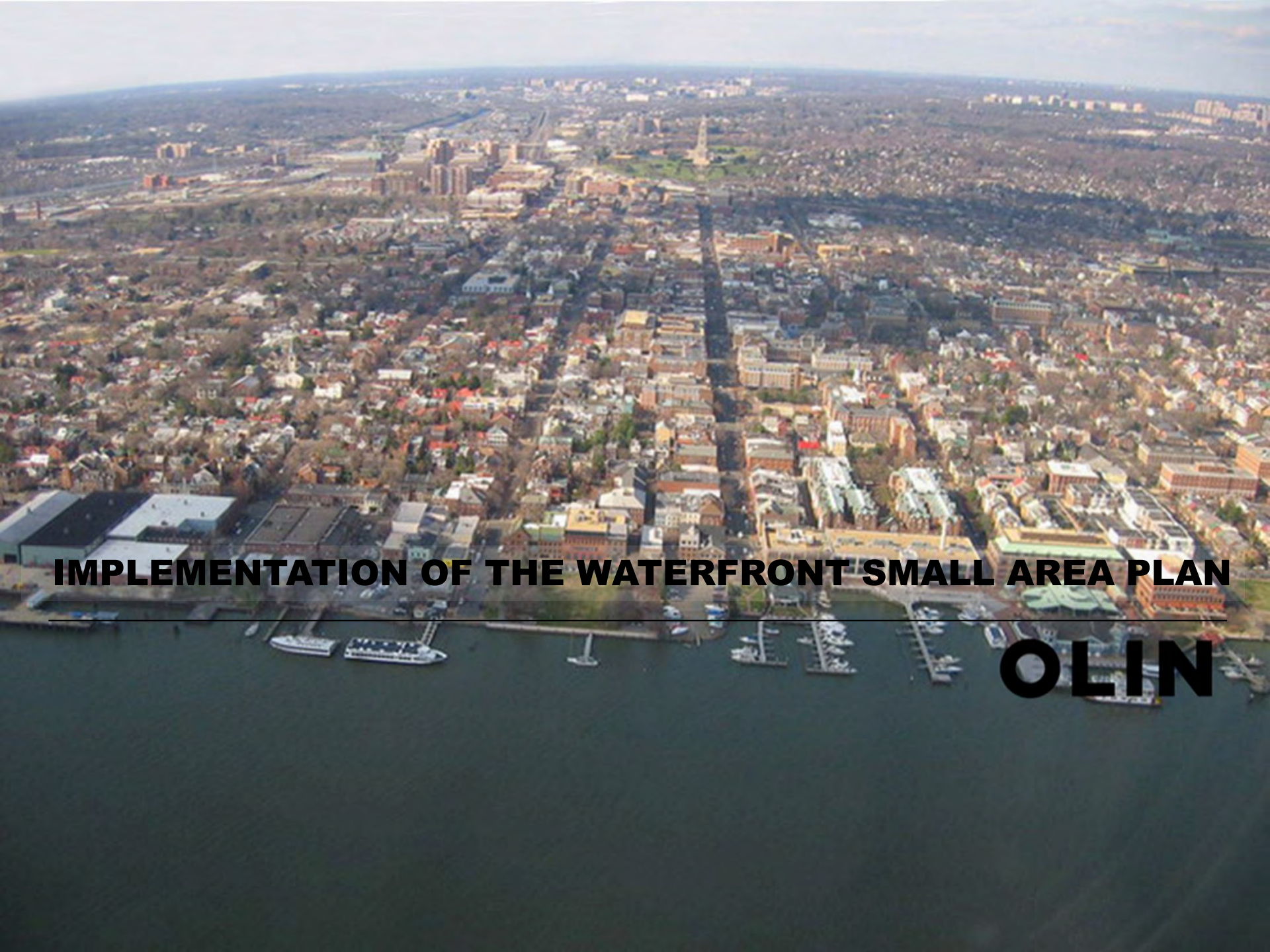

IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN
OLIN

PROJECT SCHEDULE

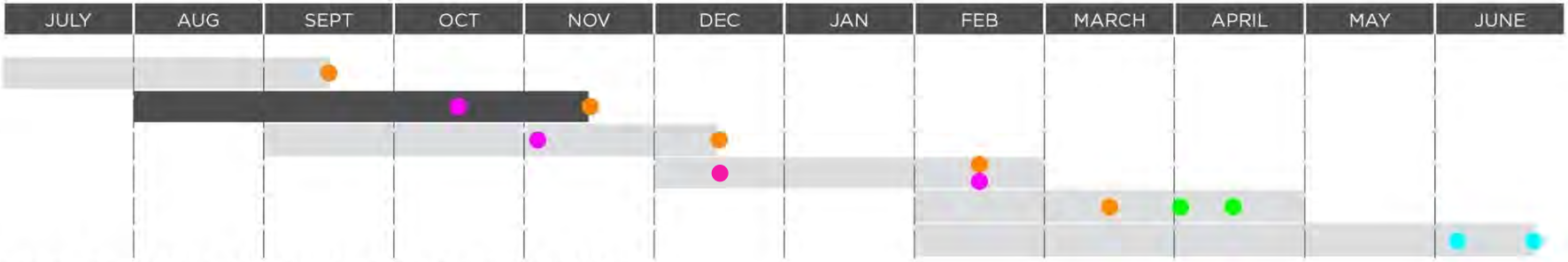
OLIN

PROJECT SCHEDULE

- WATERFRONT COMMISSION MEETING
- COMMUNITY MEETING
- WORKSESSION
- PUBLIC HEARING

TASK 1: PROJECT SCHEDULE & WORK PLAN DEVELOPMENT

- **SEPTEMBER** WATERFRONT COMMISSION MEETING - INTRODUCTION & PRESENTATION OF WORK PLAN

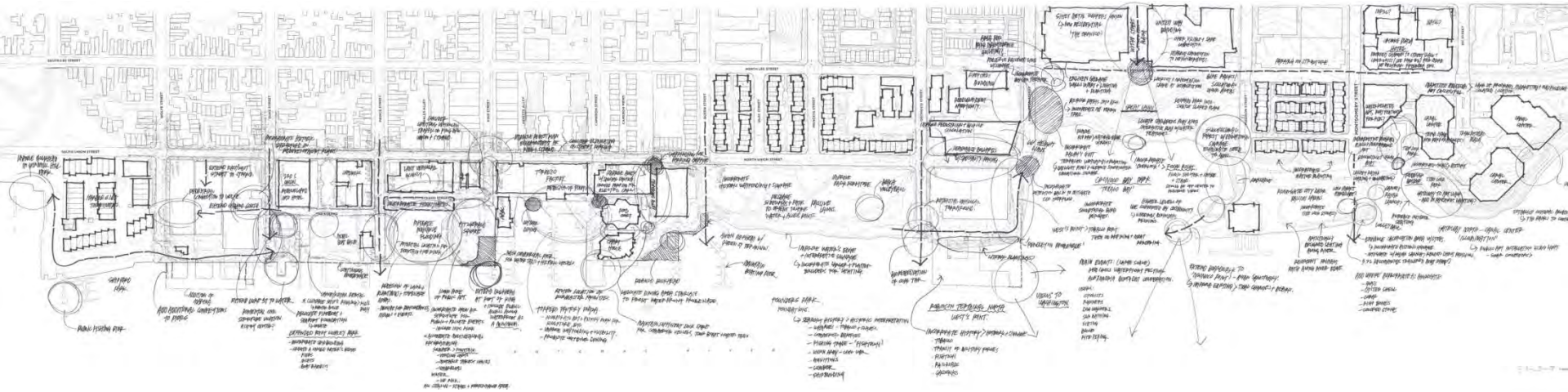


TASK 2: ANALYSIS AND FEASIBILITY STUDY

- **OCTOBER** COMMUNITY MEETING - PRESENTATION BY LAURIE OLIN
- **NOVEMBER** WATERFRONT COMMISSION MEETING - ANALYSIS, PROGRAM, ART, HISTORY, LIGHTING

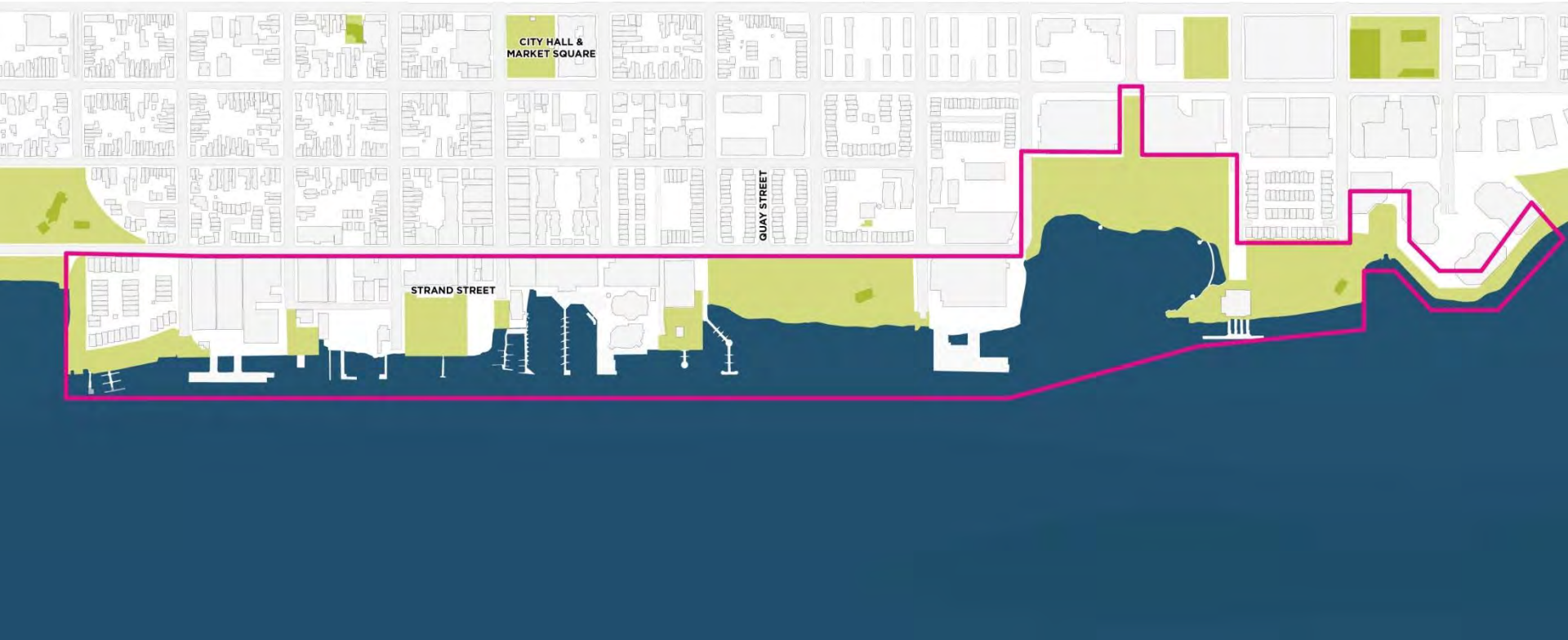
TASK 3: WATERFRONT SMALL AREA PLAN DESIGN REFINEMENTS

- **NOVEMBER** COMMUNITY MEETING - ANALYSIS, PROGRAM, ART, HISTORY, LIGHTING
- **DECEMBER** WATERFRONT COMMISSION MEETING - CONCEPT DESIGN REFINEMENTS



