CITY OF ALEXANDRIA



WATERFRONT IMPLEMENTATION PROJECT:

Project Update

WATERFRONT COMMISSION – OCTOBER 20, 2026

Project Update

- Stakeholder Updates
- Next Steps
- Project Timeline
- Work Completed Since May
- Design Update

Stakeholder Outreach

- 4/21 – Waterfront Commission
- 5/13 – Old Town Civic Association
- 5/18 – Virtual Stakeholder Meeting (Zoom)
- 5/19 – Waterfront Commission
- 5/21 – Parks and Recreation
- 7/10 & 7/25 – Field Investigation Notifications
- 10/7 – BAR Hearing
- 10/20 – Waterfront Commission
- Upcoming:
  - Old Town Civic Association
  - Business Stakeholder Meeting(s)
  - Waterfront Commission (Winter 2026 and early 2027)

Next Steps

- BAR Public Hearing (Oct 7)
- **Waterfront Commission (Oct 20)**
- **Advance to 70% Technical Exhibit**
  - **Fall - Grading Plan – Second Submission**
  - **Winter – 70% Technical Submission**
  - Regulatory Approvals (Joint Permit Application Underway)
  - VE and Scope to Budget Continues
  - **Early 2027 – Final Grading Plan approval anticipated**
- **Development of Guaranteed Maximum Price (GMP) – Fall ‘26 & Winter Early ‘27**
  - **Risk Workshops / Develop Risk-Based Contingency**
  - **Draft Phase 2 Construction Schedule**
- **Phase 2**
  - **Construction Phase Planning & Community Updates**

Anticipated Timeline

GRADING PLAN
Fall 2026

BAR HEARING
Fall 2026

70% DESIGN
Fall/Winter 2026

GMP PROPOSAL
Spring 2027

EXECUTE CONTRACT
Spring/Summer 2027

FINAL DESIGN
Fall 2027

CONSTRUCTION STARTS
Late 2027 / Early 2028

COMPLETE^
Late winter 2030

CURRENT

*Community Updates will occur at key milestones
^Substantial Completion anticipated Fall 2030, Final Completion Winter 2030

30% Design (as approved by BAR)



05/13/2026

OVERALL SITE PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT

SKANSKA JMT lai

Pre-NEPA: Draft, Deliberative, Pre-Decisional

Proposed Site Plan



LEGEND:

1. Enhanced crosswalk
2. Sidewalk access zone
3. Commercial dining zone
4. Public amenity zone
5. 22' Pedestrian walkway (EVE)
6. Trench drain
7. Street tree
8. Mounting block
9. Expanded commercial dining zone

Note: All furnishings shown in the commercial dining zone will be privately maintained/operated and are shown for program/conceptual purposes only.

0 30' 60' 120'







