



Special Use Permit #2015-0106
2A Wolfe Street - between Wolfe and Wilkes Streets
(Parcel address: 400 S Union Street)
New Harborside Yacht Club

Application	General Data	
Public hearing and consideration to request to amend existing Special Use Permit #2002-0042 for a private marina to expand the potential users of the marina.	Planning Commission Hearing:	December 1, 2015
	City Council Hearing:	December 12, 2015
Address: 2A Wolfe Street – between Wolfe and Wilkes Street (parcel address: 400 South Union Street)	Zone:	W-1/Waterfront Mixed Use
Applicants: New Harborside Yacht Club, LLC by Robert Dugger	Small Area Plan:	Waterfront

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 1, 2015: On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0106 subject to the deletion of Condition 4 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0, with Commissioner Brown absent.

Reason:

The Planning Commission partially agreed with the staff recommendation to amend the SUP and permit boat slip usage for a broader population. The Planning Commission, however, disagreed with the staff recommendation regarding the extent to which boat slip ownership and use should be permitted. Commissioner Macek stated that boat slips should be available to anyone and not only to residents of Parking District One. He suggested that marina users, residing outside walking distance, should be required to lease a parking space or travel by taxi or public transportation to the marina. Chairman Lyman and Vice Chairman Dunn questioned how parking enforcement would be handled if the marina was open to a broader range of boaters and Commissioner Macek responded that public parking is limited to two hours in the area and that the Harborside Condominiums have an established mechanism to limit non-resident parking. He suggested that boat slip lease agreements could contain parking requirements. Commissioner

Wasowski identified that the Zoning Ordinance does not include a parking requirement for marinas and the marina business is a relatively small operation with nine boat slip users. Vice Chairman Dunn asked staff about potential impacts of the marina on Robinson Terminal South and staff responded that the public pier at the new development is limited to a minimal number of boat day slips and EYA will remove abandoned piers in the vicinity to improve boat access to both docking areas. Commissioner Koenig questioned staff about parking and usage enforcement and staff responded that Condition 4 included a requirement that the applicant must maintain a registry of slip owners and that resident complaints related to SUP non-compliance are investigated by staff. He agreed with Commissioner Macek to place no restrictions on marina usage related to residence location and believed that neighborhood parking would not be impacted in this scenario. He added that the existing two hour parking limitation in the area would control vehicle parking by boat slip owners residing outside of Parking District One and those wishing to use boats for an extended period of time would likely choose to travel by taxi or public transportation to the marina. Vice Chairman Dunn agreed with this assessment, stated that a parking restriction for marina users was unnecessary, and suggested the deletion of Condition 4. Commissioner Lyle and Chairman Lyman concurred given the small number of people using the boat slips at the marina.

Speakers:

Brian Buzzell, co-owner of marina and applicant, stated that he supported the active use of the waterfront and wished to expand ownership of the slips beyond Harborside Condominium residents. He believed that limiting marina use to Parking District One residents would not impact neighborhood parking given that these individuals could walk to the nine-slip marina.

Robert Dugger, co-owner of marina and applicant, suggested that boat slip owners may likely travel to the marina by taxi to be dropped off at the foot of Wolfe Street where the marina is located, reducing parking impacts.



Special Use Permit #2015-0106
2A Wolfe Street (parcel address:
400 South Union Street)



I. DISCUSSION

The applicant, New Harborside Yacht Club, LLC, requests to amend existing Special Use Permit #2002-0042 for a private marina to permit additional users of the marina. The proposal extends ownership of boat slips to all residents living in Residential Parking District One.

SITE DESCRIPTION

The subject site is located on the Potomac River, between Wolfe and Wilkes Streets. The nine-slip marina, composed of a floating connecting pier and five-finger piers, is located along 175 feet of shoreline and occupies approximately 10,500 square feet of river surface area. The Harborside at Old Town residential development is located to the west, and a private marina associated with the condominium association is sited to the south. Windmill Hill Park is located further to the south. The recently approved Robinson Terminal South Development, including the existing pier and six to-be-constructed day slips, will be located to the north.



BACKGROUND

Site Plan #87-083, approved on June 29, 1988, permitted the construction of a private marina with two floating piers and 26 boat slips in association with the construction of 74 residential units at the Harborside at Old Town. The developer of the Harborside residential dwellings, 400 South Union Street Joint Venture, requested SUP approval to operate the proposed marina for Harborside residents' exclusive use, and City Council subsequently approved SUP#2263 for the marina, consistent with the approved site plan. The two floating piers, each with 13 boat slips, were to be constructed in two phases. Phase I was built and included 11 boat slips in close proximity to Wilkes Street. Phase II, however, remained undeveloped due to a lack of demand for boat slips by Harborside residents.

