The background of the slide is a photograph of a waterfront. On the left, there are green trees and a fence. In the center, a white boat with a green hull is docked at a pier. In the distance, there is a small wooden structure on the water. On the right, a multi-story white building with a balcony is visible. The sky is a clear, bright blue.

*Alexandria's  
Waterfront*

**CONCEPT PLAN**

May 18, 2010

- building on the past
- goals, inspiration and vision
- research and analysis
- balancing objectives
- testing the concept
- preparing the plan

# old town parking study



Parking Utilization on Friday Evening

## Legend

- Less than 25%
- Between 25% and 49%
- Between 50% and 79%
- Between 80% and 89%
- Greater than 90%

### 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

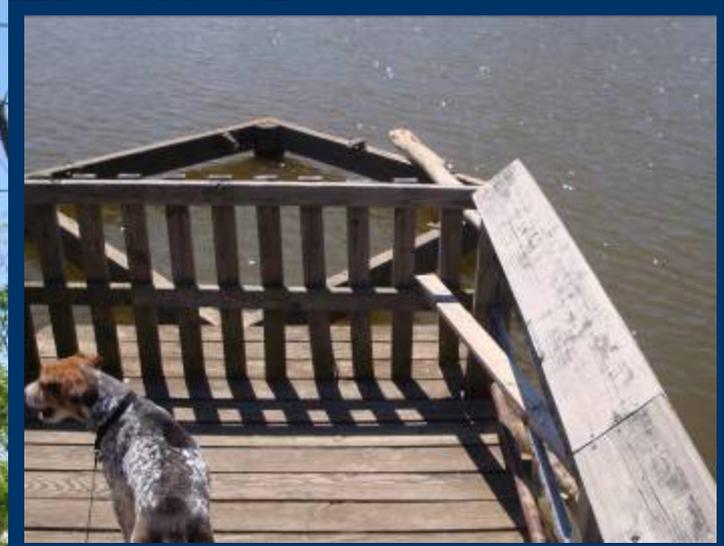
# illustrative plan: full extent

*Alexandria's Waterfront*  
**CONCEPT PLAN**



# oronoco bay

## *Alexandria's Waterfront* **CONCEPT PLAN**



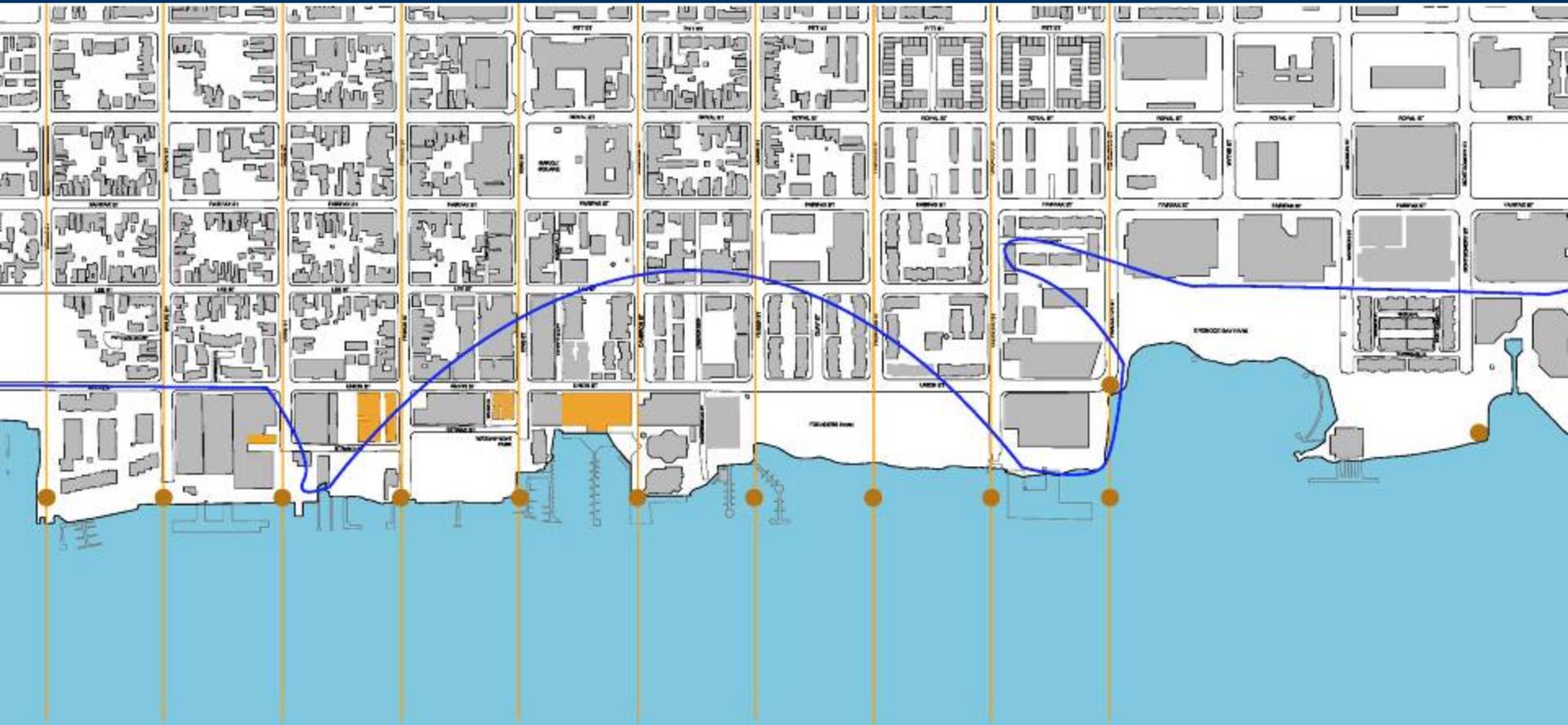
**tip of  
boardwalk**

# oronoco bay

## Alexandria's Waterfront CONCEPT PLAN



# historic shoreline



# oronoco bay

## Alexandria's Waterfront CONCEPT PLAN





Oronoco Bay April 30, 2010





# illustrative plan: full extent

Alexandria's Waterfront  
**CONCEPT PLAN**



# city dock



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

# king street and the strand

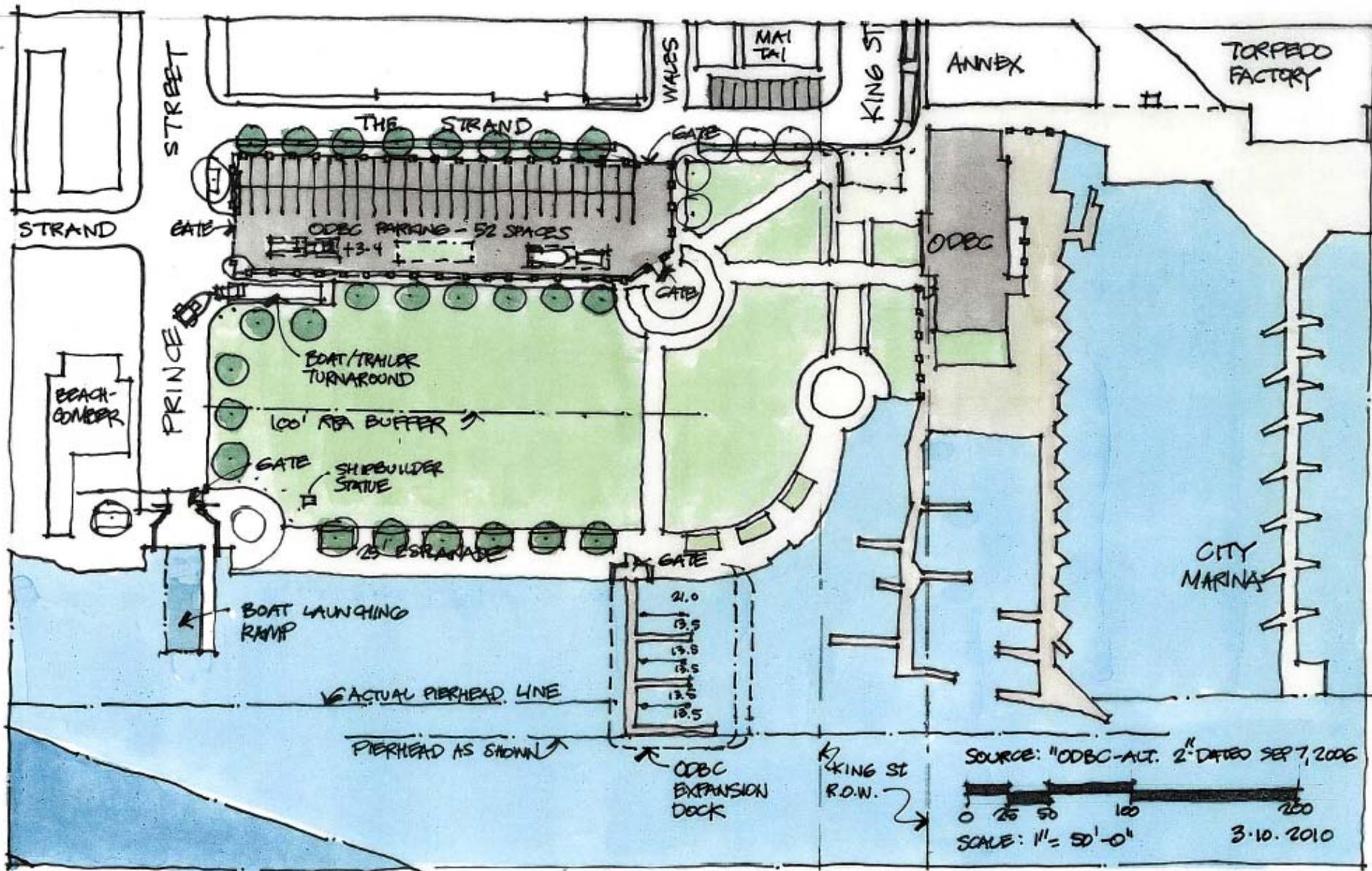
*Alexandria's Waterfront*  
**CONCEPT PLAN**



