built up through the erosion process.
- 2) Cloudy water is suspected to cause the decline in several sport fishing species (RAD-relocate, adapt, or die) including Rockfish.
- 3) Farmers lose valuable, fertile topsoil because it washes away

therefore the farmer not only decreases his acreage but has to spend extra \$ on fertilizer.

What can we do?

- 1) Agriculture: Water runs off of bare soil and fields carrying soil with it. Farmers can use various types of conservation practices called Best Management Practices (BMP's) They include:
 - a) Filter Strips- undisturbed grassy areas along the edge of fields
 - b) Streamside Forest Buffers (riparian buffer zones)- leaving or replanting a forest for 50-100 feet along a stream.
 - c) Fencing off streams- Cattle that have access to streams will break down the stream bank with their hoofs, killing vegetation and elimination the buffers.
- 2) Developers: Poorly managed construction sites let soil runoff during rainstorms. Developers can control this by:
 - a) Putting up a silt fence around the entire site
 - b) Leaving natural vegetation where ever possible
 - c) Installing 'sedimentation ponds' on their sites to collect runoff water and let the dirt settle out.

What can YOU do?

Keep a look out for erosion and cloudy stream. Talk with all of your friends about what you learned today and be sure to share the simple solution of planting trees and bushes along our rivers!

How bad is the Rappahannock?

The state of Virginia says that erosion in the Rappahannock has caused water to become so cloudy that it has lost over 20 miles of SAV habitat. Eelgrass, which was once plentiful, no longer exists in the river. Scientists who have tried to plant eelgrass in the river's estuary have been unsuccessful because storm events cause the water to be too cloudy for too long.

The state also reports that the Rappahannock has one of the most degraded Benthic communities in the whole Chesapeake Bay. Clams, oysters, and mussels are severely stressed mainly due to cloudy water.

Walks at the Marsh

What's New

Sightings Reports

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Breeding Bird Survey

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Friends of Dyke Marsh

Who We Are

Welcome to the Dyke Marsh Wildlife Preserve

Dyke Marsh is a freshwater tidal wetland consisting of 380 acres just south of Alexandria, Virginia, and north of historic Mt. Vernon. Located on the west bank of the Potomac River some 95 miles from the Chesapeake Bay, Dyke Marsh is owned by the U. S. Federal Government and is managed by the National Park Service as a part of the George Washington Memorial Parkway. It is an area of open water, cattail marsh, wetland shrubs and plants, and deciduous swamp forest.

In the early 1800's earthen walls were built around the perimeter of the marsh in order to create more "fast land," land not inundated by high tides. The "dyked" area was then used to graze livestock and to grow crops. Over the years, the marsh has developed into a wide expanse of marsh vegetation, and tidal silts have provided a footing for marsh plants and the floodplain tree species of sycamores, maples and poplars. Today, the area is unique in that it represents the largest remaining piece of freshwater tidal wetlands in the Washington Metropolitan area. It is best known for its resident and migratory bird populations, the weekly bird walks that take place year-long, and for the extensive breeding bird survey conducted every summer.

Animals of the Marsh

Dyke Marsh provides habitat which supports a diverse collection of animals. Evidence of beaver activity is visible along the haul road and beavers, along with muskrats, can most often be seen in the early evening swimming in the marsh. Other mammal species observed include gray squirrels, cottontail rabbits, shrews, field mice, river otters, red fox, little brown bats, and whitetail deer. Reptiles such as snapping turtles and northern watersnakes, and amphibians such as frogs, are also common.

Plant Species

To date, more than 360 species of plants have been recorded in Dyke Marsh. The dominant species in the marsh itself is the narrow-leaved cattail, which typically develops its characteristic flower spike

by June. Other species associated with the tidal marsh include arrowhead, arrow arum, pickerelweed, sweetflag, spatter dock, and northern wild rice. A result of human disturbance in the marsh has been the introduction of several exotic, or non-native, plant species. Exotic species are very opportunistic, growing in disturbed areas and oftentimes outcompeting beneficial native species. Portions of the floodplain forest are being overgrown with several exotic vines such as porcelainberry, Japanese honeysuckle, and Asian bittersweet. In the marsh, yellow iris, common reed and purple loosestrife are slowly encroaching on the native species.

Directions

Travel south from Old Town, Alexandria on the George Washington Parkway towards Mt. Vernon. After crossing the stone bridge at Hunting Creek (unmarked), take your next left at "Belle Haven Picnic Area/Dyke Marsh". The trail out to the marsh is beyond the bike path, on the right, but be sure to scan the cove in front of the picnic area for waterfowl and eagles. The Sunday morning walks meet at 8:00 a.m. in the south parking lot in the Belle Haven Picnic Area.

Our Mission

- To monitor and protect the marsh and its flora and fauna by working in cooperation with the citizenry, the local governments and the National Park Service.
- To enjoy the marsh and all that it has to offer. We do this through:
 - Weekly birdwalks
 - Monitoring and active involvement in regional conservation issues
 - Offering educational programs
 - Working closely with the community to increase the public conservation awareness of the marsh.
 - Extensive Breeding Bird Survey of Dyke Marsh and the Belle Haven Picnic Area.
 - Funding and completion of a comprehensive Biological Survey of the marsh.

And a Special Thanks to:


Thanks go to many people at all times, and it is hard to limit the number, but we wish to offer gratitude to:

- The good folks at *Huntley Meadows Park* and their donation of meeting space for our membership meetings and programs.
- The legal expertise and hours donated by *Covington and Burling*.
- Our conservation community-minded web server *Potomac Consulting Group*.
- **The National Park Service** for information contained in this website and for our ongoing working relationship.

Join Us!

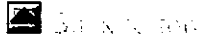
Membership by mail:

FODM, c/o Art Ungerleider, P.O. Box 98, Mt. Vernon, VA 22121
 Dues: \$10.00/calendar year. Tax Deductible.

 **Electronic mail for Marsh Wren and FODM website contributions:**
dorothymcmanus@msn.com

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Friends of Dyke Marsh, Inc. is a non-profit §501(c)(3) organization.



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Friends of Dyke Marsh

The On-Line Marsh Wren

The Friends of Dyke Marsh

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● Membership Meeting

Our fall meeting, open to all, will be held at 7:30 p.m., **Wednesday, September 26, 2001**, at the Huntley Meadows Park Visitors Center located off Lockheed Boulevard south of Alexandria (phone: 703 768-2525).

TOPIC: Dyke Marsh: Past, Present & Future
SPEAKER: Dr. David W. Johnston

The meeting will focus on Dyke Marsh in its entirety and will feature ecologist David W. Johnston discussing his recently published study *The Dyke Marsh Preserve Ecosystem*.

Dr. Johnston's presentation will be followed by a brief "human history" of the marsh by two members of the Friends' Board of Directors, Ed Risley and Jeb Byrne. Then there will be a moderated roundtable discussion in which invited guests with special expertise in aspects of the marsh will participate, followed by open discussion. We're calling the session "Dyke Marsh: Past, Present and Future."

Dr. Johnston's comprehensive study of the last freshwater tidal marsh on the Potomac in the national capitol area was sponsored by the Friends of Dyke Marsh. He was selected to undertake the study of the marsh because of his distinguished career in ecology and ornithology which began with training in those disciplines at the University of Georgia and the University of California. He has held professorships at various southern universities, has done research in several parts of the world, and has published some 150 articles and edited books on endangered species, biological diversity, and bird ecology. Dr. Johnston has worked for the National Science Foundation and the National Academy of Sciences and has been a consultant to organizations such as the Wilderness Society and the Council on Environmental Quality.

Risley, working with other area naturalists, founded the Friends of Dyke Marsh in 1975. Byrne is a longtime member and past president of the Friends.

● 2001 Breeding Bird Survey Results

The Dyke Marsh Breeding Bird Survey was conducted between May 26 and July 4. Some data is under review, but it seems that we confirmed a minimum of 36 species this year. Kudos to Kurt Gaskill for confirming the hard-to-get Red-eyed Vireo and Northern Parula. An even bigger surprise was his report of a Brown Thrasher nest with nestlings near the restrooms in the northern part of the picnic area. Way to go Kurt!



Kurt!

Hats off to Paula Sullivan who, with the Robinsons, located a Prothonotary Warbler nest cavity south of the big gut. She even supplied a photo of an adult bringing food to the youngsters! During the same day, she went up to the picnic area and found a Warbling Vireo pair with fledglings and then proceeded to find a Warbling Vireo nest as a busy parent brought food to hungry nestlings. Rich Rieger was the first to confirm Gray Catbird with an adult gathering food at a mulberry tree and then later on in the survey discovered our first and only Yellow Warbler nest. Last but not least (no pun intended), Bob Heilferty, alone in his kayak, conducted a painstaking search of the aquatic vegetation until he discovered and photographed a Least Bittern in the "Little Gut." Folks, that's not an easy job.



There is one disturbing piece of news from this year's survey. Marsh Wrens did not show up in big numbers during 2001. There appear to have been perhaps a dozen territorial males and these were concentrated in the narrow leaf cattails to the north of Haul Road and the adjacent islands. I believe there was only a single Marsh Wren heard south of Haul Road. However, this is not unprecedented. During 1995 Marsh Wrens also arrived in reduced numbers and that year we found no nests! This year Bob Heilferty was at least able to uncover two nests.

I am currently at a loss to explain what happened with Marsh Wrens in 1995 and again in 2001. Is this a cyclical phenomenon? Perhaps it is weather dependent. Although it seems unlikely, maybe something weird happened with the prey base this year. All this is speculation of course. Let's see what happens in 2002. In the meantime, I will be inputting data for the 2001 season and will provide a more detailed analysis in the next issue of *The Marsh Wren*. -- Larry Cartwright

Again this year, the survey was directed by Larry Cartwright. Survey results will be published here on the website. The results of last year's 2000 Breeding Bird Survey is available for viewing.

- Dyke Marsh Bird List

We now have available on this web site the Updated Bird List for the birds of Dyke Marsh, Belle Haven and Hunting Creek. The latest observations of the Friends of Dyke Marsh have been added to the existing data to update the list. These updates include seasonal occurrence data as well as the observations from the 2000 Breeding Bird Survey. The list has been modified with the names and order following the Seventh A.O.U. Checklist. Included are 225 of the more common species observed in the Dyke Marsh, Belle Haven and Hunting Creek area. Sightings of any unlisted species should be reported to the Records Committee.



- A Boardwalk For Dyke Marsh

Construction of the boardwalk on the Dyke Marsh trail along the Haul Road is beginning. The National Park Service announced the closing of that portion of the trail beginning about half a mile from the entrance. The period of closure is from August 31, 2001 to March 1, 2002.

A year ago, after an Environmental Assessment, NPS said in its Document of Decision

that the raised boardwalk with a loop at its end and two viewing platforms would channel visitor usage. It also said then that the NPS staff would closely monitor construction, and that "to minimize construction impacts, sensitive plant and animal habitats will be located and marked for protection during construction of the boardwalk." A majority of the board of directors of the Friends of Dyke Marsh endorsed the project.

The park service has been considering the boardwalk project for many years. It was first proposed forty-two years ago by one of the architects of the congressional legislation which saved Dyke Marsh from extinction. Rep. Henry Reuss (D-WI) had suggested during House consideration of the Dyke Marsh bill in 1959 that "a pair of catwalks strategically placed at Dyke Marsh would encourage its appreciation and enjoyment by the public." He had been impressed by the success of the boardwalk trail at the National Audubon Society's Corkscrew sanctuary in Florida.

From time to time since then, proposals to build a boardwalk at Dyke Marsh were discussed but never acted upon. Eventually, an opportunity for funding presented itself as the result of a 1993 oil spill at Sugarland Run further north on the Potomac. In a consent decree between Colonial Pipeline Company and the federal government, Commonwealth of Virginia and the District of Columbia, the pipeline company agreed to implement certain projects in all those jurisdictions because of damages caused by the oil spill. The Dyke Marsh boardwalk is one of those projects.

NPS has said that "Permits to enter the closed area will be considered by NPS for good reason." FODM applied for permits for leaders of its weekly birdwalks, who would be able to escort participants in the Sunday walks.

- [Record Your Dyke Marsh Bird Sightings](#)


See the [Bird Sightings](#) page for instructions and to read what's being seen.

- [More Active Members Needed](#)



The Friends are looking for members with a little time to spare to become more actively involved with our organization. We are looking for people who would like to help with publicity, program planning, writing articles or contributing photos for *The Marsh Wren* or even planning a birding event combined with a picnic or other social get-together. Perhaps you have an idea for a future speaker or a walk through Dyke Marsh with a special emphasis. Perhaps you would like to lead a walk! All contributions of ideas and time would be welcome. Call or e-mail any board member. We would love to hear from you. Visit our [Membership](#) page to see the benefits of becoming a member

and a directory of the FODM board of directors.

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Birding and Conservation Groups

Local

- [Alexandria Seaport Foundation](#) NEW
- [Audubon Naturalist Society of the Mid-Atlantic States](#)
- [Fairfax Audubon Society](#) NEW (Northern Virginia Chapter of the National Audubon Society)
- [Friends of Huntley Meadows Park](#) NEW (Alexandria, VA)
- [Maryland Ornithological Society](#) (Links to all Maryland Chapters)
- [Mt. Vernon Sierra Club](#)
- [New Columbia Audubon Society](#) (DC Chapter of the National Audubon Society)
- [Northern Virginia Bird Club](#) (Northern Virginia Chapter of the Virginia Society of Ornithology)
- [Virginia Bluebird Society](#)
- [Virginia Society of Ornithology](#)

National

- [American Birding Association](#) NEW
- [National Park Service](#)
- [U.S. Fish and Wildlife Service](#)

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Last updated: September 12, 2000.

WALD- SOL's

Kindergarten

ENGLISH

Oral Language

K.2 The students will use listening and speaking vocabulary.

- Use number words.
- Use words to describe/name people, places and things.
- Use words to describe location, size, color, and shape.
- Use words to describe action
- Ask about words not understood.
- Follow one-step and two-step directions.

Application: In 'Sum of Parts' the students will be describing their pictures, giving them an opportunity to practice their describing vocabulary. Be sure to help them find the words to describe their masterpieces.

K.3 The student will build oral communication skills.

- Begin to follow implicit rules for conversation, (e.g., taking turns and staying on topic)
- Begin to use voice level, phrasing, sentence structure, and intonation appropriate for language situation.
- Listen and speak in informal conversation with peers and adults.
- Begin to initiate conversations
- Participate in discussions about learning.

Application: The program revolves around discussion and conversation. Two way participation is vital to this learning experience, be sure to engage the students in any way you can. What do you think? How do think that will work?

Research

K.13 The student will begin to ask how and why questions.

Application: Give the students many opportunities to ask questions and offer examples by asking them questions: i.e. Today I will be asking you some hard questions like; How do plants on the sides of the river help the water in the river? Why do the fish go away when the water is muddy? I will give you some time to ask questions too and we will use our thinking caps to come up with the best answers.

SCIENCE

Investigation, Reasoning, and Logic

K.2 The student will investigate and understand that humans have senses including sight, smell, hearing, touch, and taste. Senses allow one to seek, find, take in, and react or respond to information in order to learn about one's surroundings. Key concepts include

- five senses (taste, touch, smell, hearing, and sight);
- sensing organs associated with each of the senses (eyes, ears, nose, tongue, and skin);
and
- sensory descriptors (sweet, sour, bitter, salty, rough, smooth, hard, soft, cold, warm,

hot, loud, soft, high, low, bright, dull).

Application: Focus, especially in the beginning, about how we will use all our senses except one during our time together. Ask them what their five senses are and which one they should not use and why. After our Silent River walk discuss what they sensed. Go through touching, hearing, smelling, and seeing individually.

Life Processes

K.6 The student will investigate and understand basic needs and life processes of plants and animals. Key concepts include

- living things change as they grow and need food, water, and air to survive;
- plants and animals live and die (go through a life cycle); and
- offspring of plants and animals are similar but not identical to their parents and one another.

Application: As you and the students enjoy the river and point out the different things they see describe the life cycle of what is there that has captured their attention.

Sometimes it will be the big trees and shrubs on Lauck's Island, sometimes a Blue Heron or a fish. There is also a great grapevine, which you can point out on the way back to the teaching area. (It is on the left, hanging from a huge tree) Ask the students how they think it came to be the way it is.

Earth Patterns, Cycles, and Changes

K.8 The student will investigate and understand simple patterns in his/her daily life. Key concepts include

- weather observations;
- the shapes and forms of many common natural objects including seeds, cones, and leaves;
- animal and plant growth; and
- home and school routines.

Application: Go crazy with this one, ask the students about everything you know something about. Capture their interest by having them describe what it could be and then share with them what it is. Feel free to bring the identification books but never take more than 30 seconds to look something up! Maintain your excitement of the natural world and they will, too!

Resources

K.10 The student will investigate and understand that materials can be reused, recycled, and conserved. Key concepts include

- identifying materials and objects that can be used over and over again;
- describing everyday materials that can be recycled; and
- explaining how to conserve water and energy at home and in school.

Application: Ask the students what they think the most recycled material is that they use. This can be done during the erosion box demonstration. It is water and has been recycled and cleaned thousands of times, cleaned by plants and the earth. Discuss what they have used water for today. Ask for suggestions and add some more- Is it important for the water to be clean? How can they use water responsibly each day?

Grade One

ENGLISH

Oral Language

1.3 The student will adapt or change oral language to fit the situation.

- Initiate conversation with peers and adults.
- Follow rules for conversation.
- Use appropriate voice level in small-group settings.
- Ask and respond to questions in small-group settings.

Application: In 'Sum of Parts' the students will each be given a chance to share their creative use of land and will need to describe it well. Each student will have time to speak to a group, listen while others are speaking and volunteer their solutions to any problems in their own plan.

SCIENCE

Scientific Investigation, Reasoning, and Logic

1.1 The student will plan and conduct investigations in which

- differences in physical properties are observed using the senses and simple instruments to enhance observations (magnifying glass);
- objects or events are classified and arranged according to attributes or properties;
- observations and data are communicated orally and with simple graphs, pictures, written statements, and numbers;
- length, mass, and volume are measured using standard and nonstandard units;
- inferences are made and conclusions are drawn about familiar objects and events;
- predictions are based on patterns of observation rather than random guesses; and
- simple experiments are conducted to answer questions.

Application: The erosion box activity is a great channel to allow all of these things to occur. After explaining what you will be doing have the students predict the outcome. Measurement of time is taken through a song and measurement of volume is taken through the comparison of liquid in jars. The students are required to come up with conclusions and observations with this experiment before we go to the next activity.

Matter

1.3 The student will investigate and understand how different common materials interact with water. Key concepts include

- some common liquids (vinegar) mix with water, others (oil) will not;
- some everyday solids (baking soda, powdered drink mix, sugar, salt) will dissolve, others (sand, soil, rocks) will not; and
- some substances will dissolve easily in hot water rather than cold water.

Application: As Part 2 of 'Sum of Parts' is discussed the students are shown different types of pollution in river water. Discuss the solutions with them and their different effects they have on the Rappahannock River ecosystem

Life Processes

1.4 The student will investigate and understand that plants have life needs and functional

parts and can be classified according to certain characteristics. Key concepts include

- needs (food, air, water, light, and a place to grow);
- parts (seeds, roots, stems, leaves, blossom, fruit); and
- characteristics: edible/nonedible, flowering/nonflowering, evergreen/deciduous.

Application: During our River Observation talk about the SAV's (submerged aquatic vegetation) Ask the student what plants do and need then tie this concept of sunlight to the erosion box without vegetation. How would cloudy water effect the SAV's?

1.5 The student will investigate and understand that animals, including people, have life needs and specific physical characteristics and can be classified according to certain characteristics. Key concepts include

- life needs (air, food, water, and a suitable place to live);
- physical characteristics (body coverings, body shape, appendages, and methods of movement); and
- characteristics (wild/tame, water homes/land homes).

Application: Try to link what we need to what the River Ecosystem needs- what are some needs that we have in common? What are some differences?

Earth Patterns, Cycles, and Change

1.7 The student will investigate and understand the relationship of seasonal change and weather to the activities and life processes of plants and animals. Key concepts include how temperature, light, and precipitation bring about changes in

- plants (growth, budding, falling leaves, wilting);
- animals (behaviors, hibernation, migration, body covering, habitat); and
- people (dress, recreation, work).

Application: During the River Observation the students might bring up the roar of the dam or the fish that occasionally jump. This is a wonderful opportunity to discuss the anadromous fish that seasonally frequent our river.