In June 2002 City Council approved SUP #2002-0042, at the request of New Harborside Yacht Club, LLC, for the operation of a private marina at the location previously reserved for the Phase II marina. Owners of boat slips acquired the use of the slips through an investment in the New Harborside Yacht Club corporation. Boat slip ownership and use was limited to Harborside Condominium residents and their guests in Condition 4 of the SUP report in order to eliminate the parking of additional vehicles on neighborhood streets.

A recent SUP inspection found applicant compliance with all SUP conditions.

PROPOSAL

The applicant requests to amend Condition 4 to permit the ownership of the marina boat slips at 2A Wolfe Street to include residents of Residential Parking District One. Harborside Condominium residents would continue to be eligible to purchase boat slips as residents of this parking district. Residential Parking District One represents the southeast quadrant of Old Town and is generally bordered by Prince Street to the north, the east side of Washington Street to the west, Church Street to the south, and the river shoreline to the east (Figure 1). The applicant proposes to offer boat slip purchases to residents within walking distance of the marina given on-street parking constraints in proximity to the marina. When available, the applicant would allow the Alexandria Seaport Foundation and other non-profit boating organizations to store boats at the marina could be available to for boat storage as long as the organizations do not require the use of on-street parking.



Figure 1: Parking District One and New Harborside Yacht Club location

PARKING

A formal parking requirement does not exist in the Zoning Ordinance for marina uses. In practical terms, the applicant's proposal does not require parking as marina patrons would be within walking distance of the marina.

ZONING/MASTER PLAN DESIGNATION

The private marina is located in the W-1/Waterfront Mixed Use zone. Section 5-503(C) of the Zoning Ordinance permits a private marina with Special Use Permit approval in the W-1 zone. The proposal is consistent with the Waterfront Small Area Plan goal to expand the boating accessibility of the Alexandria waterfront.

II. STAFF ANALYSIS

Staff supports the applicants' request for an amendment to Condition 4 of SUP #2002-0042 to allow residents of Residential Parking District One to purchase and use boat slips at the New Harborside Yacht Club. Extending the sale of boat slips to a broader range of residents would provide the applicant with an opportunity to operate its business at full capacity without creating additional parking impacts in the neighborhood. The private marina is located within a mile, a convenient walking distance, of the residences in Residential Parking District One. Future residents of the 96-unit Robinson Terminal South could be also eligible as boat slip owners given the development's location in this parking district. Additionally, the proposal supports the Waterfront Small Area Plan vision to encourage boating access along the waterfront as commuting and leisure travel opportunities would be enhanced for residents of Parking District One, contributing to increased waterfront activity. Broader availability of boat slips at 2A Wolfe Street may also offset the possible loss of pleasure boat slips at the City Marina due to the potential expansion of commercial boat fleets using this pier, as designated in the small area plan.

Conditions have been carried forward from SUP#2002-0042. Residents in Parking District One are permitted to own and use boat slips at the 2A Wolfe Street marina, as recommended in the amendment to Condition 4. In addition, Condition 4 allows the storage of Alexandria Seaport Foundation and similar non-profit organization boats at the marina with the requirement that vehicles would not be associated with this marina use. Given that construction of the marina has been approved and completed, Conditions 5-8 and 10 have been deleted. The standard condition mandating a one-year SUP review of compliance has been added as Condition 11.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2002-0042)
2. The number of boat slips of the Phase II portion of the marina shall be limited to nine and shall be located generally as depicted in the plan submitted with the application. (P&Z) (SUP#2002-0042)
3. **CONDITION AMENDED BY STAFF:** ~~The design and construction plans for the proposed marina shall remain~~ be in compliance with the City's Flood Plain Ordinance and with existing alignment of bulkhead as required by U.S. War Department on July 23, 1939. (T&ES) (SUP#2002-0042)
4. **CONDITION DELETED BY PLANNING COMMISSION: CONDITION AMENDED BY STAFF:** ~~Each of the nine slips approved in this permit, and all boats moored in those slips, shall be owned and used by Harborside Condominium residents and their guests residents of Parking District One. Boats associated with the Alexandria Seaport Foundation and other similar non-profit boating organizations that do not require vehicle parking shall be permitted to dock at the marina. A registry of all slip owners and boat owners and their addresses shall be maintained by the applicant and subject to inspection by City staff to ensure compliance with this condition. (City Council) (SUP#2002-0042) (PC)~~
5. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~All necessary state and federal permits must be obtained prior to commencing work. Copies of these permits must be filed with all relevant city agencies. (T&ES) (SUP #2002-0042).~~
6. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~All necessary state and federal permits must be obtained prior to commencing work. Copies of those permits must be filed with all relevant city agencies. (T&ES) (SUP#2002-0042)~~
7. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall provide a plot plan for approval showing all site improvements/alterations related to marina construction. (T&ES) (SUP#2002-0042)~~
8. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~An erosion and sediment control plan must be approved by the Director of Transportation and Environmental Services prior to commencing work. (T&ES) (SUP#2002-0042)~~
9. Owners must maintain an environmental spill kit on-site for emergency use. (T&ES) (SUP#2002-0042)

10. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The entrance to the open space area at Wolfe Street shall be relandscaped consistent with its function as an entrance for the public. A plan for the revised landscaping shall be submitted to and approved by the Director of Parks, Recreation and Cultural Activities prior to installation. (SUP#2002-0042)~~
11. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 **CONDITION AMENDED BY STAFF:** ~~The design and construction plans for the proposed marina shall remain~~ be in compliance with the City's Flood Plain Ordinance and with existing alignment of bulkhead as required by U.S. War Department on July 23, 1939. (T&ES) (SUP#2002-0042)
- R-2 **CONDITION AMENDED BY STAFF:** Each of the nine slips approved in this permit, and all boats moored in those slips, shall be owned and used by ~~Harborside Condominium residents and their guests~~ residents of Parking District One. Boats associated with the Alexandria Seaport Foundation and other similar non-profit boating organizations that do not require vehicle parking shall be permitted to dock at the marina. A registry of all slip owners and boat owners and their addresses shall be maintained by the applicant and subject to inspection by City staff to ensure compliance with this condition. (City Council) (SUP#2002-0042)
- R-3 **CONDITION SATISFIED AND DELETED BY STAFF:** ~~All necessary state and federal permits must be obtained prior to commencing work. Copies of these permits must be filed with all relevant city agencies.~~ (T&ES) (SUP #2002-0042).
- R-4 **CONDITION SATISFIED AND DELETED BY STAFF:** ~~All necessary state and federal permits must be obtained prior to commencing work. Copies of those permits must be filed with all relevant city agencies.~~ (T&ES) (SUP#2002-0042)
- R-5 **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall provide a plot plan for approval showing all site improvements/alterations related to marina construction.~~ (T&ES) (SUP#2002-0042)
- R-6 **CONDITION SATISFIED AND DELETED BY STAFF:** ~~An erosion and sediment control plan must be approved by the Director of Transportation and Environmental Services prior to commencing work.~~ (T&ES) (SUP#2002-0042)
- R-7 Owners must maintain an environmental spill kit on-site for emergency use. (T&ES) (SUP#2002-0042)

City Code Requirements:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

No comments received

Fire:

No comments

Health:

C-1 Contact the Alexandria Health Department for a marina or other places where boats are moored.

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

2015-0106

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2 A WOLFE ST (10 Wolfe St)

TAX MAP REFERENCE: MAP#075.03 BL 04 Lot 03 ZONE: W-2

APPLICANT:

Name: NEW HARBORSIDE Yacht CLUB LLC

Address: 10 WOLFE ST Alexandria Va 22314

PROPOSED USE: Marina - Open To residents of Potomac District One

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

<u>ROBERT H. NIGGER</u>	<u>[Signature]</u>	<u>SEP 8, 2015</u>
Print Name of Applicant or Agent	Signature	Date
<u>10 WOLFE STREET</u>	<u>703 2396039</u>	<u>703 2396041</u>
Mailing/Street Address	Telephone #	Fax #
<u>ALEXANDRIA VA 22314</u>	<u>RH.NIGGER@GMAIL.COM</u>	
City and State	Zip Code	Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of NEW HARBORSIDE YACHT CLUB LLC, I hereby
 (Property Address) (10 WOLFE ST, ALEX.VA) 2A WOLFE STREET
 grant the applicant authorization to apply for the SUP AMEN/MENT use as
 (use) MARINA OPEN TO PARKING DISTRICT ONE
 described in this application.

Name: ROBERT H. JIGGER

Please Print

Address: 10 WOLFE STREET

Phone: 703 739 6039 (HOME)

202 285 9988 (CELL)

Email: RHJIGGER@GMAIL.COM

Signature: [Signature]

Date: SEPT 8, 2015

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

ROBERT H. JIGGER - Controlling Partner
BRIAN V Buzzelli - Controlling Partner

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>ROBERT H. JACGER</u>	<u>10 WOLFE ST ALEX. VA 22314</u>	<u>CONTROLLING PARTNER</u>
2. <u>Brian V Bryzgal</u>	<u>650 S. Columbus St</u>	<u>Controlling Partner</u>
3.	<u>Alex 22314</u>	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 20 WOLFE ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>ROBERT H. JACGER</u>	<u>10 WOLFE ST ALEX. VA 22314</u>	<u>CONTROLLING PARTNER</u>
2. <u>Brian V Bryzgal</u>	<u>650 S. Columbus St</u>	<u>Controlling Partner</u>
3.	<u>Alex Va 22314</u>	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <u>N/A</u>		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/8/15 ROBERT H. JACGER [Signature]
Date Printed Name Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☐ a new use requiring a special use permit,

