



Lower King Work Group

Lower King Permanent Design

February 29, 2024

City of Alexandria
Department of Transportation & Environmental Services

AGENDA

Introductions

**Waterfront Implementation
Project**

Lower King Permanent Design

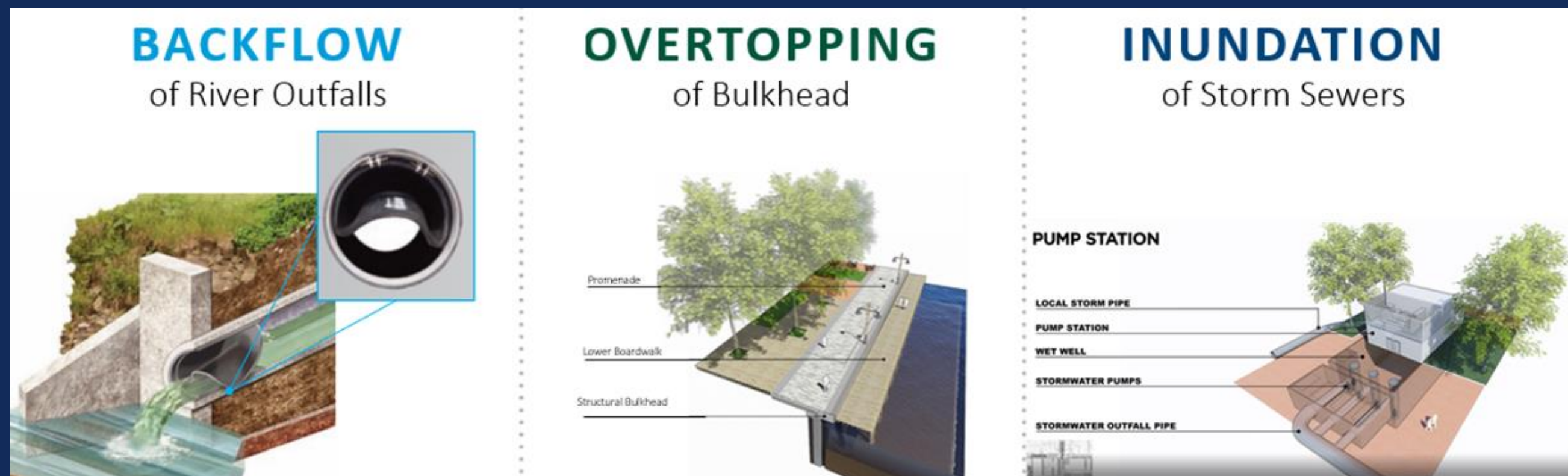
Project Timing

Material Considerations

Waterfront Implementation Project

The City seeks to implement the Waterfront Implementation Project to:

- Mitigate stormwater and the most frequent tidal and riverine flooding
- Replace aging and failing shoreline infrastructure, where practicable and affordable
- Improve public accessibility and public amenities within key waterfront locations of Old Town
- Actualize the goals of the Waterfront Small Area Plan



