



City of Alexandria Waterfront Master Plan



Alexandria Waterfront Master Plan



Board of Architectural Review
October 21, 2009

Agenda

Planning effort so far

Waterfront plan guiding concepts

Key focus areas

Your comments

Next steps



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



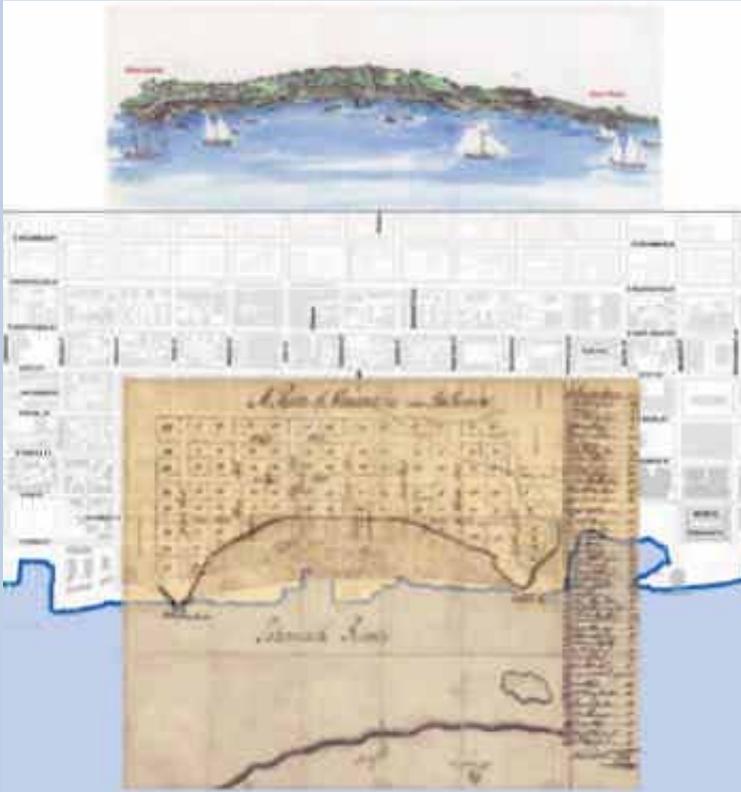
- > Treat each arrival point as a unique feature**
- > Define and highlight the terminus of each view corridor with a special feature or use (art, history, amenity, activity, object, etc.)**

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.

Key focus areas: ideas and options



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

**Robinson
Terminal
North
Oronoco
Park**

**North End
Daingerfield
Island**

**Windmill Hill Park
Jones Point Park**

Celebrate the foot of King Street

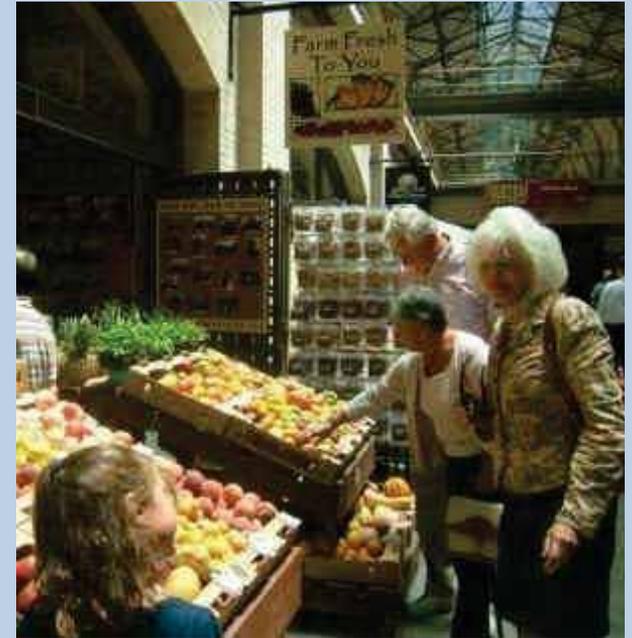


- > **Connect and engage King Street with the waterfront**
- > **Create a sense of arrival and anticipation**
- > **Explore opportunities to extend out over the water with a central pier**