☒ an expansion or change to an existing use without a special use permit,

☒ an expansion or change to an existing use with a special use permit,

☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

9 24/7 except winter; when no boating

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

0

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

7 days a week

Hours:

24 except winter/ice

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

none (NHVC Rules & Regulations strictly
Prohibit noise)

- B. How will the noise be controlled?

see above

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

NHYC Rules & Regulations dictate owners take trash with them.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

minimal

- C. How often will trash be collected?

N/A see above

- D. How will you prevent littering on the property, streets and nearby properties?

N/A see above

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes

☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.



Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A -500

Does the application meet the requirement?

☒ Yes [] No

- B. Where is required parking located? (check one)

[] on-site

☒ off-site

If the required parking will be located off-site, where will it be located?

District ONE - RPP 1

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

[] Yes [] No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N/A square feet.
18. What will the total area occupied by the proposed use be? N/A
 _____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
 - ☐ a house located in a residential zone
 - ☐ a warehouse
 - ☐ a shopping center. Please provide name of the center: _____
 - ☐ an office building. Please provide name of the building: _____
 - ☒ other. Please describe: Marina

End of Application

SUP Background Information

The old Harborside marina was built when the town homes were built in the early 1990s. The new marina was built by Brian Buzzell and Robert Dugger in 2001 in response to rising demand at that time for boat slips.

This request is about amending the New Harborside Marina SUP. The SUP for the "old" Harborside marina is restricted by Harborside Condominium rules. Eventually, they may want to change their SUP, but our inquiry is separate from anything the Harborside Condominium may want to do in the future.

As background, the new marina was part of the original Harborside waterfront plan and was approved by City Council as part of the Harborside development. However, due to the early 1990s recession and reduced demand, these slips were not built.

During the 1990s, demand for slips rose again. In 1999, with the Harborside Board's permission, Brian and I acquired the necessary riparian rights and permits to build out the remaining boat slips, and constructed the new marina.

City Council approved the new marina SUP with a few restrictions; the most restrictive limited use of the marina to Harborside residents. Why? Parking. There was a concern that people outside southeast Alexandria and even outside the city would buy the slips and, when they used their boats, they would worsen parking conditions in parking Area #1.

