



City of Alexandria Waterfront Master Plan



Alexandria Waterfront Master Plan



Planning Commission Worksession October 6, 2009

Agenda

Ideas, inspiration, direction, and options

Guiding concepts

Key focus areas

Your reactions



Ideas and inspiration, direction and options

Public Meetings

- April 23 Community Forum
- April 30 Community Forum
- June 27 Charrette
- September 29 Community Forum



Facebook comments
Waterfront Committee Survey

Tours

Alexandria

- May 30 Boat Tour
- June 24 Walking Tour

August 5 New York City

- Battery Park
- South Street Seaport
- High Line Park
- Bryant Park



Guiding concepts: strengthen views and enhance access



- > Protect and strengthen existing and potential view corridors to link the community and orient visitors to the waterfront
- > Enhance the corridors as pedestrian access routes to the waterfront (sidewalks, shade trees, etc.)

Guiding concepts: arrival and definition



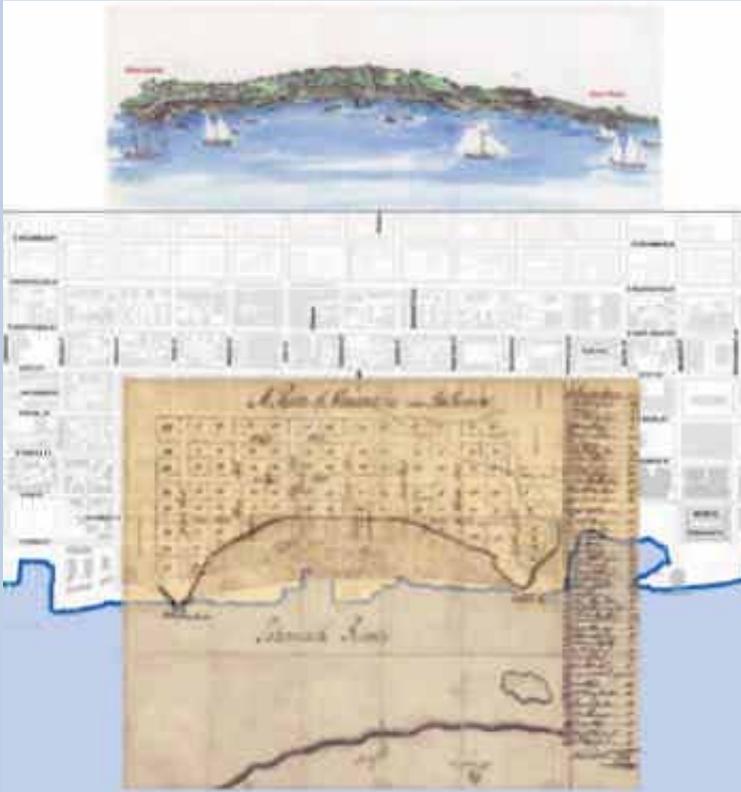
- > Treat each arrival point as a unique feature
- > Define and highlight the terminus of each view corridor with a special feature or use (art, history, amenity, activity, object, etc.)

Guiding concepts: continuous connection with the water



- > Connect the variety of amenities and features along the waterfront to establish a continuous linear experience that celebrates the waterfront
- > Provide additional north-south connections (trolleys, water taxis, etc.)

Guiding concepts: Preserve and celebrate our history



> Preserve and celebrate the authentic history of the City and the Waterfront

Guiding concepts: public art as unifying element



> Nurture the continued role of the arts and use public art as a strong unifying element on the waterfront.

Guiding concepts: improved shoreline treatments



- > Develop appropriate edge treatments for each area of the waterfront (natural, boardwalk, wharf).
- > Improved shoreline should address flooding and anticipated sea level rise
- > Coves are a natural rhythmic element that deserve special emphasis.

