

**City of Alexandria**  
**WATERFRONT COMMISSION**  
**January 20, 2026**  
**Lee Center Gold Room**  
**1108 Jefferson 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  
Agnès Artemel, Citizen, East of Washington St. and North of Pendleton St.  
Sarah Bagley, Member, Alexandria City Council (attended virtually)  
Melissa B Kuennen, Citizen, East of Washington St. and North of King St.  
Eldon Boes, Representative, Alexandria Environmental Policy Commission  
Stuart Fox, Representative, Alexandria Park & Recreation Commission (attended virtually)  
Charlotte Hall, Representative, Alexandria Chamber of Commerce  
Robin Jordan, Representative, Alexandria Commission for the Arts (attended virtually)  
Jody Manor, Representative, Alexandria Planning Commission  
Claire Mouledoux, Representative, Visit Alexandria  
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  
Patricia Webb, Citizen, Park Planning District II (attended virtually)  
Esther White, Representative, Alexandria Archaeological Commission

***Members Unexcused:*** Robert Lantane Montague, Representative, Historic Alexandria Foundation;  
William Vesilind, Representative, Old Town Civic Association

***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; Michael Durham, Dockmaster; Daniel Straub; Gina Baum

**1. Call to Order:** Louise Roseman, chair, called the meeting to order at 7:30 am.

**2. Approval of the December 16, 2025 Minutes**

Upon a motion by Sydney Smith, seconded by Charlotte Hall, the Commission approved unanimously the minutes of its December meeting.

### **3. City Updates**

#### **a. Police Department Report**

Captain Jason North provided a written report of recent police activity in the waterfront area, which summarized trends in calls for service, calls requiring police reports, and parking complaints in the mid-December to mid-January period, compared to the previous 30-day period. Of the 85 calls for service, only 12 required a police report. There were 17 reported parking complaints, down from 25 in the previous reporting period. A Commissioner requested that future reports include a year-over-year comparison, which would provide greater insights on the extent to which month-to-month differences are normal seasonal variations versus broader trends.

#### **b. Community Projects & Activities**

Jack Browand reported City actions to remove the holiday tree at Market Square and Waterfront Park. Discussions continue to identify a location for next year's tree lighting program. He also informed the Commission that the City Council is in the process of terminating the Tall Ship Providence Foundation's (TSPF) current franchise agreement, effective January 31, 2026 and replacing it with a five-year lease for the property the TSPF currently occupies under the franchise agreement. Final Council action is expected on January 24.

#### **c. Private Development Update**

Catherine Miliaras reported that the DSUPs for two buildings and two components of the open space plan for the Potomac River Generating Station redevelopment will be considered by the City Council in February. There is currently no projected date for the deconstruction of the power plant. In response to a Commissioner's question, Catherine explained that 15,000 square feet of art space in the development is required by the mid-point of the project, with the remaining 15,000 square feet by the completion of the project, likely in blocks C and D.

### **4. Items of Information and Action**

#### **a. Review of Waterfront Commission Charter and Membership, and Development of Commission Bylaws**

Agnes Artemel, who is leading this project, provided a history of how the Waterfront Commission evolved from the previous Waterfront Committee upon the adoption of the Waterfront Small Area Plan in 2012, in terms of both charter and membership. She has assigned sub-groups to bring forward recommendations on what changes to the Commission's charter (Deb Roepke and Melissa Kuennen) and membership and terms (Charlotte Hall, Stuart Fox) should be proposed to the City Council.

Agnes noted that the Waterfront Commission does not currently have bylaws, which have been requested by the City Clerk's office. Agnes and Jan Abraham will draft bylaws for the Commission's consideration, using bylaws of several other City commissions as templates. The bylaws may include the Commission's authority and mission; membership; officer roles, election procedures, and meetings; committees; public participation policy; annual report requirements; and amendment procedures. The City's Board, Commissions & Advisory Group Member Handbook will help guide this work.

The work of the subgroups should be sent to Agnes by February 6 and will be discussed at the February 17 Commission meeting ([presentation](#)).

