

Special Use Permit #2019-00039
Riparian Area Adjacent to 0 Prince Street (Used and
Owned by 200 Strand Street) – Old Dominion Boat Club

Application	General Data	
Public hearing and consideration of a request for a special use permit to replace and expand a facility used for the docking or berthing of boats or ships	Planning Commission Hearing:	November 5, 2020
	City Council Hearing:	November 14, 2020
Address: Riparian Area Adjacent to 0 Prince Street	Zone:	W-1 / Waterfront Mixed Use
Applicant: Old Dominion Boat Club	Small Area Plan:	Waterfront / Old Town

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

Staff Reviewers:

Michael Swidrak, Urban Planner, michael.swidrak@alexandriava.gov

Catherine Miliaras, Principal Planner, catherine.miliaras@alexandriava.gov

Tony LaColla, AICP, Land Use Services Division Chief, Anthony.LaColla@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 5, 2020: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend the approval of SUP#2019-00039. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis. Chairman Macek asked staff to confirm if the proposal would preclude any progress with the implementation of the planned improvements to the waterfront or the applicant moving its boat slips from the pier off King Street or to the City Marina (A/B Pier). Staff responded that the SUP proposal does not preclude or inhibit ODBC constructing boat slips south of the City Marina in the future. Staff added that the design of the piers and wharf as primarily floating allows for future flexibility in the location and design of boat slips by ODBC. Relating to an additional question from Chairman Macek, staff added that there was not a nexus to add conditions to the approval that would require the applicant to construct boat slips in designated areas and move from their existing pier locations.

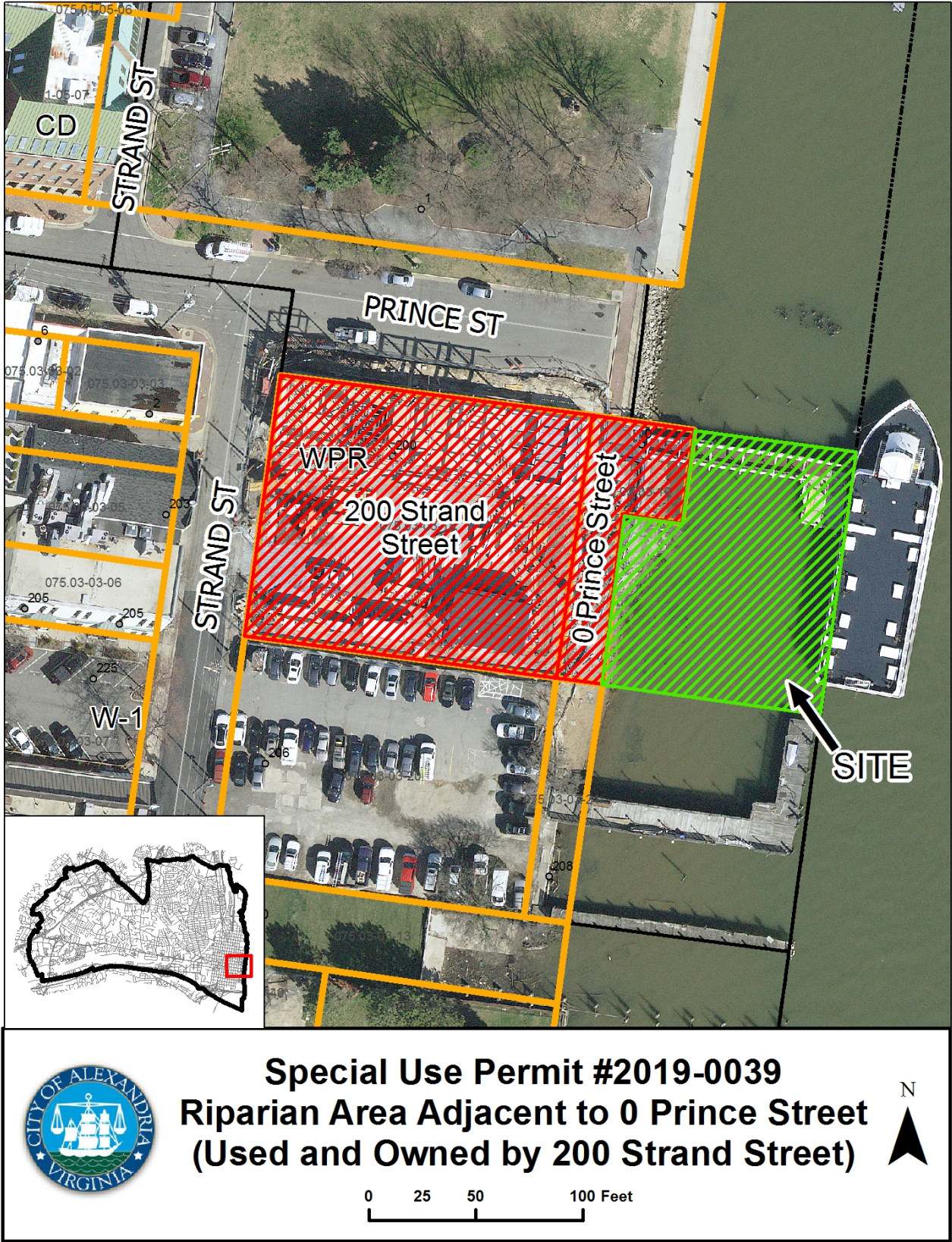
Chairman Macek noted that the concerns about the SUP in relation to the implementation of Waterfront Plan and improvements were valid, and that considerations with future claiming of A/B Pier in 2025 by ODBC is important to remember. He also noted that the applicant's proposal is improved in terms of size of the wharf and the primary use of floating versus fixed piers.

Speakers:

Brian Buzzell, of 659 S. Washington Street, expressed concerns regarding the permit request. He was concerned that the proposal would preclude ODBC moving all of its boat slips into the club's riparian property area and away from the piers that are part of the City Marina. Mr. Buzzell also expressed concern that the SUP request could also affect the City's plans to construct the flood mitigation and waterfront improvements along the river.

Robert Dugger, of 10 Wolfe Street, also expressed concerns regarding the permit request. Mr. Dugger noted that the applicant was not constructing boat slips in the riparian area as envisioned in the Olin Waterfront Schematic and was concerned this could inhibit public use of the City Marina and waterfront in the future.

Duncan Blair, representing the applicant, spoke in favor of the project. Mr. Blair noted that the plan for piers and a wharf for small watercraft was consistent with the Waterfront Plan. He also stated that the applicant has concerns regarding the timing of the planned waterfront improvements but is ready to coordinate with the City on the improvements as needed.



PROJECT LOCATION MAP

I. REPORT SUMMARY

REQUEST

The applicant, Old Dominion Boat Club, represented by Duncan Blair, attorney, requests a Special Use Permit (SUP) to replace and expand a facility used for the docking or berthing of boats or ships, based on Section 5-503(C) of the Zoning Ordinance.

SITE DESCRIPTION

The Old Dominion Boat Club (ODBC) is seeking to construct piers and a wharf in the Potomac River to the east of their property at 200 Strand Street. Per a 2014 Settlement Agreement with the City, ODBC has “riparian rights” to the water area in this location. Located in between ODBC’s property at 200 Strand Street (Lot 600) and ODBC’s riparian rights is a City-owned parcel (Lot 601) to be used for flood mitigation and a future promenade.

Within ODBC’s riparian rights area, facilities for the docking and berthing of boats may extend out to the pierhead line, which is approximately 100 feet east of the shoreline.

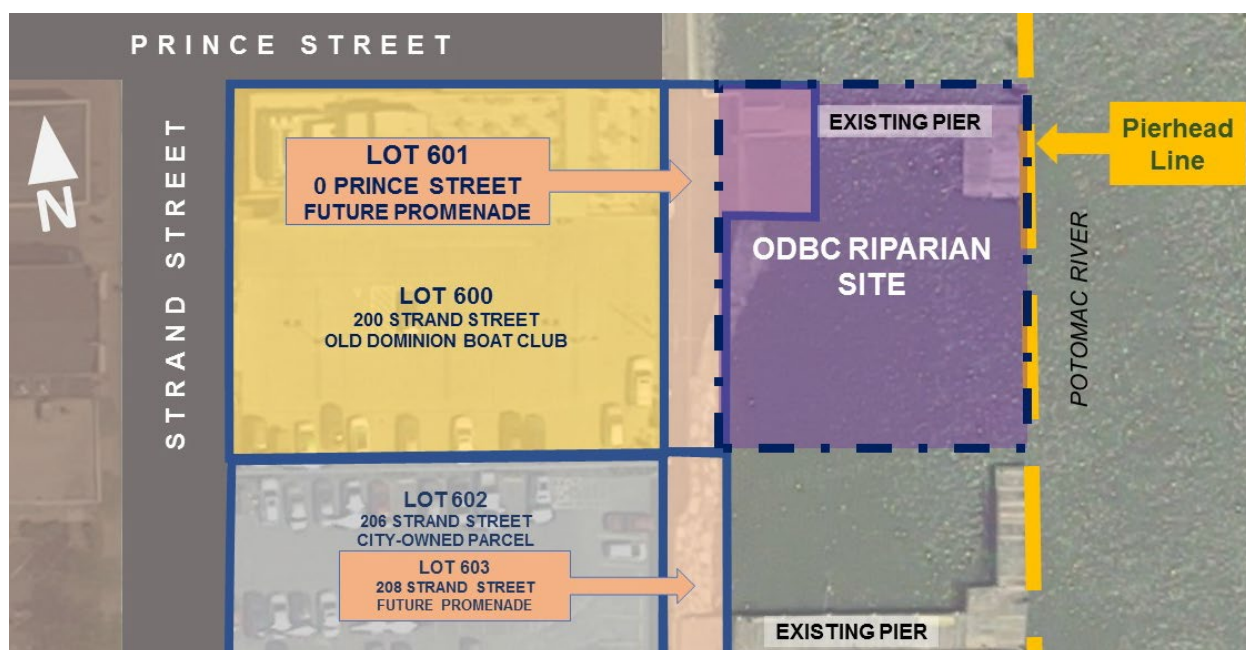


Figure 1: Parcels created after Settlement Agreement with Old Dominion Boat Club.

An existing deteriorated pier is attached to the northern portion of Lot 601. The approximately 100-foot-long pier is secured by a gate and is in poor condition. The pier was used by the Dandy cruise boat until 2018.



Figure 2: Existing pier as seen from ODBC site.

BACKGROUND

The background for the proposal is based on City approvals including the Waterfront Plan, the subdivision that created the four aforementioned parcels, the ODBC development special use permit (DSUP) approval, and the Settlement Agreement between ODBC and the City.

The Waterfront Plan was adopted by the City in 2012 and outlines the planning vision for the City's Potomac River waterfront to provide for a revitalized area with continuous public access to and increased activity on the waterfront. This resulted in the acquisition of the former ODBC building and parking lot at 1 King Street and the creation of Waterfront Park and the construction of the new ODBC building on 200 Strand Street, at the site of the former Beachcombers building at 0 Prince Street. As part of the City's plans for waterfront redevelopment, the City negotiated with the ODBC on site relocation and rights to construct piers for use by ODBC. A 2014 Settlement Agreement between ODBC and the City outlines the riparian rights granted to ODBC on the shoreline adjacent to the new ODBC site at 206 Strand Street. The riparian rights granted to the boat club include the right to the use of the water off of Lot 601. The Settlement Agreement also includes easements for a pier connection along the shoreline of Lots 601 and 603, a boat ramp access area in the southern portion of Lot 601 and a utility easement area in the northern half of Lot 601.

A subdivision (SUB#2014-0007) was approved by the City in 2014 facilitates the future Waterfront Promenade and the ODBC development. The parcels shown in Figure 1 above (Lots 600, 601, 602 and 603) were created with the subdivision. Lot 600 was conveyed in 2015 to ODBC as the site for the new boat club, while the City retained the other three parcels (after acquiring what is now Lot 602). Lot 601 and 603 were reserved for the public waterfront promenade and floodwall, and riparian rights for the construction of a boat ramp and piers were granted to ODBC on Lot 601. ODBC also has riparian rights to the water area that is connected to Lot 603, if construction of a pier in that area takes place by 2025. If no pier is constructed by that time, the area will revert back to City ownership. As noted, this proposal does not include a pier for the riparian rights off of Lot 603.



Figure 3 (left): The ODBC site and adjacent waterfront area in the 2014 Waterfront Schematic Landscape & Flood Mitigation Design. The City commissioned Olin Landscape Architects to create an illustrative layout of the waterfront. However, the Waterfront Schematic Design demonstrates the City vision that the riparian area adjacent to ODBC and 0 Prince Street and 208 Strand Street would be used for the docking and berthing of boats.

Figure 4 (right): The proposed future "ultimate" condition of the boat club and boat docks, per the released site plan for ODBC (DSUP#2014-0026). Note the docks and boat ramp location and design were not approved as part of the site plan.

The DSUP for the ODBC development (DSUP#2014-0026) was approved by City Council in 2015 and provides further direction on the future construction of piers and ramps for use by ODBC. Condition 22 of the approval states that “Any permanent structures associated with this development which are proposed within the river shall be subject to separate Special Use Permit approval and any required permit approvals.” While no piers or ramps were approved or proposed, the approved Final Site Plan included a conceptual schematic design for a pier with slips that would be built and utilized by the ODBC (see Figure 4 below). The conditions of approval address the coordination of City-initiated construction of the waterfront promenade and flood mitigation improvements with the construction of a temporary boat ramp for use by ODBC, though the conditions do not specifically address coordination with the construction of boat slips or piers.

PROPOSAL

The current proposal is a revised scheme based on extensive staff and applicant coordination since the previously docketed hearings. ODBC proposes to demolish the existing pier connected to 0 Prince Street. The piers will be constructed within the area covered by the riparian rights outlined in the 2014 Settlement Agreement. The applicant has expressed to City staff and in their application materials that the structures will support ODBC water dependent uses and activities. The initial proposal requested: a fixed pier, a floating pier, a floating kayak launch and a 48-foot by 90-foot open pile wharf to serve ODBC members and guests for what the applicant described as “facilities used for water related activity at the ODBC.” (*See Attachment 2*).

The current proposal includes the following elements:

- Approximately 10 feet south of the northern limit of the area of riparian rights, the applicant has proposed a **10-foot by 96-foot open pile fixed pier connected to shore with a ramp**. This pier will be primarily used for access to the other elements. The applicant has indicated that eastern portions of the pier may function as places to dock or berth smaller boats depending on the time of day and the depth of the river. This pier can be considered a general replacement of the existing deteriorated pier without the landing area “L” by the pierhead line.
- Located in the center of the area of riparian rights, the applicant has proposed a **30-foot by 66-foot floating wharf** connected by a 4-foot by a minimum 20-foot ramp¹. The applicant has indicated the wharf will be primarily used as a kayak launch with removable rack storage in the center of the wharf. The boat club discussed in its SUP application and in discussions with staff that the wharf could be used to host ceremonies for boat races or other infrequent events.

¹ Moffatt & Nichol, the City’s consultant for waterfront pier construction and related activities, noted that up to a 30-foot-long ramp may be required to connect the open pile fixed pier and the floating wharf.

- The proposed **8-foot by 80-foot floating pier** is located just to the west of the pierhead line and is connected at the north to the 10-foot by 96-foot open pile fixed pier. This pier will be used for docking or berthing transient boats or rowing shells.

Figure 5 illustrates the above scheme. In the future, a boat ramp could be installed adjacent to the southern riparian area boundary however it is not proposed at this time and would require an additional SUP request. Currently, ODBC plans to maintain its existing slips to the north near Waterfront Park, and no requests have been submitted for any other piers or docks that include permanent boat slips for ODBC members.