Resources

1.8 The student will investigate and understand that natural resources are limited. Key concepts include

- identification of natural resources (plants and animals, water, air, land, minerals, forests, and soil);
- factors that affect air and water quality;
- recycling, reusing, and reducing consumption of natural resources; and
- use of land as parks and recreational facilities.

Application: This is interwoven throughout the entire program.

Grade Two

ENGLISH

Oral Language:

2.2 The student will continue to expand listening and speaking vocabularies.

Use words that reflect a growing range of interests and knowledge.

Clarify and explain words and ideas orally.

Give and follow oral directions with three or four steps.

Identify and use synonyms and antonyms in oral communication.

Application: Because the students will be asked many questions they will be given an opportunity to practice both listening and speaking throughout the program. These skills will not only be practiced by the students but also modeled by the teachers.

- 2.3 The student will use oral communication skills.

Use oral language for different purposes: to inform, to persuade, and to entertain.

Share stories or information orally with an audience.

Participate as a contributor and leader in a group.

Paraphrase information shared orally by others.

- **Application:** The students will each have the opportunity to describe their pictures during the 'Sum of Parts' activity. They will also be given the opportunity, orally, to problem solve and improve their own pictures. Help them through this with suggestions if needed.

SCIENCE

Life Processes

2.4 The student will investigate and understand that plants and animals go through a series of orderly changes in their life cycles. Key concepts include some animals (frogs and butterflies) go through distinct stages during their lives while others generally resemble their parents; and

Flowering plants undergo many changes from the formation of the flower to the development of the fruit.

- **Application:** During the River Observation is an excellent time to bring up the life cycle of the anadromous fish: shad.

Living Systems

2.5 The student will investigate and understand that living things are part of a system.

Key concepts include

living organisms are interdependent with their living and nonliving surroundings; and

Habitats change over time due to many influences.

Application: The roar of Embrey Dam always comes up and is a good way to bring up the life cycle of the shad and how it has been interrupted by the Dam. Be sure to ask the students what kind of effect this has had of the river? Man?

Grade Three

ENGLISH

Oral Language

3.1 The student will use effective communication skills in group activities.

Listen attentively by making eye contact, facing the speaker, asking questions, and paraphrasing what is said.

Ask and respond to questions from teachers and other group members.

Explain what has been learned.

- **Application:** This program relies heavily on the communication and exchange of ideas between the students and the teacher. Ask the students many questions giving them the opportunities to practice active listening and speaking. Be sure to ask the students to summarize what happened after each activity. Ex. What did we just do? Why did we do it? How does it apply to the river?

3.2 The student will present brief oral reports.

Speak clearly.

Use appropriate volume and pitch.

Speak at an understandable rate.

Organize ideas sequentially or around major points of information.

Use clear and specific vocabulary to communicate ideas.

Application: The students will not be doing this particular SOL, however, they will be hearing a good model through the teacher. Remember this program is a waste of time, for the teacher and the student, if the teacher cannot be heard or understood.

SCIENCE

Living Systems

3.6 The student will investigate and understand that environments support a diversity of plants and animals that share limited resources. Key concepts include

- water-related environments (pond, marshland, swamp, stream, river, and ocean environments);
- dry-land environments (desert, grassland, rainforest, and forest environments); and
- population and community.

Application: When asking the students what they see during the River Observation be sure to point out that they are all different- introduce diversity. Ask them whether they think diversity is a good thing or a bad thing and why? Depending on the attention of the students you could classify the observations they make into producer, consumer, decomposer, herbivore, carnivore, omnivore and predator/prey.

Earth Patterns, Cycles, and Change

3.8 The student will investigate and understand basic sequences and cycles occurring in nature. Key concepts include

- sequences of natural events (day and night, seasonal changes, phases of the moon, and tides); and
- animal and plant life cycles.

Application: During the beginning of the Erosion Box Activity discuss the seasonal changes in Virginia- specifically target the rainy season, Spring and Fall. Then make it rain!

Another application can occur during the River Observation. Take this opportunity to discuss Embrey Dam and the effect it has had on the Shad. Have the students hypothesize how long it might take the Shad to return to there original domain when the dam comes down.

3.9 The student will investigate and understand the water cycle and its relationship to life on Earth. Key concepts include

- the origin of energy that drives the water cycle;
- processes involved in the water cycle (evaporation, condensation, precipitation); and
- water supply and water conservation.

Application: During the River Observation discuss the water cycle. We have a great poster that could be used as a visual, the river is usually the best visual if the students have their thinkers on. Bring up water supply and water conservation at the Erosion Box Activity and the 'Sum of Parts' activity. What is the most recycled element of earth? Water!

Resources

3.10 The student will investigate and understand that natural events and human influences can affect the survival of species. Key concepts include

- the interdependency of plants and animals;
- human effects on the quality of air, water, and habitat;
- the effects of fire, flood, disease, erosion, earthquake, and volcanic eruption on organisms; and
- conservation, resource renewal, habitat management, and
- species monitoring.

Application: During the Erosion Box activity, after you have collected both samples, ask them which they would rather drink if they were a fish? What would happen if they were fish and they lived in the cloudy water- take the students through the effects it would have on the cycle of river life.

Grade Four
ENGLISH
Oral Language

4.1 The student will use effective oral communication skills in a variety of settings.

- Present accurate directions to individuals and small groups.
- Contribute to group discussions.
- Seek the ideas and opinions of others.
- Begin to use evidence to support opinions.

SCIENCE
Life Processes

4.4 The student will investigate and understand basic plant anatomy and life processes.

Key concepts include

- the structures of typical plants (leaves, stems, roots, and flowers);
- processes and structures involved with reproduction
- (pollination, stamen, pistil, sepal, embryo, spore, and seed);
- photosynthesis (chlorophyll, carbon dioxide); and
- dormancy.

Application: Specifically during the River Observation discuss the diversity of life within the River starting at the bottom of the food chain. There are some green plants that appear to be growing out of the water. Explain that these are regular plants but that SAV's (submerged aquatic vegetation) exist and they are our SUPER HEROES. They are the River's source of energy . . . Bring this back up during the Erosion box activity when you take the muddy water sample. Can photosynthesis occur?

Living Systems

4.5 The student will investigate and understand how plants and animals in an ecosystem interact with one another and the nonliving environment. Key concepts include

- behavioral and structural adaptations;
- organization of communities;
- flow of energy through food webs;
- habitats and niches;
- life cycles; and
- influence of human activity on ecosystems.

Application: Specifically during the River Observation discuss the diversity of life within the River starting at the bottom of the food chain. There are some green plants that appear to be growing out of the water. Explain that these are regular plants but that SAV's (submerged aquatic vegetation) exist and they are our SUPER HEROES. They are the River's source of energy . . . Bring this back up during the Erosion box activity when you take the muddy water sample. Can photosynthesis occur? How is rain

connected to photosynthesis in the river with buffers? Without? What happens to the insects?

Resources

4.8 The student will investigate and understand important Virginia natural resources.

Key concepts include

- watershed and water resources;
- animals and plants, both domesticated and wild;
- minerals, rocks, ores, and energy sources; and
- forests, soil, and land.

Application: During the program point out many Native plants out to the students, Dogwood, Pawpaw tree, Spice bush, the Sycamore. Throughout the program use specific names- Rappahannock, Chesapeake Bay, Virginia so students will be reminded that they are learning about resources specific to the area.

Grade Five ENGLISH

Oral Language

5.1 The student will listen, draw conclusions, and share responses in subject-related group learning activities.

- Participate in and contribute to discussions across content areas.
- Organize information to present reports of group activities.
- Summarize information gathered in group activities.

Application: The students will be asked many question which will utilize many content areas-they will then be asked to summarize how it all works together. Ex. What happens to the river when it rains? What does photosynthesis do to the water? Why is oxygen important to living things? It is all brought together throughout the program.

5.2 The student will use effective nonverbal communication skills.

- Maintain eye contact with listeners.
- Use gestures to support, accentuate, or dramatize verbal message.
- Use facial expressions to support or dramatize verbal message.
- Use posture appropriate for communication setting.

Application: The students will be given the opportunity to practice these techniques throughout the programs, in addition, the teacher will be a model of an effective communicator.

SCIENCE

Living Systems

5.5 The student will investigate and understand that organisms are made of cells and have distinguishing characteristics. Key concepts include

- parts of a cell;
- five kingdoms of living things;
- vascular and nonvascular plants; and
- vertebrates and invertebrates.

Application: During the River Observation while the students are sharing to the group what they see ask them to classify them into the 5 kingdoms- can you get them all represented. When discussing the SAV's, bring up vascular and nonvascular plants and don't forget to talk about the insect-invertebrates. Using the language in your discussion will help reinforce concepts they have learned in the classroom.

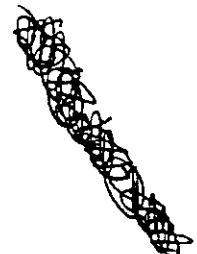
This is From the Bay Agreement.

economics and connecting individuals to the Bay through their shared sense of responsibility. We will seek to increase the financial and human resources available to localities to meet the challenges of restoring the Chesapeake Bay.

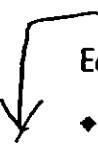
SIGNED IN SUMMER OF 2000
DC · MD · VA

GOAL

Promote individual stewardship and assist individuals, community-based organizations, businesses, local governments and schools to undertake initiatives to achieve the goals and commitments of this agreement.



Education and Outreach



- ◆ Make education and outreach a priority in order to achieve public awareness and personal involvement on behalf of the Bay and local watersheds.
- ◆ Provide information to enhance the ability of citizen and community groups to participate in Bay restoration activities on their property and in their local watershed.
- ◆ Expand the use of new communications technologies to provide a comprehensive and interactive source of information on the Chesapeake Bay and its watershed for use by public and technical audiences. By 2001, develop and maintain a web-based clearing house of this information specifically for use by educators.
- * ◆ Beginning with the class of 2005, provide a meaningful Bay or stream outdoor experience for every school student in the watershed before graduation from high school.
- ◆ Continue to forge partnerships with the Departments of Education and institutions of higher learning in each jurisdiction to integrate information about the Chesapeake Bay and its watershed into school curricula and university programs.
- ◆ Provide students and teachers alike with opportunities to directly participate in local restoration and protection projects, and to support stewardship efforts in schools and on school property.
- ◆ By 2002, expand citizen outreach efforts to more specifically include minority populations by, for example, highlighting cultural and historical ties to the Bay, and providing multi-cultural and multi-lingual educational materials on stewardship activities and Bay information.

Community Engagement

- ◆ Jurisdictions will work with local governments to identify small watersheds where community-based actions are essential to meeting Bay restoration goals—in particular wetlands, forested buffers, stream corridors and public access and work with local governments and community organizations to bring an appropriate range of Bay program resources to these communities.
- ◆ Enhance funding for locally-based programs that pursue restoration and protection projects that will assist in the achievement of the goals of this and past agreements.
- ◆ By 2001, develop and maintain a clearing house for information on local watershed restoration efforts, including financial and technical assistance.
- ◆ By 2002, each signatory jurisdiction will offer easily-accessible information suitable for analyzing environmental conditions at a small watershed scale.



DRAFT

Meaningful Watershed Experiences to Support Greater Understanding of the Chesapeake Bay Watershed

The Chesapeake Bay Agreement, signed by Pennsylvania, Virginia, Maryland and Washington, D.C., in the summer of 2000, committed the District to promoting an effective environmental education experience for all school-aged children in areas relating to the Chesapeake Bay Watershed. To fully grasp the significance of the Bay, it is important to understand the watershed. To accomplish that, it is necessary for students to understand and relate to four distinct environments within the watershed: wilderness/forested areas, streams, rivers (the Anacostia in the District), and the Chesapeake Bay itself. Students who participate in meaningful learning experiences in the woods, at a stream, on a river and on the bay are going to develop a connection to the outdoors and have a better understanding of how their lives affect and are affected by the Chesapeake Bay. Learning about the Chesapeake Bay Watershed should begin at the kindergarten or elementary school level and continue through the end of high school. For greater understanding of the Chesapeake Bay, DC Public School students should have had a minimum of four outdoor, educational experiences by the time they graduate. The four outdoor experiences should include studies in the woods, streams, Anacostia River, and the Chesapeake Bay. Outdoor education must be supported by pre- and post- classroom curriculum work. A pertinent and meaningful experience can occur in any of the four environments at any level of schooling. District Supervisors and Principals should determine the course of action for implementing these outdoor experiences that best utilizes the strengths of their teachers and individual school resources so that each student within the district visits all four areas over the course of their public school career.

Sandra - This is a draft (around June, 01) of what the coalition of environmental education organizations are giving to the D.C. Schools.*

Judy

** D.C. Environment Education Consortium.*

The Environments to be visited:**Wilderness**

Wilderness areas in Washington, DC can include Rock Creek Park and any large wooded parks in the city or surrounding counties of Maryland and Virginia. Students could have their wilderness outdoor education experience happen at any grade level. Generally, younger children would follow an "explore and learn through sensory experiences" format and Senior High School students might participate in data collection and analysis projects. The following are potential themes to be studied in the woods according to grade level:

Elementary School:

- Using all of your senses to explore the forest
- Animal Habitats
- Tree basics
- Food webs/ chains specific to the forest ecosystem (include micro-habitats like rotting logs)

Middle/Junior High School:

- Animal habitats and niches
- Plant niches (understory, canopy)
- Forest succession
- Soil studies
- Natural recycling/decomposition
- Food webs/chains specific to the forest ecosystem
- Watershed basics and groundwater

Senior High School:

- Watershed Issues
- Forest Succession
- Animal population dynamics
- Identification of plants and animals
- Plant and animal survival strategies (adaptations)
- Soil and drainage studies
- Backpacking

Stream

Students can explore and study the stream nearest their school with school staff, or teachers can arrange trips to parks where the park education staff can help facilitate a meaningful stream experience. Stream study can occur at any grade level with younger children utilizing a "catch and release" approach to learning about stream life and older students focusing on water quality testing and weather related issues and on-going monitoring where possible. The following are potential stream themes to be studied according to grade level:

Elementary School:

- Aquatic animals
- Aquatic food webs/chains
- Life-cycles
- Water dynamics

Middle/Junior High School:

- Biotic Indexing
- Water quality testing
- Watersheds and surface water dynamics
- Erosion

Senior High School:

- Biotic Indexing
- Water quality testing
- Watersheds
- Riparian zones and development issues
- Weather effects on water flow (if utilizing a stream near the school)

Anacostia River

It is important that the river experience for students from the District of Columbia occurs at the Anacostia River. The Anacostia's history and environmental issues are of primary importance to the city and the Chesapeake Bay. It is important that students understand the location of the Anacostia: that it truly is DC's river. To make this river educational experience truly meaningful, the students need to be on or at the Anacostia, and need to know where it is located on the map. Elementary school students would be unable to go on canoe trips along the Anacostia River because of age constraints, but could potentially have the experience from a pontoon boat, or from fishing along the banks of the river. Older students could canoe or kayak significant portions of the river. The following are potential themes to be studied along the Anacostia according to grade level:

Elementary School:

- Animal identification (birds and fish)
- Compare/contrast urban sections with upstream park areas (either by pontoon boat trip or visiting the river at both Anacostia River Park and Kenilworth Park or Arboretum)
- Trash problems

Middle/Junior High School:

- Anacostia Watershed specifics (history and pollution issues)
- Water quality testing
- Animal identification (birds and fish)
- Food chains/webs specific to Anacostia and population studies
- Canoe tour

Senior High School:

- Anacostia Watershed specifics
- Anacostia River History
- Pollution sources
- Comparative water quality testing
- Canoe or kayak tour

Chesapeake Bay

Before heading to the Chesapeake Bay for a meaningful learning experience, students need to understand how they are getting there: where the bay is, where they are coming from, and how they could get there by land and water routes. Elementary students should understand the Chesapeake Bay as a habitat for animals, and how the marshes and estuaries function as nurseries and homes for these creatures. Junior and senior high school students could experience the Chesapeake Bay through boating tours or camping trips to the islands of the Bay. Park sites along the Chesapeake could also be visited for all-day experiences next to the Chesapeake. The following are potential Chesapeake Bay themes to be studied according to grade level:

Elementary:

- Marshes and estuaries
- Animal Identification
- Bay animal adaptations

Middle/Junior High School:

- Historical boat tour
- Fishing industry
- Pollution effects on aquatic organisms of the bay
- Submerged Aquatic Vegetation
- Geologic formation of the bay
- Island camping trip

Senior High School:

- Historical boat tour
- Fishing industry
- Pollution effects on aquatic organisms of the bay
- Submerged Aquatic Vegetation
- Geologic formation of the bay
- Island camping trip

Suggested Format for a Meaningful Outdoor Education Experience:

1. The classroom teacher selects a theme or focus within a given environment (woods, stream, Anacostia River, Chesapeake Bay) that is relevant to the science standards and the grade level of the students.
2. Utilizing curriculum materials from Project Learning Tree, Wonders of Wetlands, Chesapeake Bay Foundation books and other resources, the teacher should prepare lessons prior to the trip to help students understand the general concepts of the trip's focus and relevant vocabulary.
3. Focus the students for the trip by activating their schema: listing expectations, questions, and relating the upcoming trip to prior experiences.
4. Have students locate the site of the trip and find the connection to the Chesapeake Bay via water routes. (Remember that "watershed" is the ultimate theme.)
5. The field experience, to be meaningful, should include games/activities that are based on the theme of the trip and that provide further background knowledge for students to utilize as they see and explore the new environment.
6. Look for evidence of the topic in the reality of the environment. Explore, gather data.
7. After the trip, have a culminating project or assessment activity that reinforces the learning that took place outdoors and allows students to express connections they made to the environment.

How a District Supervisor & Local School Principals might look at organizing the four field experiences for students within their District:

1. Determine if any schools within the district are geographically situated for the most advantageous study of a stream or the Anacostia River. If so, that can determine what school level (elementary, middle, or senior high) will focus on making sure that their students go to the stream/river. The principals of the designated schools can decide based on staff experience and talents what specific grade level should absolutely do a stream study or Anacostia River trip.
2. If no geographic influences are present, the principals of the elementary schools should make sure that students in their school have a trip to the woods/wilderness and one other of the 4 environments.
3. Middle/Junior High School principals should make sure that their students do a stream study and one other environment.
4. Senior High Principals should see that their students go to whichever environment has not already been covered (potentially Anacostia River & Chesapeake Bay, but possibly one of those and another.)

Since the elementary school years include more grade levels, it might be practical for 3 of the 4 trips to occur within those years and follow sequentially so that classroom teachers can build curriculum about the watershed in a coordinated manner with other grade-level teachers. Middle/Junior High students could then do the remaining field trip and Senior High Students could repeat a visit to one of the environments and do an intensive study or data collection project.

Resources:

At this time, the DC Environmental Education Consortium has published a booklet, *DC Naturally*, which lists organizations and parks that do outdoor education work with school groups. The DC Department of Environmental Health has "Tools for Urban Teachers" which lists resources available for DCPS teachers to utilize when planning a meaningful, outdoor experience for their students. Further information about parks and programs can also be accessed through the Internet.

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CEF was there with Youth Urban Supplement program

*Gilda named this out -
- use to be possible to grant requests.*



Chesapeake Bay Program Education Workgroup

STEWARDSHIP AND MEANINGFUL WATERSHED EDUCATIONAL EXPERIENCES

The "Stewardship and Community Engagement" Commitment of the *Chesapeake 2000* agreement clearly focuses on connecting individuals and groups to the Bay through their shared sense of responsibility and action. The goal of this Commitment, included below, not only defines the role of the jurisdictions to *promote* and *assist*, but formally engages schools as integral partners to *undertake initiatives* in helping to meet the Agreement. This goal commits to:

Promote individual stewardship and assist individuals, community-based organizations, businesses, local governments and schools to undertake initiatives to achieve the goals and commitments of this agreement.

Similarly, two objectives developed as part of this goal describe more specific outcomes to be achieved by the jurisdictions in promoting stewardship and assisting schools. These are:

* *Beginning with the class of 2005, provide a meaningful Bay or stream outdoor experience for every school student in the watershed before graduation from high school.*

Provide students and teachers alike with opportunities to directly participate in local restoration and protection projects, and to support stewardship efforts in schools and on school property.

There is overwhelming consensus that knowledge and commitment build from first-hand experience, especially in the context of one's neighborhood and community. Carefully selected experiences driven by rigorous academic learning standards, engendering discovery and wonder, and nurturing a sense of community will further connect students with the watershed and help reinforce an ethic of responsible citizenship.