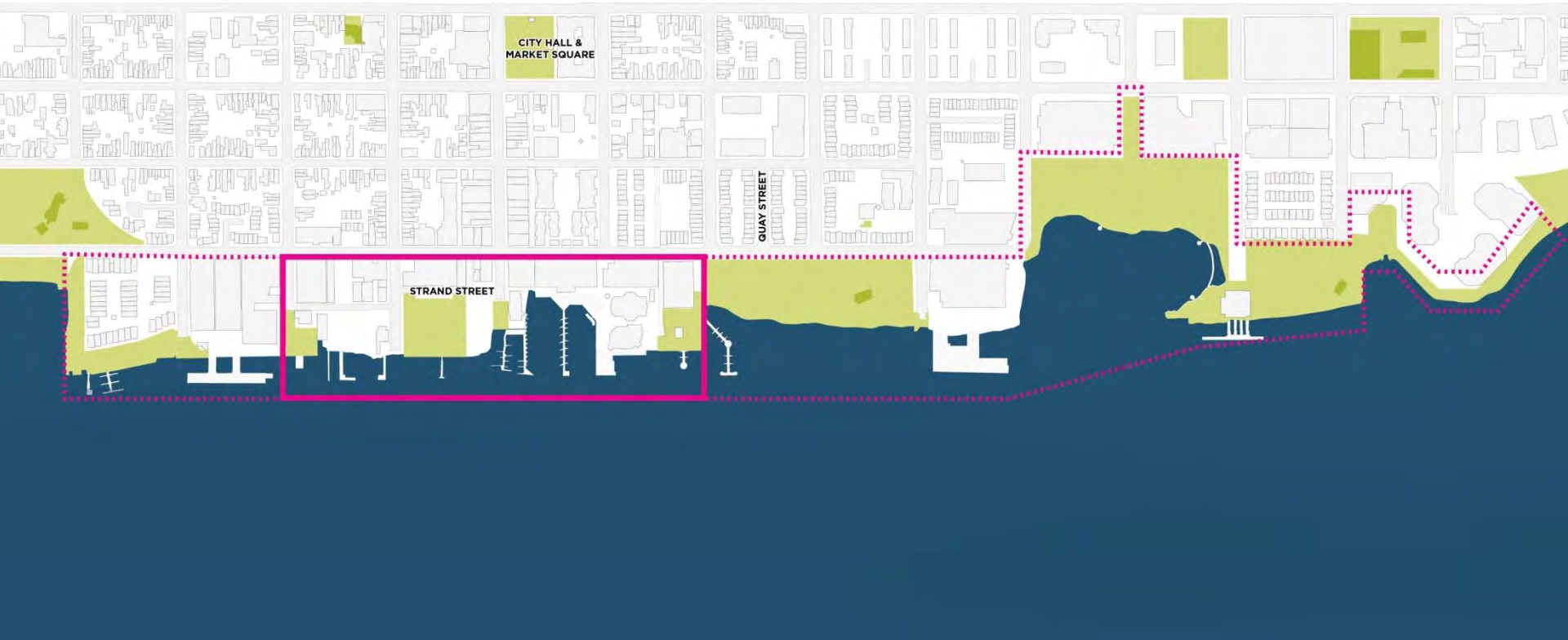
TASK 4: 10-15% DESIGN SCHEMATIC FOR SMALL AREA PLAN

- **FEBRUARY** WATERFRONT COMMISSION MEETING - SCHEMATIC DESIGN REFINEMENT
- **FEBRUARY** COMMUNITY MEETING - DESIGN REFINEMENT



TASK 5: 15-30% DESIGN SCHEMATIC FOR CORE AREA

- **MARCH** WATERFRONT COMMISSION AND PARKS COMMISSION JOINT MEETING
- **APRIL** WORK SESSION - PLANNING COMMISSION
- **APRIL** WORK SESSION - CITY COUNCIL



TASK 6: FINAL DOCUMENTATION, COST ESTIMATES & WORK PLAN FOR FUTURE PHASES

- **JUNE** PUBLIC HEARING - PLANNING COMMISSION
- **JUNE** PUBLIC HEARING - CITY COUNCIL

ANALYSIS

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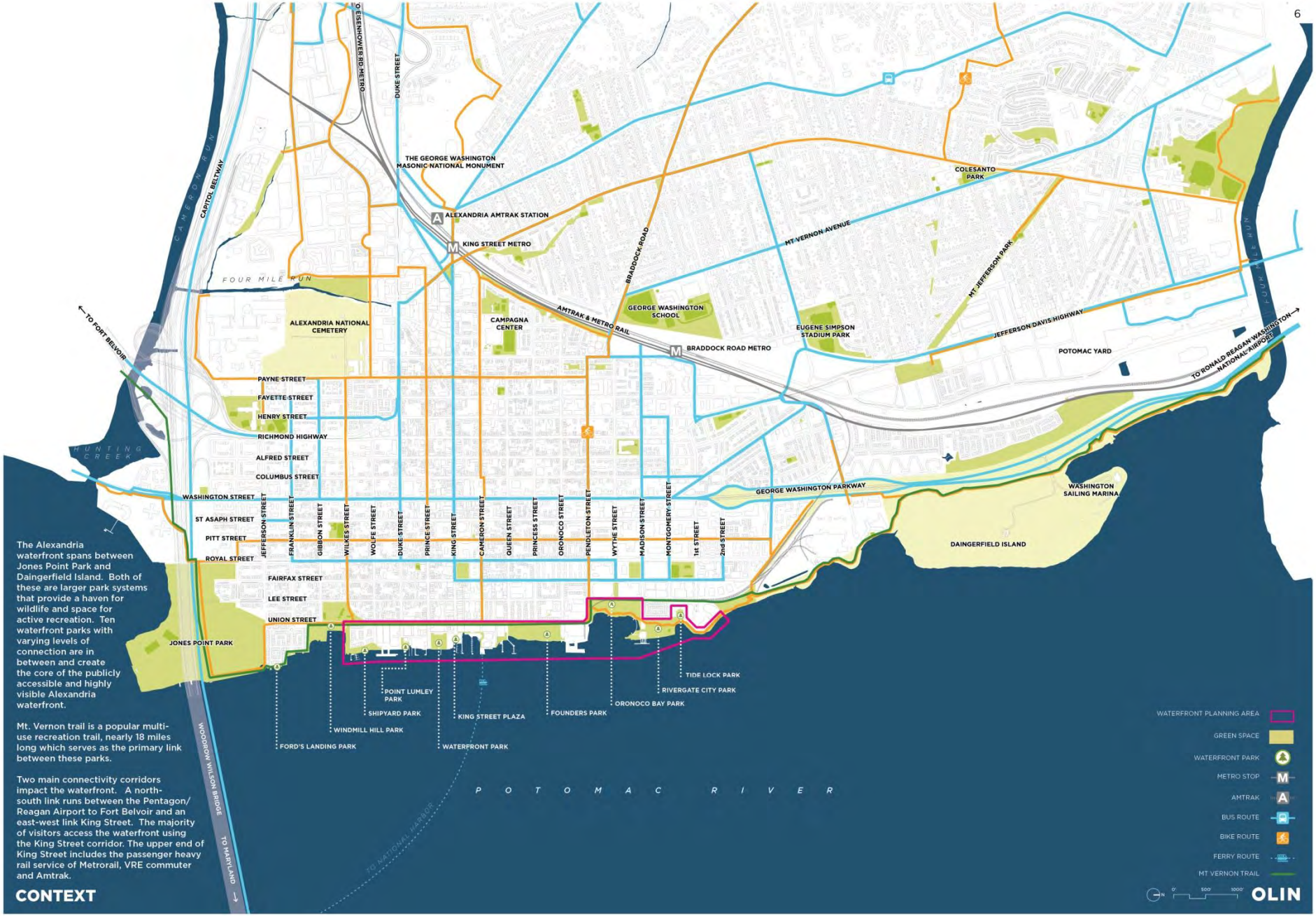

The Alexandria waterfront spans between Jones Point Park and Daingerfield Island. Both of these are larger park systems that provide a haven for wildlife and space for active recreation. Ten waterfront parks with varying levels of connection are in between and create the core of the publicly accessible and highly visible Alexandria waterfront.

Mt. Vernon trail is a popular multi-use recreation trail, nearly 18 miles long which serves as the primary link between these parks.

Two main connectivity corridors impact the waterfront. A north-south link runs between the Pentagon/ Reagan Airport to Fort Belvoir and an east-west link King Street. The majority of visitors access the waterfront using the King Street corridor. The upper end of King Street includes the passenger heavy rail service of Metrorail, VRE commuter and Amtrak.

CONTEXT

The Alexandria topography is defined by stair-steps down to the Potomac, which is a common Coastal Plain condition. The risers (scarps) are former shorelines and the treads are emergent bay and river bottoms. Closer to the George Washington Masonic Monument, known geologically as Mt. Ida terrace, are more dissected by stream erosion. Geologically speaking, the city can be broadly regarded as a relatively regular series of strata that have been gently tilted to the southeast. These are covered in places by a mixed alluvial and slope deposits associated with the valleys of modern streams.

The waterfront and Old Town are largely at an elevation of 50' or less, and the highest point in the city is around 280'. At elevations above thirty feet, the surface is composed chiefly of silt and clay, and below this is muddy sand.

The city is bounded by two large tributaries, Cameron Run and Four mile run, which capture a significant amount of runoff.

P O T O M A C R I V E R

TOPOGRAPHY

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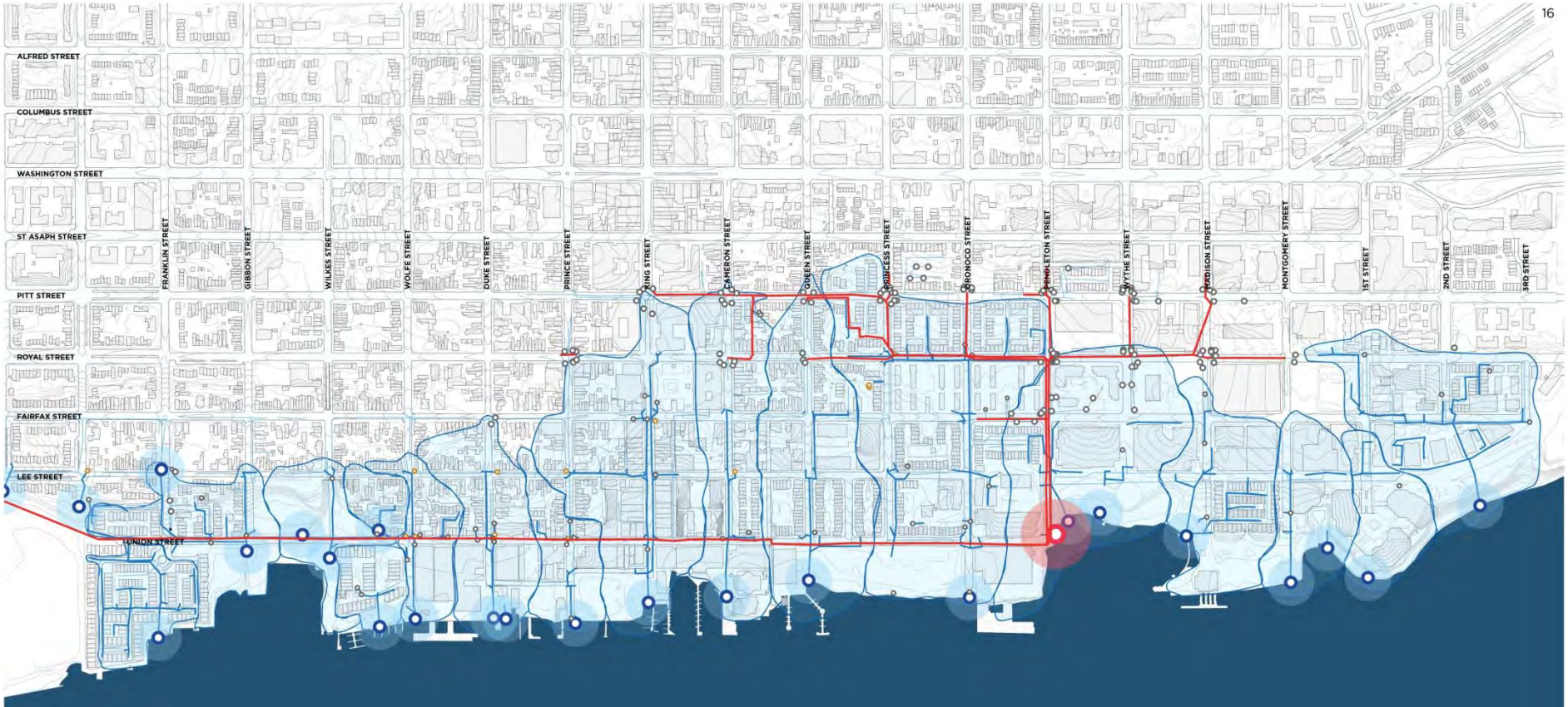

The existing sewer outfalls and primary sewer lines offer insights into historic flows and streams that continue to impact drainage along the waterfront.

