



Waterfront Small Area Plan Implementation

The Public Interest at the Foot of King Street

**Special Public Meeting of the Waterfront
Commission**

**Thursday, November 7, 2013
5:30 PM City Hall - Sister Cities**

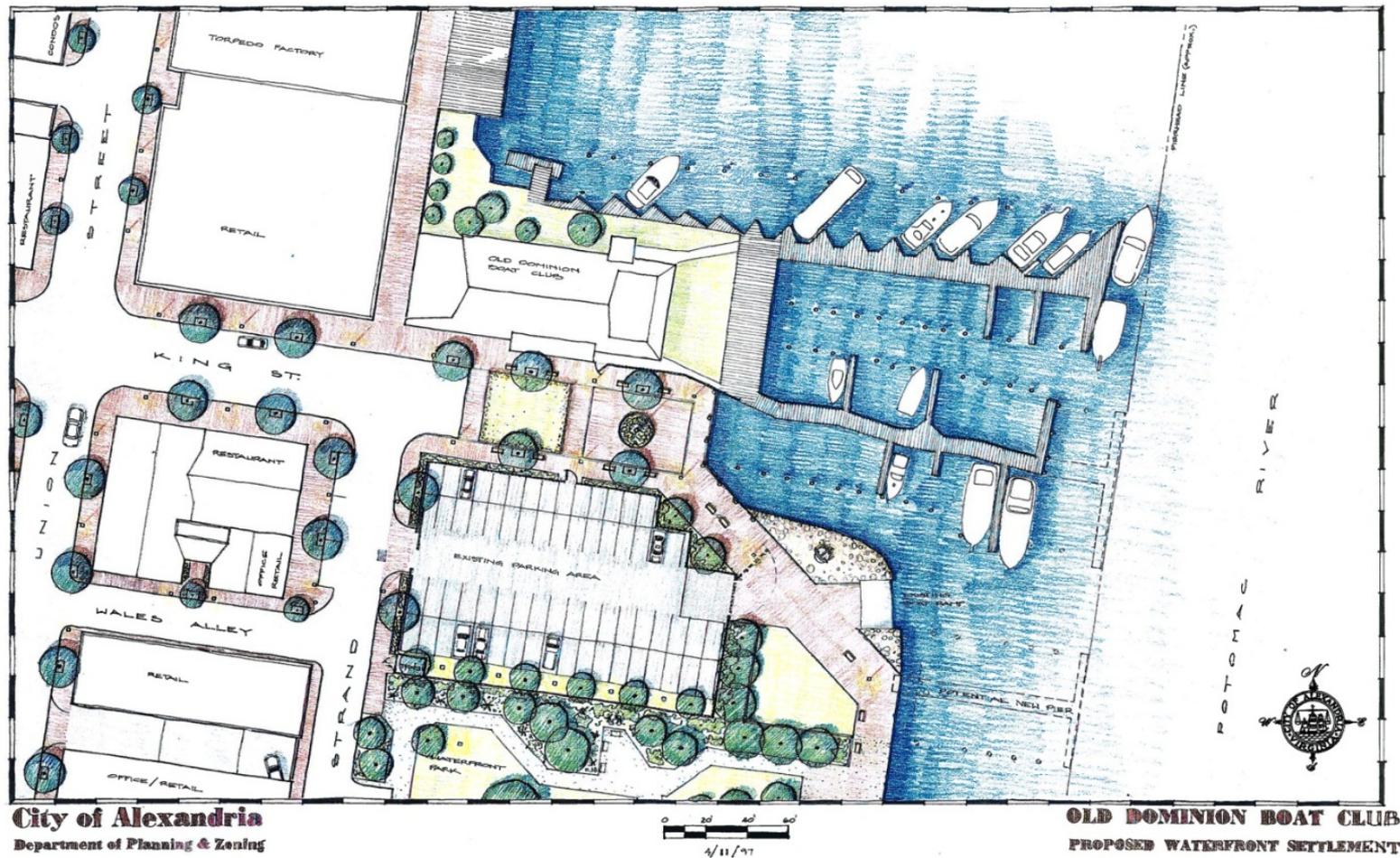


Waterfront Small Area Plan Implementation

Waterfront Revitalization History

- Torpedo Factory acquired (1970)
- Federal land ownership lawsuit filed (1973)
- City Waterfront planning (1970's)
- Waterfront Park acquired (1976)
- City Council adopts waterfront planning principles (1977)
- City reclaims King Street Park (1979)
- Street ends agreement (1981)