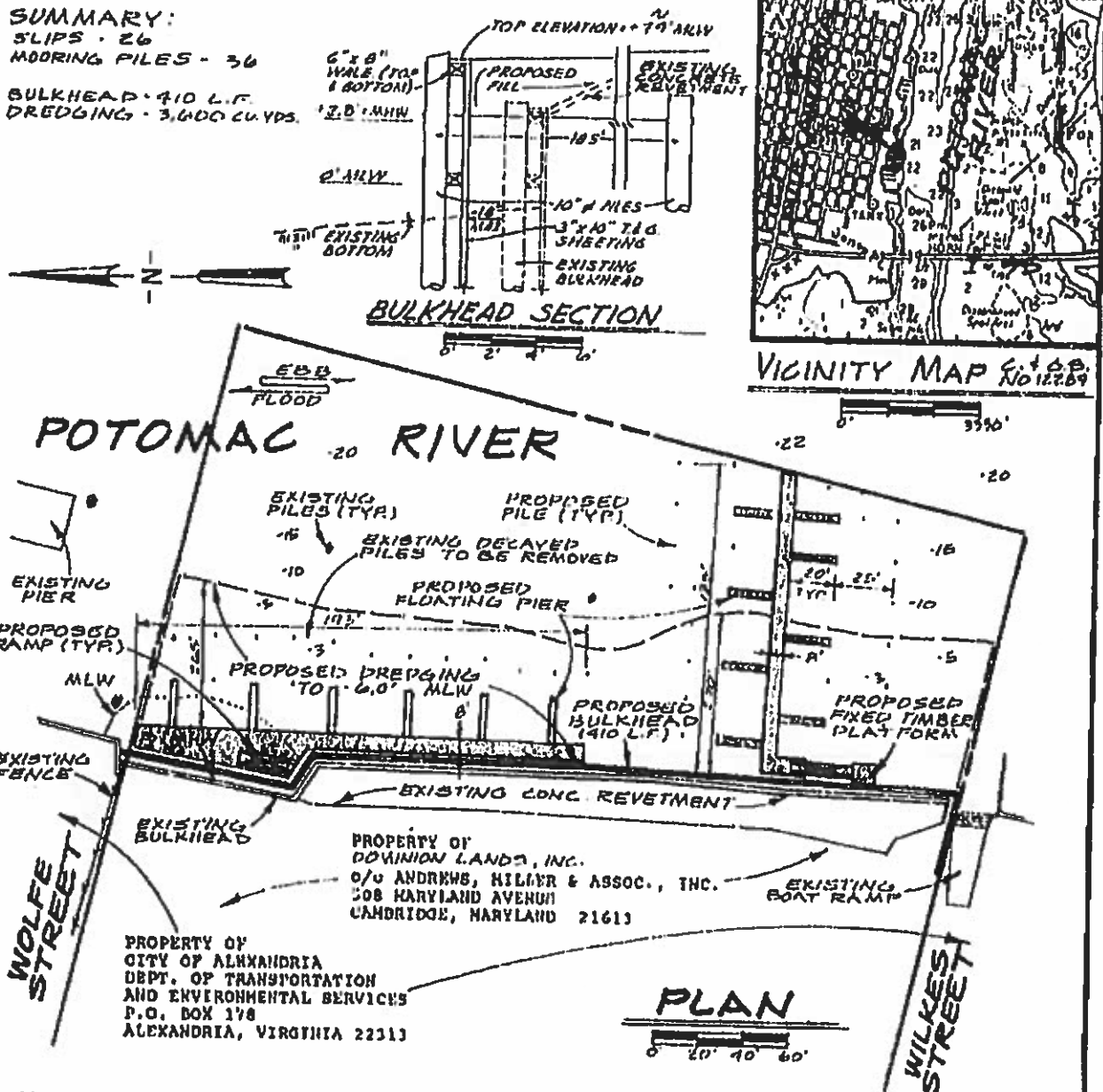
Over time, the population of Harborside changed and new residents were not interested in boating. New Harborside Marina slip owners began to rent their slips (under supervision of Brian and me) to Old Town residents living in the "walking-shed", so no parking issues, and this is the case today. As a note, it is quietly the case in the old Harborside marina too. Because rentals are limited to people living nearby, there have been no parking problems at all. People just walk to their boats. Though we still have several vacant slips, the new marina's slips are being used by Harborside and other Old Town residents, and people are happy.

Last year, two events occurred in the city that prompted Brian and me to begin the process to update the SUP to reflect reality. The first was the ODBC settlement that gave the city boat slips to current ODBC slip owners creating a large and immediate need for more boat slips in the city. The second was the sale of RTS for development of town home condominiums next door to Harborside. There is a shortage of slips for nearby residents now, and when the RTS project is done, the shortage will be even greater.

To help address the current and prospective shortage, Brian and I decided it is time to change the new Harborside Marina SUP to open it up to City residents within the "walking-shed". *

* ON A CASE BY CASE BASIS, CONSIDERED BY THE NAHC MANAGER(S) APPROPRIATE FOR 'OLD TOWN', THERE MAY ^{BE} USERS FROM OUTSIDE THE "WALKING SHED", SUCH AS THE SEAPORT FOUNDATION OR OTHERS.