Guiding concepts: transportation and parking



- > Address the comprehensive range of transportation issues, including parking and pedestrian and bicycle safety

Guiding concepts: expand water-related activities



-
- > Improve existing marinas and find space for new boats slips.
 - > Support activities and growth of commercial boats (water taxis, dinner cruises, etc)
 - > Provide opportunities to launch or rent small watercraft

Guiding concepts: put your feet in the water



- > Provide terraces or steps to allow interaction with the water
- > Fountains, water sculptures, and water-themed play features allow visitors to experience water in different ways

Guiding concepts: sustainability (environmental, economic, operational)



- > Address existing environmental issues. Redevelopment should be “greener” than what it replaces.
- > Plan and encourage revenue-generating amenities that will support the operations and programming of the new Waterfront.
- > Improvement should result in more effective and efficient operations of the waterfront (maintenance facilities, emergency operations, etc.)

Key focus areas: ideas and options



**Foot of King Street
The Strand
City Marina area
Founders Park**

**Robinson
Terminal
North
Oronoco Park**

**Windmill Hill Park
Jones Point Park**

**North End
Daingerfield Isla**

Celebrate the foot of King Street



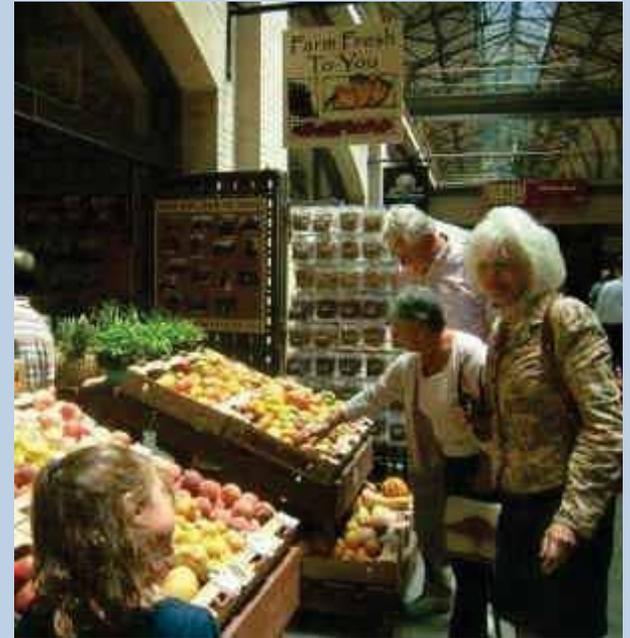
- > Connect and engage King Street with the waterfront
- > Create a sense of arrival and anticipation
- > Explore opportunities to extend out over the water with a central pier

Celebrate the foot of King Street



- > Connect and engage King Street with the waterfront
- > Create a sense of arrival and anticipation
- > Explore opportunities to extend out over the water with a central pier

Activate the Waterfront Core



- > Attract people to the waterfront during non-peak hours
- > Introduce a food market to the waterfront

Improve the public realm in the Waterfront Core



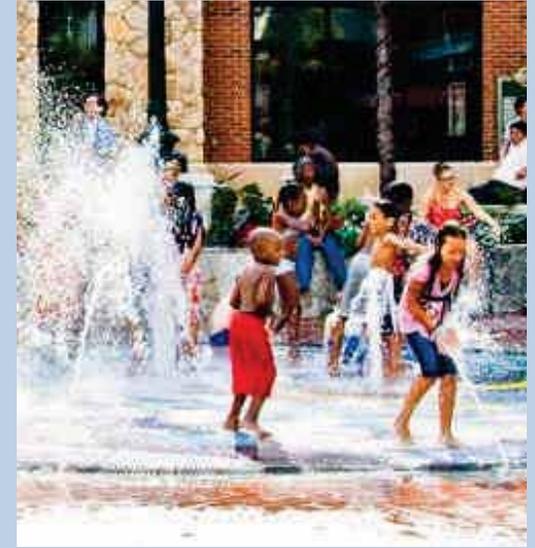
- > Red dots: foot of King, parking lots on the waterfront, food court building
- > Create sense of place (celebration, arrival, anticipation)
- > Improve views, circulation and function

Generate revenue to enhance the public realm



- > Increase small-scale restaurant & retail opportunities
- > Activate open spaces with new amenities (i.e., outdoor food service, kiosks)
- > Right-size marinas to be financially self-sustaining

