

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, July 21, 2015
Sister Cities Conference Room
City Hall, 301 King St
7:30 a.m.

AGENDA

1. Welcome and Introductions
2. Approval of Minutes from June 16, 2015
3. Robinson Terminal South Update – Historic Interpretation
4. Commission Liaison Reports
 - a. Ad Hoc Monitoring Group on Waterfront Construction
 - b. Old Town Area Parking Study Work Group
 - c. Waterfront Governance Subcommittee
5. Marina Subcommittee
6. Agency Reports
 - a. Carr Construction Update
7. Reports from Commissioners
8. Announcements / Public Comments

UPCOMING EVENTS

- **Beasley Outdoor Movies**
July 24 & July 25, 8 pm, Waterfront Park, 1 Prince St.
- **Waterfront Governance Subcommittee**
August 3, 8 a.m., Room 2000, City Hall, 301 King St.
- **Ad Hoc Monitoring Group on Waterfront Construction**
August 3, 5 p.m., Sister Cities Conference Room, City Hall, 301 King St.
- **Annual Irish Festival**
August 8, 11 am, Waterfront Park, 1 Prince St.
- **Marina Subcommittee**
September 10, 5 p.m., Room 2000, City Hall, 301 King St.
- **Waterfront Commission Meeting – SW Waterfront Boat Tour**
September 15, 7:30 a.m., Sister Cities Conference Room, City Hall, 301 King St.

Waterfront Activities, Events & Meetings: www.alexandriava.gov/Waterfront

Summary Minutes
ALEXANDRIA WATERFRONT COMMISSION
Tuesday, June 16, 2015
City Marina, 0 Cameron St.
BOAT TOUR OF SW D.C. WATERFRONT

Commission Members

Present

Charles Ablard, Historic Alexandria
Jerry Bennis, Alexandria Marina Pleasure Boat Leaseholders
John Bordner, Citizen west of Washington St.
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
Sally Masterson, East of Washington St. and south of King St.
Stephen Muttu, Citizen Park Planning District I
Edward (Ted) Pulliam, Alexandria Archaeology Commission
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.
Ryan Wojtanowski, Environmental Policy Commission

Excused:

Paul Smedberg, Member, Alexandria City Council

Absent:

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)\
Kathy Seifert, Alexandria Seaport Foundation

City Staff

Jack Browand, Commission Staff Liaison and Division Chief, Public Relations, Special Events & Waterfront Operations, Recreation, Parks, and Cultural Activities (RPCA)
Maurice Daly, Transportation & Environmental Services (T&ES)
Susan Eddy, Planning & Zoning (P&Z)
Tony Gammon, Acting Deputy Director, Department of Project Implementation
Dirk Geratz, Principal Planner, P&Z
Jim Hixon, Dockmaster, RPCA
Ron Kagawa, Division Chief of Park Planning, Design & Capital Projects, RPCA
Robert Kerns, Development Division Chief, P&Z
Cheryl Lawrence, Regional Program Director, Special Events, RPCA
Iris Portny, Commission Recording Secretary, RPCA

Guests:

Susan Cohen, Commission for the Arts

Michael Detoma, Vice Chair, Commission on the Arts
Dene Garbow, Harborside
Mel Garbow, Harborside
Daniel Straub Urban Design Advisory Committee

SW Waterfront briefers re The Wharf project:

Michael Bruce, Moffat & Nichol (PN Hoffman & Associates team)
Laura Schonfeld, PN Hoffman & Associates
Shawn Seaman, Project Director, PN Hoffman & Associates
Matthew Steenhoek, PN Hoffman

Welcome and Introductions

Hall welcomed Commissioners, staff and guests to the Miss Mallory, the boat used to transport the Commission for its Southwest D.C. waterfront tour, and called the meeting to order at 7:30 a.m. She explained the Commission's formal meeting would be conducted en route to the Southwest D.C. waterfront and the group would then disembark there for PN Hoffman & Associates' briefing about the SW waterfront development design and planning now under construction.

Approval of Minutes from May 19, 2015

Mutty moved and Dunn seconded that the May 19, 2015 minutes be approved. The motion passed by unanimous voice vote.

Commission Liaison Reports

Ad Hoc Monitoring Group on Waterfront Construction

<https://alexandriava.gov/special/waterfront/default.aspx?id=82590>

Bordner, the Monitoring Group chair, reported that its new web page was now up and would serve as an information hub for all activities related to Waterfront construction. He thanked Pete Mensinger (General Services) and Jack Browand (RPCA) for creating the comprehensive site.

Bordner said Monitoring Group members have reached a consensus on the need for the City to streamline processes related to the many aspects of Waterfront redevelopment. They support the City creating a single governance entity to coordinate all Waterfront-related activities and agree the Waterfront Commission is the appropriate City advisory group to examine such governance options for the City. He noted the Commission's recent creation of a Governance Subcommittee reflects this shared priority. Bordner said the Monitoring Group supports having a single City ombudsman/liaison to provide public information on all activities related to Waterfront construction and agrees that Pete Mensinger (General Services) should be that point of contact.

Old Town Area Parking Study (OTAPS)

Manor reported that OTAPS work would continue through the summer.

