

**City of Alexandria**  
**WATERFRONT COMMISSION**  
**December 16, 2025**  
**City Hall Sister Cities Conference Room**  
**301 King Street**  
**7:30 a.m.**  
**DRAFT Minutes**

**Attendance**

***Members present:***

Jan Abraham, Citizen, East of Washington St. and South of King St.  
Michael Adams, Citizen, Park Planning District III  
Agnès Artemel, Citizen, East of Washington St. and North of Pendleton St.  
Melissa B Kuennen, Citizen, East of Washington St. and North of King St.  
Eldon Boes, Representative, Alexandria Environmental Policy Commission  
Stuart Fox, Representative, Alexandria Park & Recreation Commission (attended virtually)  
Charlotte Hall, Representative, Alexandria Chamber of Commerce  
Robin Jordan, Representative, Alexandria Commission for the Arts  
Jody Manor, Representative, Alexandria Planning Commission (attended virtually)  
Claire Mouledoux, Representative, Visit Alexandria  
David Robbins, Representative, Alexandria Marina Pleasure Boat Owners, Vice Chair  
Debra Roepke, Representative, Alexandria Seaport Foundation  
Louise Roseman, Citizen, Park Planning District I, Chair  
Sydney Smith, Representative, Founders Park Community Association  
William Vesilind, Representative, Old Town Civic Association  
Patricia Webb, Citizen, Park Planning District II (attended virtually)

***Members excused:*** Sarah Bagley, Member, Alexandria City Council; Esther White, Representative, Alexandria Archaeological Commission

***Members Unexcused:*** Robert Lantane Montague, Representative, Historic Alexandria Foundation; Lebaron Reid, Commissioner At-Large

***Vacancies:*** None

***Discontinued Representative:*** Old Town Business & Professional Association

***Other Attendees:*** Jack Browand, Commission Staff Liaison & Deputy Director, RPCA; Jason North, Captain, APD; Diane Ruggiero, Deputy Director, Cultural Arts, RPCA; Julian Gonsalves, Strategic Partner and P3 Director, CMO; Catherine Miliaras, Principal Planner, P&Z; Gina Baum; Daniel Straub

**Call to Order:** The meeting was called to order at 7:30 am.

**November 18, 2025 Minutes:** The minutes of the November meeting of the Waterfront Commission were approved unanimously with the correction of one typo.

**Information and Action:**

**a. Police Department Report**

Captain Jason North reported on a downward trend in calls, 136 in November versus 141 the previous month. Saturday is the busiest day for calls, followed by Friday and Monday. Of the 71 calls in the 30 days leading up to the December Commission meeting, only 14 generated a police report. As expected, package theft is up so far in December. There are about 12-15 shoplifting events a week in Old Town.

**b. Status of Plans for the Torpedo Factory Arts Center**

City of Alexandria staff members Julian Gonsalves and Diane Ruggiero gave an update on the status of plans for the Torpedo Factory Art Center (TFAC). In anticipation of a Request for Information (RFI) followed by a Request for Proposals (RFP), all artist leases were extended for one year (1/3 expires each of 2026, 2027, and 2028) to accommodate the process of getting an operator/management company on board. The intent is to have an entity manage the entire Art Center, although there is flexibility to accommodate a variety of responses. Four entities expressed interest in response to the RFI, leading the City to take the next step and develop an RFP to operate the TFAC; this is expected to be sent out in early 2026, with final City Council decision expected by September 2026. The Waterfront Commission will not have the opportunity to review the draft RFP before it is issued. The winning entity will have a minimum of five years with options to give time to achieve a turnaround of Torpedo Factory operations, while retaining it primarily as an Art Center, with additional uses considered to enhance usage and provide the revenue needed to fund building improvements. The RFP will request different ideas on how to operate to generate revenue; these could include adding commercial uses and events programming. The TFAC currently brings in about \$1,000,000 per year, primarily from below-market rents for studios. The goal will be to ensure the Center operates at least at break-even, with hope that there will be some additional funds for capital improvements. In addition, partnerships, tax credits, and philanthropy may be considered.

Commission members stressed the importance of making needed capital improvements to the TFAC, encouraged action to be taken to address the large number of studios that are closed during most of TFAC's operating hours, and take steps to ensure there is no mass exodus of artists when the new operator comes on board.

To comment, there are three suggestions: Alex311, [torpedofactory@alexandriava.gov](mailto:torpedofactory@alexandriava.gov), email to [diane.ruggiero@alexandriava.gov](mailto:diane.ruggiero@alexandriava.gov). The RFI can be found at [www.alexandriava.gov/torpedofactory](http://www.alexandriava.gov/torpedofactory) and the RFP will be posted at that location when available.

**c. Approval of Policy Regarding Public Participation at Waterfront Commission Meetings**

Proposed updates to the current policy were discussed at the November meeting, and comments received at that time were incorporated in a new draft sent to the

Commissioners in advance of the meeting. On a motion by Jan Abraham seconded by David Robbins, the revised draft policy was approved as proposed.

### **City Updates:**

#### **a. Community Projects and Activities**

Jack Browand mentioned the upcoming First Night events which will include fireworks at 7:30 pm and midnight, and for the first time, most events will be held in Carlyle.

#### **b. Pump Station Location Analysis**

Louise Roseman shared with Commission members in advance of the meeting a short written update from Matt Landes on the analysis of two alternatives to the location of the pump station in Waterfront Park: completely relocating the pump station and wet well to 1 Prince Street, and a “split station” concept where the screen room and wet well would remain in Waterfront Park, with the additional equipment located at 1 Prince Street to minimize the above-ground impact on the park. The analysis of these options is expected to be completed in February or March 2026.

#### **c. Private Development Updates**

Catherine Miliaras mentioned that the GenOn/PRGS project will be continuing to seek approval of Buildings B and C, most likely at February public hearings, and responded to a Commission question about Building A (not currently moving forward).

Robinson Terminal North is continuing to move forward, with addition of fill to the East site planned for the first quarter. Staff is awaiting the submission of the final site plan. Commission members asked about the feasibility of closing the 500 block of N Union Street during construction to expedite the construction period and requested staff to keep pushing for a path along the river, even if temporary, sooner rather than later.

A Commissioner expressed concern that City staff plans to appeal conditions the Board of Architectural Review approved for the upcoming renovation of City Hall. [Note: City Hall is not within the geographic jurisdiction of the Waterfront Commission.]

A valet parking proposal for the 100 block of King Street was granted administrative approval; the drop off point will be on the 100 block of N. Lee Street.

### **Other Updates and Potential Future Discussion Topics**

The next meeting will be on January 20 at Lee Center, 1108 Jefferson Street. Jack Browand will send information on the room number with the January agenda.

Potential topics for January 2026 include 1) Discussion of the charter and membership of the Waterfront Commission 2) Use of the waterfront from the water side 3) Update of needs of private boat and boat slip holders (Dave Robbins volunteered to pull together information).

**Adjournment:** The meeting was adjourned at 9:08 am.