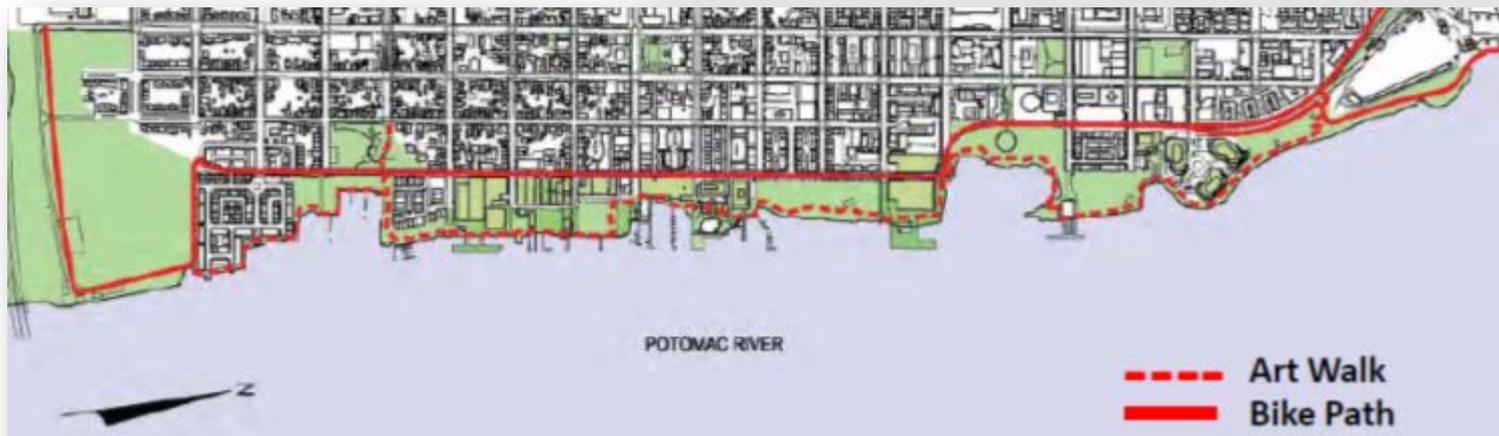
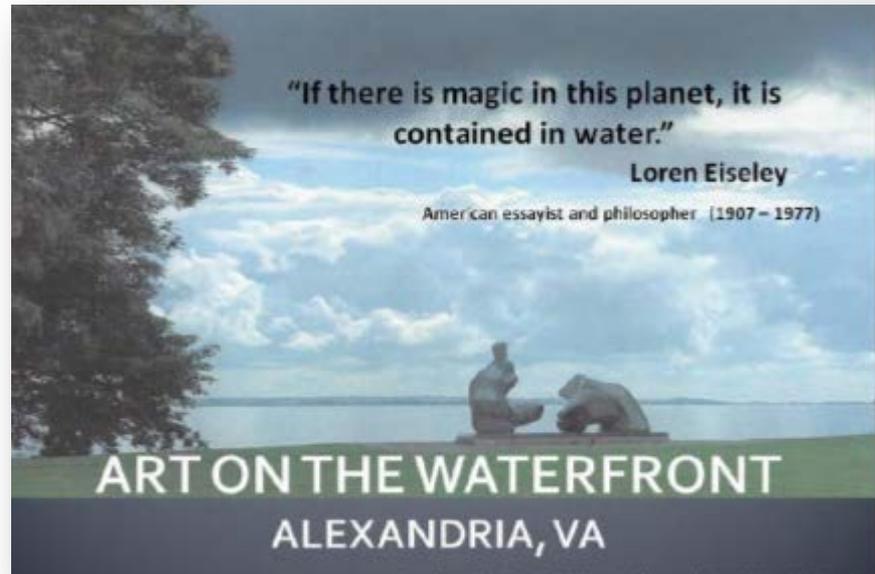




