

**Summary Minutes**  
**ALEXANDRIA WATERFRONT COMMISSION**  
**Tuesday, September 15, 2015**  
**City Hall**  
**Sister Cities Conference Room**  
**7:30 a.m.**

**Commission Members**

***Present:***

Charles Ablard, Historic Alexandria  
Dennis Auld, Citizen Park Planning District II  
Gina Baum, Alexandria Park and Recreation Commission  
Howard Bergman, Founders Park Community Association (FPCA)  
Suzanne Bethel, Old Town Business and Professional Association (OTBPA)\  
Shirley Downs, Alexandria Commission for the Arts  
Stewart Dunn, Alexandria Planning Commission  
Charlotte Hall, Alexandria Chamber of Commerce and Chair  
Kathryn Kolbe, Citizen, Park Planning District III  
Jody Manor, Visit Alexandria (formerly Alexandria Convention and Visitors Association)  
Stephen Mutty, Citizen Park Planning District I  
Edward (Ted) Pulliam, Alexandria Archaeology Commission  
Kathy Seifert, Alexandria Seaport Foundation  
Paul Smedberg, Member, Alexandria City Council  
Stephen Thayer, Citizen east of Washington St. and north of King St.  
Townsend A. (Van) Van Fleet, Old Town Civic Association  
Christa Watters, Citizen east of Washington St. and north of Pendleton St.

***Absent:***

Jerry Bennis, Alexandria Marina Pleasure Boat Leaseholders  
John Bordner, Citizen west of Washington St.  
Sally Masterson, East of Washington St. and south of King St.  
Ryan Wojtanowski, Environmental Policy Commission

**City Staff**

Jack Browand, Commission Staff Liaison and Division Chief, Public Relations, Special Events & Waterfront Operations, Recreation, Parks, and Cultural Activities (RPCA)  
Al Cox, Planning and Zoning (P&Z)  
Maya Contreras, P&Z  
Jim Hixon, Dockmaster, RPCA  
Capt. Shirl Mammarella, Alexandria Police Department (APD), Traffic Division  
Iris Portny, Commission Recording Secretary, RPCA  
Carrie Sanders, Transportation and Environmental Services (T&ES)  
James Spengler, Director, RPCA

**Guests:**

Engin Artemel, Harborside  
Ron Bennis, resident

Christine Bernstein, resident  
Yuri Blazar, City Interests  
Brian Buzzell, resident  
Hal Hardaway, Waterford Place  
Joan Huffer, resident  
Daniel Straub Urban Design Advisory Committee  
Ken Wire, Robinson Terminal North (McGuire Woods)

**Welcome and Introductions**

Hall called the meeting to order at 7:30 a.m. Commissioners and staff introduced themselves.

**Approval of Minutes from June 16, 2015**

Dunn moved and Muttly seconded that the June 16, 2015 minutes be approved. They were approved by unanimous voice vote.

**Commission Liaison Reports**

**Old Town Area Parking Study Work Group** (OTAPS Work Group)

*Note: OTAPS Work Group recommendations posted to:*

*<http://www.alexandriava.gov/uploadedFiles/recreation/info/OTAPSFinalReccommendations31Aug2015.pdf>*

Carrie Sanders (T&ES) reviewed highlights of recommendations developed by the OTAPS Work Group during its eight meetings held since June 2015. She noted that Commissioners Bergman, Dunn, Manners, and Hall were Work Group members.

Sanders said the Work Group had used as its reference data collected by T&ES in fall 2014 and 2008 that showed on-street metered and parking had increased and garage occupancy had decreased.

Sander reviewed the major OTAPS Work Group goals:

- Encourage short-term visitors to use on-street meters in commercial areas rather than on residential streets
- Encourage long-term visitors to use transit and garage parking.
- Implement measures to discourage visitor parking on residential streets and leave it for residents and their guests.
- Encourage better compliance at meters and on residential streets.

Sanders highlighted some of the staff recommendations that had resonated with Work Group members: (a) use way finding technology to provide real-time occupancy information to encourage garage use; (b) improve options for employee parking in Old Town; (c) apply the City's pay-by-phone app in residential areas adjacent to commercial areas to encourage visitors to use garages by charging visitors, not residents, for street parking; and (d) adjust garage and on-street metered parking rates so that garage parking would stop being more expensive than metered on-street parking.