Lower King Street Rendering



Proposed Plan: Design Goals

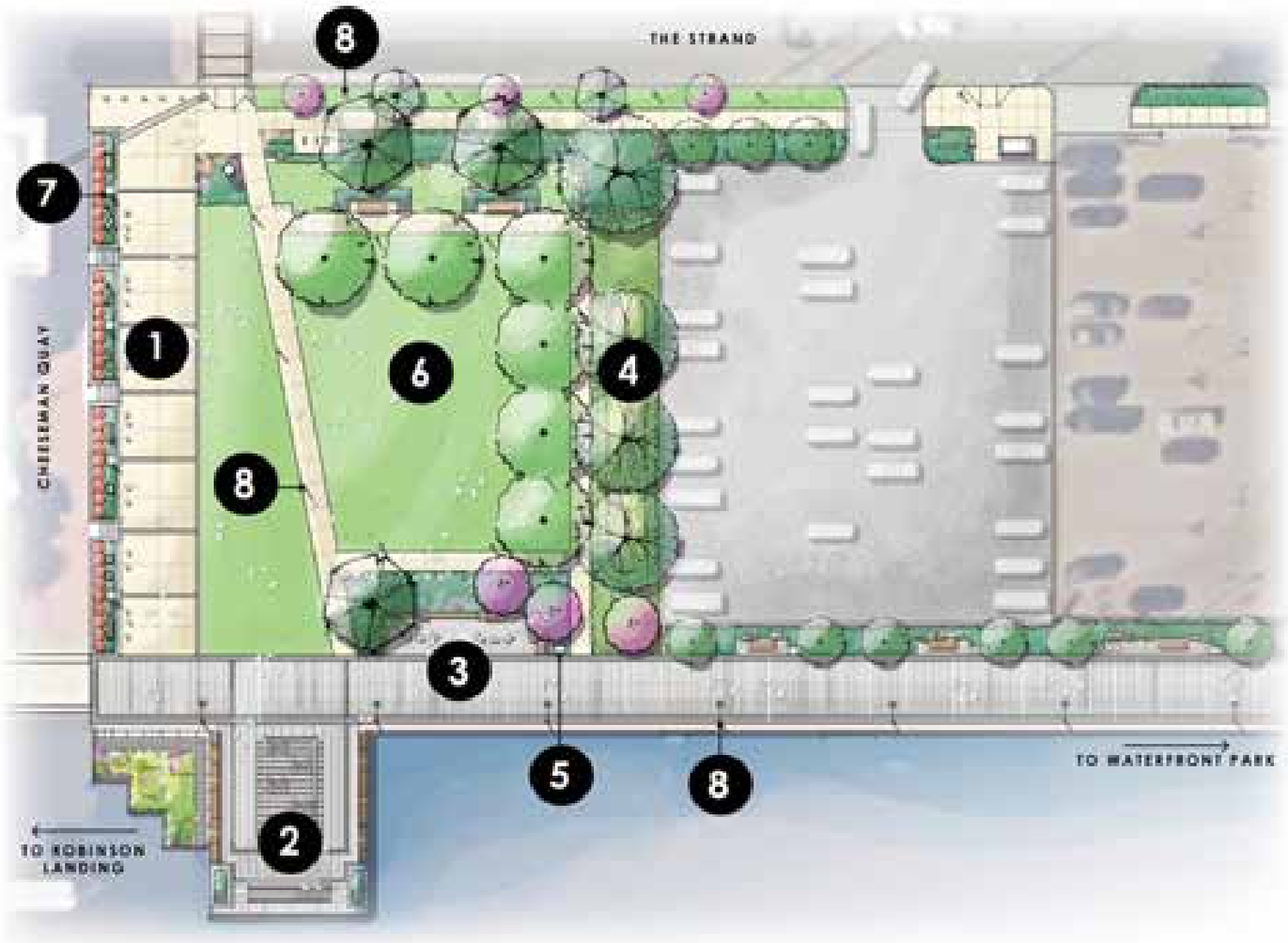


UPDATED
POINT LUMLEY PARK
DESIGN GOALS:

- Retain the **public parking lot** for visitors.
- **Integrate** the park with its context.
- Maximize **flexibility** for programming and events.
- **Reinforce connections to the Potomac River** and engage the waterfront.

0 15' 30' 60'

Proposed Plan: Experiences



In keeping with the **Alexandria Small Area Waterfront Plan**, art, history, and storytelling will be woven throughout the park's function zones to create **unique and memorable experiences distinctive to Alexandria, Virginia.**

LEGEND:

1. **Shipbuilding/River Gateway walk** and lawn with relocated Shipbuilder statue
2. **Wharf** with signature shade structure, waterfront steps, floating wetlands, and kayak launch
3. **20' Promenade** with seating and plaza
4. **Bioretention** with opportunity for interpretive signage
5. **African American Heritage Trail** signage
6. Grand **event lawn**
7. **Raised planters** with opportunity for signage or shipbuilding artifacts
8. **Lighting** for visibility in the park

0 15' 30' 60'

Rosenbaum Bequest Concept





Original Concept Plan by Olin

0 15' 30' 60'