**b. Update on Council Actions re Boards and Commissions**

Jack Browand discussed several of the recommendations of the Council's Subcommittee on Boards and Commissions, which were endorsed in principle by the City Council in September, including the elimination of excused absences and changing the term limits of members from 10 to 12 years. Of particular relevance to this effort, the Subcommittee recommended that the Waterfront Commission be sunset in 2029 or 2030 with the completion of projects along the waterfront. One of the drivers of this recommendation was that many of the issues the Waterfront Commission considers also falls within the purview of other City boards and commissions. Agnes noted that this overlap was explicitly contemplated when the Commission was established. Several Commission members stressed the importance of the City's waterfront to tourism and economic development, and the value added the continuation of the Commission to the City Council and staff.

Upon a motion made by Sydney Smith and seconded by Jody Manor, the Waterfront Commission authorized unanimously that the Commission send a letter to the City Council asking that any final action to sunset the Waterfront Commission be deferred while the Commission reevaluates its mission and documents the ongoing value the Commission can provide the City Council and staff. Louise would draft the letter, share it with the Commission members for their comments, and have authority to finalize the letter.

Vice Mayor Bagley indicated that she will brief the City Council on the Commission's discussion of this matter at an upcoming Council meeting.

**c. Matters related to the City Marina**

Michael Durham, Dockmaster of the City Marina, briefed the Commission on the current use of the marina, revenue trends, challenges, and competition from other marinas ([presentation](#)). There are 54 slips for annual license holders, and space for three tour boats and three water taxis. In addition, there are approximately 4-6 transient slips available annually. The Alexandria Seaport Foundation and the Fire Department also have dedicated spaces.

There are 37 names on the waitlist for a slip, but 19 have declined previous offers, and seven do not yet own a boat.

The marina was built in the 1980s and while serviceable, is showing its age as newer marinas at The Wharf, National Harbor, and the Navy Yard offer more amenities. Another issue is that the City marina has fixed piers, whereas boaters generally prefer floating piers. Although there is a waitlist of 37 names for a slip at the marina, 19 have declined previous offers, and seven do not yet own a boat. Larger slips are rarely open; smaller slips are often constrained by dock geometry. Over the past three fiscal years, recreational and commercial revenue has been declining, due to boat downsizing, fewer non-resident license holders, some commercial operators exiting the market, and less frequent visits from charter companies.

The City Marina faces several physical challenges. The fixed (rather than floating) 1980s-era piers are harder to use and limit vessel sizes. Narrow slips, damage from log debris, and overall aging

infrastructure contribute to the challenges. Amenities are limited – no Wi-Fi, outdated restrooms, no laundry facility. Also, public access to the piers causes issues with trespassing onto private boats.

City Cruises has a five-year license agreement with the City to use the marina. Commission members expressed interest in revisiting the single-operator model and whether to limit the use of the marina for long-term storage of inactive vessels. Currently, non-licensed commercial vessels are limited to four visits per month. Market interest exists, but operators often want guaranteed weekly slots or permanent licenses.

**d. Discussion of How to Facilitate Use of the Waterfront from the Water Side**

Due to time constraints, this topic was deferred to the February meeting.

**5. Other Updates and Potential Future Discussion Topics**

**a. National Park Service Proposed Improvements**

Louise briefed the Commission on proposed improvements to the waterfront and Mt. Vernon Trail the National Park Service (NPS) is considering in the Old Town North area. NPS is accepting comments on these potential improvements through February 12. Upon a motion by Stuart Fox, seconded by Jody Manor, the Commission approved unanimously that the Commission send a letter to the NPS strongly supporting a dock launch for non-motorized personal watercraft (e.g., kayaks and paddleboards) with a nearby storage facility for these watercraft and rental options; supporting shoreline erosion remediation near the “bird cage” area; advocating for separate bike and pedestrian paths on the Mt. Vernon Trail to improve safety; and supporting enhanced scenic viewing areas and also focusing on the waterfront’s appearance from the water side. Louise would draft the letter, share it with the Commission members for their comments, and have authority to finalize the letter.

**b. Future Discussion Topics**

The Commission will discuss at its February 17 meeting (1) recommendations regarding the Commission’s charter, membership, membership terms, and bylaws; and (2) how to facilitate use of the waterfront from the water side. Other suggested future meeting topics include a briefing on the pump station location analysis once it is completed; the proposed maritime museum and an update from the Tall Ship Providence Foundation; a briefing by City Cruises; and a discussion of the recommended structure of the next license agreement for commercial operations at the City marina.

**6. Next Meeting**

February 17, 2026 (Lee Center, 1108 Jefferson Street)

**7. Adjournment**

The meeting was adjourned at 9:30 a.m.