

**City of Alexandria, Virginia  
WATERFRONT COMMISSION  
Regular Meeting  
Tuesday, September 19, 2023  
City Hall Sister Cities Conference Room  
301 King Street  
7:30 a.m.**

**Commission Members**

***Present:***

Agnes Artemel, Citizen, East of Washington St. and North of Pendleton St.  
Sarah Bagley, Member, Alexandria City Council  
Eldon Boes, Representative, Alexandria Environmental Policy Commission (EPC)  
Marcee Craighill, Representative, Alexandria Commission for the Arts  
Robert Cvejanovich, Representative, Old Town Civic Association (OTCA)  
Stuart Fox, Representative, Park and Recreation Commission  
David Robbins, Representative, Alexandria Marina Pleasure Boat Owners  
Kristina Hagman, Representative, Founders Park Community Association  
Charlotte Hall, Representative, Old Town Business (OTB)  
Claire Mouldoux, Representative, VisitAlexandria  
Nathan Macek, Representative, Alexandria Planning Commission, Vice-Chair  
Lebaron Reid, Commissioner At-Large and Chair  
Deb Roepke, Representative, Alexandria Seaport Foundation  
Louise Roseman, Citizen, Park Planning District I  
Clair Sassin, Representative, Alexandria Chamber of Commerce  
Stephen Thayer, Citizen, East of Washington St. and north of King St  
Patricia Webb, Citizen, Citizen, Park Planning District II

***Excused***

Brian McPherson, Citizen, Park Planning District III  
Esther White, Representative, Alexandria Archaeological Commission

***Unexcused***

Maureen Cooney, Representative, Historic Alexandria Foundation

***Vacancy***

Citizen, East of Washington St. and South of King St

**Staff:**

Dion **Bates** (Recreation, Parks, and Cultural Activities, RPCA), Jack **Browand** (Commission Staff Liaison & Deputy Director, RPCA); Michael **Carroll** (RPCA), Derek **Claytor** (Division Chief, Park Maintenance RPCA), Bryan **Hayes** (Complete Streets Coordinator, T&ES), Daniel **Johnson** (Assistant Dock Master, RPCA), Matthew **Landes** (Division Chief/Portfolio Manager, Project Implementation), Shawn **Miller**

(RPCA), Catherine **Miliaras** (Principal Planner, P&Z), Iris **Portny** (Commission Recording Secretary, RPCA), Jimmy **Rowland** (RPCA)

**Call to Order**

Chair Reid called the meeting to order at 7:30 a.m. Commissioners introduced themselves. He noted that McPherson was excused due to medical appointments and White excused due to illness.

**Items for Action**

**APPROVAL of JUNE 20, 2023 MINUTES**

Macek moved and Roseman seconded that the minutes be approved with a correction. Motion approved by voice vote.

**Items for Information**

**ITEM 1:       RPCA STAFF INTRODUCTIONS** - Jack Browand, Deputy Director, RPCA

Browand introduced RPCA staff hired for the Parks Maintenance Division during the past 18 months. The division is close to being fully staffed. Park Planning District I includes the Waterfront area and areas east of the railroad tracks, including Potomac Yard. Park Planning District II includes the City's central portion. New staff include Derek Claytor, Division Chief, Park Maintenance; Jimmy Rowland, Park Manager, Park District I; Dion Bates, Labor Supervisor, Park District I; Shawn Miller, Park Manager, Park District II; and Michael Carroll, Labor Supervisor, Park District II.

**ITEM 2:       WATERFRONT FLOOD MITIGATION PROJECT – [PROCUREMENT UPDATE](#)** -Matthew Landes, Division Chief/Portfolio Manager, DPI

City Manager has approved the Final Interim Agreement with the Skanska/JMT team for the project's progressive design build contract. It is available on the City's procurement and project website. The project is now formally under contract.

**The new contractor's first tasks are developing:**

- Baseline Project Schedule
- Project Management Plan
- Project Management Information Systems
- Risk Register
- Health and Safety Plan for Phase 1 services
- Cultural Resources Work Plan – to be approved by Alexandria Archaeology and be in place before flood mitigation work begins.
- Civic Engagement and Outreach Plan
  - process and schedule TBD
  - More information will be available in October/November

- Will be conducted through Commissions and general public education sessions.
- Work Plans for Field Investigations

**Timeline highlights:**

- **October/November:** Initial Submittals; Draft Civic Engagement Plan/Schedule; Baseline project schedule accepted by City; Master Schedule for Phase 1A and Phase 1B published to project website.
- **Fall/Winter:** Field investigations, Alternatives Assessment, and Public Outreach Commences.
  - More information on timing and locations of field investigations will be provided as project schedule is finalized and work plans approved.

**Federal BRIC Grant** - City's application for a grant administered by FEMA under the Building Resilient Infrastructure and Communities (*BRIC*) program was not approved. Staff has requested debriefing on why.

**Commissioner comments/questions**

- **Civic engagement**
  - (Hagman) How long will the civic engagement process be? A: At least through December 2023 and probably through early 2024. The engagement process will not have an arbitrary termination date.
  - (Macek) - When will the Waterfront Commission be able to input into Phase 1's civic engagement process? A: Details and timing of the civic engagement process have not yet been worked out. The Waterfront and Park and Recreation Commissions might also hold a joint meeting. Details of the civic engagement process are not finalized. A timeline through spring 2024 is likely.
  - (Macek) DSUP timing? A: Mid-2024 into 2025.
- **Parks coordination** - (Roseman) – Will the Flood Mitigation work be coordinated with design and planning for WF projects such as Point Lumley Park improvements? A: Yes. Planning for the Lower King Street Project and the Point Lumley Park improvements will both be incorporated into the phasing of flood mitigation elements.
- **Coordinating construction with City's major 2024 and 2026 celebrations?** (Mouledoux) A: Construction will be timed to avoid impacting the City's 275<sup>th</sup> anniversary in 2024 and the timeline for 2025-2027 will recognize other major celebrations as well.

