

Transforming our Waterfront

- ▶ A proposal for incremental progress

February 2013







Our present day waterfront

As seen from the 100 block of King St.



This space without a paying tenant in 10 years

A Proposal for The Waterfront Market

101 N. UNION STREET



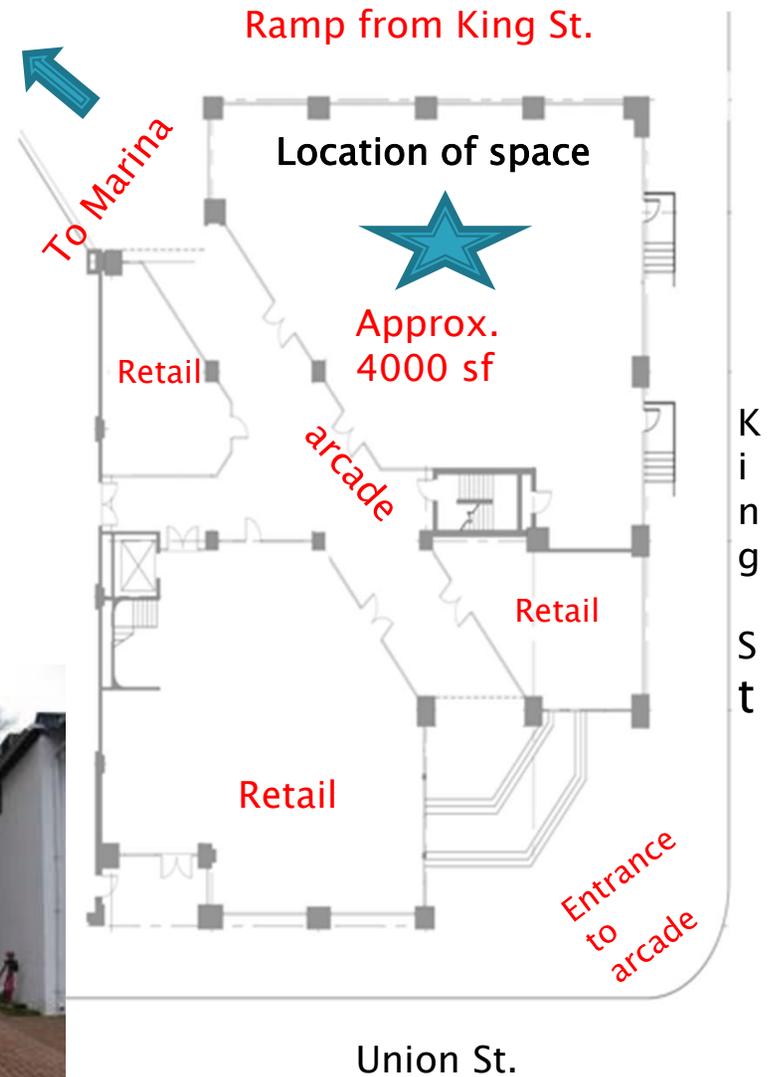
Unit Block of King Street



Current entrance off the arcade



Ramp from King to the Marina



The Waterfront Market

- ▶ Operational Concept
 - Indoor and outdoor service
 - A community place for residents and visitors
 - Breakfast, lunch & dinner
 - Outdoor coffee bar
 - Full service bakery
 - Evening desserts
 - Beer & wine – on and off premise
 - Amenities for boaters & visitors
 - Specialty gourmet and convenience items