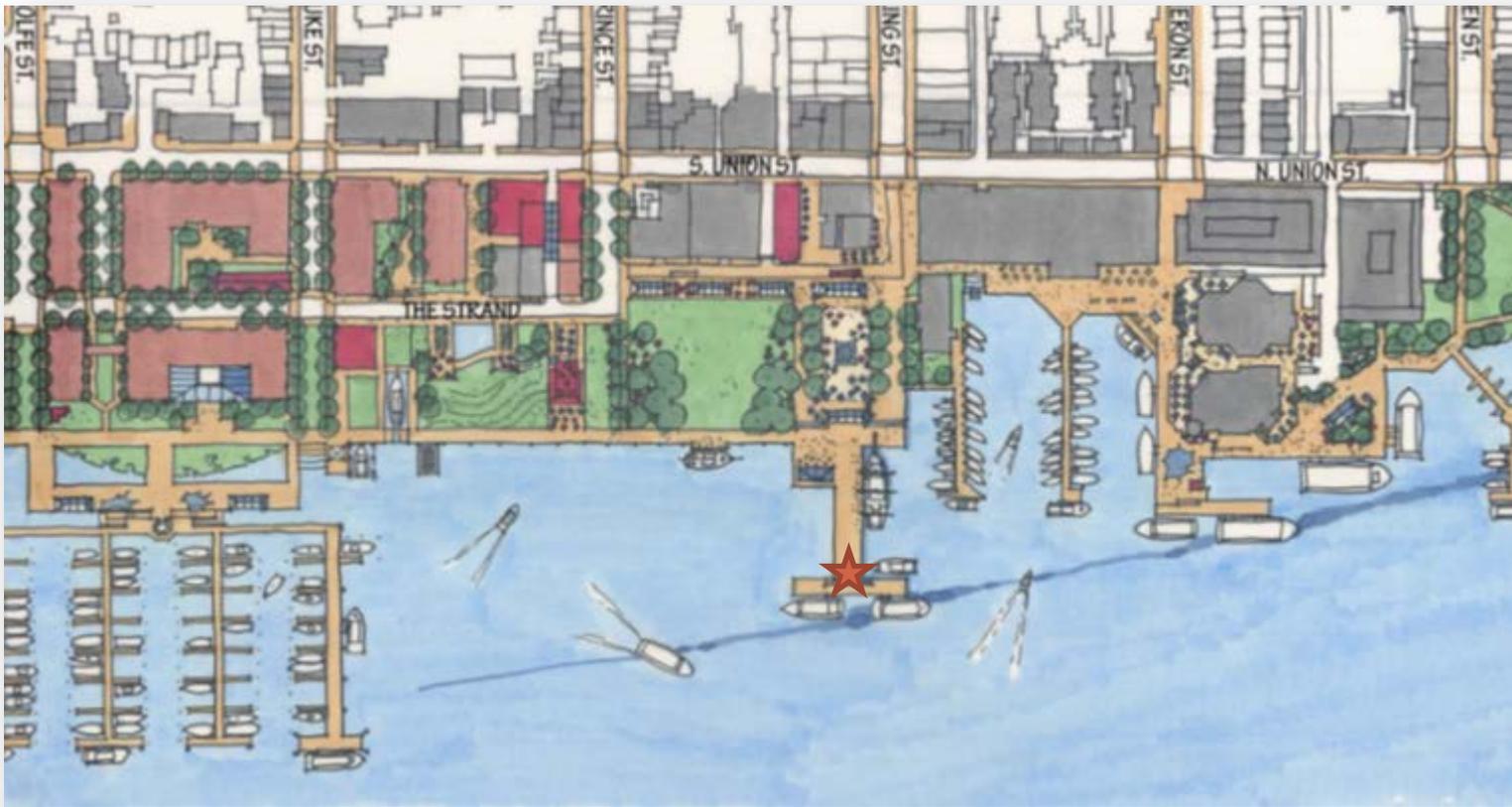
Alexandria Waterfront

Small Area Plan | January 21, 2012

The future waterfront can be a place where...



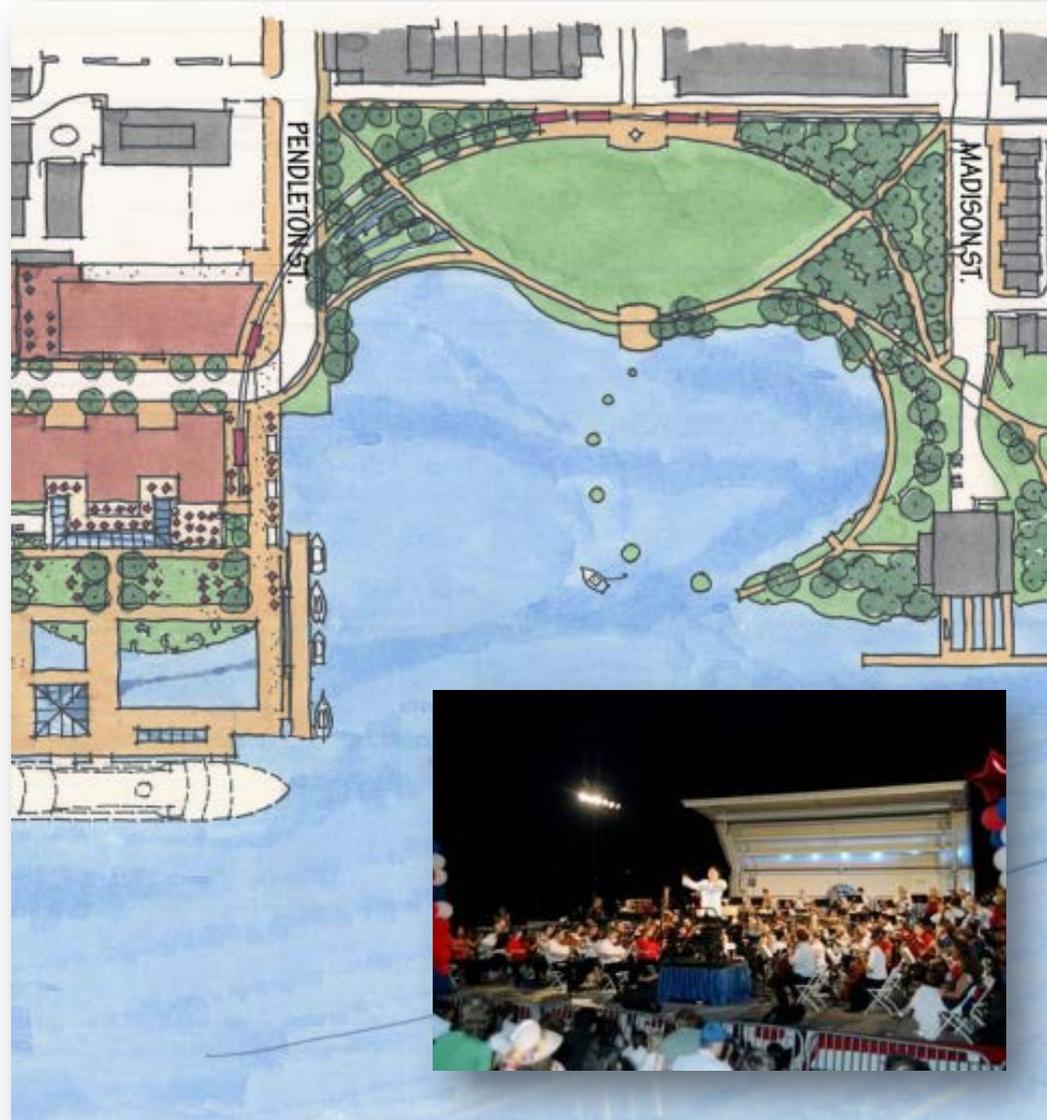
The future waterfront can be a place where...



The future waterfront can be a place where...



The future waterfront can be a place where...



The future waterfront can be a place where...



The future waterfront can be a place where...



The future waterfront can be a place where...



The future waterfront can be a place where...



The future waterfront can be a place where...



The public role



History Night
January 14, 2010
The Lyceum
201 S. Washington Street
7:00 – 9:00 PM

