City of Alexandria

WATERFRONT COMMISSION

September 15, 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., Vice Chair
Michael Adams, Citizen, Park Planning District III
Agnès Artemel, Citizen, East of Washington St. and North of Pendleton St.
Eldon Boes, Representative, Environmental Policy Commission
Patrick Burchette, Representative, Historic Alexandria Foundation
Melissa B Kuennen, Citizen, East of Washington St. and North of King St.
Jody Manor, Representative, Alexandria Planning Commission
Louise Roseman, Citizen, Park Planning District I, Chair
Sydney Smith, Representative, Founders Park Community Association
Mark Villinger – At Large Commissioner
Patricia Webb, Citizen, Park Planning District II
Ivy Whitlatch, Alexandria Archeological Commission

Members Excused: Sarah Bagley, City Council representative; Charlotte Hall, Representative, Alexandria Chamber of Commerce; Robin Jordon, Representative, Alexandria Commission for the Arts; Claire Mouledoux, Representative, Visit Alexandria; Debra Roepke, Representative, Alexandria Seaport Foundation

Vacant Representatives: Alexandria Park & Recreation Commission; Old Town Civic Association; Alexandria Marina Pleasure Boat Owners

Discontinued Representative: Old Town Business & Professional Association

Other Attendees: Hashim Taylor, Director, RPCA; Diane Ruggiero, RPCA Arts & Culture Deputy Director; Beth Znidersic, Acting Deputy Director for Park Services, RPCA Catherine Miliaras, Principal Planner, P&Z

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

1. **Approval of the June 16, 2026 Minutes**

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

2. Community Projects & Activities Update

a. Police Update via Email (Jason North, Assistant Chief, APD)

- In the month of August there were 76 calls for service (CFS). The top three most frequent CFS were disorderly conduct (19 CFS), suspicious event (10 CFS), and alarm (6 CFS).
- Most CFS occurred on Saturday (25 CFS), followed by Sunday (23 CFS) and Friday (19 CFS). Spikes in CFS were seen in the morning (9:00 – 10:00 am) and again through the afternoon/evening (2:00 – 9:00 pm)
- Of the 76 CFS in August, only 1 required a police report, which was for lost property.
- There were 50 parking complaints in the waterfront area in August.

b. Community Projects & Activities (Hashim Taylor, Director, RPCA)

- Hashim reported that a large trailer restrooms is now in operation in Waterfront Park along Prince Street. They will remain there until late this year. City staff is currently assessing options for a more permanent solution to expand access to public restrooms (not brick and mortar, but nicer than current trailers).
- Planning is ongoing to replace the Oronoco Bay Park piers that were removed in June. City staff will engage the community once an engineering firm is retained and has completed the initial design.
- The FY27 budget has increased funding for driftwood and other debris cleanup along the waterfront. Annual cleanups will double to 4 times per year.
- Commission members raised concerns with the poor maintenance of TideLock Park, which is privately owned. The adjacent Canal Center office buildings, which have maintenance responsibility for the park, were in receivership; two of the four buildings have been recently sold. Members encouraged City staff to work with the new owners to improve the maintenance of the park.
- The Site-See artwork at Waterfront Park is coming down November 9th. With the renovation of City Hall and Market Square, the annual holiday tree lighting will be at Waterfront Park the week before Thanksgiving.
- Diane Ruggiero, Deputy Director of RPCA, noted that Matthew Mazzotta, the selected artist for the next Site-See installation in Waterfront Park, has been encouraged to develop an artwork with a real wow factor. The timing of this installation will depend on the flood mitigation schedule.
- Beth Znidersic is now Acting Deputy Director for Park Services of RPCA, the position Jack Browand had prior to his retirement.

c. Private Development Update (Catherine Miliaras, Principal Planner, P&Z)

- The permanent, above-ground elements of the flood mitigation project, including the redesign of Pt. Lumley Park, Waterfront Park, and the pedestrianized blocks of King Street, will be reviewed by the Board of Architectural Review at its October 7 meeting.
- The Robinson Terminal North redevelopment is on hold for the foreseeable future, due to financing issues. Several Commission members discussed the benefits of putting in a temporary pedestrian path along the river at this site pending the completion of the project.

- In June, the City Council approved the open-space plan and the first two buildings at the Potomac River Generating Site (PRGS) development. The developers are working with the National Park Service on connections between the PRGS development and the NPS land. The developers are working on completing the technical designs and site plan; construction will begin by year-end 2027. The developer should be providing City staff a schedule and site plans soon.

4. Items of Information and Action

a. Overview of the Proposed US Maritime Museum – This topic has been rescheduled to the October meeting.

b. **Overview of the 2012 Waterfront Small Area Plan and the Status of its Implementation (Agnès Artemel) -** Agnès presented the status of the Waterfront Small Area Plan's implementation. She and Commission member Al Cox formed a task force for this work and met earlier this summer; unfortunately for the Commission, Al has resigned because he was moving out of the city. They reviewed the Small Area Plan line by line to create a list of goals and projects and determined whether each line item was completed, changed, underway, or still pending. From this database, Agnès' presentation reminded Commissioners of the vision, goals and scope of the Waterfront Plan, covering the waterfront overall and by each small geographic area. She pointed out why the items were important and listed the remaining priority projects. Her conclusion was that while much progress has been made, particularly regarding new development, many of the plan's goals and objectives have only been partially addressed. In particular, the fine-grained elements of history, art, nature, and amenities have mostly yet to be implemented. In the central core, the lengthy process of arriving at a flood mitigation solution has delayed work on significant plan elements at Waterfront Park and Point Lumley, which the Olin firm highlighted in its 2014 designs.

Agnès requested that Commission members review the materials provided: the presentation, spreadsheets with status updates, and the history and art appendices to the Waterfront Plan. Following that review, Commissioners were asked to provide a list of their top 5 priorities for the City to focus on in implementing the remaining components of the Waterfront Plan, other than flood mitigation. She also asked them to provide a list of projects that should move forward and do not depend on the flood mitigation project's completion. The Waterfront Plan's implementation will be discussed again at the October Waterfront Commission meeting.

c. Activities of Other Organizations that are Relevant to the Waterfront Commission

Deb Roepke, Executive Director of the Alexandria Seaport Foundation, provided a written update on the Seaport Center II status. Over $1.5 million has been raised for the construction and outfitting of the new center, which will be directly north of the current Seaport Center. Once it is in place, it will become Seaport's boatbuilding shop.

d. Possible Agenda Topics for October Meeting

- Update on the status of the waterfront flood mitigation project (Matt Landes, Portfolio Manager/Division Chief, T&ES)
- Proposed US Maritime Museum (Marion Smith President & CEO, United States Maritime Foundation)
- Discussion of the Commission's views of the most important aspects of the Waterfront Small Area Plan that have not yet been implemented (Agnès Artemel)
- Discussion of disposition of ship hull once its conservation has been completed (Time permitting)

5. Next Meeting

The next meeting will be held on October 20, 2026, at 7:30 a.m. (Lee Center Gold Room, 1108 Jefferson Street).

6. Adjournment

The meeting was adjourned at 8:54 a.m.