**Public Comments**

- Bernstein: Opportunities for civic engagement? A: Now through at least December 2023 and will include Commission updates, public information sessions and detailed City website updates.

**ITEM 3:** [MT. VERNON TRAIL IMPROVEMENTS](#) - Improvements at Pendleton Street and Canal Center Plaza - Bryan Hayes, Complete Streets Coordinator, TES

Project's goal is to make it easier and safer for cyclists and pedestrians to use the Mount Vernon Trail at intersections between Pendleton Street and Canal Center Plaza using pavement markings, signage and other treatments.

- Intersections affected: Pendleton, Madison and Montgomery Streets, and Canal Center Plaza.
- History – In response to the City's 2013 Union Street Corridor Study the Waterfront Commission had highlighted the need for improvements at Pendleton and the Mount Vernon Trail.

**Commissioner Comments/Questions**

- **Artemel/ Inadequate local notice of oversight hearing** – The trail is well-loved by neighbors, but many are concerned they were not given enough advance notice of the Traffic and Parking Board meeting that reviewed the staff proposal to let many people testify at the Board meeting. NOTice (North Old Town Independent Citizens Association), the Old Town North Community Partnership members are concerned that removing the stop signs on the trail will make it easier for cyclists to speed in an area with many pedestrians – especially near Madison Street.
  - **Follow up:** Artemel asked T&ES to inform the neighborhood of alternative measures being considered to slow down cyclists before the changes are made.

**City Updates**

**COMMUNITY PROJECTS & ACTIVITIES** – Jack Browand, Deputy Director, RPCA

- Robinson Landing railing – First portion is complete - Next portion will be along the pier's eastern portion near Barca.
- Two new holiday trees will be installed this year and dead trees pulled prior to City tree lighting.
- Waterfront park- grass panel will be prepared for winter.

**Commissioner Comments/Questions**

- Roseman - Status of installing bollards near unit block of King? A: Planning is ongoing. A briefing has been requested.

**PRIVATE DEVELOPMENT UPDATES** – Catherine Miliaras, Principal Planner, P&Z

- **101 Duke Street** (former Solo Garage) - The new owner, J.C. Development. will hold a pre-construction meeting before demolition begins. The date is not yet.
- **Potomac River Generating Station site (PRGS)** – Will be submitting for City staff review their DSUP Concept II Plan for blocks A, B and C, and both of the parks. Staff are coordinating its review with the National Park Service.
  - October 11 - Urban Design Advisory Committee
  - October 19 - Community Meeting to review the concept design.

**Commissioner Comments/Questions:**

- **10 Duke Street (warehouse)** - (Roseman) Timeline for action? A: Not yet known.
- **2 King Street RFP (across from Waterfront Park)** – Status of responses to the City's RFP? A: Proposals received will be reviewed by the City's Real Estate Committee, the Waterfront Commission and Council.

**Public Comments**

- **Gina Baum** –City decision on whether to sell 2 King Street should not be seen as a precedent for selling other City property near the Waterfront for commercial development.
  - A: Council decided the site could be considered for sale but has not yet decided whether to sell the parcel.

**PUBLIC SAFETY** – Jamie M. Bridgeman, Captain, APD

- APD has had officers along the Waterfront on Friday, Saturday and Sunday evenings this summer.
- Bridgeman said people should report fireworks violations to the City's fire marshal, not to APD.

**Commissioner comments/questions**

- **Busker violations of City noise ordinance** - City's new noise ordinance enforcer was commended.

**Commission Reports / Subcommittee Reports / Announcements**

- **Hall/ Old Town Business** – (a) continues to educate stakeholders about its Old Town BISD proposal, with the goal of gaining sufficient support by this fall; (b) is working with King Street employers and garage owners on agreements to make garage parking available to employers and employees at reduced rates; (c) is working on ideas to activate/improve Upper King Street.
- **Art League relocating to Slater's Lane** –September 23 Council meeting will include a briefing on League plans to relocate its Montgomery Center activities.

**Potential Discussion Topics / Items of Information – Future Meetings**

- **FY2025 budget recommendation/ October meeting** - Identify proposed Waterfront priorities for the FY2025 budget in response to the City Manager's request to Boards, Committees and Commissions. Recommendations due by November 3, 2023.
  - [FY 2025 Manager's Budget Letter](#)
- **National Park Service Discussion** – Invite NPS to discuss issues of common interest, E.g.,
  - A pedestrian crossing from Potomac Yard to Daingerfield Island across GW Parkway?
  - Revisit the idea of creating a Master Plan for Daingerfield Island area.
- **Flood Mitigation project** - Update.
- **Torpedo Factory Plans** – Update
- **301 N. Fairfax Street (Queen/Fairfax St.)** – How are Waterfront Small Area Plan (WSAP) principles being applied to this site?
- **Slater's Lane intersection** – How to improve access to the Potomac River Generating Station (PRGS) site from here?

**Next Meeting: October 17, 2023**

**Adjournment:** Meeting adjourned at 9:05 a.m.