

**MINUTES**  
**City of Alexandria, Virginia**  
**WATERFRONT COMMISSION**  
**Regular Meeting - Virtual**  
**Tuesday, MARCH 16, 2021**  
**7:30 a.m.**

**Commission Members**

**Present:**

Gina Baum, Alexandria Park and Recreation Commission  
Eldon Boes, Alexandria Environmental Policy Commission (EPC)  
John Bordner, Citizen, west of Washington St  
Doug Gosnell, Representative, Alexandria Marina Pleasure Boat Owners  
Beth Gross, Founders Park Community Association (FPCA)  
Charlotte Hall, Representative, VisitAlexandria  
Trae Lamond, Representative, Old Town Business and Professional Association (OTBPA)  
Nathan (Nate) Macek, Alexandria Planning Commission, and Vice-Chair, Waterfront Commission  
Louise Roseman, Citizen, Park Planning District I  
Barbara Saperstone, Citizen, east of Washington St. and south of King St  
Kathy Seifert, Alexandria Seaport Foundation  
Scott Shaw, Representative, Alexandria Chamber of Commerce  
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.  
Patricia Webb, Park Planning District II  
Robert Weinhagen - Historic Alexandria Foundation

**Excused**

Robert Cvejanovich, Old Town Civic Association (OTCA)  
Mark Ludlow, Alexandria Archaeological Commission (AAC)  
Megan Podolsky, Park Planning District III  
Mohamed E. "Mo" Seifeldein, Member, Alexandria City Council

**City Staff**

Eleanor Breen, City Archaeologist, Alexandria Archaeology  
Jamie Bridgeman, Captain, Alexandria City Police (APD)  
Jack Browand, Commission Staff Liaison, and Division Chief, Park Planning, Design & Capital  
Development, Recreation, Parks, and Cultural Activities (RPCA)  
Michael Durham, Assistant Dockmaster, RPCA  
Dirk Geratz, Principal Planner, Planning and Zoning Planning and Zoning (P&Z)  
Megan Oleynik, Transportation Planner, T&ES  
Iris Portny, Commission Recording Secretary, RPCA  
Stephanie Sample, Urban Planner, P&Z  
Michael Simmons, RPCA  
Terry Suehr, Director, DPI  
Ana Vicinanza, Urban Planner II, RPCA

**Guests**

Christine Bernstein

Brian Buzzell

Scott Collins

Bert Ely, Friends of the Waterfront

Garrett Erdle, Eleventh Street Development (ESD)

Hal Hardaway

David Martin

Christina Mindrup, AEDP

Linda Whitmore

Ken Wire, Wire Gill LLP; Applicant  
representative, 101 Duke Street Development

**Call to Order** - Stephen Thayer, Chair called the virtual meeting to order at 7:30 a.m.

**Discussion Items for Action and Information**

**ITEM 1: Approval of February 16, 2021 Minutes**

Several corrections were requested and made. Macek moved and Roseman seconded that the February 26, 2021 minutes be approved. The motion passed by unanimous voice vote.

**ITEM 2: 101 Duke Street (Solo Garage) Ken Wire & Garrett Erdle,**

- Eleventh Street Development (ESD) plans to replace the Solo Garage with six townhouses. The site is directly across from the Hotel Indigo on Duke Street at the northwest corner of Duke/Union.
- Erdle (ESD) emphasized the importance they attach to community inputs received as a project develops. They have been conducting extensive public outreach with neighbors and have already incorporated design modifications suggested at work sessions with the Board of Architectural Review (BAR). Discussions with the BAR will continue to address the buildings' height, mass and scale. The townhouses, facing Union Street, will each have two parking spaces.
- ESD will be discussing with the City a developer contribution consistent with Waterfront Plan requirements.

***Commission discussion – issues highlighted***

- ***Floodplain impact on design*** - A: The impact is minor since there will be no below-grade elements.
- ***Public outreach*** - Saperstone, who represents the neighborhood on the Commission, said residents appreciate ESD's extensive and proactive outreach. Neighborhood concerns include the proposed building height.
- ***Design*** –Commissioners' opinions varied on whether the townhouse design should be modern, traditional or whether it should reflect the area's industrial history. A: ESD encouraged Commissioners and the public to attend the upcoming BAR meeting at which these questions will be considered and share their concerns. Browand will provide Commissioners information on when the BAR meeting when it becomes available.
- ***Environmental*** – Boes encouraged ESD to consider heat pumps and solar energy as options. A: ESD will meet all City environmental requirements and is using the City's Green Building checklist during its planning process.