Enliven the Strand with activity



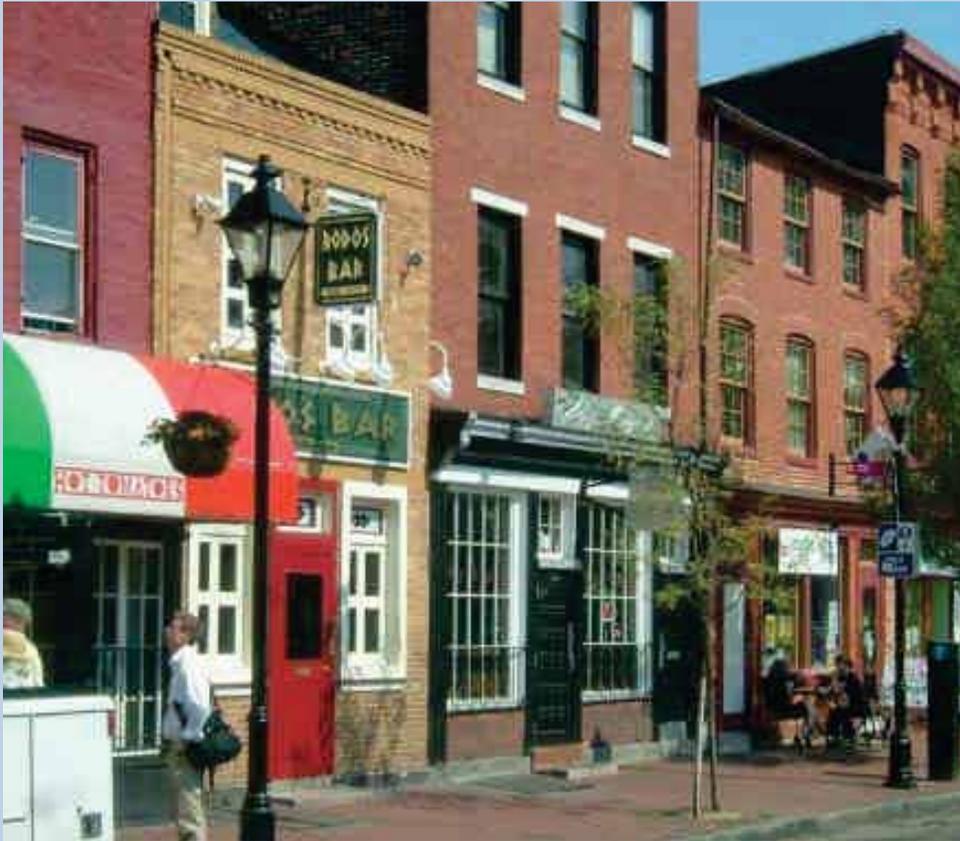
- > Pull the energy of King Street to The Strand
- > Redevelop The Strand with a mix of waterfront restaurants, museums or history-themed exhibits, arts, amenities and open space

Establish the Strand as an outdoor dining destination



- > Pull the energy of King Street to The Strand
- > Redevelop The Strand with a mix of waterfront restaurants, museums or history-themed exhibits, arts, amenities and open space

Respect the historic scale of the Strand



- > Maintain the pedestrian scale and character
- > Reuse historic structures and complement with compatible infill buildings
- > Use multiple opportunities to interpret and celebrate the City's history

Engage the water along the Strand



- > Expand the number of boat slips and service facilities
- > Provide opportunities for increased access to Old Town from the water, such as boat rentals and launches

Connect the Strand with adjacent waterfront areas



- > Explore temporary access across redevelopment sites until the sites can be redeveloped
- > Redevelop Robinson Terminal South with a mix of uses to anchor The Strand and protect surrounding residential areas