**city dock,  
facing north**

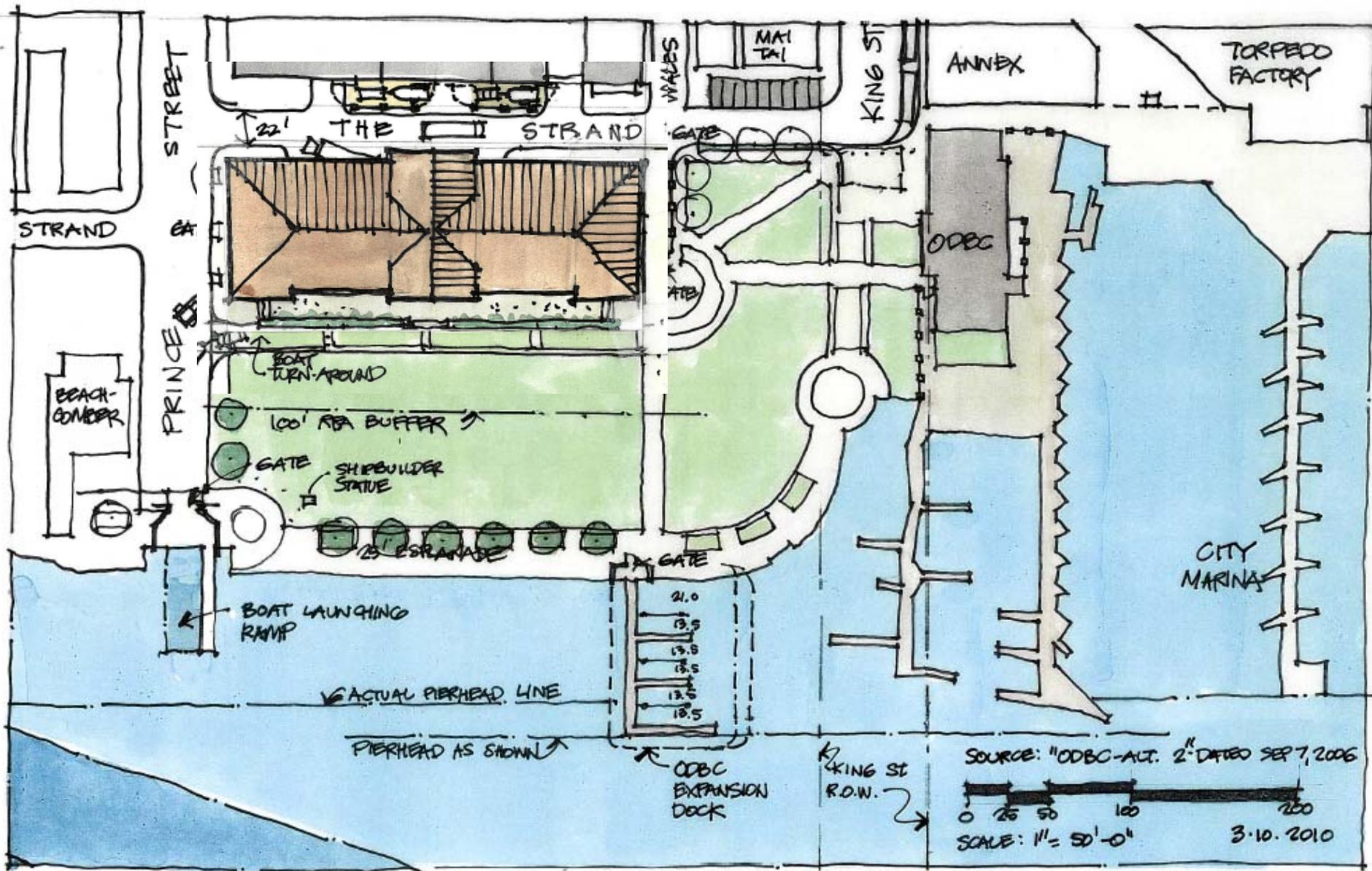
# king street and the strand: phase 1

Alexandria's Waterfront  