Celebrate the foot of King Street



Activate the Waterfront Core



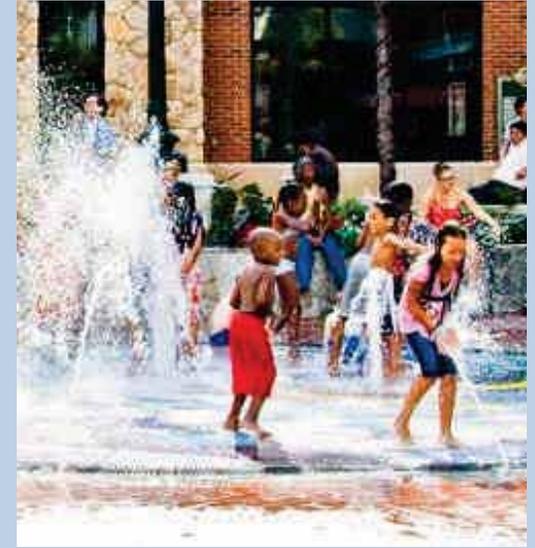
- > Attract people to the waterfront during non-peak hours
- > Introduce a food market to the waterfront

Improve the public realm in the Waterfront Core



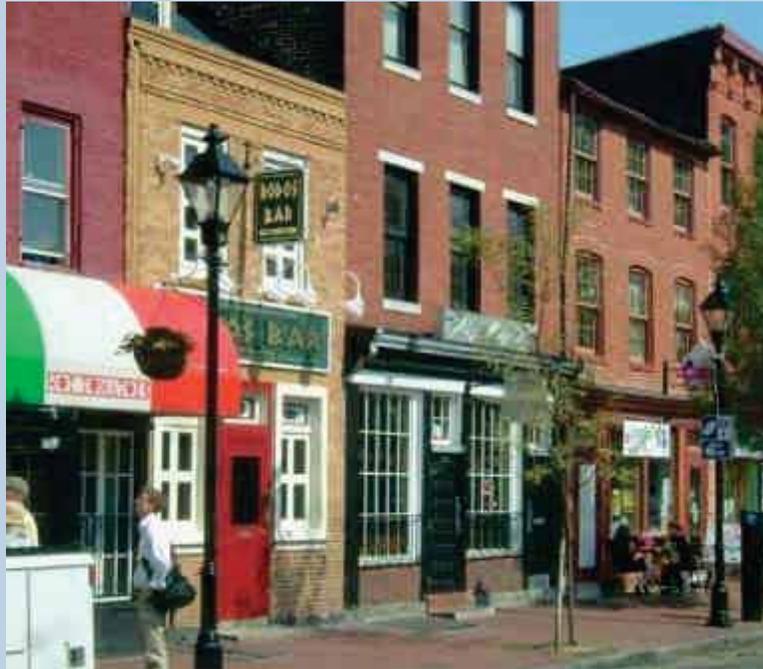
- > Red dots: foot of King, parking lots on the waterfront, food court building
- > Create sense of place (celebration, arrival, anticipation)
- > Improve views, circulation and function

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

Respect the historic scale of the Strand



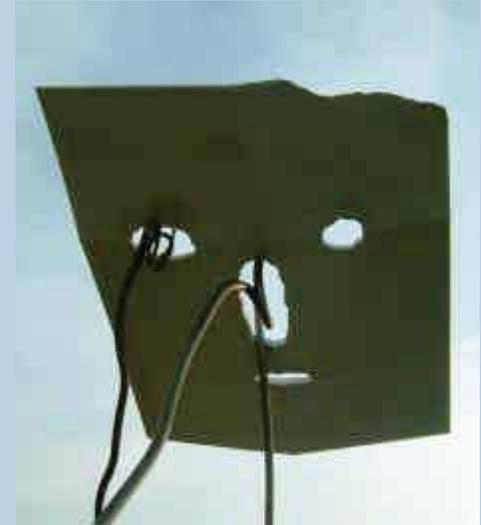
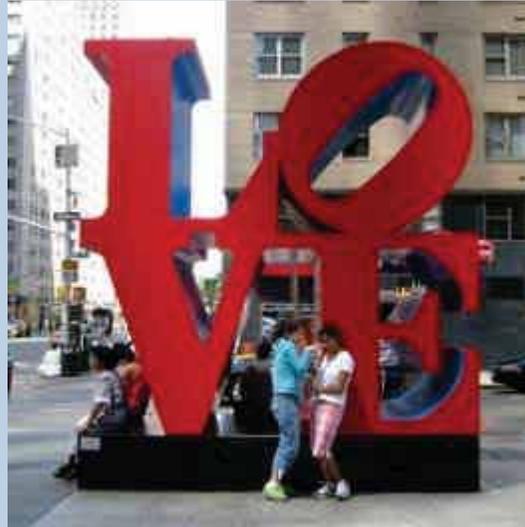
- > Maintain the pedestrian scale and character
- > Reuse historic structures and complement with compatible infill buildings
- > Use multiple opportunities to interpret and celebrate the City's history