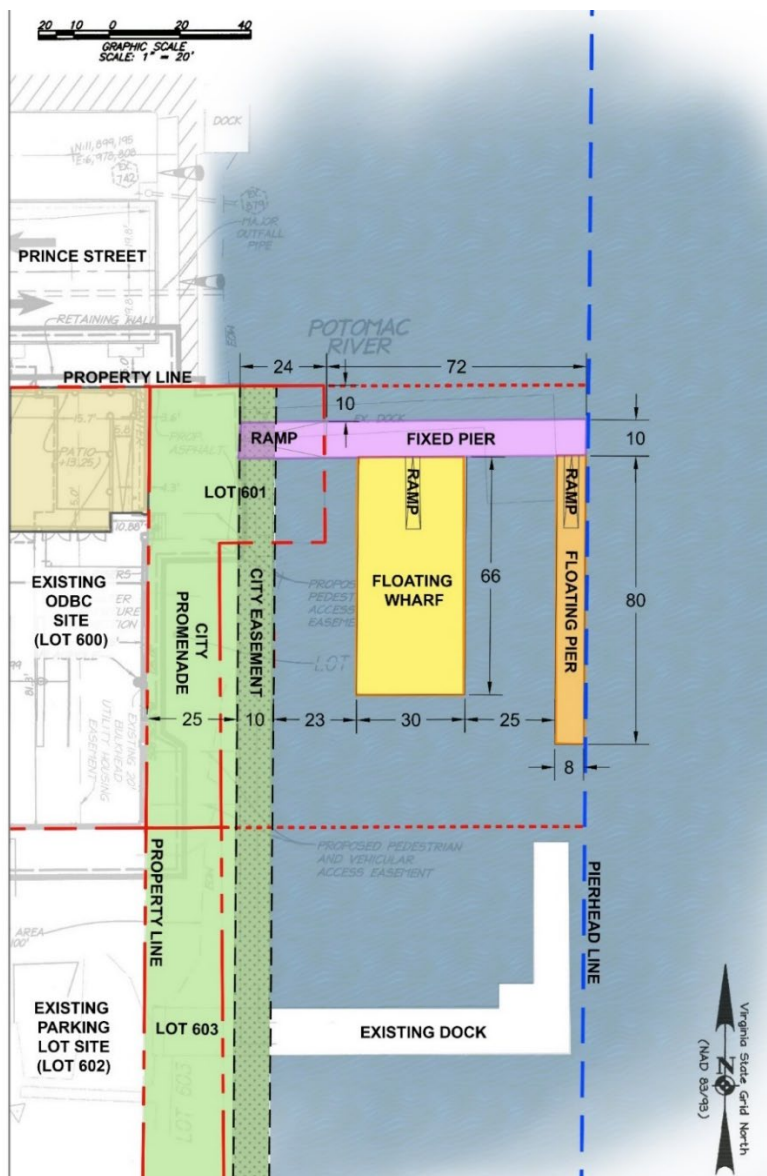


Figure 5: Applicant's proposed revised piers and floating wharf, with future waterfront promenade shown. This figure was created by staff to correlate with the applicant's revised scheme provided as Exhibit A in the submission materials.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the W-1 / Waterfront Mixed Use zone. Section 5-503(C) of the Zoning Ordinance allows “facilities used for docking or berthing of boats or ships, including public or private marinas and/or boat docks with related facilities limited to water and electricity connections” as a special use. The ODBC site is zoned WPR / Waterfront Park and Recreation zone, though this zone allows a special use nearly identical to the aforementioned special use in the W-1 zone.²

The site is located within the Old Town Small Area Plan and Waterfront Plan boundaries. The Waterfront Plan is supportive of the construction of piers and boat ramps along this area of waterfront, which is “consistent with the shapes of wharves in Alexandria’s history.”³

PARKING

Staff does not anticipate any additional parking impacts related to the proposed wharf and piers that would not be accommodated on the ODBC site. DSUP#2014-0026 was approved with 25 parking spaces for the parking lot on the ODBC site, which can be increased to 45 spaces, including tandem spaces used for larger events.

II. STAFF ANALYSIS

Staff is supportive of the revised proposal that allows for ODBC to utilize their riparian rights to dock and launch boats and ships along an area of waterfront adjacent to their property, to the extent that the proposed uses comply with the Waterfront Plan, Settlement Agreement and the Zoning Ordinance. The revisions since the original proposal, including the reduction in size of the wharf and the conversion of it to floating from fixed, are all significant improvements. Staff recommends special use permit approval with conditions for the application.

COMPLIANCE WITH THE ZONING ORDINANCE AND CITY PLANS

Planning Commission can only recommend and City Council can only approve SUP proposals that are in compliance with the Zoning Ordinance. In order for the proposed piers and wharf to be in compliance with the special use related to the application, the applicant must demonstrate that each aspect of the proposal can be considered a facility “used for docking or berthing of boats or ships.” The applicant has adequately demonstrated to staff that the fixed pier and floating pier are primarily used for this purpose, including for personal watercraft (kayaks, paddle boats, etc.) and small boats belonging to visitors from nearby boat clubs.

² Section 6-203(C) of the Zoning Ordinance allows “facilities used for the docking or berthing of boats or ships, including public or private marinas and/or boat clubs with related facilities limited to water and electricity connections” as a special use in the WPR zone.

³ Page 77 of the Waterfront Plan

Staff initially had concerns with the size of the proposed wharf, which in the earliest submission was 48 feet by 90 feet, or over 4,000 square feet in size, and fixed with piles. Staff had concerns that the wharf proposed in this capacity would serve primarily as an outdoor gathering space as opposed to a boat or kayak launch, which is not supported by the Waterfront Plan and the Zoning Ordinance. The applicant resubmitted its SUP application to reduce the wharf to 30 feet by 66 feet, a reduction of more than 50 percent in area of the wharf (to a maximum 1,980 square feet). Additionally, the applicant proposed a floating wharf in lieu of a fixed-pier wharf, which is more compatible for boat and kayak docking and launching as opposed to a gathering space. The applicant demonstrated to City staff in a February 2020 meeting that the 30 feet in width is necessary for the optimized use of the floating wharf for the docking and launching of kayaks at each end, when considering the wharf will be bifurcated by the 4-foot-wide ramp leading from the fixed pier and the placement of kayak racks at the center of wharf (see Figure 6).

Staff is amenable to the revised scheme with the reduced-sized floating wharf, as it does not conflict with the Waterfront Plan goal to develop and maintain an active and public waterfront edge. The Plan emphasizes providing both *de facto* public access (with the public promenade) but also warns against actions that would make public space feel private and, as a result, inhibit public enjoyment. Activities such as boat club events, awards ceremonies and the like were anticipated to occur on land, and the ODBC's parking lot was designed to also serve as a plaza for ODBC events. In addition, the use of the wharf is limited by the Zoning Ordinance and the W-1 zone in particular, which does not have any permitted (or other special) uses that would allow the wharf to be used for anything other than for the docking or berthing of boats or ships, unless it was for public or commercial (non-private) use.

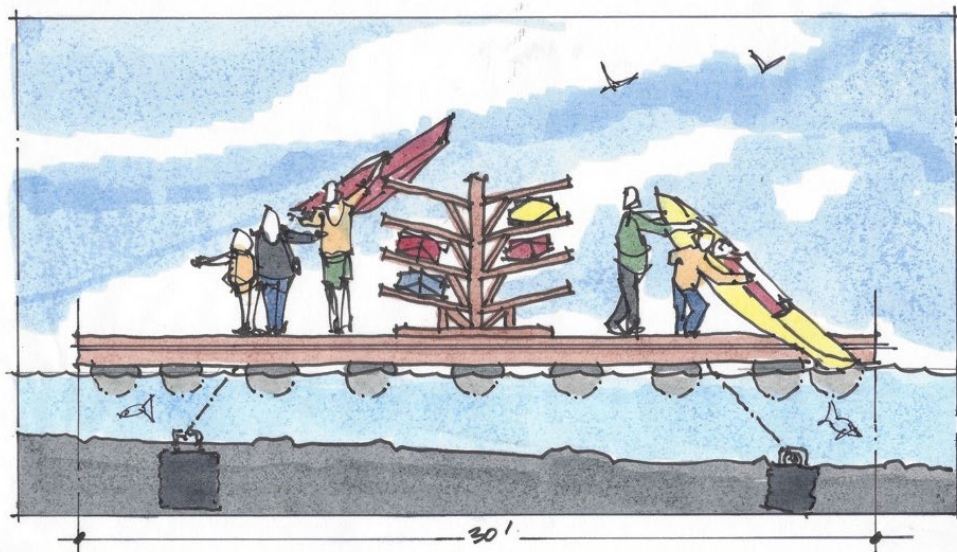


Figure 6. Illustrative section showing how a floating wharf 30 feet in width accommodates storing and launching kayaks on both sides (prepared by Planning & Zoning).

FUTURE COORDINATION WITH WATERFRONT IMPLEMENTATION

As the City continues the implementation of the Waterfront Plan and construction of parks and public spaces along the waterfront, the applicant will have to coordinate with the City as the waterfront promenade, floodwall and lower walkway are constructed on Lots 601 and 603. The revised scheme provides flexibility for future construction activities related to the flood mitigation wall and will facilitate the City's progress when that work commences. Applicant coordination with the City on Waterfront Plan-related construction activities within the applicant's riparian area will be facilitated through the removal of the floating pier and wharf and necessary portions of the open pile pier from the riparian area by the applicant. The removal of these structures by the applicant during construction allows for construction activities that may include construction barges, dredging operations or other activities within the applicant's riparian area that may be necessary to implement the City-planned improvements. Condition #6 provides guidance for coordination between the City and applicant regarding timing for the removal of the floating structures and portions of the open pile pier.

COMMUNITY

The proposal was discussed and presented at the Waterfront Commission. At the May 2019 Waterfront Commission meeting, City staff briefed commission members that the SUP proposal had been submitted to the City. The applicant presented the initial proposal to the commission at the June 2019 meeting and the commission endorsed the proposal with specific comments regarding conditions in the staff report, however some of the commission's comments are no longer applicable due to revisions to the proposal. After extensive discussions with City staff, the applicant returned to the Waterfront Commission in October 2020 to present the revised layout and receive an endorsement from the commission.

Subject to the conditions contained 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The piers, wharf and docking facilities shall be constructed in substantial conformance with “Exhibit A” submitted by the applicant and attached to this staff report, including a 10’ x 24’ Ramp, 72’ x 10’ Fixed Pier to the Pierhead Line, 30’ x 66’ Floating Wharf and 80’ x 8’ Floating Dock. (P&Z)
3. The proposed 10-foot by 96-foot ramp and open pile pier, as shown on Exhibit A, shall be constructed no closer than 10 feet from the northern riparian property line. (P&Z)
4. Structures connecting to the shoreline shall not restrict public access along the waterfront (P&Z)(DPI)(RP&CA)
5. Structural, electrical and water connections to the bulkhead line shall be coordinated with the Department of Project Implementation prior to construction. (DPI)
6. The applicant shall remove and temporarily relocate the floating pier and wharf and portions of the open pile fixed pier that impede the portion of the City’s proposed flood mitigation improvements in this area, within 60 days written notice from the City that the City is going to commence such flood mitigation measures within Lots 601 and 603. The floating pier and wharf and the westernmost portions of the open pile fixed pier shall be removed from the riparian area for the duration of construction activities for the flood mitigation wall, promenade and lower walkway, to the satisfaction of the Director of the Department of Project Implementation. The City will use its best efforts to provide the applicant with updates on the planning and the design of the flood mitigation improvements to be constructed on the City-owned property adjacent to the applicant riparian area. (P&Z)(DPI)(RP&CA)
7. No outdoor storage of furniture (including tables, chairs or umbrellas), equipment or accessory material, etc. not related to the docking and berthing of boats and ships or other personal watercrafts; including canoes, kayaks and paddle boards, are allowed on the surface of any structure or floating dock or pier. Each of the piers and the floating wharf may have one storage box for the storage of safety equipment and other docking material not to exceed the dimensions of 60” x 25” x 25”.
8. Any storage racks on the floating wharf shall be removable (not permanent), no taller than 60” in height and for actively used kayaks, canoes, and paddle boards. (P&Z)(RP&CA)

9. Any additional structures proposed to be constructed within the area of riparian rights shall be subject to separate Special Use Permit approval and any required permit approvals. (P&Z)
10. 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)
11. The applicant shall require its employees who drive to use off-street parking. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
12. The applicant shall direct club members and guests to the availability of parking off-street per DSUP2014-00026 and at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
13. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
14. The applicant shall encourage club members and guests to park off-street through the provision of information about off-street parking provided with DSUP2014-00026 and nearby garages on advertising and on the club's website. (T&ES)
15. The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)
16. The use shall comply with the City's noise ordinance and no amplified sound shall be audible at the limits of the applicant's area of riparian rights after 11:00 p.m. (T&ES)
17. Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to

neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

18. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
19. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
20. The sale of alcoholic beverages on the proposed berthing and docking facilities is not permitted. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning
Catherine Miliaras, AICP, Principal Planner
Michael Swidrak, AICP, Urban Planner III

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

Planning & Zoning

- F-1 This project is located within the locally regulated Old and Historic Alexandria District. The fixed portions of the proposed pier and wharf improvements require review and approval by the Alexandria Board of Architectural Review (BAR).

Transportation & Environmental Services:

- F-1 The plans shall be consistent with the Waterfront Small Area Plan for public access along the waterfront. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required prior to the start of construction. (Code Administration)

Archaeology:

- F-1 The subject property is a historically sensitive portion of Alexandria's historic waterfront. According to historic maps, a series of wharves and piers were built along the Potomac River shoreline in this area, among them Fowler's (or Fowle's) Wharf. Later, the Beachcomber Restaurant opened in 1946, becoming something of a local landmark until recently replaced by the boat club. The proposed undertaking will impact this waterfront area with pilings; however, there are no *known* historic resources located within the impact zone aside from a small portion of a historic pier along the north edge of the undertaking.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Health Department:

No comments received.

Parks and Recreation:

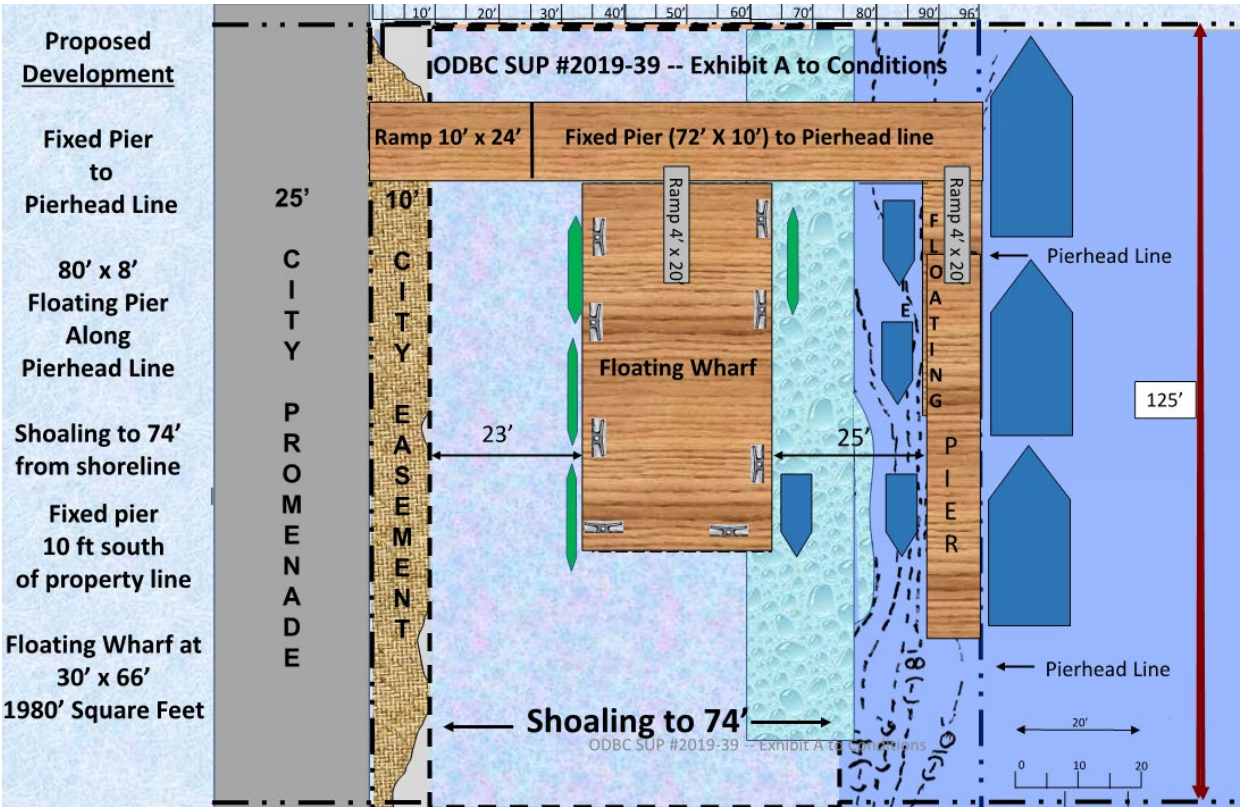
No comments received.

