

**MINUTES**  
**ALEXANDRIA WATERFRONT COMMISSION**  
**Tuesday, March 19, 2019**  
**Monthly Meeting**  
**Sister Cities Conference Room**  
**City Hall**  
**7:30 a.m.**

**Commission Members**

***Present:***

Charles Ablard, Historic Alexandria Foundation  
Cheryl Ahearn, Citizen, Park Planning District I  
Dennis Auld, Citizen, Park Planning District II  
Gina Baum, Alexandria Park and Recreation Commission  
Eldon Boes, Alexandria Environmental Policy Commission (EPC)  
Rich Brune, Citizen, Park Planning District III  
Susan Cohen, Alexandria Commission for the Arts  
Robert Cvejanovich, Old Town Civic Association (OTCA)  
Charlotte Hall, Representative, VisitAlexandria  
Trae Lamond, Representative, Old Town Business and Professional Association (OTBPA)  
Mark Ludlow, Alexandria Archaeological Commission (AAC)  
Nate Macek, Alexandria Planning Commission  
Mohamed E. "Mo" Seifeldein, Member, Alexandria City Council  
Kathy Seifert, Alexandria Seaport Foundation  
Stephen Thayer, Citizen, east of Washington St. and north of King St., and Chair  
Christa Watters, Citizen, east of Washington St. and north of Pendleton St.

***Excused:***

Charles Ablard, Historic Alexandria Foundation  
John Bordner, Citizen, west of Washington St  
Beth Gross, Founders Park Community Association (FPCA)  
Kleber (Skid) Masterson, Citizen, east of Washington St. and south of King St  
Roger Yoerges, Alexandria Marina Pleasure Boat Leaseholders representative

***Vacant position:***

Alexandria Chamber of Commerce, representative

**City Staff**

Eleanor Breen, City Archaeologist, Office of Historic Alexandria, (OHA)  
Jamie M. Bridgeman, Captain, Alexandria Police Department (APD)  
Jack Browand, Commission Staff Liaison, and Division Chief, Park Planning, Design & Capital Development, Recreation, Parks, and Cultural Activities (RPCA)  
Anthony (Tony) Gammon, Department of Planning and Implementation (DPI)  
Jim Hixon, Dockmaster, RPCA  
Catherine Miliaras, Principal Planner, Planning and Zoning (P&Z)  
Iris Portny, Commission Recording Secretary, RPCA

**Guests**

Christine Bernstein, resident  
Brian Buzzell, resident  
Tristan Caudran, Seaport Foundation Board member  
Dene Garbow, resident  
Skip Graffam, The Olin Studio  
Helen Morris - Seaport Foundation, Board Chair  
Claire Sassin, Tall Ship Providence Foundation.  
Scott Shaw, Alexandria Restaurant Partners (ARP)  
Patricia Washington, VisitAlexandria

**Welcome and Introductions**

Thayer called the meeting to order at 7:30 a.m..

**ACTION ITEMS:**

**FEBRUARY 19, 2019 MINUTES– Action Item**

Hall proposed and Macek seconded that the February 19, 2019 minutes be approved. The motion passed by unanimous voice vote.

**COMMISSION RESPONSE TO FY2020 COMPLETE STREETS REPAVING  
FEEDBACK FORM - Nate Macek, Vice Chair**

- T&ES' website overview of Complete Streets, including results of prior repaving surveys:  
<https://www.alexandriava.gov/tes/info/default.aspx?id=103183>

Commissioners considered and approved a draft letter responding to the T&ES Complete Streets repaving survey. Macek, author of the draft letter, said the City's request for public input on the repaving of Union Street during the upcoming year offers an opportunity for the Commission to reiterate its support for the City's 2012 Union Street Corridor Study's recommendations.<sup>1</sup> Some of the recommendations have already been implemented.

Thayer noted Macek had chaired the Waterfront Commission in 2012 when the Commission submitted its recommendations on the Union Corridor Study to the City Manager and to Council.

***Proposed draft letter*** - The draft Commission letter recommended incorporating the 2012 Union Street Corridor study's recommendations into the coming year's Complete Street improvements for Union Street.