- **Parking impact** - Concern about how the new Robinson Landing restaurants will add to existing pressures on neighborhood parking.

**Public comments:**

- **Collins – parking:** How will losing the Solo Garage spaces affect Hotel Indigo’s parking needs? A: Hotel Indigo’s garage has more spaces than it uses and plans to request an amendment to its SUP to open up some of its garage spaces to the public. Hotel Indigo will be providing utilization data on its garage parking spaces to the City.
- **Bernstein – accessibility:** Concerned the new townhouses might reduce the sidewalk width and interest in whether the new townhouses will have elevators. A: The exact sidewalk dimensions planned will be verified. All six townhouses will have elevators

**ITEM 3:**      [FY 2022 BUDGET – Jack Browand \(RPCA\) & Matthew Landes \(DPI\)](#)

Landes and Browand provided an overview of Waterfront-related elements in the proposed FY2022 operating and FY2022-31 capital improvement plan (CIP) budgets and identified how Waterfront-related responsibilities are divided up between City departments. Council’s process and timeline for reviewing and approving the operating and CIP budgets were also reviewed.

**Information highlighted included:**

- Due to COVID budget constraints, RPCA has delayed by six months in FY2022 filling the dockmaster vacancy left by Jim Hixon’s retirement in September 2020. A permanent dockmaster is expected to be hired in early CY2022.
- Landes reported no funding reduction has been proposed for Waterfront Small Area Plan implementation in the FY2022-31 CIP. FY2021 CIP funds for Waterfront-related projects that were, due to COVID budget constraints, deferred last year to FY2022 are now fully available. The City is developing a cash flow model to determine when funds will need to be expended on projects between FY2022 and FY2024. No projects have been delayed.
- Full budget details are posted on the City website.
- Budget timeline – Council will consider add/delete items to the Manager’s proposed budget at its April 27 and May 3 meetings and final approval of the budget is scheduled for May 5.

**Commission discussion highlights**

- **Dockmaster hiring delay** – Commissioners were concerned the delay might create problems during the busy season.
- **COVID Relief funding** - Interest in how the City will use federal funds from the COVID Relief Act. The City is developing a plan for how funds will be dispersed.
- **Transient boating slips** - Scott Shaw reported he is working with EYA to develop a plan to manage day slips at Robinson Landing so that slips will be available for day visitors to Old Town.

**Public comments:**

- **Bernstein** – Commended the staff responsible for trash removal in the Marina and Waterfront parks. Browand noted this is a multi-agency staff operation, including T&ES and RPCA

**Follow up:** The Commission will consider at its April 20 meeting a letter to Council that recommends Waterfront-related priorities for the operating and CIP budgets so it can be submitted before Council's April 27 and May 3 add/delete meetings.

**ITEM 4**      **[Old Town Parking Update - Megan Oleynik – T&ES PPT](#)**

Oleynik reviewed the City's Old Town Parking Inventory map that indicates increases and decreases in publicly accessible parking in garages and changes in parking available for private uses. Also reviewed were programs such as the Residential Pay-by-Phone program introduced in 2017 and designed to increase residential parking, and several other programmatic updates.

**Commission discussion – issues highlighted:**

- **100 block of King Street** – Does the parking map include parking spaces lost due to the pilot project pedestrianizing the 100 block of King Street? A: No. The map only includes permanent parking changes. Saperstone noted that King Street's pedestrian plaza has pushed traffic and parking patterns over to Duke Street (her neighborhood).
- **Parking enforcement hours** – How late are enforcement shifts? A: Enforcement has three shifts, including an overnight shift.
- **Wales Alley parking** - Macek called attention to the City having prevented a loss of public parking on Wales Alley by preserving existing parking for 20 years as part of its redevelopment agreement for the old Birkenstock site.
- **Residential 2 hour Pay-by-Phone program** – Interest in extending the program to areas west of Washington Street.
- **Spaces in garages** –Hall encouraged staff to verify that all parking garages are included on the Old Town Inventory Map, including details on how many publicly accessible spaces in garages under business and residential buildings, especially on Union Street and the Strand, are realistically available to the public and how many spaces are used by employees and/or residents.
- **Robinson Landing (RL) garage spaces** – Concern that spaces identified on the parking map as publicly available in the RL garage might also be used by residents' guests. A: Parking spaces designated for residents are also available to guests.
- **Lack of on-street Waterfront parking available to City residents from non-Waterfront neighborhoods** – Webb, the Park Planning District II representative, was concerned City residents who want to access Waterfront amenities have to pay for on-street parking when residents with Old Town residential parking district 1 and 2 permits do not.
- **Business parking** – Lamond urged the City to create ways to make more parking available to visitors to Old Town and to employees of Old Town businesses, especially in light of public spaces lost on the Strand and the 100 block of King Street. He noted that late night bar and restaurant employees often don't leave until 3 a.m. after many garages close. A: Oleynik welcomed Commissioner ideas for parking options that could help address this as this staff works on options.