Project Timing

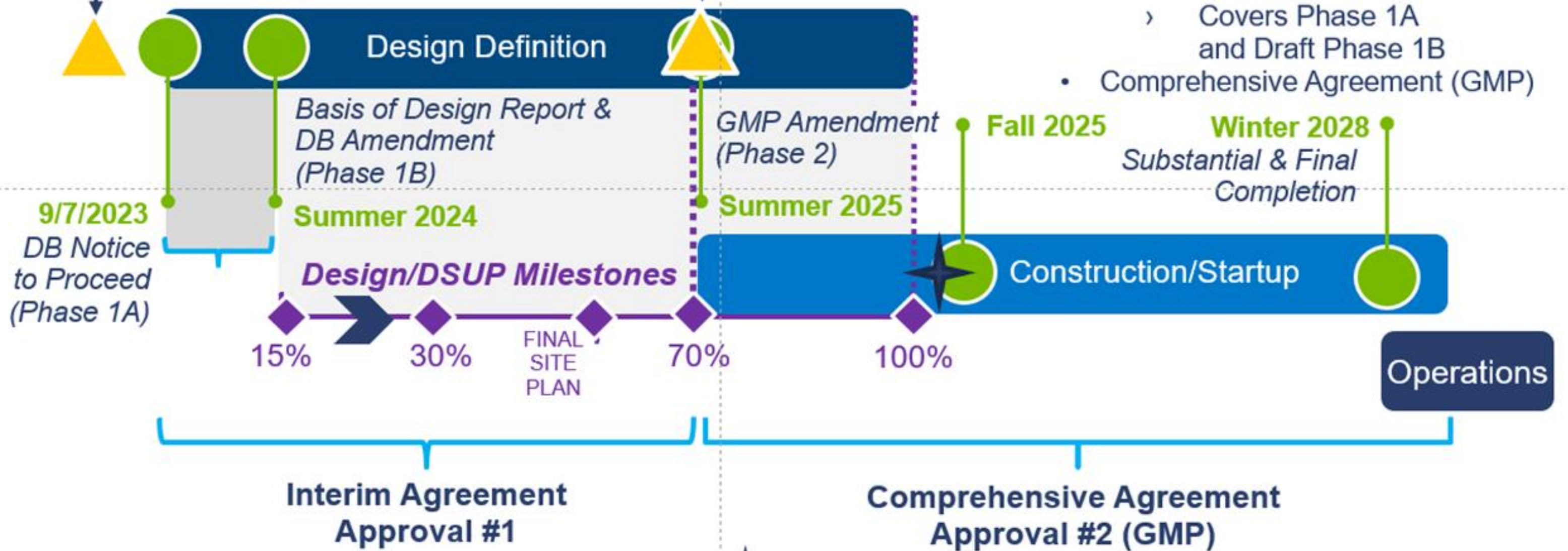
Baseline Project Schedule

➤ Planning Commission and Council Approval (DSUP)

▲ Council Approval/Action anticipated:

- June/July 2023 - Interim Agreement
 - › Covers Phase 1A and Draft Phase 1B
- Comprehensive Agreement (GMP)

Owners Advisory Planning Services



9/7/2023
DB Notice to Proceed (Phase 1A)

Basis of Design Report & DB Amendment (Phase 1B)

GMP Amendment (Phase 2)

Fall 2025

Winter 2028

Substantial & Final Completion

Summer 2024

Summer 2025

Design/DSUP Milestones

Construction/Startup

Operations

Interim Agreement Approval #1

Comprehensive Agreement Approval #2 (GMP)

★ Construction will commence AFTER City's 275th birthday celebration

Project Boundaries



Guiding Principles

Utilize quality, affordable, durable and easy-to-maintain materials for construction.

Implement a cohesive streetscape design that creates a unique sense of place.

Build a pedestrianized area that protects users while maintaining access for emergency services.

Create a balanced space that supports all users, including pedestrians, shoppers, and diverse businesses.

King Street: Option 1

LIGHT POST
 4' WIDE EGRESS
 22' EVE
 NEW TREE IN TREE PIT

LEGEND

- COMMERCIAL ZONE
- 4' FIRE EGRESS
- PUBLIC AMENITY ZONE
- PLANTING AREA
- EXISTING FIRE HYDRANT
- EXISTING FDC
- STREET LIGHT