View Towards Park



View In Park



Park Rendering 5



View Towards Wharf



View From Water



View at Promenade to ODBC



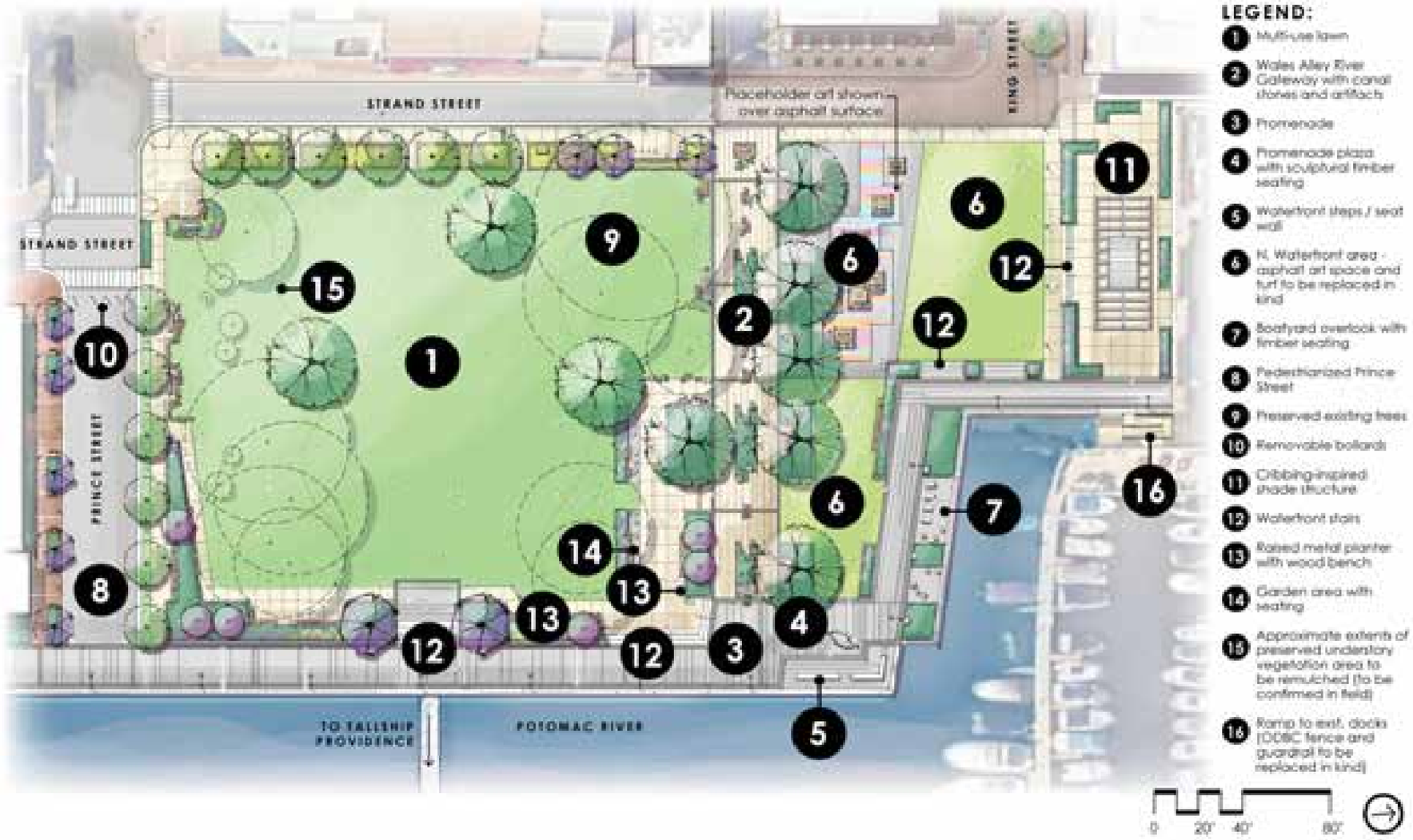
View Towards Point Lumley Park



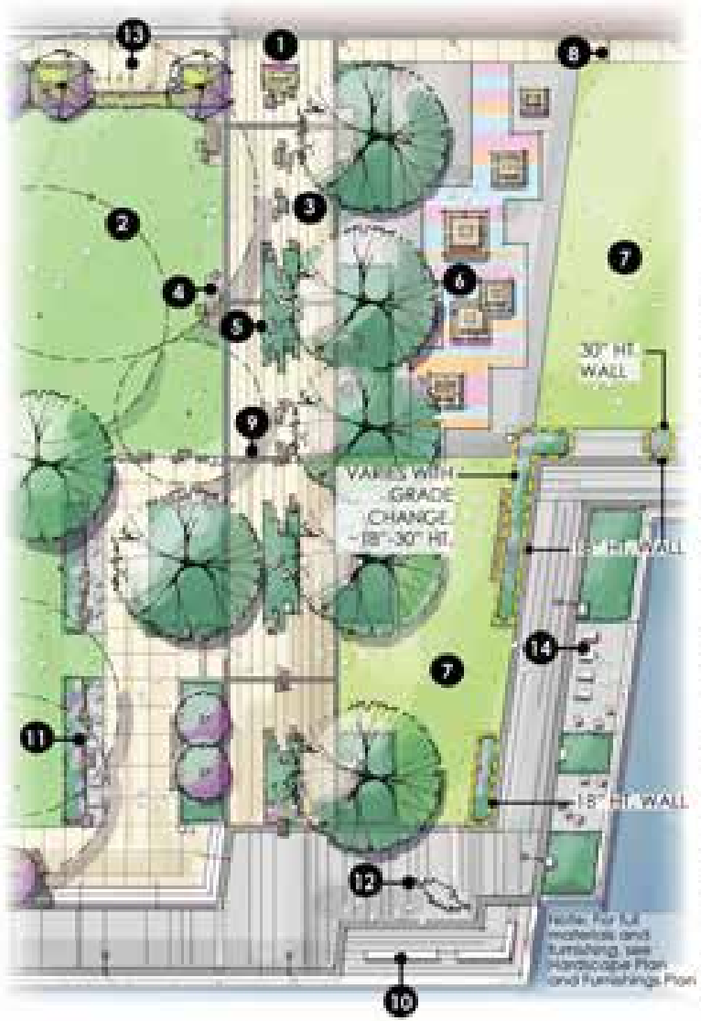
Site Plan: Design Goals



Site Plan: Proposed



Wales Alley River Gateway





LEGEND:

1. Arrival signage
2. Existing trees to be preserved and planting areas to be enhanced
3. River Gateway walk
4. Seating node with timber bench and canal stones (F103A / W105)
5. Artifacts
6. Asphalt for rotating art display to be replaced-in-kind (rendering showing art for illustration only)
7. Synthetic turf (To be replaced-in-kind)
8. Signature 1845 shoreline inscribed granite band (F104C)
9. Timeline paving concrete band
10. Waterfront plaza and steps/seat wall