There are two types of sewer systems in Alexandria, a combined sewer system and a separate sewer system. The Pendelton Street outfall is a combined sewer outfall located directly along the waterfront. During heavy rain events and when the waste water treatment plant can not handle incresed flow, excess stormwater and sewage discharges into the Potomac.

These discharges can impact water quality and a variety of measures exist to help to reduce them. The City of Alexandria has implemented the EPA's Nine Minimum Controls, which are measures designed to reduce the number of CSOs and improve the water quality.

COMBINED SEWER OUTFALL
DRAINAGE OUTFALL
DRAINAGE CULVERT
DRAINAGE INLET
SEWER MAIN
APPROXIMATE DRAINAGE AREAS

0' 500' 1000'

STORM DRAINAGE AREAS - EXISTING

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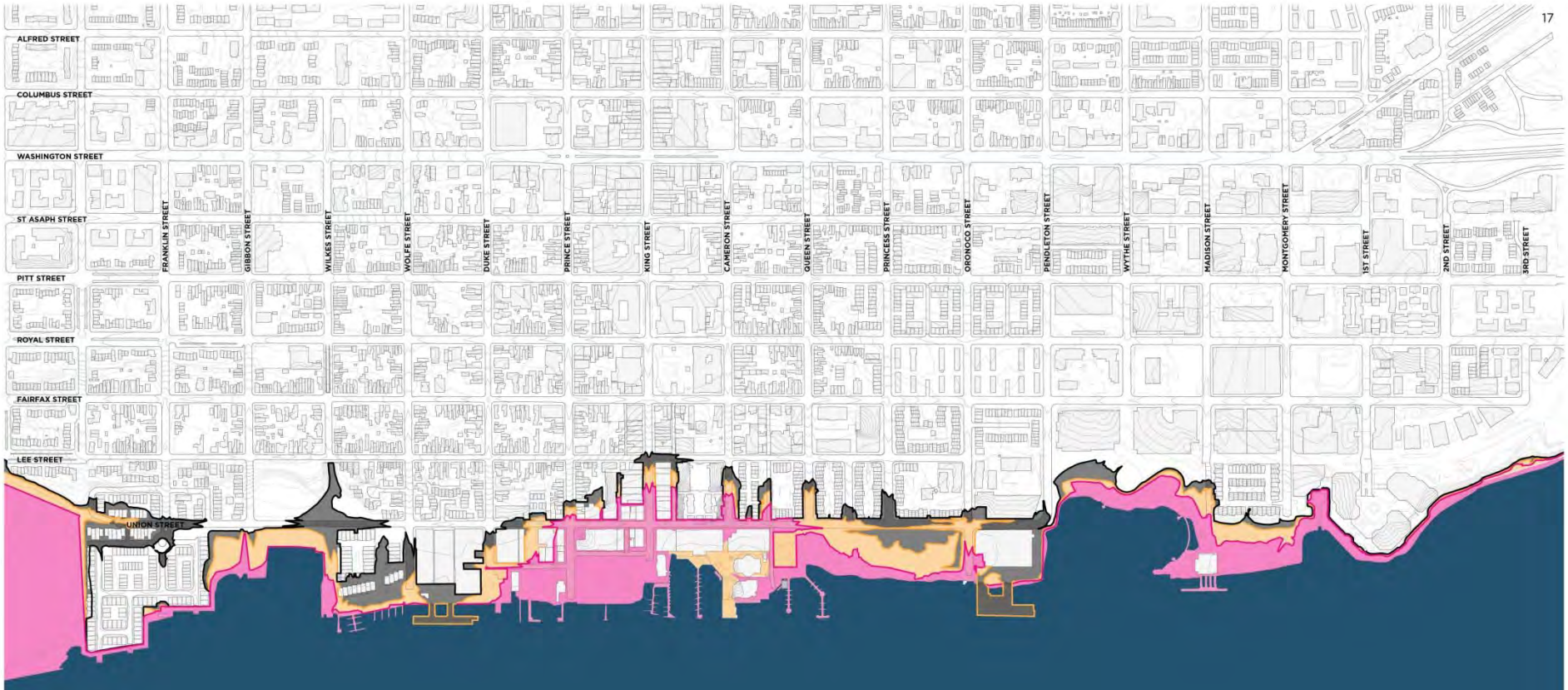

The topography of the waterfront is defined by the many historic shifts of the shoreline. In the 1800's development pressure encouraged new construction. The bluff of the city was graded and much of this fill was used for the construction of piers and wharves along the current waterfront. This has resulted in a low "bathtub" condition along the waterfront, which was likely exacerbated by settlement and erosion. Due to tidal fluctuations and heavy rains, the current combined stormwater system does not inhibit back flow, thus causing nuisance flooding on a regular basis.

FLOODING - EXISTING

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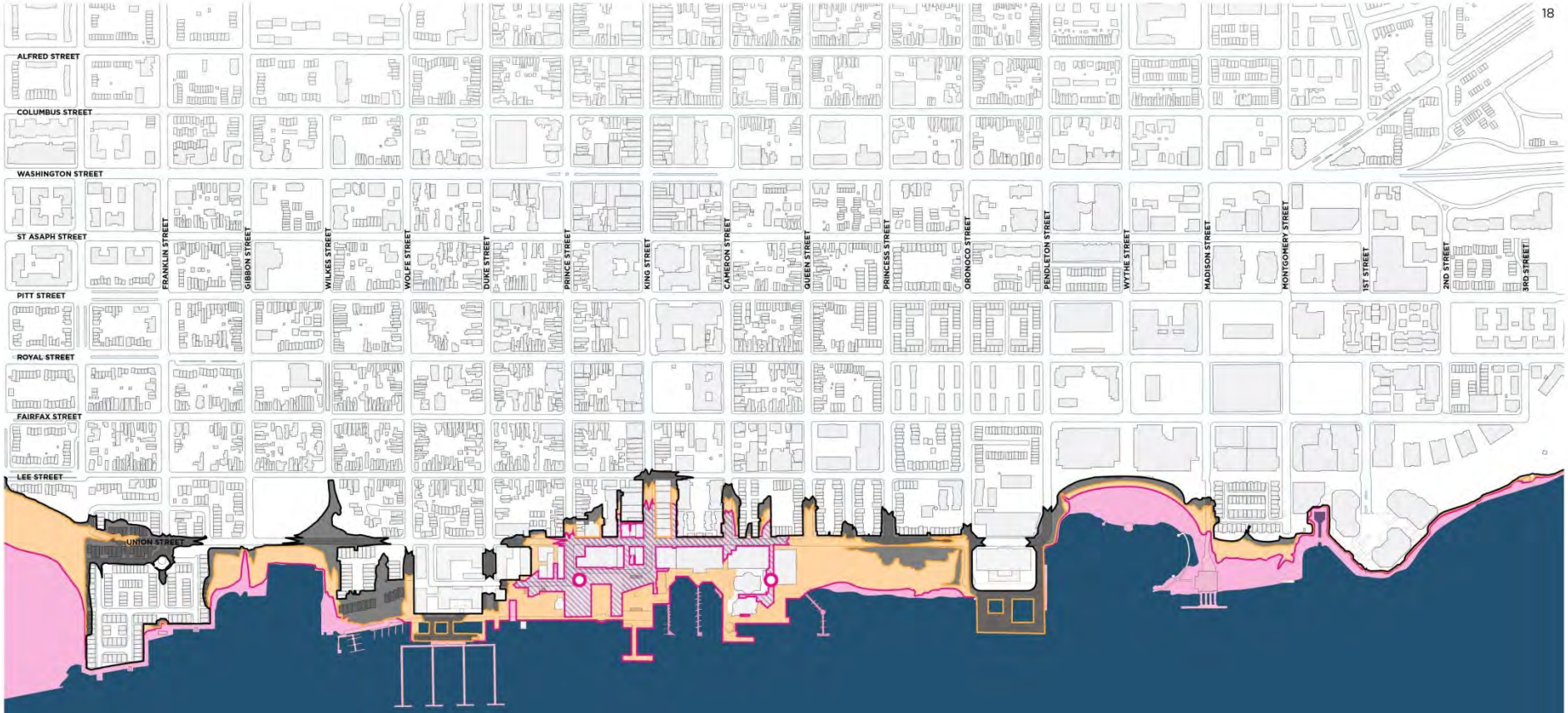