**CONCEPT PLAN**



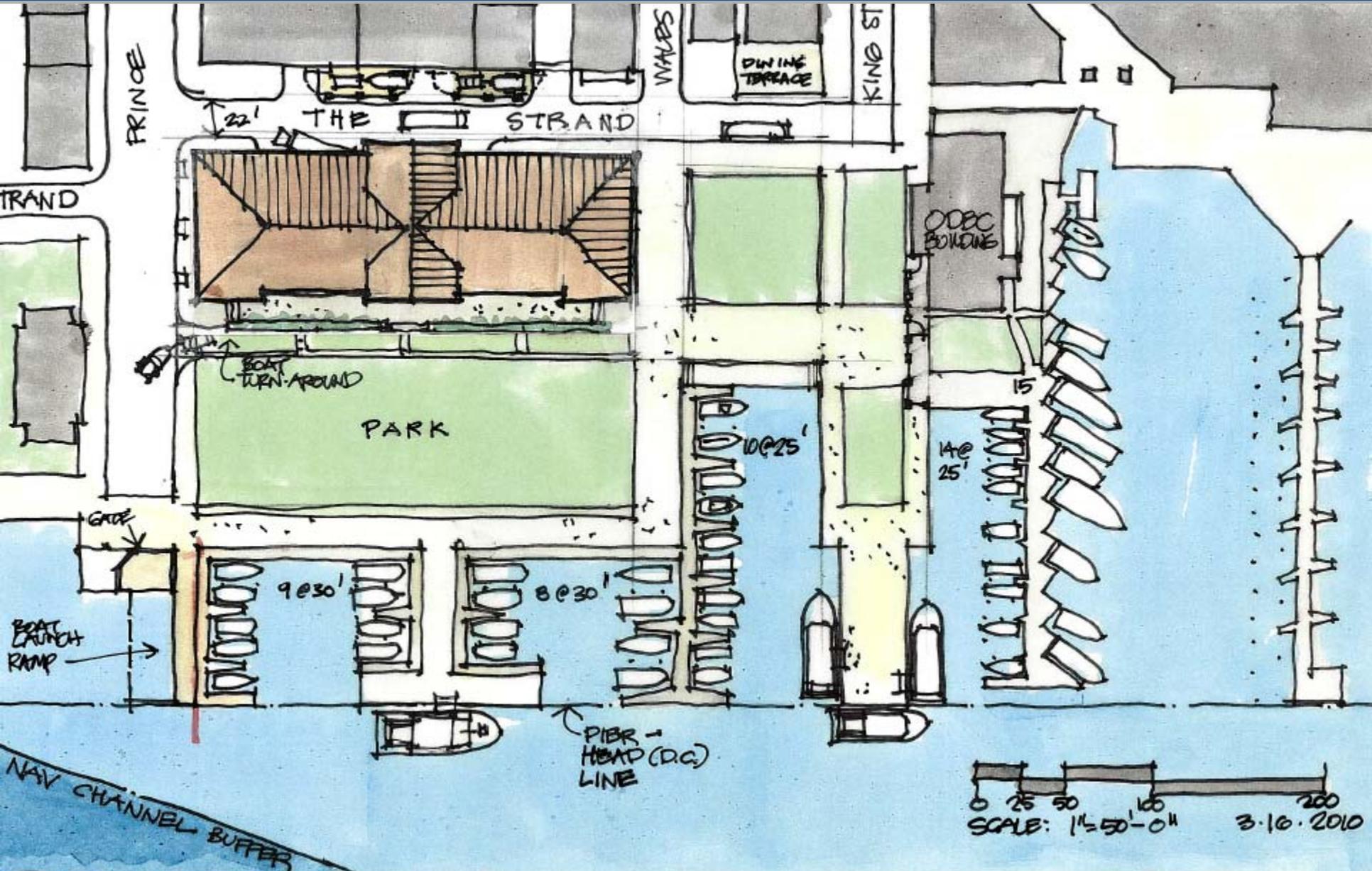
# king street and the strand: phase 2

Alexandria's Waterfront  