11. Garden seating area
12. Sculptural timber bench (F104B)
13. Bike racks (F103A)
14. Boatyard viewing deck with timber seating
15. Board formed concrete planters*



Shade Structure

NORTH WATERFRONT SHADE STRUCTURE:

CUSTOM SHADE STRUCTURE FEATURING WOOD-LIKE PURLINS AND A METAL OUTER-BAND

SIMILAR TO EXISTING DESIGN FAMILY WITH 10-12 FT HT

COLORS TO MATCH PROMENADE LIGHT POLES



METAL COLOR: BLACK FINETEX (LOW SHEEN)

METAL POWDER COAT



PURLIN COLOR: LIGHT CHERRY

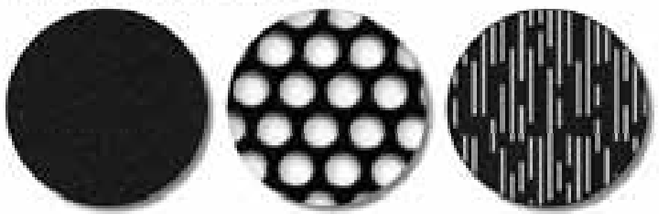
WOOD GRAIN POWDER COAT FINISH ON ALUMINUM PURLINS

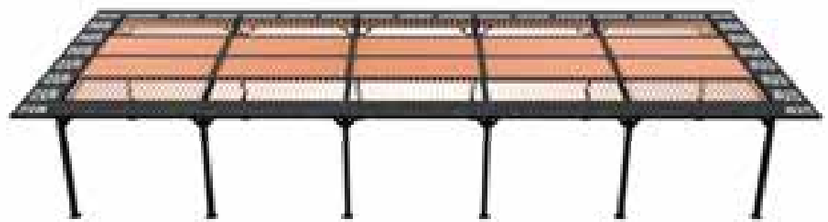




PERFORATED EDGE PATTERN:

OPTION 1 - SOLID
OPTION 2 - STANDARD PERFORATION
OPTION 3 - CUSTOM PERFORATION (PHOTO FOR ILLUSTRATION ONLY. CUSTOM PATTERN CAN BE DESIGNED)