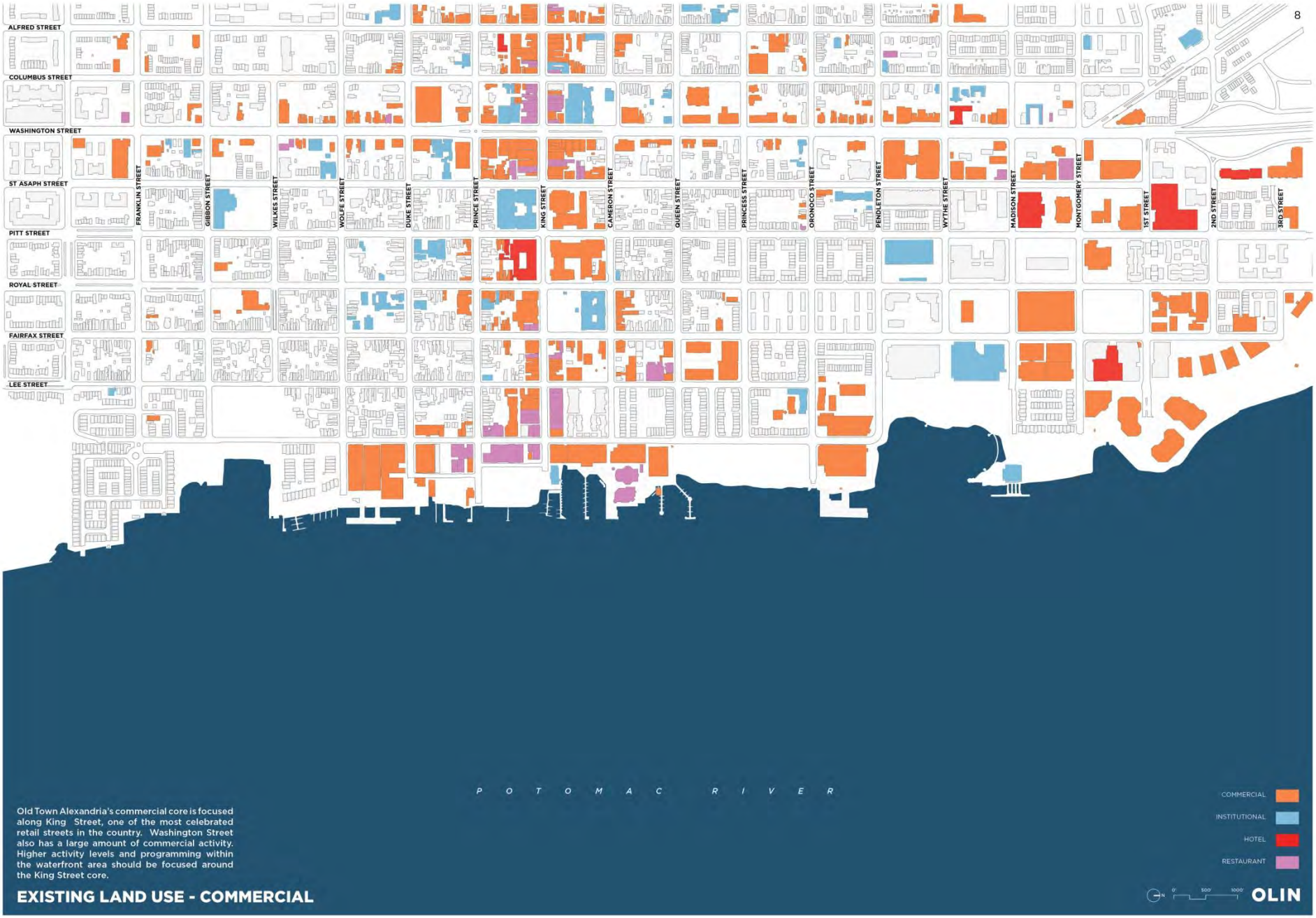
A primary goal of the WSAP is to reduce nuisance flooding in the Core Area. The installation of backflow preventers will be implemented to control nuisance flooding from tidal fluctuations in the stormsewer infrastructure within the Core Area. Another strategy to prevent flooding in the core area is to raise the majority of the bulkhead to elevation 6' to function as a flood barrier. This change in grade along the waterfront will reduce flooding nuisance flooding and protect against a 10-year flood. However, due to constraints of meeting existing grades along buildings in and around The Strand, a portion of the Core Area will remain below the designated 6' contour. This area will be subject to collection of rain water flowing into the watershed from higher elevations. Pump stations in the core area will be required to remove the flood waters when the tide is too high for positive drainage to the river.

APPROXIMATE LOCATION OF PROPOSED PUMP STATION
EXTREME FLOOD - 100 YEAR 10.2'
INTERMEDIATE FLOOD 8.0'
DESIGN ELEVATION - MITIGATE NUISANCE FLOODING 6.0'
MEAN HIGH WATER 2.2'
MEAN LOW WATER -0.9'

N 0' 500' 1000'

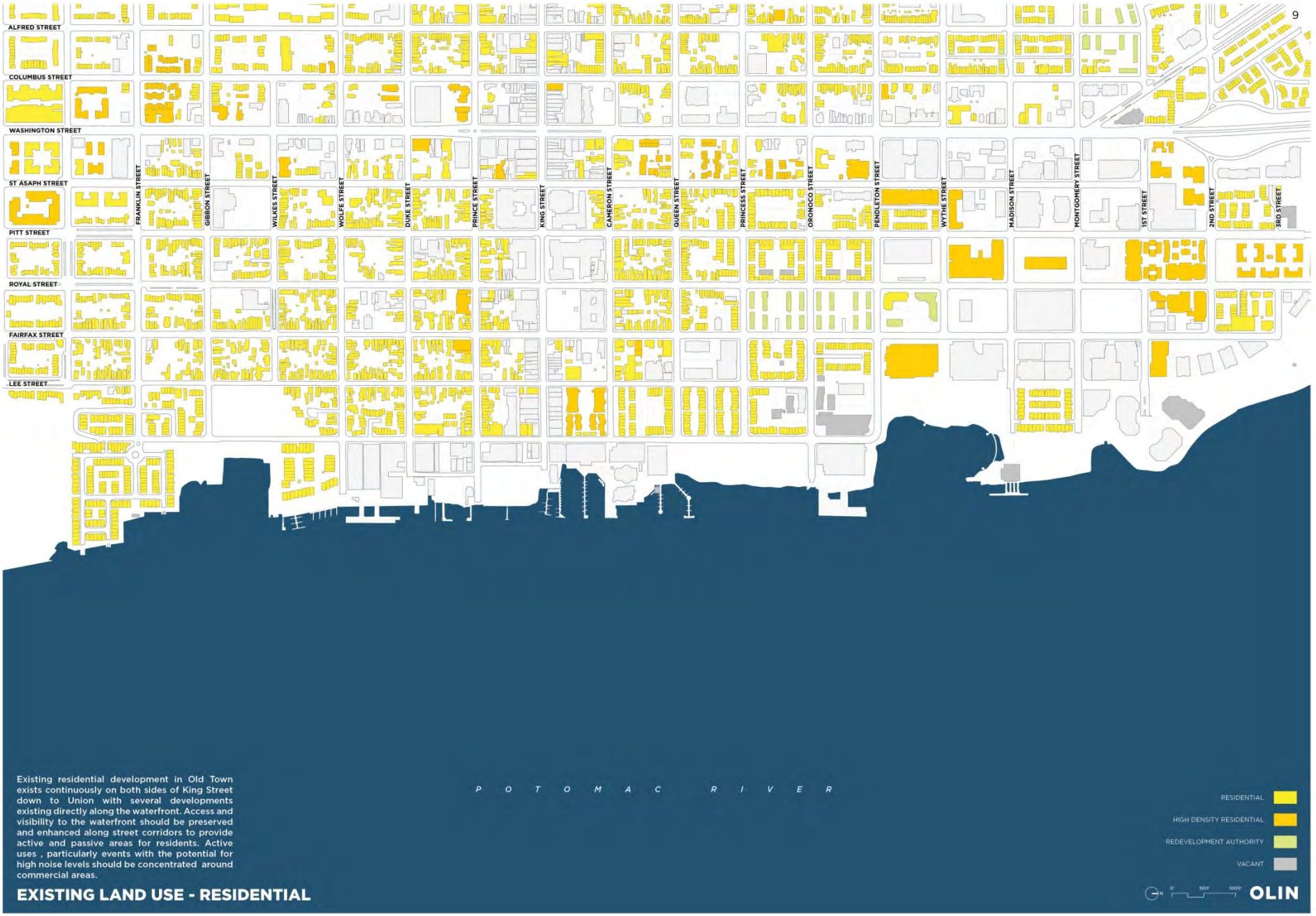
FLOODING - SMALL AREA PLAN

OLIN



Old Town Alexandria's commercial core is focused along King Street, one of the most celebrated retail streets in the country. Washington Street also has a large amount of commercial activity. Higher activity levels and programming within the waterfront area should be focused around the King Street core.

EXISTING LAND USE - COMMERCIAL



Existing residential development in Old Town exists continuously on both sides of King Street down to Union with several developments existing directly along the waterfront. Access and visibility to the waterfront should be preserved and enhanced along street corridors to provide active and passive areas for residents. Active uses , particularly events with the potential for high noise levels should be concentrated around commercial areas.

EXISTING LAND USE - RESIDENTIAL

1. Robinson Terminal South Pier
2. Point Lumely Park Pier
3. Wooden Dock for *'Dandy'* Dinner Cruise Boat
4. Wooden Dock for *'Nina's Dandy'* Dinner Cruise Boat
5. Existing Floating Pier for *'Potomac'* Historic Ship
6. Old Dominion Boat Club Pier
7. City Marina Piers
8. Water Taxi Location
9. New Pier - Including New Water Taxi Location
10. Water Taxi Location
11. City Marina Pier
12. City Marina T-Head Pier
13. Robinson Terminal North Pier

P O T O M A C R I V E R

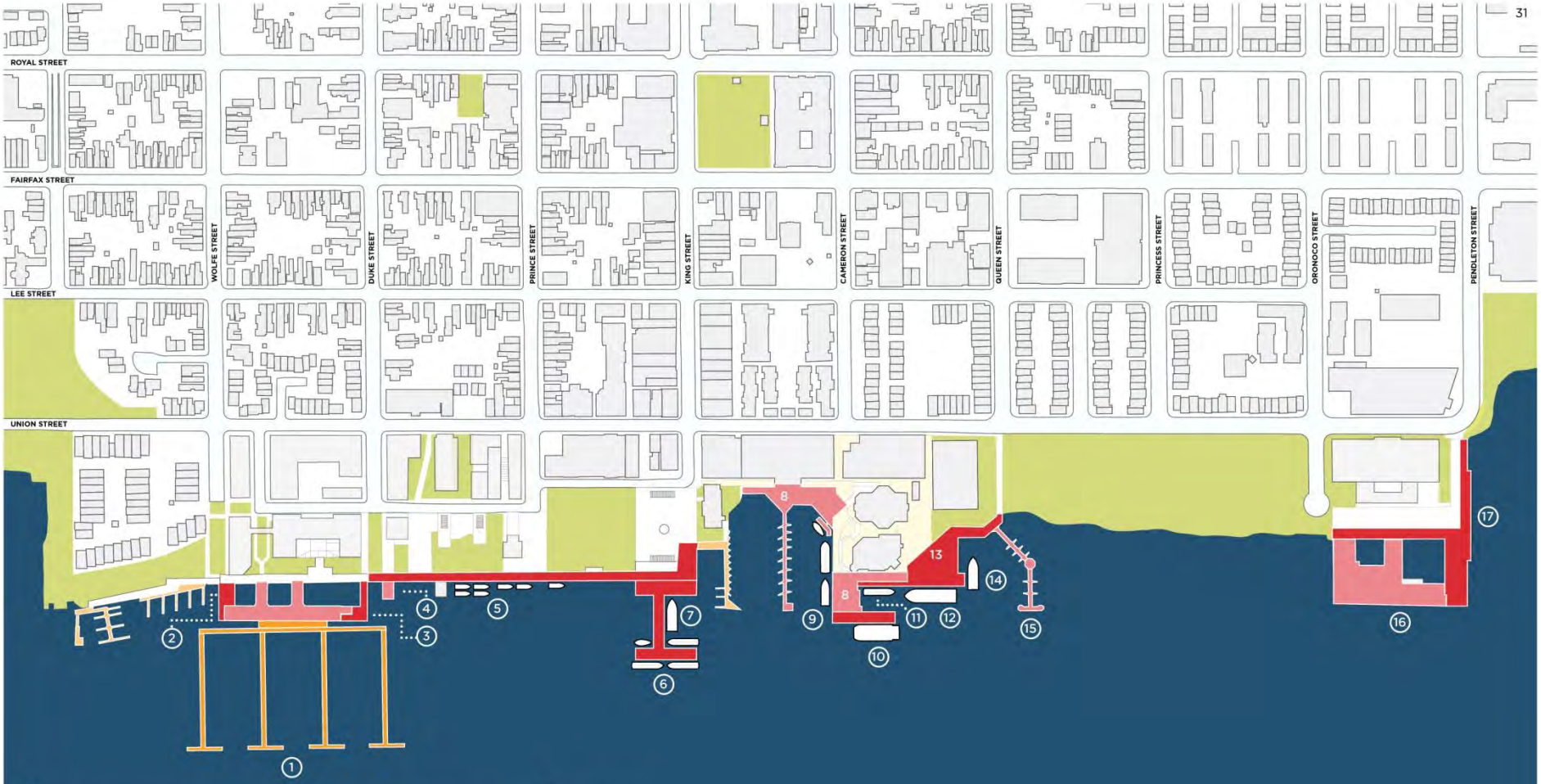
The Alexandria Waterfront Marina and Waterfront Operations consists of the 62 vessel Alexandria City Marina which includes 57 leased recreational vessel slips, 6 commercial vessel berths including water taxi and riverboat berths, fireboat slip & 22 transient vessel slips. The recent Marina Assessment found structural conditions of the marina satisfactory with no outstanding health/safety issues and satisfactory revenue generation. Electric & Water supply at slips needs upgrading and a comfort station is proposed . Several private piers to the south provide dockage for dinner boat cruise ships. The Robinson Terminal piers and the pier at Point Lumley park are currently under utilized.