At the City Marina, improve public boat facilities and operations



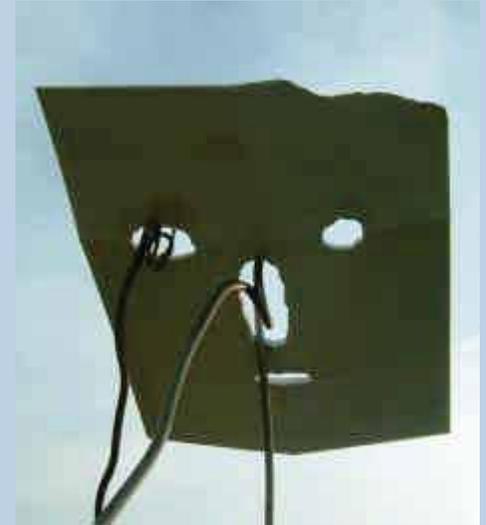
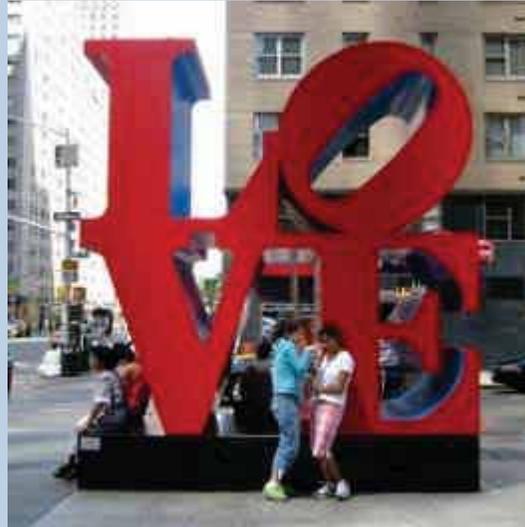
- > Improve waterfront operations from land and water perspectives (facilities, services, amenities, etc.)
- > Provide a visitor orientation facility with restrooms and space for a Harbor Master

Reinvigorate the Torpedo Factory area



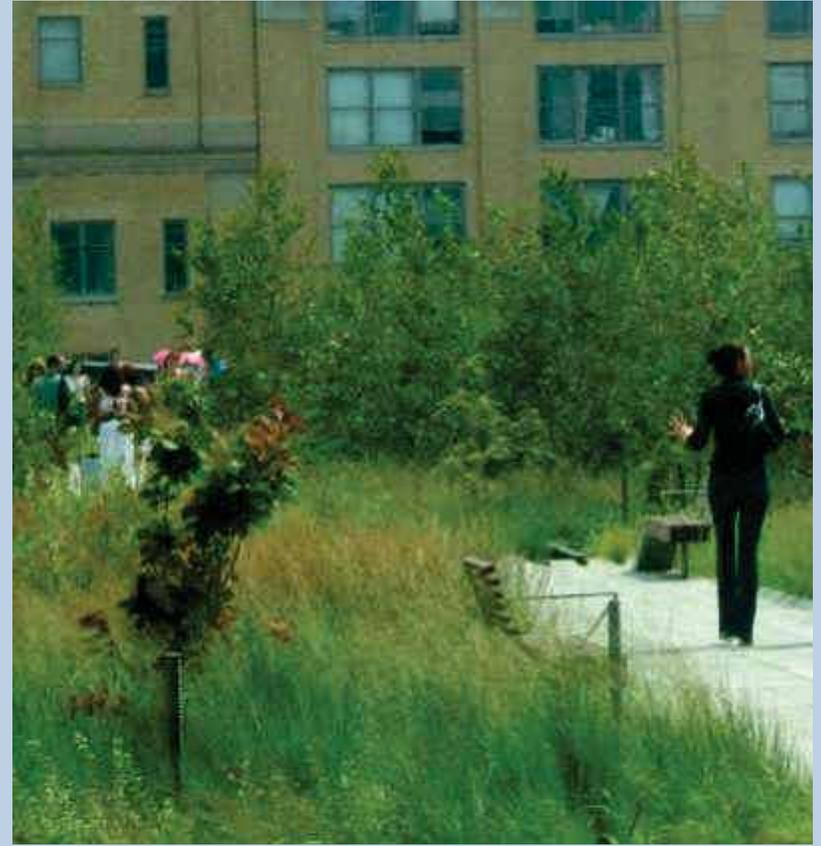
- > Provide active first floor spaces that open to the plaza and waterfront side
- > Provide shade and pedestrian amenities within the plaza