~12' COMMERCIAL STREET ZONE

~7' PUBLIC AMENITY ZONE

2' WIDE BRICK AT BUILDING EDGE

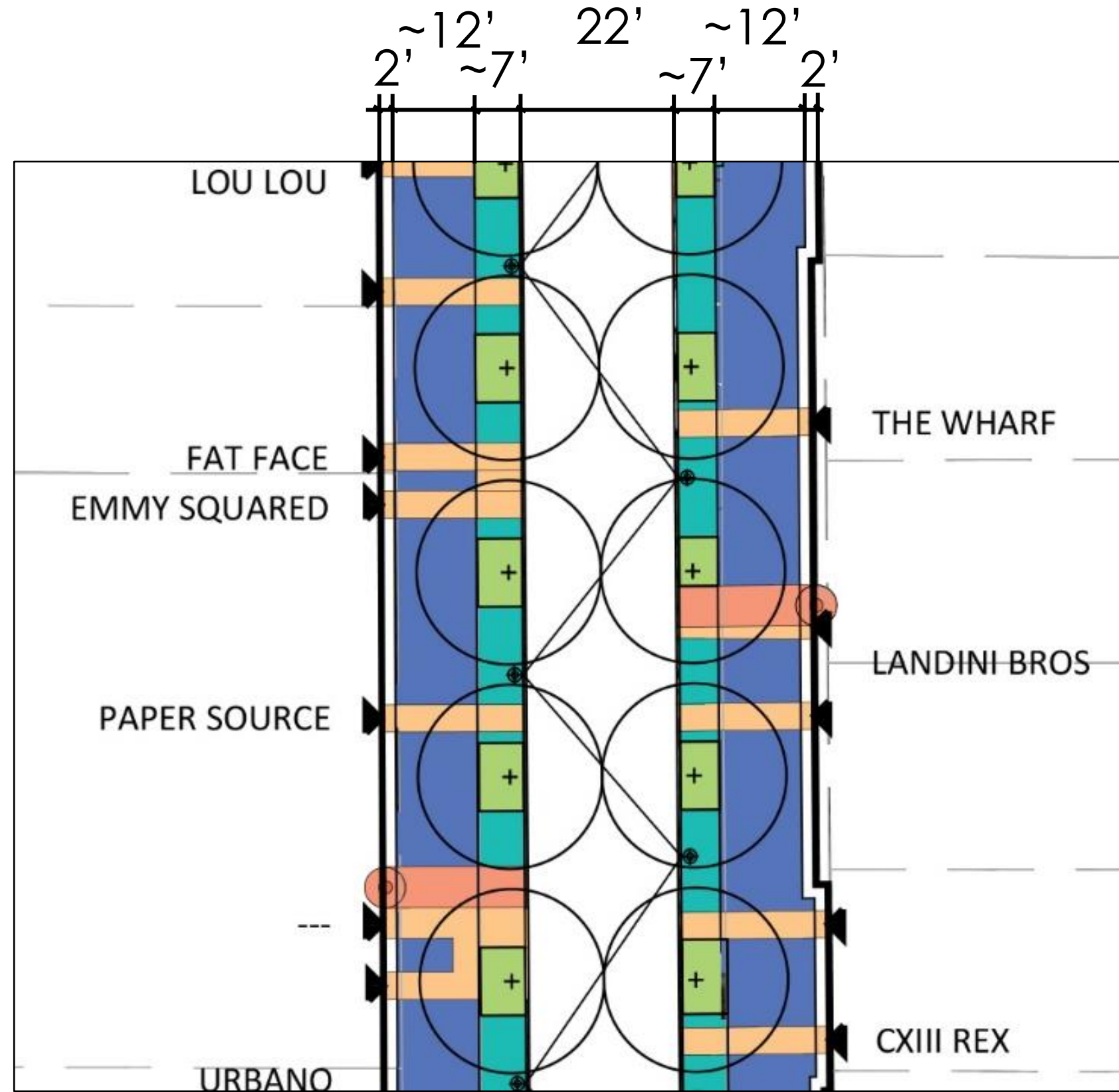
INTERSECTION IMPROVEMENTS



King Street: Option 1

LEGEND

- COMMERCIAL ZONE
- 4' FIRE EGRESS
- PUBLIC AMENITY ZONE
- PLANTING AREA
- EXISTING FIRE HYDRANT
- EXISTING FDC
- STREET LIGHT