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City ODBC 1998 Negotiations



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City ODBC Negotiations 2004-2008 Highlights

- Draft Open Space Plan released (2004)
- City Council takes eminent domain off the table while negotiations occur (2005)
- City-ODBC negotiations (2005-2008)
- Impasse over off site boat storage (2008)

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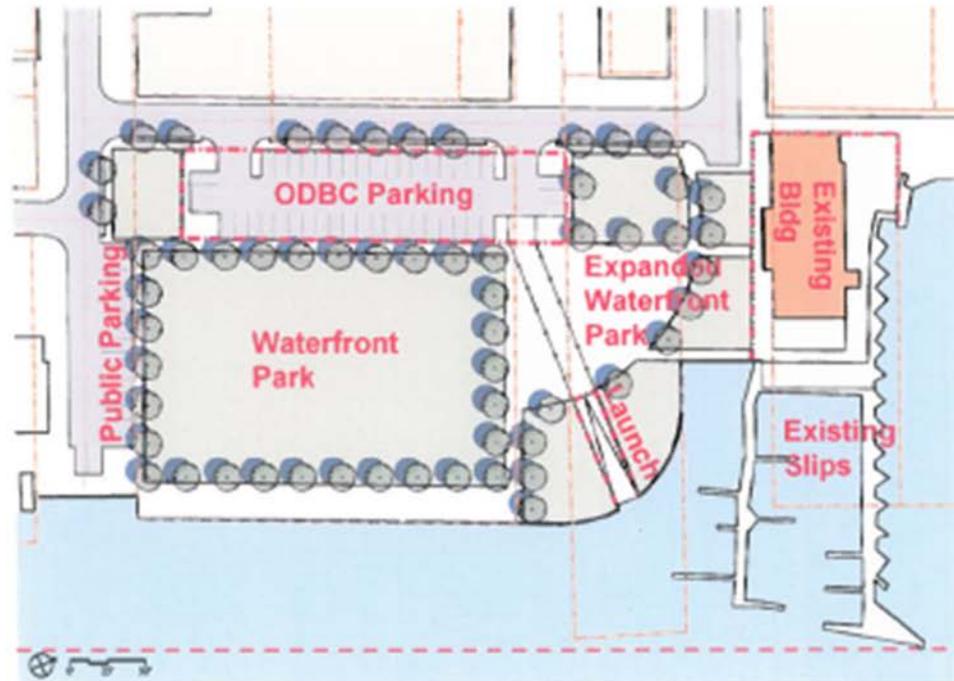
Alternative 2 – Relocate Parking

Pros:

- Less disruptive to continuous waterfront experience than existing conditions
- Accommodates all programmatic need
- Contiguous occupied property adjacent to waterfront
- Potential to upgrade facilities
- Centrally located in city
- Parking removed from waterfront adjacency

Cons:

- Remains partly disruptive to continuous waterfront experience in Old Town
- Private property obstructs part of view north along river
- Creates wayfinding problems to northern waterfront



EEK – Alternative 2

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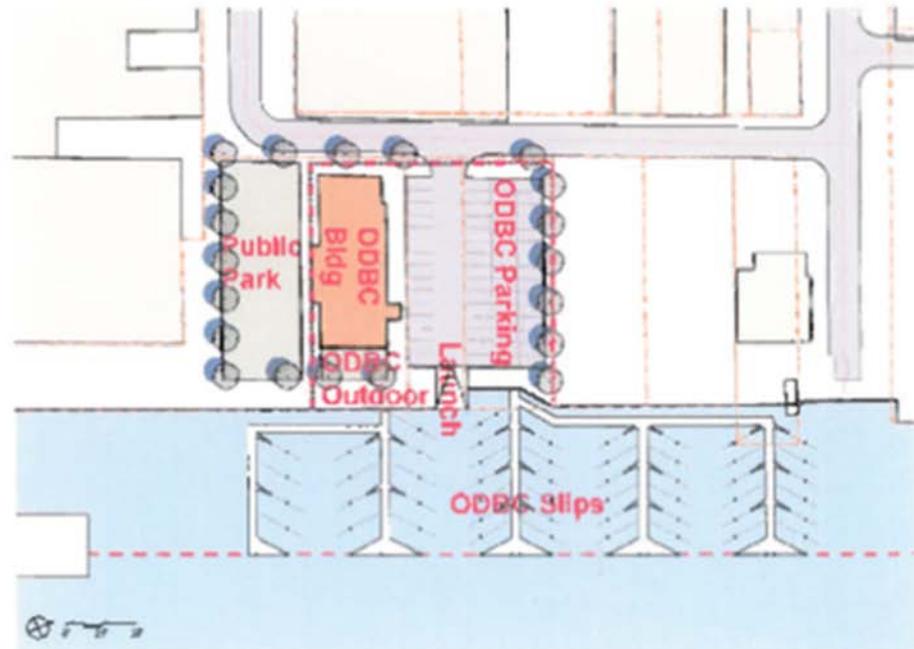
Alternative 3 – Relocate ODBC to New Site