Emphasize gateway aspect of the City Marina



> Introduce an iconic structure to create a sense of arrival

Protect and beautify Founders Park



- > Beautify Founders Park with enhanced plantings and improved maintenance
- > Strengthen the relationship between Founders Park green space and the water (conceal rip rap)

Create a welcoming transition to Founders Park



- > Provide strong and intuitive pedestrian connection between Founders Park and City Marina plaza

At Robinson Terminal North, create a waterfront destination



- > Redevelop Robinson North with a small scale destination, such as boutique hotel or special attraction
- > Transform the pier into an inviting public space
- > Extend floating docks from the pier at Robinson Terminal North

Acknowledge Oronoco Park as Natural Place for Celebrations



- > Provide facilities to support events and activities

Oronoco Park as a destination for families and children



-
- > Provide active facilities to broaden the appeal of the waterfront for families



At Oronoco Park, new ways to interact with water



- > Extend the boardwalk across the cove to create a walking loop and protect against floating debris
- > Explore ways to reveal or interpret the original shoreline and historic shipwrecks
- > Offer non-motorized boating activities for the public

Increase environmental sustainability of Oronoco Park



- > Soften the natural shoreline of Oronoco Park with native plantings
- > Reduce the amount of rip rap

Build upon approved plan for Windmill Hill Park



- > Realize the promise of the Windmill Hill Park Plan and integrate it with the overall Waterfront planning effort
- > Connect both sides of the Park across Union Street side

Connect Jones Point Park recreation with rest of the City



- > Strengthen connections through trails and a series of kayak launches along the waterfront

Enhance the North End's rails and trails



- > Connect the Canal Center with Potomac Yard by enhancing the rail corridor
- > Utilize existing parking facilities to support Old Town
- > Program open spaces
- > Explore long-range possibilities for the Mirant site

Increase access to the natural areas of Daingerfield Island



- > Work with NPS to activate natural area with a Waterfront trail and appropriate uses
- > Address the visibility of the maintenance facility
- > Connect Daingerfield Island with Potomac Yard across the Parkway
- > Interpret the environmental features and history
- > Treat the cove as a special wildlife area

How We've Heard From You

- > Public Meetings
 - > April 23 Community Forum
 - > **April 30 Community Forum**
 - > June 27 Charrette

- > Facebook comments
- > Waterfront Committee Survey

- > Tours
 - > Alexandria
 - > May 30 Boat Tour
 - > June 24 Walking Tour
 - > August 5 New York City
 - > Battery Park
 - > South Street Seaport
 - > High Line Park
 - > Bryant Park



How We've Heard From You

- > Public Meetings
 - > April 23 Community Forum
 - > April 30 Community Forum
 - > June 27 Charrette

- > Facebook comments
- > Waterfront Committee Survey

- > Tours
 - > Alexandria
 - > **May 30 Boat Tour**
 - > June 24 Walking Tour
 - > August 5 New York City
 - > Battery Park
 - > South Street Seaport
 - > High Line Park
 - > Bryant Park



How We've Heard From You

- > Public Meetings
 - > April 23 Community Forum
 - > April 30 Community Forum
 - > June 27 Charrette

- > Facebook comments
- > Waterfront Committee Survey

- > Tours
 - > Alexandria
 - > May 30 Boat Tour
 - > **June 24 Walking Tour**
 - > August 5 New York City
 - > Battery Park
 - > South Street Seaport
 - > High Line Park
 - > Bryant Park



How We've Heard From You

- > Public Meetings
 - > April 23 Community Forum
 - > April 30 Community Forum
 - > **June 27 Charrette**
- > Facebook comments
- > Waterfront Committee Survey
- > Tours
 - > Alexandria
 - > May 30 Boat Tour
 - > June 24 Walking Tour
 - > August 5 New York City



