

**MINUTES**  
**City of Alexandria, Virginia**  
**WATERFRONT COMMISSION**  
**Regular Meeting**  
**Tuesday, May 16, 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 (electronic participation)  
Eldon Boes, Representative, Alexandria Environmental Policy Commission (EPC)  
Maureen Cooney, Historic Alexandria Foundation  
Robert Cvejanovich, Representative, Old Town Civic Association (OTCA)  
Stuart Fox, Representative, Park and Recreation Commission  
Kristina Hagman, Representative, Founders Park Community Association  
Trae Lamond, Representative, Old Town Business (OTB)  
Nathan (Nate) Macek, Representative, Alexandria Planning Commission, and Vice-Chair, Waterfront Commission  
Brian McPherson, Citizen, Park Planning District III  
Lebaron Reid, Commissioner At-Large  
Deb Roepke, Alexandria Seaport Foundation  
Louise Roseman, Citizen, Park Planning District I  
Barbara Saperstone, Citizen, East of Washington St. and South of King St.  
Clair Sassin, Representative, Alexandria Chamber of Commerce  
Stephen Thayer, Citizen, East of Washington St. and north of King St. and Chair, Waterfront Commission  
Patricia Webb, Citizen, Park Planning District II  
Esther White, Representative, Alexandria Archaeological Commission

***Excused***

Marcee Craighill, Representative, Alexandria Commission for the Arts  
Charlotte Hall, Representative, VisitAlexandria  
Doug Gosnell, Alexandria Marina Pleasure Boat Owners

**Staff:**

Jamie M. Bridgeman, Captain, APD; Jack Browand, Commission Staff Liaison/Deputy Director, Recreation, Parks, and Cultural Activities (RPCA); Michael Durham, Dock Master, RPCA; Matthew Landes, Division Chief, Waterfront Plan Implementation (DPI); Catherine Miliaras, Principal Planner, Planning and Zoning (P&Z); Iris Portny, Commission Recording Secretary, RPCA; Terry Suehr, Director, DPI

**Guests**

Gina Baum, citizen, Christine Bernstein, citizen, Dave Robbins, citizen, Dan Straub, citizen

**Call to Order:** - Stephen Thayer, Chair

Chair Thayer called the meeting to order at 7:30 a.m. He reported that, pursuant to the City's Electronic Participation Policy, Council Member Bagley was participating remotely.

**Items for Action**

**APPROVAL OF APRIL 18, 2023 MINUTES**

**MOTION:** Roseman moved and Macek seconded that the minutes be approved as amended. **VOTE:** Passed by unanimous voice vote.

**FY2024 OFFICERS ELECTION – Chair and Vice Chair**

Thayer invited nominations for FY2024 Chair and Vice Chair, in addition to those nominated at the Commission's April 2023 meeting: Lebaron Reid as Chair and Nathan (Nate) Macek as Vice Chair, There were none. **VOTE:** Nominations for Chair and Vice Chair were each approved by unanimous voice vote.

**Items for Information**

**WATERFRONT IMPLEMENTATION PROJECT – [PROCUREMENT UPDATE](#)**- Matthew Landes, Division Chief/Waterfront Program Manager, Department of Project Implementation (DPI)

- **Waterfront Implementation Project - [Resource Website](#)**

Staff reviewed the procurement process being used to choose a progressive-design-build contractor for the City's Waterfront Implementation Project. The Project is being updated to implement the Waterfront Small Area Plan's goals in a manner that fits current budget limitations.

- **No decisions have been made yet on the project's final scope or on details for any potential alternatives.** For example, further investigation will be done on potential flood mitigation features such as pump stations and underground stormwater storage tanks.
- **Council review** – Will continue as project evolves.
- **Civic engagement** – Continues throughout the design-build process. Current design alternatives reflect public input from 17 Commission and public meetings.
- **Project goals:** (1) mitigate stormwater, tidal and riverine flooding, (2) replace aging and failing shoreline infrastructure, where practicable, and (3) improve public accessibility and public amenities within key Waterfront locations in Old Town.

