



# WATERFRONT SMALL AREA PLAN (SAP) ANNUAL REPORT IMPLEMENTATION UPDATE

AUGUST 2013

(JANUARY 2012 - JUNE 2013)

*At a Glance*



Waterfront Small Area Illustrative Plan

## IA. CITY COUNCIL APPROVAL OF THE WATERFRONT SAP AND WATERFRONT SAP TEXT AMENDMENT

### A. Waterfront Small Area Plan (SAP) Approval

1. SAP was approved by City Council as part of the City's Master Plan on January 21, 2012.
2. City Council Implementing Ordinance for the SAP was adopted on February 25, 2012 by Ordinance No.4749 .

### B. Waterfront SAP Zoning Text Amendment Approval

1. The Waterfront SAP Zoning Text Amendment, with provisions to help implement the SAP's goals and objectives, was adopted by the City Council on April 13, 2013 by Ordinance No.4797.

## IB. LAUNCHING OF THE WATERFRONT SAP IMPLEMENTATION WEBSITE PORTAL

### A. The SAP Implementation Website Portal went live in July 2012:

[www.alexandriava.gov/waterfront](http://www.alexandriava.gov/waterfront)

#### 1. SAP Implementation Website Content Areas:

- What's New
- Approved SAP and Appendices
- Redevelopment Sites
- Public Space Improvements
- Parking and Circulation
- Waterfront Commission
- Programming, Activities and Events Calendar

#### 2. SAP Implementation Website Links to Related Websites:

- Union Street Corridor Study
- Bikeshare Program
- Old Town Area Parking Study
- Flood Mitigation Program
- Waterfront Commission

## II. OTHER IMPLEMENTING ACTIVITIES POST SAP APPROVAL

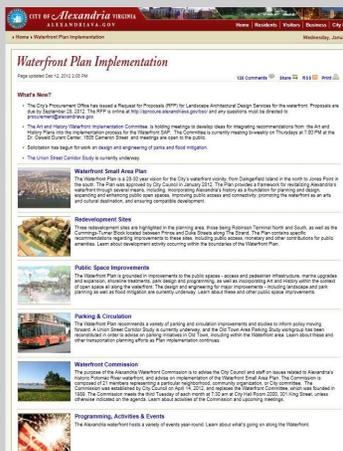
### A. The Waterfront Committee re-established as the Waterfront Commission

#### 1. The City Council adopted Ordinance No.4757 on April 14, 2012 and:

- Changed the name of the Waterfront Committee to Waterfront Commission;
- Expanded functions to include advisory responsibility for Waterfront SAP Implementation; and
- Expanded membership to include representation by 6 additional groups for a total of 21:
  - Commission for the Arts
  - Historic Alexandria Foundation
  - Planning Commission
  - Park Planning District 1
  - Park Planning District 2
  - Park Planning District 3

#### 2. All Waterfront Commission meetings are open to the public; meetings are on the third Tuesday of the month, 7:30AM (CH2000)

- 27 regular and special topic meetings (April 2012 to June 2013)
- 15 regular and special topic meetings in FY 2012 (July 2012 to June 2013)



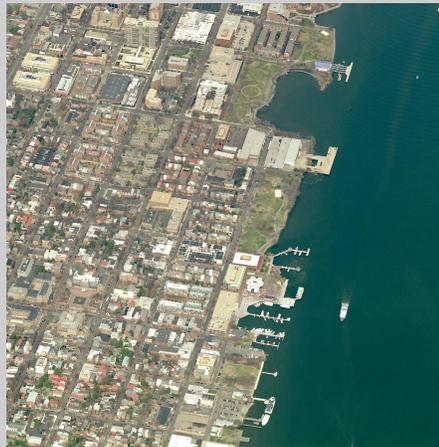
Waterfront Plan Implementation Webpage

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## B. MARINA COMMITTEE ESTABLISHED AS PART OF WATERFRONT COMMISSION AND IMPLEMENTATION PROCESS

1. In FY2013, the Marina Committee recommended slip fee increases for the City Marina and the City Council approved them on February 23, 2013.
2. In FY2013, the Marina Committee recommended slip allocation changes for the City Marina and RPCA has approved them.
3. Marina Committee will be monitoring Flood Mitigation and Marina related matters in FY2013 and beyond.
4. Marina Committee met 7 times in FY2013.

Aerial view  
of the  
Waterfront



Waterfront  
SAP model  
depiction of  
the expanded  
commercial  
marina



Illustrative  
Plan showing  
a marina  
arrangement  
extending  
only to the  
pierhead line

## C. Waterfront Public Improvements: Funding and/or Planning Initiated in FY 2013

### 1. Union Street Corridor Study Approval

- Study initiated in May 2012, with opportunities for public input.
- Waterfront Commission approval occurred in August 2012.
- Transportation Commission and Planning Commission approvals occurred in November 2012.
- City Council approval of short and mid-term recommendations occurred in December 2012.
- Implementation of recommendations initiated in FY2013 and will continue in FY2014.