*Commission discussion*

*Encouraging garage parking*

Baum said that when the City considers ways to encourage Old Town employees to use garage parking they should address the disincentive created by a garage policy such as Colonial's that does not let Old Town businesses rent a bloc of spaces for any of their employees to use but instead requires each employee to have an garage parking permit. She said her Old Town business has about 100 employees who rent 17 parking spots in the nearby Colonial garage and most of those spots are vacant on any given day since employees do not work from the office every day.

Mutty said the City's parking app should have real-time garage occupancy information for commercial and City garages to encourage drivers to use them. He asked if private garages such Colonial is interested in working with the City to develop policies that would encourage Old Town employees to use garages. Sanders said the City recognizes the importance of working with commercial garages to address this problem. She said a representative of Colonial Parking was on the OTAPS Work Group and had invited staff to discuss the employee parking issue further with him. Dunn, a Work Group member, said the OTAPS Work Group had, because of time limitations, focused on City garages, not commercial garages.

Sanders said staff is discussing the idea of adding sensors to City garage parking spaces but this would require additional City funding and need to be considered during the budget process.

*Residential parking policies*

Baum said block that have free residential parking on one side and commercial metered parking on the other need to be addressed. She said her own residential block, the 200 block of Fairfax Street, might be interested in participating in a pay-by-phone residential parking pilot for the City.

*Using transit options to encourage Old Town employees to commute this way*

Manor -suggested the City address the parking problem by policies that encourage transit use. Sanders said staff is considering options such as starting the King Street Trolley at 8 a.m. rather than 11 a.m. and creating a fare-free time zone for DASH routes running on King Street during rush hour. Manor said the King Street Trolley has been very popular and expanding its hours would make the City more transit-friendly for employers and is largely paid for by a BID-related hotel tax.

Bergman commended staff for the ideas and data that had been compiled on the issues that were handled but was disappointed the OTAPS Work Group had not also considered future parking challenges that will created by Waterfront redevelopment.

*Next Steps*

Sanders said staff would prepare a draft executive summary of the Work Group recommendations that will be provided to City Council and made available to the public via the City website. Sanders said she was to brief the Transportation Commission the following evening on the Work Group recommendations.

***Public Comments***

The Chair invited public comments. There were none.

**Waterfront Governance Subcommittee**

*Note: 2015 BAE study on governance models is posted to*

*<http://www.alexandriava.gov/uploadedFiles/recreation/info/GovernanceReport9March2015.pdf>*

Kolbe, chair of the Governance Subcommittee, said the Governance Subcommittee had met three times so far and began its work by receiving a presentation from BAE Urban Economics about its 2015 study for Planning and Zoning that identified potential waterfront governance models and revenue generation options and was briefed to the Commission at its March 2015 meeting. She said they next heard from practitioners who discussed the specific governance models they worked with, including the executive director of Fairfax County Park Authority and a representative of Arlington County's three Business Improvement Districts (BIDS).

Kolbe said the next options that will be reviewed by the Governance Subcommittee include options for using foundation grants and options for using the existing City governance structures. Kolbe said the Subcommittee will also be receiving data being developed by BAE on options for Waterfront revenue generation and expenses and will then be considering the pros and cons of each approach that has been presented.

***Timeline***

Kolbe said the Subcommittee hopes to have its governance recommendations ready to present to the Commission by the end of 2015.

***Public comments***

The Chair invited public comments. There were none.

**Ad Hoc Monitoring Group on Waterfront Construction.**

*Note: Frequently Asked Questions are posted to:*

*<https://alexandriava.gov/uploadedFiles/special/WaterfrontPlan/info/AdHocFAQSheet.pdf>*

Browand reviewed highlights of the activities being reviewed by the Ad Hoc Monitoring Group on Waterfront Construction (Construction Monitoring Group). He said demolition on Carr's Indigo Hotel site is about two-thirds complete. He reported that construction-related hauling has begun and some concerns have been raised about the limited one-way access via Strand Street during construction times. He said discussions are ongoing about how to mitigate the impacts of demolition and construction on neighboring properties. Browand said concerns have also been raised about potential safety issues that may arise when trucking traffic using South Union Street near Windmill Hill Park becomes heavier.

***Applying lessons learned***

Hall said it is important that lessons being learned during the Carr demolition and construction be used to lessen the neighborhood impacts of future Waterfront construction projects such as the Old Dominion Boat Club, Robinson Terminal South (RTS) and Robinson Terminal North (RTN). She said the Construction Monitoring Group has emphasized the importance of timely

and effective communication as well as the need to minimize construction-related disruptions to nearby businesses.

