

City of Alexandria, Virginia
WATERFRONT COMMISSION
Regular Meeting
Tuesday, October 17, 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)
Eldon Boes, Representative, Alexandria Environmental Policy Commission (EPC)
Maureen Cooney, Representative, Historic Alexandria Foundation
Marcee Craighill, Representative, Alexandria Commission for the Arts
Robert Cvejanovich, Representative, Old Town Civic Association (OTCA)
Kristina Hagman, Representative, Founders Park Community Association
Charlotte Hall, Representative, Old Town Business (OTB)
Nathan Macek, Representative, Alexandria Planning Commission, Waterfront Commission Vice-Chair
Claire Mouledoux, Representative, VisitAlexandria (electronic)
Lebaron Reid, Commissioner At-Large and Chair
Deb Roepke, Representative, Alexandria Seaport Foundation (electronic)
David Robbins, Representative, Alexandria Marina Pleasure Boat Owners
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 (electronic)
Esther White, Representative, Alexandria Archaeological Commission

Excused

Stuart Fox, Representative, Park and Recreation Commission
Brian McPherson, Citizen, Park Planning District III

Staff: - Jack Browand (Commission Staff Liaison & Deputy Director, Recreation, Parks and Cultural Affairs, RPCA), Mike Durham, (Dockmaster, RPCA), Catherine Miliaras, (Principal Planner, Planning and Zoning, P&Z), Iris Portny, (Commission Recording Secretary, RPCA)

Guests: _Gina Baum

Call to Order

Chair Reid called the meeting to order at 7:30 a.m. He reported the following Commissioners were participating electronically due to work travel: Bagley, Mouledoux, Roepke and Webb. Fox was excused due to work travel and McPherson excused due to medical appointments.

Items for Action

Approval of September 19 , 2023 Minutes

Macek moved and Roseman seconded that the minutes be approved as corrected. Motion approved by voice vote with several technical edits.

Items for Information

ITEM 1: FY 2025 Budget Priorities - Lebaron Reid, Chair

Commissioners reviewed the Commission's Waterfront budget priorities submitted to the City Manager for the previous year's budget ([November 1, 2022 letter](#)) and decided to support those priorities and add additional ones as appropriate.

After discussion, the following budget priorities were identified for the FY2025 Capital Improvement Program (CIP) and Operating Budget.

Motion: Macek moved and Artemel seconded that a letter to the City Manager be drafted based on the Commission's FY2024 budget priorities and revised to address the City's FY2025 focus areas, including a preamble that notes the Waterfront 's full breadth from Jones Point Park through the core area of the Waterfront, and northward to Old Town North and Daingerfield Island and highlighting:

- maintenance of the Waterfront;
- tourism as an economic driver;
- that the Commission continues to have concerns about the Waterfront flood mitigation project's design, including its potential impact on Founders Park, and looks forward to reviewing alternative design concepts as the progressive design-build contract moves forward;
- that park improvement plans should be made ready to implement as soon as the flood mitigation project is finished; and
- that Torpedo Factory infrastructure investments are needed to ensure it remains a welcoming place;

Vote: The Macek/Artemel motion was passed by unanimous voice vote.

Follow-up: Commissioners authorized the Chair and Vice Chair to draft the letter and submit it to the City Manager by November 3, 2023. See the Commission's finalized [November 3, 2023 letter](#).

ITEM 2: Lower King Street Update - Charlotte Hall, Representative OTBPA, Waterfront Commission

Pedestrianized 100 block King Street & Unit Block of King Street

- Restaurant owners, Old Town Business and City staff continue to meet to consider additional ideas to improve the outdoor dining areas.
- New bollards are in place on King Street's 100 block.
- The City's newly hired noise ordinance coordinator is an excellent enforcer.

- The City's upcoming community engagement project will receive inputs on ideas for further improvements for King Street's Unit and 100 blocks though events are not yet scheduled. Possible infrastructure for improvements will be among the topics considered. T&ES is coordinating the project.

Commissioner Questions/comments

- **Community engagement** - Waterfront Commission must be included in the Community Engagement process.
- **2 King Street RFP responses** - Status of responses to the RFP that invited proposals for the City's proposed sale of 2 King Street? A: Responses being reviewed.
 - **Note:** See the Commission's [December 19, 2022 letter](#) to Council
- **Status of proposed lower King Street mural?**
 - A: On hold. Consideration of potential improvements to the area's aesthetics will be included during the community engagement process.
 - Status of Waterfront Park public art installation? Artist has been selected for CY 2024. Proposed concept design was to be reviewed at the Arts Commission meeting that evening.

ITEM 3: Business Improvement Service District (BISD) Update - Charlotte Hall, Representative Old Town Business, Waterfront Commission

Provided an update on Old Town Business Association's ongoing efforts to have the City establish an Old Town BISD. In order for City Council to approve creating BISD owners of 60 percent of the parcels within the proposed BISD borders need to sign a petition supporting a BISD. Hall noted that the Commission had, in May, voted to support Old Town Business's work soliciting support for an Old Town BISD.

- Council has not set a deadline for submitting the petitions, but Old Town Business is working to gather support as quickly as possible.