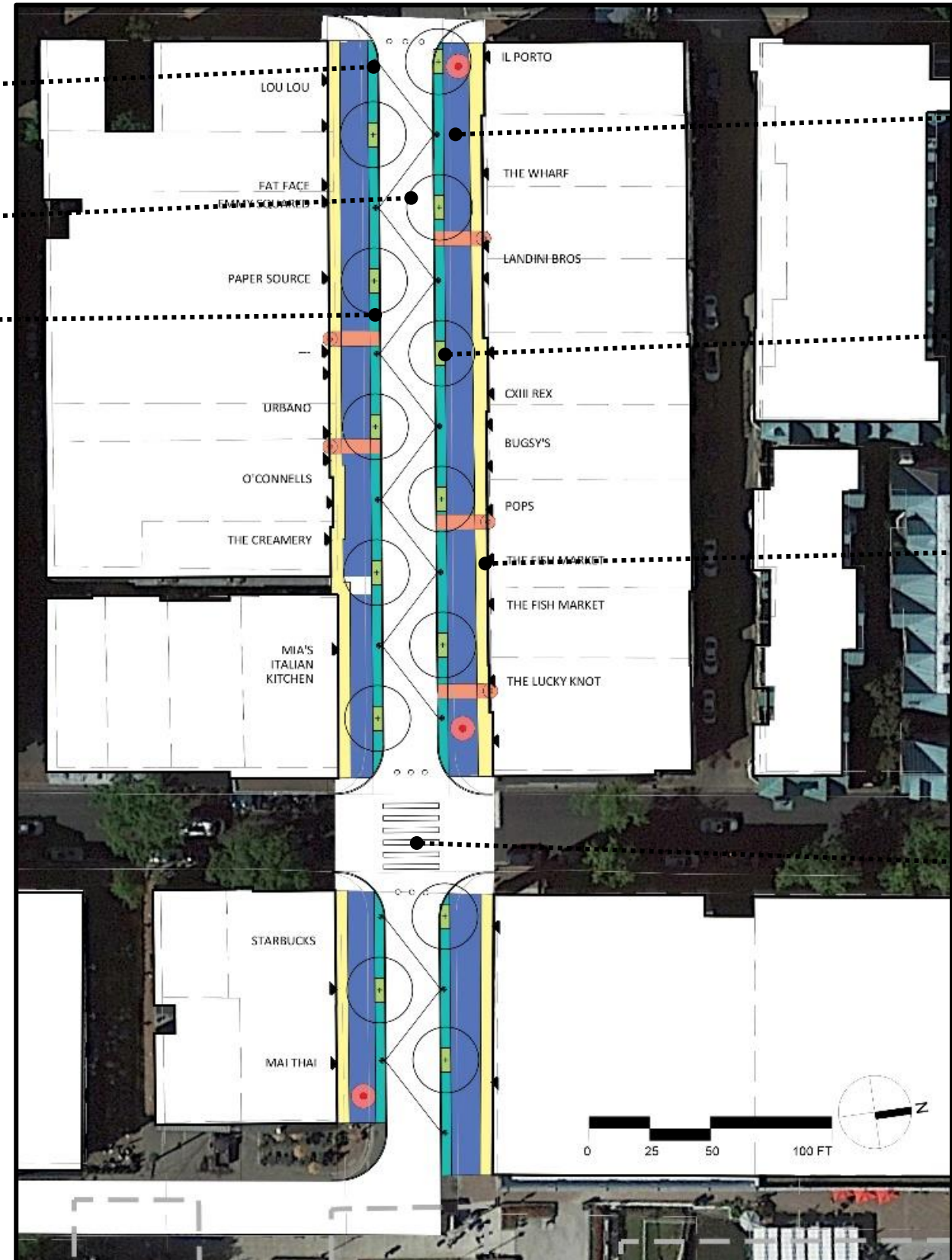
King Street: Option 2

LIGHT POLE
 22' EVE
 4' PUBLIC AMENITY ZONE

~12' COMMERCIAL USE ZONE
 NEW TREE IN TREE PIT
 ~5' MIN ACCESS ZONE WITH BRICK PAVING AT BUILDING
 INTERSECTION IMPROVEMENTS

LEGEND

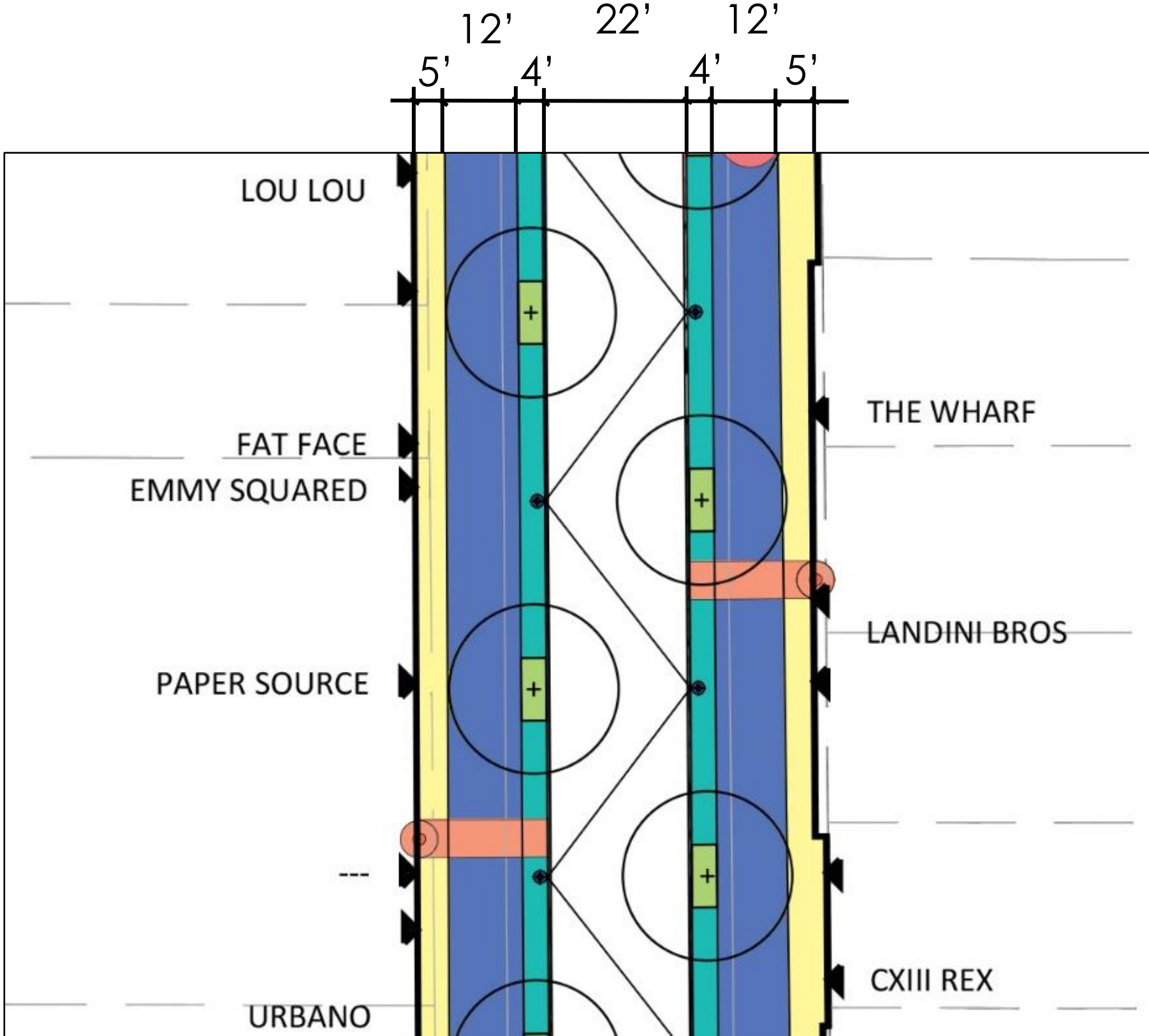
- COMMERCIAL ZONE
- PUBLIC AMENITY ZONE
- ACCESS ZONE
- PLANTING AREA
- EXISTING FIRE HYDRANT
- EXISTING FDC
- STREET LIGHT



