



Alexandria Waterfront Commission

Department of Recreation, Parks and Cultural Activities

1108 Jefferson Street

Alexandria, Virginia 22314

September 16, 2025

Mr. James Parajon, City Manager
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Jim,

The Waterfront Commission greatly appreciates the regular updates it has received from Matt Landes on the evolving plans for the waterfront flood mitigation project. As you know, this project has become quite controversial, with many residents and local businesses opposed to the placement of the pump house in Waterfront Park and advocating for its placement at the 1 Prince Street site instead. Matt informed the Commission in late 2024 that this alternative had been considered but could not be implemented within the funding level that had been approved by the City Council. The Commission sent a letter to you in January requesting that the City reconsider acquiring the 1 Prince Street site and using that site for the pump station to preserve the open space in Waterfront Park.

The Commission understands why there has been a groundswell of support for locating the pump station at the 1 Prince Street site. We believe a more detailed trade-off analysis of building the pump station at the 1 Prince Street site versus in Waterfront Park is warranted and would greatly aid consideration of how to proceed with this important project. This analysis should note what proportion of the \$145 million of the currently budgeted CIP funding for this project is projected to be spent on the pump station and an itemization of the incremental costs associated with the acquisition, demolition, and construction of the pump station if the 1 Prince Street site were selected. The analysis should also discuss the pros and cons of building the pump station at 1 Prince Street in terms of project schedule, any construction risk to the adjacent building and impact on the community more broadly. Finally, it is critical to understand the longer-term benefits associated with situating the pump station at 1 Prince Street versus Waterfront Park. Some of these benefits may be qualitative in nature, such as preserving more open space and the mature trees in Waterfront Park. Other benefits may be more quantifiable, such as any potential incremental revenue that could accrue from the placement at 1 Prince Street.

Given the ever-increasing number of flooding events along the waterfront, it is important that the waterfront flood mitigation project be implemented in the near future. We ask that this trade-off analysis of the options for the pump station location be completed no later than the end of this year so that it can serve as input to the Waterfront Commission's final recommendation to the

City Council on how to proceed with this aspect of the flood mitigation project and to the Council's consideration of whether to further increase its CIP funding for the project.

Sincerely,

Louise Roseman, Chair
Waterfront Commission

c: Honorable Mayor & Members of the City Council
Waterfront Commission members
Emily Baker, Deputy City Manager
Hashim T. Taylor, Director, Department of Recreation, Parks and Cultural Activities
Jack Browand, Deputy Director, Department of Recreation, Parks and Cultural Activities
Daphne Kott, Interim Director, Department of Project Implementation
Matt Landes, Portfolio Manager, Department of Project Implementation

Signature: 
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Commission Letter re Trade-Off Analysis

Final Audit Report

2025-09-17

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