PRIVATE PIER STRUCTURE
PUBLIC PIER STRUCTURE
UNDER UTILIZED PIER STRUCTURE

N 0' 100' 200'

MARINA & WATERFRONT OPERATIONS - EXISTING

OLIN



1. Marina - T-Piers & Access ramps from RTS Pier
2. Wolfe Street Extension of Robinson Terminal South Pier
3. Duke Street Extension of Robinson Terminal South Pier
4. Fire Boat Pier, Slip & Ramp at Point Lumley Park Pier
5. Bulkhead - Transient Boater Dockage Location
6. King Street Pier - Including New Water Taxi Location
7. Historic Ship at Foot of King Street
8. Improve Horizontal Surface within City Marina
9. Existing Cruise Dock - Expand Floating Dock
10. Extension of City Marina Pier Location for Potomac River Boat *'Cherry Blossom'*
11. Existing Water Taxi Location
12. *'Nina's Dandy'* Cruise Ship Location
13. Comfort Station Location
14. *'Dandy'* Cruise Ship Location
15. Existing City Marina T-Pier
16. Existing Robinson Terminal North Pier – Maintain existing deep-water docking
17. Pendleton Street Extension to RTN Pier & Transient Boater Dockage Location

The Waterfront Small Area Plan proposes to consolidate existing commercial vessel operations to the north of King Street and integrate these berths into City Marina area by improving bulkheads and adding additional piers that will improve the layout and operations. A new pleasure-boat marina is proposed adjacent to the improved Robinson Terminal South Pier. The fireboat berth will be relocated to the foot of Prince to allow for water related emergencies operations and dockage to be separated from the commercial activities at Thompson's Alley. Transient boater dockage will be incorporated into the improved bulkhead between Prince and King. A proposed commercial pier at the foot of King Street will accommodate water taxis and a historic ship.

P O T O M A C R I V E R

PROPOSED IMPROVEMENT - BY OTHERS
PIER IMPROVEMENT
EXISTING PRIVATE PIER
EXISTING PUBLIC PIER

MARINA & WATERFRONT OPERATIONS - SMALL AREA PLAN

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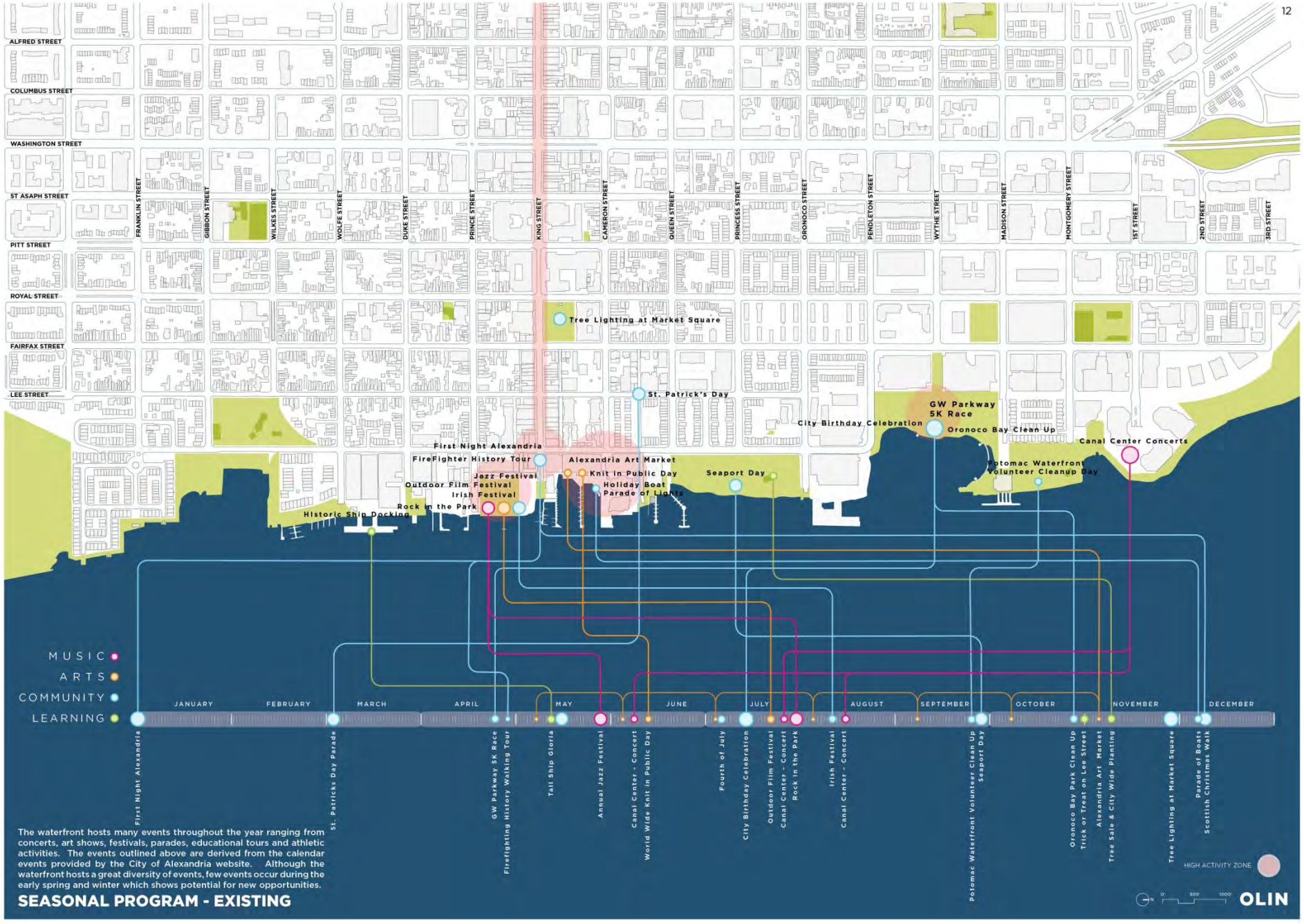

The waterfront hosts many events throughout the year ranging from concerts, art shows, festivals, parades, educational tours and athletic activities. The events outlined above are derived from the calendar events provided by the City of Alexandria website. Although the waterfront hosts a great diversity of events, few events occur during the early spring and winter which shows potential for new opportunities.

SEASONAL PROGRAM - EXISTING

OLIN

THE STRAND - TORPEDO FACTORY

			Environment	Community	Cost	NOTES:
	ARCHITECTURE					
1	• BEACHCOMBER RENOVATION	1,500 SF	○	●	●	The Beachcomber FFE is currently elevation. 9' - redevelopment of the restaurant we coordinated closely with the flood mitigation efforts along the waterfront creating a seamless waterfront experience.
2	• RELOCATE DOCKMASTER HEADQUARTERS	1,750 SF	○	○	■	The relocation of the dockmaster and spatial requirements will need to be further studied with stakeholder meetings.
3	• WATER TAXI AND FERRY TERMINAL	1,000 SF	■	●	●	Reduces congestion at city marina & provides active pier at the foot of King Street.
4	• MARKET AND VENDOR KIOSKS	3,500 SF	○	●	●	Open air market structure for farmers' market, art shows, etc..
	TOTAL OF NEW ARCHITECTURE	**7,750 SF**				
	PARK SPACE					
5	• MAINTAIN EXISTING WILLOW OAKS		●	●	○	Significant large stature trees in park provide shade and define space. To extent possible changes in grading for flood mitigation should accommodate these large trees.
6	• REPLACE LOW-MID STORY PLANTING		○	●	■	Increase visibility and circulation within park.
7	• INTEGRATE FLOOD WALLS AND STAGE INTO PARK		■	●	●	Supports performances, movies, and cultural events - and requires mitigates nuisance flooding.
	TOTAL NEW GREEN SPACE	**38,000 GSF**				
	PLAZA					
8	• PUBLIC PLAZA - ICE RINK - FOUNTAIN	40,000 SF	■	●	●	Creates a highly active plaza with multi-seasonal program that will be provide a terminus to King Street and provide central gathering place along the waterfront.
9	• RENOVATE TORPEDO FACTORY PLAZA	33,000 SF	○	●	●	Addresses the challenges with pedestrian circulation around Chart House and Food Court. The improvements better delineates passive and active uses within marina/plaza area. The renovation would also allow for greater variety of programmatic uses and intensities & provides design consistencies throughout the waterfront in walking surfaces and site elements.
10	• LIMIT VEHICULAR ACCESS ALONG STRAND	12,000 SF	○	●	■	Limits vehicular circulation to emergency vehicles, motor coaches and local * Needs further study with existing parking garage entrances.
	TOTAL NEW PLAZA	**85,000 SF**				
	PIER - SHORELINE					
11	• REBUILD BULKHEAD	10,000 SF	●	●	●	Provides connection for pedestrians between Founders Park and Chart House.
12	• ACTIVATE MARINA BOARDWALK		○	●	■	Increases functional public space with benches and site elements. Activates plaza with higher intensity and variety of programs.
13	• HISTORIC SHIP AT KING STREET TERMINUS		○	●	■	Creates attraction and focal point for pedestrians coming down King Street.
14	• CREATE PUBLIC PIER	15,000 GSF	●	●	●	Provides logical and important terminus to King Street. * Feasibility of pier extension requires engi
	TOTAL NEW PIER	**25,000 SF**				
	ART					
A	• CUSTOM BENCHES AND SCULPTURES AMONG TREES		○	●	■	
B	• SPACE FOR ART LEAGUE SCHOOL		○	●	●	
C	• COMMEMORATE HISTORY OF SLAVERY IN ALEXANDRIA		○	●	■	
D	• EMPHASIZE TORPEDO FACTORY AS CULTURAL ANCHOR		○	●	■	Celebrates Torpedo factory as anchor of wa
E	• INCORPORATE PUBLIC ART INTO MARINA		○	●	●	Moves art beyond walls of Torpedo Factory
F	• CREATE DECORATIVE SCREENING FOR BACK OF CHART HOUSE		○	●	■	Reduces visibility of current back of Chart