How We've Heard From You



- > August 5 New York City
 - > **Battery Park**
 - > South Street Seaport
 - > High Line Park
 - > Bryant Park



How We've Heard From You



- > August 5 New York City
 - > Battery Park
 - > **South Street Seaport**
 - > High Line Park
 - > Bryant Park



How We've Heard From You



- > August 5 New York City
 - > Battery Park
 - > South Street Seaport
 - > **High Line Park**
 - > Bryant Park



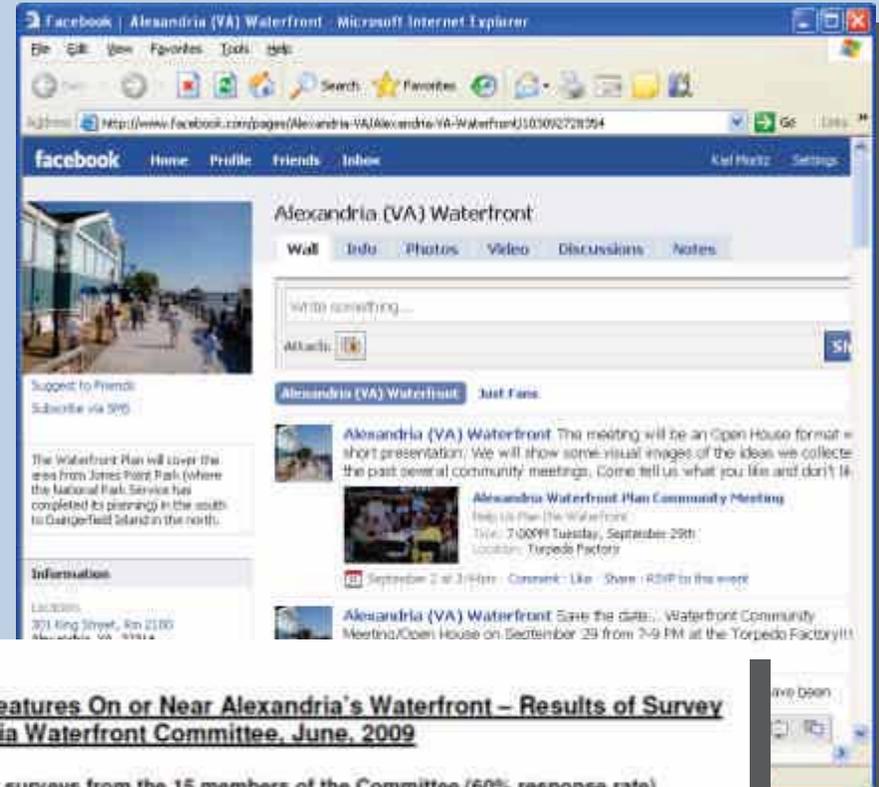
How We've Heard From You



- > August 5 New York City
 - > Battery Park
 - > South Street Seaport
 - > High Line Park
 - > **Bryant Park**

How We've Heard From You

- > Public Meetings
 - > April 23 Community Forum
 - > April 30 Community Forum
 - > June 27 Charrette
- > Facebook comments
- > Waterfront Committee Survey
- > Tours
- > Alexandria
 - > May 30 Boat Tour
 - > June 24 Walking Tour
- > August 5 New York City
 - > Battery Park
 - > South Street Seaport
 - > High Line Park
 - > Bryant Park



Desirable Features On or Near Alexandria's Waterfront – Results of Survey of Alexandria Waterfront Committee, June, 2009

We received 9 surveys from the 15 members of the Committee (60% response rate)
Scoring – Maximum value of any item is 4 ("Extremely desirable"). Maximum value of total responses is 36 (4 x 9 responses).

The following desirable features have been identified either in the Waterfront Plan Principles that the Committee adopted in April or in a 2006 Waterfront Committee Brainstorming Session. Since all have been identified as desirable, please indicate the strength of your enthusiasm for each option by rating it as follows:

- 1 – Somewhat Desirable
- 2 – Desirable
- 3 – Very desirable
- 4 – Extremely desirable