

Minutes

**City of Alexandria, Virginia
WATERFRONT COMMISSION - REGULAR MEETING
Tuesday, September 16, 2025**

**City Hall Sister Cities Conference Room
301 King Street**

7:30 a.m.

Attendance

Members present:

Michael Adams, Citizen, Park Planning District III
Agnes Artemel, Citizen, East of Washington St. and North of Pendleton St.
Eldon Boes, Representative, Alexandria Environmental Policy Commission
Stuart Fox, Representative, Alexandria Park & Recreation Commission
Lawrence Gillespie, Citizen, East of Washington St. and north of King St
Charlotte Hall, Representative, Alexandria Chamber of Commerce
Robin Jordan, Representative, Alexandria Commission for the Arts
Jody Manor, Representative, Alexandria Planning Commission
Claire Mouledoux, Representative, Visit Alexandria
Robert Montague, Representative, Historic Alexandria Foundation
Lebaron Reid, Commissioner At-Large
David Robbins, Representative, Alexandria Marina Pleasure Boat Owners, Vice Chair
Debra Roepke, Representative, Alexandria Seaport Foundation
Louise Roseman, Citizen, Park Planning District I, Chair
Sydney Smith, Representative, Founders Park Community Association (attended virtually)
William Vesilind, Representative, Old Town Civic Association
Patricia Webb, Citizen, Park Planning District II
Esther White, Representative, Alexandria Archaeological Commission

Members excused:

Jan Abraham, Citizen, East of Washington St. and South of King St.; Sarah Bagley, Member, Alexandria City Council

Vacancies: None

Discontinued Representative: Old Town Business & Professional Association

Other Attendees: Jack Browand (Commission Staff Liaison); Dan Johnson (RPCA); Jason North (APD); Catherine Miliaras (P&Z); Matthew Landes (DPI); Lydia Durand (DPI); Mary Lou Egan; Mark Bendick, Jr; Joyce Tami; Paul Beckmann; Sandra Welk; Steve Forghand; Robert Griffiths; Rich Hopf; Daniel Straub; Al Cox; Christine Bernstein; Mary Catherine Gibbs; and Michelle Chang

1. Louise Roseman, Chair, called the meeting to order at 7:30 a.m.

2. **Minutes** - The June 2025 minutes were approved unanimously, with one noted correction.
3. **Items for Action & Update**

Waterfront Flood Mitigation Project

Paul Beckmann on behalf of the Alexandria Waterfront Alliance ([Presentation](#))

At the Chair's discretion, Paul Beckmann presented on behalf of the Alexandria Waterfront Alliance. Paul stated that a pump station is a necessary component of the waterfront flood mitigation project and discussed an alternative location for the pump station at 1 Prince Street. The pump station would not require the use of the entire lot under the present 1 Prince Street building. The remaining parcel could provide additional open space or new commercial or civic (e.g., an archaeology museum) development. Waterfront Commission members requested clarification on whether the piles on this site would make a pump station, with a 30 foot deep well, more difficult to build. Paul stated that since the existing foundation piles located at 1 Prince Street go down approximately 60 feet, their presence would likely make the construction process a bit easier (and possibly less costly). He stated that their presence would help stabilize the marine clay soil along the north side during the deep-well excavation process.

a. City Waterfront Flood Mitigation Project Update

Matthew Landes, Portfolio Manager, DPI ([Presentation](#))

Matt Landes discussed community outreach efforts regarding the waterfront flood mitigation project and provided design updates. Most notable is that the footprint of the planned pump station has been reduced by co-locating the generator on the upper floor with a previously reserved space for eventual repairs and access to the underground portions of the facility. Matt noted that both the Waterfront Park project proposal and the one at 1 Prince Street meet the technical goals of the flood mitigation project. However, switching the pump station location to 1 Prince Street at this stage has consequences for the budget and timing of the project. New architectural and engineering analyses would need to be carried out, potentially causing delays. In addition, a rough calculation of financial impact indicates potential additional costs of \$25-45 million in new funding required. He emphasized that the current proposal in Waterfront Park is designed to meet a specific budget target and budget has been a constraint on what options could be considered. Matt requested feedback on the pump station architectural aesthetic and materials and also on the landscape concept options in Waterfront Park showing different approaches to the area around the smaller pump station. His team is planning on a City Council public hearing at the earliest in November 2025.

Letter to City Manager ([Signed Letter](#))

Louise Roseman distributed copies of a draft letter requesting that the City Manager provide a more detailed trade-off analysis of building the pump station at the 1 Prince Street location vs. Waterfront Park. The Commission had previously requested additional consideration of the 1 Prince Street site. Commission discussion included the scope of the analysis being requested (not just construction costs, but also the advantages of preserving open space, potential sale for redevelopment of the new parcel created at 1 Prince Street, etc.). Since time is of the essence the Commission requested that the analysis be complete by the end of

2025.

Several members of the public spoke, making comments, including emphasizing the benefits of retaining open space at the south end of Waterfront Park, and noting that the National Park Service process for construction in Waterfront Park could be lengthy, and perhaps 1 Prince Street could get approved faster.

Commissioner Charlotte Hall moved to approve an amended version of the draft letter that requests a fuller evaluation of the tradeoffs between the two sites, including quantitative and qualitative benefits as well as the incremental costs of building the pump station at 1 Prince Street, and this analysis should be completed by the end of the year. The motion was seconded and approved unanimously, with one abstention.

b. Survey of Areas of Future Commission Focus

Discussion of this topic was deferred to the October 21 meeting.

c. Recording Secretary Appointment

Agnes Artemel volunteered to draft the minutes of the September Waterfront Commission meeting.

4. City Updates

- a. Jack Browand informed the Commission that the railing at the Robinson Landing pier has finally been installed, and final inspections will be done this week. He also noted that in 2026 the Commission would hold its meetings at Lee Center due to City Hall renovations.
- b. Catherine Miliaras had no updates on private developments and responded to a Commissioner's question about the HRP project.
- c. Captain John North introduced himself as the new Police Department liaison to the Waterfront Commission. Charlotte Hall spoke in appreciation of the Police Department's work with retail merchants and diligence with ice cream trucks.

5. Commission Reports / Subcommittee Reports / Announcements

Issues raised during discussion included the trash smells behind the Fish Market, and the operating hours for Café du Soleil.

6. Potential Discussion Topics for the October 21 Meeting

Michelle Chang from HRP and land use attorney Mary Catherine Gibbs requested an endorsement from the Waterfront Commission of the plans they [presented](#) at the June 2025 meeting for the open space portions of the planned power plant redevelopment. This will be discussed at the October Commission meeting.

7. Adjournment: The meeting adjourned at 9:30 a.m.