

City of Alexandria
WATERFRONT COMMISSION

June 16, 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.
Sarah Bagley, City Council representative
Patrick Burchette, Representative, Historic Alexandria Foundation
Al Cox, Representative, Old Town Civic Association
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: Eldon Boes, Representative, Alexandria Environmental Policy Commission

Members Unexcused: Patricia Webb, Citizen, Park Planning District II

Vacant Representative: Alexandria Park & Recreation Commission

Discontinued Representative: Old Town Business & Professional Association

Other Attendees: Jason North, Assistant Chief, APD; Hashim Taylor, Director, RPCA; Diane Ruggiero, RPCA Arts & Culture Deputy Director; Catherine Miliaras, Principal Planner, P&Z; Gina Baum; Bruce Catts; Mike Keegan

Call to Order: Louise Roseman, chair, called the meeting to order at 7:30 am. She welcomed two new Commission members: Al Cox, representing the Old Town Civic Association and Patrick Burchette, representing Historic Alexandria Association.

1. Approval of the May 19, 2026 Minutes

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

2. Community Projects & Activities Update

- a. **Police Update** (Jason North, Assistant Chief, APD) Jason reported that the weekend Sail 250/Jazz Fest activities were well staffed by the APD and our City partners and the event was managed well. There were no major incidents to report. Union Street traffic was one-way northbound in the core area for that weekend. He noted that moving forward, APD will staff a "Waterfront Detail" on Fridays, Saturdays, and Sundays through September 1. Two officers, working overtime, will conduct proactive foot patrols in the unit block through the 200 block of King Street, the Strand, Waterfront Park, and the docks. Of the 76 calls for service in May, only 19 required a police report.

APD is hosting a Public Safety Summit on June 18 and requested a representative from each City board and commission. Louise will represent the Waterfront Commission at the summit. Among the topics she was asked to raise is improving pedestrian safety at the intersection of King/Union and Lee/Union and better enforcing the City's noise ordinance.

- b. **Community Projects & Activities** (Hashim Taylor, Director, RPCA) Hashim reported that City staff is reviewing options for additional public restrooms along the waterfront, which the Waterfront Commission had recently recommended. He also noted the June 1 dedication of the memorial in Rivergate Park to the January 2025 air crash victims. He stated that the Oronoco Bay piers have been removed and any remaining related actions will be completed before the City's July 11 birthday celebration.

Commission members encouraged the City to analyze the metrics related to event programming along the waterfront, both the incremental costs (e.g., additional staffing) and incremental revenue (e.g., increase in restaurant and hotel taxes). Depending on the results of this analysis, it may be desirable to expand the City's event staffing from its current level of 2 and increase the amount of programming along the waterfront.

Commission members also asked whether management of Jones Point Park should be transferred from the National Park Service to the City, given the NPS' poor maintenance of that park.

The FY27 budget allocated \$350,000 to improvements to the 200 block of King Street. The block will be repaved and improvements similar to those on the 100 block will be made.

- c. **Private Development Update** (Catherine Miliaras, Principal Planner, P&Z) On June 13 the City Council approved the DSUPs for the open space and blocks B and C of the Potomac River Generating Station (PRGS) development and the \$135 million in tax increment funding for infrastructure improvements. Deconstruction of the coal plant should begin in 2027.

Ken Wire, counsel to the developer of the Robinson Terminal North project, provided a written report on the next steps for that project, which include the relocation by Dominion Power of utility poles at the corner of Oronoco and N Union, the relocation by AlexRenew of some power circuits, and the regrading of the property out of the floodplain. The developer

will wait until the relocation and regrading work is completed and FEMA has approved the new floodplain map before proceeding with any additional work.

3. Items of Information and Action

- a. **Opportunities to Enhance Access to the Waterfront by Nonmotorized Watercraft** (Dave Robbins, Vice Chair) Dave made a presentation with suggestions on how to improve recreational access to the Potomac River in Alexandria, including –

- getting the National Park Service to repair or replace the submerged kayak launch in Jones Point Park,
- improving signage and installing a locking post to the existing ramp near the fishing pier at the south end of Shipyard Park,
- changing the City marina rules to allow kayaks on the unused protected portion of the City pier under Barca in Robinson Landing, and add signage and a paddle assist float,
- utilizing the seawall along Waterfront Park for dine and dock and festival parking,
- enforcing the existing requirement at the City marina that City residents get priority on waiting lists for slips and at renewal,
- adding kayak access, locking post, and signage near Robinson Terminal North,
- adding kayak/paddleboard rentals at or near the Dee Campbell Rowing Center and
- ensuring the developer provides access at the PRGS site.

Upon a motion duly made and seconded, the Commission approved sending a letter to the Mayor, City Council, and City staff with the suggestions noted above and delegated authority to Louise Roseman to finalize the letter, taking into consideration the comments provided by the Commission members on a draft of the letter that will be shared with them.

This was Dave's last meeting of the Commission; Commission members expressed their appreciation for the valuable contributions he has made to the Commission's work.

- b. **Further Discussion of Proposed Key Areas for Commission Focus in FY27** (Louise Roseman, Chair) Louise reminded the Commission of the potential areas for priority focus in FY27, as set forth at the April meeting, and solicited volunteers to do advance preparation on some of these topics to facilitate Commission consideration. The following Commission members volunteered as follows:

- Strand St./Pt. Lumley parking lot – Jan Abraham
- Access to waterfront from the water – Melissa Kuennen
- Review of 2012 Waterfront Small Area Plan and 2014 Olin Plan (what has been accomplished; what still needs to be addressed) – Al Cox and Agnès Artemel
- Commercial Boat contract review: Commissioner not yet assigned

c. **Waterfront Boat Tour**

Rather than the Commission's annual waterfront walk, this year we will have a boat tour of Alexandria on Saturday, June 27 from 10:00 to 11:00 (with boarding at 9:30), thanks to the efforts of Charlotte Hall. More details will be provided closer to the date of the tour.

d. **Potential Future Discussion Topics (September or October)**

- Review of Waterfront Small Area Plan and Olin Plan

- Discussion with representative of the National Park Service of plans for NPS-managed City property
- Torpedo Factory Arts Center management (October)

4. Next Meeting

The next meeting will be held on September 15, 2026 at 7:30 a.m. (Lee Center Gold Room, 1108 Jefferson Street)

5. Adjournment

The meeting was adjourned at 9:01 a.m.