COMMUNITY PRESENTATION and FEEDBACK

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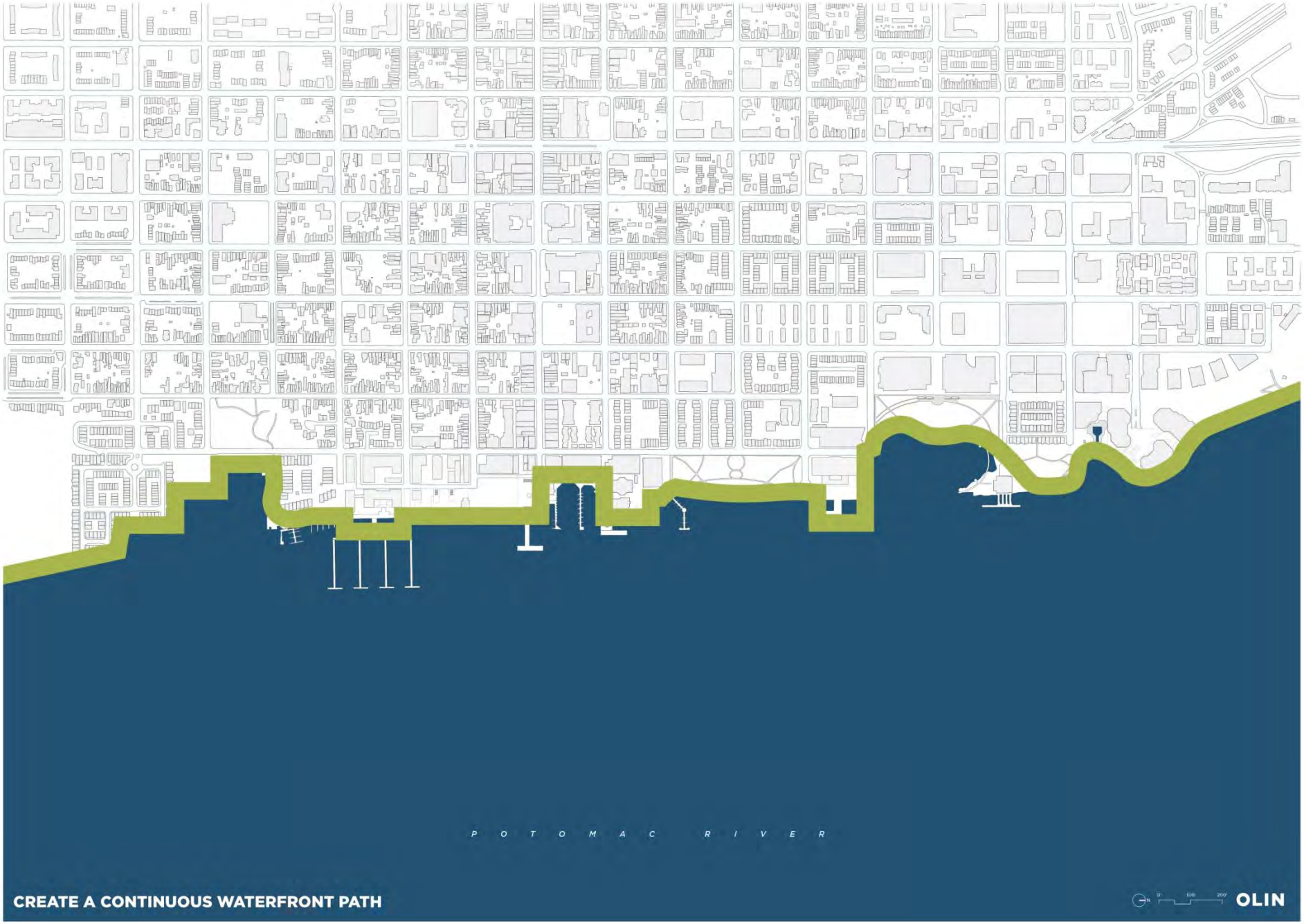
COMMUNITY INPUT