**CONCEPT PLAN**



# king street and the strand: phase 3

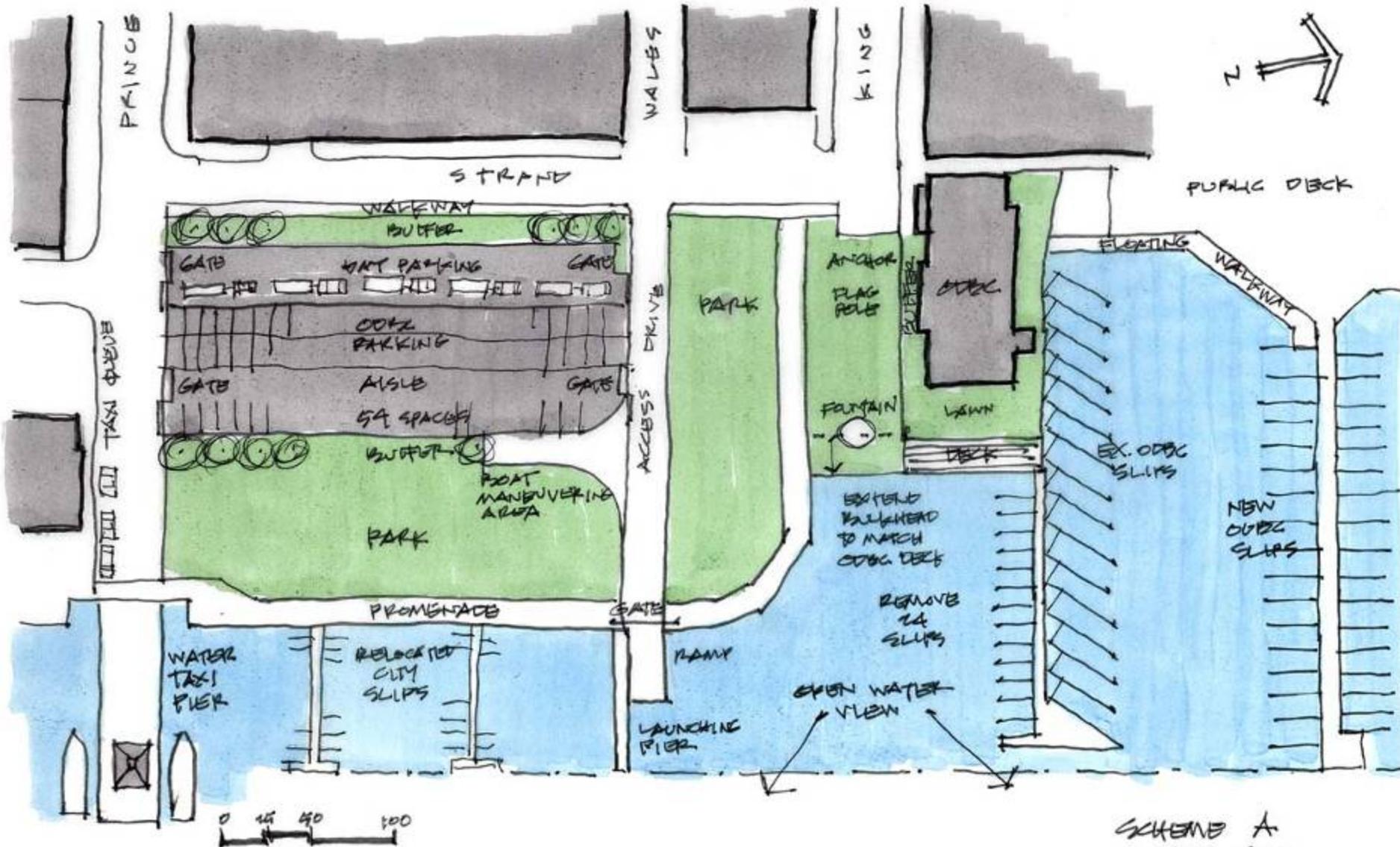
Alexandria's Waterfront  
**CONCEPT PLAN**