Reinvigorate the Torpedo Factory area



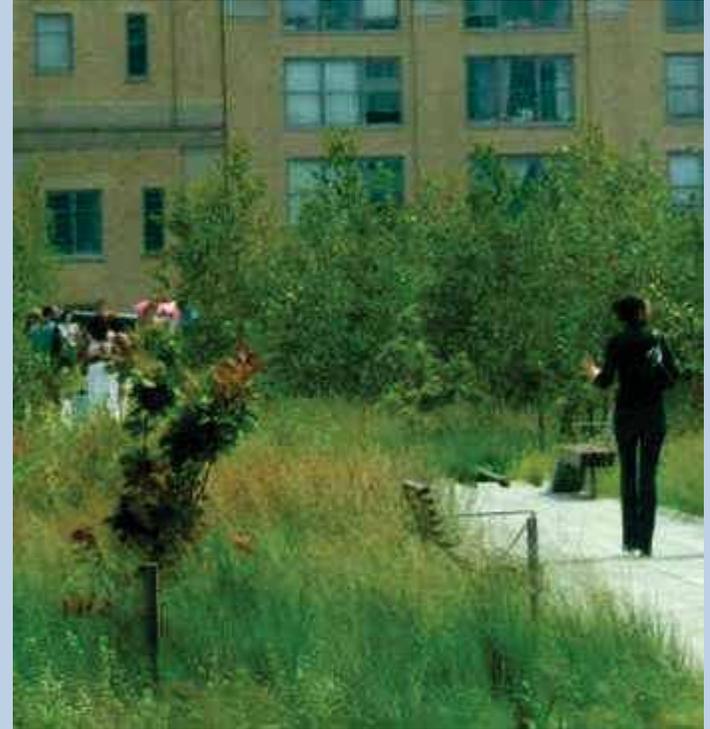
- > Provide active first floor spaces that open to the plaza and waterfront side
- > Provide shade and pedestrian amenities within the plaza

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



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 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