Dunn asked how the City's plan to use a single staff person as an ombudsman between the neighbors and construction team is working out. Browand said Emilio Pundavela of Transportation and Environmental Services (T&ES) is the City's central contact person and his contact information is posted online under the Construction Monitoring Group's Frequently Asked Questions. He said calls are also being forwarded through the City's Call Click Connect system but people should report time-sensitive problems to the police not Call-Click-Connect.

In response to Pulliam's question, Browand said Carr had hired Thunderbird Archaeology as a consultant and their representative is on-site during the work. Hall said the Construction Monitoring Group had received an excellent report from City Archaeologist Fran Bromberg regarding issues that have been raised and handled during the construction.

***Public Comments***

Bert Ely, a member of the Ad Hoc Monitoring Group, said construction-related complaints that he has received include those about a truck that used Prince Street to haul debris and concerns about damage from construction-related vibrations such as those created by the recent breakup of the site's concrete slab and those that will be generated by the upcoming pile-driving. Ely said some residents have complained to him about problems getting timely responses to requests submitted via Call-Click-Connect. Hal Hardaway said some of the answers he had received to questions submitted via Call-Click-Connect were not responsive to the question asked.

***Call-Click-Connect***

Hall said Call Click Connect should not be used for emergencies. Browand said emergencies such as hauling and other traffic violations should be reported to the police since responses to Call-Click-Connect queries are provided within five business days so that staff has time to investigate an issue.

***Vibration-related damages***

Hall said the Monitoring Group follows up immediately on problems reported to them. She said Carr Hospitality President Austin Flasjer is, for example, meeting with a business owner in the 200 block of South Union Street who has had the work of his specialized photographic equipment disrupted by construction-related vibrations.

***Monitoring hauling violations***

Ely said neighbors would like the City to improve its monitoring of the hauling routes used by construction trucks. He said a neighborhood meeting was scheduled with the APD for the next day to discuss how to improve monitoring. Browand said there are consequences if a hauler repeatedly violates the terms of their permit by using unauthorized hauling routes. Hall said the Monitoring Group has urged the APD to increase patrols of hauling. Browand said staff would be regularly updating the Monitoring Group's online Frequently Asked Questions on its web page so that it reflects problems and questions being reported to the City.

Bernstein said the City should consider what additional incentives might be used to discourage hauling violations on the project. Downs suggested the City consider imposing fines for

individual hauling violations. Brian Buzzell said the mechanisms put in place by the City to assist the neighborhoods during Waterfront construction are significant improvements over those used during prior construction projects such as the Wilson Bridge.

Browand said he would invite a representative from the permitting office to answer Commission questions about how the City responds when a construction permit's conditions are violated.

### **Marina Subcommittee**

#### ***Marina feasibility study and stakeholder meetings***

Thayer reported that the Marina Subcommittee meeting held the previous week had discussed the planned reconfiguration of the City Marina and Council's direction to staff that a feasibility study be done to examine options for the City maintaining a recreational boat marina along the Waterfront. He said the Marina Subcommittee would hold a Marina Feasibility Stakeholder Meeting on October 8, 2015 at 5 pm. to receive public inputs for the feasibility study. Browand said the October 8 meeting would be the first of two stakeholder meetings planned for the Marina feasibility study.

Thayer said the Marina Subcommittee was also briefed on utility and security upgrades at the Marina, including its newly upgraded camera system. He said the new public restrooms for the Marina, at the west side of Blackwall Hitch restaurant, are open and are being maintained by City staff. Hall said Marina slip holders' comments at the meeting were welcome and enhanced the Subcommittee's discussion. She said slip holders were encouraged meeting to report any Marina security problems they may see to APD.

Browand reported that the Marina's north seawall had failed. He said the City's flood mitigation project would include a replacement for the sea wall.

#### ***Public comment***

Hal Hardaway said he was meeting with the Deputy Police Chief the next morning at a public meeting where security concerns, including those affecting the Waterfront, were expected to be addressed.

### **Agency Reports**

#### ***500/501 N. Union Street (Robinson Terminal North development)***

**Note:** <http://www.alexandriava.gov/uploadedFiles/recreation/info/RTNPresentation.pdf>

Contreras said staff worked with the CityInterests team over the summer on modifications that primarily affect parcel A and the pier. She said the plan is now to remove the portion of the pier over the wood pilings because of its limited life expectancy. She said the 500/501 N. Union Street architecture is unchanged from the last version. She said the small shed at the foot of Oronoco Street related to remediation efforts will remain above ground and CityInterests has offered to provide funding to upgrade and improve it. Contreras said CityInterests still plans to place panels related to the site's archaeology and history along the foot of Oronoco Street.

