

City of Alexandria
WATERFRONT COMMISSION

April 21, 2026
Lee Center Exhibit Hall
1108 Jefferson Street
7:30 a.m.
Minutes

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.
Eldon Boes, Representative, Alexandria Environmental Policy Commission
Charlotte Hall, Representative, Alexandria Chamber of Commerce
Robin Jordon, Representative, Alexandria Commission for the Arts
Melissa B Kuennan, Citizen, East of Washington St. and North of King St.
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)
Mark Villinger – At Large Commissioner

Members Excused: Sarah Bagley, City Council representative

Members Unexcused: Esther White, Representative, Alexandria Archaeological Commission;
Stuart Fox, Representative, Alexandria Park & Recreation Commission

Vacant Representative: Historic Alexandria Foundation

Discontinued Representative: Old Town Business & Professional Association

Other Attendees: Jack Browand, Commission Staff Liaison & Deputy Director, RPCA; Gretchen Bulova, Director, OHA; Catherine Miliaras, Principal Planner, P&Z; Diane Ruggiero, RPCA Arts & Culture Deputy Director; Gina Baum; Kristin Butler; Yvonne Callahan; Bruce Cotts; Al Cox; Steve Forenand

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

1. Approval of the March 19, 2026 Minutes

Upon a motion made by Sydney Smith and seconded by Jody Manor, the Commission approved the minutes of the March meeting, with newly appointed member Mark Villinger abstaining.

2. City Updates

- a. **Alexandria Police Department Report** – Captain Jason North, APD, submitted a written report read by Louise Roseman: March incidents 62, up from 48 in February, only 6 required a police report. Several incidences of disorderly conduct (on Sundays) and people carrying open containers of alcohol.
- b. **Community Projects & Activities**
 - 1) **RPCA** (Jack Browand, Deputy Director, RPCA) – Jack commented that frost last night was a good indicator of why spring flowers are not planted in the parks until the temperatures are reliably well above freezing. He noted that the Oronoco Bay Park northern wooden walkway (but not the pilings) will be removed. The condition of the two observation decks in that park will be evaluated and will be removed if they are too degraded. The planned work will be completed in advance of the City birthday celebration in July. Members thanked RPCA for cleaning up the trash cans in Waterfront Park and complimented the City’s Clean Team on its regularly cleaning of the parks.
 - 2) **Sail 250 Update** (Gretchen Bulova, Director, Office of Historic Alexandria) – Gretchen gave an [overview](#) of the Sail 250 events in Alexandria on June 12-14. OHA is partnering with RPCA Office of the Arts and Visit Alexandria in organizing this event. The tall ships that will be in Alexandria are the Kalmar Nyckel (City G/H pier), Sultana (Cherry Blossom dock), Providence (Waterfront Park pier), and Gazela (Robinson Landing pier). Free timed tickets are available for tours of these ships. Jazz Fest performances will also be taking place that weekend, along with Saturday night fireworks. The waterfront area will also include history booths, a VA250 mobile museum, food vendors, and rest rooms.
- c. **Private Development Update** (Catherine Miliaras, Principal Planner, P&Z)
 - 1) Changes to the former **Big Wheel Bikes** building (corner of Prince and the Strand) have been scaled back; the addition of a second story is no longer planned. This will be the Waterfront Taco Factory.
 - 2) **330 N. Fairfax St.** - The 32-unit townhouse development was approved by the Planning Commission. Final approvals are expected in 6-9 months, with start of construction at least a year out. A member asked the City to ensure that the developers provide appropriate public notice of the pre-construction meeting so interested nearby residents and businesses can attend.
 - 3) **Potomac River Generating Station site** will be going to the Planning Commission on June 2 and City Council on June 13 for 5 items - to amend the CDD, and for DSUPs for Block B, Block C, and the Rail Corridor and Waterfront parks. Deconstruction and remediation will start in mid-to-late 2027 but will continue during the first phase of construction.

3. Nominations for Commission Chair and Vice Chair for FY2027

Under the Commission’s policy, nominations are made at the April meeting, and the election of officers is made at the May meeting.