- ***Pedestrian and bicycle traffic*** - Macek noted the 2012 study recommended a number of improvements that would better manage pedestrian and bicycle traffic., improving crosswalks and curb cuts, adding bicycle lane markings, and adding improvements to increase pedestrian visibility.
- ***Commission's October 2012 letter re Union Street Corridor Study*** - Macek noted the current draft Commission letter is consistent with the Commission's 2012 letter

---

<sup>1</sup>T&ES' May 15, 2018 briefing to Waterfront Commission re: the 2012 Union Street Corridor Study at:  
[https://www.alexandriava.gov/uploadedFiles/recreation/info/UnionStreetCorridorStudy%20Update15May2018.p  
df](https://www.alexandriava.gov/uploadedFiles/recreation/info/UnionStreetCorridorStudy%20Update15May2018.pdf)

supporting Union Street improvements at key locations such *King/Union*, the Mount Vernon Trail crossing at *Windmill Hill Park*, and the Mount Vernon Trail crossing at the Pendleton/N. Union intersection near *Oronoco Bay Park*.<sup>2</sup>

**Commission Discussion**

- **Building on prior studies** - Thayer and Watters said it is important that the City not fail to follow up on the recommendations of important studies such as the Union Street Corridor Study.
- **Pedestrianizing lower King Street** (Unit and 100 blocks) - Commissioners agreed the idea for creating a pedestrian plaza on the unit block of King Street, even if only at certain times of the week, should be revisited. Macek said a 2005 King Street retail study had proposed the idea of pedestrianizing the 100 block of King Street but a number of businesses there at the time had objected to it when a pilot was tried out during 2006. It was noted that the lower King Street area, including its local businesses, has changed significantly since 2006. **Links to the retail studies are below.**<sup>3</sup>

**ACTION:** Hall proposed and Brune seconded that the draft letter be accepted. The motion passed by unanimous voice vote.

**PRESENTATIONS & INFORMATION**

**KING STREET CORRIDOR INITIATIVE - UPDATE - Patricia Washington (VisitAlexandria)**

<https://www.alexandriava.gov/uploadedFiles/recreation/info/WCKingStreetInitiativePresentation19March2019.pdf>

- **Accomplishments and goals** - Washington (VisitAlexandria) reviewed the Initiative's accomplishments to date, including programs and activities from July 2018 through February 2019, and those planned for the next six months. The Initiative is a public-private partnership created to enhance Old Town's competitiveness with other regional waterfronts through beautification, programming and regional and national marketing activities. The Old Town Boutique District and Old Town Business and Professional Association are working with the Initiative on programming and marketing.
- **Upcoming activity focus** - King Street Corridor activities will complement events at the Interim Waterfront Park, including the Tall Ship Providence's arrival in summer 2019. Programming focuses on having a smaller number of larger events rather than having a larger number of smaller events. Washington said "Mirror Mirror", the City's new public art feature installed in the Interim Waterfront Park, is expected to be very popular. Other events include OHA's D-Day Commemoration; Seaport Day and the Portside in Old Town festivals.
- **Public-private partnership supported by RPCA, DPI and OHA** - Activities are funded by \$175,000 in private contributions matched by City funds. Washington thanked

---

<sup>2</sup> **Commission's October 15, 2012 Letter** to City Manager re: Union Street Corridor study: <https://www.alexandriava.gov/uploadedFiles/recreation/info/UnionStreetCorridorStudyLetter15Oct2012.pdf>

<sup>3</sup> Information re: 2005 and 2009 King Street retail studies is posted at: <https://www.alexandriava.gov/kingstreet/default.aspx?id=6960>

RPCA's Jack Browand, Diane Ruggerio and Anne O'Dell and OHA's Gretchen Bulova and City Archaeologist Eleanor Breen for their support for the Initiative's activities.

- **Mitigating Metro closing's impact on City visitors this summer:** A package of transit options and free activity passes have been developed for visitors staying at City hotels.

**Commission Discussion**

- **High impact events in Interim Waterfront Park** - Larger events such as the Portside in Old Town festivals will be held in Waterfront Park with scheduling that adheres to the City's Special Events policy.

**Public Comments**

- **Waterfront events benefit all City residents - Bert Ely** (Friends of the Alexandria Waterfront) asked how the increased number of Waterfront events would benefit and/or impact Old Town residents. Washington said the increased number of free activities along the Waterfront benefit all City residents, including those living in Old Town.

**PROPOSED FY2020 BUDGET BRIEFING: Waterfront Activities - Jack Browand**

Budget information is posted at:

- <https://www.alexandriava.gov/uploadedFiles/recreation/info/WFY2019ProposedBudgetSummary19March20%6019.pdf>

Browand reviewed highlights of FY2020 Waterfront-related budget items spread out in several agencies' operating, Capital Facilities Maintenance Program (CFMP) and Capital Improvement Program (CIP) budgets, e.g. RPCA, DPI and VisitAlexandria.

