



William D. Euille
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June 14, 2013

Mr. Eric Desoto, Chairman
Board of Governors
Old Dominion Boat Club
1 King Street
Alexandria, VA 22314

Dear Mr. Desoto:

In response to the Old Dominion Boat Club's March 7 "Talking Points" proposal (Enclosure I), City Council has thought carefully about ODBC's proposal, discussed it a number of times, and then developed and approved the City's "Proposal to Resolve ODBC and City Issues" (Enclosure II).

In developing this City proposal, Council considered each and every issue raised in the ODBC proposal and sought to address those issues in a way that is fair and equitable to ODBC, the City government, as well as the Alexandria community. In developing this last and final proposal, Council took the City's adopted Waterfront Small Area Plan into account as it improves the appearance of the waterfront, provides better access for the public, and implements vital flood mitigation strategies. When designed and put in place, the flood mitigation measures will protect the lower King Street area from not only nuisance flooding, but also larger floods up to a 10-year flood level. These are important reasons, as Council strongly believes that the Alexandria community at-large is substantially supportive of the implementation of the Waterfront Plan. This was recently reaffirmed by the clear public support Council received after its recent super majority vote on the Waterfront rezoning.

In developing the City's response, Council looked back at the nearly eight years of intensive and drawn out negotiations that have occurred between the City and ODBC, and Council concluded that the framework solution that Council and ODBC had negotiated during the latter part of 2011 should be the basis of a City-ODBC agreement, as the City and ODBC negotiators had mutually agreed in 2011 on eight of nine items of that framework agreement. As a result, this "Proposal to Resolve ODBC and City Issues" represents the City's firm position that would serve as a fixed, unchanged foundation for working out the implementation details. That proposal represents a good long-term set of solutions for both the City and ODBC.

"Home Town of George Washington and Robert E. Lee"

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We realize that there are many details which need to be determined to implement this "*Proposal to Resolve ODBC and City Issues*," and positively anticipate working out those details with ODBC. We would appreciate a response from ODBC as to whether it agrees to the City's last and final enclosed proposal no later than July 15, 2013. We look forward to ODBC's reply.

Sincerely,



William D. Euille
Mayor

cc: The Honorable Members of City Council
Rashad M. Young, City Manager
Miles Holtzman, President, ODBC

Talking points

March 7, 2013

Mayor Euille

1. Wales Alley becomes a part of all ongoing discussions;
2. Permanent Ingress/ egress to its parking lot via Wales Alley or King St.
3. ODBC proposes to allow the city to lease property on Strand St. from the ODBC;
4. ODBC desires to improve, at its own expense, a portion of the western end of the ODBC parking lot;
5. The current lot will retain its current size with a portion of its western side to be used as a sidewalk;
6. ODBC will allow to occur and participate in the repairs to the storm sewers which are the cause of nuisance water along the strand;
7. ODBC will remove the Cities chain link fence and erect at its own expense a replacement fence and gate;
8. The ODBC would like explicit relief from all challenges to its rights of ownership by the city of Alexandria;
9. The parcel between #1 and #2 King St. will be landscaped and hardscaped

PROPOSAL TO RESOLVE ODBC AND CITY ISSUES

June 14, 2013

The following represents the City of Alexandria's response to the nine ODBC Talking Points of March 7, 2013:

1. Wales Alley and The Strand should remain public thoroughfares with the City determining the traffic and other usage regulations, and ODBC having the same rights, restrictions and privileges as established for the general public.
2. ODBC's parking lot will have ingress and egress maintained onto The Strand which will remain connected to the City's street network, with the City maintaining its rights in regard to establishing traffic and usage regulations.
3. The City would prefer to acquire the parking spaces on the Strand from ODBC in fee and would expect to pay market value for title to those spaces.
4. ODBC's entire parking lot would be improved, with the necessary re-grading of the ODBC lot undertaken, and flood control structures constructed along the perimeter of the ODBC parking lot in a manner to be engineered in conjunction with the overall flood mitigation measures to be implemented in the Waterfront Plan area.
5. The current ODBC lot will be changed to about a footprint of approximately 11,500 square feet (see attached) and reoriented so that public access can occur along the Potomac River and a public plaza can be constructed on the Strand side of the ODBC parking lot. Boat storage would be moved off of the ODBC parking lot to an off-site storage facility.
6. ODBC will allow to occur, and will participate in, the repairs to the storm sewers to reduce the number and severity of flooding incidents.
7. In conjunction with the construction of other adjacent public improvements, the chain link fence will be removed and new appropriate fencing installed along the perimeter of the parking lot, potentially incorporating flood prevention features as part of fence design. Any proposed fence will need the approval of the Old and Historic Board of Architectural Review.
8. Changes in ownership of land and all transfers between the City and ODBC shall be fee simple in nature so to make land ownership clearer for all in the future. ODBC can use the existing ODBC parking lot configuration until such time as construction of the public improvements, fence and parking lot improvements is ready to commence.
9. Appropriate landscape and hardscape treatment shall be used in all public space areas in keeping with the City's goal of a first-class design and appearance of the Waterfront areas, including the land between #0 and #2 King Street.