The Waterfront Market

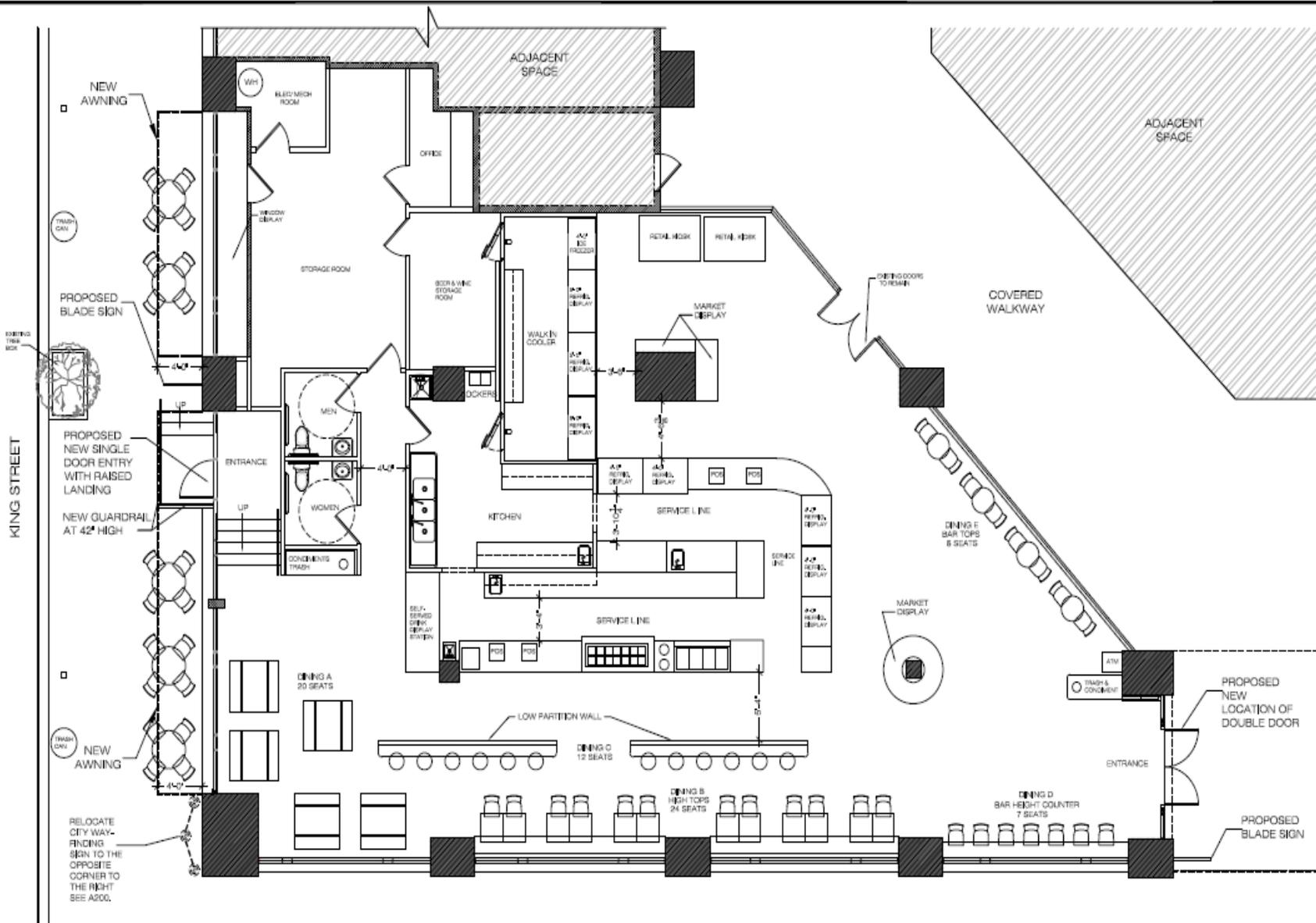
- ▶ Design concept
 - New entrance from unit block of King St.
 - Outdoor seating on unit block of King St concurrent with King St. Outdoor Dining program guidelines
 - Relocated arcade entrance to corner facing marina
 - Outdoor dining area overlooking marina
 - Landscaping and improved lighting throughout – improving visibility and access to commercial waterfront area



The Waterfront Market

- ▶ *Bittersweet Catering~Café~Bakery*
 - Alexandria business in operation for 30 years
 - Established in 1983 at 103 N. Alfred Street
 - Expanded to 823 King St. in 1998
 - 45 employees
 - Jody Manor, owner
 - Experienced entrepreneur
 - Community leader
 - ACVA Board Chair
 - Waterfront Commission
 - Torpedo Factory Board





TOTAL INTERIOR SEATING ; 71 SEATS
 TOTAL OUTDOOR SEATING ON KING STREET ; 20 SEATS
 APPROXIMATE TOTAL INTERIOR SF : 2650 SF + 1280 SF = 3930 SF

1 WATERFRONT MARKET
 PROPOSED INTERIOR FLOOR PLAN
 1/8" = 1'-0"

NEW WALL
 EXISTING WALL

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WATERFRONT MARKET
 101 N UNION STREET
 OLD TOWN ALEXANDRIA, VA 22314