- **City Marina** (a) Operational budget - No cuts were proposed; (b) Slip holder license fee increase- a proposed fee increase of \$1 per foot for residents and nonresidents; and (c) Tall Ship Providence - The proposed license fee for its temporary docking in the Marina is \$15,000.
- **FY2020-2029 CIP budget** is fully funded at \$515,000 except for a slight decrease during waterfront construction activities. The figure reflects the Commission's recommendation that CIP funding be moved forward to implement high priority Waterfront Plan elements more quickly.
- **Waterfront parks maintenance** - A proposed operating budget increase of \$50,000 will fund two debris cleanups throughout the year.
- **King Street Initiative** - \$52,000 proposed for Year Two matching funds for the public/private partnership activities.
- **Accelerated Waterfront Plan implementation** - Consistent with the Commission's repeated recommendations in recent years, funds to implement features of the Waterfront Plan have all been moved up to the FY20 and FY21 budgets rather than being spread over the 10-year CIP period.

**WATERFRONT PLAN IMPLEMENTATION UPDATE - Tony Gammon (DPI)**

- <https://www.alexandriava.gov/uploadedFiles/recreation/info/WCWaterfrintPlanUpdate19March2019.pdf>

*Waterfront Plan implementation elements* covered by Gammon include the Interim Waterfront Park, flood mitigation, utility-related design work, permitting, storm water system, and pump stations and related infrastructure,

***Accelerated implementation***

- ***Public priorities*** - In 2015 residents identified their three top priorities: (a) flood mitigation; (b) riverfront promenade and (c) Waterfront park improvements.
- ***Accelerating an activated public space on lower King Street.*** The City decided to create an Interim Waterfront Park before completing the flood mitigation project because residents want to have an activated public space at the foot of King Street as soon as possible.
- ***Accelerated CIP funding*** - All funding not allocated in prior years is now moved up to FY21 to provide flexibility for using a progressive design-build process that will let staff work with contractors to maximize efficiencies for the project.

***Integrating pump stations into Olin's Waterfront landscape design***

- Flood mitigation elements within the core area will include two pump stations (Waterfront Park and Thompson's Alley), an elevated bulkhead incorporated into the Waterfront promenade, and a storm sewer system.
- DPI is working with the Olin Studio's design team on how to integrate the Waterfront pump stations into the Waterfront Park's design.

**Fall/winter 2019 - Construction impact on The Strand of undergrounding utilities**

***Commission Discussion***

- ***Accessing Waterfront Park during flood events*** - In response to Commissioners' concerns, Gammon said DPI and T&ES are considering options, but temporary actions are unlikely to be effective in preventing flooding in the Waterfront Park area and along The Strand. The flood mitigation project is designed to address this. Browand noted that even when flooding surrounds parts of the park, it can still be accessed from the Marina.
- ***Access to Waterfront Park when Strand closes for utility construction (fall/winter 2019)*** - Hall recommended alternatives be developed for when the Strand between Prince and King Street is shut down for work undergrounding the utilities. Continued access will be needed for the King Street Trolley, motor coaches, visitors to Waterfront Park events, and deliveries to local businesses.
- ***Flood Mitigation Civic Engagement*** - Gammon said planning is in the early stages, scheduling is flexible, civic engagement will ensure stakeholder inputs, and it should be possible to schedule Strand closings during the winter when access to the area is lightest. Activities are being planned for the next 18 months so that stakeholders will understand the work on the pumping stations and other flood mitigation elements.

***Public comments:***

- ***Timetable's impact on stakeholders like the Alexandria Seaport Foundation (ASF)***- Helen Morris, ASF Board Chair, asked how and when local entities will be advised of the

construction plans so they can plan for when they need to relocate. Gammon said public outreach will include the Waterfront Commission..

## **CITY UPDATES**

### **PUBLIC SAFETY - Captain Bridgeman**

- **Scooters** Dockless scooters are plentiful and APD officers are trained to be pro-active in responding to scooters being operated unsafely. Bridgeman said the major concern reported to APD is scooters being left along sidewalks and other inappropriate places.
- **Bicycles** - APD's enforcement plan requires cyclists to respect stop signs.