King Street: Option 2

LEGEND

- COMMERCIAL ZONE
- PUBLIC AMENITY ZONE
- ACCESS ZONE
- PLANTING AREA
- +
 EXISTING FIRE HYDRANT
- EXISTING FDC
- STREET LIGHT



King Street: Option 3

LIGHT POST
5' WIDE ACCESS ZONE
22' EVE

PUBLIC AMENITY ZONE
(Variable Width)

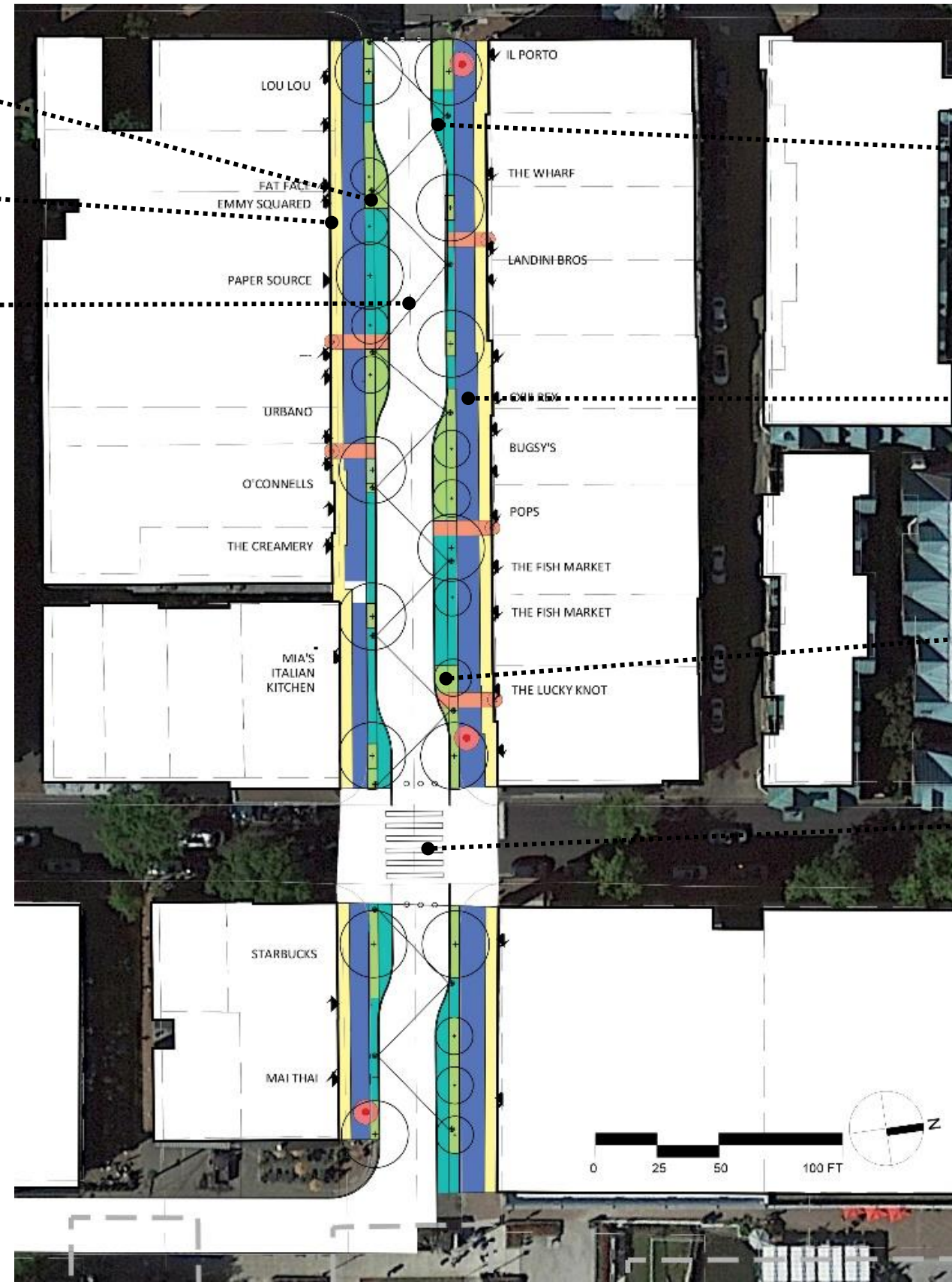
~9' COMMERCIAL USE
ZONE

NEW TREES

INTERSECTION
IMPROVEMENTS

LEGEND

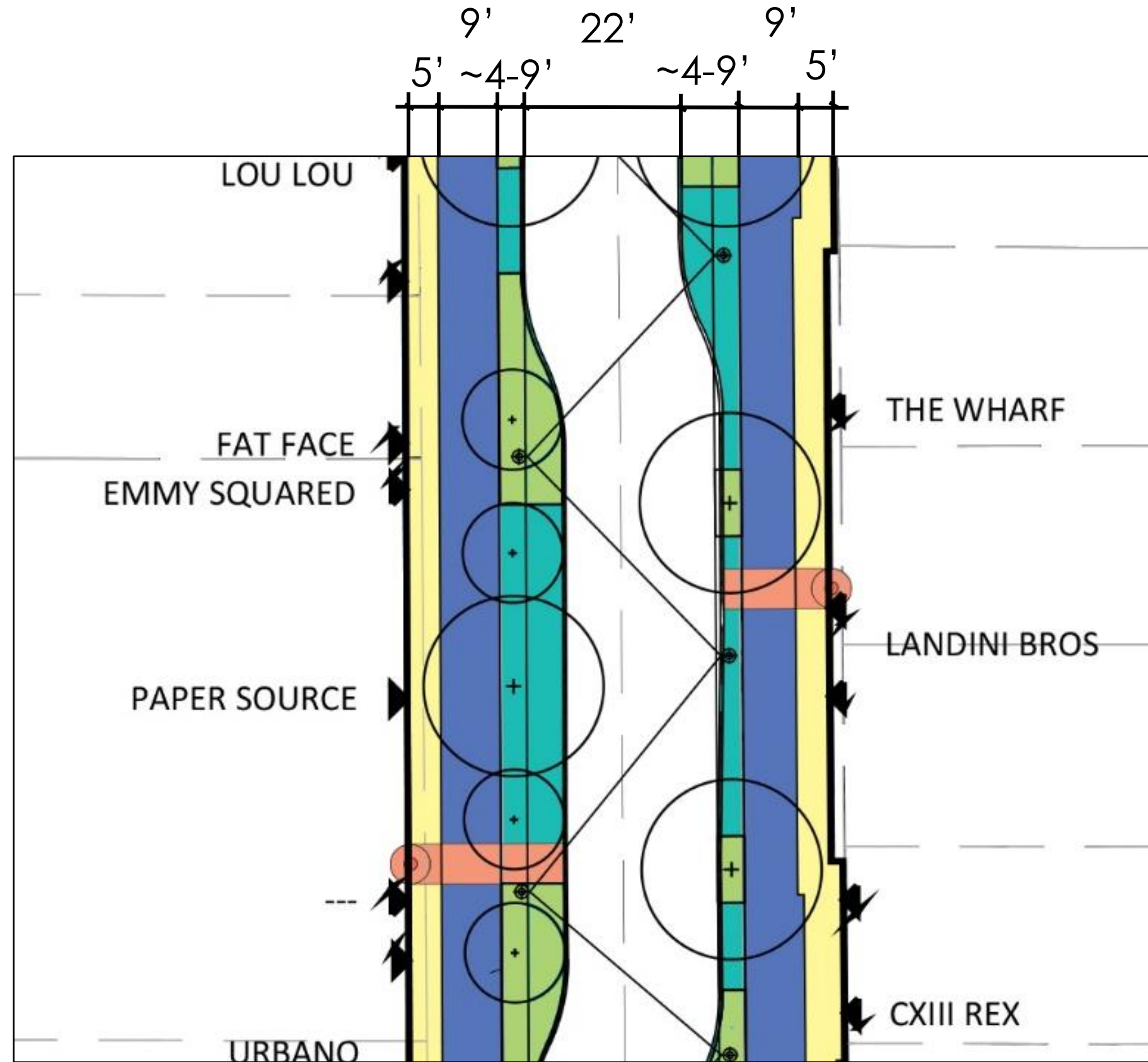
- COMMERCIAL ZONE
- PUBLIC AMENITY ZONE
- ACCESS ZONE
- PLANTING AREA
- EXISTING FIRE HYDRANT
- EXISTING FDC
- STREET LIGHT