Marina Night
January 28, 2010
Sister Cities
301 King Street
7:00 – 9:00 PM

Art Night
February 16, 2010
Durant Center
1605 Cameron Street
7:00 – 9:00 PM

**WATERFRONT PLAN
Community Meetings**

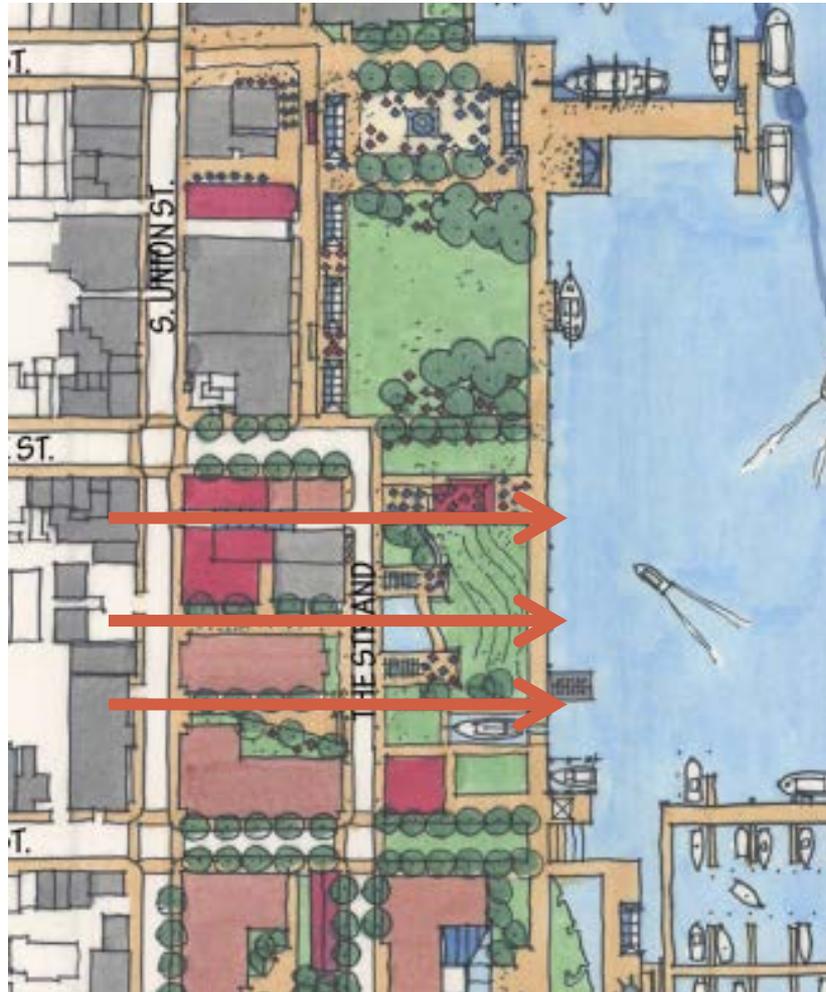
For more information: <http://www.ci.waterfront.wa.gov/Waterfront>
Or Contact: Nancy Williams nancywilliams@waterfrontwa.gov
(703) 746-3651