# king street and the strand: final phase



# ODBC alternative





# waterfront park: looking north

*Alexandria's Waterfront*  
**CONCEPT PLAN**

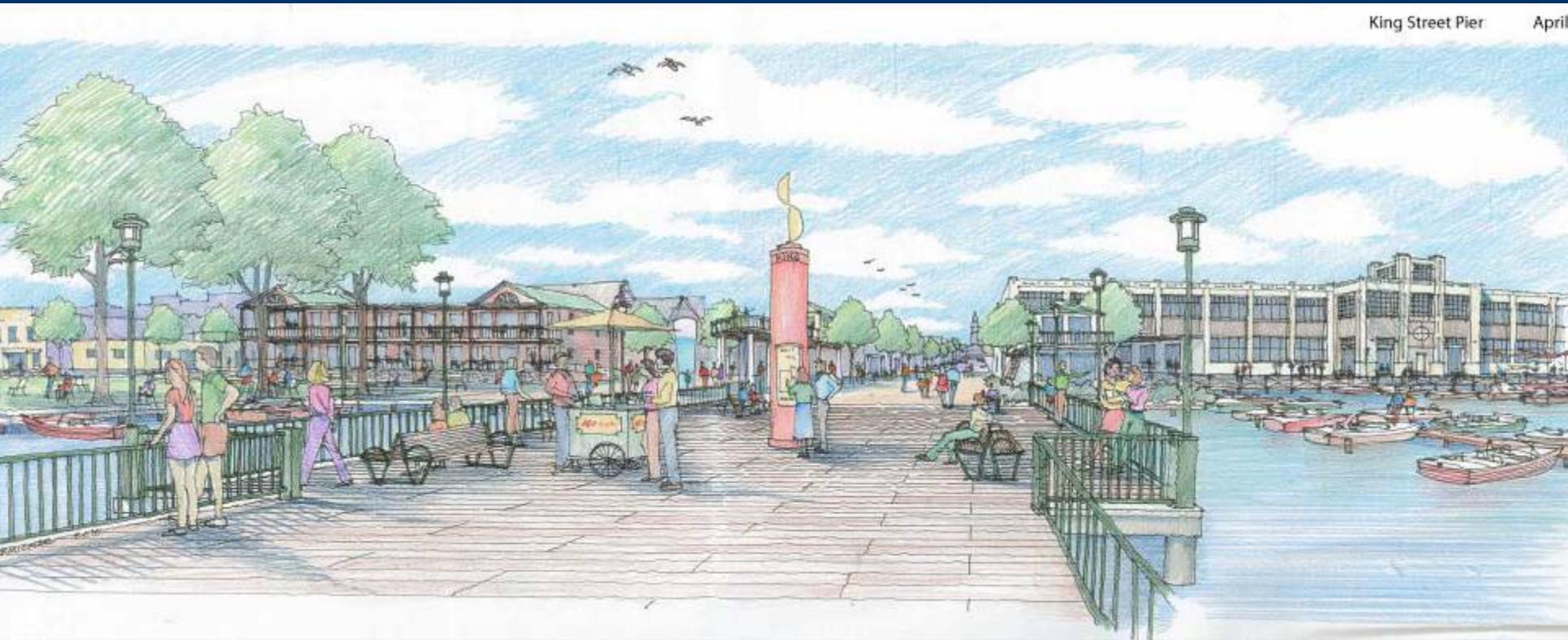


# king street pier: looking back to city

*Alexandria's Waterfront*  
**CONCEPT PLAN**

King Street Pier

April



# the strand: south

*Alexandria's Waterfront*  
**CONCEPT PLAN**



# the strand: south



Waterfront Park Looking South

April 30, 2010



# the strand: south

*Alexandria's Waterfront*  
**CONCEPT PLAN**



- printed document out shortly
- comments & feedback
  - boards, commissions and council
  - public groups
  - individuals
- full plan (draft) mid-summer
- draft plan to council in fall