CREATE A CONTINUOUS WATERFRONT PATH

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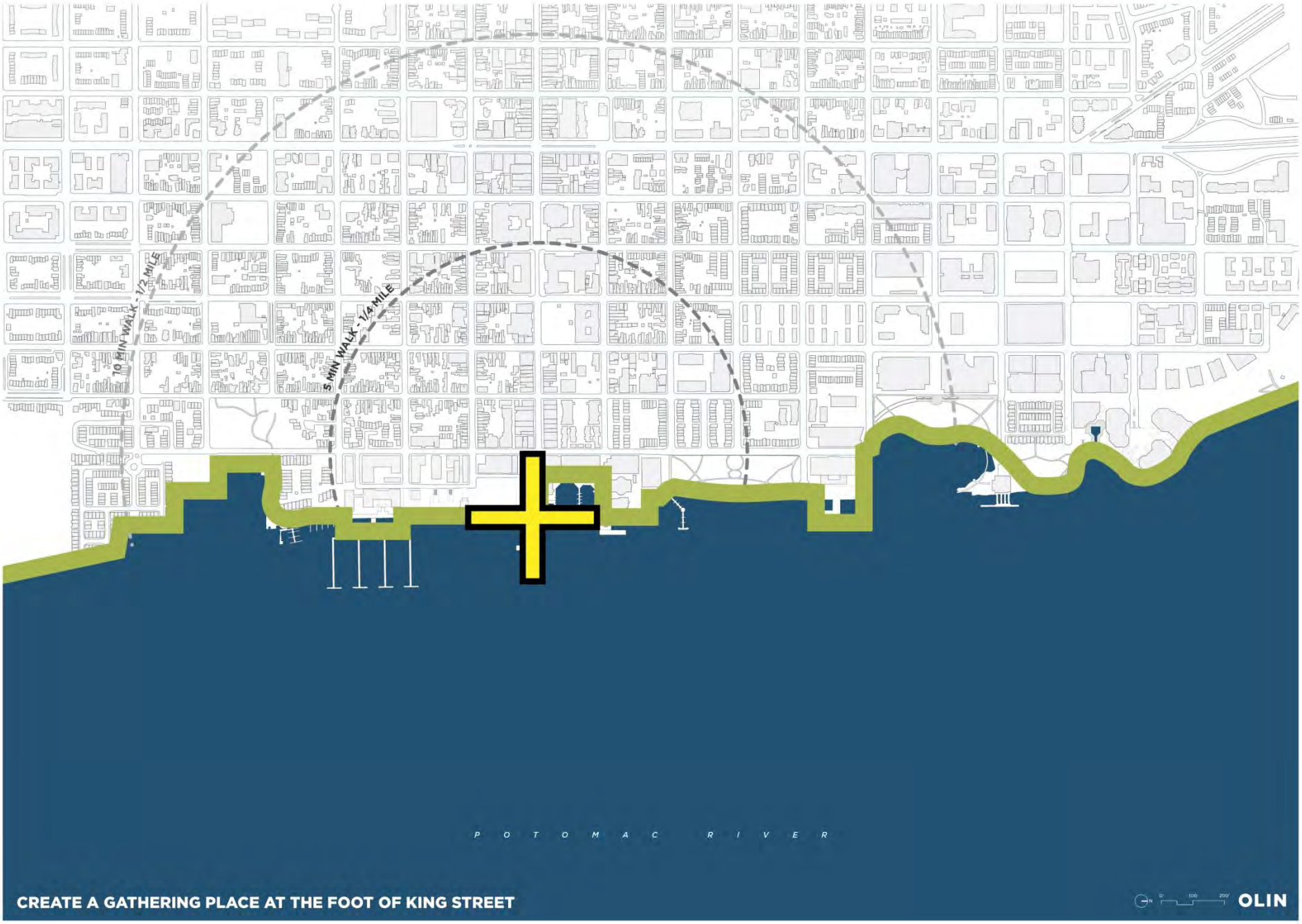
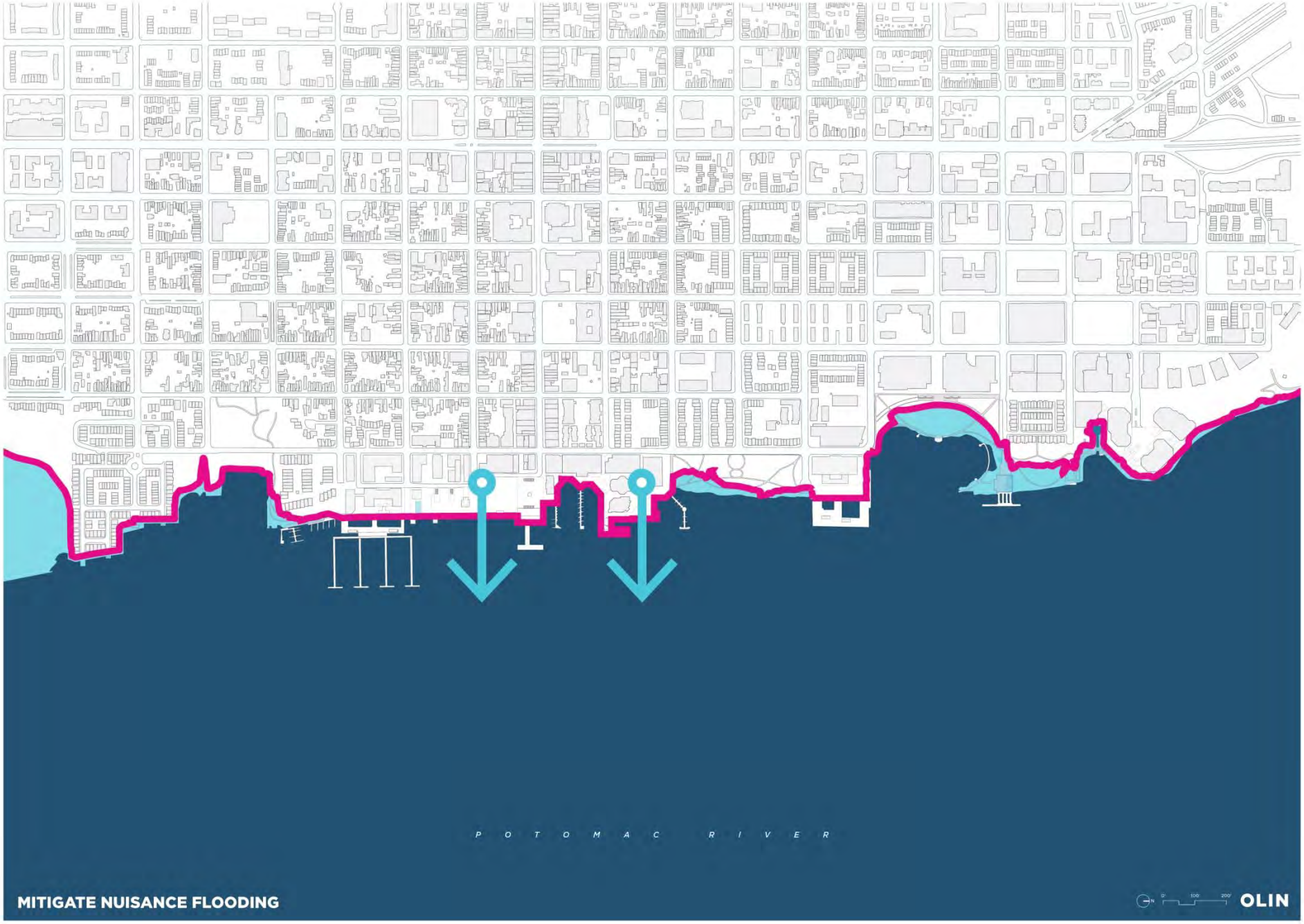
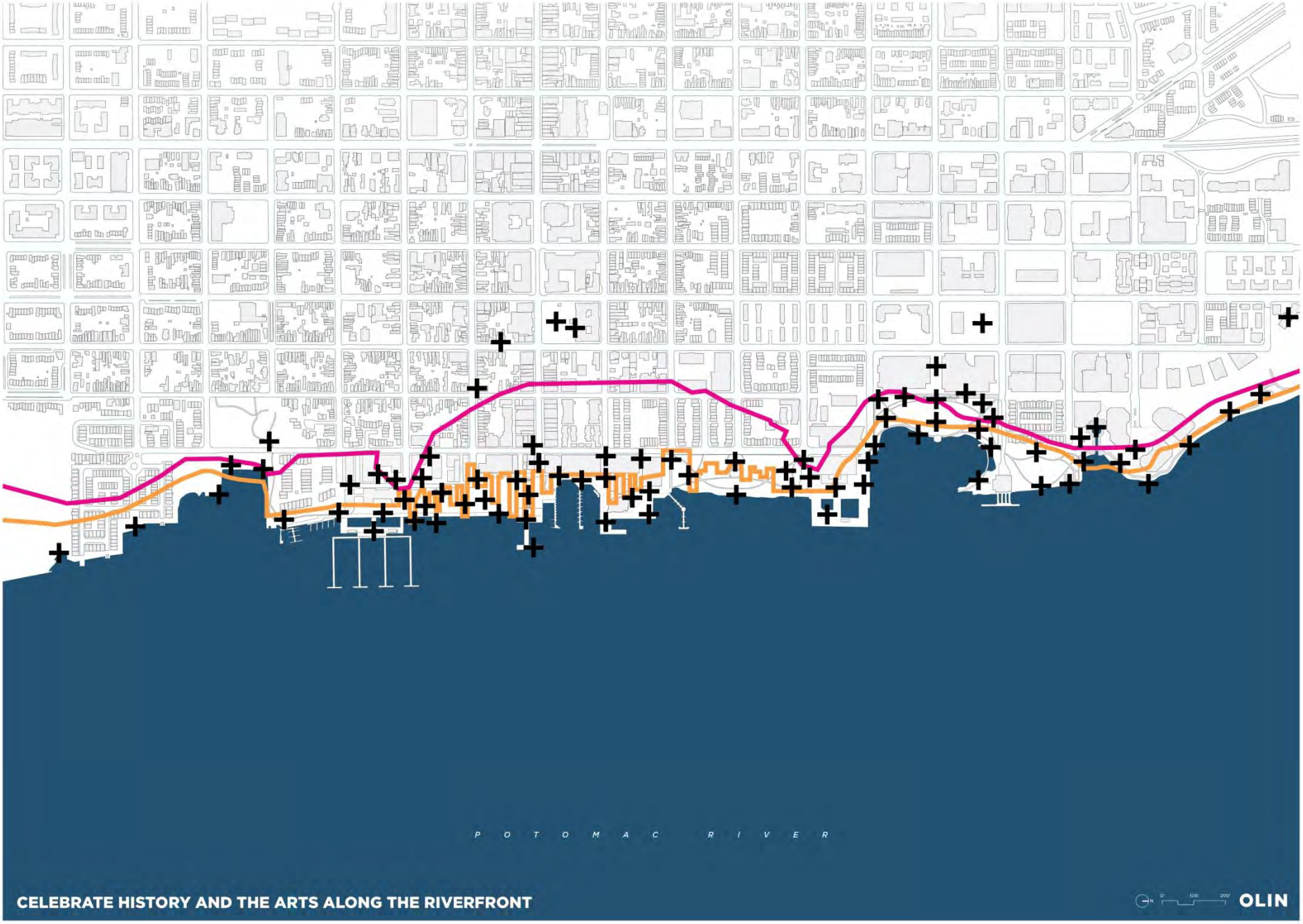
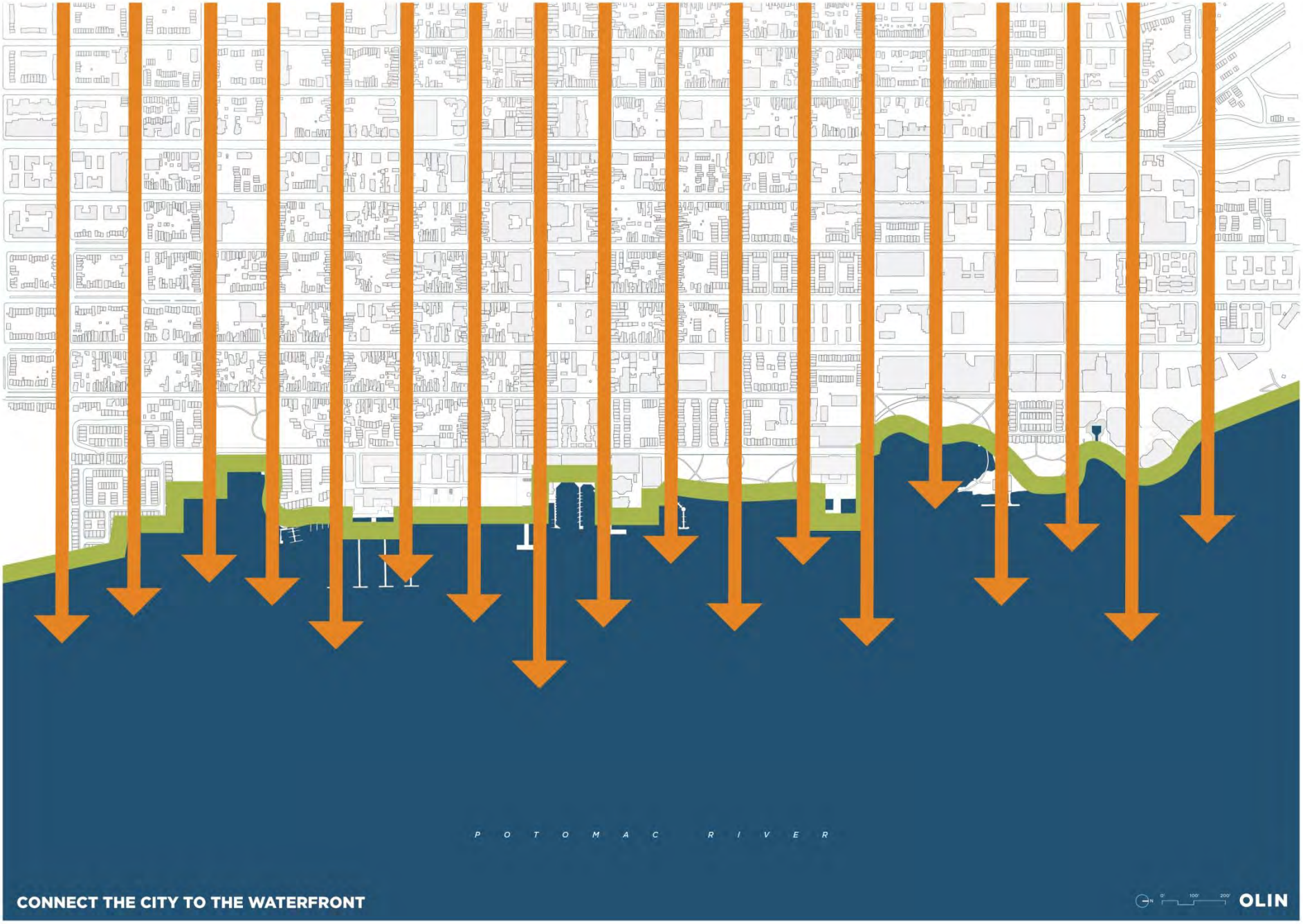
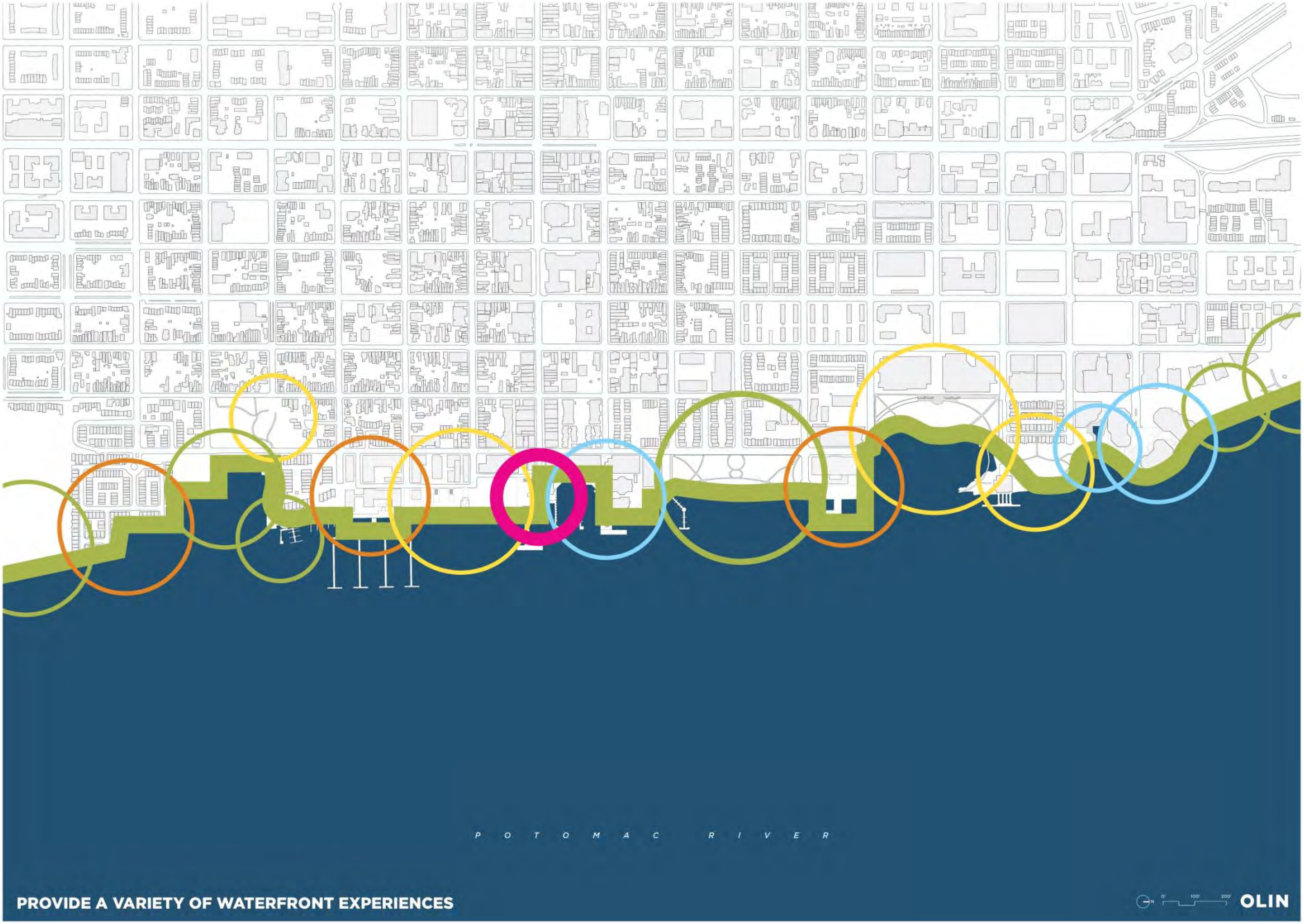