City Updates

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

- **Annual holiday and winter preparations** - Restoring and over seeding park turf, especially in Waterfront Park; installing/replacing King Street holiday lights; Holiday trees installed (week of November 13); Annual Tree Lighting Ceremony (November 18).
- **Robinson Landing Railings** - Railing for the promenade edge has been installed; a removable pier railing will be installed along the edge of the pier itself so the pier can accommodate visiting Tall Ships and other large vessels.
- **Pride of Baltimore II tall ship visit October 20-22.** Will be moored at the Marina and offer free public deck tours throughout the weekend. (10 a.m.- 3 p.m.)

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

- **Potomac River Generating Station (PRGS) Redevelopment/Hilco Redevelopment Partners** - Hilco's 16th community meeting (virtual) to be held on October 19 at 6:30 PM. Topic: Architectural designs for the first three blocks. Previously presented to Urban Design Advisory Committee (UDAC).
 - <https://www.hilcoredev.com/projects/hrp-alexandria>

- **101 Duke Street** (SJG Properties) – Dan Schmitt, owner/builder and community liaison presentation.
 - Demolition permit request submitted; Solo Garage officially closed and disconnected. A 14-month construction plan. Lots to be subdivided into six individual townhome addresses. Community meetings have been held and an ongoing relationship with the neighbors established. Saturday demolition work is not planned but - if needed- the community will receive advance notice.

Commissioner comments

- Status of 10 Duke Street reconstruction. A: Remains disassembled. No new update.

PUBLIC SAFETY – Jamie M. Bridgeman, Captain, APD

- No incidents reported in the Waterfront area.

Commissioner comments -

- **Traffic** - Hall: Business community supports repeating the traffic pattern used during last year's Scottish Christmas Walk and Boat Parade, including Union Street traffic being one-way, for this year's events.
- **Parking** - Has the new parking enforcement officer contract been implemented yet? A: Not yet.

Follow-up: Council Member Bagley will provide a parking enforcement update at the next Commission meeting.

Commissioner Reports/Subcommittee Reports / Announcements

- **Hall/ Old Town Business** <https://www.oldtownbusiness.org>
 - **Art Night in Old Town/Torpedo Factory** - The next Thursday's monthly Art Night will be this year's last. Torpedo Factory will host dancers at Waterfront Park and have several art galleries open at the Torpedo Factory.
 - **Additional events (cosponsored with Visit Alexandria)** include Family Trick-or-Treat (Oct .28) Doggie Trick-or-Treat (Oct. 29) Annual Old Town Cookie Crawl (Nov.18 & 19) Plaid Friday (Nov. 24) Small Business Saturday (Nov. 25), Scottish Christmas Walk (Dec. 2) and Holiday Boat Parade of Lights (Dec. 2)
- **Mouledoux /Visit Alexandria– (Visitalexandria.com)**
 - Preparing for the City's holiday season marketing.
 - Partnering with Old Town Business for numerous events (see above listing).
 - December 2 events –This is the second year Visit Alexandria, a long-time sponsor of the Boat Parade, is also a Scottish Christmas Walk sponsor. Visit Alexandria and its event partners will be widely publicizing information on road closures and other community impacts expected during the December 2 events.
- **White/Archaeological Commission** – On October 20 the Alexandria Forum is hosting a day-long conference presented by the Office of Historic Alexandria, "The Waterfront Revisited". The program will review new research on the Waterfront, covering the late 18th century through modern times. The program will be at the Lyceum.

- **Boes/Environmental Policy Commission (EPC)** – Office of Climate Action to initiate a new Eco-City Alexandria business recognition program. Visit Alexandria and Old Town Business plan to publicize businesses chosen. Award criteria have not yet been announced.
- **Hall/Old Town Business** - commended the Animal Welfare League of Alexandria for organizing Paws in the Park, held in Oronoco Bay Park. Old Town Business was a supporter.
- **Thayer** announced this would be his last Waterfront Commission meeting as he concludes 10 years as Commissioner, including service as both Chair and Vice Chair. Council is expected to approve his successor at its next meeting. He noted his service began during the time when the City and Old Dominion Boat Club were working out details for how the City could acquire ODBC's then-property at the foot of King Street so the City could convert it to the public space planned for that location (Waterfront Park). Commissioners thanked Thayer for his service.

Proposed Discussion Topics / Items of Information for Future Meetings

- **November meeting/PRGS** –Potomac River Generating Station (PRGS) site - Open Space Update.
- **301 N. Fairfax Street redevelopment** – Cvejanovich reported that OTCA members would like the Commission to consider how it would fit within Waterfront Small Area Plan guidelines. A: Information to be presented as a P&Z development update. It goes to Planning Commission (PC) on December 5. The staff report for PC consideration will be released in November.
- **Food trucks** – Should a pilot project permitting food trucks at designated Waterfront sites be considered? A: A staff task force, including community engagement, may be created to review the food truck ordinance.
- **Waterfront Flood Mitigation project** – Update on the design-build team's activities, including those affecting Founders Park.

Next Meeting - Tuesday, November 28, 2023

Adjournment

Macek moved and Hall seconded that the meeting adjourn at 9:05 a.m. Passed by unanimous voice vote.