

The image is a composite graphic. The left side features a historical map of Alexandria, Egypt, with labels for 'ALEXANDRIA', 'NORTH', 'SHUTERS HILL', and 'BAT. FODD'. The right side shows a wooden basket filled with various colorful Easter eggs, including solid colors like blue, yellow, and red, as well as marbled and spiral patterns. The background is a solid blue color.

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

Alexandria's Waterfront
CONCEPT PLAN

concept plan → small area plan and design
standards → development site plan review and
capital improvements program

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

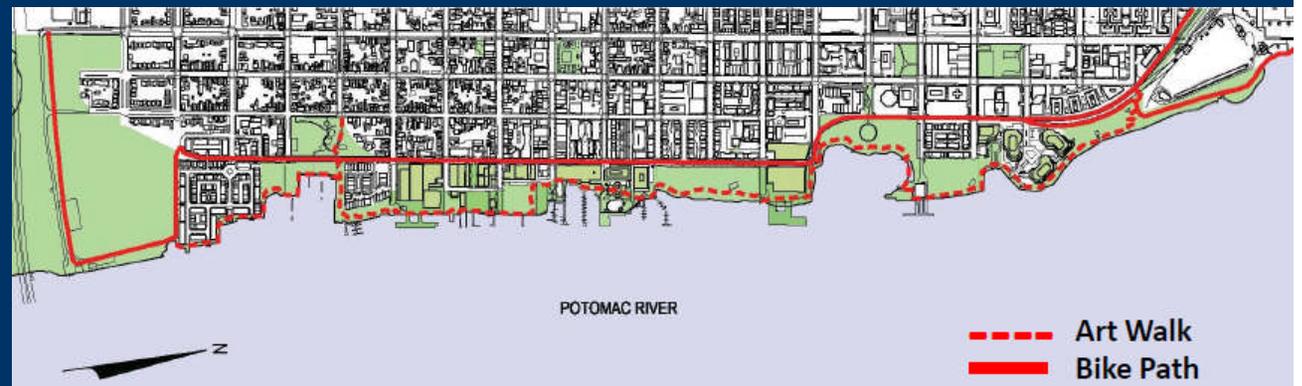
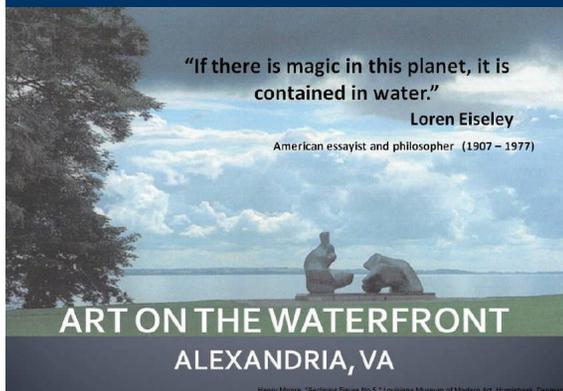