PROPOSED
 INTERIOR
 FLOOR PLAN

ISSUE

AS SHOWN

15 APRIL 2013

A201

DRAWING NUMBER





The Waterfront Market

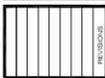


1 PROPOSED MARINA
PERSPECTIVE VIEW
NTS

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WATERFRONT MARKET
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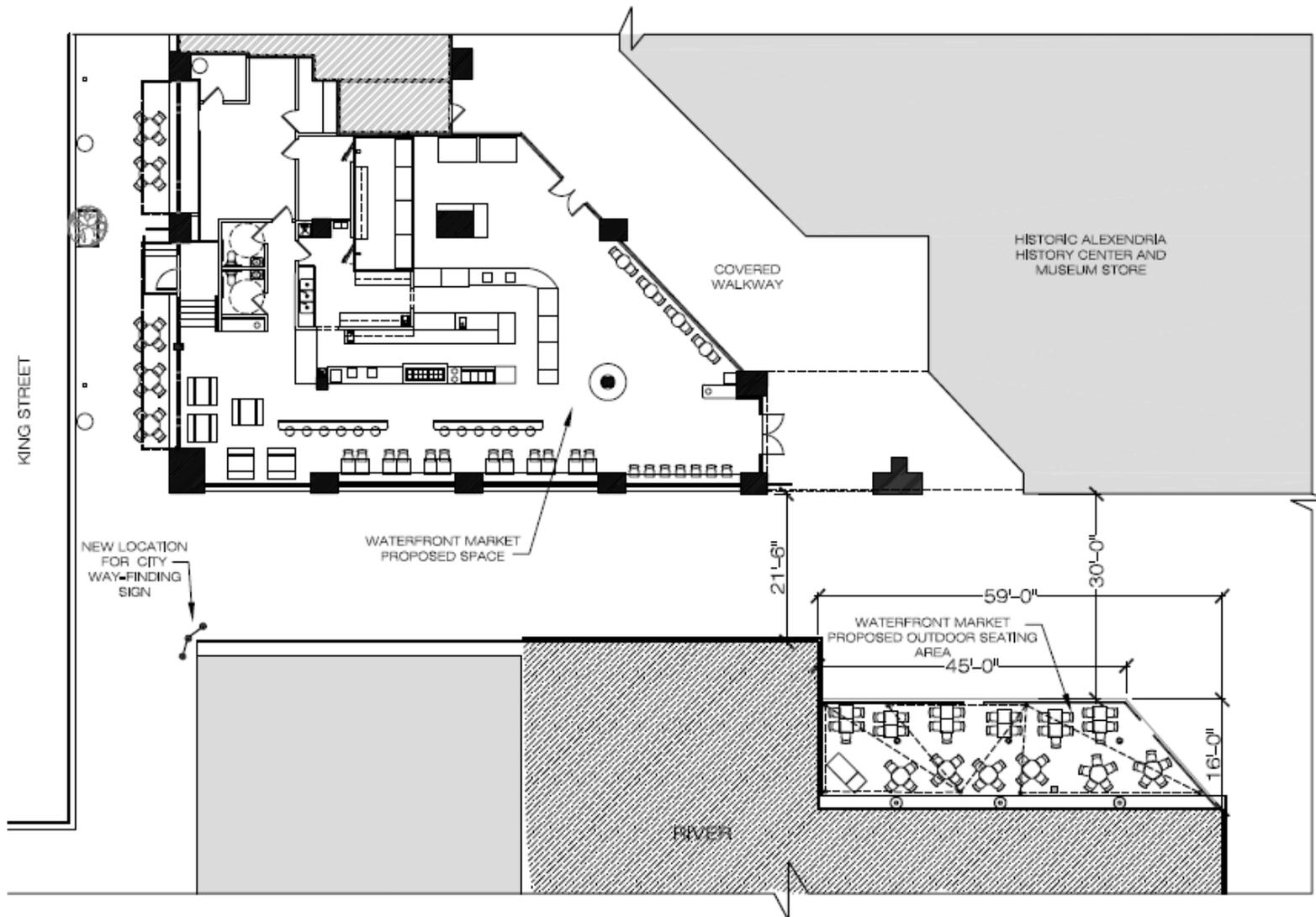
MARINA
OUTDOOR
PERSPECTIVE
VIEW



