Alexandria’s Waterfront

CONCEPT PLAN

June 21, 2010
working together, creating the plan

• building on the past
• goals, inspiration and vision
• research and analysis
• balancing objectives
• testing the concept
• preparing the plan
working together, creating the plan

concept plan → small area plan and design standards → development site plan review and capital improvements program
Alexandria's Waterfront
CONCEPT PLAN

focus on history and art

- history night: January 14
- art night: March 8
- waterfront committee walk: June 24 (2009) and June 8 (2010)
- history night follow-up: June 15
- art night follow-up: June 21
illustrative plan: full extent

Alexandria's Waterfront
CONCEPT PLAN

Core Focus Area
art on the waterfront

- concept plan embraces “art walk” proposal
- both general art walk idea and many of the individual suggestions
- identifies additional opportunities for public art
- many specifics still to come: cultural institutions, for example
oronoco bay

Alexandria’s Waterfront
CONCEPT PLAN
historic shoreline
illustrative plan: core area
city dock

transition: founder’s park to city dock
king street and the strand

city dock, facing north
king street and the strand: phase 2

Alexandria's Waterfront
CONCEPT PLAN
king street and the strand: historic context
the strand: south
king street and the strand: final phase
waterfront park: looking north
king street pier: looking back to city

Alexandria's Waterfront
CONCEPT PLAN
the strand: south
the strand: south

Alexandria's Waterfront
CONCEPT PLAN

10 prince street; 204 & 206 south union street

blocked alley
the strand: south
the strand: south

CONCEPT PLAN

Waterfront Park Looking South

April 30, 2010
The plan provides framework for both enhancing and preserving the waterfront’s natural beauty.

Some concern over new development and compatibility (architecture and design)

Park maintenance: Who will pay for programming and installations?

Wayfinding should incorporate historic interpretation

Shoreline should echo historic wharfs with interpretive spaces, materials, and naming

Fountains and on-land water features should be included.
next steps

• printed document out shortly
• comments & feedback
  – boards, commissions and council
  – public groups
  – individuals
• full plan (draft) late summer
• draft plan to council in fall
right track or wrong direction?

Alexandria’s Waterfront
CONCEPT PLAN

Core Focus Area
right track or wrong direction?

- art/history walk
- historic core area (King St. Pier and Strand Vicinity)
- expanded Point Lumley
- compatible design
- preservation and adaptive reuse of historic buildings
- activities (museum, education, recreation, etc)
- historic interpretation
- historic themes and places
- historic character and materials
hirshchorn bubble
boston children’s museum
big blue bear in denver
running fence
West Point
Point Lumley
King Street Pier / Marina
The Strand
oronoco bay

Alexandria's Waterfront
CONCEPT PLAN

boardwalk area
flood mitigation
reference photos

robinson north and pier
oronoco bay

Alexandria's Waterfront
CONCEPT PLAN

robinson terminal
north
reference photos
reference photos

Alexandria's Waterfront
CONCEPT PLAN

oronoco park
railroad
tracks
corner of oronoco park behind railroad tracks
reference photos

union between robinson terminal buildings
reference photo

between chart house and food court
founder’s park

looking southeast
founder’s park

water’s edge
approaching city dock

water’s edge: southern end.
approaching city dock

behind chart house
city dock, facing north
king street and the strand

king street park, facing the river
king street and the strand

waterfront park, facing east
king street and the strand

outdoor dining - chadwick’s
Parking Utilization on Friday Evening

**Alexandria's Waterfront**

**CONCEPT PLAN**

**old town parking study**

**E side/ Union**
- Strand Lot 85
- Altman’s Garage 62
- Thomp Alley Garage 43

**W side/ Union**
- Solo Garage 25
- 115 S. Union Garage 68
- Torpedo Condo Garage 361
- N. Union St. Garage 174

**N Lee/Queen**
- Altman’s Lot 87

**West of N. Fairfax**
- Market Sq. Garage 196
- Tavern Sq. Garage 164
- 1265
balance parking supply and demand

old town parking study
• long term parking: from street to garages
  – better meters, different rates & hours
  – wayfinding
• expanded garage access (private)
• valet parking
• reduced SOV trips
balance parking supply and demand

Waterfront Plan
- max use of existing spaces
- phase with increased demand for parking
  - new uses
  - increased popularity
  - type of visit: multi-destination vs single destination
- move uses with parking demand closer to existing parking
- focus on land uses with less parking demand
- redevelopment sites: on-site parking