View of to Water Prince Street



View to Water at Park & Prince Street



View Towards Tall Ship Providence



View of Park From the Water



View of Park Towards Marina



View of Promenade at Night



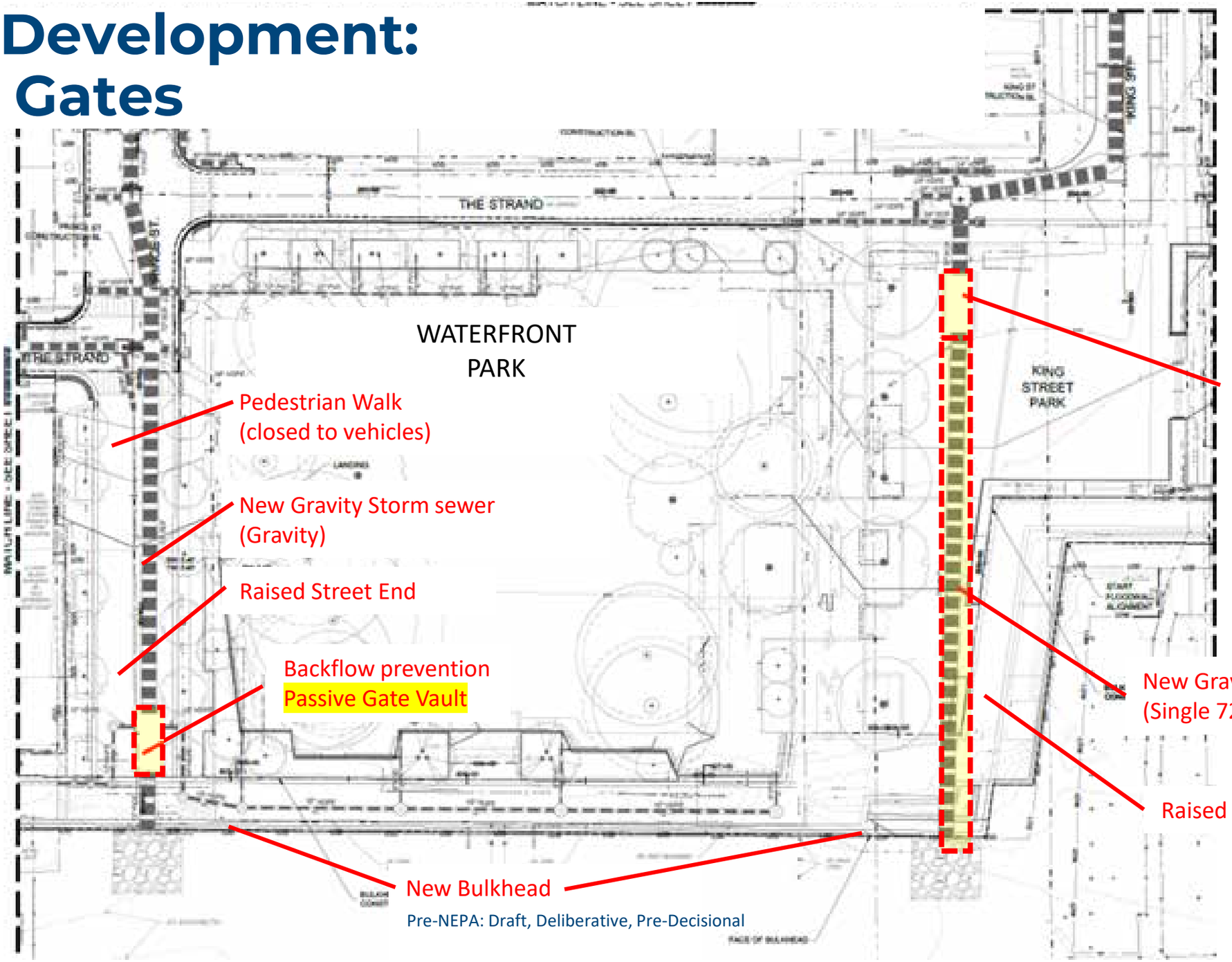
View to Wales Alley



View to Temporary Art Space



Design Development: Passive Gates