Police Department:

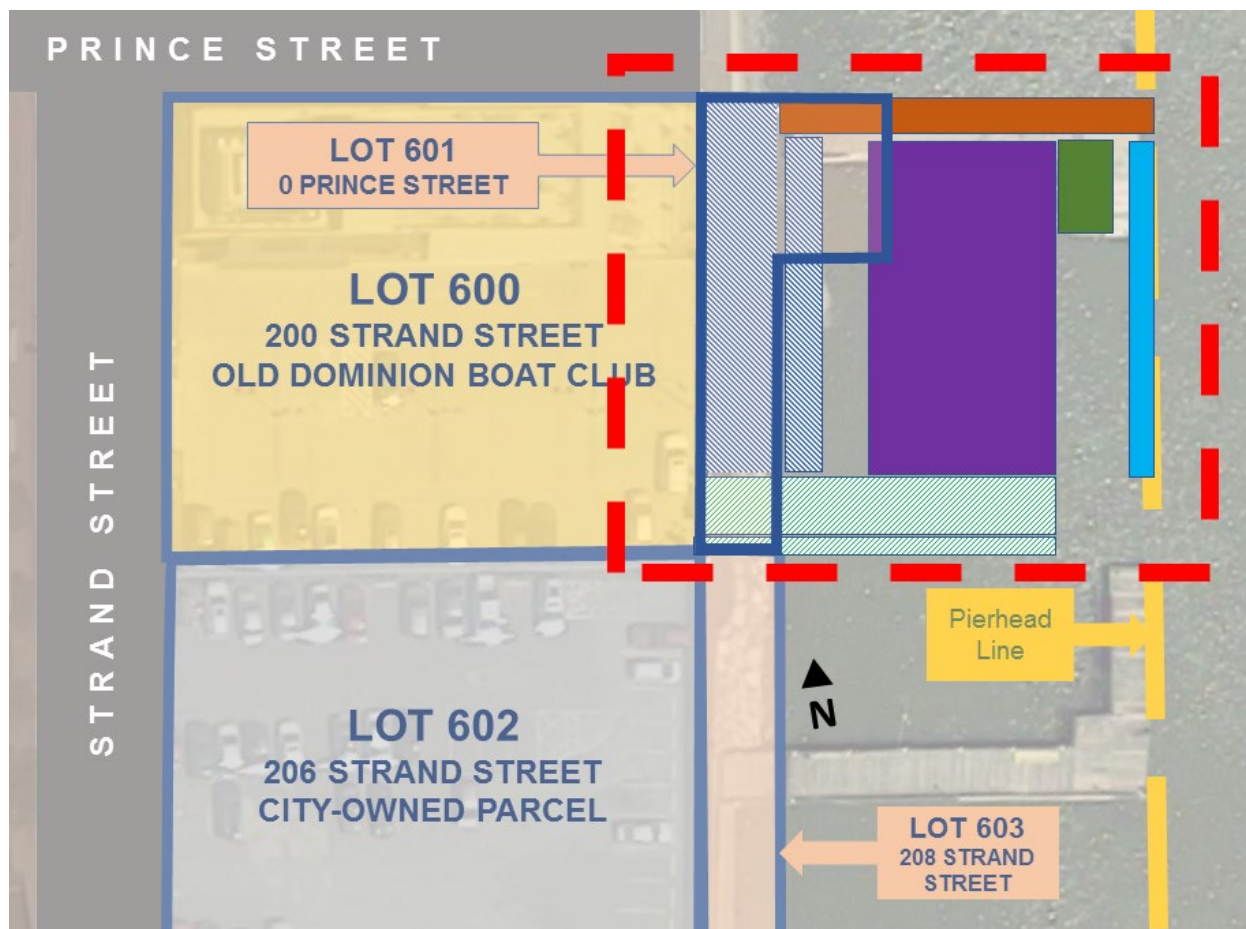
No comments received.







V. ATTACHMENTS

1 – Exhibit A (submitted by the applicant)



2 – Diagram of Previous Proposal, deferred prior to June 25, 2019 Planning Commission hearing



-  Proposed 10' by 96' Open Pile Pier
-  Proposed 12' by 24' Floating Kayak Dock
-  Proposed 48' by 90' Open Pile Wharf
-  Proposed 8' by 90' Floating Pier
-  Proposed Future Site of Boat Ramp and Tending Pier (Not Part of this Application)
-  Future Location of Waterfront Promenade and Lower Walkway (To be Constructed by City)



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: Riparian Area adjacent to 0 Prince Street, Alexandria, Virginia

TAX MAP REFERENCE: Riparian Area adjacent to 75.03 03 19 **ZONE:** WPR

APPLICANT:

Name: Old Dominion Boat Club, a Virginia nonstock corporation

Address: PO Box 1245, Alexandria, Virginia 22314 aka 200 Strand, Alexandria, VA. 22314

PROPOSED USE: Special Use Permit pursuant to Section 6-203 (C) to construct facilities used for water related activity as part of the Old Dominion Boat Club at 10 Prince St., Alexandria, Virginia.

☒ **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.

Duncan W. Blair, Attorney

Revised 4/23/19

April 16, 2019

Print Name of Applicant or Agent	Signature	Date
524 King Street	703 836-1000	703 549-3335
Mailing/Street Address	Telephone #	Fax #
Alexandria, Virginia 22314	dblair@landcarroll.com	
City and State	Zip Code	Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

the riparian rights owned by ODBC adjacent to O Prince Street.

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit per Section 6-203 C use as
(use)
described in this application.

Name: Old Dominion Boat Club c/o D Blair 703 836-1000
Please Print
Address: PO Box 1245, Alex., VA. 22314 c/o D Blair 703 836-1000
Signature: Bruce Catts, President Date: April 13, 2019

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 Riparian Rights

☐ 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 three percent.

Old Dominion Boat Club is a Virginia nonstock corporation governed by a seven (7)

member board of Governors. A list of the members of the Board of Governors is attached.

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 three 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. Old Dominion Boat Club "ODBC"	PO Box 1245, Alexandria, Virginia 22313	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Riparian rights adjacent to 0 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. ODBC	PO Box 1245, Alexandria, Virginia 22313	100%
2.		
3.		

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. ODBC	NONE	
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.

April 16, 2019

Bruce Catts

4/16/2019

Bruce Catts



Date

Printed Name

Signature

Old Dominion Boat Club Officers and Board of Governors.

Officers:

President:	Bruce Catts
Vice President	Sue Rushkowsky
Treasurer:	R.J. Test
Secretary:	Bob Waters
Commodore:	Adam Berman

Board:

Chairman Bill Gard
Richard Banchoff
Ernie Dauray
Janice Hobart
John Kerr
Colin Smith
Davie Wilkes

SUP # _____

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.

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

REVISED AUGUST 12, 2019

Narrative Description and Statement of Justification for Water Dependent Uses in ODBC's Riparian Rights Area in the Potomac River Adjacent to the ODBC Clubhouse at 0 Prince Street in Alexandria, VA

BACKGROUND

On June 25, 2014 the Old Dominion Boat Club ("ODBC") and the City of Alexandria (the "City") entered into a certain Property Acquisition and Exchange Agreement and accompanying Settlement Agreement (collectively the "Agreement") that resolved ongoing disputes that existed about the property at the foot of King Street that ODBC acquired in 1921. At closings held December 30, 2014 and May 27, 2015, ODBC and the City executed additional documents, including deeds, to implement the terms of the Agreement.

Consistent with the Agreement, on November 12, 2014 the City subdivided the property located at the intersection of the foot of Prince Street and the Potomac River into Lots 600, 601, 602 and 603. Lot 600 is now the location of the ODBC Clubhouse located at 0 Prince Street, Lot 602 is the vacant lot/parking lot owned by the City immediately to the south of Lot 600 and Lots 601 and 603 are owned by the City for the purpose of its proposed flood mitigation infrastructure improvements and construction of a public walkway or public access area.

The City conveyed to ODBC Lot 600. The City also conveyed to ODBC all riparian rights associated with Lots 601 and 603 and all piers, structures and improvements located at or eastward of the line of high tide where the Potomac River meets the shoreline along Lots 601 and 603. Therefore, by the foregoing and consistent with the Agreement, ODBC is the fee simple owner of Lot 600, along with all piers, structures and improvements located at or eastward of the line of high tide where the Potomac River meets the shoreline and enjoys all riparian rights associated with Lots 601 and 603.

Consistent with the terms of the Agreement, ODBC applied for and the City approved on March 15, 2015 Rezoning 2014-0013, DSUP 2014-0026 and ENC2014-006. The construction of the new ODBC Clubhouse at 0 Prince Street in accordance with the Rezoning and DSUP approval from the City, and also in accordance with the approved site plan, architectural drawings and building permits is now complete. On November 30, 2017 the City issued the Certificate of Occupancy for the new ODBC Clubhouse located at 0 Prince Street.

DSUP 2014-0026 provided several scenarios under which ODBC could construct new boat ramp and slips to serve its members, which location for the boat ramp was identified on the approved site plan for the 0 Prince Street Clubhouse. ODBC recognizes that if and when it chooses to construct a boat ramp in the location shown on the approved site plan, a separate special use permit from the City will be

required. This application is separate and apart from any potential future special use permit application for the construction of a boat ramp.

ODBC WATER DEPENDENT USES APPROVAL PROCESS

In implementation of the Agreement, ODBC proceeded with its development plan for water dependent uses in the area in which it enjoys riparian rights. ODBC applied for and received permits from the Virginia Marine Resources Commission (“VMRC”), the U.S. Army Corps of Engineers and the National Park Service for its water dependent uses. Specifically the VMRC approved on April 24, 2018 ODBC’s application (VMRC #17-V1845) and issued its permit; the Army Corps of Engineers approved VMRC’s application and issued its permit on July 2, 2018, reverified January 11, 2019 (NAO-2004-1734) and the National Park Service approved the application and issued its permit on April 5, 2019 (Permit NCR-6000-18-003).

The purpose of this application is to obtain a special use permit from the City for the ODBC waterfront improvements approved by VMRC, the Corps of Engineers and the National Park Service.

NARRATIVE DESCRIPTION OF THE APPLICATION

1. The ODBC has utilized water dependent uses in Alexandria since its founding in 1880 due to its boating and rowing focus. The relocation to the foot of Prince Street is the third move of the ODBC since 1880.

2. ODBC’s riparian rights currently contain a fixed, L-shaped pier extending from the shore to the existing pier-head line and several old, unused piles. The pierhead line at this point in the Potomac River is adjacent to the natural navigation channel. A large commercial, tourist vessel, the Dandy, used this pier as a mooring site for a number of years. The use of the L-shaped pier as a mooring location at the site terminated upon occupancy of the new ODBC clubhouse at Prince Street.

3. ODBC intends to replace the existing L-shaped pier with a combination of fixed piers extending eastward and a floating pier extending southward. The floating pier will provide facilities for transient boat mooring for larger boats due to the water depth along its expanse and for rowing crew shells and chase boats either for planned events/regattas or emergency needs. The ODBC also proposes to add a floating wharf over the shallow water in its riparian rights to allow and support current and new uses that include small boat mooring and launch and retrieval of crew shells and kayaks to support increased recreational use of the Potomac River. The proposed improvements are shown on Exhibit A.

4. The current L-shaped pier at the site is not sufficiently high at high water events to allow flushing of organic material and trash through the ODBC’s riparian rights site. The existing pier at times blocks the flow of such material, thus encouraging settlement of organic laden material in waters at the river’s edge. The ODBC plan for the replaced and extended L-shaped pier would increase the height of the new fixed pier above the water to encourage full flushing of undesirable material through and away from the site. ODBC also plans to remove old and unused piles on its site and, if requested by the City, to the north of

its site to remove the tendency to slow water flow and increase its flushing effects at the river's edge and decrease entrapment of floating debris by the old piles.

5. The proposed new floating wharf at the site would encourage increased recreation use of the site and support ODBC water dependent uses. The Prince Street site will be configured to support transient boat mooring and other daily marine uses. The proposed dimensions of the new fixed pier and floating pier as shown on Exhibit A, alone, will not support the full range of the anticipated increase in water dependent uses. However, in combination with the proposed floating wharf, the fixed pier and floating pier improvements will provide a platform to safely support the expected increase in daily and transient water dependent activity at the Prince Street location while retaining the traditional boat mooring capacity at 1 King Street, that was retained by ODBC under the terms of the Agreement.

6. The new ODBC floating wharf will have approximately 1980 sf of surface area. By comparison, the working surface area of the Dee Campbell Rowing Center wharves, at 1 Madison Street is approximately 5,970 sf, and the minimum surface area of the Robinson Terminal South (RTS) wharf, just south of the ODBC at 2 Duke Street, is approximately 12,400 sf. The ODBC floating wharf will provide a minimum size for support of the ODBC water dependent uses and activities.

7. Riparian rights use at the ODBC's new clubhouse site and marina facilities and wharf will include and provide support for the following:

a. ODBC Boating:

- Transient and/or daily mooring of power boats, day sailing, kayaks, canoes, jon boats, crew shells and shallow bottom fishing boats; additional space for transient boats from owners who are members of other yacht/boat clubs with reciprocal use privileges; and ramped access for senior ODBC members and members with special mobility needs.

b. ODBC and City of Alexandria Sponsored Community Events:

- Programs for children with Special needs (which ODBC conducts twice per year) including boating and fishing opportunities.
- Annual Blessing of the Potomac River Fleet using ODBC's waterfront facilities to organize the event participants (large and small boats) from ODBC.
- Christmas events including Santa's arrival by water for the annual children's Christmas party; the staging area for the water skiing Santa and elves program; Scottish Walk pageant including Salvation Army Bell ringing and the Annual Parade of Lights.
- Annual Salute to Alexandria Veterans on the waterfront.
- Annual Flag Raising Program (including City of Alexandria officials, U. S. Coast Guard Honor Guard and the salute from the DC Fireboats).

- Programs for injured/hospitalized/disabled military personnel.

c. Boating Events and Demonstrations:

- International Sailing Regattas.
- Leukemia- Lymphoma Society annual "Poker Run" Fundraiser.
- Alexandria Crew Boosters programs that support crew training and teams from Alexandria.
- Potential to support a regatta to support Alexandria crew (rowing) programs at T. C. Williams high school and ODBC crew teams. The combination of the new floating pier and marina wharf at ODBC could provide a Potomac River facility for potential crew races (that could include numerous other rowing clubs in the Washington DC region that would originate in the vicinity of the Dee Campbell Rowing Center with a finish line at the ODBC. The floating dock would provide a structure that would support docking of crew boats and support for electronic and visual documenting of race endings. The ODBC could potentially host the races and provide a facility for awarding of winner and runner-up trophies. Such an activity would let ODBC and Alexandria return to their historic roots of providing support for recreational and event rowing on the Alexandria waterfront.
- Alexandria Seaport Foundation programs.
- Hosting meetings and functions of the Potomac River Yacht Clubs Association (PRYCA) relating to Potomac River cruises, the annual Parade of Lights, etc.
- Hosting events and meetings, including annual meetings, of the Chesapeake Bay Yacht Club Association (CBYCA) and its local groups. Events include attendance and presentations and demonstrations by senior Coast Guard members and personnel and by Members of Congress.
- Hosting social functions and events for U. S. Navy officers and crews, such as a reception for the Commander and crew of the USS Alexandria, a nuclear attack submarine before its cruise to the North Pole, where the honored guests and speakers included Alexandria resident James Henson, the grandson of Mathew Henson, an Arctic explorer, polar navigator and the co-discoverer of the North Pole along with Admiral Peary.
- Organizing and hosting a 2014 history celebration of Alexandria's defense from elements of the British Army's and Navy's elements that destroyed parts of Washington DC.

d. ODBC Group Boating Programs:

- Colonial Beach float-in weekends.
- Memorial Day Raft Up.
- Alexandria Birthday Celebration.

