

Purpose of the Letter

To urge Alexandria City Council to **halt the current pump station project** planned for Waterfront Park due to its severe impacts on parkland, aesthetics, local business, and legal constraints.

Main Objections to the Pump Station Project

1. **Not cost-effective**
 - Estimated at **\$148+ million**, with **no proper cost-benefit analysis**.
 - Designed to fix **minor “nuisance” flooding** that occurs only a few times a year.
 2. **Loss of Parkland & Viewsheds**
 - Replaces public green space with a **33-ft tall industrial structure**.
 - Blocks critical views of the **Potomac River**, the **Tall Ship Providence**, and the **historic waterfront**.
 3. **Legal Violations**
 - The 1981 federal deed **restricts use of the park to recreation** and limits building height to **15 ft**. The proposed structure **violates both**.
 4. **Disruption to Local Business & Traffic**
 - Construction would close portions of Union Street for **3+ years**.
 - Expected to reduce business revenue by **up to 40%**.
 5. **Poor Planning & Changed Scope**
 - Original plan had **two smaller stations** in different locations.
 - New plan is **larger**, centralized, and poorly placed.
 - Based on **exaggerated flood modeling** (e.g., rare 10-year storms).
 6. **Flawed Incentives**
 - The City’s **design-build contract** incentivizes overbuilding to benefit contractors, not residents.
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Proposed Alternatives

1. **Follow the Olin Plan (Waterfront Master Plan)**
 - Complete **grade raising, promenade, and sea wall**.
 - Use **gravity-based drainage** directly into the Potomac.
2. **Re-route stormwater pipes**
 - Bypass Union Street and avoid underground pumping by draining stormwater **directly east** to the river.
3. **Lower design thresholds**

- Reduce scope by using **more reasonable rainfall assumptions** (e.g., VDOT/Arlington County standards).
- Consider **building floodproofing** and **smaller-scale pumps** outside parkland.