Pros:

- Less disruptive site to continuous waterfront experience in Old Town
- Contiguous property adjacent to waterfront
- Potential to upgrade facilities
- Potential to park off-site as in Alternative 2

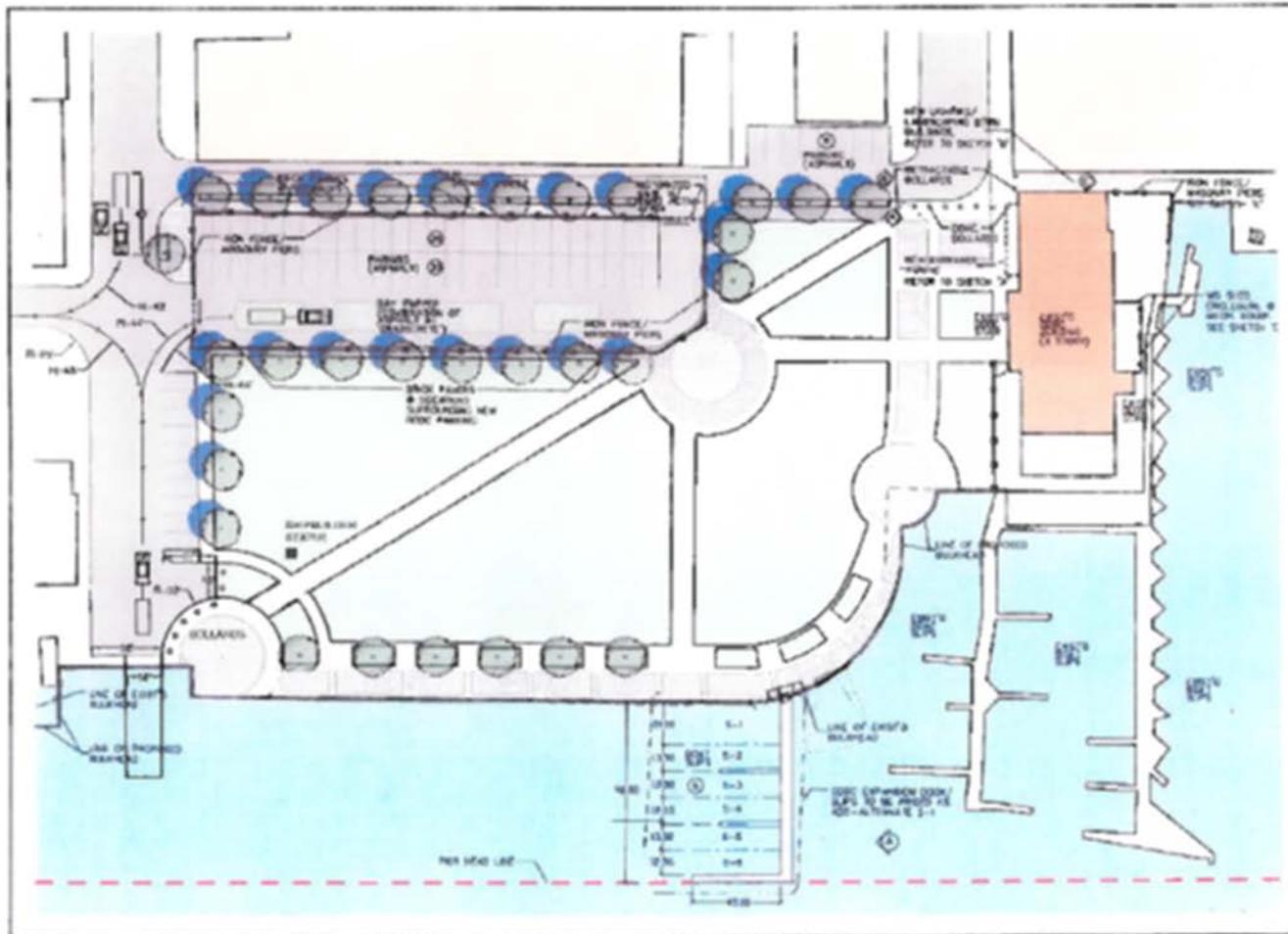
Cons:

- Accommodating program requires additional land acquisition
- Water program space due to pier head location
- Location is not as central as current site



EEK – Alternative 3

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**OLD DOMINION
BOAT CLUB**

**Alternative
Boat Ramp of
Option 2**

**King Street
Development Plan
Alexandria, VA**

City of Alexandria

August 1, 2006

2006 Option 2



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City ODBC Negotiations 2008-2012 Highlights

- Negotiations restarted (2009)
- US Court of Appeals mediation fails (2011)
- Waterfront Planning starts (2009)
- Negotiations resume (2011)
- Agreement reached on 8 of 9 points (2011)
- Waterfront Plan adopted (2012/13)



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City ODBC Negotiations 2013 Highlights:

- ODBC presents 9 talking points (March 2013)
- City issues Compromise proposal (June 2013)
- ODBC responds informally (August 2013)
- ODBC responds to City proposal (October 2013)

Waterfront Small Area Plan Implementation

The Plan's Vision

Achieve uninterrupted public access to and along the waterfront

Expand and greatly enhance waterfront public spaces

Create an outstanding public space at the foot of King Street

Restore the foot of King Street as a gateway to the City

Protect The Strand from repeated flooding

Waterfront land is for people rather than cars

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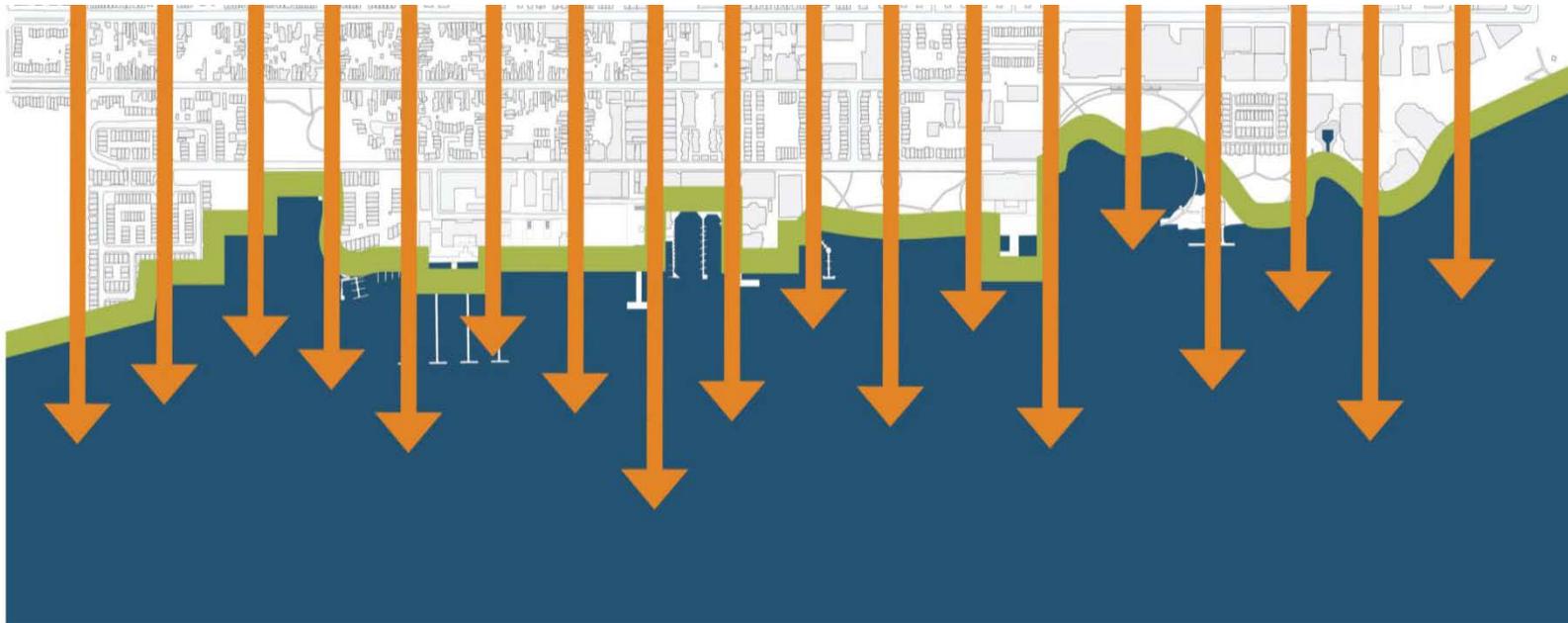
Achieve uninterrupted public access to and along the Waterfront