Wire said work done this summer on the proposed design modifications included time needed for the City to conduct due diligence on the maintenance and upkeep requirements for the open space parcel of about one acre that CityInterests plans to donate to the City. He said staff has

requested, for example, that the proposed shade structure for the pier be modified to ensure that the pier's open space will be available for a variety of programming throughout the year. Wire said the CityInterests team met a couple times with the Olin team over the summer to ensure the 500/501 design elements for open space are consistent with those in the Olin plan's Waterfront design.

***Next step***

Wire said the next step is for the Planning Commission to review the plan as modified at its October 8, 2015 meeting.

***Commission discussion***

***Pavilion uses***

Auld asked how the far east side of 501 N. Union Street would be used. Wire said the DSUP request would state that this 8,000 square foot space will be open to the public and will not be used for a residential purpose. He said the DSUP request would, for planning parking to accommodate the space's eventual use, presume the tenant for this space would be a restaurant since a restaurant would be the use requiring the most parking. Wire said CityInterests has always liked the idea of a combined restaurant and exhibit space but has received no letters of intent from a tenant regarding this space.

***Site history***

Pulliam asked if the 500/501 presentation to the Planning Commission will include how the site's history will be incorporated into the design. Wire said history will be a key element of the design plan.

***Waterfront debris***

Mutty suggested the plan for where to dock boats at the pier should take into account the locations where debris becomes trapped along the Waterfront.

***On-line reference information***

In response to Bergman's question, Browand said he will send the Commission a link to where the Olin landscape design for the Waterfront is posted on-line. Browand said staff continues to consider how best to consolidate references to the Olin design on the City website as work proceeds.

Downs asked that the art and history elements of the RTN design be posted online. Wire said the history report will be posted online and he deferred to the City to post details of the public art elements since CityInterests will, at the City's request, pay the City \$78,000 to the City to be used to commission public art for the site.

***Timeline***

In response to Manor's question about when construction will begin, Wire said the phases are known but precise dates cannot yet be set. He said that if the Development Special Use Permit (DSUP) is approved in October 2015 the developer plans to buy the land during fall 2015 work with T&ES on permitting during winter-spring and then begin work on the site. He said the rough sequence will be to demolish the existing structures, re-grade the site, and then pause for FEMA to review and approve the design's proposed change to the flood plain. He said a FEMA

review might take between four and nine months and construction, once it begins, is expected to take about 18 months.

Watters said it is important for the plan to include low maintenance shade trees to provide shade for the pier that will make it usable during summer heat. Wire said CityInterests plans to include a large shade structure for the pier, will work with the City on any shade trees the City might like planted, and will then turn that area over to the City to maintain.

***Public comments***

Bernstein suggested fencing related to the RTN construction be used to publicize where to find online information about the site development and its construction timeline.

Hal Hardaway asked how CityInterests is coordinating its work with an archeologist. Yuri Blazar said Thunderbird Archeology is working with CityInterests as advisors during site work. Blazar said that after the site's existing structures have been demolished CityInterests plans to trench the site as part of an archaeological investigation and then thoroughly follow up when any items of interest are uncovered.

***Flood Mitigation***

Browand reported that several proposals have been received and staff hopes to make a decision by the end of year. He said the Commission will be updated as actions move forward. Browand noted that when public comments were received on how the City should prioritize implementing the Waterfront Plan's elements, flood mitigation was ranked as the top public priority.

**Reports from Commissioners**

Seifert announced that the Seaport Foundation will hold Seaport Day on September 26 in Waterfront Park. She invited people to publicize the fact that the Seaport Foundation continues to be 'alive and thriving' as it works out of temporary offices since it leaving 2 Duke Street.

Bethel announced the Art League would have a tent at King/Fairfax at the City's King Street Art Festival September 19.

**Announcements**

Hall announced a special Commission meeting would be held September 24 to receive a briefing from EYA on the history elements of the Robinson Terminal South plan for public and private spaces.

Hall announced that the Commission's October 2015 meeting will hear from a National Park Service representative about activities being proposed to activate the area under Wilson Bridge. She said the Commission is invited to offer additional ideas for NPS to consider.

Hall announced that a Commission trip by boat is being planned for this fall, on a Saturday, to review the Anacostia waterfront development.

**Adjournment**

Hall adjourned the meeting at 9 a.m.