To this end, the Chesapeake Bay Program Education Workgroup seeks to define a common set of criteria to help the Bay watershed jurisdictions meet the intent of this Commitment of the *Chesapeake 2000 Agreement*. From these criteria, each jurisdiction will continue to craft and refine its own plan, tailored to its own population, geography, and fiscal and human resources.

Defining a Meaningful Bay or Stream Outdoor Experience

A *meaningful* Bay or stream outdoor experience should be defined by the following.

Experiences are *investigative* or *project-oriented*. Experiences include activities where questions, problems, and issues are investigated by the collection and analysis of data, both mathematical and qualitative. Electronic technology, such as computers, probeware, and GPS equipment, is a key component of these kinds of activities and should be integrated throughout the instructional process. The nature of these experiences is based on each jurisdiction's academic learning standards and should include the following kinds of activities.

- Investigative or experimental design activities where students or groups of students use equipment, take measurements, and make observations for the purpose of making interpretations and reaching conclusions.
- Project-oriented experiences, such as restoration, monitoring, and protection projects, that are problem solving in nature and involve many investigative skills.
- Social, economic, historical, and archaeological questions, problems, and issues that are directly related to Bay peoples and cultures. These experiences should involve fieldwork, data collection, and analysis and directly relate to the role of the Bay (or other bodies of water) to these peoples' lives.

Experiences such as tours, gallery visits, simulations, demonstrations, or "nature walks" may be instructionally useful, but alone do not constitute a *meaningful* experience as defined here.

Experiences are richly structured and based on high-quality instructional design. Experiences should consist of three general parts including a) a preparation phase; b) an outdoor action phase; and c) a reflection, analysis, and reporting phase. These "phases" do not necessarily need to occur in a linear fashion. These include the following.

- The *preparation phase* should focus on a question, problem, or issue and involve students in discussions about it. This should require background research and student or team assignments as well as management and safety preparation.
- The *action phase* should include one or more outdoor experiences sufficient to conduct the project, make the

observations, or collect the data required. Students should be actively involved with the measurements, planning, or construction as safety guidelines permit.

- The *reflection phase* should refocus on the question, problem, or issue; analyze the conclusions reached; evaluate the results; and assess the activity and the student learning.

Experiences are an integral part of the instructional program. Experiences should not be considered ancillary, peripheral, or enrichment only, but clearly part of what is occurring concurrently in the classroom. The outdoor experiences should be part of the division curriculum and be aligned with the jurisdiction's learning standards. Experiences should make appropriate connections among subject areas and reflect an integrated approach to learning. Experiences should occur where and when they fit into the instructional sequence.

Experiences are part of a sustained activity. Though an outdoor experience itself may occur as one specific event, occurring in one day, the total duration leading up to and following the experience should involve a significant investment of instructional time. This may entail smaller amounts of outdoor time spread over an entire school year. Likewise, the actual outdoor experiences may not necessarily involve all students in a class at the same time. Rich learning experiences, especially those involving monitoring and restoration activities, may require time increments spread over weeks or even months. A sustained activity will generally involve regularly-scheduled school time and may involve extended day or weekend activity.

Experiences consider the watershed as a system. Experiences are not limited to water-based activities directly on the Bay, tidal rivers, streams, creeks, ponds, wetlands, or other bodies of water. As long as there is an

intentional connection made to the water quality, the watershed, and the larger ecological system, outdoor experiences that meet the intent of the Commitment may include terrestrial activities in the local community (e.g., erosion control, buffer creation, groundwater protection, and pollution prevention).

Experiences involve external sharing and communication. Experiences should warrant and include further sharing of the results beyond the classroom. Results of the outdoor experiences should be the focus of school-based reporting, community reporting, publishing, contribution to a larger database of water quality and watershed information, or other authentic communication.

Experiences are enhanced by natural resources personnel. Utilizing the expertise of scientists and natural resources professionals can heighten the impact of outdoor experiences. This includes both their participation in the classroom and leadership on-site during outdoor activities. These personnel have technical knowledge and experience that can serve to complement the classroom teacher's strengths and augment the array of resources for the learning. Additionally, these professionals can serve as important role models for career choices and as natural resources stewards.

Experiences are for all students. As it is crucial for all citizens to have an understanding of and connection with their own watershed, an outdoor experience is for all students regardless of where they live. Much of the land area in the jurisdictions is outside of the Bay watershed; however, it is intended that students residing in those areas have similar opportunities within their own local setting or beyond.

It is also clear that these kinds of experiences must be extended to all students including students with disabilities, in alternative programs, and special populations. No child

should be excluded from a *meaningful* watershed experience.

Meaningful Experiences across the K-12 Program

It is the intention that every student somewhere in the K-12 program will have a *meaningful* outdoor watershed experience before graduation from high school; however, it is the expectation that these kinds of activities will occur throughout formal schooling. Beginning with the primary grades, the jurisdictions' academic learning standards in the social and natural sciences call for inquiry, investigation, and active learning. These skills, concepts, and processes increase in complexity and abstraction, "spiraling" and building throughout the elementary, middle, and high school programs. Likewise, the experiences should reflect this progression.

Outdoor experiences should occur at each level, elementary, middle, and high school. These experiences should be defined by the local curriculum, be aligned with the jurisdiction's learning standards, and mirror the developmental level of students.

The following example "scope and sequence" describes experiences that should be appropriate for many students in the K-12 program.

K-5 experiences should be predominantly local, school, or neighborhood-based, including activities reflecting students' background knowledge, shorter attention span, and physical capabilities. Experiences must clearly relate to academic learning standards across subject areas and reinforce basic concepts such as maps and models, habitat principles, and the concept of the water cycle and watersheds. Care must be taken with the introduction or discussion of complex issues.

6-8 experiences should focus on team and class projects and investigations. These experiences should reinforce research skills requiring the use and analysis of more authoritative print and electronic resources. Longer-term restoration, monitoring, or investigative projects should be conducted locally or on school grounds. Actual student experiences in or near water may be appropriate for many middle school students (following school safety guidelines carefully). Activities such as water-quality testing can be used to reinforce many science, mathematics, and technology skills developed in middle school.

9-12 experiences should reflect students' more abstract reasoning and detailed planning ability. Locally based activities continue to be important, but student watershed experiences beyond the immediate community will have considerable impact in meeting academic and stewardship goals. First-hand experiences in or near water should be part of the implemented curriculum, especially as these experiences relate to the Earth and biological sciences, concepts developed in civics and government, and attitudes reinforcing responsible citizenship.

Conclusion

The preceding consensus criteria define a clear vision for bringing the Bay into every classroom and every child out into the watershed in a *meaningful* way. It will be the goal of every educator, teacher and administrator, to move toward incorporating those experiences that build academic success, reinforce responsible citizenship, and work toward the goals of the *Chesapeake 2000* agreement. With inspired leaders, committed parents, and supporting communities garnering the fiscal and human resources to help make this happen, young people will be significant contributors to healthy, bountiful, and enduring watersheds.

TOOLS FOR URBAN TEACHERS

Environmental Education Resource Center

The Environmental Health Administration is currently developing an environmental education resource center to act as a "one stop shop" for teachers, environmental educators, youth workers, and home-school parents seeking quality environmental education tools. The center will maintain a variety of curricula, audio-visual materials, kits, lab equipment, references, models, informational brochures, maps, posters, games, etc. Educators will be able to browse, borrow materials for use in the classroom, and take advantage of "give-away" items.

The center is located at 51 N Street, N.E., Room 5015, Washington, D.C. 20002. For more details contact **Bonita Thompson** (202) 535-2980 or **Cheryl Hayes** (202) 535-2247.

The National Zoo

National Zoo has recently published "How to Zoo", an educator's guide to the National Zoo. This 234-page booklet contains detailed descriptions of all of the zoo's classroom materials, information on all of the on-site activities and programs available to school groups, and a pull-out section of helpful information about field trips to the zoo. See the FONZ website: www.fonz.org for further information.

The National Zoo also "customizes" teacher workshops based on the needs expressed by teachers for more background information in a variety of curriculum areas, using animals as the common theme. For more information about this personalized approach, call **Judy Manning**, Education Manager, Friends of the National Zoo, at (202) 673-4837.

The Audubon Naturalist Society

The Audubon Naturalist Society has expanded its traditional school offering (the School Ecology Project), to include additional options for school groups. The Read Aloud project is for 3rd through 6th graders. The five-week Mini-Ecology Course is designed for 4th through 7th graders. To schedule a program call **Jane Huff** at (301) 652-9188.

Project Learning Tree/Project WET/Project WILD

Designed to build critical thinking skills that lead to awareness, responsible action, and environmental stewardship, the following internationally recognized environmental education programs are being utilized to provide hands-on, multi-disciplinary training for D. C. teachers and community educators working with students in pre-K through grade 12.

Project Learning Tree

Project Learning Tree is a nationally developed program that provides six-hour training for K-12 educators. Adult leaders are trained to use an activity guide and learning materials which use trees to teach young people about diversity, interrelationships, system, structure and scale, and patterns of change. Lesson plans are correlated to the new Standards of Learning and use science, language and social studies skills.

Project WILD

Project WILD is a nationally developed program that provides curriculum supplements and training about wildlife and habitats. The guide contains more than 80 interdisciplinary lessons. Project Aquatic WILD features lessons on aquatic ecosystems.

Project WET

Project WET is a professionally developed water education program for educators. It is a collection of innovative, water-related activities that are hands-on, easy to use and fun. Project WET activities incorporate a variety of formats, such as large and small group learning, whole body activities, discussion of local and global topics such as atmospheric water, surface and ground water quality, cultural and historic uses of water, and contemporary management issues. The 500-page guide is available through six-hour workshops.

Teachers earn seat hours for participation. To register call Cheryl Hayes (202) 535-2247 at the Department of Health, Environmental Health Administration, Watershed Protection Division, 51 N Street, N.E. 5th Floor, Washington, D.C. 20002.

The Earth Conservation Corps Shipboard Education Program

This environmental education program provides an opportunity for teachers and educators to schedule field trips and engage classroom speakers on a variety of topics such as water quality, history of the Anacostia, and fish identification. Speakers can be utilized independently or in support of shipboard programs.

The Field Trip

8 students and 1 teacher will explore the Anacostia and Potomac Rivers aboard a historic Chesapeake Bay vessel while investigating historical, cultural and scientific topics. Students will get the opportunity to test water quality, check fish traps to identify species caught, and work with charts and other navigational tools. All activities will be fun and hands-on with the goal of educating students about their environment while enhancing the classroom curriculum.

Contact Person: **Bart Merrick**, Earth Conservation Corps, 1st and Potomac Ave., S.E., Washington, D.C. 20003. (202) 554-1960. Fax (202) 554-2060

Anacostia Watershed Society

The Anacostia Watershed Society (AWS) is a non-profit environmental organization dedicated to restoring and protecting the Anacostia River. All AWS programs teach citizens that they are integral participants in the restoration and preservation of this urban river.

AWS offers a comprehensive slide show presentation which explains the river's history and the current threats it faces, as well as the different lifestyle choices and changes citizens can undertake to improve the condition of the watershed. In addition, AWS introduces students to the river by providing canoeing adventures or boat tours along the "Kingfisher Canoe Trail," a scenic five-mile stretch of the Anacostia River.

For additional information on AWS's work with urban students contact **Jim Connolly** or **Josh Ungar**, Anacostia Watershed Society, 4302 Baltimore Ave., Bladensburg, MD 20782. (301) 699-6204.

Aquatic Resources Education Program

The Environmental Health Administration, Fisheries and Wildlife Division, provides instruction to students through its Aquatic Resources Education Program. This program, consisting of three modules, is made possible through a grant from the U.S. Fish and Wildlife Service and the Government of the District of Columbia.

In-School Module

The primary benefit of the In-School module is to supplement educator's needs, through scheduled classroom presentations, while promoting aquatic education and conservation concepts. Topics offered by staff include Fish Biology, Water as an Environment, Chesapeake Bay, Wetlands, and Aquatic Ecology.

Center Module

The Aquatic Resources Education Center, located in Anacostia Park, offers a variety of live exhibits of fish and other aquatic species from our local river environment. This multi-purpose educational center is open to the public Monday through Friday. Groups are encouraged to schedule visits to the center, but walk-in visits are also welcomed.

Summer Module

This eight-week program, in operation from mid-June through early August, gives participants an opportunity to learn about aquatic biology, ecology, conservation and ethical angling.

Teachers may also receive the D.C. Fisheries and Wildlife Division's quarterly newsletter. Each issue features a different aquatic organism, contains a mini-quiz that teachers can use in the classroom, and provides a simple, inexpensive experiment for teachers to undertake with their students.

For more information about this exciting aquatic program contact **Sylvia Whitworth**, Department of Health, Environmental Health Administration, Fisheries and Wildlife Division, 51 N Street, N.E., 5th Floor, Washington, D.C. 20002, (202) 535-2276.

District of Columbia Environmental Education Consortium (DCEEC)

DCEEC is a coalition of over 250 individuals, local groups, and national organizations whose shared mission is to heighten awareness and appreciation of D.C.'s natural and cultural resources. It provides a citywide network for formal and informal environmental education.

To join DCEEC, send the current dues (\$15.00) to **Louise Chapman**, 412 4th Street, N.E., Washington, D.C. 20002. Or attend an upcoming DCEEC workshop and include dues in the fee. Members receive the DCEEC newsletter and discounts on all scheduled workshops. For additional information contact **Gilda Allen** at (202) 535-2239.

The Urban Tree House

The Urban Tree House is a cooperative, flexible, community-based environmental education program. Located in Anacostia Park, it is a platform, constructed in the shape of the United States, which can be used either in teacher-led or independent learning situations. The Urban Tree House was designed to provide alternative ways of teaching urban youth about environmental education and our natural resources.

Environmental specialists will prepare an exciting outdoor experience for your group or visit your classroom if you prefer. Find out about how you can utilize this unique resource to fit your needs. Call **Lucretia Brown** (703) 524-2441, D.C. Urban Tree House, 1800 North Kent Street, Arlington, VA 22209.

Anacostia River Education Initiative (AREI)

The mission of the (AREI) is "to make the Anacostia River and its watershed the primary focus of year-round academic and vocational training services, personal growth and leadership opportunities, community revitalization projects and summer conservation work experiences." AREI is supported through a grant from the Summit Fund of Washington to the Student Conservation Association, Inc. (SCA), a private non-profit organization that provides environmental opportunities to youth and communities nationwide.

For more information about the AREI and its school and public programs, call or contact the Student Conservation Association at 1800 N. Kent Street, Suite 1260, Arlington, VA 22209, Akiima Price (703) 524-2441 or see www.sca-inc.org.

Bridging the Watershed

"Bridging the Watershed" is an environmental education curriculum development program for high school students that ties science to hands-on learning in D.C. area national parks, the Potomac Watershed, and area schools. This program, funded through the National Parks Foundation is designed to:

- promote the national parks in the watershed as learning laboratories for secondary level teachers and students
- increase knowledge of the Potomac Watershed and recognize the importance of national parks in preserving cultural and natural resources
- support local school system curricula in math and science
- offer students service learning opportunities in parks

For further information contact Nancy Smaroff, 2001 Bryan Point Road, Accokeek, MD 20607, (301) 292-8757.

Robert Lederer Youth Garden

The Robert Lederer Youth Garden has established an environmental education resource center for students through a grant from the U.S. Forest Service. The summer youth program, known as Camp Natural, focuses on the environment and provides a variety of hands-on experiences. This center features an impressive "working" garden and an interesting wildlife display. During the school year Club Natural offers an opportunity for neighborhood students to engage in after school computer activities and receive assistance with homework. To learn more about Lederer Youth Garden contact Joyce Perrin at 4801 Nannie Helen Burroughs Ave., N.E., Washington, D.C. 20019, (202) 727-6373.

U.S. Department of Agriculture – Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS) is the federal agency that works with community organizations, schools, and cities to help them protect their natural resources. Assisted by technical support from NRCS staff and the Environmental Health Administration, several public and private schools have developed outdoor conservation learning sites. Call to learn more about these model projects:

Lincoln Middle School

3101 16th St., N.W., Washington, D.C. 20010-3300.
Contact Julia Moe at (202) 673-7345

The Lab School of Washington

4759 Reservoir Rd., N.W., Washington, D.C. 20007
Contact **Kathy Click** at (202) 965-6600

Seaton Elementary School

1503 10th St., N.W., Washington, D.C. 20001-3294.
Contact **Irene Morris** at (202) 673-7215

Peabody Elementary School*

425 C St., N.E., Washington, D.C. 20003-5817.
Contact **Jan Mackinnon** at (202) 698-3280.

Bertie Backus Middle School

5171 S. Dakota Ave., N.E., Washington, D.C. 20017-2393.
Contact **Gloria Thompson** at (202) 576-6110

Amidon Elementary School*

401 Eye St., S.W., Washington, D.C. 20024-4498.
Contact **Ms. Carpenter** at (202) 724-4867

Walker-Jones Elementary School*

100 L St., N.W., Washington, D.C. 20001-1319
Contact **S.A. Crawley** at (202) 724-4894

Bancroft Elementary School *

1755 Newton St., N.W., Washington, D.C. 20010-1830
Contact **Charles Phillips** at (202) 673-7280

Horace Mann Elementary School

4430 Newark St., N.W., Washington, D.C. 20016-2737
Contact **Louise Hill** at (202) 282-0126

Watkins Elementary School

420 12th St., S.E. Washington, D.C. 20003-2208
Contact **Waduda Henderson** (202) 698-3355

Simon Elementary School

401 Mississippi Ave., S.E., Washington, D.C. 20032-5440
Contact **Dwayne Hudson** (202) 645-3360

For more information on how your school may receive technical assistance or funding to implement your outdoor conservation project contact **Leslie Burks (202) 535-2242** or **Gilda Allen (202) 535-2239**.

Wonderful Outdoor World (WOW)

A coalition of environmental educators and recreation organizations has brought the Wonderful Outdoor World (WOW) of camping to District children. WOW introduces kids to nature through overnight campouts in nearby parks with an aim of teaching and enhancing a conservation ethic. This program brings additional resources from The Coleman Company, Walt Disney, Wells Fargo, the U.S. Department of the Interior, and the Natural Resources and Conservation Service of the U.S. Department of Agriculture. Contact **Charles Bush**, U.S. Dept. of the Interior, Bureau of Land Management at (703) 440-1745 or **Leslie Burks**, U.S. Dept. of Agriculture, Natural Resources and Conservation Service at (202) 535-2242.

National Wildlife Federation (NWF)

Nature Link: NWF's NatureLink Youth and Teen Programs connect youth, teens, and families from diverse backgrounds to the outdoors in order to provide the experiential bridge between awareness and environmental action. NatureLink's Urban Wildlife Education Program, in partnership with schools and community organizations, uses an after school format to introduce children to "Nature in Your Neighborhood." Scheduled hands-on programming sessions are developed with a focus on habitat restoration, watershed issues and endangered species.

NatureLink provides teachers and non-formal educators with a professionally developed, easy to use instructional manual with lesson plans and activities called "The Habitat Quest". This 140 page guide is available via NWF's website.

www.nwf.org/getoutdoors-naturelink.

Contact: G. Hope Asterilla, Manager, NatureLink Youth Programs, NWF 8925 Leesburg Pike, Vienna, VA 22184. Phone (703) 790-4100.

Schoolyard Habitats Program: NWF's Schoolyard Habitats Program offers training and materials to teachers and school communities interested in creating and restoring wildlife habitat on their schoolgrounds, and in using this habitat in their curriculum. Schoolyard Habitats also runs a national certification program: schools which provide food, water, cover and places to raise young on their schoolgrounds, and use this habitat in their teaching, can apply for certification as an official Schoolyard Habitats site. Applications as well as materials on fundraising, native plants, attracting wildlife, planning a schoolyard habitat, and more are available.

For more information about the Schoolyard Habitats Program please visit our webpage at <http://www.nwf.org/habitats/schoolyard> or call Julie Totaro, Schoolyard Habitats Program Coordinator, at (703) 790-4100. Free 6-hour workshops for teachers on a variety of environmental topics can be scheduled by calling (703) 790-4001.



The Fireside Sentinel

The Alexandria Library, Lloyd House Journal
JANUARY/FEBRUARY 1994 Vol. VIII, No. 1

WINDMILL HILL

by T. Michael Miller

One of the most picturesque vistas in the old port city of Alexandria is centered around the beautiful park known as Windmill Hill. Bounded by Lee Street on the west, the Wilkes Street Tunnel on the north, Union Street on the east and Gibbon Street on the south, this recreational retreat overlooks the broad Potomac River. On a sunny day the casual visitor is entertained by the sound of young children frolicking on swing sets and seesaws, the shouts of young men running to dunk a lay-up on the basketball court and the conversations of tourists as they admire the flotilla of ships sailing on the river.

