

Minutes

**City of Alexandria, Virginia
WATERFRONT COMMISSION - REGULAR MEETING
Tuesday, October 21, 2025**

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

7:30 a.m.

Attendance

Members present:

Jan Abraham, Citizen, East of Washington St. and South of King St.
Michael Adams, Citizen, Park Planning District III
Agnes Artemel, Citizen, East of Washington St. and North of Pendleton St.
Sarah Bagley, Member, Alexandria City Council
Eldon Boes, Representative, Alexandria Environmental Policy Commission
Stuart Fox, Representative, Alexandria Park & Recreation Commission
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 (attended virtually)
Louise Roseman, Citizen, Park Planning District I, Chair
Sydney Smith, Representative, Founders Park Community Association
William Vesilind, Representative, Old Town Civic Association
Patricia Webb, Citizen, Park Planning District II
Esther White, Representative, Alexandria Archaeological Commission

Members excused:

Lawrence Gillespie, Citizen, East of Washington St. and north of King St.

Vacancies: None

Discontinued Representative: Old Town Business & Professional Association

Other Attendees: Jack Browand, Commission Staff Liaison & Deputy Director, RPCA; Catherine Miliaras, Principal Planner, P&Z; Christine Bernstein; Robert Griffiths; Steve Forehand; Bruce Catts; Michelle Change; Mary Catherine-Gibb; and Daniel Straub

Call to Order

The meeting was called to order at 7:30 am by Chair Louise Roseman.

1. Approval of September 16, 2025 Minutes

The minutes of the September meeting were circulated to the Commissioners ahead of the meeting. Louise Roseman thanked Agnes Artemel for preparing the first draft of the minutes. The minutes were approved unanimously on a motion by Charlotte Hall seconded by Sydney Smith.

2. Items of Information and Action

a. Volunteer to Draft Minutes

Chair Roseman asked for a volunteer to prepare the draft October minutes. Two persons indicated they might for a future meeting, but there were no volunteers for October; Jack Browand indicated he would prepare the minutes.

b. Alexandria Police Department Report

Captain North sent detailed statistics to Louise Roseman in advance of the meeting and is not present today. She read the statistics, including that calls for service in the waterfront area were down the last 30 days.

c. Introduction to DC's Waterways Advisory Commission

Two members of the District of Columbia's newly-formed District Waterways Advisory Commission (DWAC), Darryl Madden, chair, and Brent Peterson, staff, were present. Mr. Peterson gave a presentation on the establishment, composition, and activities of the DWAC, which is under the auspices of the Office of District Waterways Management. After it is fully organized, the DWAC will spend 18 to 24 months drafting a plan to address 8 key activity areas. There may be opportunities for interjurisdictional coordination between the Waterfront Commission and the DWAC on issues of mutual interest. The DWAC is advisory only. [Program website. Presentation Overview.](#)

d. Review of draft endorsement letter of open space plans for the redevelopment of the former Potomac River Generating Station Site

A draft letter endorsing the HRP Group's open space plans for the development of the former Potomac River Generating Station (PRGS) site was shared with the Commissioners in advance of the meeting. The draft letter supports the open space plans, and also strongly supports HRP Group's commitment to retain ongoing responsibility for the maintenance of the open space so that it doesn't place a burden on the City's budget. The letter recommends that HRP consider adding a kayak/paddleboard rental kiosk near the planned pier and temporary and longer-term storage areas for non-motorized watercraft near the pier to better support use of these crafts at this site.

The Commissioners agreed with the points raised in the letter and recommended that the final letter also encourage the HRP Group to have outdoor art as a key focus of the PRGS open spaces and encourage the City to implement a robust public transportation strategy for the new development to mitigate the substantial incremental traffic that would otherwise result given the density proposed for this site. Michelle Chang and Mary Catherine Gibbs, representing the HRP Group, noted that Street-sense has been brought on board to work on placemaking at the site, and

reiterated HRP’s commitment to arts throughout the public space and to facilitating public transportation through the site.

On a motion by Charlotte Hall, the Commission approved the draft letter sent previously with the agenda, with modifications for the arts and transportation, and delegated authority to Chair Roseman craft the [final letter](#).

e. Review of Draft Input to the City’s FY27 Budget Process

The City Manager requested input from several boards and commissions, including the Waterfront Commission, on the FY 2027 City budgets. A draft letter was shared with the Commissioners in advance of the meeting. The draft letter addressed multiple matters that warrant additional City funding, including –

- the waterfront flood mitigation project, if the City Council determines that the pump station be moved from its planned location in Waterfront Park to 1 Prince Street,
- a major rejuvenation of the Torpedo Factory Arts Center (TFAC)
- the establishment of art throughout the waterfront parks, as discussed in the Waterfront Small Area Plan,
- streetscape improvements to the pedestrianized blocks of King Street and the Strand,
- park maintenance and improvements, and
- increased activation of the parks.

Jody Manor expressed concern that TFAC isn’t living up to its potential, and consideration should be given to selling the building, a major City asset on a key site, to a developer for mixed residential and arts use. Vice Mayor Bagley described the input received from the Torpedo Factory Stakeholder Committee and the presentations to City Council about the City’s progress on determining the future of the TFAC. She noted that displacing the artists permanently is off the table. The City has requested information from potential outside vendors to manage the TFAC. Commissioners requested more outreach from the City so that people don’t think “nothing is happening.”

On a motion by Sydney Smith, and seconded by Jody Manor, the Commission voted to support the draft letter and delegated authority to Louise Roseman to finalize the letter and PowerPoint attachment. [FY 2027 Commission Budget Letter](#). [City Manager Letter](#) to Boards, Committees and Commission Chairs.

f. Discussion of Survey of Future Focus of the Waterfront Commission

A [tabulation of results](#) of a survey of the Commissioners was provided in advance of the meeting. In the interest of time, the details were not discussed.

3. City Updates

a. City Council’s Recent Action regarding the Future of the Waterfront Commission

Vice Mayor Bagley briefed the Commission on a recent City Council consideration of recommendations of a committee appointed by the Council to review the City’s extensive number of boards and commissions and to make recommendations regarding their future disposition. The committee recommended sunseting the Waterfront Commission after “projects are complete” in about 2029 or 2030. She emphasized the recommendation to sunset the Waterfront Commission was not a reflection on the work being done by the Commission but

rather was to try to reduce the number of boards and commissions and reduce the need for City staff to spend hours working with these groups. Recommendations will be docketed individually and there will be opportunities for input.

Commission members noted 1) the City Council should obtain input from the Waterfront Commission before taking final action; 2) Commission members need to advocate that the Council retain the Commission after the two remaining development projects are completed, more clearly communicating the issues we follow and the advice we give to City Council – we are not merely duplicating the efforts of other groups; 3) we are the only group that thinks about the waterfront holistically from multiple perspectives and across departments.

b. Community Projects and Activities

Jack Browand informed the Commission that a major waterfront cleanup will shortly take place and holiday lighting was currently being installed. He noted the public art in Waterfront Park would be decommissioned in November to make way for holiday uses. He also mentioned the recent ribbon cutting for the new River Renew Plaza at the intersection of N Union and Pendleton Streets, another asset for the waterfront.

c. Private Development Updates

Catherine Miliaras answered questions about the Robinson Terminal North and 333 N. Fairfax Street projects.

4. Items of Information and Potential Future Discussion Topics

The Future Focus Survey and its relationship to the current Commission charter should be a topic of discussion at the November meeting.

Upcoming meeting dates are November 18 and December 16 (if needed).

5. Adjournment

The meeting was adjourned at 9:29 am.