Pre-NEPA: Draft, Deliberative, Pre-Decisional

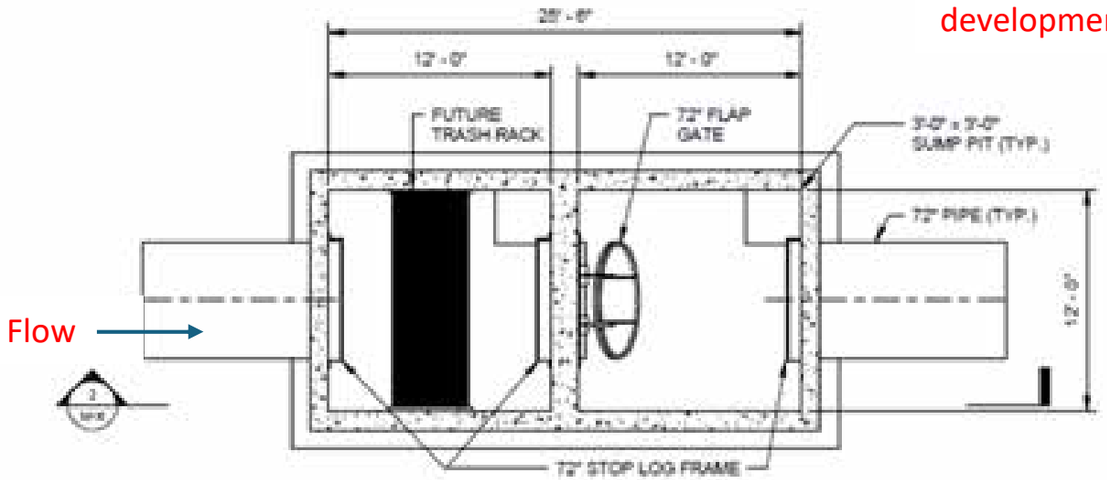
VE Infrastructure Plan – Passive Gates

New Gravity Storm sewer

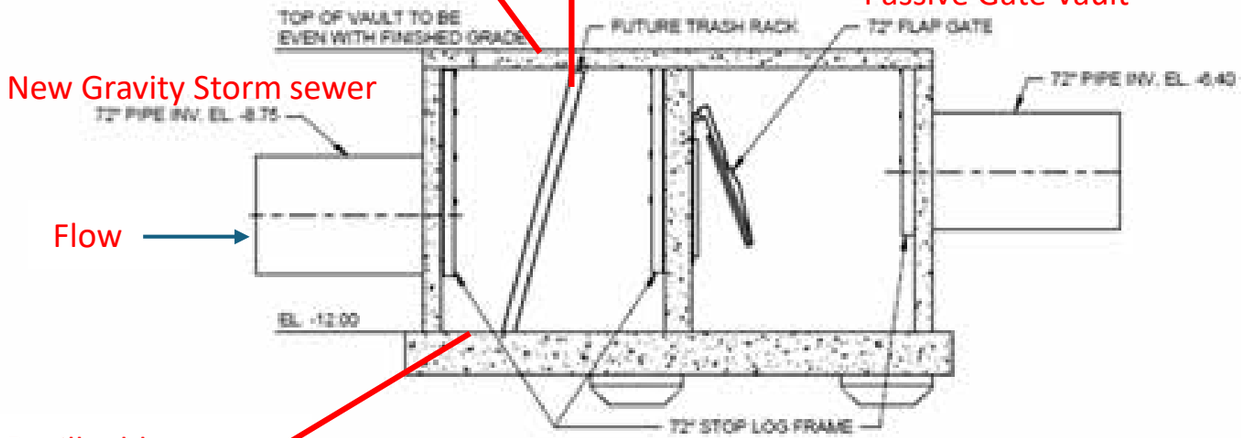
Access and surface condition under development. TES-PWS will be consulted.

Future Trash rack – DB does not recommend installing. Confirming approach.