The public role



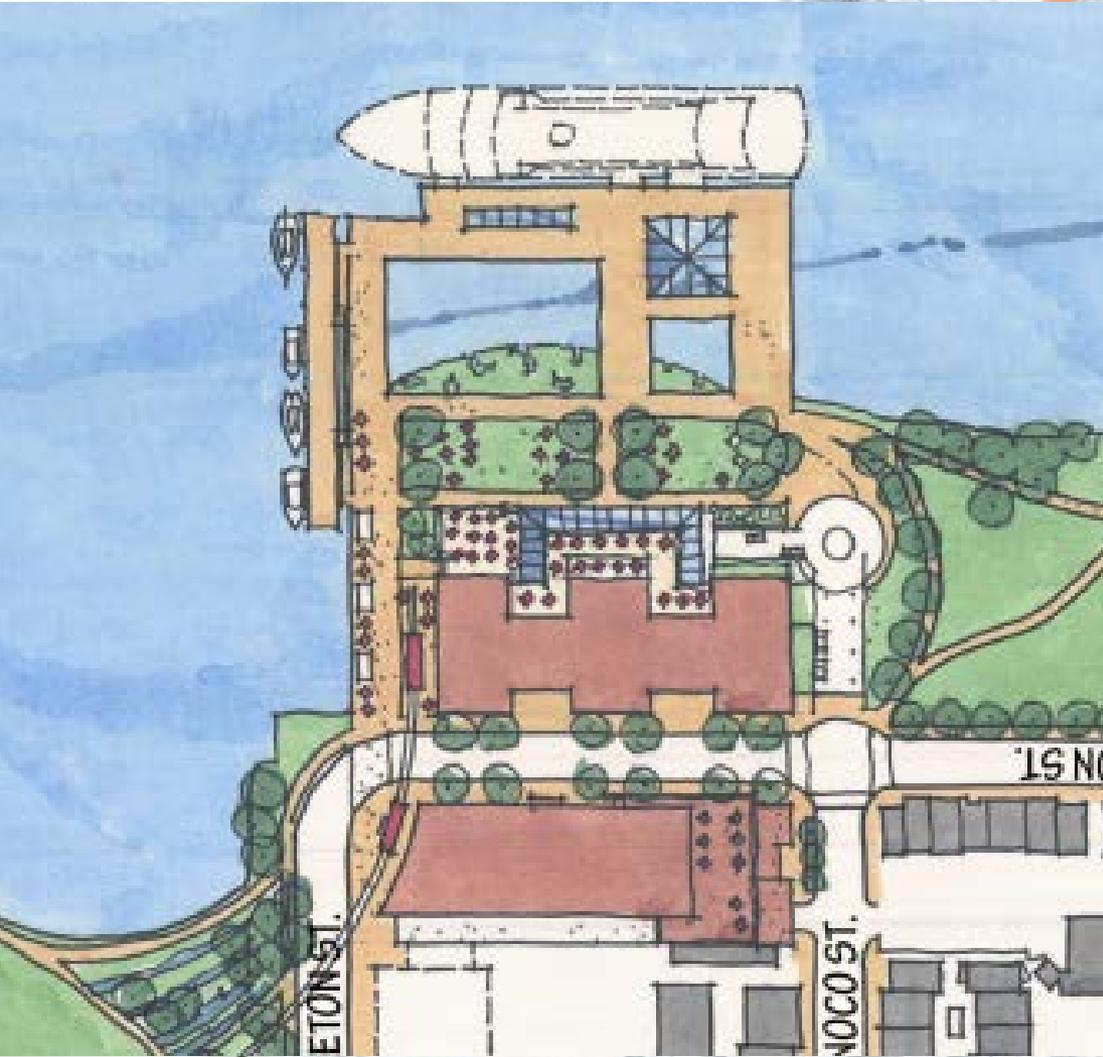
The Art Walk

The public role



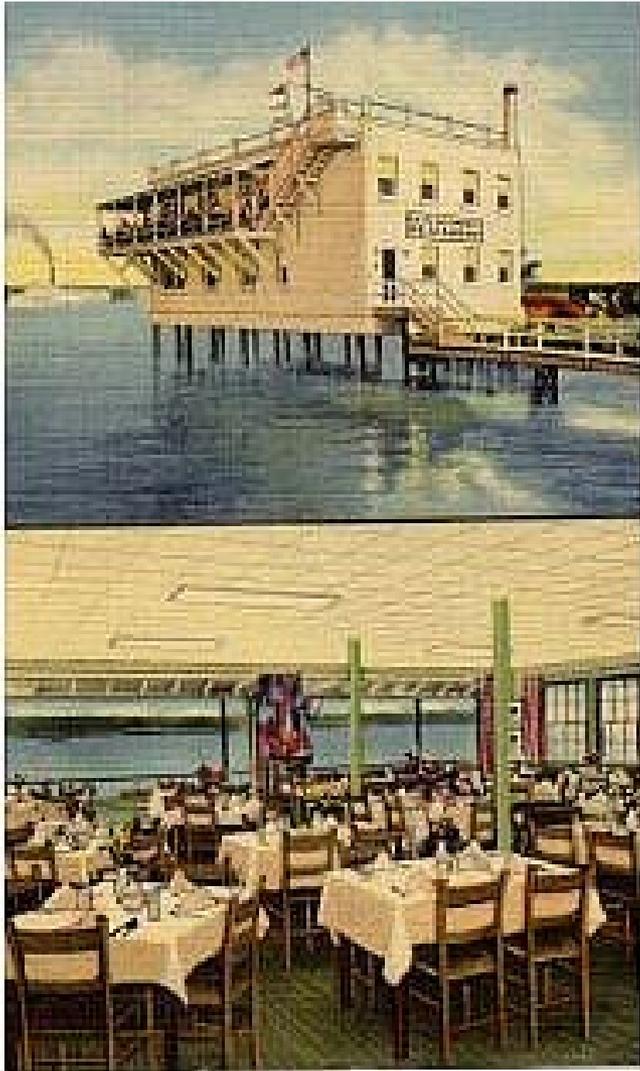
Recreate historic alleyways

The public role



*Hotels and
restaurants*

The public role



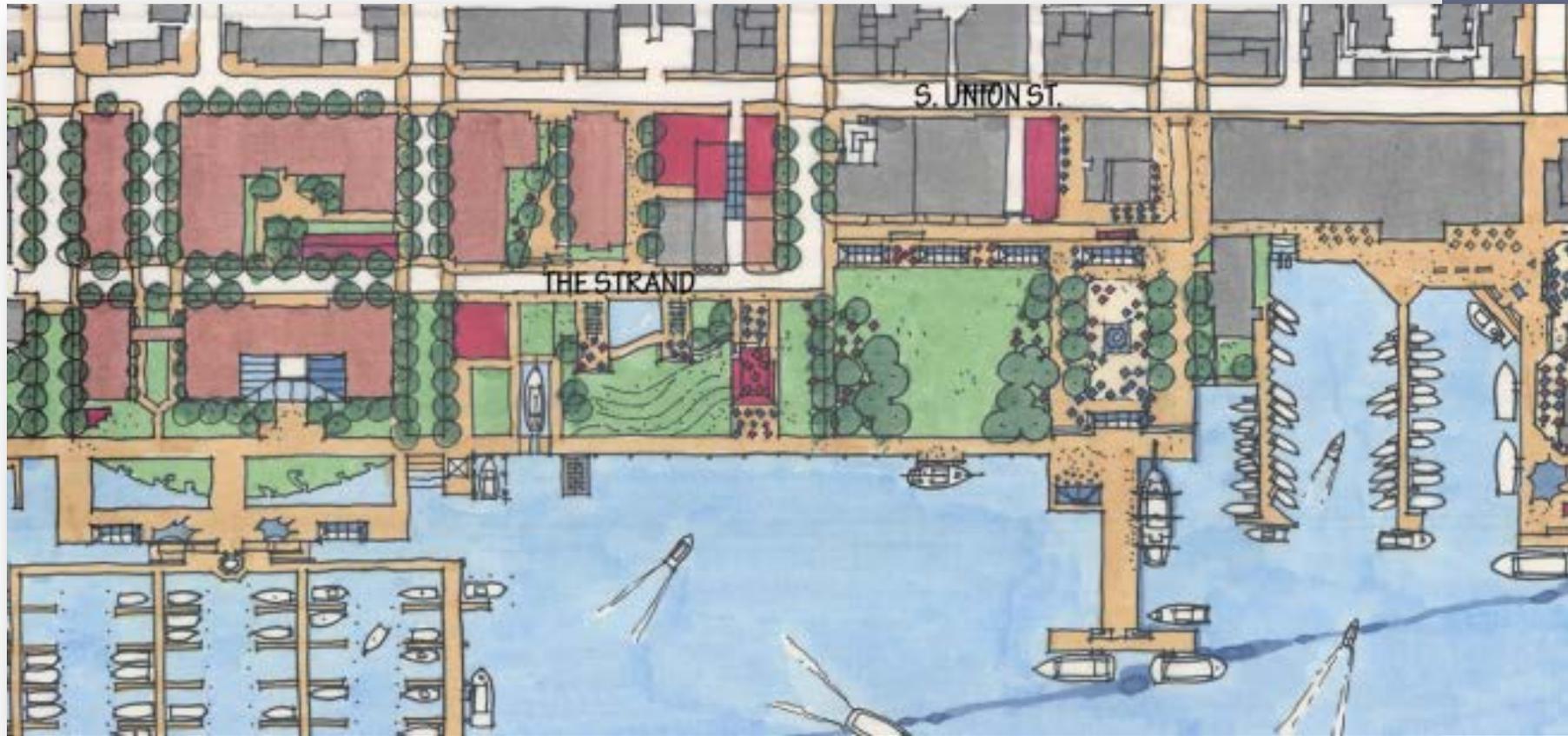
*The
Beachcomber*

The public role



*Mixed Use
Redevelopment
of Robinson
Terminal South*

The public role



The Strand: parks and public space from the foot of King Street to Robinson Terminal South

The public role

- Preserve historic buildings
- No restaurant building in Waterfront Park
- Ice rink
- Retain current character of Founders Park
- Stages for performances in Oronoco Bay Park and Waterfront Park
- More options for outdoor dining
- Small scale recreation opportunities
- Historic ship
- Shorter, less expensive piers
- Flood mitigation
- Kayak launch
- Fountains
- Repair and extend Oronoco Bay boardwalk
- Parking plan
- Union Street circulation plan
- Separate commercial and pleasure boats
- Enhance views and observation areas
- Services for cyclists, including bike racks
- Railroad themed elements in Oronoco Bay Park