**Key Dates**

- **May 23, 2023** –Public hearing on the procurement process (Council chambers) - No Council action expected at meeting.

- **June 27, 2023**– City Manager will request Council authorization to execute an agreement with the recommended design-build contractor.
- **Late summer/early fall 2023** – Progressive design-build team chosen will be introduced.
- **July-September 2023** – Notification expected on whether City’s \$50 million grant proposal for FEMA’s 2023 BRIC program (Building Resilient Infrastructure and Communities) was approved.
- **July 2024** - City’s 275<sup>th</sup> Birthday Celebration – No major ground disturbance projects before this.
- **Early 2025** - Construction expected to begin after pricing, design & development review process.

### Commissioner Comments

- **FEMA BRIC grant’s impact on project scope?** A: (1) Current plan reuses parts of bulkhead. Full bulkhead could be replaced. (2) Would evaluate adding deployable technology to protect above six foot elevation. (3) Would evaluate increasing overall storm sewer capacity.
- **Make costs and benefits clear** - As progressive design-build process and public engagement move forward, benefits of each cost-based alternative must be clear to the public: For example,
  - How would a proposed capital improvement help protect a specific area against flooding?
  - Are lower cost alternatives available?
  - Do all areas need to be protected against flooding?
    - **A: Climate change impact** - Importance of protecting key Waterfront areas grows as flooding increases.
    - **A: Areas protected against flooding are on project website.**
    - **A: Flood and recover**-In response to Waterfront Commission Flood Mitigation Committee<sup>1</sup>, staff identified potential alternatives that let parks flood and recover quickly.
    - **A: Elevations protected** - Public feedback favored protecting area elevations higher than the current six-foot elevation planned, if feasible.
    - **A: Impact on businesses and garages** - 2022 King Street flooding that crested at six feet flooded many businesses and parking garages on Union and King Streets.
- **Update Olin’s 2014 Waterfront landscape design and review for potential cost savings.**
  - A: Updating City’s Landscape and Flood Mitigation design is part of the progressive-design-build process. (Landes)
  - A: After work is completed on Waterfront Plan Implementation, individual parks – Oronoco Bay Park, Founders Park, Waterfront Park and Windmill Hill Park - will be reviewed as part of the City’s 10-year reviews for each City park. (Browand)

### Public Comments

- **Founders Park – Are environmental testing results available to design-build consultants?**  
A: Detailed technical data, including environmental assessments, is on the [Project website](#)
  - To date no hazardous materials were identified. Some toxic materials were identified. All state and federal requirements will be followed if soil is disturbed.

- **Contractor experience-** Will design-build contractor have experience with underground stormwater storage tanks? A: Yes. Contractor will have extensive experience with all aspects of large and heavy civil infrastructure projects.

**SPECIAL EVENTS & ACTIVITIES UPDATE- [PORTSIDE IN OLD TOWN SUMMER FESTIVAL](#)** - Patricia Washington, President & CEO, VisitAlexandria and Alyssa Staley, VisitAlexandria, Events and Partnerships Director

The free annual Portside Festival and JazzFest will be held June 16 & 17 in Waterfront Park and along the unit block of King Street

- Produced by VisitAlexandria and the City's Office of the Arts and supported by a variety of community partners. Volunteer Alexandria is helping recruit event volunteers
- Estimated attendance over two days is usually 15-20,000.
- Community outreach for event includes Commissions, organizations, and civic and business groups, using digital and print marketing information.

### **Commissioner Comments**

- **Public outreach to neighbors** – Recommended using neighborhood flyers as well as online information.
- **Public Restrooms** – Publicize locations
- **Publicize locations of Public Garages**
- **Parking**
  - **Apps** – Recommended organizers publicize the use of parking apps for the event.
  - **Apps - Status of City efforts to include City garages in Spothero and other apps?** A: T&ES staff will update Commission at later meeting.