Backflow prevention Passive Gate Vault



WATERFRONT PARK VAULT - PLAN



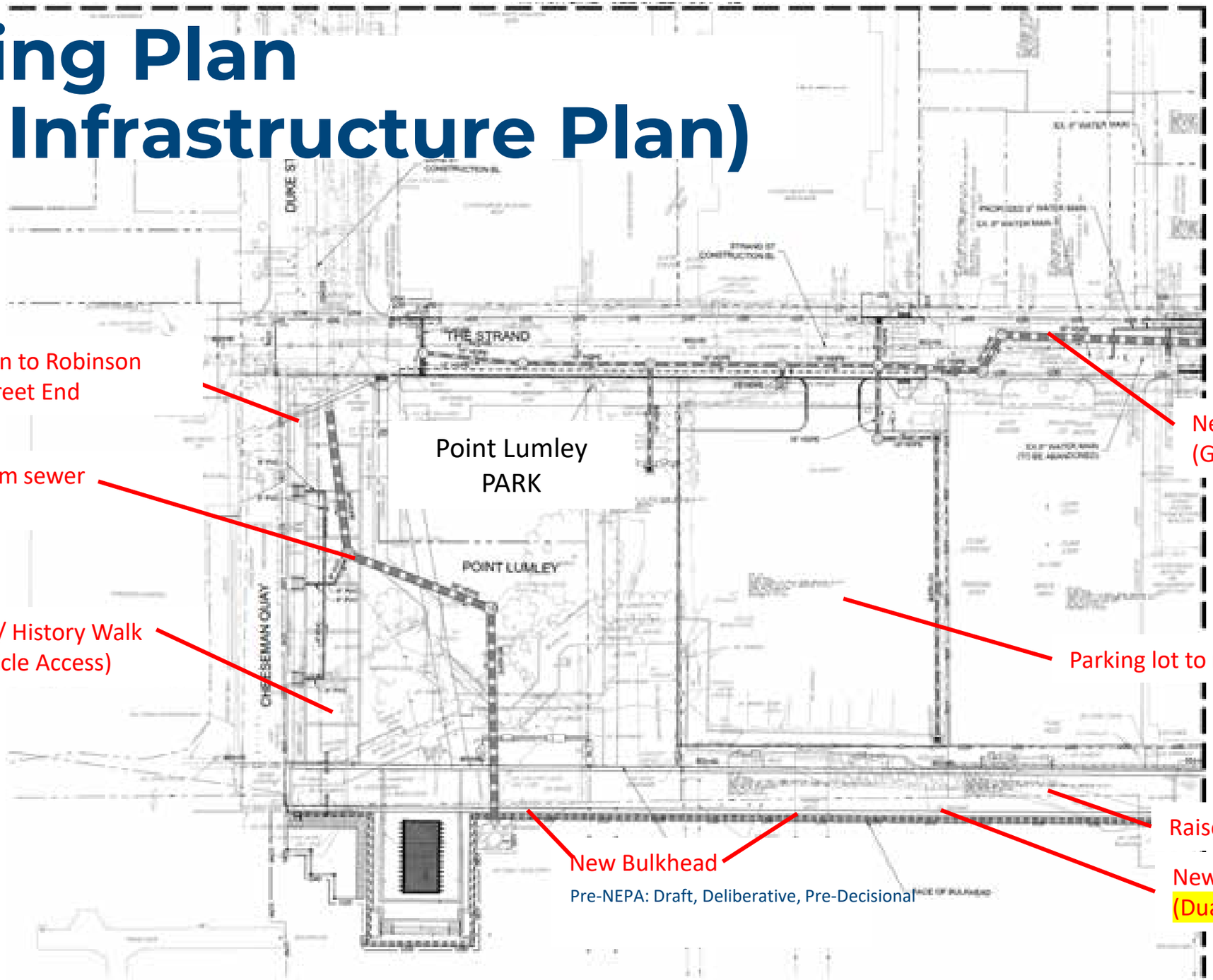
2 WATERFRONT PARK VAULT - SECTION

FABRICATED FLAP GATES



Reference Appendix B for Gate Cut Sheets: LINK

Grading Plan
(30% Infrastructure Plan)



Planters transition to Robinson Landing/Duke Street End

New Gravity Storm sewer (Gravity)

New Pedestrian / History Walk (Emergency Vehicle Access)

New Gravity Storm sewer (Gravity)

Parking lot to remain

Raised Promenade

New Bulkhead

Pre-NEPA: Draft, Deliberative, Pre-Decisional

New Gravity Storm sewer (Dual 72")

Questions

Email Questions or Comments to:

Matthew.Landes@AlexandriaVA.gov

Project Website:

www.AlexandriaVA.gov/Waterfront