Core Focus Area



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



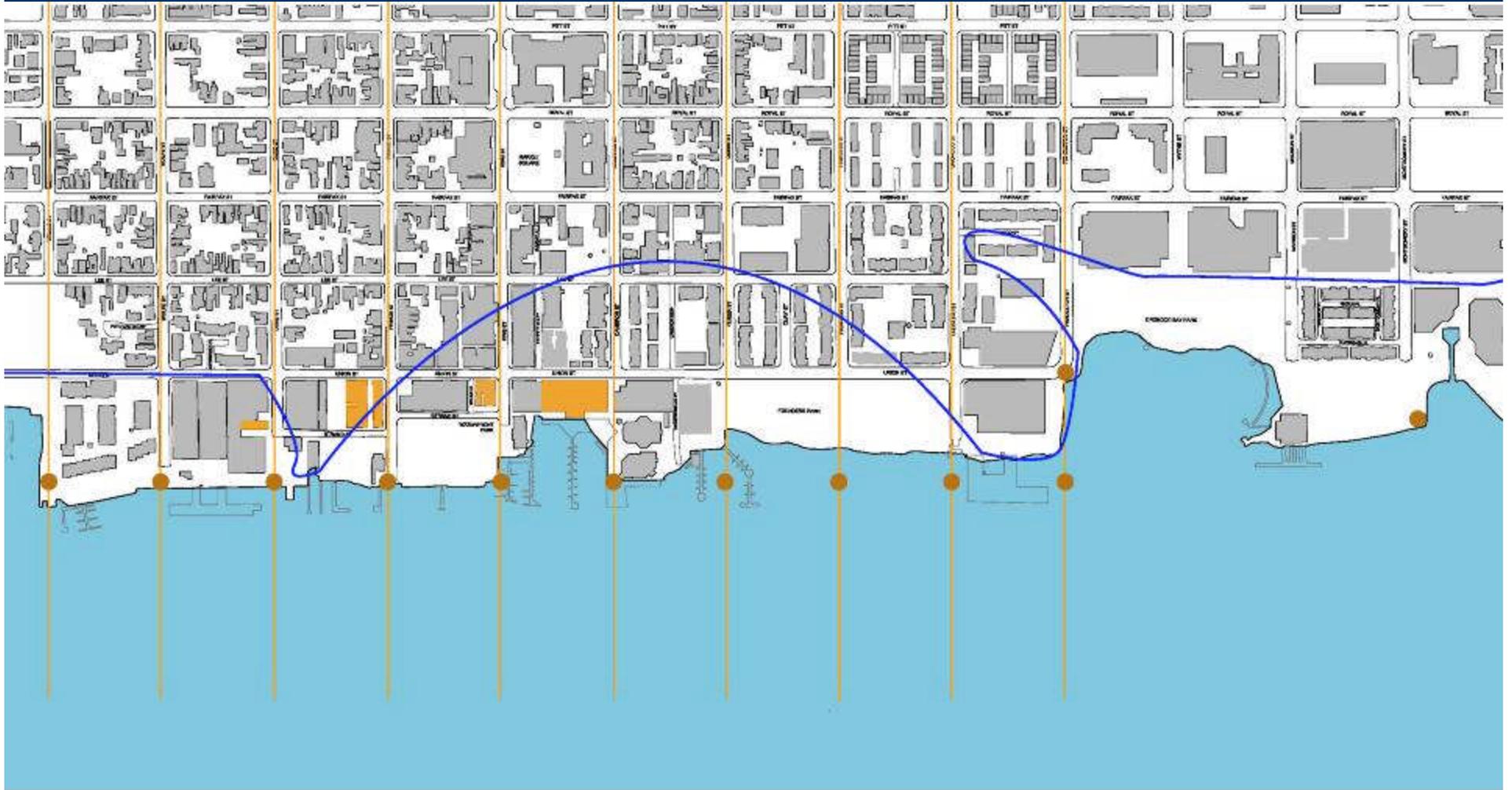
oronoco bay

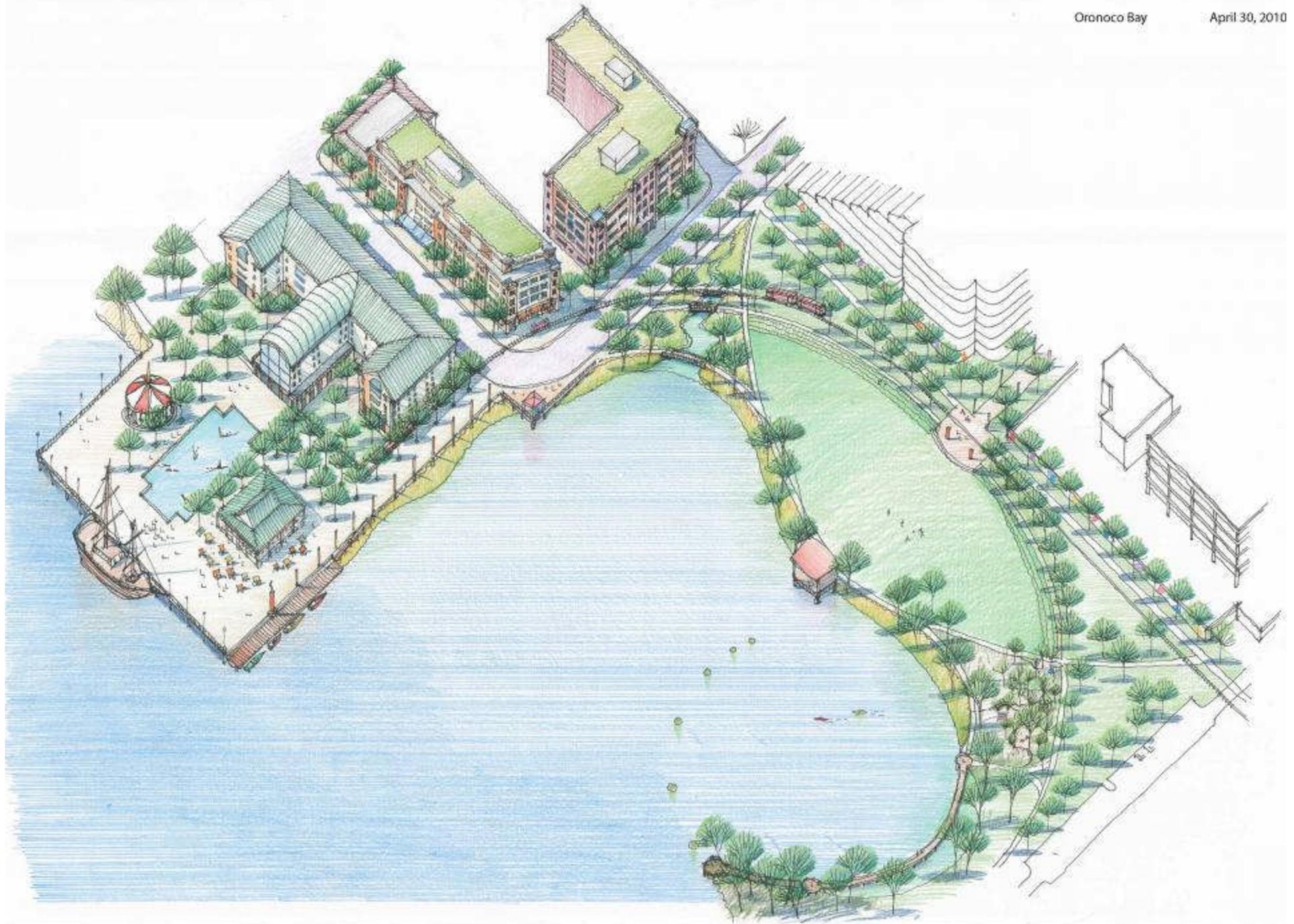
Alexandria's Waterfront CONCEPT PLAN



historic shoreline

Alexandria's Waterfront
CONCEPT PLAN





oronoco bay

Alexandria's Waterfront **CONCEPT PLAN**

Oronoco Bay

April 30, 2010



illustrative plan: core area

Alexandria's Waterfront