What is known about the early history of this park and why is it called Windmill Hill? Perhaps the answer lies in the actions of a young man from Alabama who had a plan to construct a windmill on the banks of the Potomac in 1843. *The Alexandria Gazette* of June 9, 1843, offered a clue to the derivation of the hill's name when it noted: "We understand that a gentleman from the south, with a novel and ingenious plan for a windmill is about to have the matter practically tested in this section, by the erection of a mill on the banks of the Potomac, at the southern end of the town, which will, probably, go into operation in a few weeks." [AG: 6/9/1843] John R. Remington of Alabama was the precocious gentleman upon whose plan the windmill was constructed on the



Dock Workers on the Waterfront, c.1864. Courtesy of the National Archives.



500 block of Lee Street. Mr. Milburn of Alexandria served as the superintendent of the enterprise and was the overseer of its completion. [AG: 7/20/1843]

Apparently, steep cliffs still existed along this section of the Potomac River in the 1840s. On July 11, 1843, it was reported that "the Windmill, on Miller's Cliffs, will soon be finished and put into operation. Mechanics, and others who have examined it, say it will answer. If so, it will be a great thing for the farmers in the adjacent counties, especially in dry weather. The whole affair is something new in these parts and is well worth looking at." [AG: 7/11/1843] No doubt the windmill was built to furnish the town with a source of good water, since a public reservoir was not constructed on Shuter's Hill until 1851. How long the windmill remained in operation is not known.

In antebellum days, there had been a lone brick structure on Windmill Hill. It soon acquired an unsavory reputation during the Civil War as one of 70 brothels which catered to the sensual desires of some of the 10,000 to 15,000 Union soldiers who bivouacked in and around Alexandria. Writing to a friend from Suffolk, Virginia in 1863, Lt. Charles E. Grisson of the 26th Regiment Michigan Volunteers described the scene as follows: "I did Patriot duty in the City of Alexandria until April 20, 1862. Oh, if we didn't have gay times—there were about 75 houses of ill fame in that illustrious city and our sworn duty compelled us (officers) to visit them to see that every thing was quiet, etc. The girls would do anything for us in order to keep on the right side of us for if we chose we could clean them out without ceremony. Suffice, I never had so much fun in my life." ["Lt. Charles E. Grisson to E. N. Wilcox, Lieut., 1st Reg. U.S. Infantry, June 2nd 1863," Civil War vertical file, Alexandria Library, Lloyd House]

During the civil conflict, Windmill Hill was also home to contraband [former slaves] who sought refuge by the thousands in Alexandria. A number of black settlements named Grantsville, Petersburg, Richmond, and Cross Canal sprang up as African Americans migrated to Alexandria. Many worked on the wharves unloading hay and munitions for Federal military authorities while others toiled at the U.S. Military Railroad facility located at Duke and Henry Streets. While most of these people lived in housing provided by the U.S.

ALEXANDRIA, VIRGINIA. 79
**ALEXANDRIA GAS, STEAM FITTING
 PLUMBING HOUSE.**
 WALTER BENTLEY 1843.
WILLIAM COGAN,
 Practical Plumber, Steam & Gas Fitter,
 No. 15 North Royal Street,
 ALEXANDRIA, VA.



AGENT FOR HALLADAY'S WIND MILL.
 LAMP, OIL, CHAMBERLAIN, &
 BALANCE OF PIPES & APPLIANCES.

"The Windmill, on Miller's Cliffs, will soon be finished and put into operation..."



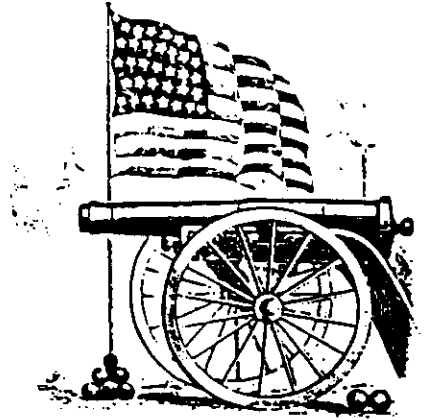
Government, others saved money and built small houses throughout the city. One small settlement germinated on Windmill Hill and was served by a local church under the cliffs. Known as Zion Church, this edifice was moved to Lee and Jefferson Streets around 1873.

In the latter half of the nineteenth century Windmill Hill was the scene of many political rallies, as flags were raised on huge poles, and silver-tongued orators addressed masses of Alexandrians who gathered there to listen to their fiery speeches. Large bonfires were kindled for warmth and the rallies were frequently punctuated by the firing of the old salute cannon. James Jackson, the proprietor of the Marshall House Hotel and the first Virginia officer killed during the Civil War, had placed the cannon in the front lobby of his hotel, vowing to shoot anyone who tried to remove a Confederate banner from the roof of the building. When the Federals occupied Alexandria on May 24, 1861, John A. Rudd, the owner of the cannon, stashed the artillery piece in a well, where it remained to the end of the war. The cannon is presently owned by the Alexandria Washington Lodge.

During the 1868 presidential contest between U.S. Grant and Horatio Seymour, the Alexandria Democratic party raised a huge flag to Seymour and Blair, the vice presidential nominee, on Windmill Hill. It was reported that "The beautiful flag ... is a conspicuous object from river. At the mast head is a large U.S. Flag, and under it the Seymour and Blair flag. It was erected by many conservatives of the First Ward, assisted by their fellow citizens from other wards. We noticed, yesterday, that it was cheered heartily by the crews of several vessels as they passed it." [AG: 9/21/1868]

Not to be outdone, Republicans also hoisted a flag to commemorate General Grant on the hill. Furthermore, they purchased a cannon and christened it the "Nelly Grant," after the General's wife. On November 5, 1872, after Grant's presidential victory, his Alexandria supporters brought out their guns and fired a salute just before midnight.

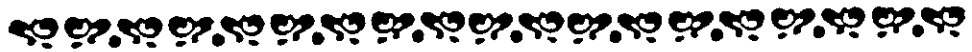
In the 1880s the cliffs on the eastern edge of Windmill Hill presented a safety hazard to town inhabitants. One afternoon, several first warders seated on the banks of the old hill, listened to the music of the



Windmill Hill was the scene of many political rallies.



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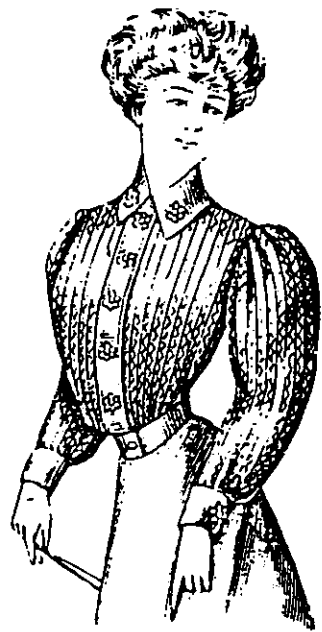
buzz saw and watched the construction of a new ship at Agnew's shipyard. They barely escaped with their lives when the cliffs collapsed, nearly burying them alive. [AG: 8/30/1882] Corrective action was taken in October 1882 when the dangerous precipice was carved down to prevent its caving in. [AG: 10/10/1882]

In 1873 the Southern Railroad Company constructed a ferry slip at the foot of Wilkes Street and made further improvements. As the legal owners of the northern half of Windmill Hill, the railroad evicted a number of African Americans who resided in shanties there. Later, in 1890, the Midland Railroad Company filled in the chasm which existed between Windmill Hill and the eastern end of the Wilkes Street Tunnel. The railroad also installed a fence which extended from Lee Street east along Wilkes Street to prevent pedestrians from falling into the gorge.

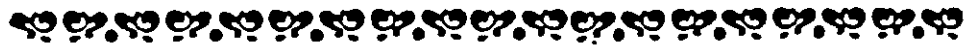
In the Gay Nineties, Windmill Hill became a fashionable place for Alexandrians to promenade during the sultry summer months. [AG: 7/21/1890] However, the quietude of the knoll was interrupted in 1891 by groups of rowdy boys. On July 17, 1891 "Mr. Frank Waddey's infant child was struck on the head and seriously injured by a stone thrown by one of the juvenile pests who congregate on Windmill Hill every evening. Complaints are frequent of the rowdy conduct of these boys who make quiet people, who desire to enjoy the cool air from the river, miserable. A gentleman, while sitting on the hill a few evenings since, was struck on the shoulder by a brick thrown by a boy. The police have been notified and some examples are to be made." [AG: 7/18/1891]

During the early twentieth century, many of the small houses which once dotted the thriving settlement just south of Windmill Hill fell victim to arson and fire. In March 1916 it was reported that "half a dozen of what are believed to have been incendiary fires" have occurred in the swampy bottom below the Hill, obliterating the settlement. [AG: 3/21/1916]

Windmill Hill has remained a focal point for festivities during much of this century. After Charles Lindbergh flew his famous solo flight to Paris in 1927, he returned to the United States and made an excursion to Washington aboard the U.S. cruiser *Memphis*. In order for



In the Gay Nineties, Windmill Hill became a fashionable locale for Alexandrians to promenade during the sultry summer months.



The production depicted the epic story of Alexandria from its founding in 1749 to 1949. Highlights of the play included General Braddock's 1755 conference with the colonial governors, George Mason and the Fairfax Resolves, the Washington Birthnight Ball of 1799 and the Lee family's association with Alexandria. The drama was mounted in a specially built outdoor facility with a 100-foot stage called the King George Meadow Theater. Five hundred actors participated and a staff of forty back stage technicians monitored the equipment and moved scenery.

Among the actors was a young Willard Scott, now a nationally-known weatherman, who played George Washington. "The first act also contained the largest battle scene to be staged since the Yorktown sesquicentennial." [AG: 7/11/1949] Of the two-hour play, the *Gazette* wrote: "A small but enthused first night audience gave the drama commendable rounds of applause... The play, though not yet razor sharp, is to be given a rating of "good," and although the first-night turn-out was disappointing to many of the participants, the older hands of the theater world considered it typical of opening night audiences." [AG: 7/12/1949]

Parents of children who played on Windmill Hill complained bitterly in 1956 to city officials about attempts by residents of nearby Barge Wharf or Owens Beach to molest their kids. Located at the end of Wilkes Street and east of Union, the beach was known as a gathering place for tramps, vagrants, alcoholics and drunkards and a hangout for other law violators. Major Russell Hawes, Police Chief said: "We get drunks, bootleggers, fights and deaths there all the time. We've had every building on the place padlocked more than once, but that's only good for one year. The trouble is, the ownership has never been resolved." On January 12, 1956 a special Grand Jury of the Alexandria Corporation Court returned an indictment against the city and two local companies [the Southern Railroad and the Virginia Public Service Company] for allegedly allowing a public nuisance to be maintained along the Potomac waterfront. [AG: 1/12/1956]

In February 1956, in order to improve the blighted property, two men, with the cooperation of the City of Alexandria, planned to develop an attractive boating marina on the Barge Wharf. Before action could be taken, however, City Planning Director Dennis Cahill

Nationally-known weatherman Willard Scott played George Washington in the production of "Alexandria, Thy Sons."



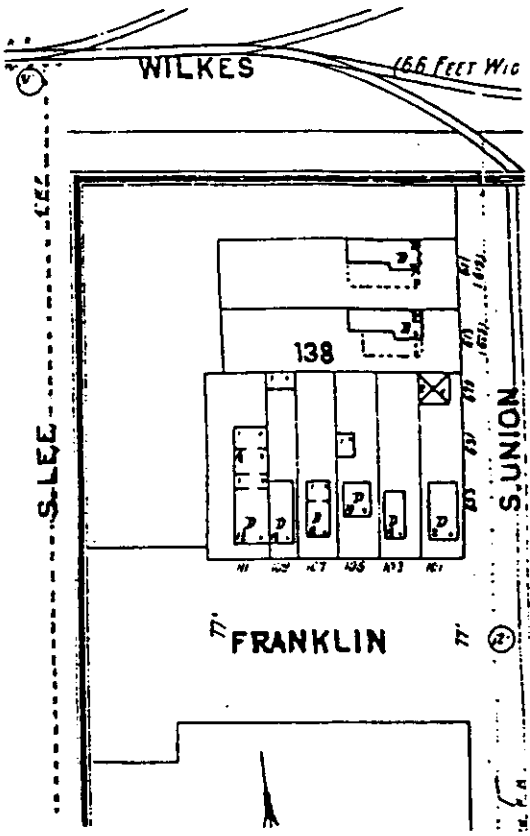
"We get drunks, bootleggers, fights and deaths there all the time."



said the plans would first have to meet the approval of the residents in the neighborhood of the Windmill Hill city playground. [AG: 2/20/1956]

Within the last two years, a new development called Harbor Place has been constructed at the end of Wilkes Street. With its tasteful landscaping and beautiful reproduction Georgian and Federal townhouses, it has greatly enhanced the aesthetic quality of life along Union Street. Also, after many years of litigation, the City of Alexandria is in the process of securing possession of the derelict Marina below Windmill Hill. The city has clear title to the property but must now negotiate an agreement with the Federal government for its use. Recently, the Northern Virginia Park Authority completed a study for the city and suggested that a low-key marina might be built which would be "oriented toward small sailboats, aquatic sports and to a lesser extent powerboat cruising." It is estimated such a project could cost between \$4.3 to \$5.6 million. "A 3,600 square foot building, about 85 parking spaces, landscaping and underground fuel tanks are proposed." [The Washington Post: January 6, 1994]

Whatever the future may bode, Windmill Hill remains a wonderful recreational oasis in the midst of a dense urban environment. On a quiet day, if you listen carefully, you can still hear the boom of the old cannon and the huzzas of the crowd.



Plat of Windmill Hill.

THE PRINCE TO DUKE STREET WATERFRONT Part II (Continued)

MAY & SON'S IRON FOUNDERS & AGRICULTURAL WAREHOUSE (1890's): "Messrs. W.H. May & Son will soon begin the erection of a large storehouse and fertilizer manufactory on Union Street, between Prince and Duke. [AG: 5/17/1892] Mr. F.S. Hammersley, the contractor for the erection of the large three-story fertilizer manufactory and warehouse of Messrs. W.H. May & Son, on South Union Street, began work today." [AG: 6/11/1892]

The May's Agricultural Implement business was started in 1852 and by 1883 it was the largest implement manufacturing business in the state.

WM. H. MAY & SON,
MANUFACTURERS OF
PLOWS, CASTINGS, FERTILIZERS,
AND DEALERS IN
AGRICULTURAL IMPLEMENTS.
FIELD AND GARDEN REEDES.
 No. 11 North Fairfax and 38 South Union Sts.,
 Also Works, Fairfax Pl., Bessons Grove and Primrose.
 ALEXANDRIA, VA.

Windmill Hill –one of the most picturesque vistas in the old port city of Alexandria is centered around the beautiful park known as Windmill Hill. Bounded by Lee Street on the west, the Wilkes Street Tunnel on the north, Union Street on the east and Gilbon Street on the south, this recreational retreat overlooks the broad Potomac River. ... What is known about the early history of this park and why is it called Windmill Hill? Perhaps the answer lies in the actions of a young man from Alabama who had a plan to construct a windmill on the banks of the Potomac in 1843. The *Alexandria Gazette* of June 9, 1843, offered a clue to the derivation of the hill's name when it noted: "We understand that a gentleman from the south, with a novel and ingenious plan for a windmill is about to have the matter practically tested in this section, by the erection of a mill on the banks of the Potomac, at the southern end of the town, which will, probably, go into operation in a few weeks." [AG: 6/9/1843] John R. Remington of Alabama was the precocious gentleman upon whose plan the windmill was constructed on the South 500 block of Lee Street. Mr. Milburn of Alexandria served as the superintendent of the enterprise and was the overseer of its completion. [AG: 7/20/1843]

In antebellum days, there had been a lone brick structure on Windmill Hill. During the Civil War, it soon acquired an unsavory reputation as one of 70 brothels which catered to the sensual desires of some of the 10,000 to 15,000 Union soldiers who were bivouacked in and around Alexandria. ... In the later half of the 19th century Windmill Hill was the scene of many political rallies, as flags were raised on huge poles, and silver-tongued orator addressed masses of Alexandrians who gathered there to listen to their fiery speeches. Large bonfires were kindled for warmth and the rallies were frequently punctuated by the firing of the old salute cannon. [T. Michael Miller, "Windmill Hill" in *Fireside Sentinel* (Jan./Feb. 1994), pp. 1-6]

In the Gay Nineties, Windmill Hill became a fashionable place for Alexandrians to promenade during the sultry summer months. [AG: 7/21/1890] The old hill has remained a focal point for festivities during much of this century. After Charles Lindbergh flew his famous solo flight to Paris in 1927, he returned to the U.S. and made an excursion to Washington aboard the U.S. cruiser Memphis. On Saturday, June 11, 1927, when the Memphis passed Alexandria about 10:30 a Presidential salute of 21 guns boomed out from Windmill Hill and a bedlam of factory and boat whistles gave the hero a foretaste of a real American welcome. [AG: 6/11/1927]

In June 1945 Messrs. Hulburt and Thompson deeded the Windmill Hill tract to the city for a park ... [City Council Minutes, June 2, 1945, p. 373]

Four years later, Alexandrians celebrated the bicentennial of their city with a historical drama called "Alexandria, Thy Sons," which was staged at the Windmill Hill amphitheater on July 1-17, 1949. Richard Bales, Alexandria's renown composer and conductor of the National Gallery Orchestra, composed the music for the celebration. The production depicted the epic story of Alexandria from its founding in 1749 to 1949. ...Among the actors was a young Willard Scott, now a nationally-known weatherman, who played George Washington.

Old Ice House Hill -- In the 1850s, Ice House Hill, located on the east side of the 700 block of Water [Lee] Street, served as a sanctuary for relaxation and fun. The hill which offered a panoramic view of the Potomac River was the scene of 4th of July festivities where "Gleeful



FAX
TRANSMITTAL

To: Mr. M.M. Halim, P.E.
Engineering & Design – Division Chief
Transportation and Environmental Services
City of Alexandria

Date: October 11, 2001

#Pages: 6

(including cover)

From: Steven E. Pophal Fax: (703) 838-6438

Subject: Old Town Yacht Basin

Attached, as requested find a copy of the underwater survey report.

PBS&J
11838 Rock Landing Drive, Suite 250
Newport News, Virginia 23606-4232
Phone: (757) 596-8267 / Fax: (757) 596-8660
sepophal@pbsj.com



March 24, 2000

10 North Park Drive
Hunt Valley, MD 21030-1846
(410) 316-7800

Direct Dial Number

410-316-7969

Steven Pophal
PBS&J
11838 Rock Landing Drive, #250
Newport News, Virginia 23606

RE: Waterfront Improvements - Alexandria

Dear Mr Pophal:

This report presents the findings and recommendations from an inspection performed at the above-referenced site and the Potomac. A dive team including professional engineer divers from KCI Technologies, Inc (KCI) conducted the inspection on March 7 and 8, 2000.

The object of the inspection was to assess the condition of the piles for removal and preparation for future dredging; investigate a portion of the site (south) for sunken vessels, submerged fuel tanks and debris; and investigate a concrete bulkhead for future sheet pile renovation. Timber core samples were collected from randomly selected piles to assess their internal condition below mean low water.

Abandoned for quite a few years, the subject sites represent a marina and two pier facilities. At the south end of the site a large timber pier has been removed and a series of random piles and dolphins remain. In shallow water, west of the dolphins there is at least one abandoned vessel. The central and largest portion of the site (Old Town Yacht Basin) is comprised of an aged recreational marina with three main piers, associated mooring piles and perimeter bulkheads. The bulkheads were not included in the scope of this inspection. Further north beyond a small floating marina (Harborside Yacht Club), an area of submerged piles left behind from a previous pier structure creates a hazard between the marina and a private pier to the north. North of the private pier, there is a small pier structure (Point Lumley) extending from the shore eastward, roughly 50 feet. This structure consists of a submerged timber pile-supported platform with a perimeter concrete retaining wall and earth fill.

Two drawings supplied by PBS&J were reproduced on 11x17 sheets and annotated with pile designations referencing the tabulated notes. Field notes, dimensions and observations at



Mr Steve Pophal
PBS&J

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the Point Lumley Bulkhead are on the drawing. The tabulated observations from the timber pile inspections are attached with the drawings. Included are pick (scratch awl) penetration measurements, increment core sample observations and general observations.