Parks and development in context



Parks and development in context

Alexandria, VA



Charleston, SC



Parks and development in context

Alexandria, VA



Savannah, GA



Parks and development in context

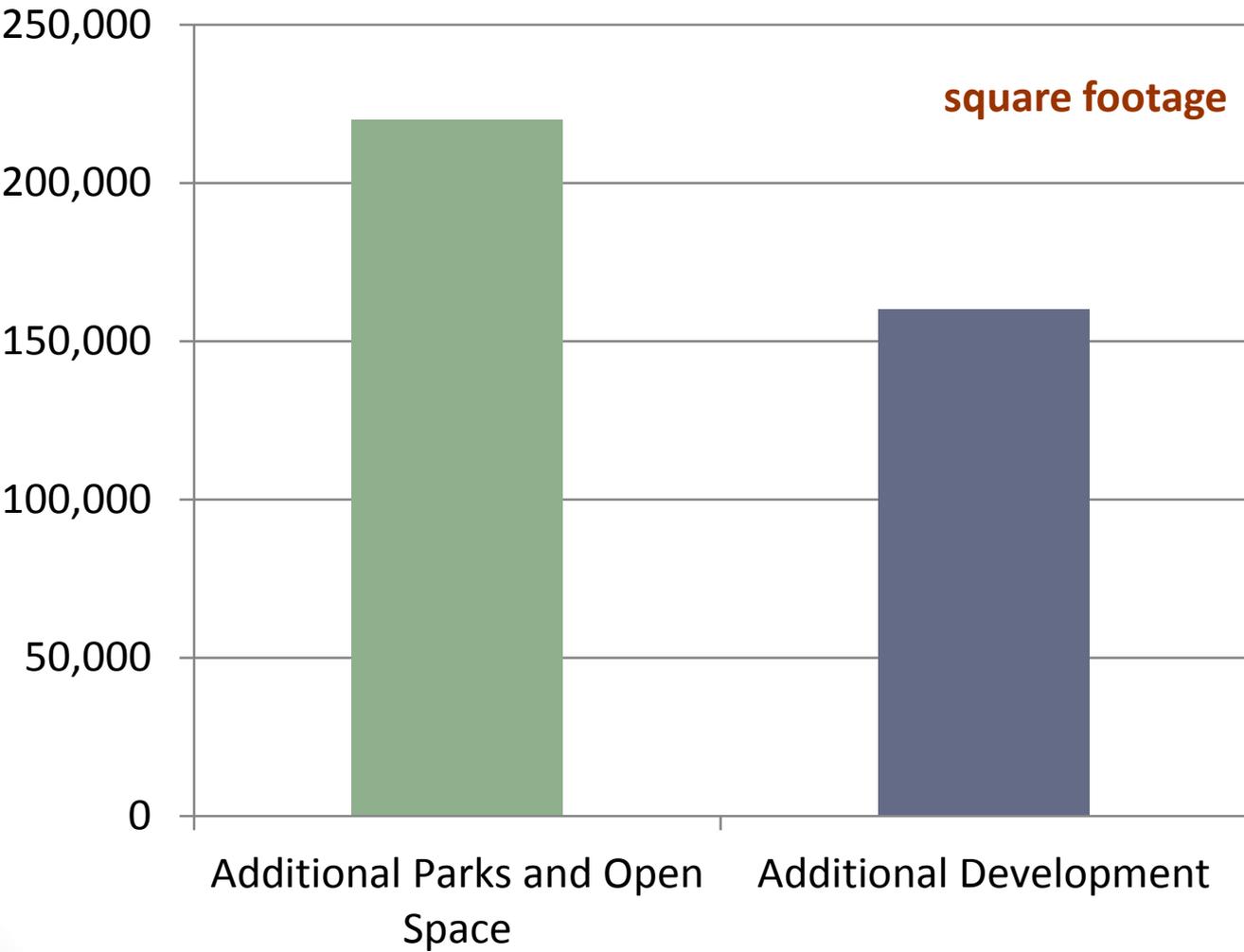