CONCEPT PLAN



city dock



**transition:
founder's
park to city
dock**

king street and the strand

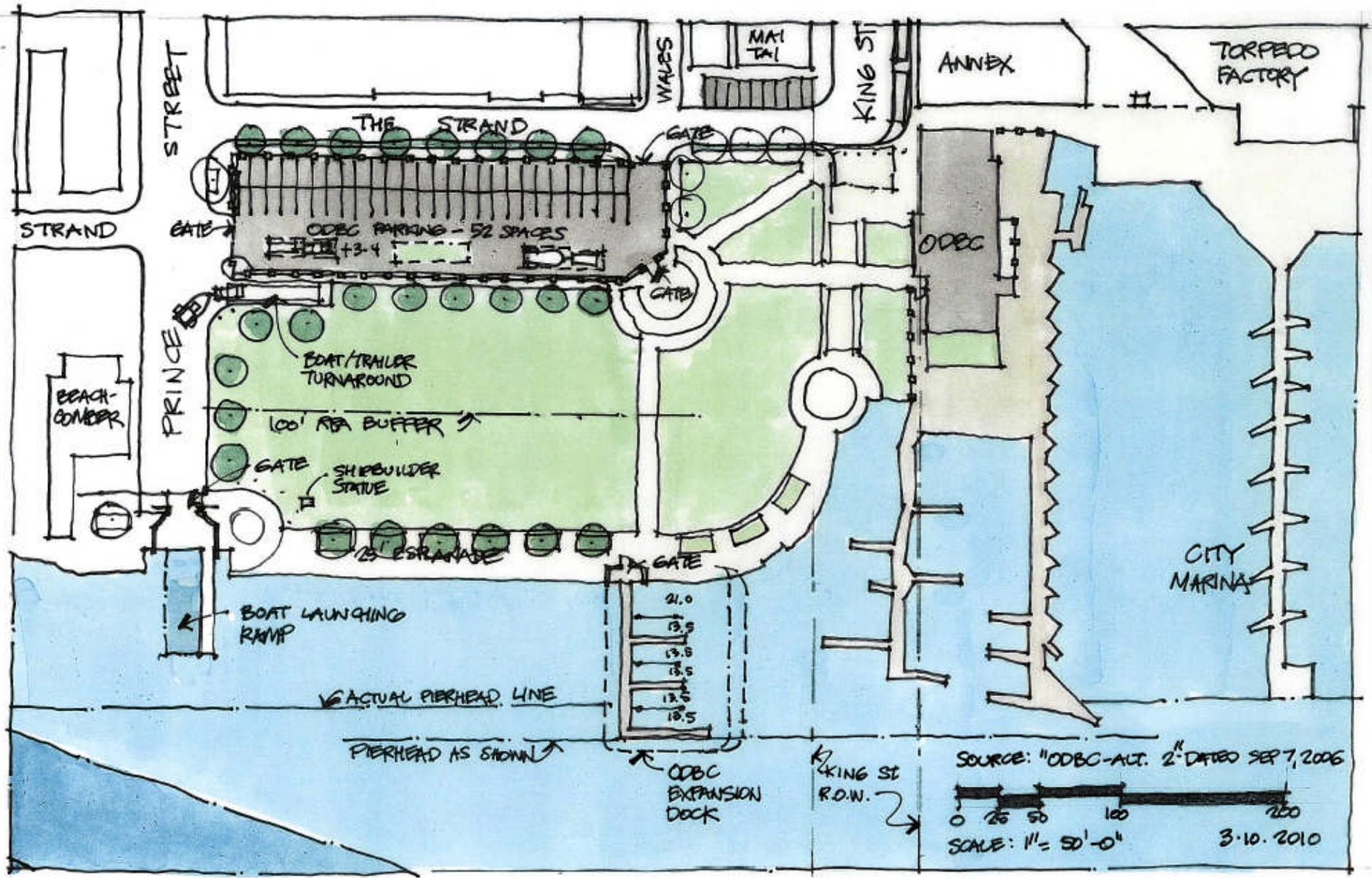
Alexandria's Waterfront
CONCEPT PLAN



**city dock,
facing north**

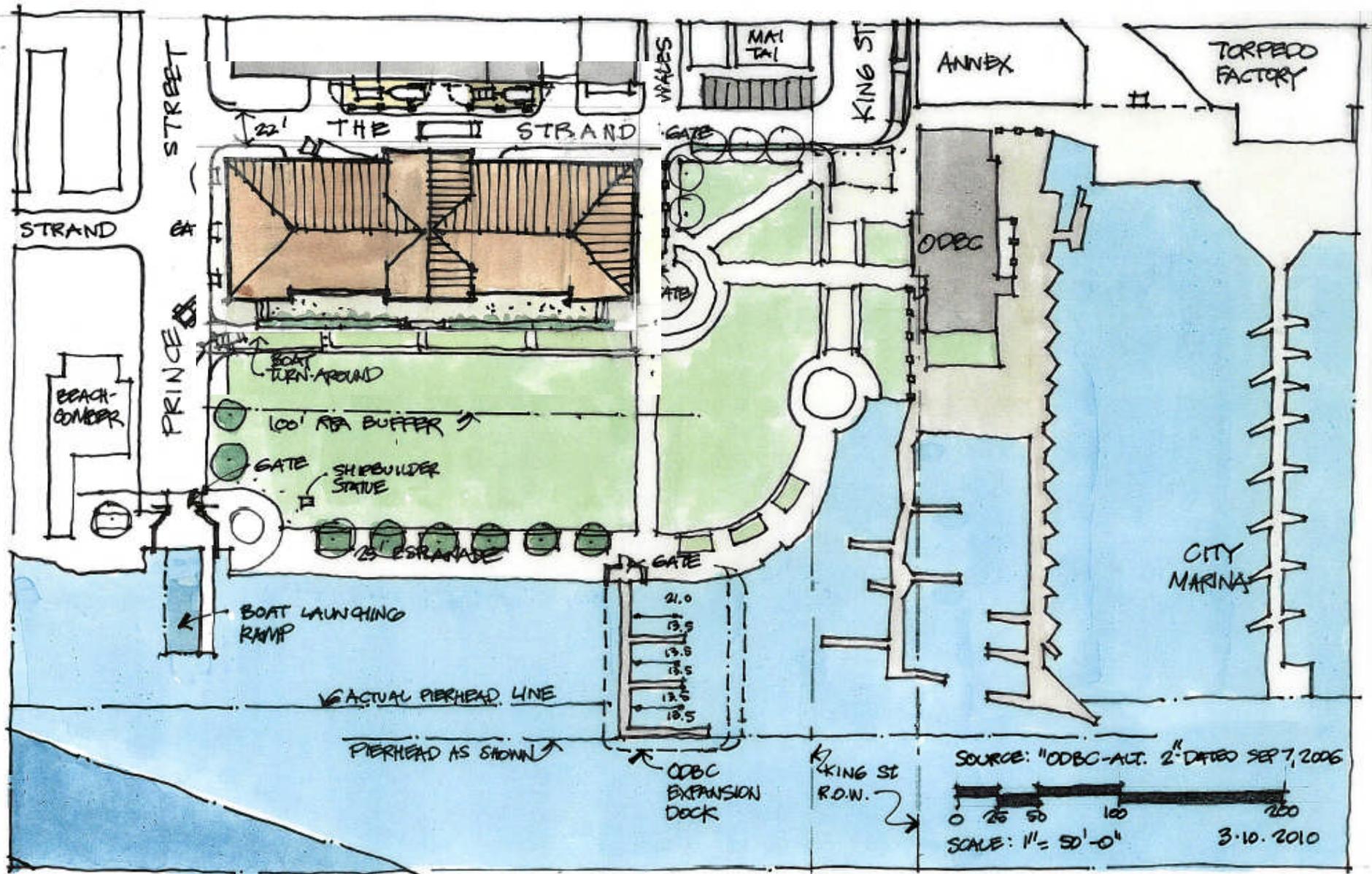
king street and the strand: phase 1

Alexandria's Waterfront
CONCEPT PLAN



king street and the strand: phase 2

Alexandria's Waterfront
CONCEPT PLAN