- Community presentation: May 3
- Planning Commission Work Session: May 4
- Old Town Civic Association: May 12
- Alexandria Chamber: May 13
- Waterfront Committee: May 18
- Park and Recreation Commission: May 20
- BAR: June 2

- continuous pedestrian path
- art walk
- king street pier
- expanded point lumley park
- new pedestrian-only public spaces areas
- restaurants in the strand area
- preserve historic buildings
- expanded marina
- plan for redevelopment

# right track or wrong direction?

*Alexandria's Waterfront*  
**CONCEPT PLAN**



*Alexandria's  
Waterfront*

**ACTIVITY MAP**



# activity map



## Daingerfield Island

Waterfront trail with interpretation and nature

## Mirant Plant

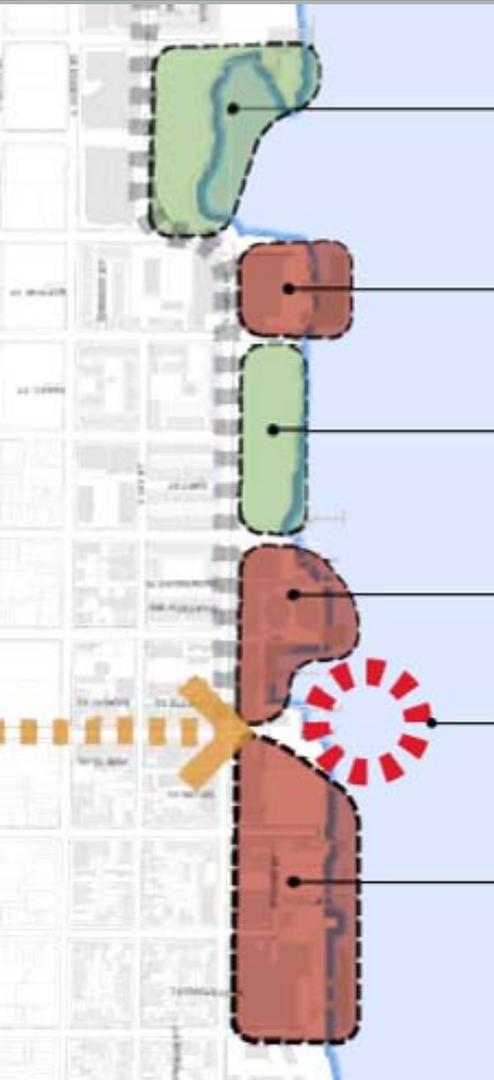
Explore long-term possibilities

## Windmill Hill Park

Realize the vision of the Windmill Hill Park Plan

## Jones Point Park

Work with NPS to implement the plan



**Oronoco Bay Park:** Events, families and nature

**RTN:** Redevelopment that invites the public, transform the pier

**Founder's Park:** Protect and beautify

**Waterfront hub:** Where everything comes together

**King Street at the River:** Celebration and arrival

**Key waterfront destination:** Outdoor dining, marina and activities: a place to be seen

## 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

## 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



**boardwalk  
area**

# oronoco bay

## *Alexandria's Waterfront* **CONCEPT PLAN**



**oronoco bay  
park, view to  
northwest**

# reference photos



**robinson  
north and  
pier**

# reference photos



**robinson  
north**

# oronoco bay

## Alexandria's Waterfront CONCEPT PLAN



**robinson  
terminal  
north**

# reference photos



**pipefitters  
union bldg**

# reference photos



**oronoco park  
railroad  
tracks**

# reference photos



**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

*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**

# the strand: south



**view to  
robinson  
terminal  
south from  
“dandy”  
parking lot**

# the strand: south

*Alexandria's Waterfront*  
**CONCEPT PLAN**



**blocked alley**

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

# 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**