In general, the Old Town Yacht Basin piles are in very poor condition above the tidal zone because of advanced decay. Underwater, where the decay organisms (fungus) do not thrive, the piles are in somewhat better condition. Both the pick penetrations and the core samples demonstrate this. Pick penetrations varied from $\frac{1}{2}$ to 1 inch deep and the sound interior is obvious in the core samples. Core samples also confirm that the piles were creosote treated.

Submerged piles north of the floating pier are deteriorated even more than those in the Old Town Yacht Basin, exhibiting larger checks, splits and no above-water segment. Pick penetrations varied from $\frac{1}{2}$ to 1 inch and the core samples indicated mostly sound conditions with some soft samples. The soft samples were usually associated with checks or other damage. These piles were not creosote treated.

Walking the southern portion of the site (south of the marina to the condo bulkhead and east of the submerged piles inboard of the dolphins) at low tide while probing the bottom with a five-foot length of conduit revealed no evidence of steel fuel tanks. The abandoned boat hull near the condo bulkhead is so heavily deteriorated that it cannot be easily removed in one piece. The vessel is constructed of timber, measuring about 30 feet long by 8 feet wide. The ribs, plywood skin and several other components are all that remains. There is evidence (plywood) of another vessel several yards to the northeast of the obvious one. These remains are barely visible above the sediment. Beyond the vessel(s) and inboard of the dolphins there are submerged piles with drift pins extending ominously upward. These represent a serious hazard to boaters.

The river bottom around the Point Lumley Bulkhead is covered by a swath of sand and gravel that has leached from the structure over the years. The sand and gravel it could be penetrated a few inches with a length of $\frac{1}{2}$ -inch conduit. Along the outboard end of the pier layers of firm material could be penetrated to reveal soft sediment below. A portion of the concrete retaining wall is on the river bottom along the south side of the structure and several submerged deteriorated piles are situated around both outboard corners.

A rough cross section sketch of the outboard end of the platform is included with the notes. The submerged timber elements of the platform are in fair condition with $\frac{1}{2}$ to 1 inch pick penetrations. There is about one foot of clearance under the outboard end of the platform. A diving penetration under the platform was not attempted because of the minimal clearance.



Mr Steve Pophal
PBS&J

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In conclusion, it is our opinion that:

- The timber piles at both sites can be removed with a strap or choker assuming the piles are grasped well below mean low water along the more substantial portions of the piles. In shallow water this will require attachment below the mudline.
- The abandoned vessel(s) to the south are heavily deteriorated and cannot be removed in one piece.
- No obvious abandoned fuel tanks were located within the southern site.
- The drawing and sketch shows the location of concrete debris and timber piles that may hamper sheet pile installation along the Point Lumley Bulkhead.

Thank you for the opportunity to augment the PBS&J team. We certainly enjoyed researching the project and working with you on the investigation. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Jones". The signature is fluid and cursive, with a large initial "D" and "J".

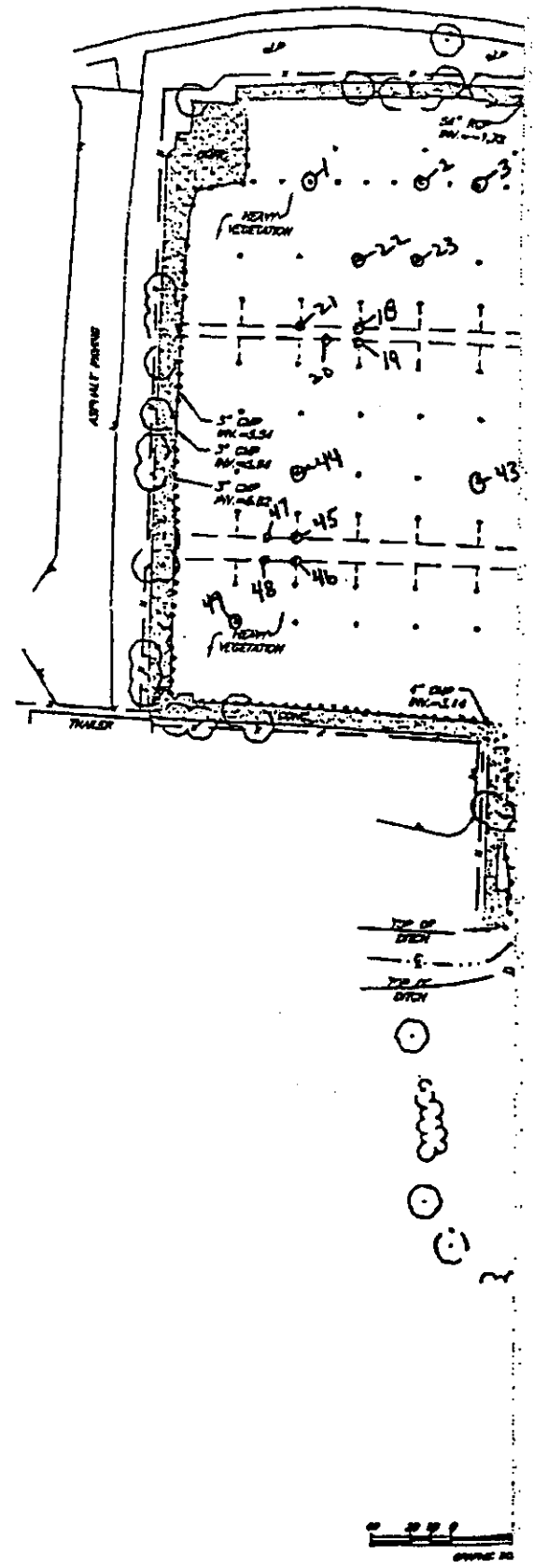
David W. Jones. P.E.
Senior Associate

Enclosures

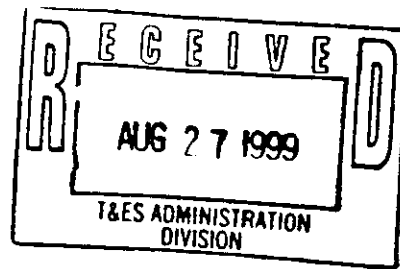
C:\900-proj\OldTownAlex\OldTwnAkReport.wpd

NOTES:

- 1. SOLICITATIONS WERE TAKEN USING A RECORDING PHOTOGRAPHIC SPENTINE A. ZUBAKIN AND A DIFFERENTIAL GLOBAL POSITIONING SYSTEM (DGPS) WAS USED TO OBTAIN HORIZONTAL POSITIONS.
- 2. ELEVATIONS ARE IN FEET REFERRED TO USGS, 1989 AND WERE TAKEN ON NOVEMBER 15, 1999.
- 3. BENCH MARK USED WAS STANDARD BRASS DISK LOCATED ON THE SOUTHWEST CORNER OF KING STREET & UNION STREET. ELEV.=5.82' USGS, 1989 DATUM.
- 4. COORDINATES ARE IN U.S. SURVEY FEET REFERRED TO THE VIRGINIA STATE GRID (NORTH ZONE) BASED ON NAD83.



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COMMONWEALTH of VIRGINIA

Marine Resources Commission

2600 Washington Avenue

P.O. Box 756

Newport News, Virginia 23607-0756

**William A. Pruitt
Commissioner**

**James S. Gilmore, III
Governor**

**John Paul Woodley, Jr.
Secretary of Natural Resources**

August 23, 1999

City of Alexandria
c/o Mr. Thomas F. O'Kane, Jr., Director
Dept. of Transportation and Env. Services
Post Office Box 178 (City Hall)
Alexandria, Virginia 22313

Re: VMRC # 99-1503

Dear Mr. O'Kane:

This will acknowledge receipt of a Joint Permit Application by the City of Alexandria to remove decaying pilings (549) and pier remnants, as well as, remove a sunken boat at the Old Town Yacht Basin along the Potomac River in Alexandria.

Pursuant to issues raised by a previous permit application (VMRC# 95-1164), it appears that all of the proposed work will be in waters of the Federal government as they retain jurisdiction over submerged lands between the "Bulkhead Line" and the "Pier Head Line". Therefore, no permit will be required from the Marine Resources Commission.

For your information, however, you may need a permit from the U. S. Army Corps of Engineers, Norfolk District, 803 Front Street, Norfolk, Virginia 23510, prior to commencing your project. Your application has been forwarded to them for processing.

If you have any questions, please feel free to call me at (757) 247-2009.

Sincerely,

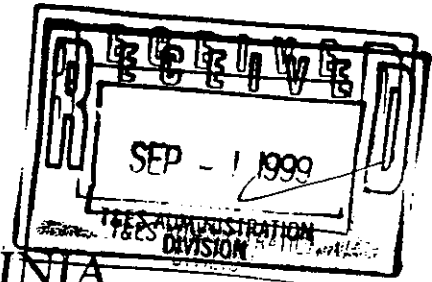
**Ben Stagg
Environmental Engineer**

BS/ncp

A

cc: U. S. Army Corps of Engineers

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

James S. Gilmore, III
Governor

Northern Virginia Regional Office
13901 Crown Court
Woodbridge, VA 22193-1453
(703) 583-3800 fax (703) 583-3801
<http://www.deq.state.va.us>

Dennis H. Treacy
Director

John Paul Woodley, Jr.
Secretary of Natural Resources

Gregory L. Clayton
Regional Director

August 30, 1999

City of Alexandria
Department of Transportation & Environmental Services
P.O. Box 178, City Hall
Alexandria, VA 22313
Attn: Mr. Thomas F. O'Kane, Jr.

Subject: Joint Permit Application No. 99-1503, Old Town Yacht Basin, City of Alexandria

Dear Mr. O'Kane:

The Department of Environmental Quality (DEQ) has reviewed your Joint Permit Application (JPA) proposing the removal and disposal of decaying pilings, pier remnants and a sunken boat, located at the Old Town Yacht Basin in the City of Alexandria. Pilings will be individually removed and project activities will be conducted to ensure that disturbed silt and mud will be contained with a floating turbidity curtain. There will be no construction or dredging activities associated with this project. Based on the information provided in your JPA, we have determined that a VWP Permit will not be required for this project.

Please be advised that although you will not receive a permit from the DEQ, you are expected to comply with the State's Water Quality Standards (9 VAC 25-260). Should the scope of project activities change, however, a VWP Permit may be required. If you should have any questions, please contact Christian Williams at (703) 583-3853.

Sincerely,

Joan C. Crowther
Water Resources Development Supervisor

cc: U. S. Army Corps of Engineers, Norfolk District
Virginia Marine Resources Commission



Permit Number: 99-N0783

Waterway: Potomac River

Permit Applicant:
City of Alexandria
P.O. Box 178 (City Hall)
Alexandria, Virginia 22313
Attention: Richard Schick

2. Authorized Agent:
None

Address of Job Site:

The work is located along the Potomac River between Queen Street and Gibbon Street in Alexandria, Virginia.

Project Description:

The project consists of removing existing wood piling and wood decking from site 1, constructing sheet piling around three sides of existing concrete bulkhead at site 2, replacing existing sheet piling around a concrete walkway and repairing the wooden pilings at site 3, and replacing three failing dolphins at site 5.

Findings

This is regarding your request to perform work in the waters of the United States, as described in part 4a. above. This activity has been reviewed and found to satisfy the criteria contained in the Corps Nationwide Permits (3) and (13), attached. (The Corps Nationwide Permits were published in the Federal Register (61 FR 65874) on December 13, 1996 and the regulations governing them can be found in 33 CFR 330 published in Volume 56, Number 226 of the Federal Register dated November 22, 1991.)

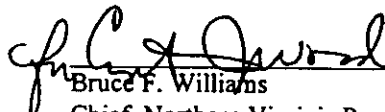
Provided the enclosed conditions are met, an individual Department of the Army Permit will not be required. In addition, the Virginia Department of Environmental Quality has waived 401 certification for Nationwide Permit Numbers 3 and 13. However, a permit may be required from the Virginia Marine Resources Commission and/or your local wetlands board, and this verification is valid until you obtain their approval, if necessary. You may contact the Virginia Marine Resources Commission at (757) 206-6000 for further information concerning their permit requirements.

Enclosed is a "compliance certification" form, which must be signed and returned within 30 days of completion of the project (see nationwide permit condition number 14). Your signature on this form certifies that you have completed the work in accordance with nationwide permit terms and conditions.

* Aug. 20, 2001

This verification is valid for two years from the date of this letter, unless the Norfolk District Engineer uses discretionary authority to modify, suspend or revoke this verification. The Chief of Engineers will periodically review the nationwide permits and their conditions and will decide to either modify, reissue or revoke the permits. The existing nationwides are scheduled to expire on February 11, 2002. If the nationwide permit(s) verified in this letter are reissued without modification or if your activity complies with any subsequent nationwide permit, the expiration date of this verification will not change. However, if the nationwide permit(s) verified in the letter are modified or revoked so that the activity listed above would no longer be authorized and you have commenced or are under contract to commence the work, you will have twelve months from the date of that permit change to complete the activity. Activities completed under the authorization of a nationwide permit which was in effect at the time the activity was completed continue to be authorized by that nationwide permit.

Corps Contact: Cynthia J. Wood at (703) 221-6967


Bruce F. Williams
Chief, Northern Virginia Regulatory

authorized, currently serviceable structure or fill, or of any currently serviceable structure or fill authorized by 33 CFR 330.4 provided that the structure or fill is not to be put to uses differing from those uses specified or contemplated in the original permit or the most recently authorized modification. Minor deviations in the structure, configuration or filled area including those due to changes in materials, construction techniques, or current construction codes or safety standards which are necessary to make repair, rehabilitation, or replacement are permitted, provided the environmental effects resulting from such repair, rehabilitation, or replacement are minimal. Currently serviceable means useable as is or with some maintenance, but not so degraded as to essentially require reconstruction. This NWP authorizes the repair, rehabilitation, or replacement of those structures destroyed by storms, floods, fire or other discrete events, provided the repair, rehabilitation, or replacement is commenced or under contract to commence within two years of the date of their destruction or damage. In cases of catastrophic events, such as hurricanes or tornadoes, this two-year limit may be waived by the District Engineer, provided the permittee can demonstrate funding, contract, or other similar delays. Maintenance dredging and beach restoration are not authorized by this NWP. (Sections 10 and 404)

GENERAL CONDITIONS:

The following general conditions must be followed in order for any authorization by a NWP to be valid:

1. **Navigation.** No activity may cause more than a minimal adverse effect on navigation.
2. **Proper maintenance.** Any structure or fill authorized shall be properly maintained, including maintenance to ensure public safety.
3. **Erosion and siltation controls.** Appropriate erosion and siltation controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date.
4. **Aquatic life movements.** No activity may substantially disrupt the movement of those species of aquatic life indigenous to the waterbody, including those species which normally migrate through the area, unless the activity's primary purpose is to impound water.
5. **Equipment.** Heavy equipment working in wetlands must be placed on mats, or other measures must be taken to minimize soil disturbance.
6. **Regional and case-by-case conditions.** The activity must comply with any regional conditions which may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state or tribe in its section 401 water quality certification.
7. **Wild and Scenic Rivers.** No activity may occur in a component of the National Wild and Scenic River System; or in a river officially designated by Congress as a "study river" for possible inclusion in the system, while the river is in an official study status; unless the appropriate Federal agency, with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely effect the Wild and Scenic River designation, or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency in the area (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service.)
8. **Tribal rights.** No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.
9. **Water quality certification.** In certain states, an individual Section 401 water quality certification must be obtained or waived (see 33 CFR 330.4(c)).
10. **Coastal zone management.** In certain states, an individual state coastal zone management consistency concurrence must be obtained or waived (see Section 330.4(d)).
11. **Endangered Species.** (a) No activity is authorized under any NWP which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act, or which is likely to destroy or adversely modify the

critical habitat might be affected or is in the vicinity of the project, and shall not begin work on the activity until notified by the District Engineer that the requirements of the Endangered Species Act have been satisfied and that the activity is authorized. (b) Authorization of an activity by a nationwide permit does not authorize the take of a threatened or endangered species as defined under the Federal Endangered Species Act in the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with incidental take provisions, etc.) from the U.S. Fish and Wildlife Service or the National Marine Fisheries Service, both lethal and non-lethal takes of protected species are in violation of the Endangered Species Act. Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the U.S. Fish and Wildlife Service and National Marine Fisheries Service or their world wide web pages at <http://www.fws.gov/~r9endspp/endspp.html> and http://kingfish.spp.mnfs.gov/lmcintyr/prot_res.html#ES and Recovery, respectively.

12. **Historic properties.** No activity which may affect historic properties listed, or eligible for listing, in the National Register of Historic Places is authorized, until the DE has complied with the provisions of 33 CFR Part 325, Appendix C. The prospective permittee must notify the District Engineer if the authorized activity may affect any historic properties listed, determined to be eligible, or which the prospective permittee has reason to believe may be eligible for listing on the National Register of Historic Places, and shall not begin the activity until notified by the District Engineer that the requirements of the National Historic Preservation Act have been satisfied and that the activity is authorized. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places (see 33 CFR 330.4(g)).

13. **Notification.** (a) **Timing:** Where required by the terms of the NWP, the prospective permittee must notify the District Engineer with a Pre-Construction Notification (PCN) as early as possible and shall not begin the activity: (1) Until notified by the District Engineer that the activity may proceed under the NWP with any special conditions imposed by the District or Division Engineer; or (2) If notified by the District or Division Engineer that an individual permit is required; or (3) Unless 30 days (or 45 days for NWP 26 only) have passed from the District Engineer's receipt of the notification and the prospective permittee has not received notice from the District or Division Engineer. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

(b) **Contents of Notification:** The notification must be in writing and include the following information:

- (1) Name, address and telephone numbers of the prospective permittee;
- (2) Location of the proposed project;
- (3) Brief description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause; any other NWP(s), regional general permit(s) or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity; and
- (4) For NWPs 14, 18, 21, 26, 29, 34, and 38, the PCN must also include a delineation of affected special aquatic sites, including wetlands (see paragraph 13(f));
- (5) For NWP 21 - Surface Coal Mining Activities, the PCN must include an OSM or state approved mitigation plan.
- (6) For NWP 29 - Single-Family Housing, the PCN must also include: i) Any past use of this NWP by the individual permittee and/or the permittee's spouse; ii) A statement that the single-family housing activity is for a personal residence of the permittee; iii) A description of the entire parcel, including its size, and a delineation of wetlands. For the purpose of this NWP, parcels of land measuring 0.5 acre or less will not require a formal on-site delineation. However, the applicant shall provide an indication of where the wetlands are and the amount of wetlands that exists on the property. For parcels greater than 0.5 acre in size, a formal wetland delineation must be prepared in accordance with the current method required by the Corps. (See paragraph 13(f)); iv) A written description of all land (including, if available, legal descriptions) owned by the prospective permittee and/or the prospective permittee's spouse, within a one mile radius of the parcel, in any form of ownership (including any land owned as a partner, corporation, joint tenant, co-tenant, or as a tenant-by-the-entirety) and any land on which a purchase and sale agreement or other contract for sale or purchase has been executed;

- a) No material is placed in excess of the minimum needed for erosion protection;
- b) The bank stabilization activity is less than 500 feet in length;
- c) The activity will not exceed an average of one cubic yard per running foot placed along the bank below the plane of the ordinary high water mark or the high tide line; 700 C.Y.?
- d) No material is placed in any special aquatic site, including wetlands;
- e) No material is of the type, or is placed in any location, or in any manner, so as to impair surface water flow into or out of any wetland area;
- f) No material is placed in a manner that will be eroded by normal or expected high flows (properly anchored trees and tree tops may be used in low energy areas); and,
- g) The activity is part of a single and complete project.