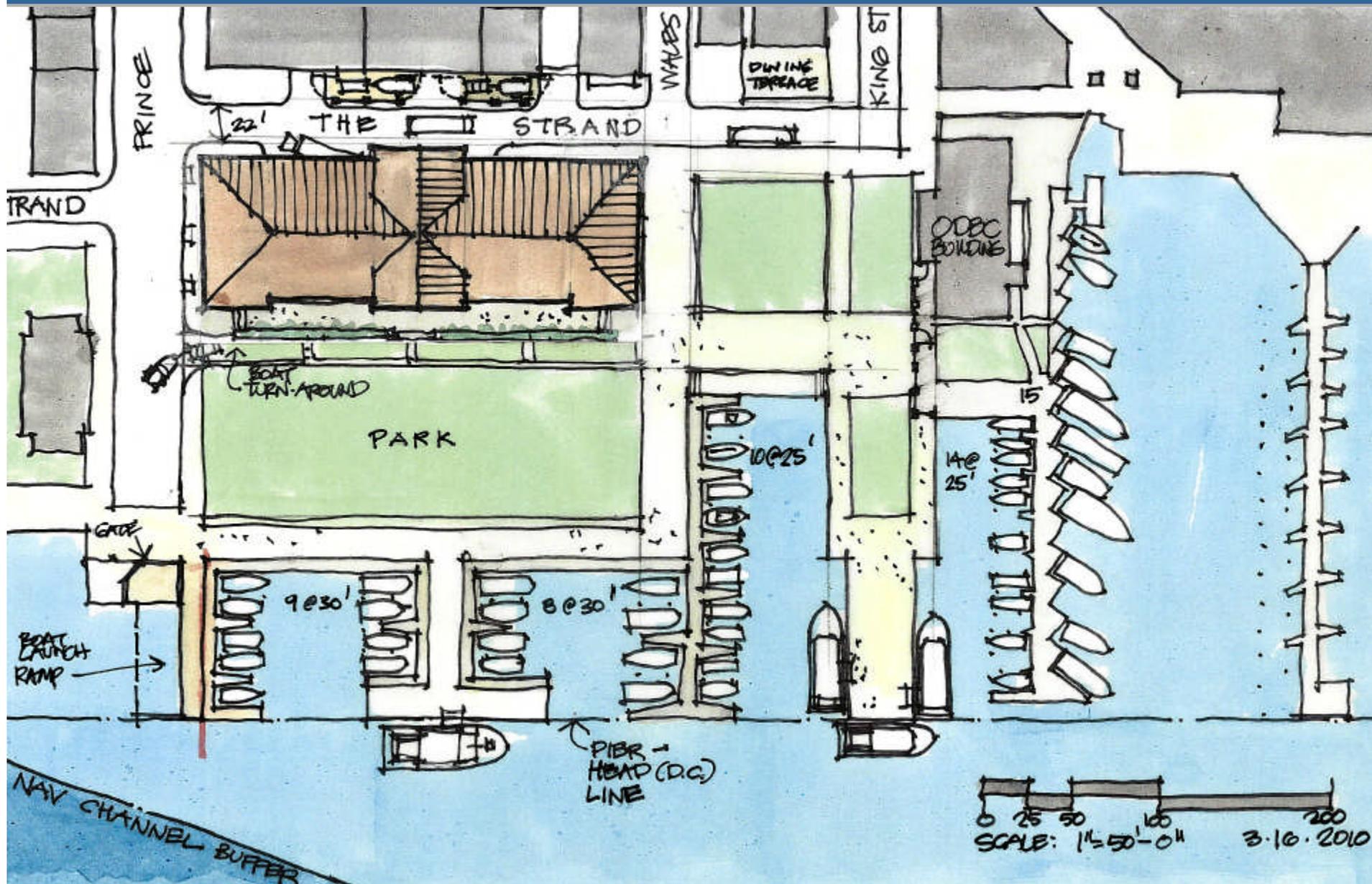


king street and the strand: historic context



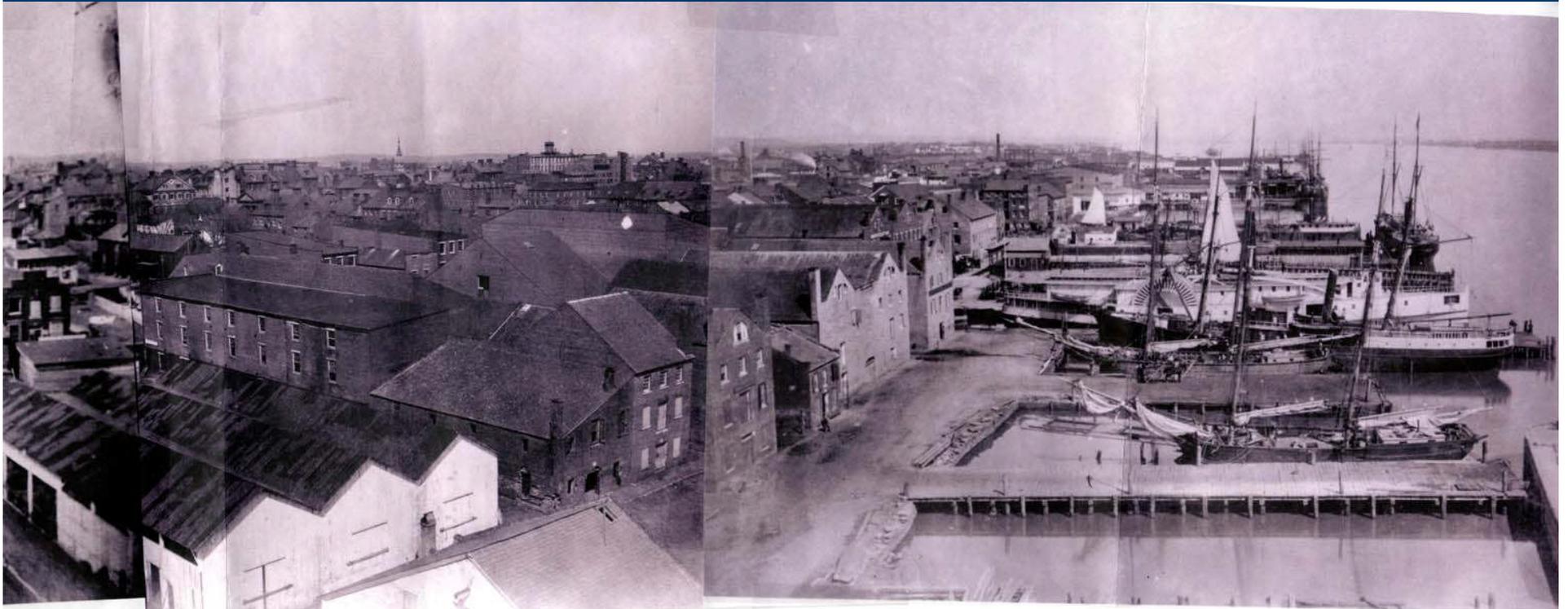
king street and the strand: phase 3

Alexandria's Waterfront
CONCEPT PLAN



the strand: south

Alexandria's Waterfront
CONCEPT PLAN



king street and the strand: final phase





waterfront park: looking north

Alexandria's Waterfront
CONCEPT PLAN



king street pier: looking back to city

Alexandria's Waterfront
CONCEPT PLAN

King Street Pier April



the strand: south



the strand: south

Alexandria's Waterfront
CONCEPT PLAN



blocked alley

**10 prince
street; 204 &
206 south
union street**

the strand: south



the strand: south

Alexandria's Waterfront
CONCEPT PLAN



themes from history night update

Alexandria's Waterfront
CONCEPT PLAN

- 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?

