There is much we agree upon...

• Expand and enhance public open space
  • About 5 acres of new public space
  • Enhancements for every park on the waterfront
• More activities for families and children
• Variety of types of public space – from active to serene
• More Alexandrian: history, art, and water
There is much we agree upon…

• Improve public access, connectivity, and view corridors
  • Complete continuous access to river
  • Increase accessibility for all
  • Preserve and improve views
  • Emphasize the pedestrian
  • Recreate east-west alleyways
There is much we agree upon…

• Make history the foundation for waterfront planning and design
  • Incorporate history plan and integrate into recommendations for every location
  • Cultural anchors as a unifying concept
  • Funds for southern cultural anchor: museums, historic ship, history center, etc.
• Strengthen connection to maritime history
There is much we agree upon...

- Promote waterfront as art/cultural destination
- Incorporate art proposal and integrate into recommendations for every location
- The art walk
- Surround Torpedo Factory with art and activity
- Improve ability to host performances and events
There is much we agree upon...

- Ensure quality and compatible development
- Alexandria-inspired architecture
- Respect heights of nearby buildings
- New alleys and public spaces
- Encourage successful use of Food Court building
- Restore all historic structures; open to public
- Beachcomber
There is much we agree upon...

• Improve water access and expand facilities for boating
  • New public pier
  • Separate commercial and pleasure boat activity
  • Expand opportunities for commercial boat operations
  • Plan for a new, economically viable pleasure boat marina
  • Include funds for increased maintenance in budget
There is much we agree upon…

- Improve services and systems
  - Plan for restrooms, waiting rooms, bicycle stations, ticket concessions
  - Plan for improved maintenance and security
  - Improve options for traveling to/from the waterfront (auto, transit, bike, walking)
There is much we agree upon...

• Promote environmental sustainability
  • A flood mitigation program that is sensitive to its surroundings
  • Repair failing water-based infrastructure, such as bulkheads
  • Naturalize shoreline and celebrate nature in the parks
  • Reduce impervious surface
...and some misperceptions.

• A history anchor has always been a part of the plan
• Public spaces *are* the primary focus
• The amount of new development is relatively modest
• New development will not put sewage into the river
• The hotel recommendation is not driven by finances
• Control over restaurants is stronger, not weaker
Changes
Waterfront Small Area Plan
Changes due to public input

• Highlighted recommendations
  • ODBC options
  • The Restaurant/Hotel policy

• Recommendations addressed in the staff memorandum
Recommendations addressed in the staff memorandum

- Eliminate Waterfront Park building
- Rivergate and Oronoco Bay Park
- Sheetmetal Workers Union building
- Add cost of Windmill Hill Park
- Strengthen history language
- Flexibility in funds for civic building
- Pier design flexibility
- Reduce assumed restaurant square footage
Hotel/Restaurant Policy

• Old Town Civic Association submitted comments on the proposed SUP guidelines.

• The majority of OTCA suggestions are acceptable to staff.

• Two categories of comments that staff does not agree with:
  • Parking, including requiring spaces in hotel garages to be dedicated for public use
  • Council-adopted standards and criteria for applying the guideline factors.
ODBC Status/Options
Waterfront Small Area Plan
Option B