AS SHOWN

15 APRIL 2013

A304

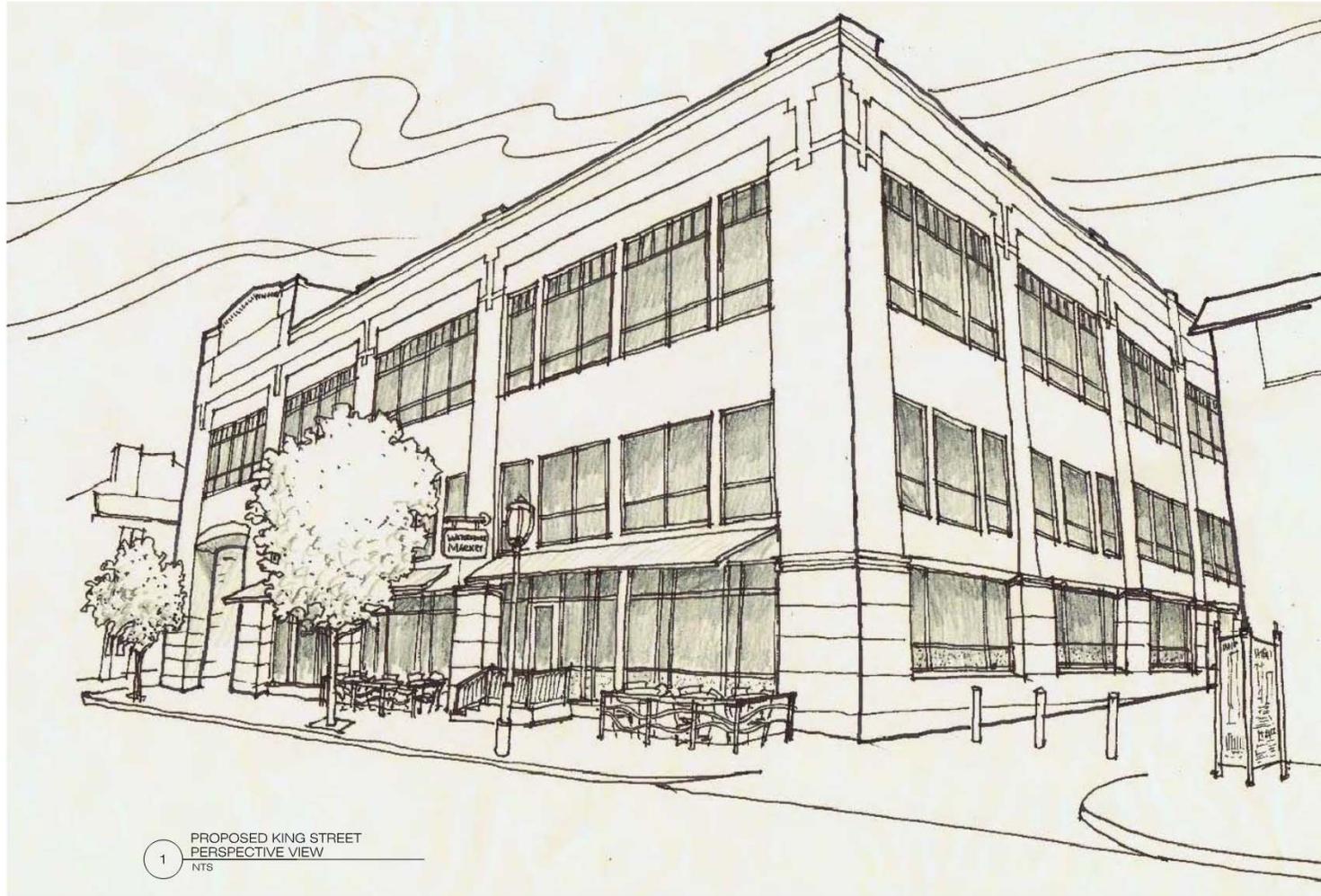


TOTAL INTERIOR SEATING : 71 SEATS
 TOTAL OUTDOOR SEATING ON KING STREET : 20 SEATS
 TOTAL OUTDOOR SEATING BY MARINA : 50 SEATS
 XIMATE TOTAL INTERIOR SF : 2650 SF + 1290 SF = 3930 SF
 TOTAL OUTDOOR SEATING SF = 815 SF

1 WATERFRONT MARKET
 PROPOSED OVERVIEW PLAN
 1/16" = 1'-0"

[White Box] NEW WALL
 [Hatched Box] EXISTING WALL

The Waterfront Market



1 PROPOSED KING STREET
PERSPECTIVE VIEW
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WATERFRONT MARKET
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KING STREET
FACADE
PERSPECTIVE
VIEW



AS SHOWN

15 APRIL 2013

A303

Next steps

- ▶ Filing deadline for SUP application Feb. 26
- ▶ Permitting processes – City, VA ABC
- ▶ Planning Commission hearing May 7
- ▶ City Council hearing May 18
- ▶ Construction commences May 20
- ▶ Targeted open date July 4





THE WATERFRONT MARKET

Something exciting is coming to Alexandria