Bank stabilization activities in excess of 500 feet in length or greater than an average of one cubic yard per running foot may be authorized if the permittee notifies the District Engineer in accordance with the "Notification" general condition and the District Engineer determines the activity complies with the other terms and conditions of the NWP and the adverse environmental effects are minimal both individually and cumulatively. This NWP may not be used for the channelization of a water of the United States. (Sections 10 and 404)

GENERAL CONDITIONS:

The following general conditions must be followed in order for any authorization by a NWP to be valid:

1. **Navigation.** No activity may cause more than a minimal adverse effect on navigation.
2. **Proper maintenance.** Any structure or fill authorized shall be properly maintained, including maintenance to ensure public safety.
3. **Erosion and siltation controls.** Appropriate erosion and siltation controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date.
4. **Aquatic life movements.** No activity may substantially disrupt the movement of those species of aquatic life indigenous to the waterbody, including those species which normally migrate through the area, unless the activity's primary purpose is to impound water.
5. **Equipment.** Heavy equipment working in wetlands must be placed on mats, or other measures must be taken to minimize soil disturbance.
6. **Regional and case-by-case conditions.** The activity must comply with any regional conditions which may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state or tribe in its section 401 water quality certification.
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11. **Endangered Species.** (a) No activity is authorized under any NWP which is likely to jeopardize the

identified under the Federal Endangered Species Act, or which is likely to destroy or adversely modify the critical habitat of such species. Non-federal permittees shall notify the District Engineer if any listed species or critical habitat might be affected or is in the vicinity of the project, and shall not begin work on the activity until notified by the District Engineer that the requirements of the Endangered Species Act have been satisfied and that the activity is authorized. (b) Authorization of an activity by a nationwide permit does not authorize the take of a threatened or endangered species as defined under the Federal Endangered Species Act. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a Biological Opinion with Incidental take provisions, etc.) from the U.S. Fish and Wildlife Service or the National Marine Fisheries Service, both lethal and non-lethal takes of protected species are in violation of the Endangered Species Act. Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the U.S. Fish and Wildlife Service and National Marine Fisheries Service or the world wide web pages at <http://www.fws.gov/~r9endspp/endspp.html> and http://kingfish.spp.mnls.gov/Incintyr/prot_res.htm#ES and Recovery, respectively.

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(b) **Contents of Notification:** The notification must be in writing and include the following information:

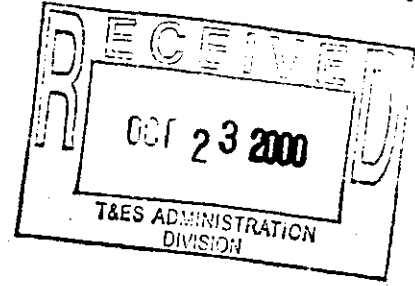
- (1) Name, address and telephone numbers of the prospective permittee;
- (2) Location of the proposed project;
- (3) Brief description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause; any other NWP(s), regional general permit(s) or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity; and
- (4) For NWPs 14, 18, 21, 26, 29, 34, and 38, the PCN must also include a delineation of affected special aquatic sites, including wetlands (see paragraph 13(f));
- (5) For NWP 21 - Surface Coal Mining Activities, the PCN must include an OSM or state approved mitigation plan.
- (6) For NWP 29 - Single-Family Housing, the PCN must also include: i) Any past use of this NWP by the individual permittee and/or the permittee's spouse; ii) A statement that the single-family housing activity is for a personal residence of the permittee; iii) A description of the entire parcel, including its size, and a delineation of wetlands. For the purpose of this NWP, parcels of land measuring 0.5 acre or less will not require a formal on-site delineation. However, the applicant shall provide an indication of where the wetlands are and the amount of wetlands that exists on the property. For parcels greater than 0.5 acre in size, a formal wetland delineation must be prepared in accordance with the current method required by the Corps. (See paragraph 13(f)); iv) A written description of all land (including, if available, legal descriptions) owned by the prospective permittee and/or the prospective permittee's spouse, within a one mile radius of the parcel, in any form of ownership (including any land owned as a partner, corporation, joint tenant, co-tenant, or as a tenant-by-the-entirety) and any land on which a purchase and sale agreement o



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, Virginia 22101

OCT 19 2000



IN REPLY REFER TO:

L30 (GWMP)

Mr. Richard J. Baier, P.E.
Director T&ES
City of Alexandria
City Hall, 310 King Street
Alexandria, VA 22314

Dear Mr. Baier:

We are writing in response to a request from the City of Alexandria, Virginia, that a permit be issued by the United States of America to the City of Alexandria, herein known as the Permittee, to perform improvements along the Alexandria waterfront.

The enclosed Special Use Permit, number NCR-GWMP-5700-00-097, is hereby granted, subject to the appended "National Park Service Permit Conditions", pursuant to 16 U.S.C. 1a-1. This permit is subject to revocation at the discretion of the Superintendent, George Washington Memorial Parkway.

Please return one of the two enclosed permit copies, with your original signature, to the letterhead address above. It is required that prior to the initiation of any work activity, that Park Ranger Ron Blain, Right-of-Way Permits Coordinator, be notified. Mr. Blain can be reached during business hours at (703) 289-2516. In the event of an emergency repair during non-business hours the Permittee shall notify the United States Park Police at (202) 619-7310.

Thank you for your attention to this matter. If you have any questions or require any additional information, please contact Mr. Blain at the number above, or me at (703) 289-2511.

Sincerely,

Wanda Hollingsworth
Wanda Hollingsworth
Assistant Superintendent

Enclosures (2)

CONDITIONS OF THIS PERMIT

The permittee shall exercise this privilege subject to the supervision of the Superintendent, and shall comply with all applicable laws and regulations of the area.

Damages - The permittee shall pay the United States for any damage resulting from this use which would not reasonably be inherent in the use which the permittee is authorized to make of the land described in this permit.

Benefit - Neither Members of, nor Delegates to Congress, or Resident Commissioners shall be admitted to any share or part of this permit or derive, either directly or indirectly, any pecuniary benefits to arise therefrom: provided, however, that nothing herein contained shall be construed to extend to any incorporated company, if the permit be for the benefit of such corporation.

Assignment - This permit may not be transferred or assigned without the consent of the Superintendent, in writing.

Revocation - This permit may be terminated upon breach of any of the conditions herein or at the discretion of the Superintendent.

The permittee is prohibited from giving false information; to do so will be considered a breach of conditions and shall be grounds for revocation [Re: 36 CFR 2.32(4)].

The permittee will comply with applicable public health and sanitation standards and codes.

---continued---

- 20) All traffic control measures must meet standards set forth in the Manual on Uniform Traffic Control Devices (MUTCD).
- 21) The Permittee will be responsible for the handling and processing of all tort claims for any property damage, injury, or death caused by the acts or omissions of their employees, acting within the scope of their employment, arising out of the work performed under this permit, to the fullest extent permitted by law.
- 22) To the extent the Permittee has work performed under this permit by persons or entities who are not employees of the Permittee, the Permittee will require those entities or persons to:
 - a) Procure public and employee liability insurance from a responsible company or companies with a minimum limitation of One Million Dollars (\$1,000,000.00) per person for any one claim, and an aggregated limitation of Three Million Dollars (\$3,000,000.00) for any number of claims arising from any one incident. The policies shall name the United States as an additional insured, shall specify that the insured shall have no right of subrogation against the United States for payment of any premiums or deductibles due thereunder, and shall specify that the insurance shall be assumed by, be for the account of, and be at the insured's sole risk. Prior to beginning the pipe lining project authorized herein, Arlington County shall provide the National Park Service written confirmation of such insurance coverage; and
 - b) Pay the United States the full value for all damages to the lands or other property of the United States caused by the said person or organization, its representatives, or employees; and
 - c) Indemnify, save and hold harmless, and defend the United States against all fines, claims, damages, losses, judgements, and expenses arising out of, or from, any omission or activity of the said person or organization, its representatives, or employees.
- 23) The issuance of this permission neither obligates nor implies any consent on the part of the National Park Service to allow construction on or construction related to the use of park land. Any actions desired by the permittee beyond the activities described within this permit must be considered as separate actions requiring thorough analysis of the impacts upon National Park Service land in accordance with applicable law and regulation.
- 24) The permittee will comply with all instructions issued by the United States Park Police or other representative(s) of the Superintendent, George Washington Memorial Parkway.
- 25) On behalf of the George Washington Memorial Parkway, the office of External Programs and Land Use is responsible for issuance and monitoring of this permit. Your contact is: Ron Blain at (703) 289-2516, or FAX at (703) 289-2598.
- 26) This permit is revocable at the discretion of the Superintendent, George Washington Memorial Parkway.

5. Please give the name of the waterbody at the project site, the county or city the project is located in, and directions to the site:

Potomac River a tributary to Chesapeake Bay

located in Alexandria
~~Green~~ City

Give descriptive directions to the project site from the nearest intersection of two state roads within that county or city and visible points of reference :

Take VA Rte. 7 (King Street) eight blocks east of intersection with U.S. Rte. 1 (Patrick Street). At Union St. turn right. Take S. Union St. four blocks in a southerly direction to the project site (Old Town Yacht Basin) on the left. Site is across from Potomac View Park. The site is located in the 500 block of South Union Street between Wilkes Street and Gibbon Street.

IF THE PROJECT SITE IS LOCATED IN AN UNDEVELOPED SUBDIVISION OR PROPERTY, CLEARLY STAKE AND IDENTIFY PROPERTY LINES AND LOCATION OF PROPOSAL. A SUPPLEMENTAL MAP THAT SHOWS HOW THE PROPERTY IS TO BE DIVIDED SHOULD ALSO BE PROVIDED

6. State the project purpose and provide a brief description of the project:

(see attached sheet)

7. Please place a checkmark next to as many of the following that describe your project site:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Tidal waters | <input checked="" type="checkbox"/> 100 year floodplain | <input type="checkbox"/> Natural |
| <input type="checkbox"/> Tidal wetlands | <input type="checkbox"/> Lake or Pond | <input checked="" type="checkbox"/> Man-made |
| <input type="checkbox"/> Nontidal waters | <input type="checkbox"/> Mudflats | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Nontidal wetlands | <input checked="" type="checkbox"/> River | |
| <input type="checkbox"/> Vegetated Shallows | | |
| <input type="checkbox"/> Other (explain - e.g. Intermittent stream, vernal pool, etc.) | | |

Proposed use (check one):

- | | | |
|---|---|-------------------------------------|
| <input type="checkbox"/> Private | <input checked="" type="checkbox"/> Community | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Government | |
| <input type="checkbox"/> Other (explain): | | |

— Joint Permit Application - attachments

6. This project proposes to completely remove and properly dispose of the decaying pilings (549) and pier remnants located at the Old Town Yacht Basin in Alexandria, Virginia. A nearby sunken boat, also badly decayed, will be removed from the Yacht Basin as well. The abandoned marina presents a public safety risk to waterfront park users.

Removal would be accomplished using a crane mounted on top of a barge. This unit would be floated into the Yacht Basin and pull each pile individually. Water jet extraction would not be used for this project. Disturbed silt and mud would be contained with a floating turbidity curtain. **There will be no construction or dredging taking place under this permit.**

18. City of Alexandria
P.O. Box 178
Alexandria, VA 22313

Eakin/Youngentob Associates, Inc.
1000 Wilson Blvd.
Ste. 2720
Alexandria, VA 22209

Harborside Condominium Unit Owners Association
34 Wolfe St.
Alexandria, VA 22314

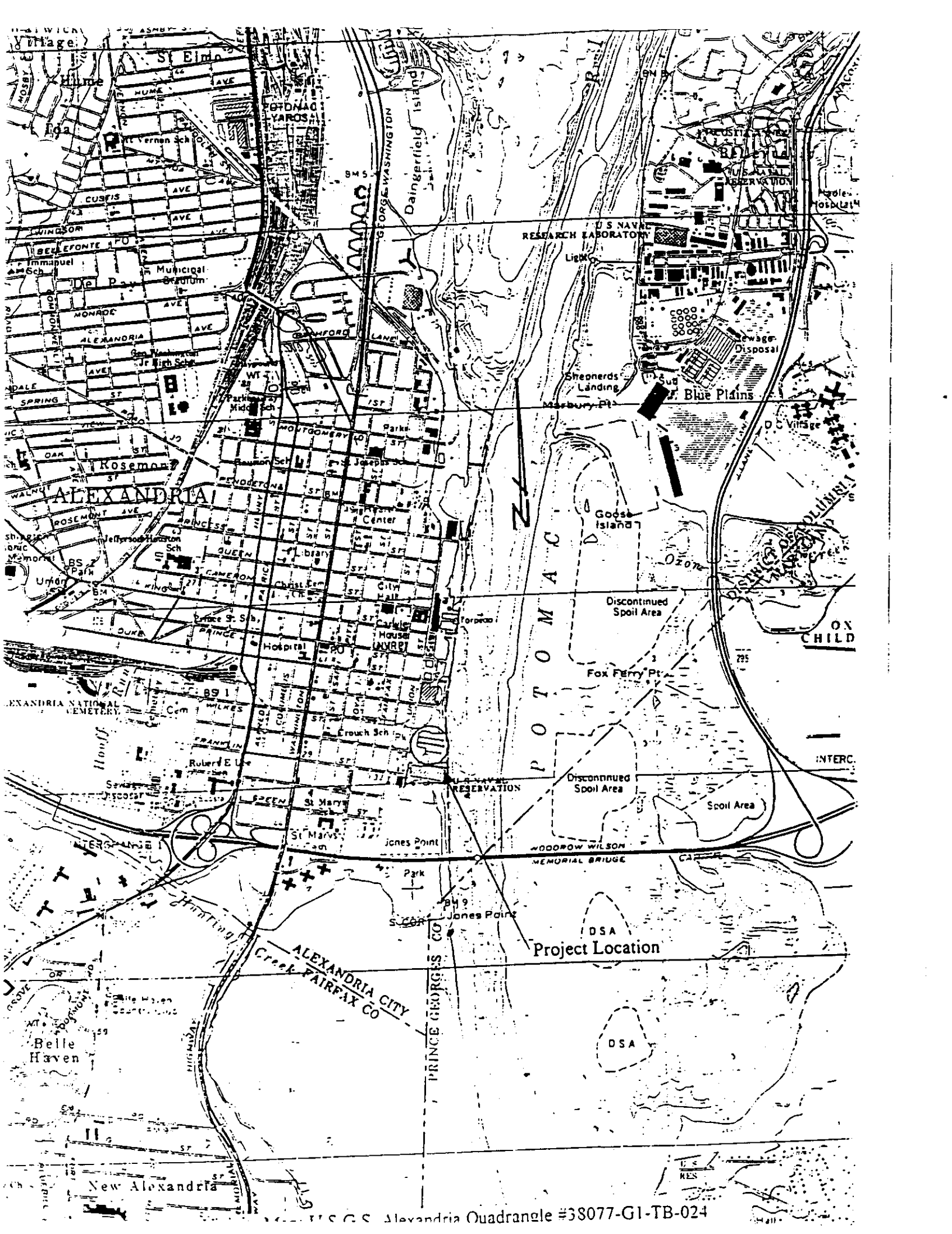
Sarah C. and Kleber S. Masterson, Jr.
101 Pommander Walk St.
Alexandria, VA 22314

Jimmy L. Thomas and Kristen H. Kent
100 Gibbon St.
Alexandria, VA 22314

19. City of Alexandria
P.O. Box 178
Alexandria, VA 22313

Eakin/Youngentob Associates, Inc.
1000 Wilson Blvd.
Ste. 2720
Alexandria, VA 22209

- 20. Also notify: Old Town Civic Association
Ms. Judy McVay, President
208 N. Columbus St.
Alexandria, VA 22314



ALEXANDRIA

POTOMAC

Project Location

ALEXANDRIA CITY
Creek FAIRFAX CO

PRINCE GEORGES CO

APPENDIX C --MARINAS AND COMMUNITY PIERS

PLEASE COMPLETE THE CHECKLIST AND ANSWER THE QUESTIONS. THE DRAWINGS MUST CONTAIN THE FOLLOWING INFORMATION OR THEY WILL BE RETURNED AS INCOMPLETE:

Plan View Drawing

- north arrow
- waterway name
- existing structures
- N/A benchmarks showing distances to fixed points of reference (Benchmark is not necessary for locating project at the site.)
- mean low water and mean high water lines (tidal)
- N/A ordinary high water line (nontidal)
- location of vegetated wetlands at the project site
- shoreline, property lines, and location of adjacent property owners (if in a cove or the waterway is less than 500 feet wide, also show the location of the property owner across from the site)
- N/A width of the waterway (measuring from mean high water to mean high water (tidal) or ordinary high water to ordinary high water (nontidal))
- ebb and flood (tidal) or direction of flow (nontidal)
- location and distance from existing channels (Channel is Approx. 100 ft. off of pierhead line)
- N/A channelward encroachment (including mooring piles) relative to mean high and mean low water lines
- length, width and other pertinent dimensions of the structures
- distance between the structures and mooring piles
- N/A soundings taken at mean low water (tidal) or at ordinary high water (nontidal) at 10-foot intervals
- N/A proposed structures for collection and handling of hazardous material (include settling tanks for collection of travel lift washdown water, paint chips, etc.)
- N/A location of gasoline storage tanks

Cross Section Drawing N/A

- dimensions of covered structures including roof height above mean high and mean low water level
- material to be used for construction
- existing contours of the bottom
- mean high and mean low water levels (tidal)
- ordinary high water level (nontidal)
- height above mean high/mean low/ordinary high water line
- height of structure(s) over the bottom or marsh peat surface

Vicinity Map The name of the map from which the vicinity map was taken and the exact location of the project site must be included (U.S.G.S. quad sheet, street map, or county map is preferred).

1. Have you obtained the State Health Department's approval for sanitary facilities? Yes No N/A
(You are required to obtain this approval or a variance before a VMRC permit can be issued.)
2. Will petroleum products or other hazardous materials be stored or handled at the facility?
 Yes No If your answer is yes, please include your spill contingency plan N/A
3. Will the facility be equipped to offload sewage from boats? Yes No N/A
4. Indicate the number and type of slips:

	Wet Slips	Dry Storage
Existing	Approx. 160 derelict	0
Proposed	0	0

THE DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIRES APPLICANTS TO SUBMIT THE ADDENDUM LOCATED AT THE END OF THIS APPLICATION

Kleber Sanlin Masterson, Jr.
101 Pommander Walk
Alexandria, Virginia 22314-3844
Telephone/Fax: (703) 548-6183

Mr. Al Cox
Planning Department
City of Alexandria

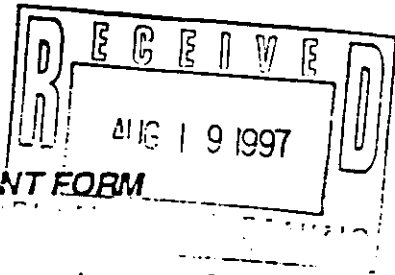
Dear Mr. Cox:

I have mislaid the form that you provided us to indicate our agreement (or disagreement) with the proposal to pull the pilings in the former Old Town Yacht Basin. Therefore, I am taking the liberty to provide in this letter (which is being faxed to you) the agreement of my wife and me to the proposed action.

Having said that, we do urge Planning Commission to save the dolphin pilings in the Potomac River opposite Pommander Walk Park (i.e., opposite the 600 block of South Union Street). These pilings not only delineate the channel but give guidance and warning to boaters who might not be aware of the deceptively shallow water in the cove near Pommander Walk Park. If you would like signatures from other residents supporting saving the large pilings (dolphins), I will be happy to canvas the nearby neighborhood.

Sincerely yours,

Kleber S. Masterson



ADJACENT PROPERTY OWNER'S ACKNOWLEDGEMENT FORM

FOR'S LANDING ASSOCIATES LIMITED PARTNERSHIP, own land next to or across the water from
(ADJACENT PROPERTY OWNER'S NAME PRINTED)

and of Dept. of the Interior/ City of Alexandria, I have reviewed the applicant's project drawings dated
(APPLICANT'S NAME)

by 24, 1997 to be submitted for all necessary Local, State, and Federal permits.

(E)

 HAVE NO COMMENT DO NOT OBJECT DO OBJECT to the project

applicant has agreed to contact me for additional comments if the proposal changes prior to construction of the
project.

(In signing this form, please be sure you have checked the appropriate box above.)

FOR'S LANDING ASSOCIATES L.P.
FOR'S LANDING, INC. GENERAL PARTNER

[Signature]
ADJACENT PROPERTY OWNER'S SIGNATURE
(Print Name)

8/6/97
DATE

**IF YOU OBJECT TO THE PROPOSAL - THE REASONS YOU OPPOSE THE PROJECT MUST BE
SUBMITTED TO VMRC IN WRITING. AN OBJECTION WILL NOT NECESSARILY RESULT IN
CANCELLATION OF THE PROJECT, BUT, VALID COMPLAINTS WILL BE GIVEN FULL
CONSIDERATION DURING THE PERMIT REVIEW PROCESS.**

Form 1020, Rev 30 APR 93

NOTE: Please photocopy this form if additional copies are needed.

