

**City of Alexandria**  
**WATERFRONT COMMISSION**

May 19, 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.  
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 Kuennen, 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  
Mark Villinger – At Large Commissioner  
Ivy Whitlatch, Alexandria Archeological Commission

***Members Excused:*** Sarah Bagley, City Council representative; Patricia Webb, Citizen, Park Planning District II

***Vacant Representatives:*** Alexandria Park & Recreation Commission; Historic Alexandria Foundation; Old Town Civic Association

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

***Other Attendees:*** Jack Browand, Commission Staff Liaison & Deputy Director, RPCA; Catherine Miliaras, Principal Planner, P&Z (attended virtually); Mathew Landes, Portfolio Manager/Division Chief, T&ES Project Implementation; Diane Ruggiero, RPCA Arts & Culture Deputy Director; Gina Baum; Patrick Burchette; Al Cox; Steve Forehand; Mike Keegan; Ann Shack; Dena Stoner

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

**1. Approval of the April 21, 2026 Minutes**

Upon a motion duly made and seconded, the Commission approved the minutes of the April meeting.

## 2. Community Projects & Activities Update

- a. **Community Projects & Activities** (Jack Browand, Deputy Director, RPCA) Jack provided an update on the work for Sail 250 and Alexandria's Birthday celebrations. He stated that the Oronoco Bay piers will be removed before the end of June and pilings will remain if they are fixed in the seabed. He acknowledged that trees are in decline in Oronoco Bay Park and staff will evaluate options for replanting.
- b. **Private Development Update** (Catherine Miliaras, Principal Planner, P&Z) The Planning Commission and City Council will meet regarding the Potomac River Generating Site on June 2 and June 13, respectively. Last October, the Waterfront Commission sent a letter to the City Council and relevant staff supporting the proposed open spaces aspects of the project and made several recommendations; it will continue to monitor its development.

## 3. Nomination and Election for Commission Chair and Vice Chair for FY2027

Louise Roseman was nominated to be chair at the April meeting. No further nominations were received from the floor. Ms. Roseman was elected unanimously. Jan Abraham was nominated to be vice chair at the April meeting. No further nominations were received from the floor. Ms. Abraham was elected unanimously.

## 4. Items of Information and Action

- a. **Approval of Letter to City Manager Requesting Additional Public Restrooms Along the Waterfront.** Commission members discussed the concerns raised by several business owners regarding the draft letter and suggested several refinements to it. Upon a motion duly made by and seconded, the Commission delegated authority to Louise Roseman to finalize the [letter](#), taking into consideration the suggestions made at the meeting.
- b. **Waterfront Flood Mitigation Project (Matt Landes, Portfolio Manager/Division Chief, T&ES Project Implementation)**

Matt Landes provided a [summary of the current status of the project](#). A construction timeline is still being developed. Matt stated that the City Council will receive a project update at its June 13 public hearing, where it is anticipated that Council will –

- receive a cost and schedule update,
- validate the general project approach,
- review/consider for approval the draft comprehensive agreement (draft contract for builder), and
- authorize the City Manager to finalize and execute the subject agreement should the City elect to accept a negotiated GMP proposal.

Federal project responsibility will shift from the National Park Service to the US Army Corps of Engineers. This will require a new NEPA process. The revised project will not require a new DSUP, only a grading plan.

Pt. Lumley Park and Waterfront Park will be used as staging areas and will be closed to the public during the construction period. Commission members discussed the current plan to retain the City-owned parking lot on the Strand at Pt Lumley Park following the completion of the flood mitigation project. The Commission approved a motion duly made and seconded to send a letter to the City asking for its further review of the long-term status

of the Strand St. Point Lumley parking lot, including working with affected businesses and residents on how best to mitigate the adverse effects of closing the parking lot during the flood mitigation construction period and whether these mitigation steps or other solutions would enable the permanent closure of the parking lot. The Commission believes that restoring the surface parking lot post-construction would be a less-than-optimal use of this scenic waterfront parcel. Louise will share a draft letter with the Commission for its review and comments; the Commission delegated authority to her to finalize the [letter](#), to be sent prior to the City Council's June 13 meeting.

**c. Public Art (Diane Ruggiero, RPCA Arts & Culture Deputy Director)**

Diane reviewed coming activities programmed around the current sculpture at Waterfront Park "Now or Never". She stated Matthew Mazzotta has been selected as the next artist whose work will be installed as part of the Site See series. The timing of this installation will be determined based on the construction schedule for the waterfront flood mitigation project. Diane also reviewed the status of the new management of the Torpedo Factory. Scout-Ltd was the sole respondent to the RFP and will be in discussion with the City staff throughout the summer on a potential contract. She will report back in the fall on the next steps. The Torpedo Factory is currently operating with limited staff, reduced programming, and reduced marketing while the RFP process continues. There has not been a jury process for new artists in the past two years.

**5. Other Updates and Potential Future Discussion Topics**

**Annual Waterfront Commission Walk** –Charlotte Hall volunteered to arrange a boat tour of the shoreline for the Commission and interested members of the public. She will strive to arrange a boat for an hour cruise on a Saturday in June (other than the Sail 250 weekend).

**6. Waterfront Commission Priorities for 2027**

The following items were identified as potential priorities for the commission in 2027:

- Parking, including Strand St./Point Lumley relocation
- Access to waterfront from the water at current and future sites
- Commercial boat license(s) at the City marina
- Restrooms for visitors along the waterfront
- Recreational opportunities for families with young children
- Location to display the conserved 50' ship hull
- Review of 2012 Waterfront Small Area Plan
- Robinson Terminal North and Potomac River Generating Station developments
- How best to convey Alexandria's maritime and commercial shipping history.

**7. Next Meeting**

June 16, 2026 7:30 a.m. (Lee Center Gold Room, 1108 Jefferson Street)

**8. Adjournment**

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