King Street: Option 3

LEGEND

- COMMERCIAL ZONE
- PUBLIC AMENITY ZONE
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- STREET LIGHT

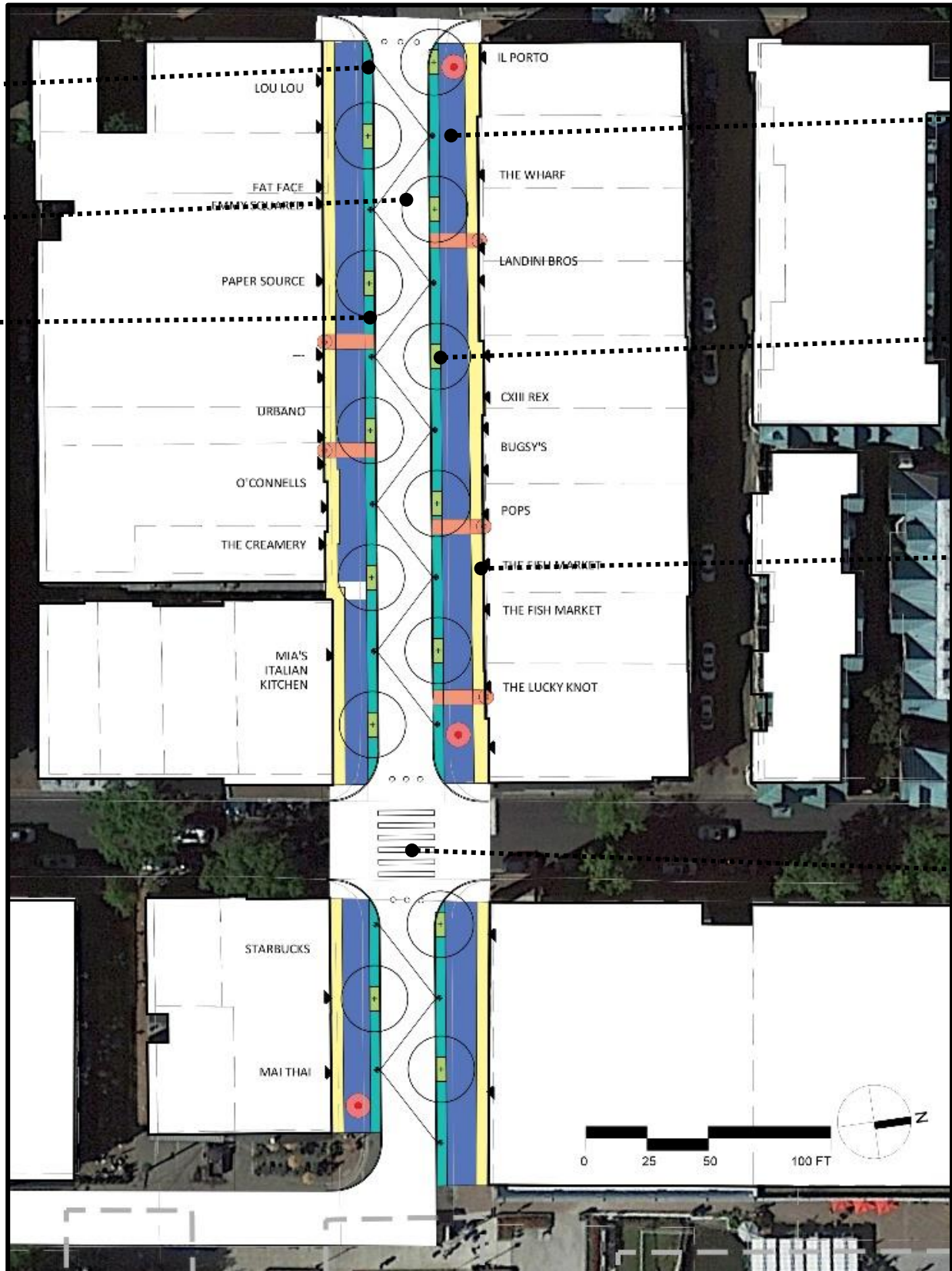


Staff Recommendation

LIGHT POLE
 22' EVE
 4' PUBLIC AMENITY ZONE

LEGEND

- COMMERCIAL ZONE
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- ACCESS ZONE
- PLANTING AREA
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- STREET LIGHT