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Achieve uninterrupted public access to and along the waterfront

Consistent with our historic past



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Achieve uninterrupted public access to and along the Waterfront

Accessibility to the Waterfront is facilitated by:

- Walkable grid
- Multi-modal opportunities
 - bicycle route
 - water taxi
 - trolley
 - bus and Metro

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Expand and greatly enhance waterfront public spaces



The Plan expands parks and public spaces in the Core Area

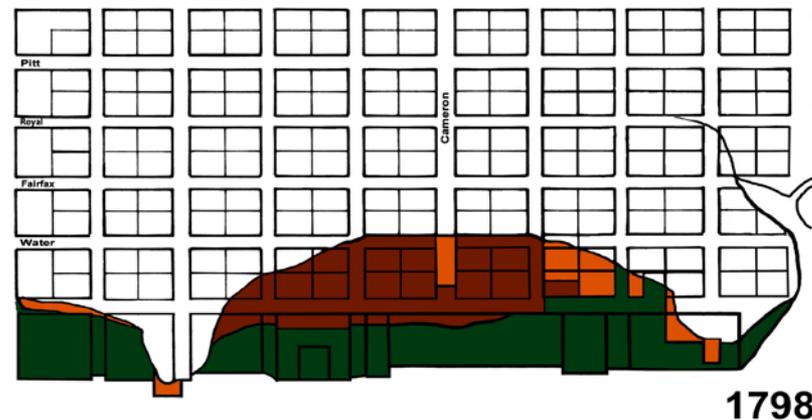
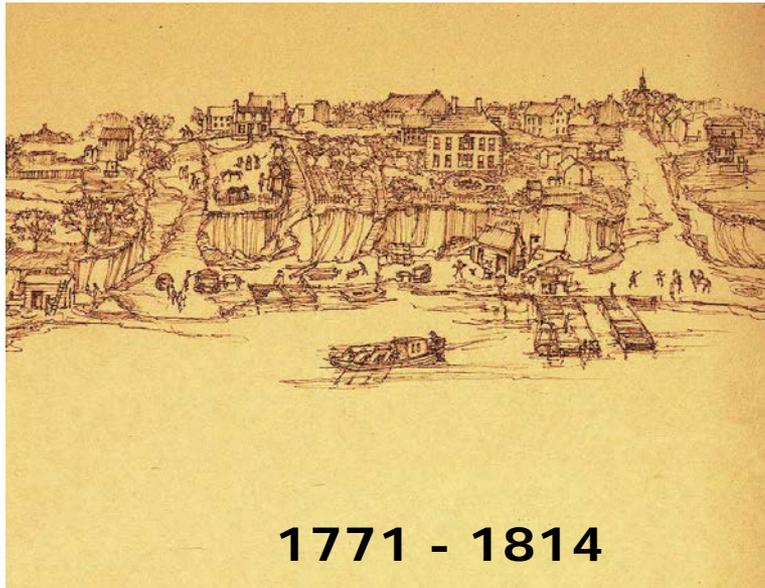
Total Current Public Space	2.3 Acres
Plan Implemented Public Space	1.8 Acres
Other New Public Space	1.2 Acres
Public Space from Private Redevelopment	2.5 Acres
Total Net Gain	5.5 Acres
Total Public Space	7.8 Acres

"Core Area": between Wolfe and Queen Streets

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Restore the foot of King Street as a gateway to the City