- Alexandria fireworks raft up.
- Mount Vernon Estates raft up, fireworks, etc.
- Conduct of a fishing tournament from the docks in front of the clubhouse for members' children with support from naturalists from the Virginia Marine Resources Department.
- Hosting the U. S. Power Squadron in ODBC clubhouse and marina facilities to conduct boating safety courses and various classes.

e. **ODBC Outdoor Events on the waterfront and the wharf honoring Alexandria's maritime history.**

8. The property owned by ODBC at 0 Prince Street and the associated waterfront on the Potomac River have been researched in at least two studies. In 2008 the City office of Historic Alexandria, Alexandria Archaeology, published a study titled "0 Prince Street: a Timeline." Further, in conjunction with the process leading to the approval of DSUP 2014-0026, ODBC commissioned a Documentary Archaeology Study on the ODBC property located at 0 Prince Street. Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the research for ODBC and drafted the Study dated March 2015. Since the founding of Alexandria the property has been at the forefront of Alexandria's economy and development.

The Town of Alexandria began around 1732 as a tobacco trading post and the waterfront served a critical role in Alexandria's economy as a commercial hub for transportation, trade and industry. By the time of the Civil War the Alexandria waterfront was a thriving port and played a critical role during the Union occupation of Alexandria during the war. During the late 18th and early 19th centuries there were two wharves and two slips located south of the foot of Prince Street and east of the Strand. The northernmost or central wharf, as it was referred to in early deeds, was roughly located in the vicinity of 0 Prince Street. In 1946 the establishment known as the Beachcombers Restaurant opened on pilings in the Potomac River adjacent to the wharf that hosted the Norfolk and Washington Steamship line steamer. From 1972 on, the Port of Alexandria Company operated a restaurant ship from the wharf now owned by ODBC and starting in 1975 the 100' dinner cruise ship Dandy operated from the wharf.

The ODBC property is located along the Alexandria waterfront within Archaeological Resource Area I (Old Town) which encompasses the city blocks that were originally surveyed in 1798; although at that time, the area was located within the Potomac River. The City of Alexandria adopted an updated Waterfront Plan on February 25, 2012, which reiterated the importance of the waterfront in understanding and interpreting Alexandria's past. The ODBC's concept for the marine facilities in its riparian rights, to include a new wharf, are almost an historically accurate recreation of the 1802 wharves that previously occupied the property.

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).

_____ ODBC has a membership of 900 members. The waterside facilities will be available to all members.

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

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

The waterside facilities will not be staffed.

6. Please describe the proposed hours and days of operation of the proposed use:**Day:** Seven days a week.**Hours:** twenty-four hours a day.

_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.

It is not anticipated that the use of the waterside facilities will generate noise levels in excess of the noise

 levels permitted under the City of Alexandria's Noise Ordinance.

B. How will the noise be controlled?

It is not anticipated that noise mitigation measures will be required as the result of the use of the

 waterside facilities.

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

It is not anticipated that offensive odors will emanate from the use of the waterside facilities.

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)**

The type of trash and garbage generally associated with the use of waterside facilities used by boaters. It is anticipated the refuse will consist of paper, food wrappers and beverage containers.

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

Trash generated by the use of the waterside facilities will be collected in a trash container on the pier or wharf.

C. How often will trash be collected?

The trash container on the pier or wharf will be collected as needed and moved to the ODBC trash facility and collected

by a commercial trash collector as part of the ODBC scheduled trash collection.

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

It is not anticipated that littering will be a problem resulting from the use of the waterside facilities. ODBC will

maintain the waterside facilities on a regular basis.

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?

It is not anticipated that extraordinary security measures will be required to ensure the safety of the users of the waterside

facilities.

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.
 45 _____ Other. Users of the waterside facilities will be ODBC members and will park in the ODBC lot approved DSUP #2014-0013.

Planning and Zoning Staff Only

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

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?

The ODBC surface parking lot approved as part of DSUP #2014-0013

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? _____ None.

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

SUP # _____

B. Where are off-street loading facilities located? _____

Not applicable.

C. During what hours of the day do you expect loading/unloading operations to occur?

Not applicable.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not applicable.

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?

Existing public facilities are adequate to serve the waterside facilities.

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? Not applicable. square feet.

18. What will the total area occupied by the proposed use be?

See attached supplement response.

_____ 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: exterior pier and wharf.

End of Application

Special Use Permit #2019-00039
O Prince Street
Supplemental Response Page 9, Question 18

Existing Pier to be demolished: **1392 Sq. Ft.**

New Construction:	Surface Area	Sq. Ft. of Surface area
Open Pile Pier	10 x 96	960
Floating Kayak Dock	12 x 24	288
Open Pile Wharf	8 X 90	720
Floating Pier	8 x 90	<u>720</u>
<u>Total Sq. Ft. Surface Area</u>		<u>2688</u>

N

PODD
RIVER

POTOMAC RIVER

EXISTING PILES TO BE REMOVED, TYP. AS REQUIRED
EXISTING PIER TO BE REMOVED
EXISTING DOLPHIN

PROPOSED 10' X 90' OPEN PILE PIER
- SEE SHEET 3

PROPOSED 3' X 16' GALLERY, TYP.

PROPOSED 12' X 24' FLOATING KAYAK DOCK (TRANSIENT LOCATIONS MAY VARY)
- SEE SHEET 5

PROPOSED 48' X 90' OPEN PILE WHARF
- SEE SHEET 4

PROPOSED 8' X 90' FLOATING PIER
- SEE SHEET 5

PROPOSED DREDGE AREA TO (-) S.D. MLW; TOTAL VOLUME = 120 CU. YDS.
- SEE SHEETS 8 AND 9

EXISTING DOLPHIN TO BE REMOVED

PROPOSED 16' X 68' REINFORCED CONCRETE BOAT RAMP WITH (2) 68' TIMBER JETTIES AND A 6' X 68' OPEN PILE TENDING PIER
- SEE SHEETS 6 AND 7

SITE PLAN

SCALE: 1" = 30'
DATUM: MLW D.

V.M.R.C. # 17-1845
*REVISED 1-31-18

BAYSHORE DESIGN, LLC
P.O. BOX 339 KINSALE, VA 22488
PHONE: 204/412-4439 EMAIL: CRAIG@BAYSHOREDESIGN.COM

DATE: 10-3-17	PROPOSED WATER ACCESS IMPROVEMENTS OLD DOMINION BOAT CLUB 1 KING STREET ALEXANDRIA, VA 22313
DRAWN BY: POLINA	
SCALE: 1" = 30'	LOCATION: 0 PRINCE STREET - CITY OF ALEXANDRIA, VIRGINIA - POTOMAC RIVER.
SHEET: 1 OF 9	TAX MAP PARCEL # 75.3.03-18.19 AND 21

CITY OF ALEXANDRIA PARCEL 1A*

PRINCE STREET

CITY OF ALEXANDRIA
ATTN: CITY MANAGER
301 KING STREET - SUITE 3500
ALEXANDRIA, VA 22314

OLD DOMINION BOAT CLUB FACILITY
OLD DOMINION BOAT CLUB
SUBMERGED LAND EASEMENT
AND PIER CONNECTION EASEMENT *

25' FUTURE CITY PROMENADE

10' FUTURE CITY LOWER WALKWAY

PARKING LOT 600
OLD DOMINION BOAT CLUB

PARKING

LOT 601
CITY OF ALEXANDRIA *

OLD DOMINION BOAT CLUB BOAT
RAMP ACCESS EASEMENT AND
PIER CONNECTION EASEMENT *

ASPHALT PARKING

LOT 602
CITY OF ALEXANDRIA

NOTE *
OLD DOMINION BOAT CLUB
EASEMENTS ON LOT 601 & 602;
DEED TITLE - PRINCE & STRAND 2
RECORDED AS INSTR. # 150009121

LOT 603
CITY OF ALEXANDRIA *

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10' CHESAPEAKE POTOMAC EASEMENT

PARCEL 210 *
CITY OF ALEXANDRIA

MHW
MLW D. (PILES)

BULKHEAD LINE

PIER HEAD LINE

EXISTING PILES TO BE REMOVED

LIMITS OF PROPOSED DREDGING

EXISTING PIER

PIER HEAD LINE

BULKHEAD LINE

CITY OF ALEXANDRIA PARCEL 1A*

— PRINCE STREET —

**OLD DOMINION
BOAT CLUB FACILITY**

OLD DOMINION BOAT CLUB
SUBMERGED LAND EASEMENT &
PIER CONNECTION EASEMENT *

25' FUTURE CITY PROMENADE
10' FUTURE CITY LOWER WALKWAY

PARKING

LOT 600
OLD DOMINION
BOAT CLUB

PARKING

LOT 601 *
CITY OF ALEXANDRIA

OLD DOMINION BOAT CLUB BOATRAMP
ACCESS EASEMENT AND PIER
CONNECTION EASEMENT *

ASPHALT PARKING

LOT 602
CITY OF ALEXANDRIA

NOTE *

OLD DOMINION BOAT CLUB
EASEMENTS AND LOT 601 & 602;
DEED TITLE "PRINCE & STRAND 2"
RECORDED AS INST. #150009121

LOT 603
CITY OF ALEXANDRIA *

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PROHIBITED BY LAW.

10' CHESAPEAKE
POTOMAC EASEMENT

PARCEL 210 *
CITY OF ALEXANDRIA

MHW (+2.6') (PILES)
MLW 0'

BULKHEAD LINE

PIER HEAD LINE

MLW CONTOURS (PILES)

EXISTING PIER

DESIGNATED
BOATRAMP
LOCATION

EXISTING PIER

MLW CONTOURS

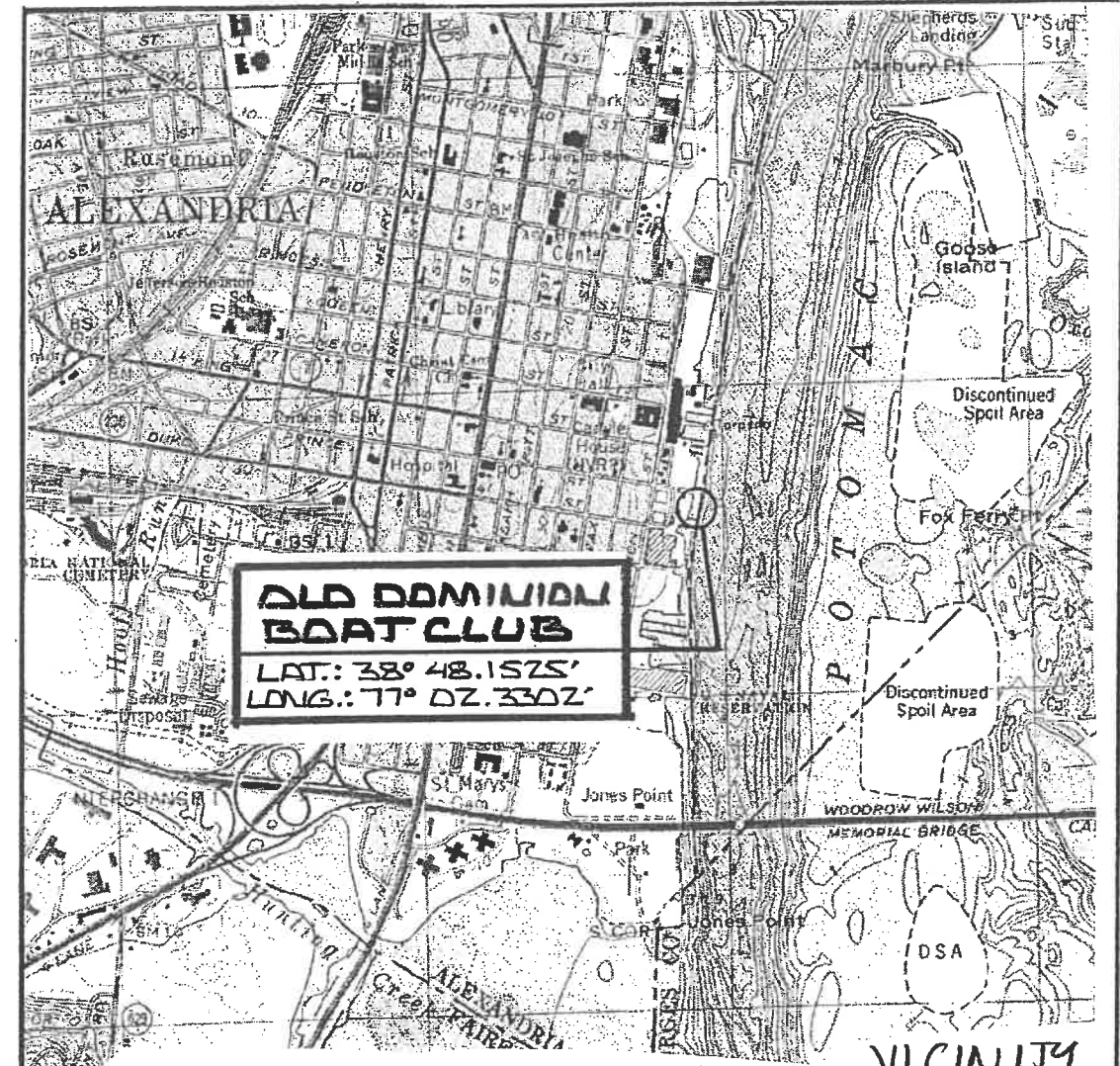
PIER HEAD LINE

BULKHEAD LINE

V.M.P.C. #17-1845
* REVISED 1-31-18

**POTOMAC
RIVER —**
**EXISTING CONDITIONS
SITE PLAN**

SCALE: 1" = 30'
DATUM: MLW 0'



ALEXANDRIA QUADRANGLE
VIRGINIA-DISTRICT OF COLUMBIA-MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC) SCALE: 1" = 2,000'

