

City of Alexandria
WATERFRONT COMMISSION
March 17, 2026
Lee Center Gold Room
1108 Jefferson Street
7:30 a.m.
Minutes

Members present:

Jan Abraham, Citizen, East of Washington St. and South of King St.
Agnès Artemel, Citizen, East of Washington St. and North of Pendleton St.
Sarah Bagley, Member, Alexandria City Council
Eldon Boes, Representative, Alexandria Environmental Policy Commission
Charlotte Hall, Representative, Alexandria Chamber of Commerce
Melissa B Kuennen, Citizen, East of Washington St. and North of King St.
Jody Manor, Representative, Alexandria Planning Commission (attended virtually)
Claire Mouledoux, Representative, Visit Alexandria
Lebaron Reid, Commissioner At-Large
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 (attended virtually)
Patricia Webb, Citizen, Park Planning District II (attended virtually)
Esther White, Representative, Alexandria Archaeological Commission (attended virtually)

Members Excused: Michael Adams, Citizen, Park Planning District III; Stuart Fox, Representative, Alexandria Park & Recreation Commission

Members Unexcused: Robin Jordon, Representative, Alexandria Commission for the Arts; Robert Lantane Montague, Representative, Historic Alexandria Foundation

Vacancies: None

Discontinued Representative: Old Town Business & Professional Association

Other Attendees: Jack Browand, Commission Staff Liaison & Deputy Director, RPCA; Jason North, APD; Catherine Miliaras, Principal Planner, P&Z; Michael Durham, Dockmaster; Gina Baum; Bruce Catts; Steve Forehand; Daniel Straub

1. **Call to Order:** Louise Roseman, chair, called the meeting to order at 7:30 am.

2. **Approval of the February 17, 2026 Minutes**

Upon a motion made by Melissa Kuennen and seconded by Agnès Artemel, the Commission approved unanimously the minutes of the February meeting, with one edit to the draft minutes.

Louise stated that the Mayor requested a budget memo on the cost of an updated marina feasibility study, as recommended by the Commission at its February meeting. Jack Browand stated that the projected cost was estimated to be \$150,000 to \$300,000, depending on the scope of the study.

3. City Updates

a. Police Department Report

Captain Jason North shared that it has been a relatively quiet month with only 48 calls for service in February. Reportable incidents and parking violations were also down from previous months. Regarding last month's question about 911 calls made near the waterfront getting directed to PG County or DC 911, Captain North shared that the City's emergency communications staff said that there isn't a solution per se other than improvements in technology. 5G is more precise. But calls that are initially directed to other jurisdictions are transferred quickly to APD.

Charlotte Hall shared that we are in motorcoach season and there is a new loading and unloading zone due to City Hall construction. There have been parking location challenges. The City needs to be more diligent in informing motorcoaches of the rules and procedures.

b. Community Projects & Activities

Jack Browand reported that the 2026 temporary public art installation at Waterfront Park is in process of being installed and will open to the public on March 21 and signage will be posted to discourage climbing the artwork. In April RPCA resumes mowing and watering. The National Park Service will soon begin the shoreline restoration adjacent to the PRGS site. While this portion of the Mt Vernon Trail is closed, the bike and pedestrian path will be detoured to Abingdon Drive. There is also a plan, currently in the procurement phase, to widen the Mt Vernon Trail from the north end of Alexandria to Roosevelt Island.

Jack presented slides on the City's proposed FY27 budget, noting the proposed budget does not reduce funding for waterfront plan implementation. Overall, the operating budget for RPCA remained nearly flat from FY 2026. The FY 2027 proposed budget includes \$50,000 for increased waterfront debris management. Within the Old Town area, the RCPA proposed budget includes efficiency savings resulting from reduced landscape and flower basket management due to the City Hall renovation and in-house staff watering of flower baskets in the City Marina and Waterfront Park. Personnel reductions include the reduction of three recreation leader positions within the Torpedo Factory Art Center. The RPCA budget includes modest fee increases at the City Marina which were last adjusted in 2020.

In discussion, David Robbins raised concerns about higher pump-out fees potentially causing increased river pollution and asked whether slip fee increases affect commercial users. Jack clarified that recreational slip license holders will continue to have access to the pump out as this is included with the annual slip license fee.

c. Private Development Update

Catherine Miliaras reported further on plans to widen the Mount Vernon Trail to 12 feet, including sections within Alexandria near the power plant and extending north. Development projects at PRGS development blocks B and C are scheduled for a public hearing later this spring, while proposals for 300 N Lee and 330 N Fairfax Street will go to a hearing in April. The latter project includes 32 townhouses with two designated affordable units, along with public access walkways

and likely interpretive elements. Existing public parking at this site, including both a garage and surface lot, will be removed, which is expected to impact employee and valet parking.

Update on Alexandria's Commemoration of America's 250th

Charlotte Hall and Claire Mouledoux shared an update on Alexandria's commemoration of America's 250th. Visit Alexandria has a landing page at VisitAlexandria.com/250 and the City of Alexandria has a webpage at AlexandriaVA.gov/America250. The City's signature 250 event, Sails on the Potomac, which is spearheaded by the Office of Historic Alexandria, will take place the weekend of June 12 to 14, 2026 with 4 tall ships (one is Alexandria's resident tall ship Providence), Alexandria Jazz Fest performances, activity booths and community booths plus fireworks Saturday evening. Tall ships, which are arriving on June 10 and hosting private events on June 11, will likely attract thousands of visitors. Charlotte reported that a parking plan has been delivered to Historic Alexandria.

4. Review of Waterfront Commission Charter and Membership, and Development of Commission Bylaws

The Commission discussed plans for the April meeting to finalize a letter to the Mayor and City Council, recommending that the Commission not be sunset in the coming years and proposing updates to its mission and membership while emphasizing its continued value to the City.

Agnes Artemel thanked members for their input and outlined revisions to Article III of the draft bylaws, which include an expanded mission to highlight the advice the Commission can provide the City in its stewardship and enhancement of the waterfront, and a list of key focus areas. There was discussion about whether to include commercial development and beautification in the mission, as well as how to define "community perspective."

Commissioners discussed whether City residency should be required of Commission members (and were informed that a Commissioner who lives outside the City can serve only if the City Council provides a residency waiver), whether to reduce the number of members, and how to best ensure representation from key groups such as residents, business owners, and other waterfront stakeholders. Suggestions included adding or refining representation (e.g., restaurant/retail or Chamber of Commerce roles) and considering organizations like the Old Dominion Boat Club. Commissioners agreed to table major membership changes for now, deferring consideration of them to a future meeting, and move forward with the development of bylaws and a revised mission. There were suggestions to keep bylaws streamlined, noting they do not require Council approval (except for matters covered in the City Code).

5. Other Updates and Potential Future Discussion Topics

Louise shared that our next meeting will include an update on pump station, given that the National Park Service has informed the City that it would not approve the placement of the pump station in Waterfront Park. Further discussion of the Commission's mission, membership, and bylaws will also be on the agenda for the April meeting.

Other potential topics suggested for future meetings include an update on Sails on the Potomac from Historic Alexandria and an update from the Alexandria Economic Development Partnership on their newly adopted economic development strategy as it affects the waterfront.

Louise also stated that Commission members who represent other City boards or commissions or other organizations should keep the Commission informed of activities of the other organizations that are relevant to the Waterfront Commission.

6. Next Meeting

April 21, 2026 (Lee Center, 1108 Jefferson Street)

7. Adjournment

The meeting was adjourned at 9:30 a.m.