This project proposes to completely remove and properly dispose of the decaying pilings (549) and pier remnants located at the Old Town Yacht Basin in Alexandria, Virginia. A nearby sunken boat, also badly decayed, will be removed from the Yacht Basin as well. The abandoned marina presents a public safety risk to waterfront park users and a navigational hazard to recreational boaters. The pilings will be pulled using a mechanical extractor where possible; water jet methods will be used only when necessary.

Please return this form to: Waterfront Plan
City of Alexandria
Dept. of Planning and Zoning
301 King Street
Alexandria, VA 22314

1. Applicants must complete Appendix N - Stream Intakes and Outfall Structures, Appendix O - Stream Channel Modifications and/or Appendix P - Impoundments/Dams, whichever is (are) appropriate. N/A

12. What are the median monthly stream flows in cubic feet per second (cfs) at the water intake or dam site?

<u>Month</u>	<u>Median Flow (CFS)</u>	<u>Month</u>	<u>Median Flow (CFS)</u>
JAN	-----	JUL	-----
FEB	-----	AUG	-----
MAR	-----	SEP	-----
APR	-----	OCT	-----
MAY	-----	NOV	-----
JUN	-----	DEC	-----

13. Describe below or on an attachment the streamflow gauges, the type of calculations used and the period of record that was used to calculate the median monthly flows in item 12, and the average flows provided in Appendices N, O and P.

14. What is the maximum instantaneous withdrawal and maximum daily withdrawal at the water intake or dam site? Specify the units of measurement, e.g. million gallons per day, gallons per minute, cubic feet per second, etc.

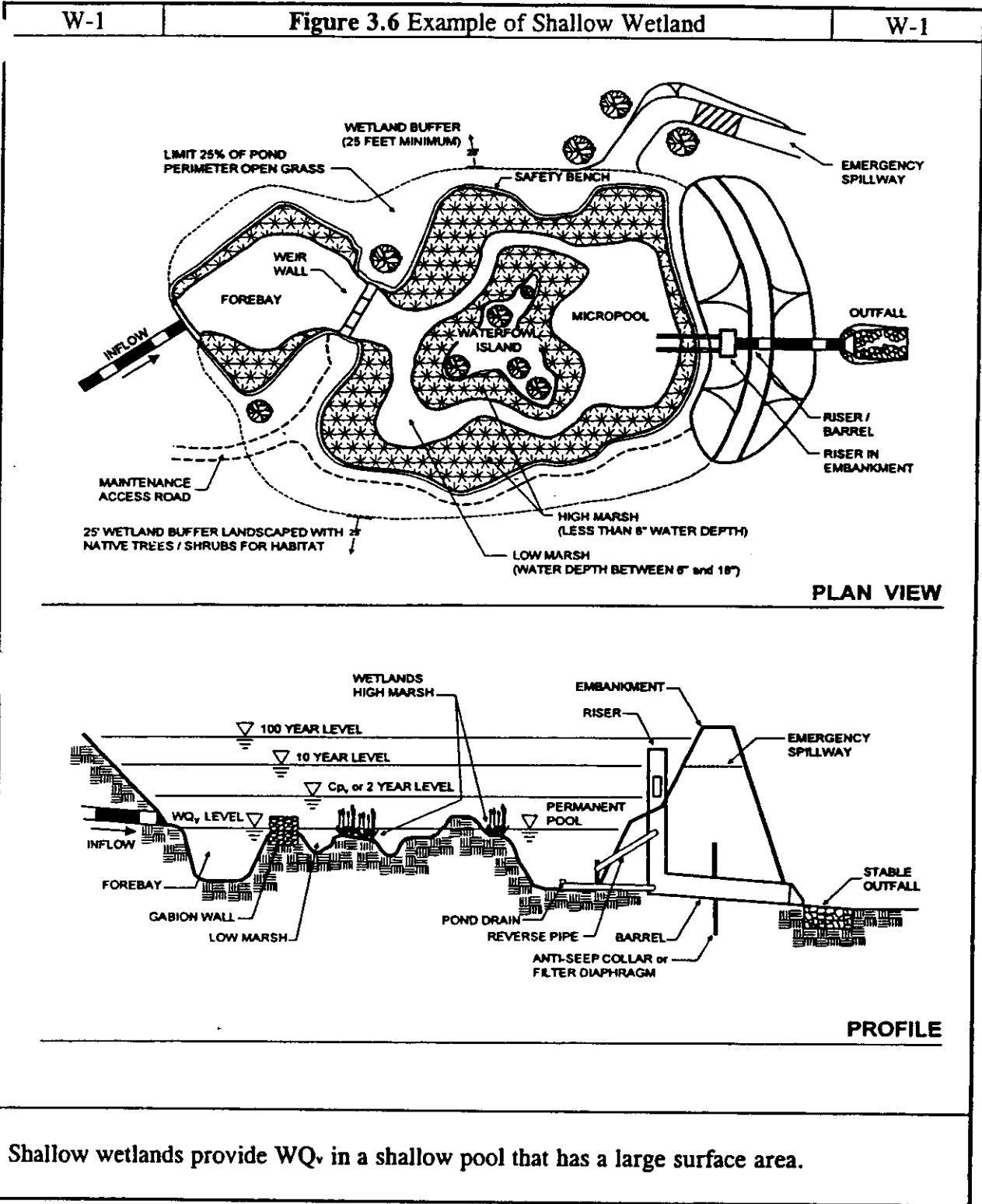
Maximum instantaneous withdrawal _____

Maximum daily withdrawal _____

15. Describe the manner in which the withdrawal of water varies over time, for example, as a function of the time of year, or time of day, or time of week.

16. Describe below the amount of water that will be lost to consumptive use. For the purpose of this application, consumptive use means the withdrawal of surface waters without recycle of said waters to their source or basin of origin. Attach a map showing the location of the withdrawal and location of the return flow.

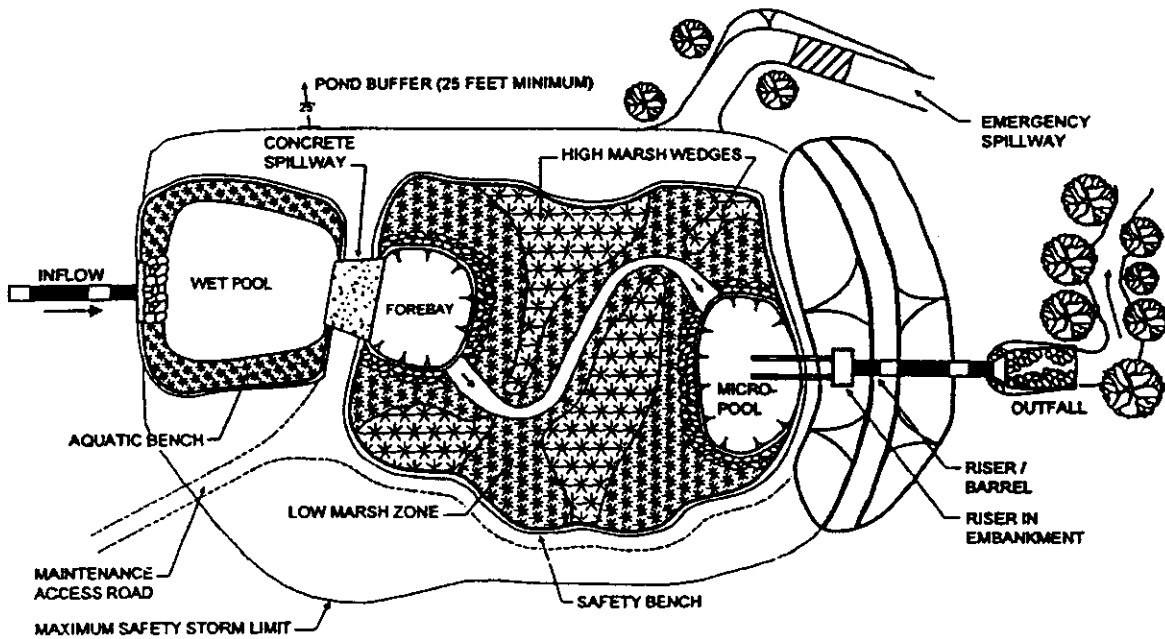
17. Describe below or in a separate attachment how the amount of water to be withdrawn was calculated and any relevant assumptions made in that calculation. Also describe the proposed use of the water withdrawal.



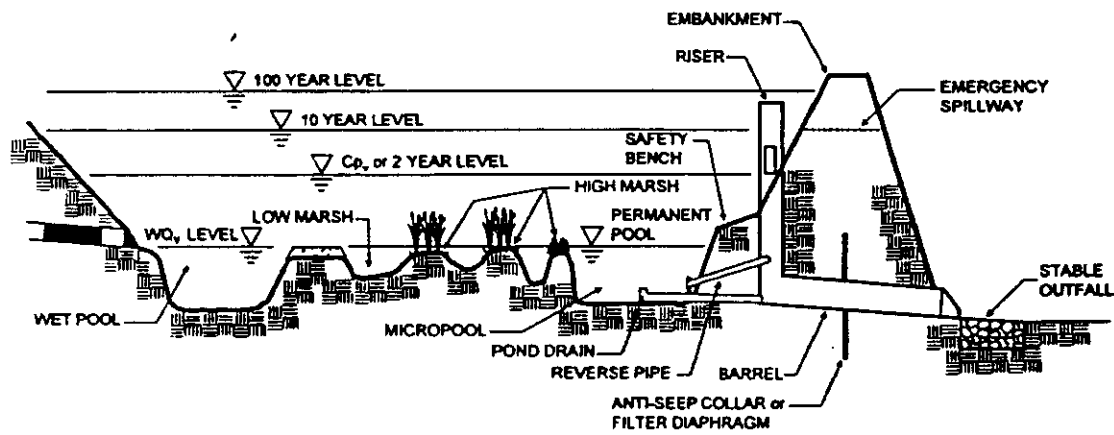
W-3

Figure 3.8 Example of Pond/Wetland System

W-3



PLAN VIEW



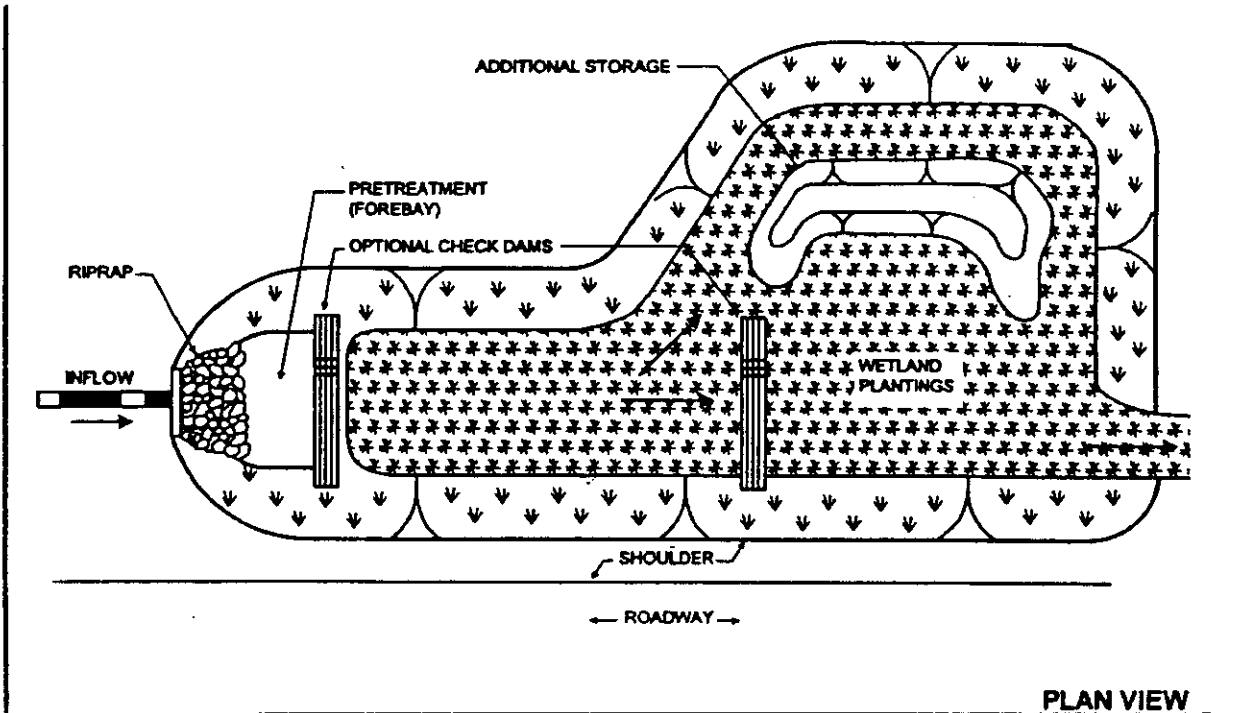
PROFILE

In this BMP, a deep permanent pool is placed before the shallow wetland.

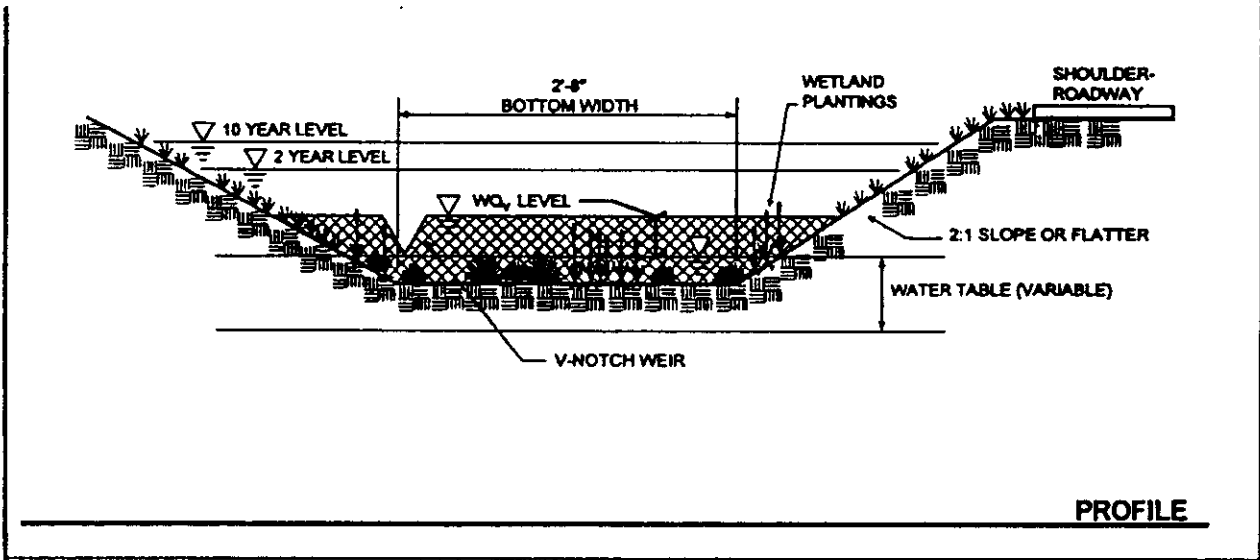
O-2

Figure 3.19 Example of Wet Swale

O-2



PLAN VIEW



PROFILE

Wet swales are ideal for treating highway runoff in low lying or flat terrain areas.



City of Alexandria, Virginia

Department of Recreation, Parks and Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314-3999



Sandra Whitmore
Director

(703) 838-4343
Fax (703) 838-6344

PARK AND RECREATION COMMISSION

At the Park and Recreation Commission meeting on Wednesday, October 17, 2001, the Commission unanimously approved the following motion:

The Park and Recreation Commission voted to recommend that the dog exercise area at Windmill Hill Park should be relocated away from the waterfront within the park in accordance with existing criteria for dog exercise areas in the City's Master Plan for Dog Exercise Areas and Fenced Dog Parks, and maintain existing size, safety, and shade, in as much as possible.

Date

October 24, 2001

Judy Guse-Noritake
Judy Guse-Noritake, Chair
Park and Recreation Commission

A WATERFRONT FOR THE PEOPLE

One of the issues about Windmill Hill Park that has been the most troubling for me is the issue of continuing the dog exercise area at the waterfront, contiguous to Ford's Landing. Dog owners have made a compelling case that a dog exercise area should be maintained at the site. Less compelling is the idea that dog owners should have continued access to the Potomac River for their pets.

Over and over we have repeated the mantra that Windmill Hill Park is a park for all of Alexandria's citizens rather than just for the pleasure and use of immediate neighbors in Old Town. Unfortunately, the neighbors have been most vocal and could, if allowed, drown out the voices and interests of the rest of the City. That is why the Steering Committee was formed, to make sure that people chosen from various parts of Alexandria could help shape the design of the new park. Representing the West End, I am keenly aware of the responsibility to speak for park uses that might reasonably be used by Alexandria residents west of Quaker Lane.

They include the right to enjoy the natural scenery of the place, to sit or stroll along the riverscape, and to picnic on the site. While some forms of relatively low-key active recreation will be part of the park's functions, passive recreation is likely to be its major draw from non-neighborhood people.

When those and other interests are balanced against the desires of dog owners who seek continued water access for their pets, the answer is clear: Such use simply is not compatible with creating a park for all Alexandrians to enjoy.

For example, dogs in the water are not compatible with wildlife. During one visit to the site I witnessed a Labrador chasing a mallard duck. While the dog was never going to catch the duck, the situation clearly does not favor waterfowl breeding. Dogs in the water and the proposed soft-edge plantings also are likely on a collision course. As for people, while it might be possible to keep those strolling the waterfront separated from the dogs, doing so could be quite complicated and expensive.

The answer seems clear to me: The dog exercise area **MUST** be moved to another location in Windmill Hill Park, away from the waterfront. Any plan that does not take that step should be rejected by the Steering Committee and by City Council.

Jack Sullivan, October 24, 2001

It is called the "Parks as Classrooms" program by the Park Service and information can be obtained on a website at

— <http://www.nps.gov/gwmp/pac/dyke/>. The information phone number is (703) 289-2556.

One interesting aspect of the program is that it is done in the open air. The Park Service brings tables and microscopes and other equipment to sites in the Marsh itself. They are able to instruct entire classroom groups in that way. No building is necessary. I am sure the Park Service would be happy to share with us their logistical and administrative methods.

3. The Dogs. The pleas of the dog owners to the Steering Committee were quite powerful, but the question remains about whether being right on the riverfront is an appropriate place for an off-the-leash dog walk. The number of dogs that want to get into the water are only a few of those who use the facility -- and other locales like Daingerfield Island are used for that purpose now. The dogs can have a chilling effect on people strolling the riverfront and on wildlife. (I saw one dog chasing a mallard duck, the latter in no danger, however.) In any case a boardwalk might block dogs from entering from the water. A alternative site, somewhat out of the way, would be in the vicinity of the present basketball court.

4. Attraction to the West End. As a representative of Planning District III which has a population larger than than Districts I and II combined, I am very conscious of the responsibility to represent the people out here. When I ask myself what combination of attractions and services would bring West Enders to the site, my conclusion is that the chance to be close to the river, with its birds and aquatic plants, as a place for a stroll etc. may be the strongest attractions. This suggests that the active recreation area be concentrated west of Union Street and that the area east be reserved for more contemplative pursuits. Benches and a few picnic tables probably would be recommended.

I hope this is helpful as we move toward a solution for the Park.

Jack Sullivan, July 27, 2001

CC: <bconkey00@yahoo.com>, <afpalmieri@vssp.com>, <sanderso@hdrinc.com>, <wdemaine@home.com>, <joyce.stevens1@worldnet.att.net>, <elizabeth.jones@ferc.fed.us>, <Bdschulz@aol.com>, <william.skrabak@ci.alexandria.va.us>, <kathleen.beeton@ci.alexandria.va.us>, <lori.godwin@ci.alexandria.va.us>, <kirk.kincannon@ci.alexandria.va.us>, <patricia.mcmanus@ci.alexandria.va.us>, <glong@mbakercorp.com>, <mmurphy@mbakercorp.com>

sure that hydrilla is not the only species growing here now. We need to address the issue of what is natural to the river's ecology today and address the issue of dredging in the marina in that context too. HYDRILLA is not a problem per se if we want to attract river life too in this spot.

4) Dredging must be addressed – see last comment. So people clearly see this as a solution to dead fish and "weeds". This must be addressed factually and with regard to uses.

5) Education: I think an assessment of alternatives to building should be evaluated for precisely the very same reason that they should provide some real, tangible educational benefits to the kids and residents of Alexandria. The comments from Mr. Vorhees about the Rappahannock especially are not necessarily relevant to this proposal and our needs/opportunities. Its true CBF and others operate without buildings in some places (The Potomac), but that's a very different approach than that advocated by the ASF for Alexandria kids etc. Signs along the waterfront don't make an educational program – see sign I helped write at Oronoco -and may not be an effective solution.