9/8/2015

SUMMARY:SLIPS - 26
MOORING PILES - 36BULKHEAD - 410 L.F.
DREDGING - 3,600 CU. YDS.**NOTES**

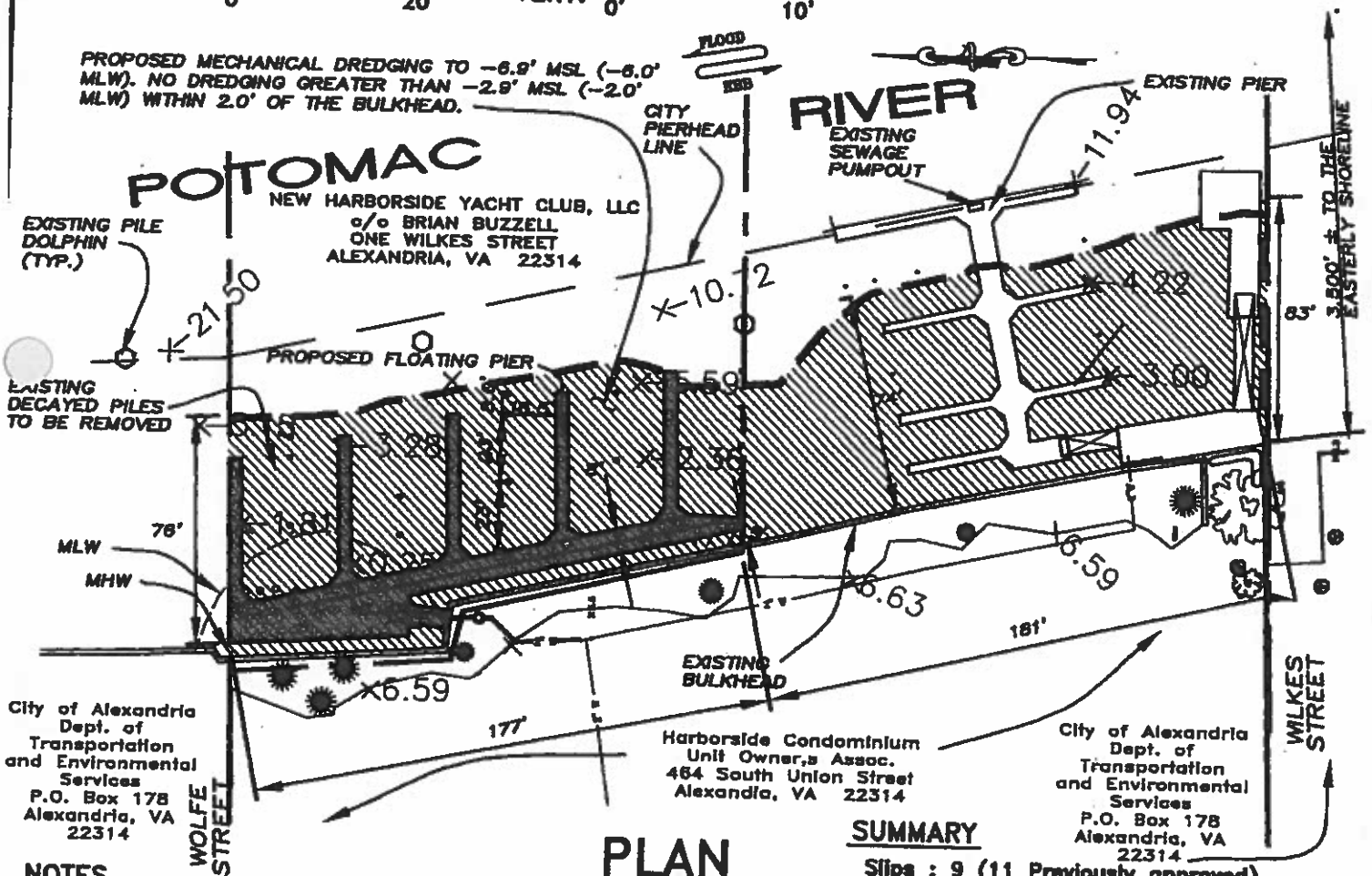
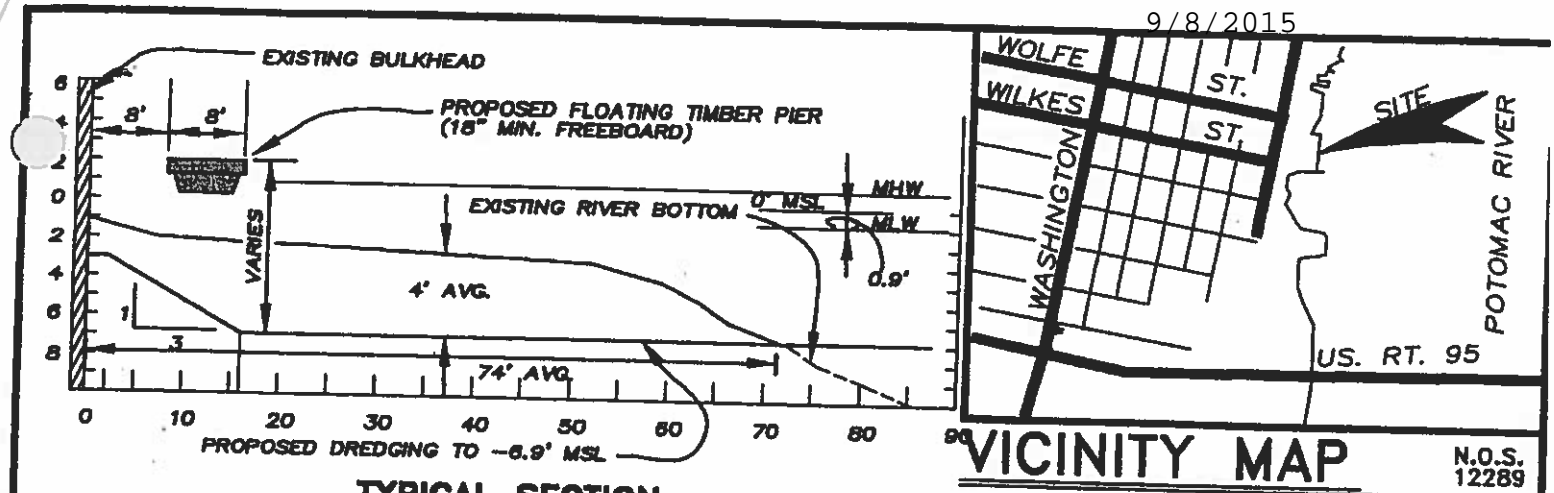
1. TIDAL RANGE IS 2.8 FEET.
2. SOUNDINGS IN FEET & REFER TO MLW.
3. APPROX. 3,600 CU. YDS. OF SAND, SILT & CLAY TO BE MECHANICALLY DREDGED TO -6.0' MLW.
4. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY. DESIGN DRAWINGS ARE TO BE PROVIDED SEPARATELY.