BAYSHORE DESIGN, LLC

P.O. BOX 339 KINSALE, VA 22488

PHONE: 804/472-4439 EMAIL: CRAIG@BAYSHOREDESIGN.COM

DATE:
10-3-17

DRAWN BY:
PATUBINSKI

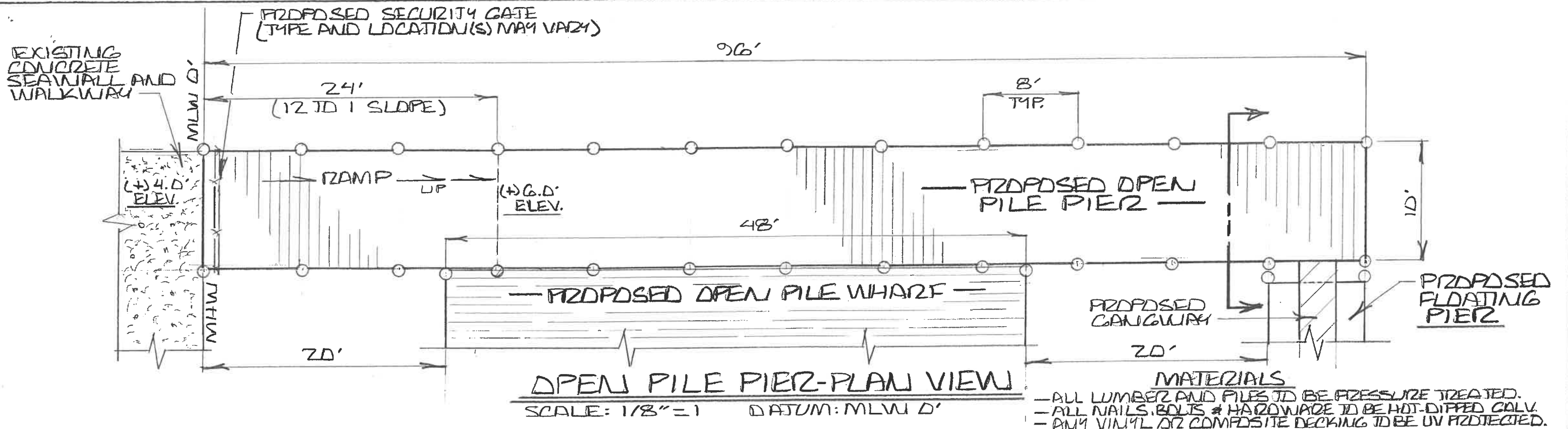
SCALE:
AS NOTED
SHEET:
2 OF 9

PROPOSED WATER ACCESS IMPROVEMENTS

OLD DOMINION BOAT CLUB

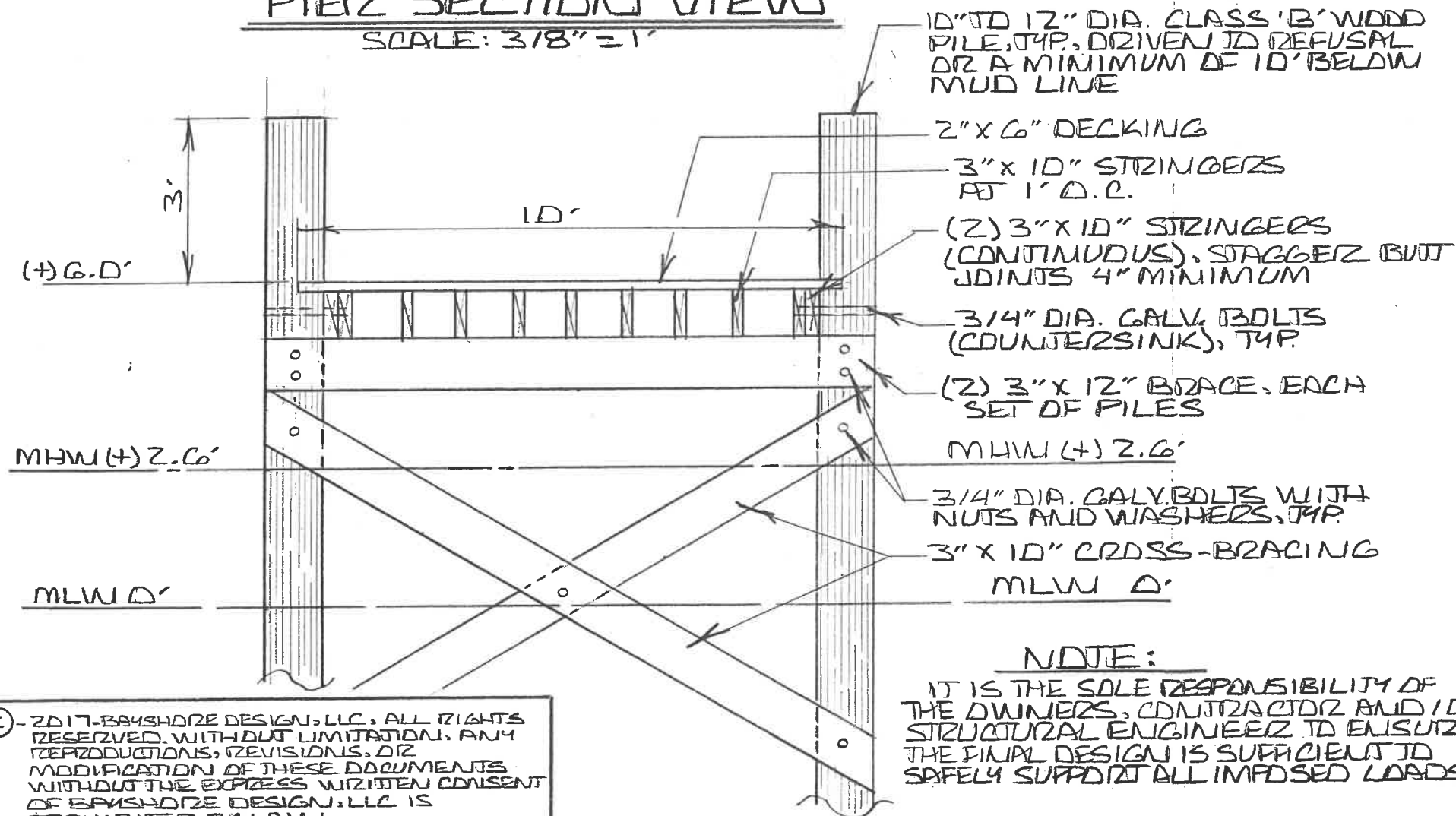
1 KING STREET ALEXANDRIA, VA 22313

LOCATION: 0 PRINCE STREET - CITY OF
ALEXANDRIA, VIRGINIA - POTOMAC RIVER.
TAX MAP PARCEL # 75.3.03-18, 19 AND 21



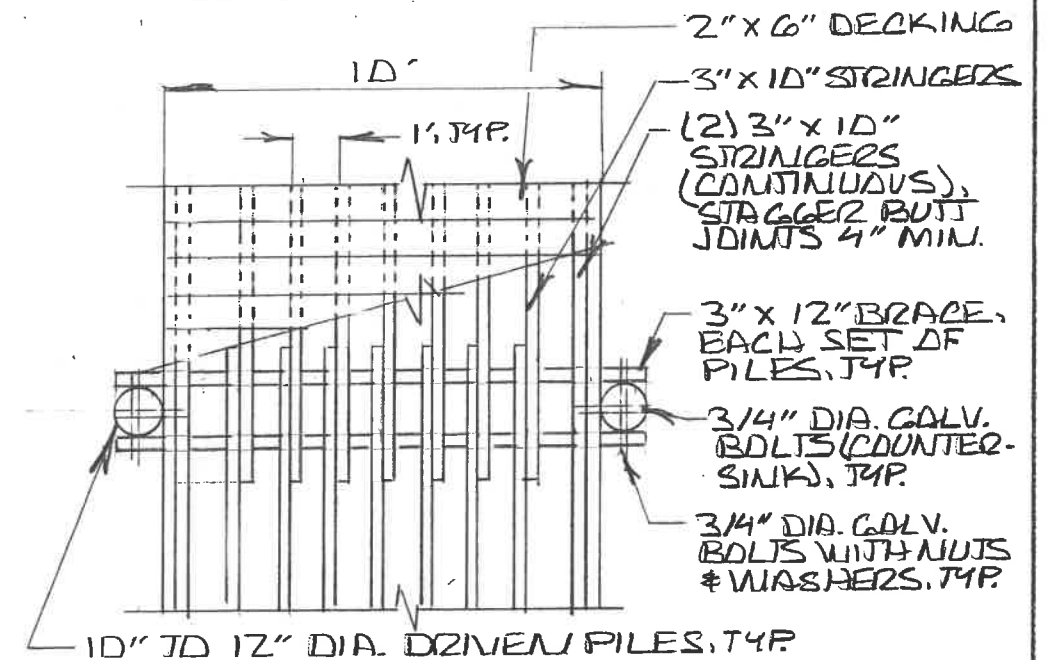
PIER SECTION VIEW

SCALE: 3/8" = 1'



PIER FRAMING DETAIL

SCALE: 1/4" = 1'



BAYSHORE DESIGN, LLC

P.O. BOX 339 KINSALE, VA 22488

PHONE: 804/472-4439 EMAIL: CRAIG@BAYSHOREDESIGN.COM

DATE:
10-3-17

DRAWN BY:
PALUBINSKI

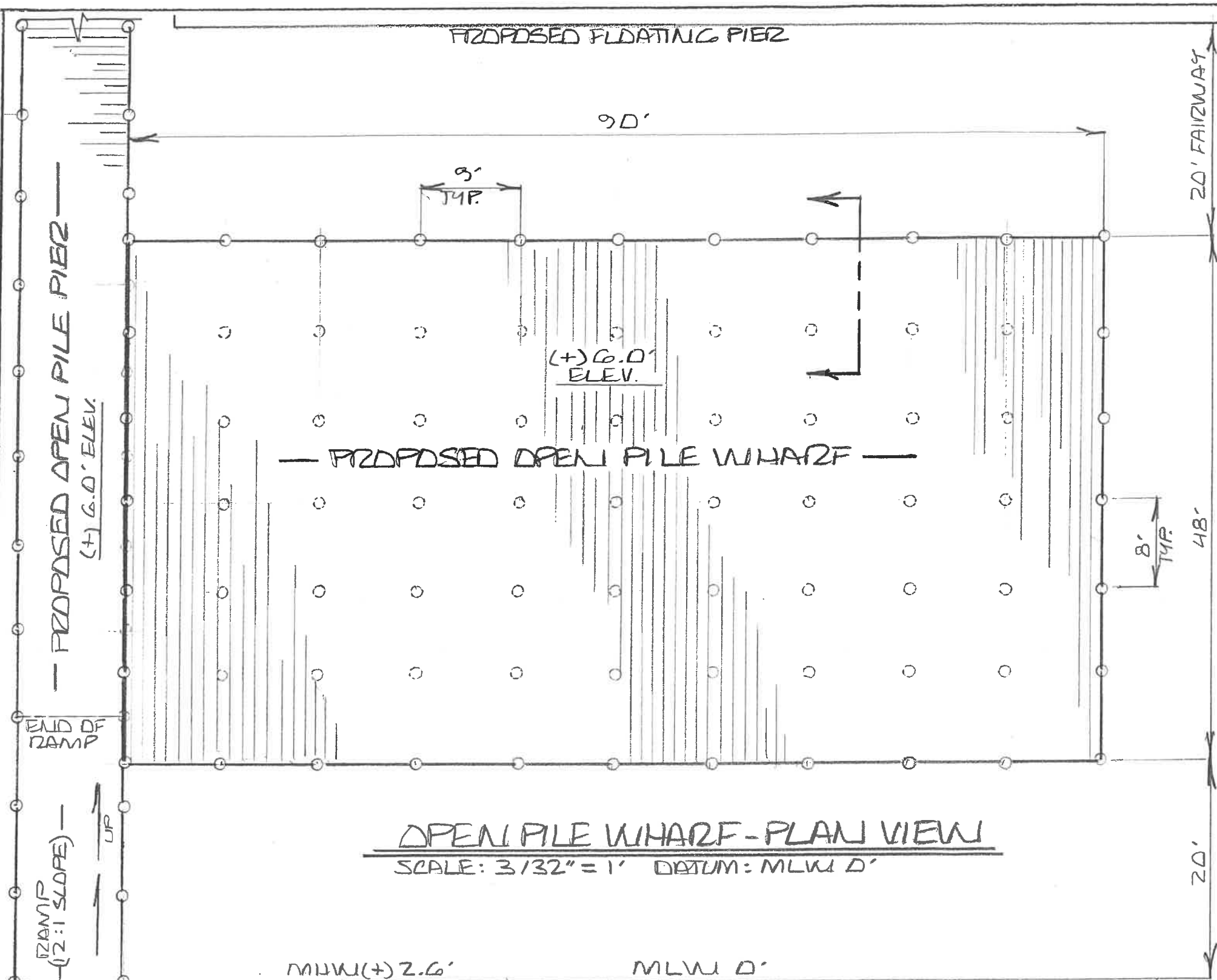
SCALE:
AS NOTED

SHEET:
3 OF 9

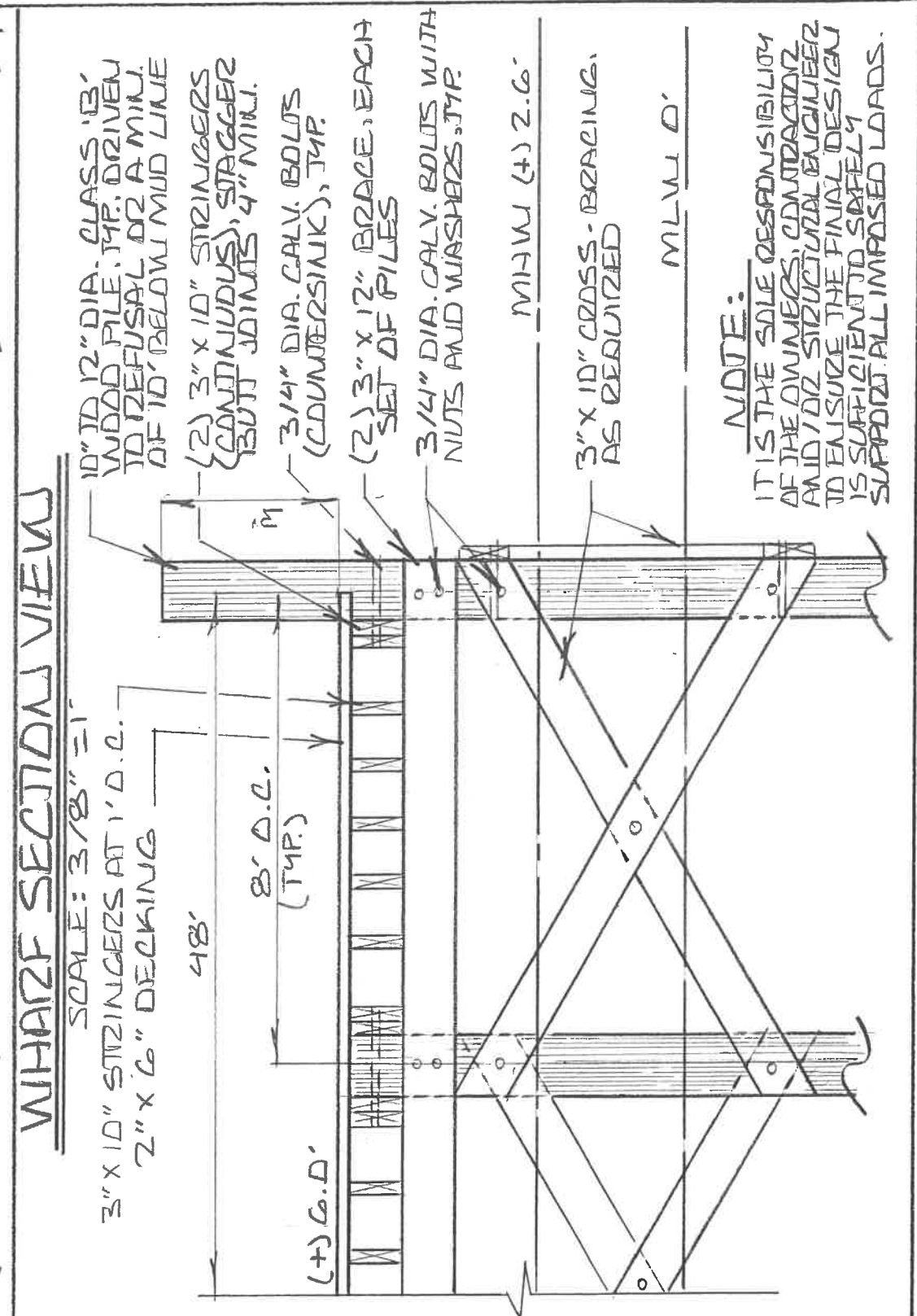
PROPOSED WATER ACCESS IMPROVEMENTS
OLD DOMINION BOAT CLUB

1 KING STREET ALEXANDRIA, VA 22313

LOCATION: 0 PRINCE STREET - CITY OF
ALEXANDRIA, VIRGINIA - POTOMAC RIVER.
TAX MAP PARCEL # 75.3.03-18.10 AND 21



OPEN PILE WHARF - PLAN VIEW
 SCALE: 3/32" = 1' DATUM: MLW D'



WHARF SECTIONAL VIEW
 SCALE: 3/8" = 1'

NOTE:

IT IS THE SOLE RESPONSIBILITY OF THE OWNER, CONTRACTOR AND/OR STRUCTURAL ENGINEER TO ENSURE THE FINAL DESIGN IS SUFFICIENT TO SAFELY SUPPORT ALL IMPOSED LOADS.