~12' COMMERCIAL USE ZONE

NEW TREE IN TREE PIT

~5' MIN ACCESS ZONE WITH BRICK PAVING AT BUILDING

INTERSECTION IMPROVEMENTS

Looking Ahead Design Considerations

Illustrative Pedestrian Streets

Española Way, Miami



Illustrative Pedestrian Streets

Pedestrian Mall, Charlottesville



Illustrative Pedestrian Streets

Capitol Riverfront



Street Materials

Lighting



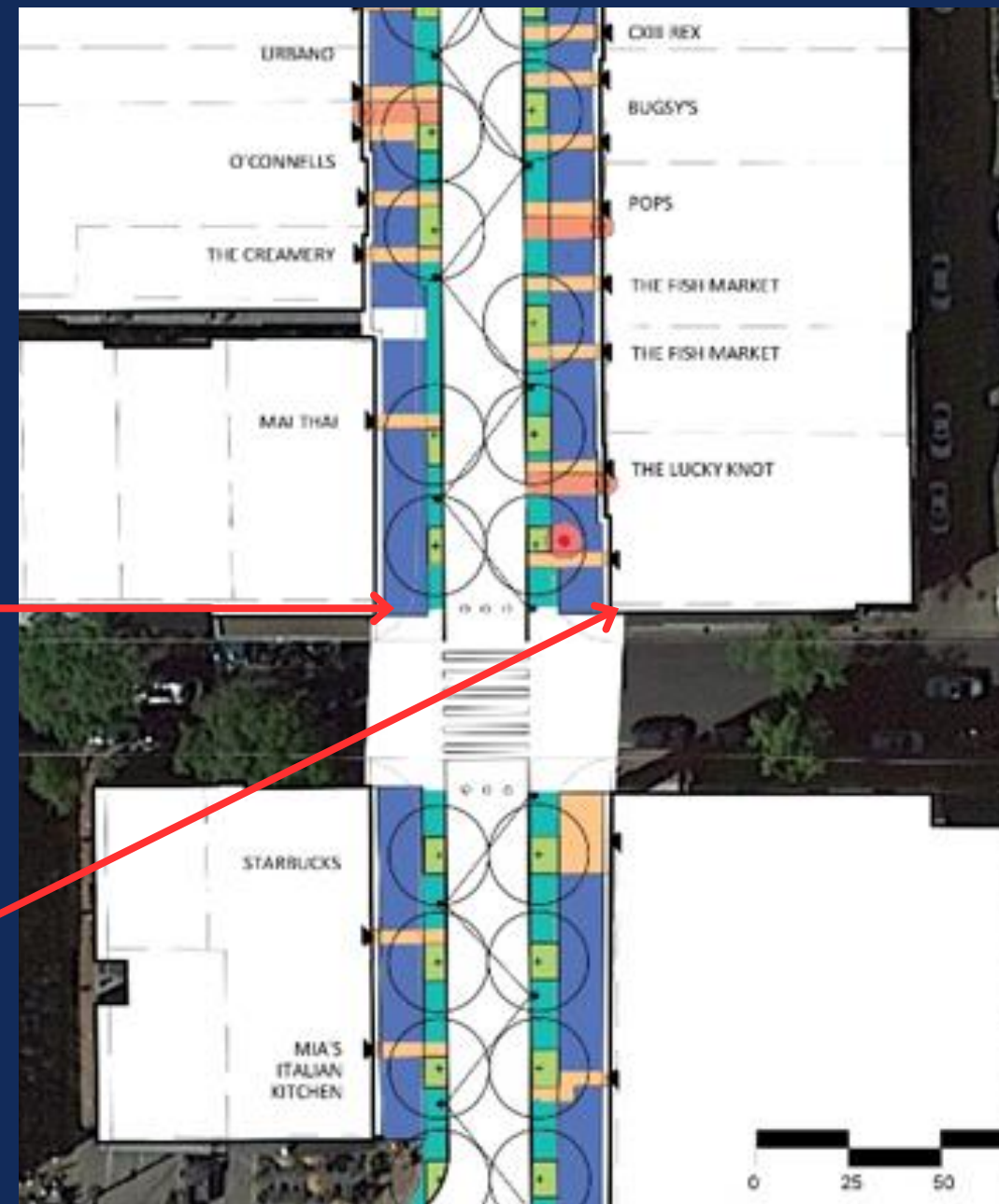
Street Materials

Intersection Design



Street Furnishings

Pedestrian Safety Elements



Street Furnishings

Benches



Material Considerations



**Brick Running
Bond**

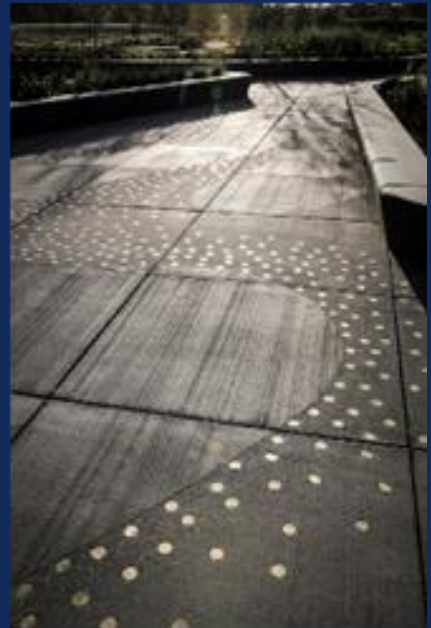


Concrete Pavers



Concrete Pavers

Material Considerations



Next Steps: Short Term

March

- March 19 - Waterfront Commission - Flood Mitigation Update
- March 21 - Parks and Recreation Commission - Flood Mitigation Update
- March 26 - Public Open House –
 - Flood Mitigation, Pump station, Pump Station Concepts Shared
 - Lower King Concepts and Staff Recommendation Presented to community

Spring

- **Budget Adopted by Council - Will determine project budget**



Questions & Comments

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