### ***Commission discussion:***

- Thayer said dockless scooters are creating a number of safety problems through their unsafe operation and being left in inappropriate locations, e.g., within crosswalks and blocking curb cuts.
- Commissioners said residents need better information about how to report problems with scooters. Hixon reported that scooters are also being used in unsafe ways within the Marina.
- Bridgeman said scooter problems should be reported to APD's 24/7 non-emergency number.
- Councilman Seifeldein recommended residents also notify Council directly of scooter-related concerns so Council can consider these reports when it evaluates how well the pilot project has worked. He said scooter companies are required to post a number on each scooter for calling the company to remove the scooter, but companies often take up to 24 hours to remove a scooter even though the MOU requires removal within two to four hours,
- **FOLLOW UP: Staff will arrange for a T&ES to brief on the pilot project at the April meeting.**

### **COMMUNITY PROJECT UPDATES - Jack Browand, RPCA**

- **Interim Waterfront Park** - Work is essentially complete as final elements are finished up, including work to integrate the old King Street Park with the new Interim Waterfront Park.
- **Marina utility upgrade is finished.**
- **Windmill Hill Park (WHP).** Work on the park's major elements is largely complete. The Northern Pier will be last element of the WHP Plan to be installed. Trees unable to be planted last fall will be planted in the coming week. Renovating the playground in WHP's section to the west of Union Street will be done in phase 2.

### **ARCHAEOLOGICAL UPDATES & FINDINGS - Eleanor Breen (OHA) City Archaeologist**

- OHA is developing interpretative signage for Windmill Hill Park.

- On April 5 and 6 "Fire and Water" an event highlighting Alexandria's historic firefighting activities, will be held at 116 S. Quaker Lane. Ship 3's historic timbers will also be on display.

**PRIVATE DEVELOPMENT UPDATES - Catherine Miliaras (P&Z)**

- **Watermark Condominium (200 block of the Strand):** Site work continues.
- **205 The Strand:** Existing building will be renovated.
- **Robinson Landing:** Townhouses are expected to be completed by Fall 2019. Council approved the SUP for restaurants on the Robinson Landing pier the previous Saturday.
- **Outdoor dining on King Street** - Miliaras reported that P&Z and T&ES are considering ways to better secure the railings without creating problems for fire department access.

**LIAISON REPORTS**

**AD HOC WATERFRONT CONSTRUCTION MONITORING GROUP - Browand**

- <https://www.alexandriava.gov/special/waterfront/default.aspx?id=86800>

Browand reported that the Monitoring Group had been briefed on the results o Robinson Terminal North soil testing at its most recent meeting. A mitigation plan will be required as part of the eventual RTN redevelopment process.

**RIVERRENEW SUBCOMMITTEE - Skid Masterson &Christa Watters**

- <https://riverrenew.com/sag/>

Watters attended the recent Stakeholder Advisory Group (SAG) meeting and noted it was heavily attended. When SAG members introduced themselves, it was clear that a number of Subject Matter experts (SMEs), including many engineers, have been appointed to the Stakeholder Advisory Group (SAG).

- **Tunnel path:** The likely route being considered will enter the ground at RiverRenew, tunnel east and north under the river using a giant bore that eventually will emerge north of Oronoco Bay.
- **Schedule, tasks and outreach:** An ambitious schedule has been created. The goal is to complete an environmental assessment for EPA by the end of CY 2019. Sound level studies will be conducted. RiverRenew staff are eager to brief any community organizations that would like to meet with them.
- **City process:** Browand reported that a DSUP will be required and staff is working to identify the best time for a briefing on the RiverRenew DSUP proposal.

**COMMISSIONER ANNOUNCEMENTS**

- **Cohen (Commission on the Arts)** reported that the ribbon-cutting ceremony for Mirror Mirror, the Interim Waterfront Park's public art installation, is set for March 30 at 10a.m. The sculpture is the first of what will be an annual series of temporary public art installations that change each year. Browand noted the celebration will continue from 2

to 9 p.m., rain or shine. Event info at:

<https://www.alexandriava.gov/special/waterfront/default.aspx?id=89727>

- **Hall (VisitAlexandria)** suggested the Commission when it would like to schedule its annual Waterfront boat tour and Waterfront Walk.
- **Next Ad Hoc Monitoring Group meeting - Thayer** announced that the next meeting of the Ad Hoc Monitoring Committee on Waterfront Construction is on April 1, 2019.
- **Next Commission meeting - Thayer** announced it is on Tuesday April 16, 2019.

**MEETING ADJOURNED** - At 9:15 a.m.