Alexandria's Waterfront
CONCEPT PLAN

- 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



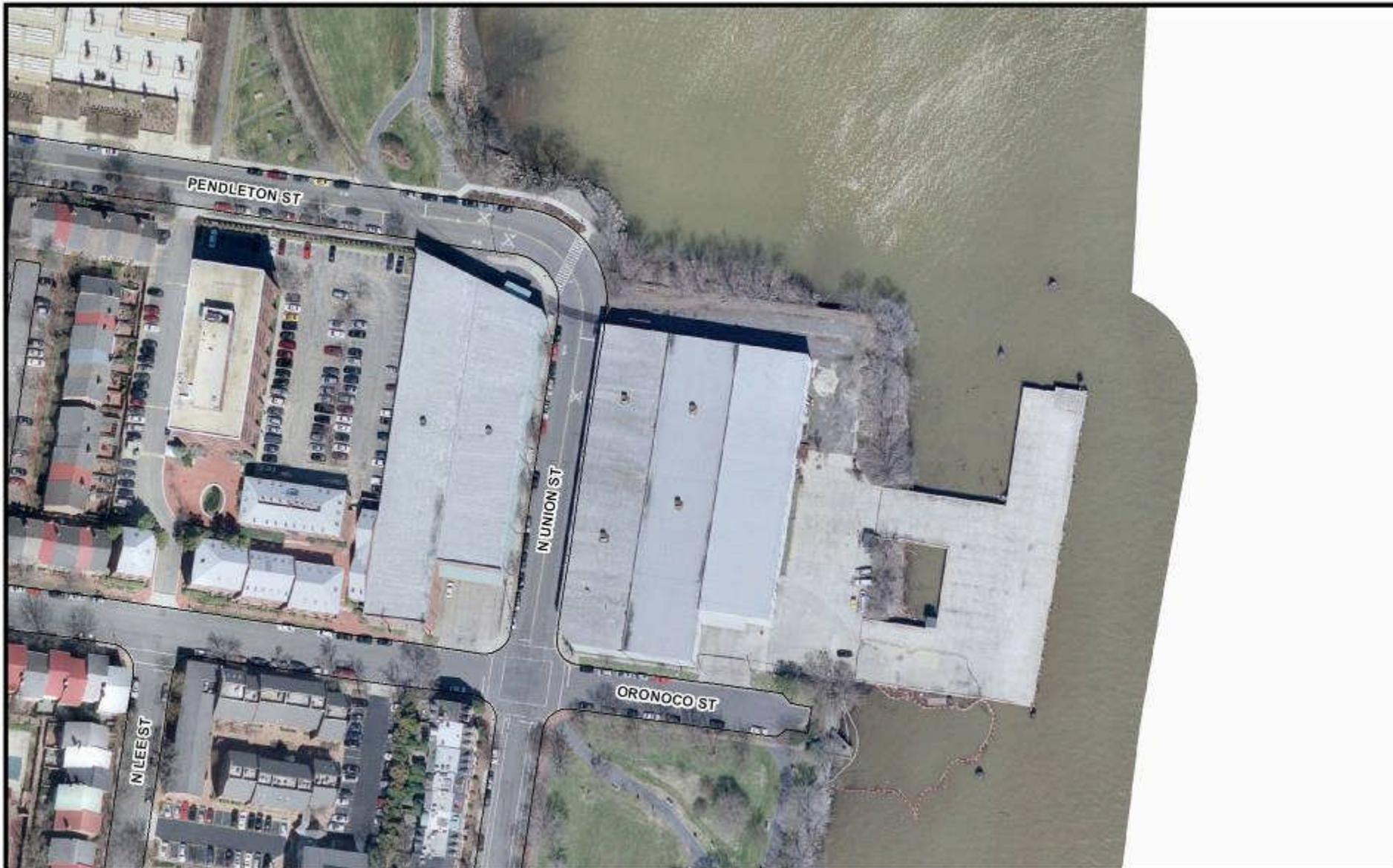
big blue bear in denver



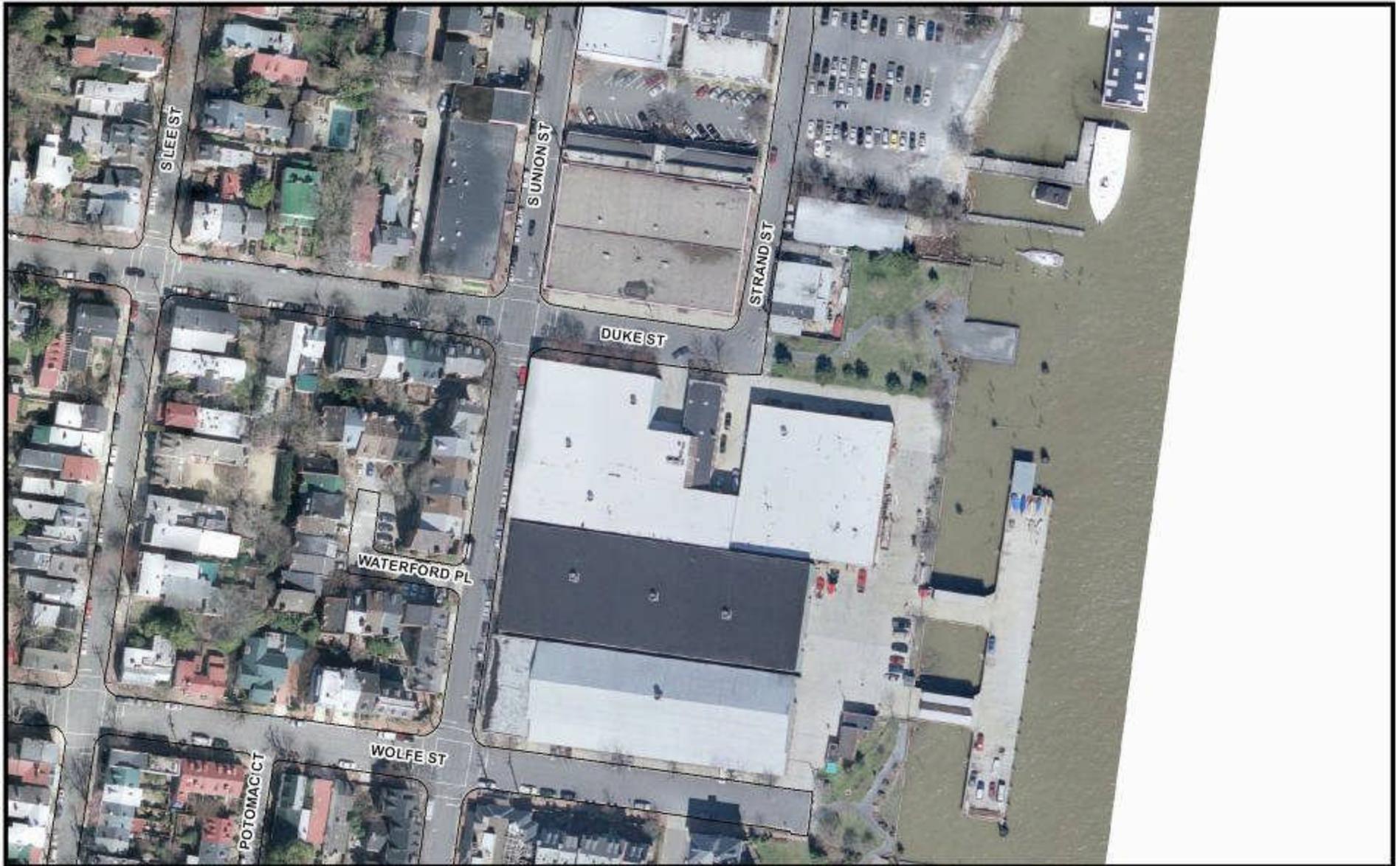
running fence



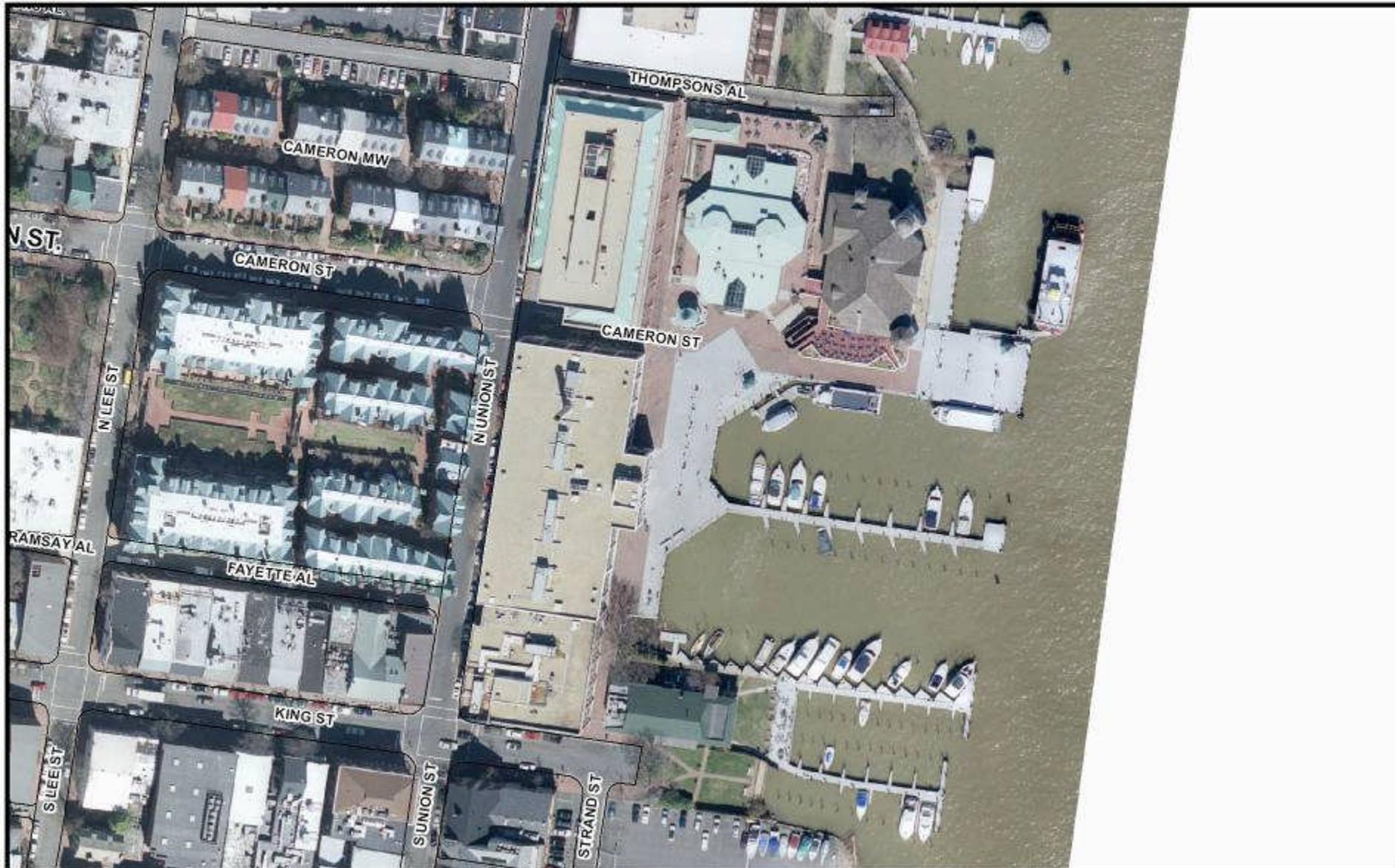
West Point



Point Lumley



King Street Pier / Marina



The Strand



oronoco bay

Alexandria's Waterfront
CONCEPT PLAN



**boardwalk
area**

oronoco bay

Alexandria's Waterfront **CONCEPT PLAN**



**oronoco bay
park, view to
northwest**

flood mitigation

Alexandria's Waterfront
CONCEPT PLAN

reference photos

Alexandria's Waterfront
CONCEPT PLAN



**robinson
north and
pier**

reference photos

Alexandria's Waterfront
CONCEPT PLAN



**robinson
north**