**PROPOSED
SHORELINE
IMPROVEMENTS**

III: POTOMAC RIVER
AT: ALEXANDRIA

APPL. BY: DOMINION LANDS, INC.
DATE: APRIL, 1989

LD



NOTES

1. TIDAL RANGE IS 2.8 FEET.
2. SOUNDINGS ARE IN FEET & REFER TO MSL.
3. APPROX. 3,600 CU. YDS. OF SAND, SILT AND CLAY ARE TO BE MECHANICALLY DREDGED TO -6.0' MLW.
4. INSTALLATION OF A FLOATING PIER SYSTEM TO INCLUDE 5 - 50'X4' WIDE FINGER PIERS AND 1,900 SQ. FT. OF COLLECTOR PIER.
5. MECHANICALLY DREDGED MATERIAL IS TO BE TRANSPORTED BY BARGE/TRUCK TO POSSUM POINT POWER STATION IN STAFFORD, VIRGINIA.
6. THESE DRAWINGS ARE FOR OUTLINE PURPOSES ONLY. DESIGN DRAWINGS ARE TO BE PROVIDED SEPARATELY

SUMMARY

Slips : 9 (11 Previously approved)
Mooring Piles : 15
Dredging : 3,600 Cu. Yds. Total
Harborside Condominium Unit Owner's Assoc. = ±1,400 a.y.
New Harborside Yacht Club
Subaqueous = ±600 c.y.
Non-Veg. Wetlands = ±1,500 c.y.

SHEET 1 OF 1

PROPOSED BOAT SLIPS & DREDGING.

