



# CITY OF ALEXANDRIA WATERFRONT PLAN IMPLEMENTATION

March 2014

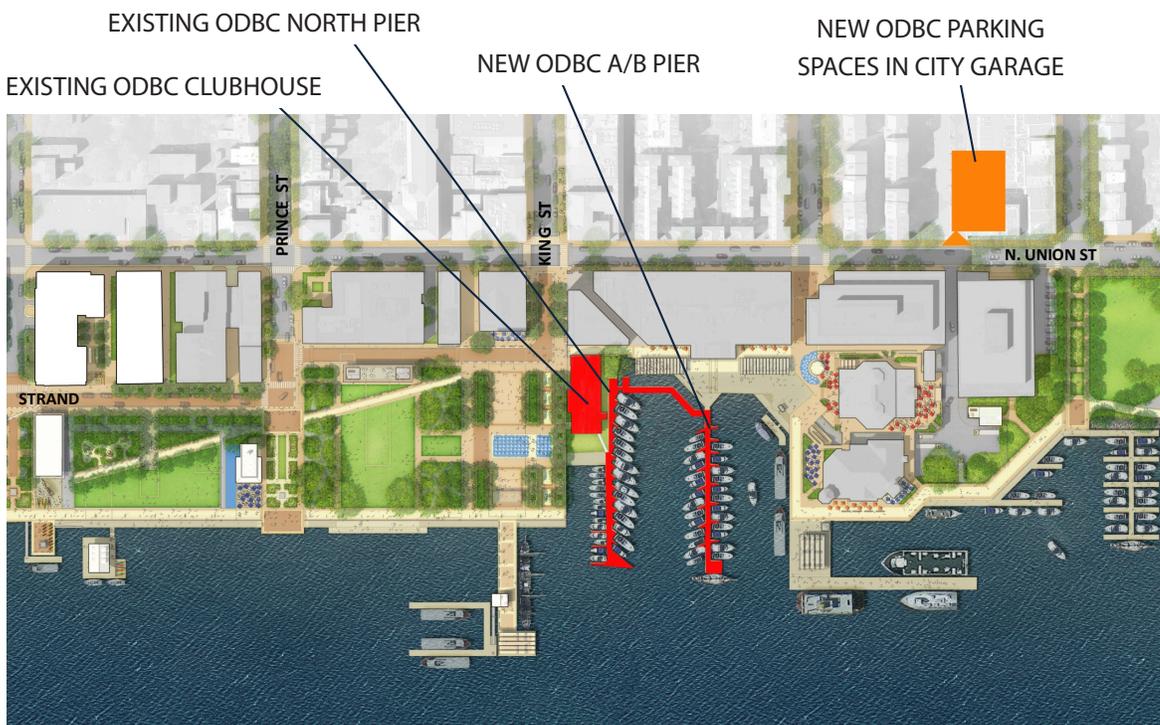
## BACKGROUND

- In November 2013, City Council directed the City Manager to continue negotiations with the Old Dominion Boat Club (ODBC) for 90 days to resolve a decade-long dispute involving the ODBC parking lot and adjacent areas. The disputed property is located where the commercial activity of King Street meets the civic activities of the Waterfront, resulting in a natural gathering spot for members of the public and, potentially, the principal hub of pedestrian activity for all of Old Town. For this reason, the Waterfront Plan identifies this location for a new plaza where these public activities can take place.
- The City has offered ODBC two options. These offers are an attempt to avoid using eminent domain, while providing ODBC with the same or better functional use of other property, which is above and beyond the compensation required by law.
- ODBC has called a special meeting and vote for late March and has notified its membership. The City awaits a review and a vote by the club on these two offers.

## OFFER #1: STAY IN PLACE OPTION

Allows ODBC to remain in its current location, provides the club with more parking, and maintains the current number of boat slips. Under this option:

- **Clubhouse:** City acquires the parking lot property only and any property rights ODBC claims to King Street Park, Wales Alley Extended and The Strand.
- **Parking:** City replaces 42 parking spaces in a City-owned parking garage near the clubhouse and provides additional 50 parking spaces during peak times.
- **Piers:** City removes the ODBC pier located within the King Street right of way, but provides replacement slips on the City's Torpedo Factory pier.
- **Compensation:** The City would pay ODBC \$2.5 million.



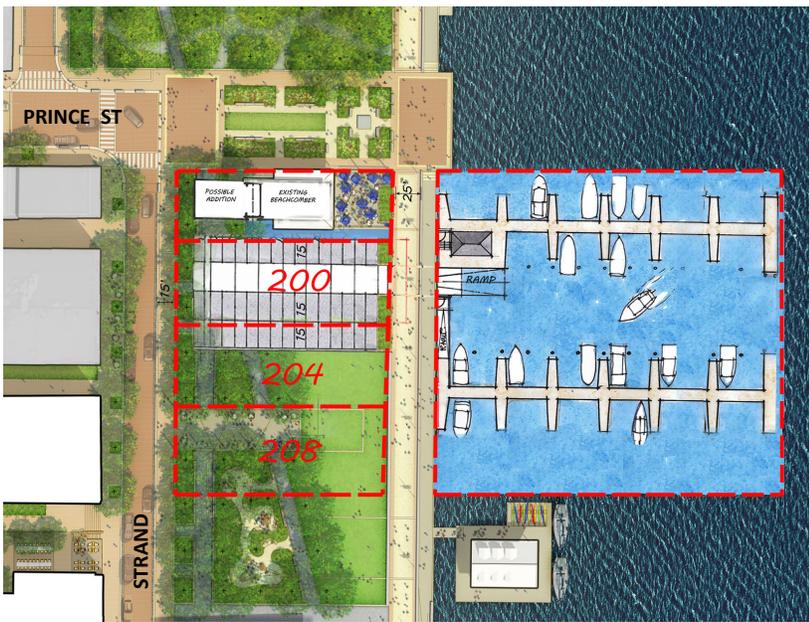
**STAY IN PLACE OFFER**  
 ILLUSTRATIVE SITE PLAN developed through City of Alexandria and Old Dominion Boat Club negotiations  
 3/14/2014

## OFFER #2: MOVE OPTION

Relocates ODBC to a new nearby Waterfront location that experiences less flooding, offers better views and potential rooftop deck access for the building, and provides adjacent surface parking. Under this option:

- **Clubhouse:** ODBC moves to City-owned property at 0 (zero) Prince Street and 200 Strand (the former Beachcombers Restaurant site).
- **Parking:** City plans to provide ODBC with 45 surface parking spaces adjacent to the building site.
- **Piers:** ODBC could build a boat ramp and new piers and slips at this location. ODBC has the option to continue using its current slips and Torpedo Factory Pier until state and federal approvals necessary for building new piers can be obtained.
- **Compensation:** The City would pay ODBC \$5 million.

**MOVE OFFER**  
 ILLUSTRATIVE SITE PLAN developed through City of Alexandria and Old Dominion Boat Club negotiations 3/14/2014



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## EMINENT DOMAIN

If no consensual resolution is reached, City Council has directed the City Manager and the City Attorney to begin the eminent domain process to acquire the necessary properties for this public project.