**Public comments:**

- **Ely** – Concerned about the accuracy of the T&ES Parking Inventory map's numbers for publicly available parking in garages since there has been a net loss of public parking spaces in the

Waterfront area. He offered to provide staff a map with garage parking space counts that he had created 10 years earlier.

**ITEM 5: Historical Interpretative Signage – Eleanor Breen, City Archaeologist PPT**

Breen previewed new wayfinding and historic interpretation signage, including signs for the Foot of King Street, and a new sign currently in draft form that provides extensive historic information on the City’s involvement in the Domestic Slave Trade.

***Commission comments***

- Interest in having copies of the PDF of the draft sign on the City’s Domestic Slave Trade so that the full details can be read.

***Public comments***

- ***Bernstein*** – Concern that the City use signage size and materials that will ensure the information is easily readable. A: The signs use the standard Historic Alexandria signage design used in the City.

**City Updates**

**PUBLIC SAFETY – Jamie M. Bridgeman, Captain, APD**

Bridgeman reported that as the weather warms up the enforcement presence will be increased.

***Commission discussion – enforcement areas highlighted:***

- Parking enforcement; Traffic safety, including bicycles and scooters; Ensuring temporary curbside parking spaces for Grab N Go pickups are not used for regular parking; Uber drivers waiting at King/Lee are causing traffic congestion on Lee Street; and Risks of bicycle and scooter collisions with pedestrians.

***Public Comments*** – There were none.

**COMMUNITY PROJECT UPDATES – Jack Browand, RPCA**

- ***Marina public restrooms*** – RPCA and the City Health Department are working to reopen the Blackwall Hitch public restrooms this spring.
- ***SITE/SEE at Waterfront Park will open later this month.***
- ***Waterfront Park maintenance*** – Spring maintenance activities are ongoing.
- ***Robinson Landing safety on*** promenade, pier and walkways - Browand provide an update on the ongoing discussions between a multi-agency group to address Commission concerns with the lack of a railing at the Robinson Landing promenade
- ***Flood mitigation*** - Landes reported that April 5 will be the first meeting of the Commission’s Flood Mitigation Subcommittee.
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***Commission Comments***

- ***Public restrooms*** - Shaw reported that Barca’s public restrooms at Robinson Landing are now open, in advance of the restaurant’s opening in April.

- ***Barricades for pedestrian zones*** – Installing measures to deter vehicles from driving into pedestrian zones. A: Staff will be looking at this, especially as areas such as the 100 block of King Street and the Strand become permanently pedestrianized.

***Public comments*** - There were none.

**PRIVATE DEVELOPMENT UPDATES – Stephanie Sample (P&Z)**

- ***101 Duke Street/ Solo Parking Garage*** – Public hearing will likely be held in early fall 2021.

***Commission Comments*** – None.

***Public comments*** – None.

**Commission Reports / Announcements**

- **Boes** - volunteered to share responsibilities with Watters for monitoring meetings of the RiverRenew Stakeholder Advisory Group (SAG) for the Commission. Gosnell volunteered to be a backup.
- **Macek** – reported Agenda Alexandria will hold a panel discussion on March 22 on “transformational change in Old Town North” with speaker perspectives that include residential, planning, development and others.

**Public Comments**

- **Ely** asked if the City had any new information about developer plans for the west side of the Robinson Terminal North site on North Union Street. A: Nothing to report.

**Potential April 20, 2021 Discussion Topics / Items of Information**

***Issues of interest include***

- Old Town North planning, including Canal Center management’s plans for the Tide Lock Park maintenance.
- Old Town North/GenOn redevelopment

**Adjournment**

At 9:55 a.m. Baum proposed and Macek seconded that the meeting adjourn. The motion passed by voice vote.