



Alexandria Waterfront Commission

Department of Recreation, Parks and Cultural Activities

1108 Jefferson Street

Alexandria, Virginia 22314

February 23, 2026

To: Mayor Alyia Gaskins, Members of the City Council, and City Manager James Parajon

Re: Recommendation to Fund an Updated Marina Master Plan and Feasibility Study in the FY27 Operating Budget

On behalf of the Waterfront Commission, I request that the City's FY2027 operating budget include funding for an update to the [2017 Marina Feasibility Study](#). The Alexandria waterfront and that of surrounding jurisdictions have changed substantially since this study was conducted nearly a decade ago and we believe an updated plan is now a strategic necessity.

Market Changes. The 2017 study identified a market need for 550 additional wet slips in the immediate area. Although Alexandria has not built any additional wet slips since the study was issued, The Wharf, Navy Yard, and National Harbor have all pursued this market opportunity aggressively. With the construction of those projects complete and another proposed at Poplar Point, it's important that Alexandria understand its remaining opportunities to increase revenue and City amenities by leveraging its riparian rights.

Commercial License Expirations. The City's existing commercial maritime licenses are set to expire in March 2028. A fresh market analysis, conducted soon, will better enable the City to reimagine commercial uses and maximize both revenue and public access as it negotiates future licenses.

Physical Changes. The 2017 study identified opportunities to build revenue-generating wet slips at multiple locations: Robinson Terminal South (RTS), Robinson Terminal North (RTN), Point Lumley, and City Marina. In the ensuing years, the Robinson Landing (RTS) development has been completed and the RTN development will begin soon. Other than a few transient slips at Robinson Landing that are managed by the City Marina, neither development has plans to accommodate the potential uses set forth in the 2017 study. An updated feasibility study would identify for City leaders the opportunities that remain at these sites under their new uses.

Timeline Considerations. The 2017 study identified cost and scheduling advantages to constructing new/updated marina facilities in conjunction with the waterfront flood mitigation project. This is due to the deployment and availability of construction equipment on the water and associated labor. Given that the waterfront flood mitigation project may begin as soon as 2027, an updated study would help leverage these potential synergies.

Use Changes: Multiple entities now have approved uses, or changes to their riparian rights, since the 2017 study was completed. The Tall Ship Providence, the Old Dominion Boat Club

(ODBC), and Alexandria Seaport Foundation all have or will soon have footprints that differ from that of 2017. ODBC and the City now have clear riparian rights with the expiration of the ODBC's 10-year option window. We must now determine the highest and best public use for the spaces where the City retains riparian rights, whether for transient docking, commercial expansion, or viewshed preservation.

The Waterfront Commission is prepared to assist staff in the development of the Scope of Work for this update. We urge you to consider this a priority investment in the City's economic and recreational future.

Sincerely,

A handwritten signature in cursive script that reads "Louise".

Louise L. Roseman
Chair

c: Waterfront Commission Members

Emily Baker, Deputy City Manager

Hashim T. Taylor, Director, Department of Recreation, Parks & Cultural Activities

Jack Browand, Deputy Director, Department of Recreation, Parks & Cultural Activities