Alexandria, VA



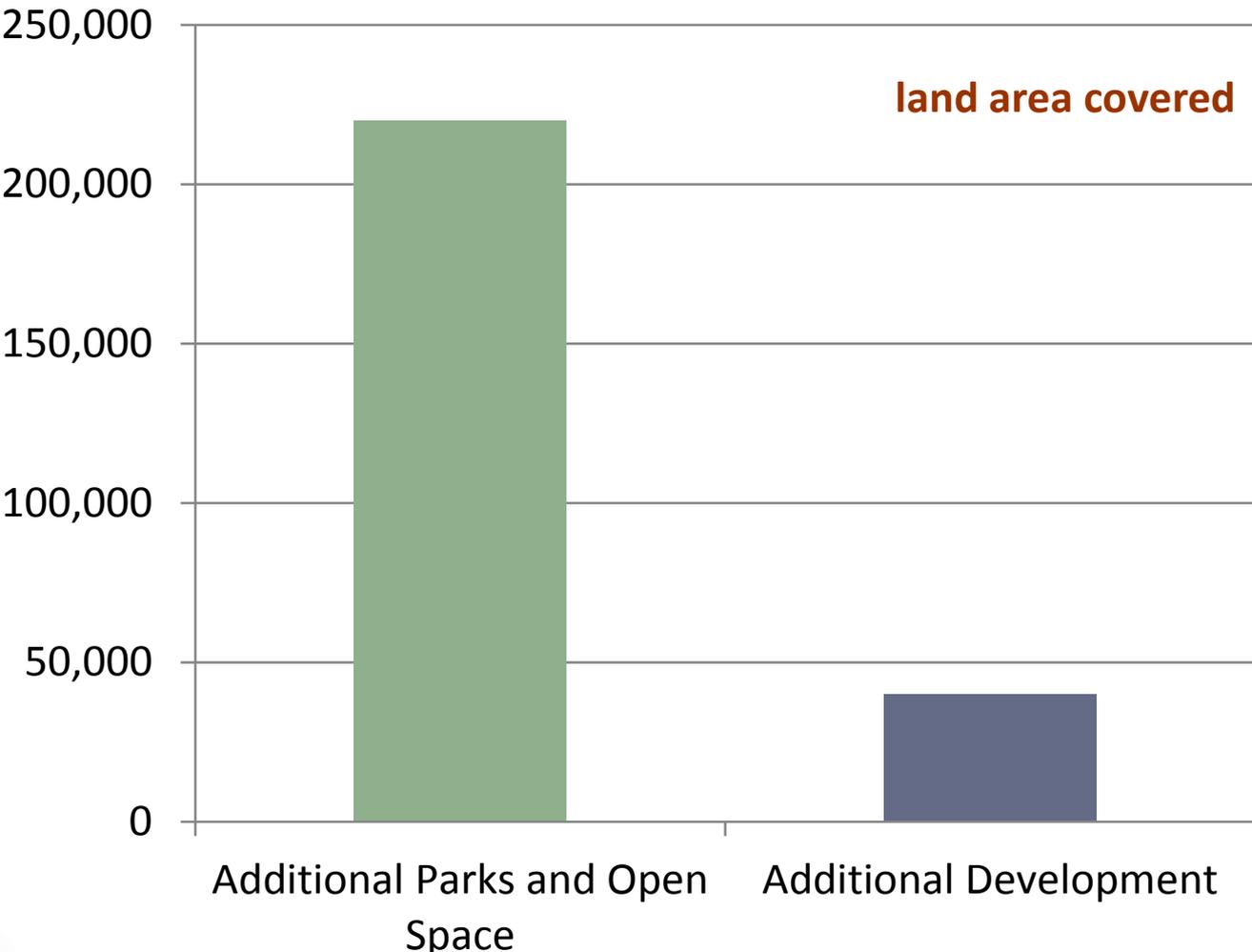
Beaufort, SC



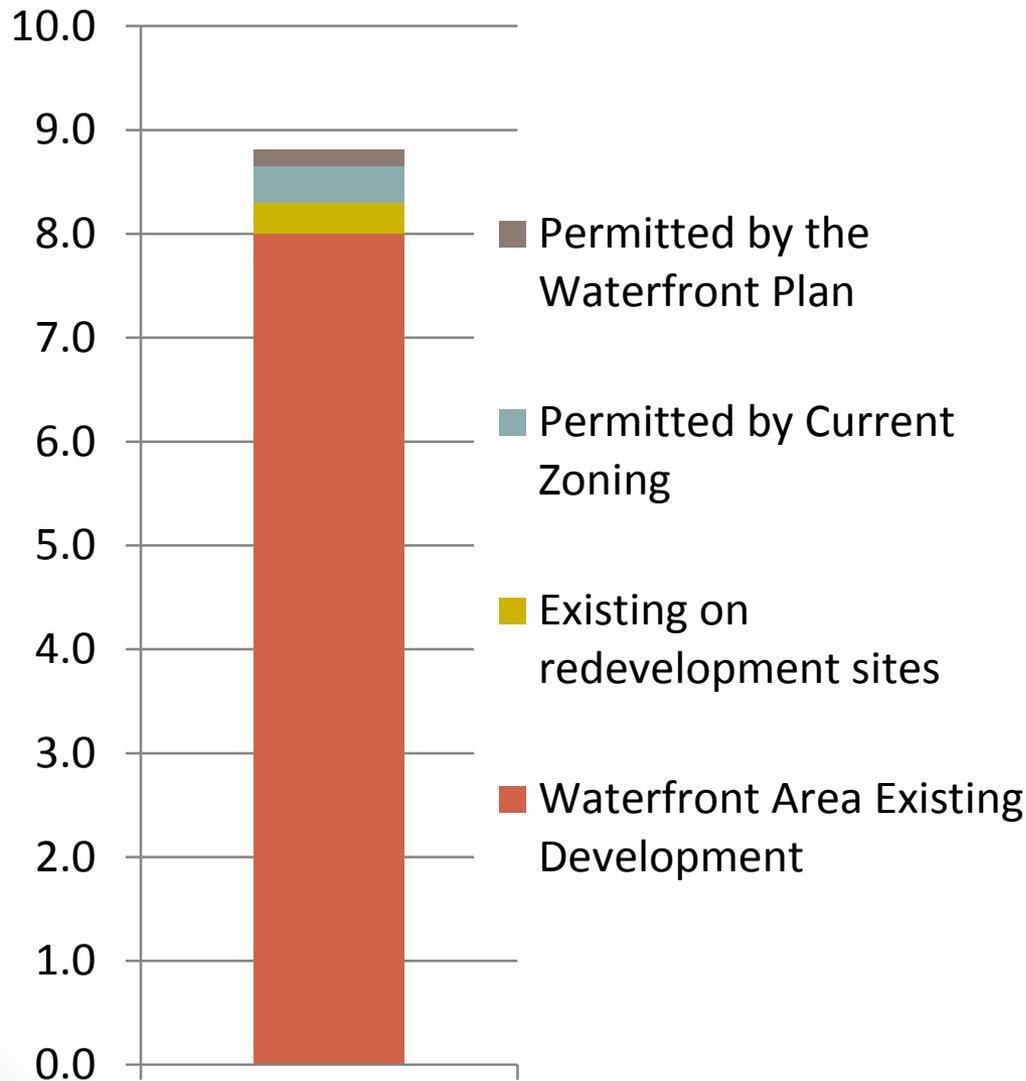
Parks and development in context



Parks and development in context

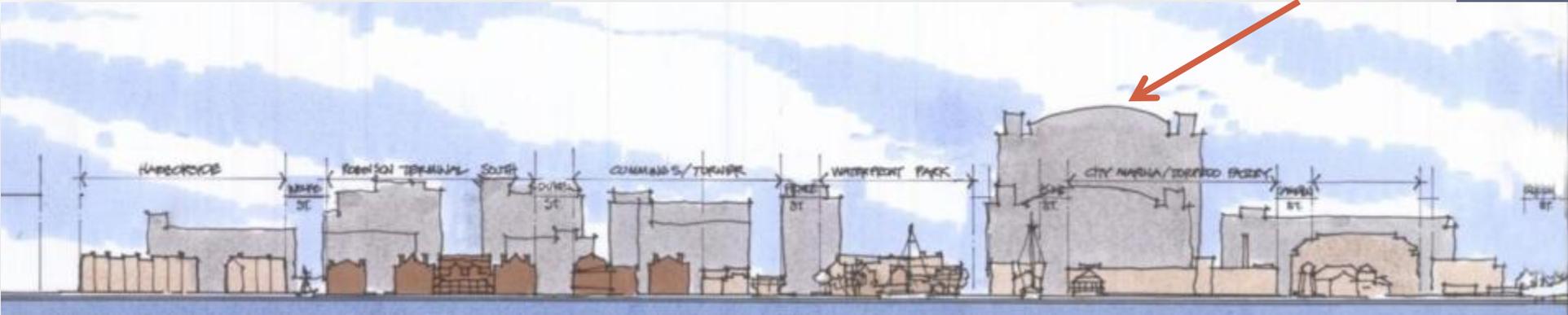