Louise Roseman was nominated to be chair by Jan Abraham and seconded by Jody Manor. Jan Abraham was nominated to be vice chair by Claire Mouledoux and seconded by Sydney Smith.

Current vice chair Dave Robbins is resigning, effective on June 30, as he no longer docks his boat at the City Marina and thus cannot represent the boat slip holders.

4. Items of Information and Action

a. **Update on Waterfront Flood Mitigation Project (Matt Landes, Portfolio Manager/Division Chief, T&ES Project Implementation)**

Matt described the changes needed to the waterfront flood mitigation project in light of the change in position by the National Park Service regarding the construction of a pump station in Waterfront Park. NPS informed the City that it will not agree to a deed modification to permit its location in the park, a change from its earlier stance. Matt also described the updated cost estimates for the project, which exceed current funding by \$60 to \$80 million. He noted that the option to locate the pump station at 1 Prince Street had been evaluated and would add \$22.5 to \$53.3 million to the City's budget estimate.

Matt presented to the City Council four design alternatives. The City Council asked for further evaluation of Option 3, which is an enhanced gravity storm sewer system, which would eliminate the pump station, and which could defer improvements to Point Lumley Park and the bulkhead, as needed, to scope to budget. Staff will be presenting a more detailed plan and refined cost estimate to the City Council in June. Option 3 would eliminate "sunny day" flooding and reduce, but not eliminate, tidal flooding impacts or storm sewer impacts of a 1–2' sea level rise. Until a pump station is built, that objective cannot be met. The use of gates to keep water out of the sewer system during high river levels will be evaluated.

The current projection is that construction may start in late-2027 to early 2028 and with an estimated duration ranging between 18- 24 months. Improvements to the pedestrianized blocks of King Street are included in the funding. The canal stones from Old Town North will be repositioned from Montgomery Park to Waterfront Park and Pt. Lumley Park during construction. The team will explore the possibility of having a dock or launch for non-motorized boats at Pt. Lumley Park.

b. **Approval of Letter Recommending the Continuation of the Waterfront Commission and Updating its Functions and Membership (Louise Roseman, Chair)**

Upon a motion made by Jan Abraham and seconded by Jody Manor, the Commission approved unanimously a [letter](#) to the mayor and City Council asking that the City Council not sunset the Waterfront Commission in 2029 or 2030, as recommended by the Council's Subcommittee on Boards and Commissions, and recommending updates to the Commission's functions and membership. The final letter reflects several suggestions made by Commissioners.

c. **Approval of Revised Draft Bylaws (Agnès Artemel, Commissioner)**

Agnès gave an overview of the proposed bylaws; she noted that the bylaws reference City ordinance on membership rather than enumerate membership categories in the bylaws. She highlighted one open question regarding whether remote attendees are to be included in determining quorum and has asked City staff for clarification. Upon a

motion made by Jan Abraham and seconded by Jody Manor, the Commission approved unanimously the Waterfront Commission [bylaws](#).

5. Other Updates and Potential Future Discussion Topics

Public Rest Rooms: Charlotte Hall stated that the need for public restrooms at the waterfront is critical. Even though the City provides access to rest rooms at the Torpedo Factory in the evening when there are no events, there is no signage noting that. Public restrooms adjacent to Blackwall Hitch at the City marina were damaged and have been closed for repairs. Local restaurants and shops shouldn't be expected to make their rest rooms available to non-customers. Some individuals are using bushes in the parks – this needs to be addressed. She recommended that the Commission request the City provide portable units at 2 King Street, next to Mai-Thai.

Representation on other boards or commissions: Louise 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 they represent that are relevant to the Waterfront Commission. We may want to make joint recommendations with other commissions, such as the Parks and Recreation Commission, on topics of mutual interest, such as Waterfront Park and Point Lumley improvements.

Annual Waterfront Commission Walk – The 2025 walk north of Pendleton Street was very successful with over 80 attendees. This June is very busy with the 250th anniversary celebrations; perhaps we should defer the walk until Fall. At the May meeting, Commissioners should bring suggestions for the focus of the 2026 walk.

6. Next Meeting

May 19, 2026 7:30 a.m. (Lee Center, 1108 Jefferson Street)

7. Adjournment

The meeting was adjourned at 9:31 a.m.