Alexandria's unique and historic past began at the Waterfront



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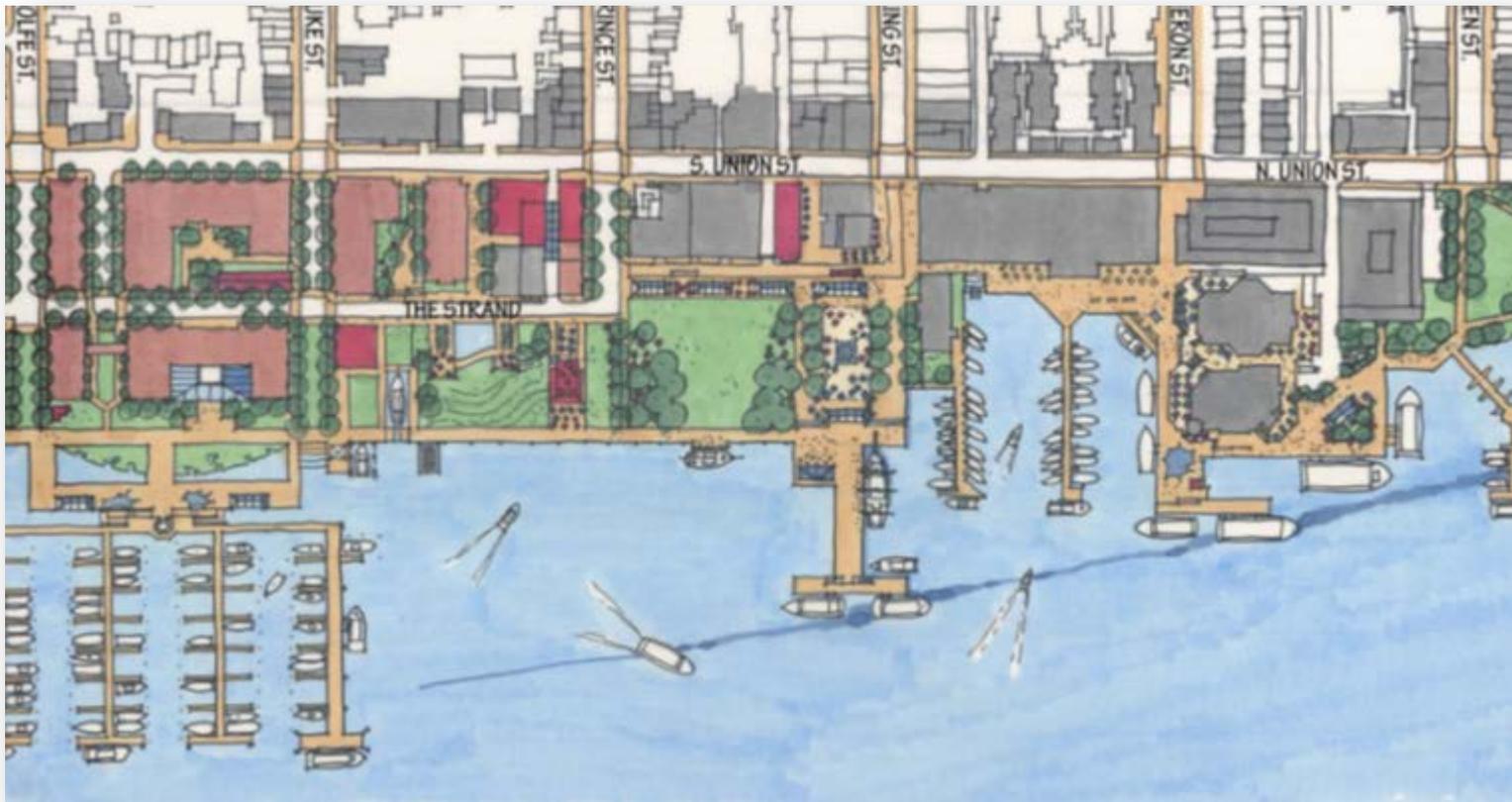
Create an outstanding public space at the foot of King Street

The heart of the Waterfront:



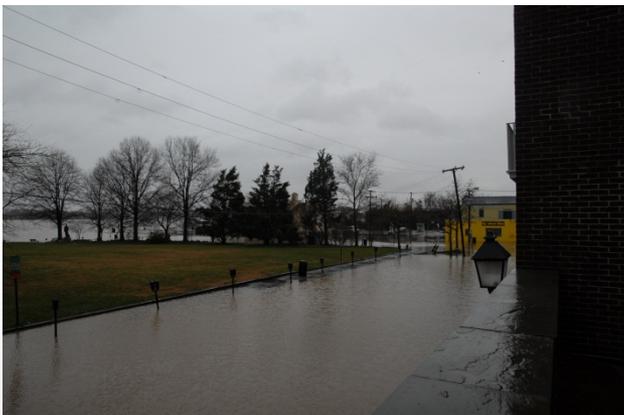
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Create an outstanding public space at the foot of King Street



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Protect The Strand from repeated flooding



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Varying Parking Lot Sizes