**Follow-up:** Commissioners will share event information with their constituencies.

### **City Updates**

#### **PUBLIC SAFETY – JAMIE M. BRIDGEMAN, CAPTAIN, APD**

- **APD's summer weekend Waterfront presence on Friday, Saturday and Sunday evenings** began previous weekend.
  - Council approved two APD officers 4-11pm with patrols mostly on foot, including the 100 and 200 blocks of North and South Union Streets, with officers using King/Union Streets as their base.
  - In addition to criminal violations, these extra patrols will focus on buskers, noise, alcohol, and other violations.

### **Commissioner Comments**

- How will noise ordinance be enforced? A: APD coordinates with T&ES. Citations are issued at the second violation.

**Public Comments**

- **Buskers** – Important to monitor.
- **Starbucks parking** – Should monitor illegal long-term parking.
- **Food trucks** - Have been parking within the Historic District, violating City policy. A: APD forwards information on food truck violations to the Virginia Department of Health, the agency with primary enforcement responsibility.
  - Several Commissioners suggested the City consider identifying Old Town sites where food trucks can operate rather than banning them.
  - **Follow-up:** Commission will consider the topic at a future meeting.

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

- **Waterfront Park** - Routine maintenance conducted to prepare for summer’s heavy visitor load.
- **Waterfront debris**–Cleanups planned during summer months.
- **2 King Street** (parcel adjacent to Waterfront Park)
  - **Request for Proposals** - issued May 1 for site’s sale and redevelopment.
  - **Likely Commission update** - Fall 2023
  - **Details:** <https://www.alexandriava.gov/general-services/portion-of-real-waterfront-property-at-2-king-street-request-for-proposals>

**Commissioner Comments**

- **Park trash** - Trash compressor overflows need to be addressed.
- **Tidelock Park/Canal Center**
  - Artmel – Is talking with American Real Estate Partners, managers of both areas, about actions needed for graffiti. Manager keeps areas near Café 44 and event areas tidy.
  - Browand: Private owner has consulted with City on how they can address this.

**Public Comments** – None.

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

**GenOn Site Redevelopment** – Hilco Redevelopment Partners (HRP)

- **Open Space Survey** – Available online this month at HRP/Alexandria.
- **Community Meeting** - May 24 - Virtual Meeting will focus on their Open Space Site Plan’s concept
- **Canal Center** –Management submitted SUP permit requests for activities to activate the area.
- **10 Duke Street** – Staff will work with contractor to conduct another construction-related meeting with the neighbors.

**Commission Reports / Subcommittee Reports / Announcements**

- **Cooney - June 11** (4 pm) Historic Alexandria Foundation’s annual meeting and garden party at a residence next to the Athenaeum. (Time to be confirmed)
- **Sassin** - June 22 (4 p.m.) Tall Ship Providence Foundation is hosting its Grand Opening at 4 pm
- **Hagman** - June 21 (2-4 pm) Founders Park Community Association (FPCA) block party.

- Lamond – May 25 Old Town Business vs. Del Ray Business - annual softball game at Simpson Field

**Proposed Discussion Topics / Items of Information – Next Meeting**

- ***Parking apps***- Status of City actions related to having apps include public parking garages.
- ***Canal Center*** – Artemel to provide North Waterfront area update.
- ***Climate Change*** – Boes proposed a review of City actions related to Climate Change, noting Ryan Fried is new head of Office of Climate Action.
- ***Food trucks in Old Town*** – To be discussed by Commission in the Fall, recognizing City process for changing the existing ordinance is a long one.

**PUBLIC COMMENTS**

- Dave Robbins suggested (1) Potomac Riverkeepers Network report on their recently-released biannual scorecard on the health of the Potomac River and (2) status of proposed parking garage signage improvements re: posting available spaces at garage entrances.

**Next Meeting:**

- June 20, 2023 - Regular Meeting
- June 24 (9 a.m.) Annual Waterfront Walk. Windmill Hill Park north to Oronoco Bay Park.

**Adjournment**

- **Meeting adjourned at 9:15 a.m.**