Transforming our Waterfront

- A proposal for incremental progress
Our present day waterfront
As seen from the 100 block of King St.
Building is at northeast corner of King/Union St.
Retail space is on the ground floor of the building and faces the unit block of King and the Marina
Retail space without a long term tenant for nearly a decade
Short term tenants in the interim
Currently occupied by OHA as a History Center and Museum Store
Rappaport Companies is marketing the property for lease for The Realco Group
This space without a paying tenant in 10 years
A Proposal for The Waterfront Market
101 N. UNION STREET

Approx. 4000 sf

Location of space

Ramp from King St.

To Marina

Retail

Approx. 4000 sf

Ramp from King to the Marina

Location of space

Entrance to arcade

Retail

Current entrance off the arcade

Unit Block of King Street

Union St.
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
Concept Proposal – Design elements

◦ Add new entrance off King Street
◦ Move existing entrance in Arcade to side off ramp
◦ Add outdoor seating off King and in small area of the Marina

101 N. UNION STREET

A Proposal for a Gourmet Market
Status

- Undertaking due diligence to identify regulatory requirements relative to restaurant, outdoor dining off King and on Marina, design elements, etc.
- Meeting with stakeholders – from Realco/Rappaport to community representatives and City
- Would like your input/feedback to the Proposal
The Waterfront Market
The Waterfront Market
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