

**Summary Minutes**  
**ALEXANDRIA WATERFRONT COMMISSION**  
**Tuesday, May 21, 2013**  
**Alexandria City Hall, Room 2000**

**Members:**

**Present:** Dennis Auld, Citizen, Park Planning District II  
Gina Baum, Alexandria Park and Recreation Commission  
Christine Bernstein, Founders Park Community Association (FPCA)  
Suzanne Bethel, Old Town Business and Professional Association (OTBPA)  
John Bordner, Citizen west of Washington St.  
Morgan Delaney, Historic Alexandria Foundation  
Stewart Dunn, Alexandria Planning Commission  
Art Fox, Citizen east of Washington St. and south of King St.  
Doug Gosnell, Alexandria Marina pleasure boat leaseholder  
Charlotte Hall, Alexandria Chamber of Commerce and Acting Chair  
Jacob Hoogland, Alexandria Archaeological Commission  
Jody Manor, Alexandria Convention and Visitors Association (ACVA)  
David Speck, Citizen, Park Planning District III  
Steven Thayer, Citizen east of Washington St. and north of King St.  
Christa Watters, Citizen east of Washington St. and north of Pendleton St  
Ryan Wojtanowski, Alexandria Environmental Policy Commission

**Excused:** Townsend A. (Van) Van Fleet, Old Town Civic Association

**Absent:** Paul Smedberg, Member, Alexandria City Council

**Vacancy:** Representative, Alexandria Commission for the Arts  
Representative, Alexandria Seaport Foundation  
At-large citizen representative from Park Planning District I

**City Staff:** Captain James Bartlett, Alexandria Police Department (APD)  
Jack Browand, Division Chief, Marketing, Special Events and Waterfront Operations, Recreation, Parks, and Cultural Activities (RPCA)  
Battalion Chief Michael Cross, Alexandria Fire Department (AFD)  
Jim Hixon, Dockmaster, RPCA  
Daphne Kott, Civil Engineer, T&ES  
Iris Portny, Commission Recording Secretary, RPCA  
Nancy Williams, Principal Planner, Planning and Zoning (P&Z)

**Guests:** Howard Bergman, FPCA  
Brian Buzzell, resident  
Yvonne Callahan, OTCA  
Renee Cordone, ACVA  
John Gosling, OTCA

Stephanie Landrum, Alexandria Economic Development Partnership  
(AEDP)  
Mari Lou Livingood, Alexandria Seaport Foundation  
Pat Miller, resident  
Christina Mindrup, AEDP  
Stephen Mutty, Braddock Commercial Real Estate Services  
Kathryn Papp, resident  
Susan Petty, resident  
Ed Velarde, Eagle Bank

### **Welcome and Introductions**

Hall called the Commission to order at 7:30 a.m. Browand reported that the Commission currently has three vacancies. Commissioners, staff and guests introduced themselves.

### **Approval of Minutes from April 16, 2013**

Moved by Dunn, seconded by Bernstein, to approve the summary minutes of the April 16, 2013 meeting. The motion passed by unanimous voice vote.

### **FY 2014 Budget Update**

Browand reviewed highlights of Waterfront-related items in the FY2014 budget approved by Council. He said complete details of the budget as passed were included with the Commission's meeting materials and are available on the City's website. Browand noted that most of the budget priorities included in the Commission's letter of September 11, 2012 had been approved. Browand said Commissioners can review the budget information and staff will respond to any questions Commissioners may have about the budget.

Browand did highlight that Council had accelerated funding for the Windmill Hill Park bulkhead by one year, as the Commission had recommended, and he also highlighted that Council has kept the King Street Trolley's current level of service and rejected a proposal to cut Trolley funding by increasing its headway between trips from 15 to 20 minutes. The Commission, at its March 2013 meeting, had formally opposed any cuts to Trolley service.

Hall invited comments from the public. There were none.

### **Report from Police Department**

Bartlett reviewed crime and parking statistics from April 20, 2013 through May 20, 2013 for the area bordering the Waterfront, including South Union Street and King Street from the Waterfront through Washington Street. He said crime statistics for the area were down as compared to those for the same period the previous year.

### ***King & Union Street No Left Turn Pilot Project***

Bartlett reported that APD had conducted a three-week educational campaign to publicize the City's new No Left Turn restrictions at the King/Union Street intersection to

reduce pedestrian/motorist conflicts. He said during the three-week educational period APD officers had pulled over motorists violating the new turn restrictions without ticketing them but that as of May 20, 2013 APD was now enforcing the intersection's No Left Turn restriction with zero tolerance for violations.