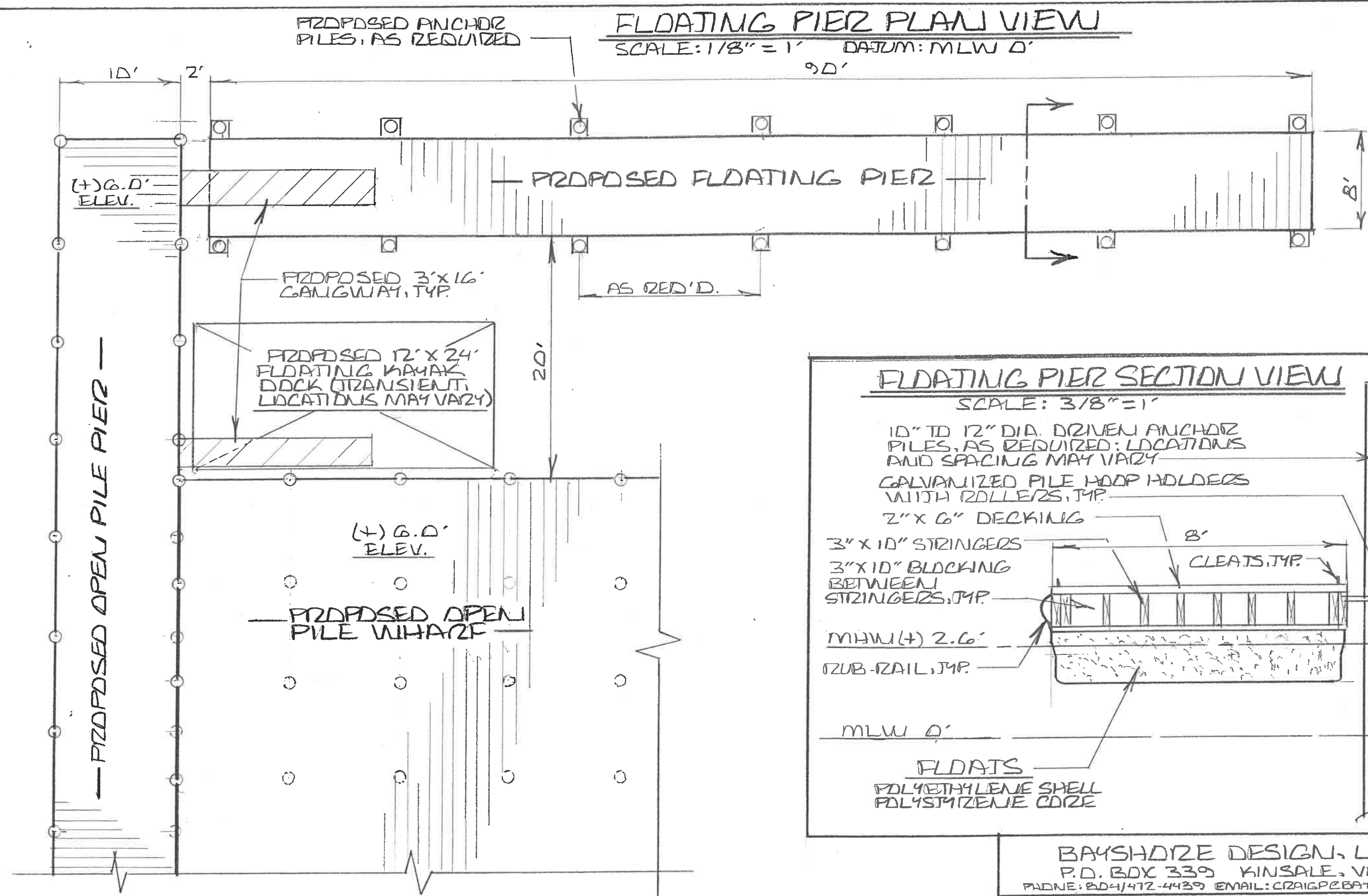
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- MATERIALS**
- ALL LUMBER AND PILES TO BE PRESSURE TREATED.
 - ALL NAILS, BOLTS AND HARDWARE TO BE HOT-DIPPED GALVANIZED.
 - ONLY VINYL OR COMPOSITE DECKING TO BE UN PROTECTED.

BAYSHORE DESIGN, LLC P.O. BOX 339 KINSALE, VA 22488 PHONE: 804/472-4439 EMAIL: CRAIG@BAYSHOREDESIGN.COM	
DATE: 10-3-17 DRAWN BY: PALUBINSKI	PROPOSED WATER ACCESS IMPROVEMENTS OLD DOMINION BOAT CLUB 1 KING STREET ALEXANDRIA, VA 22313
SCALE: AS NOTED SHEET: 4 OF 9	LOCATION: D PRINCE STREET - CITY OF ALEXANDRIA, VIRGINIA - POTOMAC RIVER, TAXMAP PARCEL # 75.3.03-18.19 AND 21

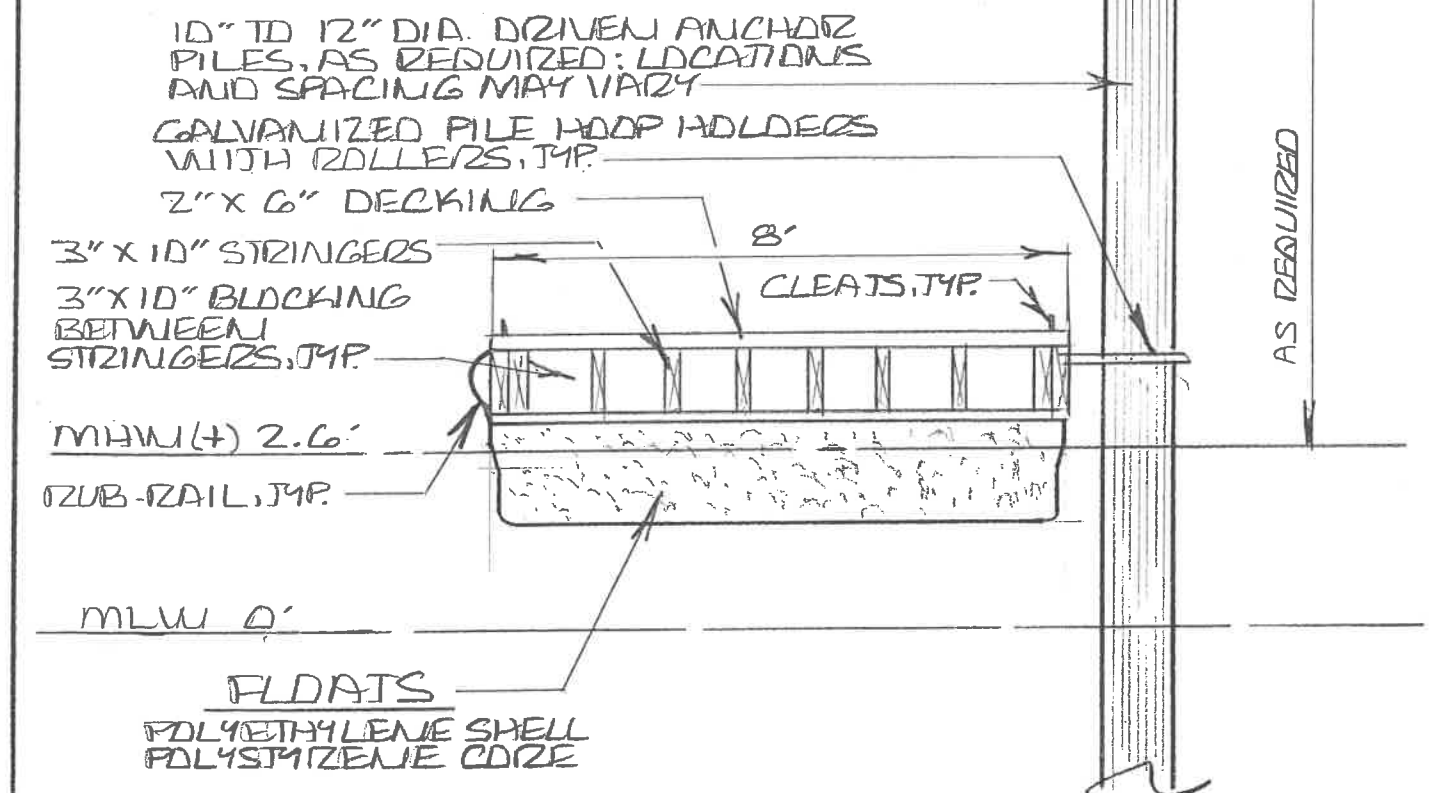
FLOATING PIER PLAN VIEW

SCALE: 1/8" = 1' DATUM: MLW 0'



FLOATING PIER SECTION VIEW

SCALE: 3/8" = 1'



MATERIALS

- ALL LUMBER AND PILES TO BE PRESSURE TREATED.
- ALL NAILS, BOLTS AND HARDWARE TO BE HOT-DIPPED GALVANIZED.
- ALL POLYETHYLENE FLOATS AND ANY VINYL OR COMPOSITE DECKING TO BE UV PROTECTED.

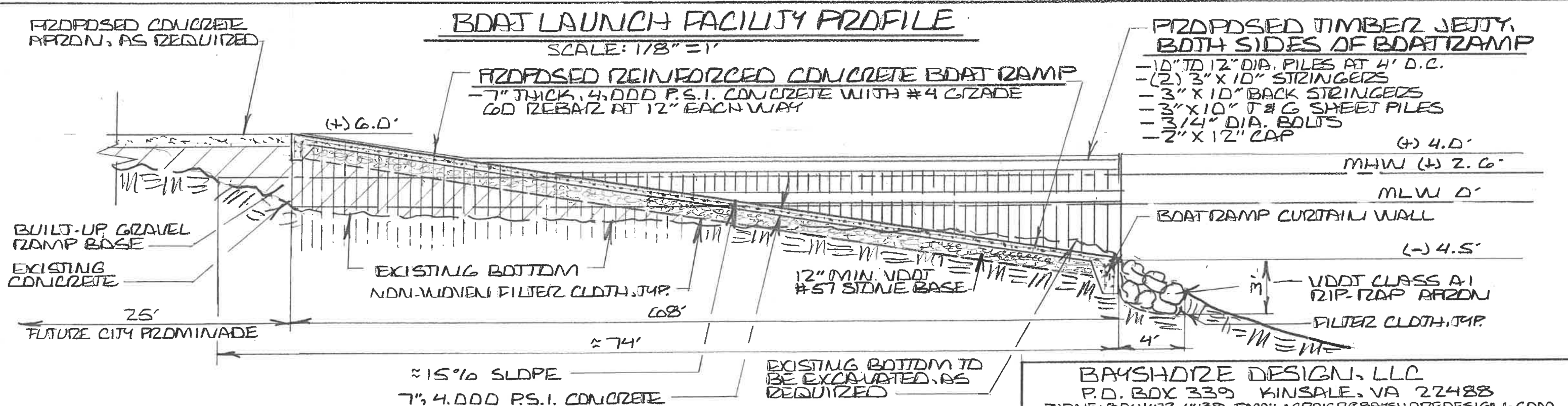
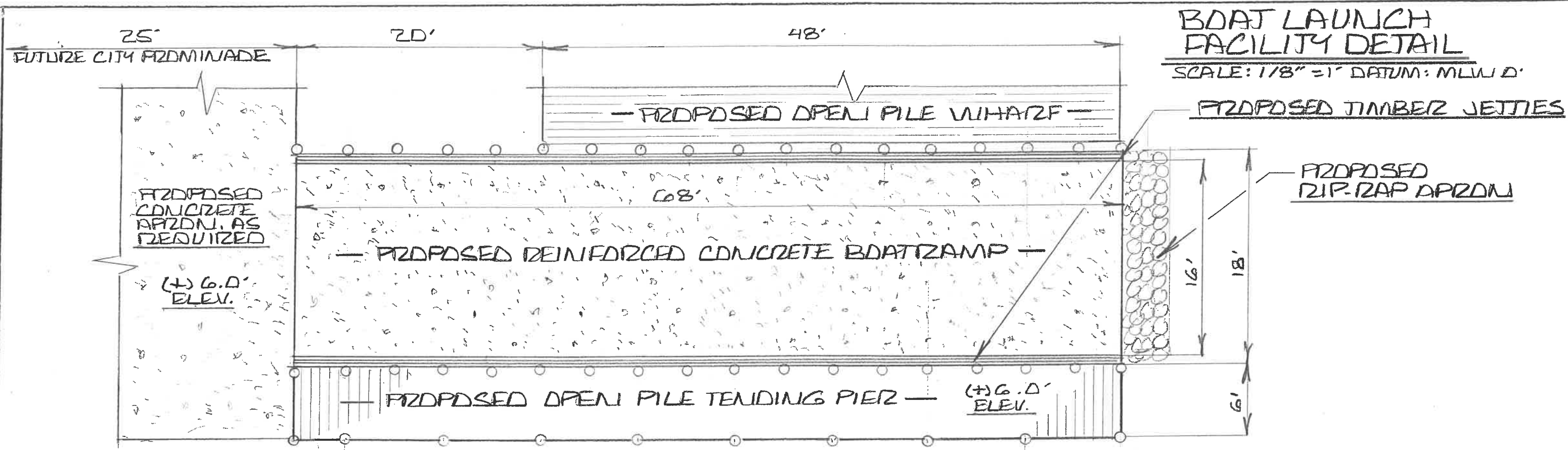
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DATE: 10-3-17
DRAWN BY: PALUBINSKI
SCALE: AS NOTED
SHEET: 5 OF 9

PROPOSED WATER ACCESS IMPROVEMENTS
OLD DOMINION BOAT CLUB
1 KING STREET ALEXANDRIA, VA 22313
LOCATION: D PRINCE STREET - CITY OF ALEXANDRIA, VIRGINIA - POTOMAC RIVER, JAYMAP PARCEL # 75.3.03-18, 19 AND 21

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MATERIALS

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- ALL NAILS, BOLTS AND HARDWARE TO BE HOT-DIPPED GALVANIZED.
- ANY VINYL OR COMPOSITE DECKING TO BE UV PROTECTED.

NOTE:

IT IS THE SOLE RESPONSIBILITY OF THE OWNER, CONTRACTOR AND/OR STRUCTURAL ENGINEER TO ENSURE THE FINAL DESIGN IS SUFFICIENT TO SAFELY SUPPORT ALL IMPOSED LOADS.

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PROPOSED WATER ACCESS IMPROVEMENTS
OLD DOMINION BOAT CLUB
1 KING STREET ALEXANDRIA, VA 22313

LOCATION: D PRINCE STREET - CITY OF ALEXANDRIA, VIRGINIA - POTOMAC RIVER, TAX MAP PARCEL # 75.3.03-18, 19 AND 21

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DATE: 10-3-17
DRAWN BY: PALUBINSKI
SCALE: AS NOTED
SHEET: 6 OF 9

DATE: 10-3-17
DRAWN BY: PALUBINSKI
SCALE: AS NOTED
SHEET: 6 OF 9

NOTE:

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MATERIALS

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- ALL NAILS, BOLTS AND HARDWARE TO BE HOT-DIPPED GALVANIZED.
- ANY VINYL OR COMPOSITE DECKING TO BE UNPROTECTED.

(+4.0'
(+6.0' AT RAMP START, TAPE DOWN TO (+4.0'))

MHW (+2.6'

MLW 0'

(DEPTH VARIES)

EXISTING BOTTOM

12" MIN. VDOT #5 STONE BASE

NON-WOVEN FILTER CLOTH, TYP.

BOAT LAUNCH FACILITY SECTION VIEW

SCALE: 3/8"=1'

PROPOSED TIMBER JETTIES

- 10" TO 12" DIA. PILES, 4' O.C.
- (2) 3"x10" STRINGERS
- 3"x10" BACK STRINGERS
- 3"x10" T&G SHEET PILES
- 3/4" DIA. BOLTS
- 2" x 12" CAP

PROPOSED REINFORCED CONCRETE BOAT RAMP

7", 4,000 P.S.I. CONCRETE

#4 GRADE 60 REBAR AT 12" EACH WAY

3" CLEAR-

1/2" DEEP "V" GROOVE FINISH, TYP.