oronoco bay

Alexandria's Waterfront **CONCEPT PLAN**



**robinson
terminal
north**

reference photos

Alexandria's Waterfront
CONCEPT PLAN



**pipefitters
union bldg**

reference photos

Alexandria's Waterfront
CONCEPT PLAN



**oronoco park
railroad
tracks**

reference photos

Alexandria's Waterfront
CONCEPT PLAN



**corner of
oronoco park
behind
railroad
tracks**

reference photos

Alexandria's Waterfront
CONCEPT PLAN



**union
between
robinson
terminal
buildings**

reference photo



between
chart house
and food
court

founder's park

Alexandria's Waterfront
CONCEPT PLAN



looking
southeast

founder's park

Alexandria's Waterfront
CONCEPT PLAN



**water's
edge**

approaching city dock

Alexandria's Waterfront
CONCEPT PLAN



**water's edge:
southern
end.**

approaching city dock

Alexandria's Waterfront
CONCEPT PLAN



**behind chart
house**

city dock

Alexandria's Waterfront **CONCEPT PLAN**



**city dock,
facing north**

king street and the strand

Alexandria's Waterfront
CONCEPT PLAN



**king street
park, facing
the river**

king street and the strand

Alexandria's Waterfront
CONCEPT PLAN



**waterfront
park, facing
east**

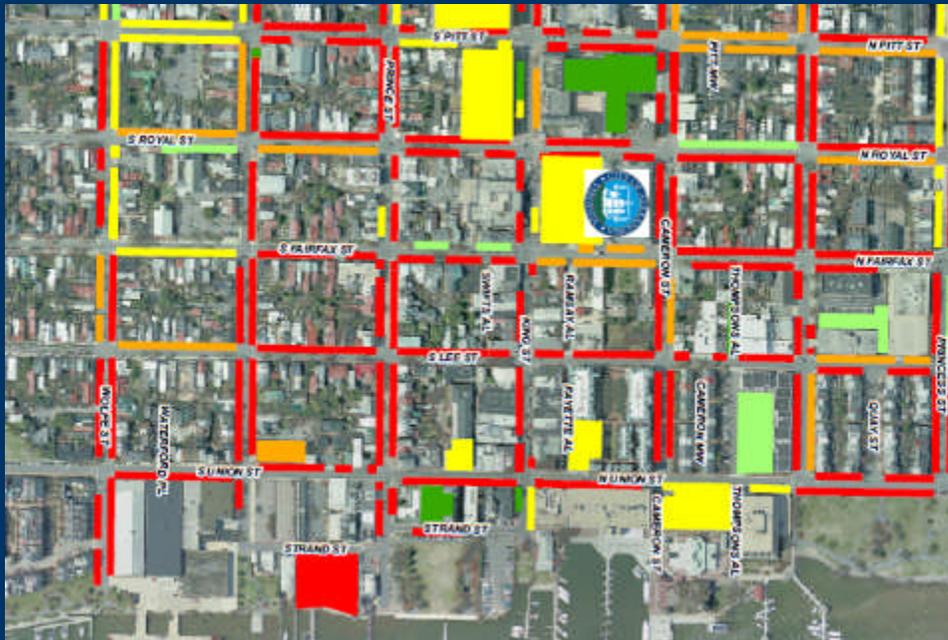
king street and the strand

Alexandria's Waterfront
CONCEPT PLAN

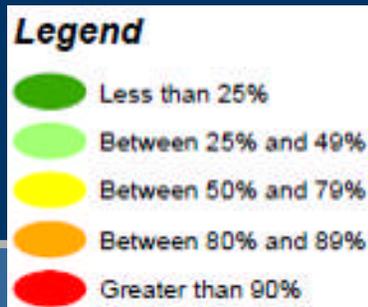


**outdoor
dining -
chadwick's**

old town parking study



Parking Utilization on Friday Evening



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