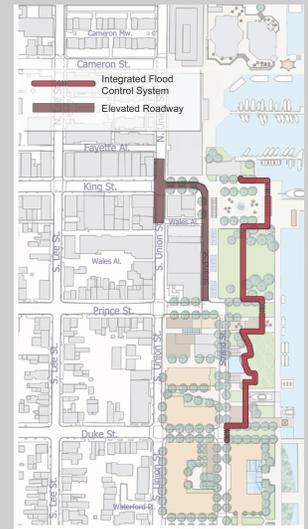
### 2. Waterfront Utilities Master Plan

- The City and Dominion Virginia Power will collaborate in a Waterfront Utility Master Plan to underground remaining above ground utilities in the waterfront planning area, with other utilities anticipated to join the process.
- Planning funds are included in the FY 2014 budget.

3. **Flood Mitigation Engineering and Design Analysis Request for Proposals (RFP)**
  - Waterfront Commission reviewed a Summary of the RFP in May 2012.
  - RFP issued in June and proposals received in July 2012; URS Corporation selected in late fall 2012.
  - Anticipated deliverables - Data collection/analysis and schematic.
  - Flood Mitigation work will be coordinated with Landscape Architectural Design work.
  - Opportunities will be included for community input.
  
4. **Landscape Architectural Design Services RFP for Parks and Public Spaces**
  - Waterfront Commission reviewed a Summary of the RFP in June 2012.
  - RFP issued in August 2012 and closed in late September 2012.
  - Review Team was selected and interviewed a short list of prime candidates in December 2012.
  - Selection of The Olin Studio, an award-winning firm in June 2013.
  - Anticipated deliverables - Data collection/analysis; basic schematic design for the broad planning area; and development of written common elements for the broad planning area.
  - Anticipated deliverables - Higher level of schematics at 30% design for the core planning area.
  - Landscape Design work will be coordinated with the Flood Mitigation Design work.
  - Opportunities will be included for community input.
  
5. **The Beachcombers Restaurant Redevelopment RFP**
  - City secured structural and architectural analysis of building.
  - Waterfront Commission reviewed Summary of the RFP in August 2012 for this publicly owned property.
  - In September 2012, City Council approved issuance of an RFP.
  - The Beachcomber RFP was issued on February 28, 2013 and closed on June 15, 2013.

## D. Private Redevelopment Projects Initiated

1. **Purchase and restoration of 204-206 S. Union Street by Lawrence N. Brandt, Inc.**
  - Preservation and conservation of these 2 historic warehouse buildings into office use has occurred; no SUP was required.
  - Work began in early 2012 and was completed in June 2013.
  - Lawrence N. Brandt, Inc. updated the community at the May 2012 Waterfront Commission meeting and during a public tour on January 24, 2013.
  
2. **Possible purchase and development of 220 S. Union Street (Carr Hospitality)**
  - BAR Work Session held July 25, 2012: Standards for Review – Massing, Height, Design.
  - Development would require DSUP.
  - Carr presented update to Waterfront Commission on August 14, 2012 at 7:30AM.
  - City sent set of comments on first concept review in September 2012. Comments are online.
  - Carr made a Concept II submittal on August 1, 2013 with revised drawings.



Integrated Flood Control System Concept



Existing and Proposed Public Spaces



Existing Beachcomber Restaurant

3. Purchase and redevelopment of Sheet Metal Workers Building (EYA):
  - Conversion from office to residential (60 condominiums).
  - EYA held Pre-construction and Community Meeting on July 24, 2012 ([www.eya.com/oronoco](http://www.eya.com/oronoco)).
  - EYA updated the Waterfront Commission on the project in September 2012.
  - Redevelopment began in September 2012 and will run through late 2013/early 2014.
  - EYA is supportive of Art Wall; announced contribution of \$25,000 on July 24, 2012.
  
4. Food Court
  - The Food Court building was vacated in December 2011.
  - City held meeting with Realco on Nov. 15, 2012 recommending marketing strategy for long term tenant.
  - Interim Civil War Exhibit installed by City in November 2012 to keep area activated through the marketing process for a long-term tenant.
  - Realco announced new realtors - The Rappaport Company in November 2012 for the Food Court.
  - Waterfront Commission met with Realco and Rappoport in February 2013.



Rendering of the Oronoco Condominiums



Conceptual rendering of a redeveloped Food Court

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