Speck said he had seen a number of drivers continuing to make left turns at the King/Union intersection and said he thought one reason some drivers might not notice the new No Left Turn signs is that the restriction might surprise them because the logic of barring left turns at the King/Union intersection might not be obvious. He said improved signage might help increase motorists' awareness of the new No Left Turn restriction. Wojtanowski, Thayer, Watters and other Commissioners said the No Left Turn restriction is being implemented as a pilot project in response to stakeholder inputs that traffic measures were needed to reduce motorist-pedestrian clogging at this busy intersection. They said over time motorist awareness of the No Left Turn ban at King/Union should increase.

Hall said congestion has increased at the Strand/King Street intersection and along the 100 and 200 blocks of North Union and The Strand since the No Left Turn restriction was put in place at King/Union Street and improved signage is needed, including signage that directs motorists to the parking garages in the unit block of South Union Street using the new traffic pattern. Baum said the pilot project should track how the King/Union Street No Left Turn restriction impacts traffic patterns within nearby neighborhoods. A member of the public, Papp, said a British study of a No Left Turn restriction put in place in an English village had shown low speed limits and traffic volume were needed for the restriction to be effective there.

Bernstein noted she anticipates the No Left Hand Turn restriction will impact the Colonial garage immediately north of the intersection.

#### ***Loading & Unloading from Street***

Bernstein said retailers should advise trucks making deliveries to them of the City's loading and unloading restrictions.

#### **Report from Department of Recreation, Parks, and Cultural Activities (RPCA) Marina Facility Condition Assessment Study Update**

Browand reported the assessment had been finished. Results will be available in June.

#### ***Windmill Hill Park Bulkhead Safety Fence Update***

Browand reported the fence had been installed.

#### ***Proposed Special Events Policy Amendment Update – Founders Park***

Browand reported he had attended the Founders Park Community Association's (FPCA) annual meeting on May 10, 2013 and said many members had voiced concerns about the City's proposal to amend its Special Events Policy to include specific criteria for evaluating requests to hold special events in Founders Park. Browand addressed a concern raised that the proposed policy amendment violated the Waterfront Settlement

agreement and read the condition from the agreement stating that special events are permitted to occur in Founders Park. In response to residents' concerns, Browand stated that staff had decided not to move forward with the proposed policy amendment at this time, but reserved the option to revisit when the Special Events Policy is reviewed this summer by staff. Hall distributed to Commissioners a letter from Susan Petty, resident and former chair of the City's Waterfront Committee that urged the Commission to oppose the proposed Special Events Policy amendment.

***Membership Update: Park Planning District 1***

Hall said the Commission currently has three vacancies, including those representing the Alexandria Commission for the Arts, the Alexandria Seaport Foundation, and an at-large citizen representative from Park Planning District 1. Hall said Mari Lou Livingood, the Seaport Foundation's new executive director, will apply to be appointed as the Foundation's representative on the Commission.

**Alexandria Economic Development Partnership**

***Food Court***

Mindrup reported that the restaurant *Not Your Average Joes* continues to consider the Food Court as one of several potential sites for a new restaurant and that Rappaport Companies continues to market the Food Court actively. She said a variety of restaurants are considering 100 King Street, the Food Court and the Beachcombers locations as potential locations. She said the Food Court's footprint is larger than that desired by many restaurants these days but that the additional vibrancy that will be created by the recently approved Waterfront Market will enhance the site's appeal to potential lessees.

***Robinson Terminal***

Mindrup said the filing deadline for proposals for the Robinson Terminal North (RTN) and Robinson Terminal South (RTS) properties had passed and that it was the City's understanding that a variety of proposals have been submitted.

**Waterfront Plan Implementation**

***Planning & Zoning***

***Development Updates***

Williams reported that work on 204-206 North Union Street and The Oronoco sites is continuing on their planned schedules. She said Carr Hospitality had recently requested a meeting with City officials to express their continued interest in developing a boutique Waterfront hotel at 220 South Union, but Carr had not yet filed a formal application with the City.

In response to a Commission question raised at its April 16, 2013 meeting Williams reported that the Food Court's size is approximately 10,000 square feet (10,024 square feet) and that of the neighboring Chart House is 19,334 square feet.

### ***Waterfront Market***

Williams reported that the Planning Commission approved the Special Use Permit (SUP) for the Waterfront Market restaurant on May 7, 2013 and the City Council approved both the SUP and a license for use of a portion of the Marina for outdoor dining on May 18, 2013. The Waterfront Market includes a restaurant, market and bakery to be located at the corner of King/Union Streets and outdoor seating along a portion of the Marina near the Torpedo Factory. Williams said more specific information regarding this project would be provided later in the meeting by the applicant, Jody Manor.