6) Soft /hard shoreline: Long term care is an issue as is use of this embayment. If there are no boats – an outcome which I think is counter to the concerns of Council – than a wetland shoreline might be fine. The Corps has experience on the Anacostia with constructing such things – lets consult them. If access with slips for education etc. is preferred or included, then a simple bulkhead may make more sense. I think that \$ should be considered and compared with desired public uses. Either way we need to look 50 years ahead and calculate expenses that way.

- 12) Proposed Landscaping – Proposed trees should be added to the plan in certain areas. However, no proposed trees should be added to the waterfront.
- 13) Boat Launch but no Permanent Boat Slips – A small kayak/canoe launch (not a boat ramp) should be integrated into the park plan. This would allow all Alexandrians an opportunity to access & enjoy the waterfront. However, no marina or boat storage facility should be proposed as it would degrade the quality of the park.
- 14) Keep Waterfront trail along the Shoreline – Several proposals have included an unnatural “bridge” that links the Fords Landing Boardwalk to the Harborside community. I find this distasteful and nonconforming to the Alexandria waterfront appearance.

Sincerely,

Donald Joseph Fix, Jr.
701 Kahn Place
Alexandria, VA 22314
(703) 837-1702

- Should include Educational Components
 - Consider an Interpretive Trail from Jones Point Park
 - Consider an educational building/ restrooms

AT LEAST TWO CONNECTING TRAILS TO JONES POINT PARK.
EDUCATIONAL BLDG SHOULD BE MINIMAL

- Consider the relocation of Dog Exercise Area
- Reorganization of Existing Recreation Areas
 - Consider Consolidation of Active Recreation uses
 - Consider relocation of Passive uses adjacent to residential areas
 - Consider adding more picnic tables and similar features

ABSOLUTELY NOT! THE CANINE EXERCISE AREA IS OPTIMALLY LOCATED.

AGREE

NOT REQUIRED. BENCHES O.K.

- Should include enhancements and traffic calming measures to Union Street

ABSOLUTELY!

- Consider additional parking located away from the River

ADDITIONAL PARKING ALONG UNION STREET (IF STREET WIDENED), NO OFF-STREET LOTS.

Other Comments:

ALTHOUGH EDUCATION IS IMPORTANT, THE SITING OF A BUILDING IN THE PARK WOULD BE VERY DIFFICULT WITHOUT DELETERIOUS IMPACTS ON THE NEIGHBORS. THE EDUCATIONAL COMPONENTS SHOULD BE RESTRICTED TO SMALL DISPLAYS THAT DESCRIBE THE WATERFRONT ENVIRONMENT, THE RIVER, AND THE HISTORICAL SIGNIFICANCE OF WINDMILL HILL PARK.

07/30/2006 MON 00:55

NOAA

461-7131 967

FC:RB 1007/06/10

h-j

- Should include Educational Components
 - Consider an Interpretive Trail from Jones Point Park
 - Consider an educational building/ restrooms
- Consider the relocation of Dog Exercise Area
- Reorganization of Existing Recreation Areas
 - Consider Consolidation of Active Recreation uses
 - Consider relocation of Passive uses adjacent to residential areas
 - Consider adding more picnic tables and similar features
- Should include enhancements and traffic calming measures to Union Street
- Consider additional parking located away from the River

any further development of this area. ~~plus~~
 we do not need another marina, nor do we need to have buildings built there. We are a residential area, not a commercial one and we do not observe to be treated otherwise.

Other Comments:

From: "Kit Leider" <kitleider@home.com>
To: "Greg Long" <glong@mbakercorp.com>, "Joyce Stevens" <joyce.stevens1@worldnet.att.net>, "Windsor Demaine" <wdemaine@home.com>, "Jack Sullivan" <paulas@erols.com>, "Andrew MacDonald" <ahmacdonald@his.com>
Date: Sun, Jul 29, 2001 9:24 AM
Subject: Windmill Park

I will not be in Alexandria during August but I would like to reinforce a couple things that came up in the working meeting at Lee Center July 25.

I wish to emphasize that the Jones Point Park will be available after the bridge is finished. This is a more appropriate site for some of the major group education projects being discussed. There will be more space to handle the parking problems and bus turn arounds needed for school and other group education projects. The projects mentioned by the Seaport Foundation such as shipbuilding, sailing, and water safety instruction need motorized boats for instruction and safety (i.e. the boats out of the Alexandria Boat House to the north). They would also need a building big enough to house some of the interesting educational projects that need class room support.

Windmill Park has wonderful open space appropriate for individual learning opportunities. The sweep of space from Lee Street out into the water could be enhanced for family and individual enjoyment. Educational material should exist side by side with recreational facilities.

We need to look at long range planning for use in both these sites. The bridge construction won't last forever, especially considering the total life of the facilities. Something that would do in the short run would not serve the City well in the long term.

- Should include Educational Components
Consider an Interpretive Trail from Jones Point Park
Consider an educational building/ restrooms

No

- Consider the relocation of Dog Exercise Area

NO!

- Reorganization of Existing Recreation Areas
Consider Consolidation of Active Recreation uses
Consider relocation of Passive uses adjacent to residential areas
Consider adding more picnic tables and similar features

NO.

- Should include enhancements and traffic calming measures to Union Street

NO

- Consider additional parking located away from the River

a bad habitat, how about we just keep it a dog habitat!

Other Comments:

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 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.

AGENDA

CITY COUNCIL OF ALEXANDRIA, VIRGINIA

Special Work Session
Wednesday, June 6, 2001 - - 7:00 p.m.

City Council Workroom
301 King Street, Second Floor
Alexandria, VA

AGENDA

City Council will hold a Special City Council Work Session to discuss plans for Windmill Hill Park, at 7:00 p.m., in the Council Workroom, City Hall, 301 King Street, Alexandria, VA.

This docket is subject to change.

Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at <http://ci.alexandria.va.us>.

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

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.

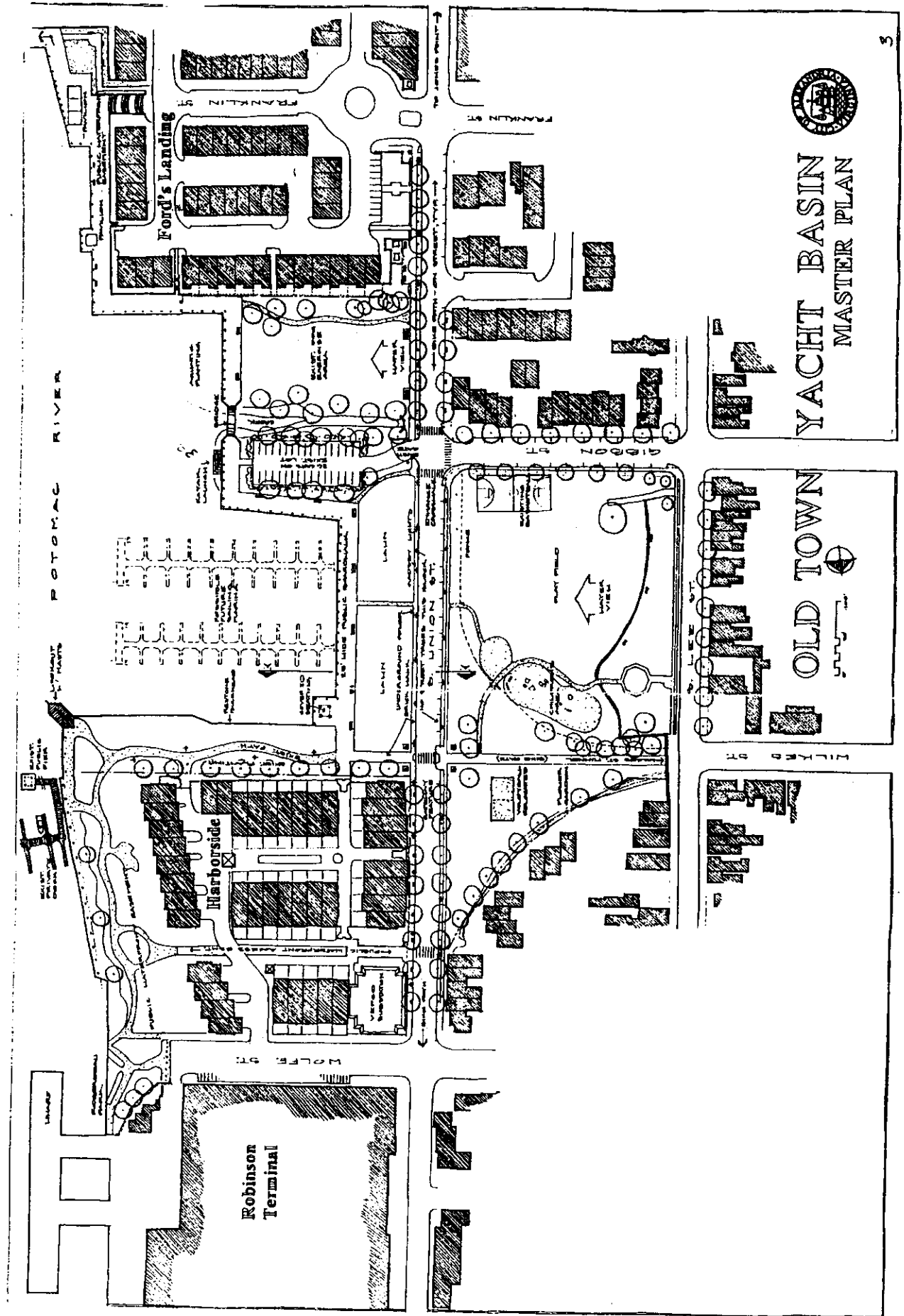


Consolidated Park Area

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.**



**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 then what the design plan, recommended by the consultants, recommends.

15 x SLIPS 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.



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.

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.

EXISTING
MARINA

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 Helgerson
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
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
9 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
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
12 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
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
3 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

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-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 _____



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.



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

PHONE-O-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 _____

WS
6-6-01



MIME:TwigM@aol.com

06/04/01 01:22 PM

To: Beverly I Jett@Alex

cc:

Subject: Citizen Views on Old Town Yacht Basin

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

WS
6-6-01

*Sent to
cc, City 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:Kaupp.Ann@NM
NH.SI.EDU

06/04/01 12:32 PM

To: Beverly 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@nsmnh.si.edu



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:theknisieys@hotmail.com

06/04/01 10:40 AM

To: Beverly Jett@Alex
cc:
Subject: waterfront

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



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

*Sent to
cc, c/o, 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, Cdn, 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





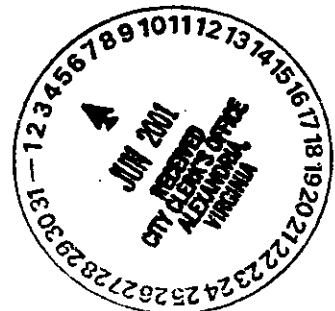
MIME:GGCrook@aol.com
06/03/01 04:25 PM

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

*Sent to cc, Crook,
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 here. Please keep Alexandria a better place to live by keeping Windmill Hill Park an open space.

Sincerely,
Christa Johnson

Zebrowski
2458 Garnett Dr.
Alexandria, VA 22311

slx
sent
to CC, Com
Recreation
PF 6/6



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

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. ☺

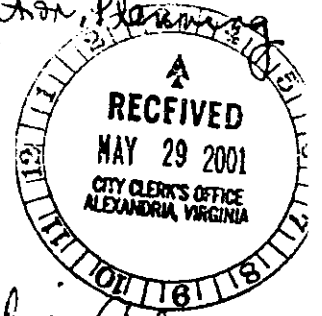
The Mount Vernon Alliance invites members to participate by submitting articles, photos and first person experiences for publication. Also, if you're willing to attend and report on relevant Area Events and Political Meetings, contact the Alliance Chair for more information. The submission deadline for each issue is the first Tuesday of the month prior to publication.

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

516 DUKE STREET, ALEXANDRIA, VIRGINIA 22314

Sent to CC, CM, Recreation, Planning

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 enclosed Sierra Club Newsletter expresses my sentiments, although Al Cox's plan would be fine with 15 instead of 30 parking places. Thank you. Kirby Rodriguez

EXHIBIT NO. 2

18
4-9-02

*Sent to
cc, com,
Sandra
Future*

BURGESS/HOGAN
400 Madison Street #708
Alexandria, VA 22314-1746

Tel: 703/837-8546

E-mail: vanburgess@worldnet.att.net

The Hon. Members of the Alexandria City Council
City Hall
301 King Street
Alexandria, VA 22314

April 4, 2001

Dear City Council,

As residents of Alexandria we are concerned about the gradual erosion of open spaces here in Alexandria. Increased parking is an attractive prospect for many but not when it entails the destruction of presently undeveloped and open space such as the new plan to alter Windmill Hill Park.

Please don't do it.

Please keep the park open and undeveloped so that current and future residents of Alexandria can continue to enjoy this natural wildlife preserve.

Open green space is of great value to the residents of Alexandria and contributes to making this a pleasant and attractive city in which to live. More buildings and parking lots along the Potomac River are not in our best interests.

Thank you for your attention to this request.

Respectfully,

Van Burgess & Patricia Ann Hogan
Van Burgess and Patricia Ann Hogan

CC: John Parsons
National Park Service
National Capital Region
1100 Ohio Drive S.W.
Washington, DC 20242



Deborah E. Katz
6299 North 15th Road
Arlington, VA 22205
(703) 534-5375

Sent to CC, CM, Whitmore
Futura

May 2, 2001

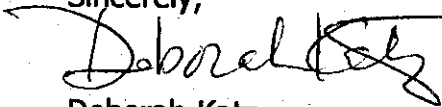
Members, Alexandria City Council
City Hall
301 King Street
Alexandria, VA 22314

Dear Honorable Members of the Council,

As a frequent visitor to Alexandria, I am writing to urge you to protect Windmill Hill Park (the former Old Town Yacht Basin) by keeping it as undeveloped open space. There is no clear need to locate a parking lot and building there, while there is a compelling need to preserve open space along the mostly built-out Old Town shoreline and to protect wildlife and water quality.

With the building of the new Wilson Bridge, it seems to me that Alexandria residents will need all the peace and quiet they can get. Preserving Windmill Hill Park in a natural state with a bike path along the Potomac is a better use of this land.

Sincerely,



Deborah Katz

Cc: John Parsons, National Park Service



310 South Fairfax Street
Alexandria, VA 22314
adam.daley.wilson@stanfordalumni.org

February 16, 2001

Commission on Persons with Disabilities
301 King Street, City Hall
Alexandria, VA 22314

Dear Members of the Commission on Persons with Disabilities:

I write about the City land known as "Old Town Yacht Basin" and "Windmill Park."

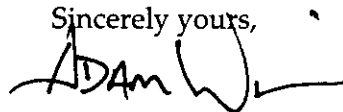
Later this spring, the City Council apparently will decide whether or not to develop it, to one degree or another. The plan that the City Council apparently endorsed, a while back, calls for paving over a parcel of park land there, to make a large parking lot (30 plus parking spaces) almost directly on the Potomac River's edge (five to ten feet from it, it appears). It would extend, it seems, along 200 to 300 feet of the River, in total, on two sides. Another proposal apparently calls for a large building (3 stories) and a motorboat and sailboat marina, in addition to the parking lot. Additionally, the City Council seems to have endorsed the removal of hundreds of (historic?) wooden pilings in the Basin that are nowadays a habitat for many turtles, birds, and other wildlife.

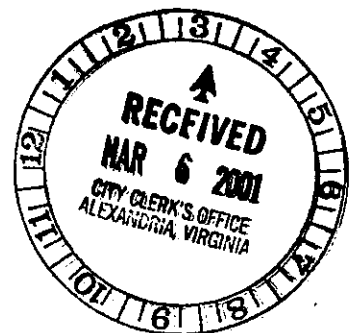
Does your Commission make a recommendation as to this potential development? If so, when will you be making a recommendation? Do you know yet what it will be?

How can citizens help you make a recommendation? Do you have meetings where citizens may make a presentation? Would you accept prepared written materials that explain some of the issues relevant to this decision?

What information would you like to have, so that you can make an informed decision? Do you have questions that you would like addressed, before you make a recommendation about this potential development?

I appreciate your attention to this letter. I'm looking forward to learning about your Commission's role in the Old Town Yacht Basin decision. I'd appreciate it if you could mail me a written response at your earliest convenience. Thanks.

Sincerely yours,

Adam Wilson





City of Alexandria, Virginia
Alexandria Environmental Policy Commission
P. O. Box 178
Alexandria, Virginia 22313

Save
file



February 26, 2002

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

Re: Windmill Hill Concept Plan

Dear Mayor Donley and Members of Council:

The Environmental Policy Commission (EPC) would like to express its support for the proposed Windmill Hill Concept Plan developed by the Windmill Hill Park Steering Committee. In addition, the EPC would like to commend the Council for providing a forum allowing city staff, commission representatives and the public to work together and develop a plan for the park that all citizens can use and enjoy.

In our June 5, 2001 letter to you, the EPC recommended five concepts for inclusion in the plan. The proposed plan developed by the Steering Committee includes these concepts and it is our opinion that the proposed concept plan will meet the desires of the surrounding community to the park, as well as provide recreational and educational opportunities for all residents and visitors.

Windmill Hill Park is a rare and unique asset to the City. During the Steering Committee meetings, it became clear that residents treasure this park and its simplicity. A few points that were of most concern were building a structure at the park, the location of the dog park and the aesthetics of the Old Town Yacht Basin. Residents did not want a structure at the site and were adamant about leaving the dog park in its current location. The Steering Committee looked at these issues and discussed various options, which included moving uses around within the park and providing a structure. During discussions, and eventually a vote, it was decided that a structure is not well suited at this site and that the way the uses are currently laid out at the park, with the exception of some minor changes and shifts to the uses, are appropriate.

Of particular interest to the EPC are those elements of the plan that will improve the overall environmental quality of the surrounding area. The concept plan recommends improving the outfall/stream area on the east side of Union Street and creating more of a natural stream. The plan also includes developing and enhancing tidal wetlands along the shoreline of the Potomac. Both of these elements will help improve the overall environmental quality of the area. Additionally, the inclusion of an environmental education component is an important aspect of the plan. In addition to signs which are currently proposed as part of the plan, the EPC believes that the provision of an educational component relating to the value of wetlands, how upstream uses affect the watershed and other outdoor educational opportunities, such as a step-down area near the kayak launch area, would help enhance the educational component of the park.

Mayor Kerry Donley and Members of City Council
February 26, 2002
Page 2

Moreover, the concept plan proposes to link Jones Point Park to Windmill Hill Park by providing pedestrian access along the waterfront. The EPC supports connecting these two parks as proposed in the plan. The development plans for Jones Point Park include facilities and other educational opportunities that could be coupled with Windmill Hill Park to enhance the educational component of the park. The EPC would be pleased to discuss educational opportunities and options with interested parties in the future as the plans for the park are developed and finalized.

Additionally, concerns were raised about fecal coliforms entering the stream from the adjacent dog park. Recent studies done on streams such as Four Mile Run show that waterfowl constitute a greater percentage of fecal coliform than pet wastes in most instances. In addition, the City has a requirement that pet owners pick up after their pets and this law should be enforced to the greatest extent possible. The EPC recommends that the Parks Department periodically monitor this park to determine the situation with pet wastes at the park.

The Water Quality Management Supplement to the City's Master Plan, which was approved in January 2001, encourages public access to the Potomac River, environmental education and compliance with the Chesapeake Bay Act. The Supplement and the City's Chesapeake Bay Preservation Ordinance discourage increasing the amount of impervious surface area and development in Resource Protection Areas, of which Windmill Hill Park is designated. The proposed Concept Plan for Windmill Hill Park will support those elements defined in the Water Quality Supplement to the Master Plan.

Thank you for the opportunity for the EPC to be a part of the Steering Committee and the opportunity to provide input into the Concept Plan. If the EPC can be of further assistance on this issue, please contact me or Susan Anderson, our representative to the Windmill Hill Park Steering Committee.

Sincerely,



Cindy Chambers
Chair, Environmental Policy Commission

Sincerely,



Susan Anderson
EPC Representative, Windmill Hill Park
Steering Committee

cc: EPC Members
Phil Sunderland, City Manager
Rich Baier, Director, T&ES
Sandra Whitmore, Director, Parks, Recreation and Cultural Activities