10'

10" TO 12" DIA. CLASS 'B' WOOD PILE, TYP. DRIVEN TO REFUSAL OR A MINIMUM OF 10' BELOW MUD LINE

3"x10" STRINGERS AT 1' O.C.

(2) 3"x12" BRACE, EACH SET OF PILES

PROPOSED OPEN PILE TENDING PIER

2" x 6" DECKING

6'

(+6.0'

3/4" DIA. CALV. BOLTS (COUNTERSINK), TYP.

(+4.0'

MHW (+2.6'

3/4" DIA. BOLTS WITH NUTS & WASHERS, TYP.

MLW 0'

3"x10" CROSS-BRACING

EXISTING BOTTOM

NOTE: CONTRACTOR SHALL OBTAIN "V" GROOVE FINISHING TOOLS FROM VA. DEPT. OF GAME AND INLAND FISHERIES (VDGIF) BOATING DIVISION PERSONNEL. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING TOOL USE.

"V" GROOVE DETAIL

SCALE: NONE

SAW-CUT OR FORM SLOT IN CONCRETE

CONTROL JOINTS

CONTROL JOINT DETAIL

SCALE: NONE

BAYSHORE DESIGN, LLC

P.O. BOX 339 KINSALE, VA 22488

PHONE: 804/472-4439 EMAIL: CRAIG@BAYSHOREDESIGN.COM

DATE:

10-3-17

DRAWN BY:

PRUBINSKI

SCALE:

AS NOTED

SHEET:

7 OF 9

PROPOSED WATER ACCESS IMPROVEMENTS

OLD DOMINION BOAT CLUB

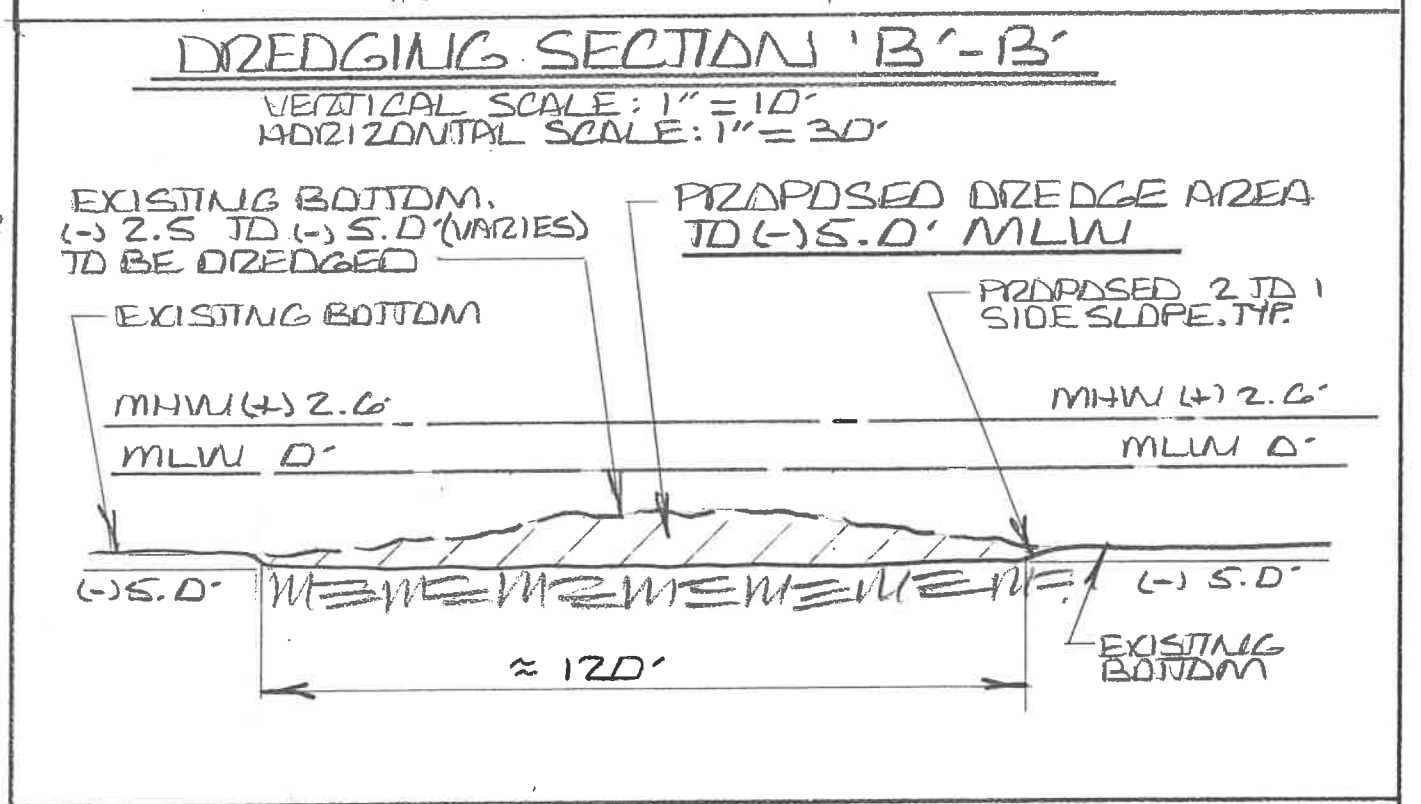
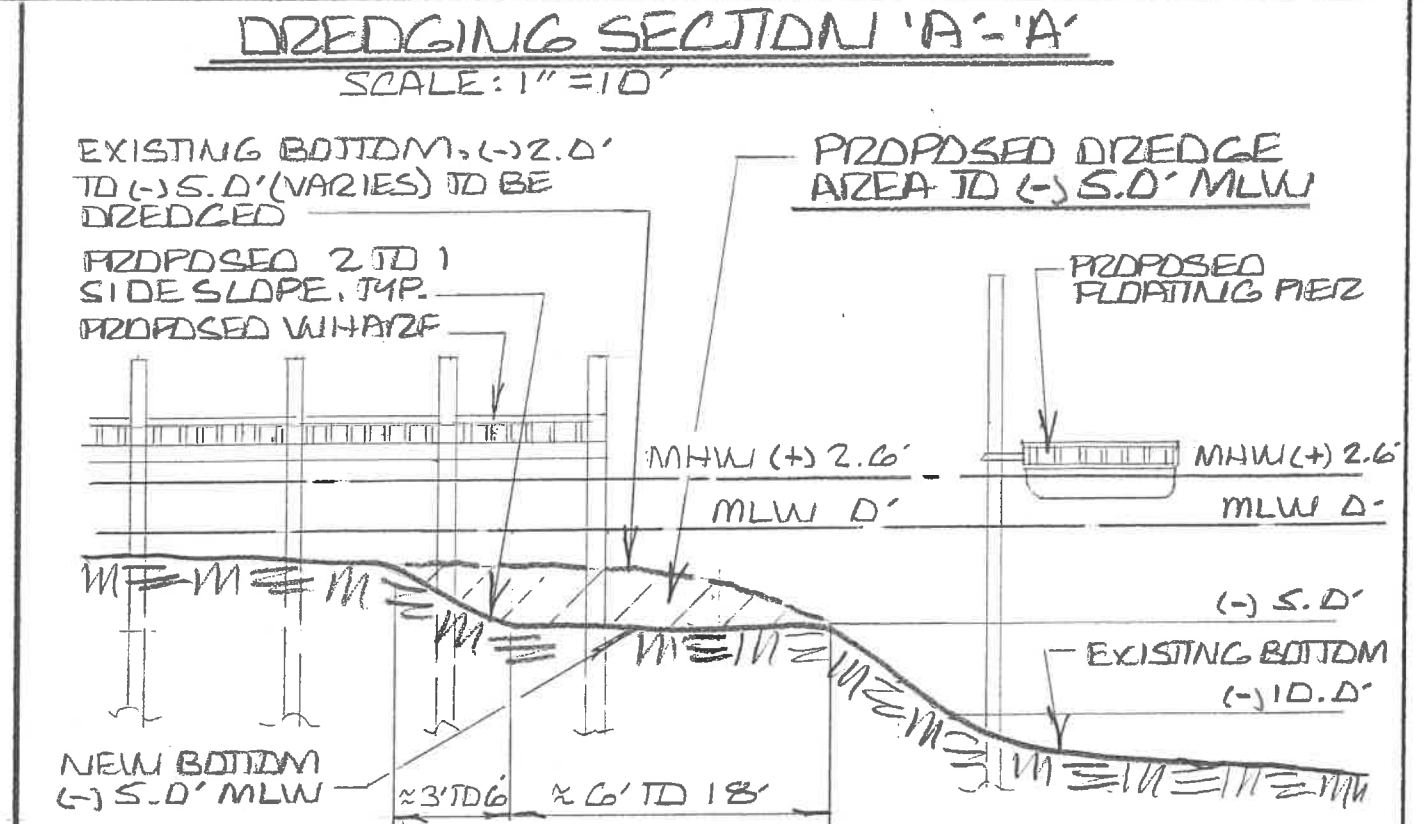
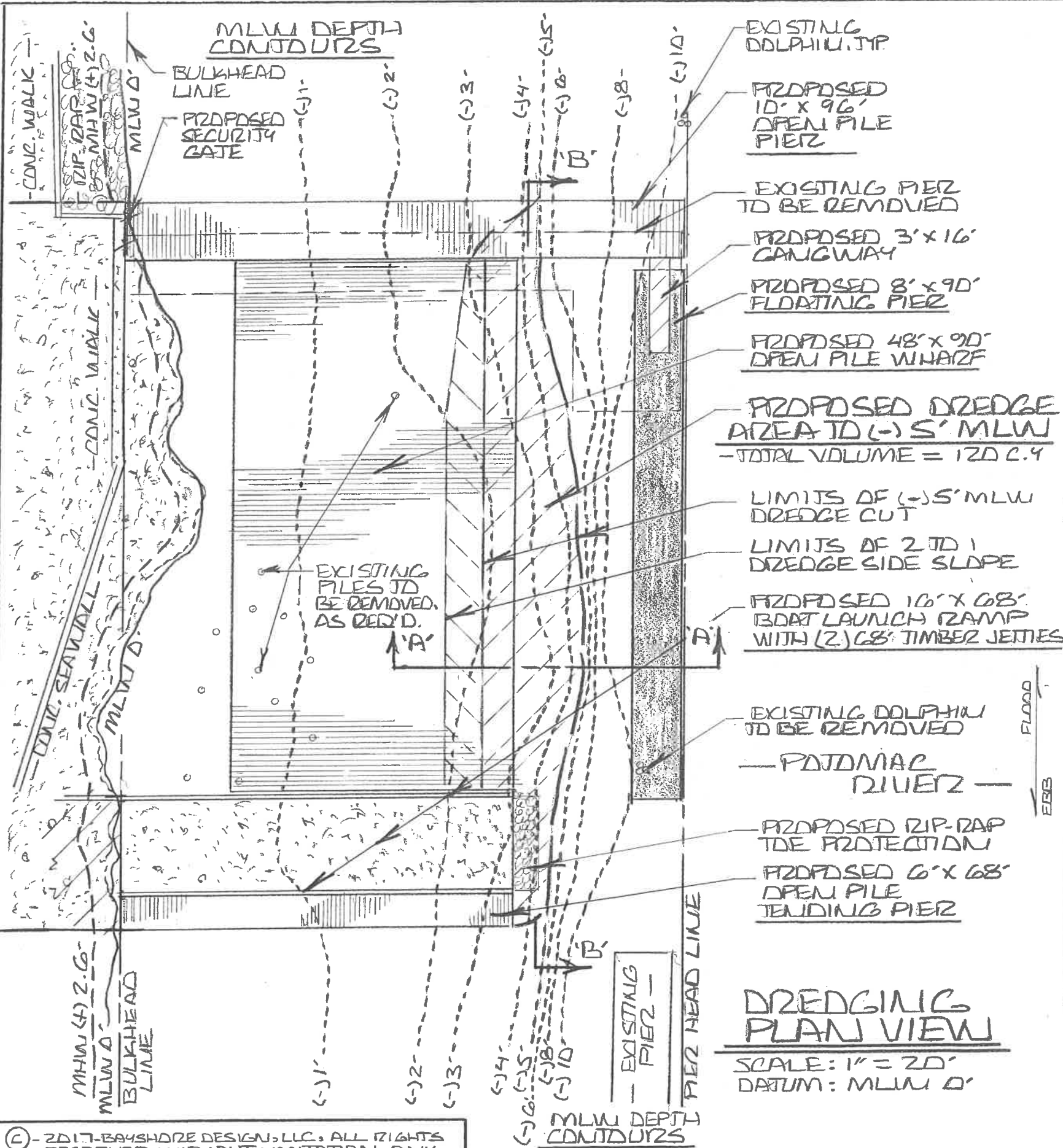
1 KING STREET ALEXANDRIA, VA 22313

LOCATION: D PRINCE STREET - CITY OF

ALEXANDRIA, VIRGINIA - POTOMAC RIVER,

TAX MAP PARCEL # 75.3.03-18.19 AND 21

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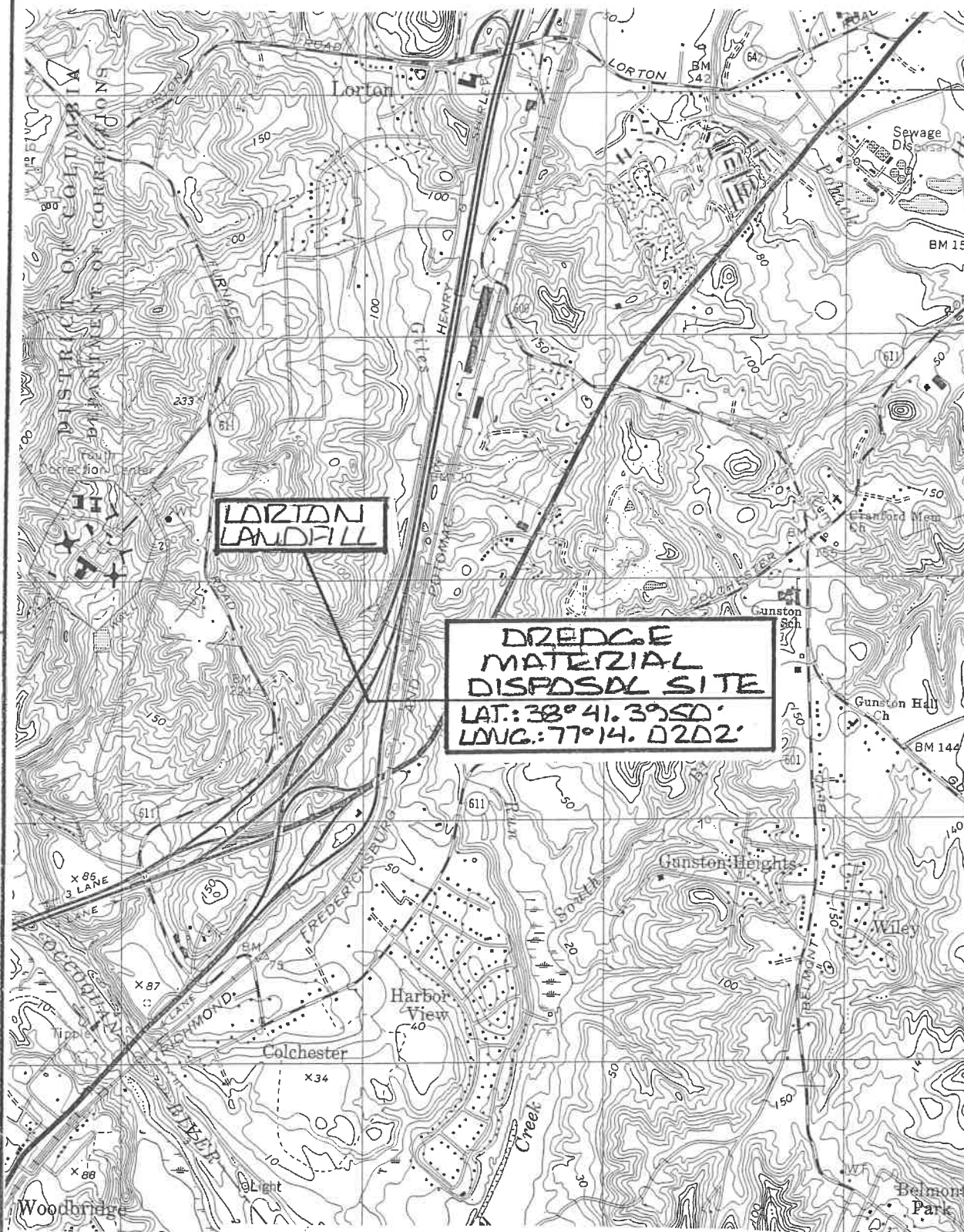


