

Minutes
City of Alexandria, Virginia
WATERFRONT COMMISSION- Regular Meeting
Tuesday, March 19, 2024
City Hall - Sister Cities Conference Room
301 King Street
7:30 a.m.

Commission Members

Present

Jan Abraham, East of Washington St. and South of King St
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)
Stuart Fox, Representative, Park and Recreation Commission
Lawrence Gillespie, Citizen, East of Washington St. and north of King St
Nathan Macek, Representative, Alexandria Planning Commission, Waterfront Commission Vice-Chair
Lebaron Reid, Commissioner At-Large and Commission Chair
David Robbins, Representative, Alexandria Marina Pleasure Boat Owners
Debra Roepke, Representative, Alexandria Seaport Foundation
Louise Roseman, Citizen, Park Planning District I
Clair Sassin, Representative, Alexandria Chamber of Commerce
Sydney Smith, Representative, Founders Park Community Association
Patricia Webb, Citizen, Citizen, Park Planning District II (Remote participation)
Esther White, Alexandria Archaeological Commission (Remote participation)

Excused

Maureen Cooney, Representative, Historic Alexandria Foundation
Marcee Craighill, Representative, Alexandria Commission for the Arts
Claire Mouledoux, Representative, VisitAlexandria

Unexcused

Charlotte Hall, Representative, Old Town Business (OTB)

Vacancies

Representative, Old Town Civic Association (OTCA)
Citizen, Park Planning District III

Staff: - Jamie M. **Bridgeman**, Captain, APD, Jack **Browand** (Commission Staff Liaison & Deputy Director, Recreation, Parks and Cultural Affairs, RPCA),_Matthew **Landes** (Portfolio Manager/Division Chief, Project Implementation), Iris **Portny** (Commission Recording Secretary, RPCA).

Guests - Gina **Baum**, Christine **Bernstein**, Michael **Dorrian**, Bert **Ely**, Kristina **Hagman**, Jeff **Lipsky**, Manisha **Maniyar**, Sandra **Srhlachtmeyer**, Daniel **Straub**

Call to Order:

Chair Reid called the meeting to order at 7:30 a.m.

Items for Action:

Approval of February 20, 2024 Minutes - Deferred

Items for Information:

Waterfront Small Area Plan Implementation - Update - Matthew Landes, Portfolio Manager/Division Chief

- [Presentation](#)

Landes reviewed highlights of upcoming public outreach events and the ongoing progressive design build process being used for implementation to maximize efficiency and opportunities for cost savings.

- **Near-term public outreach events, March 21** – Parks and Recreation Commission; March 26 - Public Open House (Charles Houston Rec Center); April/May TBA – Old and Historic Alexandria (OHAD) Board of Architectural Review (BAR) **NOTE:** *Additional Public Meetings to be added as new information/updates are available.

Highlights of progressive design build project to date

- **Scoping project phasing to budget** – A variety of strategies will be used to reflect new cost estimates as additional data is gathered by investigations/evaluations.
- **Site investigations and evaluations** –
 - **Cultural resources** – Waterfront historian has conducted detailed histories identified areas where historical resources might be located and impact the potential feasibility of shallow underground stormwater storage and pump station siting (Assessments not previously done for Founders Park area)
 - **Environmental investigations** – Additional soil contamination assessments being done.)
 - **Structural assessments (Bulkheads) – Waterfront Park** – Current plan to use the existing bulkhead as a Phase 1 cost-saving measure is no longer feasible due to the bulkhead's declining condition. Pricing/timing of bulkhead replacement will be evaluated. **Torpedo Factory** bulkhead area -Needs replacement but is not an affordable near-term priority.
 - **Potential Pump Station location update** – *New analysis supports a single pump station.*
 - **Updated Feasibility of Using Underground Stormwater Storage Tanks** - Groundwater table's upward creep has ruled out using underground rainwater storage tanks (e.g., Founders Park proposal)
- **Point Lumley Park** –Alternative shorelines are being considered.
- **Pump station siting and design** - Additional assessments will be done for Waterfront Park; Infrastructure likely to last 75 years with landscaping and design phased in.
 - **BAR Review** – Design proposals not yet presented.
 - **Restroom infrastructure** –To be included in pump station design. No decision yet on including funding in Phase 1.

Commissioner Comments

- **Waterfront Park bulkhead** - How many sections will be done at a time? A: Depends on available funding
- **Has CIP funding been approved for Waterfront Plan implementation?** A: Yes. Council has approved \$105 million for Phase 1 Waterfront Plan implementation.
- **Concerns voiced re shoreline debris and litter**, e.g. Windmill Hill Park and near Vola's.
- **Waterfront Park pump station?** Q: How noisy will the pumps be? A: Noise assessment to be done after design decisions are made. Q: Potential impact on Waterfront events of large pump station infrastructure? A: To be actively assessed.
- **Potential impact on annual park maintenance** of having a large pump station footprint? Potential capital cost savings must be weighed against potential impact on ongoing park maintenance costs.
- **Public restrooms** –Should be a Phase 1 implementation priority.

- Commissioner support for including public restroom construction in Waterfront Plan's first implementation phase.
- **Pump station design** –Design it to accommodate an activated public space use at the park in light of its likely large size.
- **Impact of revenue loss** when City-owned parking lot near Waterfront Park is removed? A: The site was purchased with Open Space Funds and was always planned as future open space.

Follow-Up: Commission plans to send Council a letter re: pump station design

City's Current Budget Review - Council member Bagley emphasized April 4 is the deadline for submitting proposed Add/Delete budget items for consideration.

Public Comments

- Recommended the pump station design includes some sort of public amenity.
- What is the general timing for or key decisions? A: Preliminary review of the Concept Plan submission will likely go before Planning Commission and City Council and in Summer/Fall 2024.

City Updates

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

- **March 21** - Waterfront Plan implementation briefing at Park and Rec Commission; **March 23** - Waterfront Park's 2024 Public Art installation; **April 6** – Windmill Hill Park's *Major Shoreline Clean Up*; **Waterfront Park's seasonal turf restoration** – *Lawn area to be closed for four to six weeks before Memorial Day Weekend.*

PRIVATE DEVELOPMENT UPDATES – Browand said Miliaris had nothing new to report.

PUBLIC SAFETY – Jamie M. Bridgeman, Captain, APD

Extra waterfront security and a parking officer will be added on weekends, 4-11 p.m., to respond to the seasonal increase in visitors.

Commissioner Reports / Subcommittee Reports / Announcements

- Next Commission Meeting - April 16,
- Chair announced the Commission will set up a Robinson Terminal North subcommittee to review current RTN redevelopment planning.
- April Commission meeting will consider Waterfront Park pump station design further.
- Abraham reported an OHA April 6 ribbon cutting for the new *Buried Ships of Robinson Landing Windowfront Exhibit*, focusing on the historic ships unearthed during the Robinson Landing excavation work.

Adjournment – Meeting adjourned at 9 a.m.