IN: POTOMAC RIVER
AT: ALEXANDRIA, VIRGINIA
APPL. BY: NEW HARBORSIDE YACHT CLUB, LLC

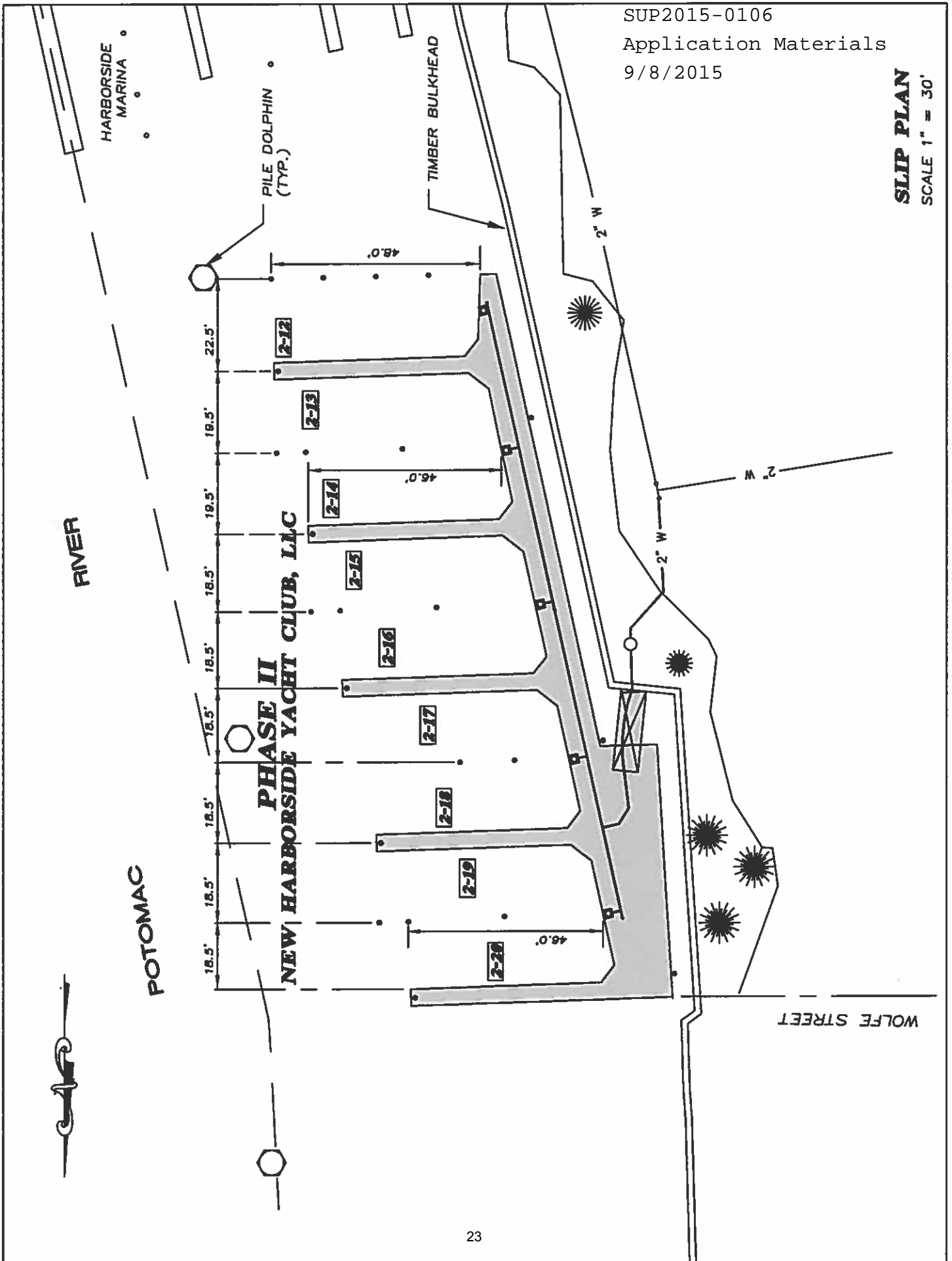
MARCH 2002

SUP2015-0106

Application Materials

9/8/2015

SLIP PLAN
SCALE 1" = 30'



From: susanwaskew@gmail.com <susanwaskew@gmail.com>
Sent: Monday, November 30, 2015 8:57 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #85116: Mayor, Vice Mayor, City Council To whom it may concern.I'm a Harbors

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 85116.

Request Details:

- Name: Susan Askew
- Approximate Address: No Address Specified
- Phone Number: 703-966-6058
- Email: susanwaskew@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: To whom it may concern.

I'm a Harborside resident and I'm writing to support SUP #2015-0106 to expand membership in the New Harborside Yacht Club to Parking District One residents.

Because people in Parking District One can walk to the slips, there will be no impact on parking. At the same time, expanding the use of those slips to District One residents would contribute to a more vibrant waterfront. Due to the limited scope of who is able to use the slips currently, many of them go unused. With all that is going on to increase usage of the waterfront area, it would be a shame to see this small spot remain dormant.

I strongly encourage the Planning Commission and the City Council to approve it.

Susan Askew
34 Wolfe Street
Alexandria

- Expected Response Date: Monday, December 7

Support for Special Use Permit #2015-0106

Additional Materials
11/30/2015

Guy Guthridge <gguthrid@yahoo.com>

Sat 11/21/2015 2:30 PM

To: PlanComm <PlanComm@alexandriava.gov>;

For the Planning Commission:

My wife and I will be out of town 1 December and thus unable to offer support in person during the 1 December meeting for Special Use Permit #2015-0106.

However, we do give here our unrestrained support for the proposal for all the reasons given in the application and in the staff recommendation.

For 2 weeks in October 2012, through the generosity of Mr. Dugger, we kept our 40-foot Albin trawler *Bright Pleiades* (basically a slow cabin cruiser) in a Harborside Yacht Club slip. Daily use followed that forecast in the application and in your assessment of it: We walked back and forth between our house and the boat, and we took cruises up and down the river and to Washington during that time.

Our appreciation of the city in which we have owned a house and lived since 1998 was enriched memorably by the water perspective that came to us through use of the boat from that location. In fact, Lynn published a feature story, "Finding Home in Old Alexandria," about the experience in one of the region's top boating periodicals, [Chesapeake Bay Magazine](#): "It's hard to find a new way to look at your own town, says Alexandrian Lynn Teo Simarski. But when she finally brought her trawler up the Potomac, it was easy to find what is left of the town's historic wharves and waterfront."

We will consider acquiring one of the slips should they become available to residents of Residential Parking District One.

Hurricane Sandy came through while our boat was there. We tied extra lines – nothing more extraordinary than that – and both the boat and the piers came through unscathed. I provide this information to indicate that the marina is built soundly, capable of securing a heavy boat, and unlikely in extreme weather or high water to become a hazard to navigation on the river or to those ashore.

Sincerely

Guy G. Guthridge
Lynn Teo Simarski
Owners
612 South Saint Asaph Street
Alexandria, Virginia 22314