### ***Landscape Design Update***

Williams said the selection/contract process for the landscape design team is still on target to be completed by the end of spring (mid-June).

### ***Transportation & Environmental Services***

#### ***Flood Mitigation Update***

Kott reported that the tide gate project (backflow project) team (URS) has designed the project and the next step will be for the City to identify a construction contractor. She said construction is planned for September 2013 of the tide gate (backflow project). Installation of the backflow is anticipated to lessen nuisance flooding in the vicinity of The Strand, King and Union Streets, flooding primarily caused by tidal backups in the storm sewer system. She said the work will likely take several weeks, and is not expected to create significant traffic issues. Kott also noted that the "As Built" survey work is now completed by URS and the data will be utilized by both URS for the broader flood mitigation project and by the landscape design team, once the landscape design team is onboard.

Bernstein inquired about the completion date for the Oronoco Outfall Project at the foot of Oronoco Street. Kott said construction work on the Oronoco Outfall Remediation Project is expected to be finished in June 2013.

### ***King & Union Street No Left Turn Update***

Note: This was discussed earlier in the meeting.

### **Waterfront Market Update**

Manor, proprietor of the planned Waterfront Market, provided a brief update of actions taken since the Commission had sent its May 7, 2013 letter to Council and the Planning Commission supporting the concept of the proposed Café and Market. He said that in light of Council's approval of the proposal it was his goal to have the Market operational by August 2013. Commissioners said they were pleased the Market is planned for this summer.

### **DC Waterfront Boat Tour Debrief**

Cross reported that the City expects its new fireboat to be delivered by mid-August, if not sooner, and that delivery had been delayed by the need to special order a part.

Thayer reviewed highlights of the Commission's boat tour of the District of Columbia's key redevelopment sites on April 25, 2013. Staff had arranged the tour for Commissioners to see the conceptual choices DC had made for redeveloping two major waterfront sites – The Wharf, along the Potomac in southwest D.C., and The Yards Park, along the Anacostia River between Washington Nationals Park and the Washington Navy Yard. The Commission's goal was to hear about the highlights of both projects and the lessons learned. Thayer thanked Potomac Riverboat Company for hosting the tour and he thanked staff for organizing it. He said since they only had time to view The Wharf and Yards Park sites, a future tour will be planned for D.C.'s third Waterfront redevelopment site, Georgetown Waterfront Park. Williams said Potomac Riverboat Cruises has also offered to host the second Commission boat tour to view Georgetown Waterfront Park.

### ***Discussion***

Bernstein said one difference between the two sites viewed was that The Yards' redevelopment concept had fit development into its planned green space design while The Wharf concept fit green space into the context of the mixed-use redevelopment planned for the site. Dunn said the scope of the D.C. waterfront redevelopments was substantially greater than that planned by the City for its own Waterfront. Auld said the City's Waterfront redevelopment will increase the importance of the City providing adequate public restrooms to support Waterfront activities.

Hoogland said it was interesting that the redevelopment process for The Yards had revealed a large pent-up residential demand for recreation opportunities along the Anacostia River. Livingood said the Commission could get information from Congresswoman Norton about the process used to develop stakeholder inputs regarding Anacostia Park.

Hall invited public comments. There were none.

### **Report from Commissioners**

#### ***Marina Committee***

Thayer said the May 11, 2013 Marina Committee meeting was cancelled because neither the Facilities Assessment nor the Flood Mitigation reports were ready to discuss.

Miller said the City's enhanced security measures at the Marina are evident.

#### ***Other***

Mari Lou Livingood announced the Alexandria Seaport Foundation submitted a request to the City to host a 10-day visit of the Honey Fitz, the Presidential yacht of John F. Kennedy and several other Presidents. Livingood indicated the visit for this restored historic vessel is anticipated for June 8-17, 2013, during which time free public tours will be offered. Hall said the City will need to anticipate and address in advance issues related to the Honey Fitz visit such as visitor access to public restrooms and increased motor coach visits to the Marina area.

Moved by Hall, seconded by Delaney, that the Commission endorses the request to host the Honey Fitz and the City should address anticipated issues related to the visit. The motion passed by unanimous voice vote.

**Announcements / Public Discussion**

Livingood invited people to attend a May 30, 2013 symposium being hosted by the Outdoor Industry Association and Congressman Moran's office to discuss the economic impact of recreational industries. She said the meeting will be held at the Seaport Foundation office.

**Adjournment**

The meeting was adjourned at 9:10 a.m.