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DRAWN BY: PALUBINSKI	LOCATION: 0 PRINCE STREET - CITY OF ALEXANDRIA, VIRGINIA - POTOMAC RIVER, TAXMAP PARCEL # 75.3.03.18.19 AND 21
SCALE: AS NOTED	
SHEET: 8 OF 9	

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DREDGING NOTES

1. DREDGE VOLUME:
— 120 CU. YDS.
2. DREDGE AREA:
— 2,300 SQ. FT.
(ALL SUBAQUEOUS BOTTOM)
3. DREDGE DEPTH:
— (-) 5.0' MLW
4. DREDGE MATERIAL:
— SAND AND SILT
5. DREDGE METHOD:
— MECHANICAL EXCAVATOR
POSITIONED ON UPLAND AND
BARGE. DREDGE MATERIAL
TO BE LOADED AND WATER-
TIGHT TRUCKS AND HAULED TO
DISPOSAL SITE. DREDGE
MATERIAL LOADED AND
HOPPER BARGE (IF REQUIRED)
TO BE TRANSPORTED TO AN
APPROVED UNLOADING SITE.
MATERIAL TO BE UNLOADED
FROM HOPPER BARGE TO WATER-
TIGHT TRUCKS AND HAULED TO
DISPOSAL SITE
6. DREDGE MATERIAL
DISPOSAL SITE:
— DREDGE MATERIAL TO BE
HAULED APPROX. 17 MILES FROM
OLD DOMINION BOAT CLUB TO
LORTON LANDFILL.
7. DREDGE MATERIAL
DISPOSAL SITE INFO.:
— LORTON LANDFILL
10001 FURNACE ROAD
LORTON, VA 22079
PH: 703/690-1525

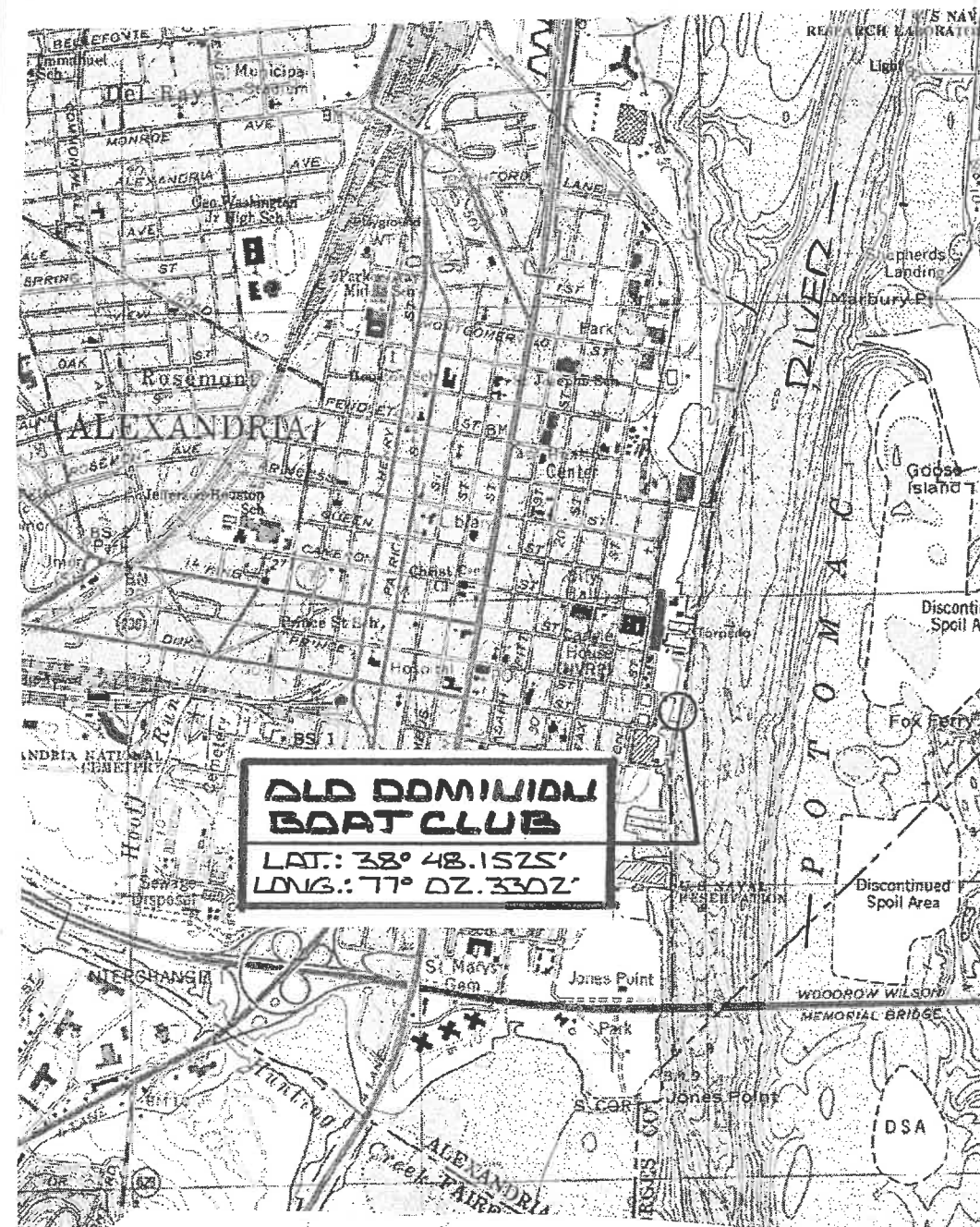


FORT BELVOIR QUADRANGLE
VIRGINIA-MARYLAND

7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)
NW/4 INDIAN HEAD 15' QUADRANGLE

**DREDGE MATERIAL DISPOSAL
SITE-VICINITY MAP**

SCALE: 1" = 2,000'



ALEXANDRIA QUADRANGLE
VIRGINIA-DISTRICT OF COLUMBIA-MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

**PROJECT AND DREDGE
SITE-VICINITY MAP**

SCALE: 1" = 2,000'

BAYSHORE DESIGN, LLC

P.O. BOX 339 KINSALE, VA 22488

PHONE: 804/412-4439 EMAIL: CIRAIGRE@BAYSHOREDESIGN.COM

DATE:
10-3-17
DRAWN BY:
PALUBINSKI

SCALE:
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SHEET:
9 OF 9

PROPOSED WATER ACCESS IMPROVEMENTS
OLD DOMINION BOAT CLUB
1 KING STREET ALEXANDRIA, VA 22313

LOCATION: 0 PRINCE STREET - CITY OF
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TAX MAP PARCEL # 75.3.03-18.19 AND 21

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August 12, 2019

Proposed Modifications to the Improvements shown of VMRC Permit #17-1845 Drawing submitted with SUP Application April 2019

ORIGINAL IMPROVEMENT

1. 10' X 96' Open Pile Pier.
2. 48' X 90' Open Pile Wharf.
3. 12' X 24' Floating Kayak Dock.
4. 8' X 90' Floating Pier.

PROPOSED IMPROVEMENT

The 10' x 96' Open Pile Pier was originally to be constructed on the northern boundary line of the riparian rights area. ODBC has agreed to construct the pier 10' south of the northern boundary line of the riparian rights area in the same location of the existing pier.

ODBC has agreed to construct the Wharf as a floating structure and to reducing the dimensions of the Wharf to 30' X 66'.

The need for Floating kayak Dock has been eliminated as it is no longer needed based on the conversion of the Wharf to a floating structure.

The Floating Pier had been reduced in dimension to 8' X 80' as the result of the modified location of the Open Pile Pier.

Proposed Development

Fixed Pier to Pierhead Line

80' x 8' Floating Pier Along Pierhead Line

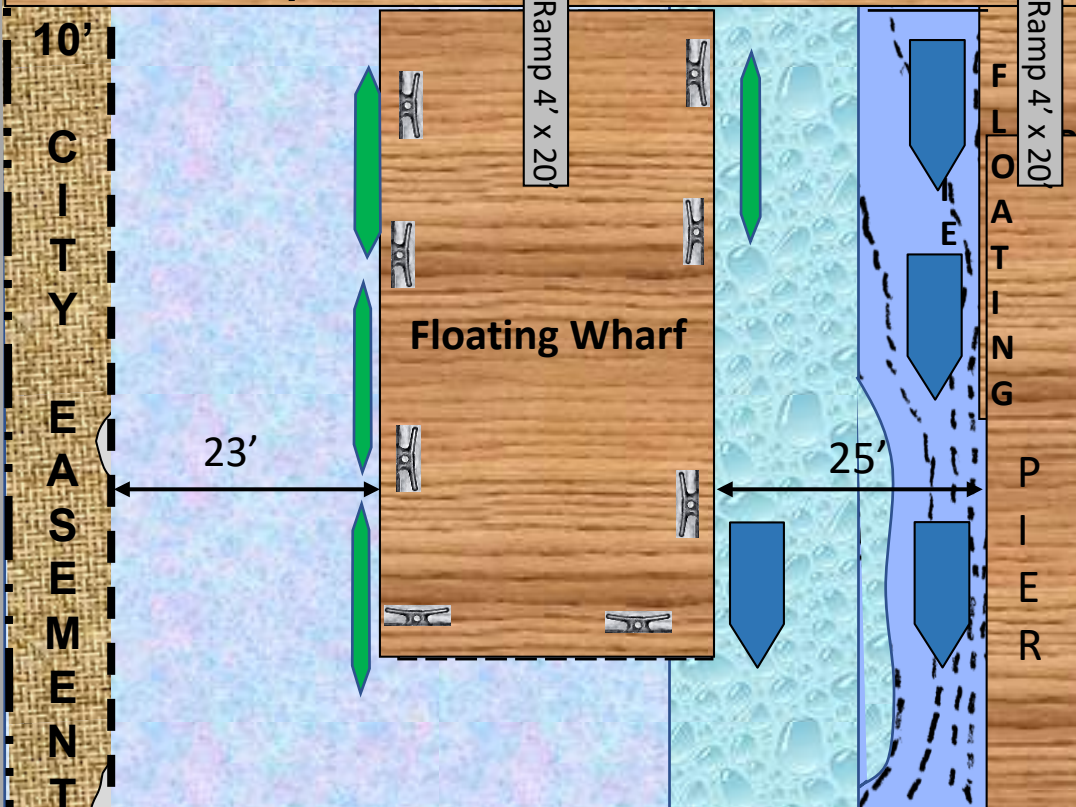
Shoaling to 74' from shoreline

Fixed pier 10 ft south of property line

Floating Wharf at 30' x 66' 1980' Square Feet

25' CITY PROMENADE

Ramp 10' x 24' Fixed Pier (72' X 10') to Pierhead line



Shoaling to 74'

ODBC SUP #2019-39 -- Exhibit A to Conditions

August 12 , 2019

ODBC PROFFERED SPECIAL USE PERMIT CONDITIONS.

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 business or entity in which the applicant has a controlling interest. (P&Z).**
- 2 . The proposed wharf shall be constructed as a 30 -foot by 66 -foot floating wharf as shown on Exhibit A, and the proposed 8' X 80' floating pier shall be constructed as shown on Exhibit A. . (P&Z)**
- 3. . The 10 foot by 96 foot pier shall be located 10 feet south of the north property line of the riparian rights area. (P&Z)**
- 4. Structures connecting to the shoreline shall not restrict public access along the waterfront (P&Z)(DPI)(RP&CA)**
- 5. Pier connections to the bulkhead shall be coordinated with the Department of Project Implementation prior to construction. (DPI).**
- 6. In the event City requires access to the area occupied by the water access improvements in connection with construction of the City's planned Flood Mitigation Infrastructure Improvements, the Applicant agrees that the floating wharf and the floating pier shown on Exhibit A will be temporarily relocated to a location acceptable to the City and ODBC during the period that City requires access to the area occupied by the floating wharf and the floating pier shown on Exhibit A. The City will use its best efforts to provide the City with updates on the planning and the design of the Flood Mitigation Infrastructure Improvements to be constructed on the City owned property adjacent to ODBC's riparian rights area. (P&Z)(DPI)(RP&CA)**
- 7. Outdoor storage of any boats, shells, furniture, equipment or material related to the docking and berthing of boats and ships or other personal watercrafts; including but not limited to canoes, kayaks and paddle boards is allowed , is allowed on the pier, floating pier and the floating wharf. . (P&Z)(RP&CA)**
- 8. The applicant shall coordinate any water and / or electricity connections to the facilities shall be coordinated with the Department of Project Implementation prior to construction. P&Z)(DPI)(RP&CA)**
- 9. Any additional structures proposed shall be subject to separate Special Use Permit approval and any required permit approvals. (P&Z)**

10. 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 documented instances where a particular aspect of the operation of the use which create a direct and immediate adverse zoning impact on the surrounding community and that new or revised conditions may be recommended to mitigate the adverse zoning impacts. (P&Z)

17. The use shall comply with the City's noise ordinance. (T&ES)

.



Alexandria Waterfront Commission

Department of Recreation, Parks and Cultural Activities

1108 Jefferson Street

Alexandria, Virginia 22314

June 21, 2019

To: Members of the Alexandria Planning Commission
Honorable Mayor and members of City Council

Re: Special Use Permit #2019-0039

The Alexandria Waterfront Commission meet on Tuesday, June 18, to review the matter under consideration. After much discussion, the majority of the commission members present passed a motion to support the staff report and recommendations with the deletion of the following conditions:

- #2 - we felt that an open pile wharf would be helpful and useful for supporting waterfront activities such as school sanctioned events and programs, and storage of kayaks.
- #3 - we did not agree with the movement of the pier southward by 20 feet.
- #18 - we did not agree with prohibiting activities of power boats after midnight. Friendly reminder that we do have a noise ordinance if necessary, AND we allow restaurants to remain open until 1 a.m. or 2 a.m. Why would we subject a private club to curtail their activities, especially on DC waters?

Finally, we would like to remind everyone that it is particularly important that the overall project be in conformance with the Waterfront Small Area Plan.

Sincerely,

Charlotte Hall, Acting Chair
Alexandria Waterfront Commission

cc: Alexandria Waterfront Commission Members

Mark Jinks, City Manager

Karl Moritz, Director, Department of Planning & Zoning

Jack Browand, Division Chief, Staff Liaison to the Waterfront Commission

Regarding Special Use Permit #2019-00039 Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion Public Hearing and consideration of a request for a Special Use Permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/Waterfront Mixed Use. Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair, attorney SUP2019-00039 Staff Report SUP2019-00039 Presentation

What does approval of this SUP mean for the City's ultimate development of the Olin Stephens small area plan for the City marina?

This SUP makes no mention of new boat slips. Many people thought the City's agreement with the ODBC included an understanding that:

(1) ODBC members would be able to continue to use the north pier until 2025, and

(2) the ODBC would build new boat slips in front of its clubhouse as shown in the Olin Stephens plan, which would then enable the City to move forward with developing the City marina in a way that benefits all Alexandrians and was approved by the City in 2014.

Does consideration of this SUP indicate that the City intends to abandon its previously approved plans to develop the City Marina in a way that would benefit all Alexandrians? If so, shouldn't this be discussed?

If the City does not intend to abandon the City marina portion of the City's small area development plan and wants to approve this SUP, shouldn't it do so with the requirement that the ODBV commit to:

(1) Build slips in front of its clubhouse in addition to the floating wharf? From an engineering standpoint, this would be quite easy. And,

(2) Vacate the north pier of the City marina.