April 11, 2007

DRAFT WATERFRONT PLAN

OLP TOWN CIVIC ASSOCIATION
Union Street
Includes portion of Windmill Hill Park west of
Fairfax Street on northern end
Includes property east of Union Street and east
and Jones Point Park
Ends at bike path that separates Fords Landing
Begins at north waterfront; excludes M raint

Boundaries
OTCA WATERFRONT STUDY
OTCA Waterfront Committee
Mission Statement

Create waterfront plan that represents the vision and ideas of OTCA members. Approved plan will be OTCA’s template and used during the City’s planning process for waterfront.

OTCA

4/11/07
for residents and visitors from around the world. While providing a unique 21st century experience successfully connects us to our rich seaport past, green, open and inviting. The waterfront invites walks, cafes and marinas, it is vibrant, historic buildings, artful landscaped gardens, Potomac River: Replenished with restored Alexandria’s waterfront is a special place on the

**OTCA Waterfront Vision**
Plan already in play.

- Does not envision MAJOR changes to Oroono Bay
  - Significant shifts.
    - aware of historic buildings, walkways and other
  - Need waterfront signage so visitors are immediately
    - government, Chesapeake Bay Act, flooding issues.
    - All waterfront plans are affected by Federal
    - bicycle and motor vehicle study and parking plan.
    - Will need a comprehensive Old Town pedestrian,
      - and frequent shoreline trash removal.
      - Will need additional safety patrols, garbage pick-up.

Determination
Committee's Initial
time to add value with their written comments
Forty-five percent of responding members took

Many added ideas, suggestions, etc.

Reliable
As a result, some questions score statistically
171 representing a 32 percent return

Response Number Very High: 540 Sent Out

Membership Questionnaire
Ten structures built in the first half of 20th century

- Fifteen buildings probably date to 19th century
  
  ca. 1797-1799 (building Starbucks is in)
  - 100-104 S. Union, Fitzgerald's Warehouse
  
  Warehouse, ca. 1784 (Olingers' home)
  
  - 100 Prince & S. Union, Shreve and Lawson

Only two buildings preserved from 18th century:

- Twenty-six buildings between Potomac River and Union Street built prior to 1950

**Buildings**

Alexandria Waterfront Historic
Conclusions: What Stands Out

- Bring waterfront's history to life.
- Less is better: clean and uncluttered.
- Natural gardens and water uses sought.
- Public access: both physically and visually.
- To be resold to developers.
- Protect property purchased with open space money; none purchased.
- Parking and traffic are real issue.
- Environmental damage.
- Most seek flexibility as long as it doesn't affect historic buildings or leads to greater density, tall buildings, or caveats.
- OTCA members support waterfront planning with few

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Conclusions: What's Out

- No reduction of residents' parking availability.
- No increase in special events (do like City's birthday)
- No increase in height limits
- None as basis for increasing tax revenue
- None in exchange for affordable housing
- Few favor increasing density; no changes in FAR
- Majority against eminent domain; some favor targeted use.
- No destruction of historic buildings.

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OTCA Waterfront Standards

- All must be strictly adhered to.
- Each standard is of equal importance.

Park on the south.

North to the north side of Jones Point
Running from the Mirant Plant on the

lying to the east of Fairfax Street and

Waterfront area is defined as that area