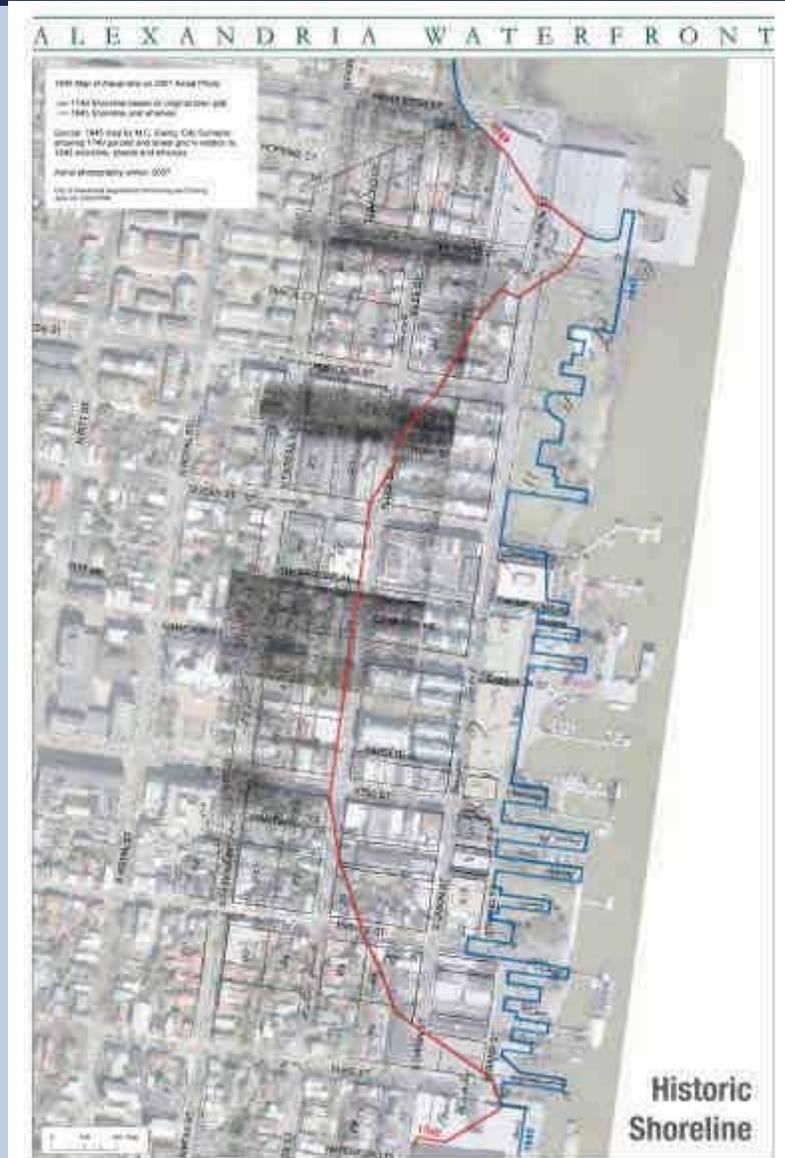


- > **Work with NPS to activate natural area with a Waterfront trail and appropriate uses**
- > **Address the visibility of the maintenance facility**
- > **Connect Dangerfield Island with Potomac Yard across the Parkway**
- > **Interpret the environmental features and history**
- > **Treat the cove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

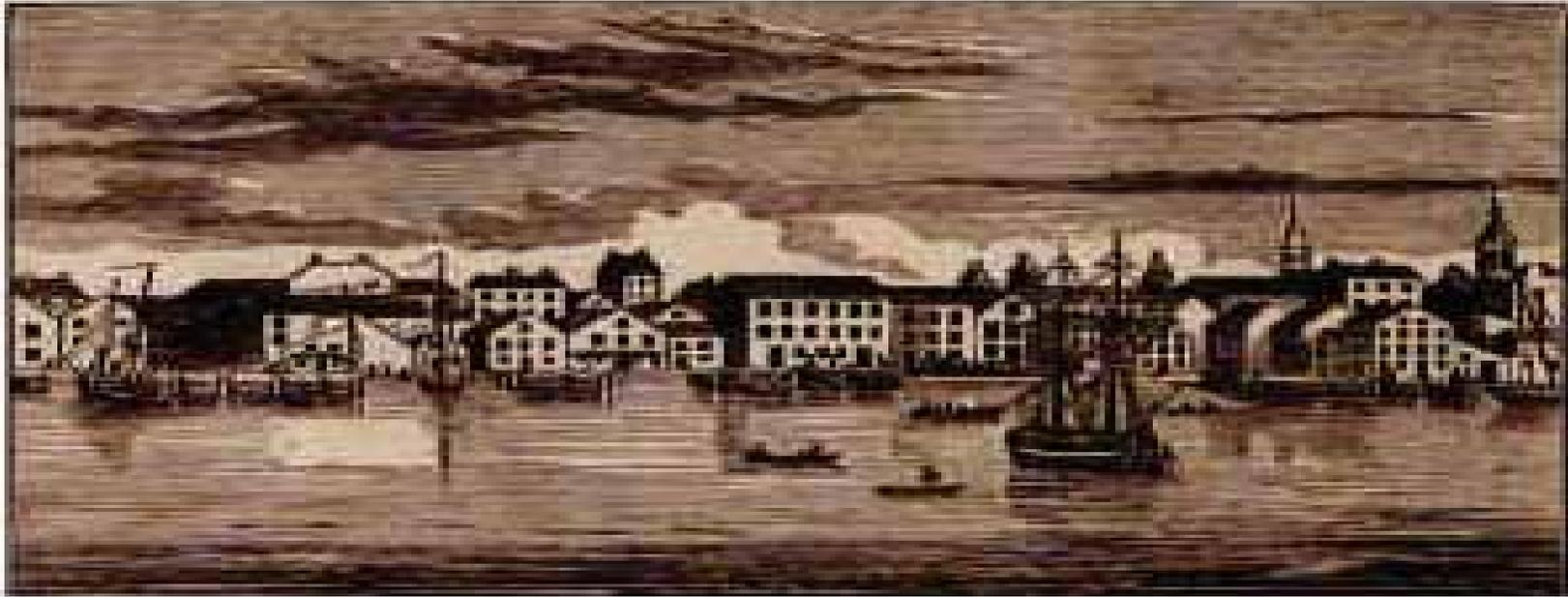
Celebrate Alexandria's history and cultural heritage