Development in context

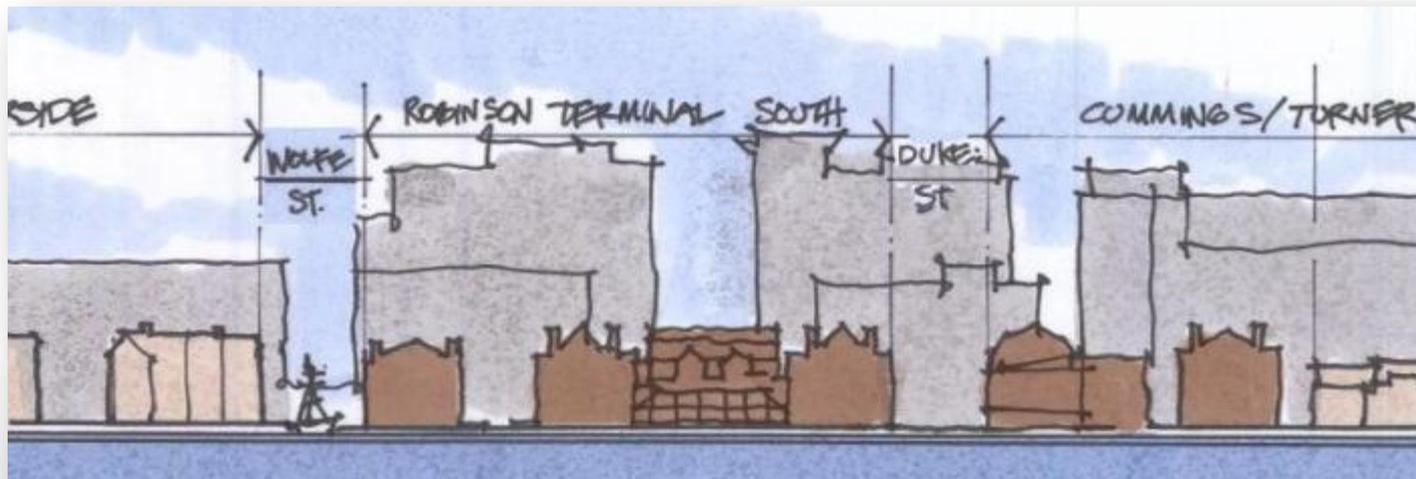


Heights

National Harbor



Alexandria Waterfront

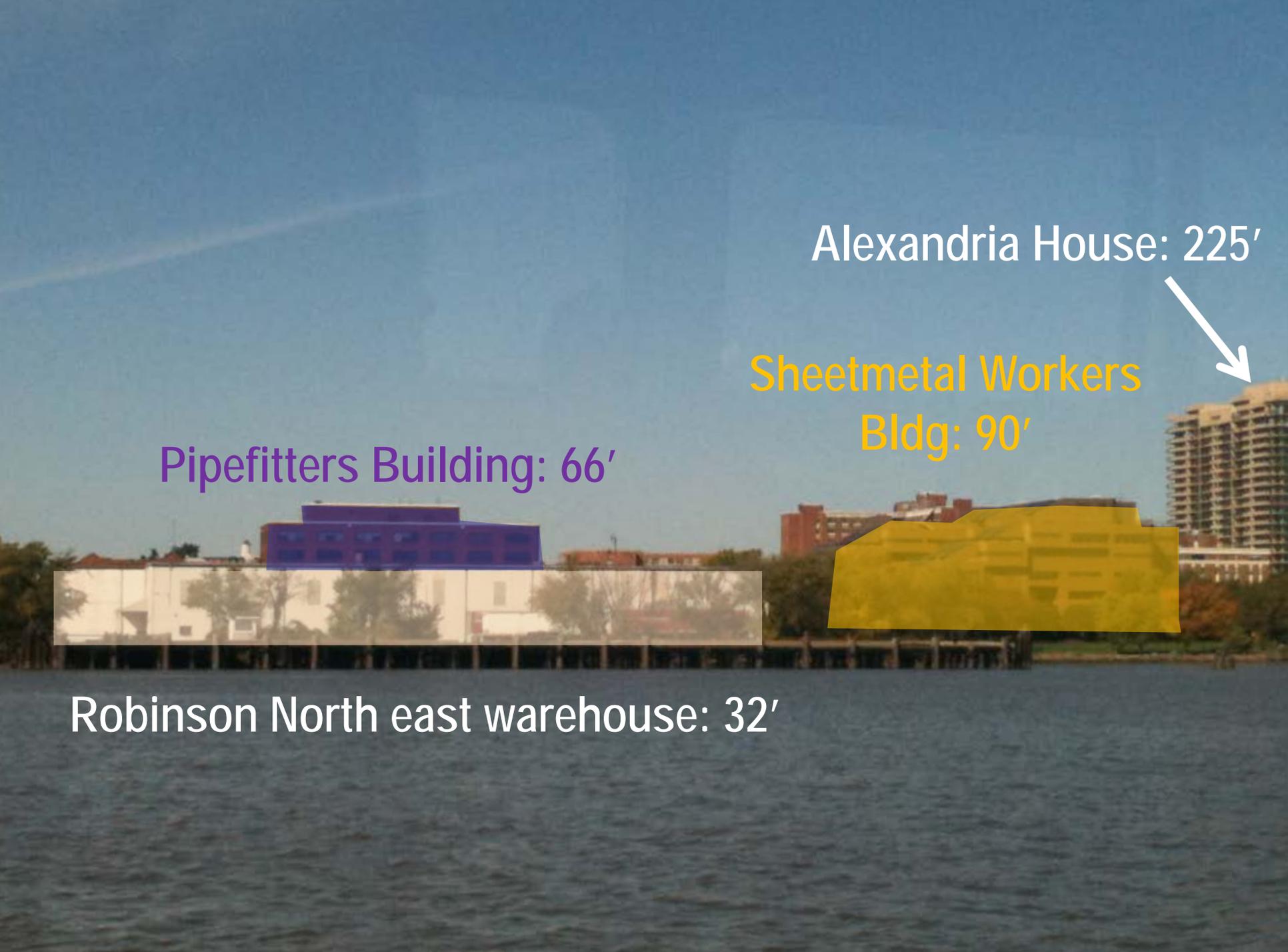


Alexandria House: 225'

Sheetmetal Workers
Bldg: 90'