Marina Subcommittee

Marina Subcommittee chair Thayer said the next meeting is scheduled for July 9, 2015 and there will be no August meeting. He said several Marina-related studies and reports are expected to be ready to present to the Subcommittee at its September 2015 meeting. In response to a question,

Thayer said the Old Dominion Boat Club (ODBC) is working its way through the City permitting process for its new clubhouse and expects construction to be completed by fall 2016.

Agency Reports

Robinson Terminal North Update (RTN)

Robert Kerns (P&Z) reported that negotiations continue between RTN developer Alexandria Terminal North and the City and it is hoped an agreement can be reached this summer. In response to Van Fleet's question, he reported that the Robinson Terminal South site plan is being completed and demolition will likely take place during October 2015. He said demolition work at Carr Hospitality's Indigo Hotel site at 220 South Union Street is also expected in October 2015 and Carr's related demolition work at 210 Strand Street is expected in July 2015.

L 'Hermione Visit

Browand reviewed highlights of the three-day visit to the Marina by the French tall ship L'Hermione that concluded on July 12, 2015. He said preliminary estimates were that hundreds of people had lined the shore for the ship's midnight arrival June 10, more than 5,000 visitors toured the ship and 20,000 people had visited the Marina during L'Hermione's time in port.

Among those Browand thanked for making the visit a success were Willem Polak and Charlotte Hall, for having proposed the ship's visit to the City; the Potomac Riverboat Company for its support for the visit, RPCA's Special Events Office, RPCA's Waterfront & Marina Operations staff, Historic Alexandria, and Visit Alexandria. The Commission thanked the Potomac Riverboat Company for its generous support in making the visit a success at every level.

Discussion:

Improvements needed for special event visitor parking

Commissioners discussed the need for the City to improve how it manages visitor parking for Waterfront special events such as the L'Hermione visit. Among ideas that Commissioners proposed were temporarily closing the street to vehicles at King/Union and posting people to direct traffic and give drivers information about nearby parking garages. Wojtanowski said the City should consider the Annapolis model of using temporary electronic signage along routes used to access special events held in its historic district, such as Route 50, that advise drivers where to park and from which locations free shuttle buses are transporting visitors to the event.

Browand said it is generally agreed that directional signage for parking during the City's special events should be improved and one idea is to post information further up King Street to lessen vehicular congestion near King/Union.

Windmill Hill Park Shoreline Rehabilitation

Browand reported Council had unanimously approved the living shoreline concept recommended by staff to replace the Windmill Hill Park's bulkhead. He said final design work is expected to begin within the next few months and construction should begin in summer 2016.

Waterfront Walk Debrief

Browand briefly reviewed highlights of the Commission's Waterfront Walk on June 6, 2015, including a discussion by new owner Greg Rawls, of American Real Estate, of their plans to revitalize Tide Lock Park and the surrounding Canal Center area.

Mutty said the shoreline debris noticeable along the Waterfront during the walk was a reminder of the need to develop ideas for how to mitigate shoreline debris. He said he would in the near future be investigating for the Marina Committee options for how to address debris so that options can be forwarded to the Commission for consideration. Mutty said he hopes the City does not wait until Waterfront revitalization is completed to address the debris problem.

Anacostia Waterfront Tour

The Commission agreed to schedule its tour of D.C.'s Anacostia waterfront development for September 2015 on a date separate from the Commission's September monthly meeting.

Reports from Commissioners

No additional reports were offered.

Announcements / Public Comments

Browand announced the City's annual birthday celebration would be held on July 11, 2015 in Oronoco Bay Park.

Kerns reported that the National Building Museum had invited City staff, including Planning & Zoning Director Karl Moritz, to give a presentation on Alexandria's Waterfront Small Area Plan. He said details would be provided when the date is confirmed.

Adjournment

The formal meeting adjourned at 8:05 a.m.

Briefing: Southwest D.C. Waterfront

<http://www.wharfdc.com/wharf/>

Commission, staff and guests disembarked from the Miss Mallory at the Southwest D.C. waterfront at 8:05 a.m. for their briefing by representatives from PN Hoffman & Associates. Shawn Seaman, project director for The Wharf project being developed by PN Hoffman and Madison Marquette, provided an overview of the plan, reviewed its history and introduced project staff including Laura Schonfeld and Matthew Steenhoek of PN Hoffman & Associates and Michael Bruce of Moffat & Nichol (marine engineers). He noted that the mixed-use redevelopment project stretches from the Municipal Fish Market to Fort McNair on land owned by D.C. and leased to PN Hoffman & Associates under a 99-year ground lease. He said Phase 1 of the project, currently under construction, covers 7th Street SW to Case Bridge. Among the many project details, provided Seaman said a U.S. Fish and Wildlife Service (FWS) Boating Infrastructure Grant (BIG) is providing half the funding for the short-term visitor slips for recreational boats being built at the Fish Market. He noted that BIG funds support construction, renovation and maintenance of marinas and other facilities that support transient recreational boats visiting for less than 10 days.

Issues of particular interest during the Commission discussion included:

- U.S. Fish and Wildlife Service (FWS) BIG grants
- The public outreach process followed for the development. (Seaman said about 500 meetings as part of the extensive outreach to the communities nearby.
- Shuttle buses used to transport visitors to the waterfront from motor coaches that park on Maine Avenue, near Arena Stage. (Seaman said the local Advisory Neighborhood Commission had directed that no tour buses be parked south of M Street SW)
- How waterfront debris is removed from the area.

The Commission and guests returned to the City Marina at 10 a.m.