ERAs

- pre-Colonial
- Colonial
- Revolutionary War and early years of the United States
- Plantation economy and slavery
- Civil War
- Industrial revolution to World War I
- World War II
- Second half of the 20th century



Celebrate Alexandria's history and cultural heritage



- **Locations and structures**
- **Events**
- **People**

Celebrate Alexandria's history and cultural heritage

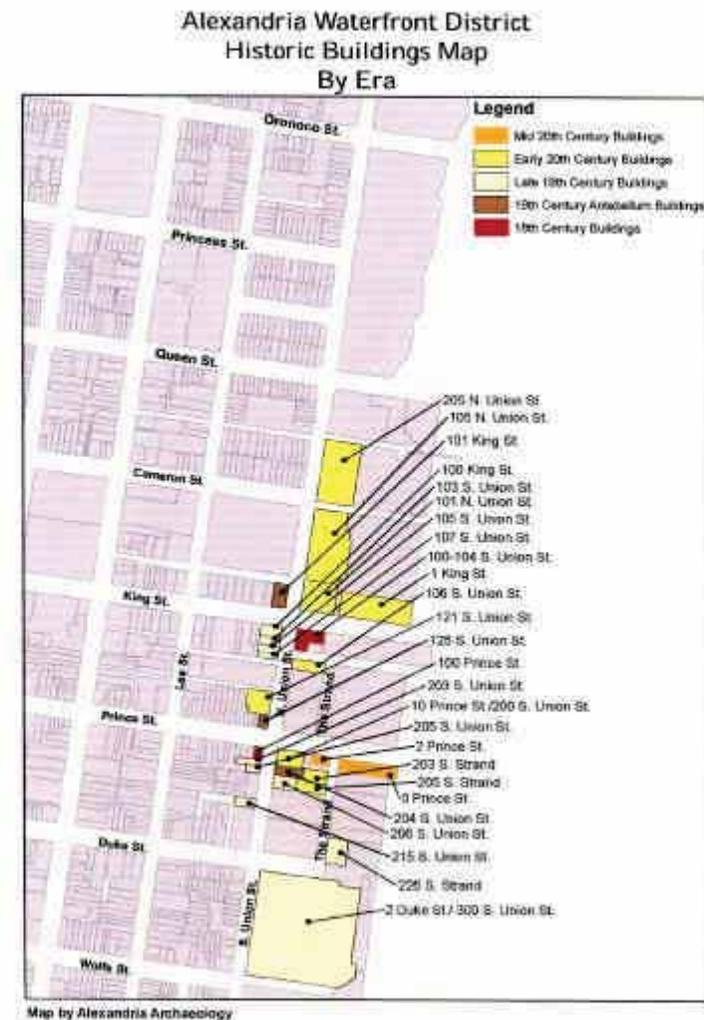


- ▲ View from Pioneer Mill (current location of Robinson South) looking North

Celebrate Alexandria's history and cultural heritage

Approaches

- > Historic district
- > Preservation and infill
 - > materials
 - > uses
- > Museums
- > Piers and structures
- > Maritime activities
- > Recreation and play
- > Public spaces
- > Paths and routes
- > Public art
- > Events and programming



Celebrate Alexandria's history and cultural heritage



Next Steps

- > **Tonight:** Give us your thoughts, reactions, guidance
- > **October 27** City Council worksession
- > **History Night:** to be scheduled
- > **January 2010:** Detailed set of options for public comment
- > **April – May 2010:** Draft plan
- > **June 2010:** Public hearings and adoption