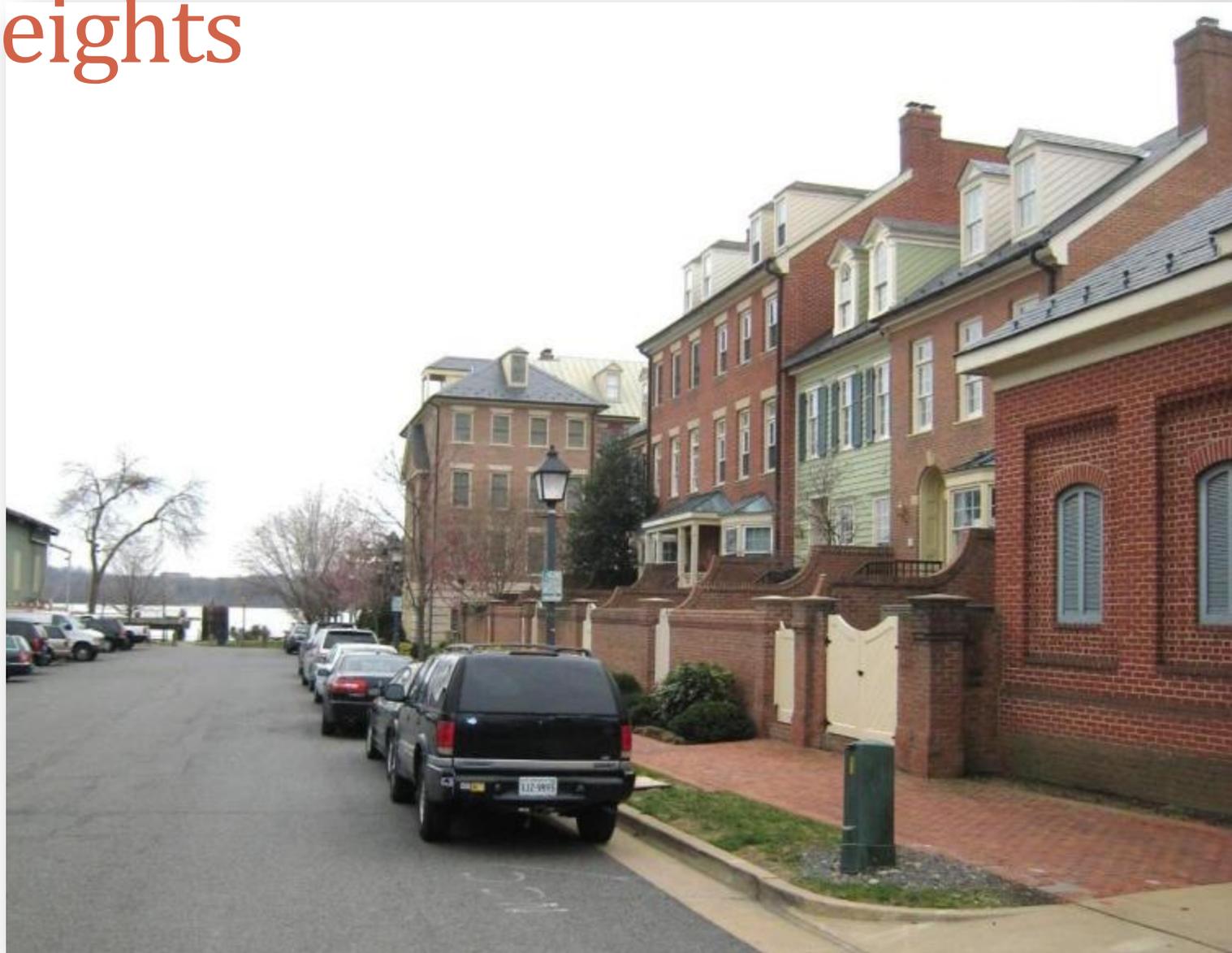
Pipefitters Building: 66'

Robinson North east warehouse: 32'





Heights

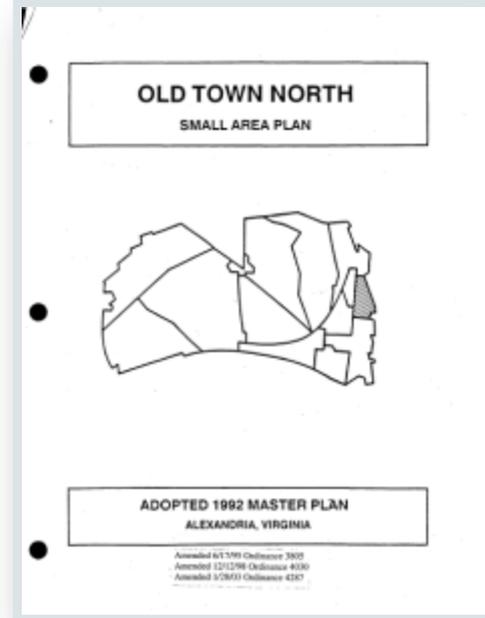


Heights



GenOn/Old Town North Small Area Plan

- Create a community vision for GenOn site
- Redevelopment sites in Old Town North
 - Issues include:
 - Environment
 - Open space
 - Transportation
 - Neighborhood compatibility



Major issues

- Parking and circulation
- Hotels
- Flood mitigation
- Developer contributions and controls
- Funding and implementation

Guide to Recommendations

Draft Waterfront Plan, including Planning Commission changes:

- Hotel/Restaurant Policy
- Elimination of Waterfront Park Restaurant Building
- Boutique Hotel Clarifying Language
- Changes to Piers
- Stronger History Text

Text Amendment for the W-1 zone

Guide to Recommendations

The 71 recommendations of the Waterfront Plan Work Group, including those on major issues, such as:

- Hotels as a preferred use
- Foot of King Street
- Flood mitigation
- Pleasure boat marina
- Arts and history
- Traffic and parking

Guide to Recommendations

- Joint Worksession Recommendations
 - Developer contributions – minimum of \$7 million
 - Robinson North advisory review by BAR
 - Stronger historic preservation language
 - Overflow parking for Old Town residents
 - Increased buffering of existing residential
 - Stronger language for wider riverside public space
 - Foundation or non-profit organization
 - GenOn Site future planning

FY 2013 Start of implementation

Element
Union Street multi-modal circulation plan
Flood Mitigation and Infrastructure Design & Engineering
Staff: Project Director and Civil Engineer (2 FTEs)
Parkland acquisition

No additional City resources needed for:
Parking initiatives
Create implementation advisory group
Develop recommendations for Waterfront Arts/Parks Foundation
Beachcomber