10 MIN WALK - 1/2 MILE
5 MIN WALK - 1/4 MILE
POTOMAC RIVER
CREATE A GATHERING PLACE AT THE FOOT OF KING STREET
OLIN


P O T O M A C R I V E R
MITIGATE NUISANCE FLOODING
0'
100'
200'
OLIN


POTOMAC RIVER
CELEBRATE HISTORY AND THE ARTS ALONG THE RIVERFRONT
0'
100'
200'
OLIN


P O T O M A C R I V E R
CONNECT THE CITY TO THE WATERFRONT
0'
100'
200'
OLIN



PROVIDE A VARIETY OF WATERFRONT EXPERIENCES

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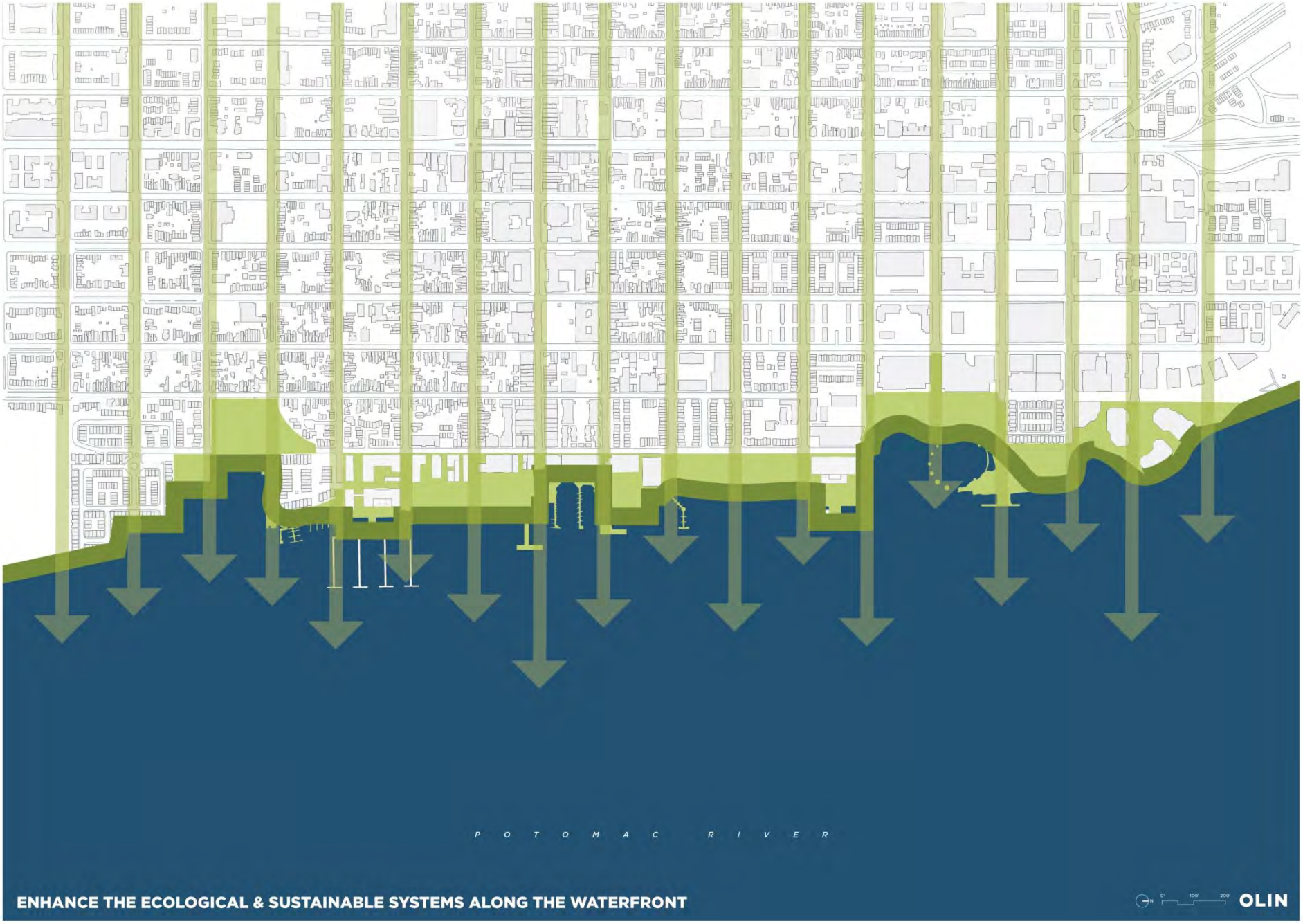
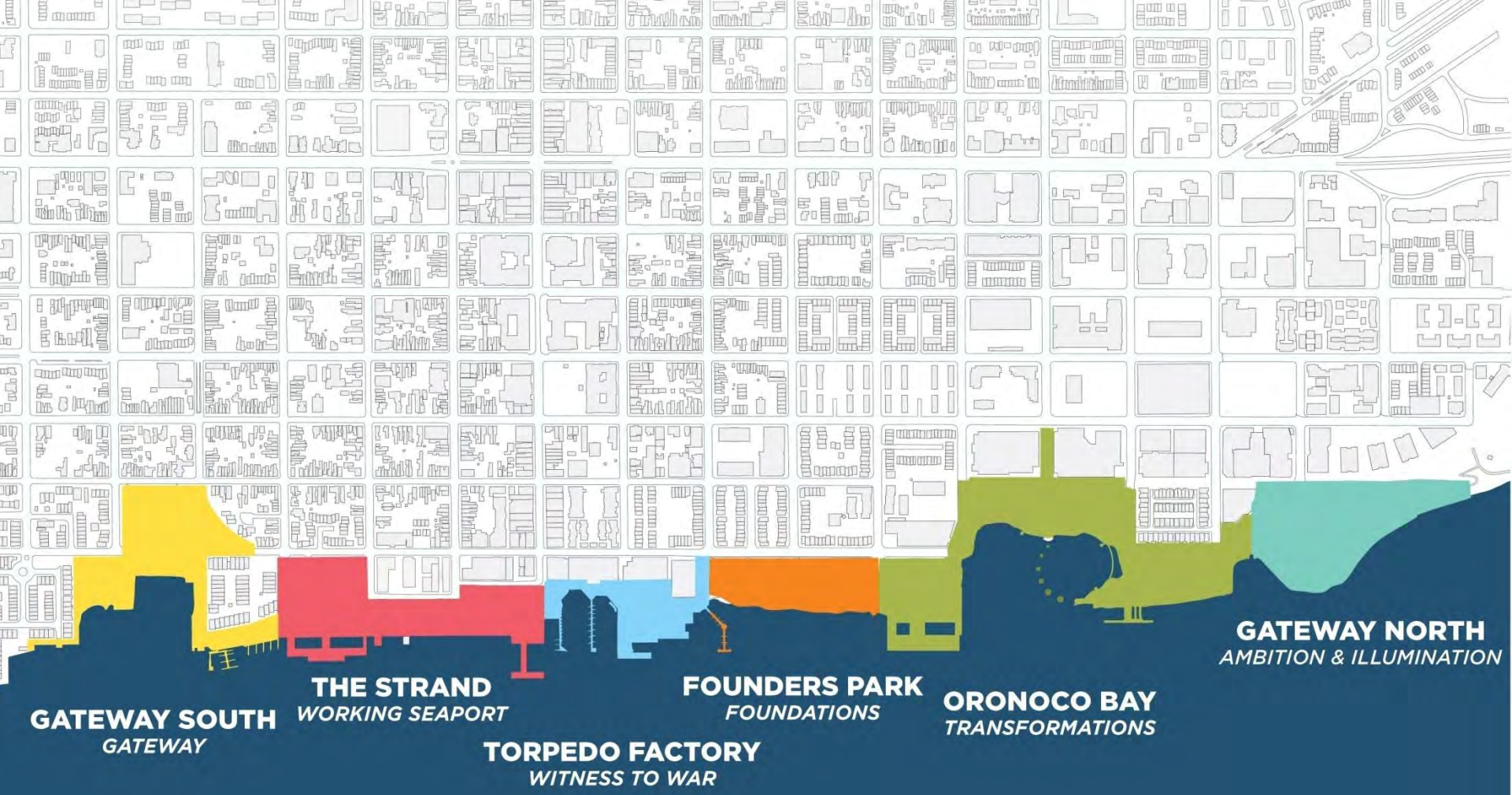

P O T O M A C R I V E R
ENHANCE THE ECOLOGICAL & SUSTAINABLE SYSTEMS ALONG THE WATERFRONT
0'
100'
200'
OLIN



THEMATIC ZONES

COMMUNITY INPUT

OLIN

GATEWAY NORTH – Canal Center to Rivergate City Park

SMALL AREA PLAN

1. RENOVATE PEDESTRIAN BRIDGE
2. SMALL BOAT LOADING AND VIEW PLATFORM
3. ENHANCE LOOKOUT
4. REORIENT PATH TO SHORELINE
5. GATEWAY FOR ART WALK
6. INCREASE PARK SEATING
7. TIDELOCK BASIN RENOVATION
8. IMPROVED SHORELINE
9. PUBLIC BOAT RAMP

ART & HISTORY PLAN

- A LIGHT INSTALLATIONS
- B SCULPTURE FROM ORIGINAL TIDE LOCK STONE
- C GLASSWORK FACTORY INSPIRED SCULPTURE
- D DISTINGUISH MT VERNON TRAIL FROM WATER-FRONT PATH
- E INCORPORATE INTERPRETIVE SIGNAGE & ART
- F CREATE ADDITIONAL SEATING AREAS

Debris
HistoricMarkers
NoPavedAreasforDancing
CanalBoat
LowMaintenance
GlassworkInspiredArtwork
NoLargeEvents
BetterSeating
HistoricAmbiance
GlassworkFactoryInspiredArt
ConnectionToNorth
MaintainSeparatePedestrianPath
NoLightPollution
VisibleGateway
HistoricLighting
Art
GreatViewToDC
MaintainDarkness
NonMotorizedBoatRamp
LoveCanalCenter
SlopeForSeating
Riverwalk
MetroStageTheaterOutside
RegionalGateway

TIDELOCK PARK

OLIN

SEATING AREAS

OLIN

EXISTING CONDITIONS

OLIN

NON-MOTORIZED BOAT LAUNCH

OLIN

STEPS TO THE WATER

OLIN

MAINTAIN LAWN & SHADE

OLIN

ORONOCO BAY PARK

SMALL AREA PLAN

1. CREATE RAISED BOARDWALK
2. BOX CAR SPACES
3. LARGE SHADE STRUCTURE
4. PARK MAINTENANCE BUILDING
5. RESTORATION OF "RALPH'S GUTT" DRAINAGE
6. PLAY AREA
7. WYTHE STREET TERMINUS
8. REGRADE FOR SLOPED LAWN & AMPHITHEATER
9. CREATE SUCCESSIONAL FOREST
10. RESTORED RAIL LINE EXTENSION & PENDLETON PROMENADE
11. BOARDWALK RENOVATION AND EXTENSION
12. SHORELINE NATURALIZATION
13. CONSTRUCTED HABITAT ISLANDS
14. RESTORED LOOKOUT AT UNION & PENDLETON

ART & HISTORY PLAN

- A. ART WALL ALONG WYTHE CORRIDOR & MT. VERNON TRAIL
- B. GATEWAY SCULPTURE
- C. INSTALL ART THAT CONTRIBUTES TO THE CLEANSING OF WATER
- D. PLANT TOBACCO & EXPLAIN MEANING OF ORONOCO

ORONOCO BAY PARK

OLIN

ORONOCO BAY PARK

OLIN

EXISTING CONDITIONS

OLIN

ACCESS THE WATER – ALLOW FLOODING

OLIN

ACCESS THE WATER – ALLOW FLOODING

OLIN

REGRADE INTO SLOPED LAWN

OLIN

EXISTING OUTDOOR FESTIVAL

OLIN

FLOATING STAGE & BOXCAR PERFORMANCE

OLIN

EDUCATIONAL ELEMENTS

ROBINSON TERMINAL NORTH

ROBINSON TERMINAL NORTH

OLIN

LANDSCAPE ON PIER

OLIN

ACTIVATE THE PIER – SEATING & TABLES

OLIN

WATERFRONT DINING

OLIN

EMBRACE HISTORY

FOUNDERS PARK

SMALL AREA PLAN

1. MIXED USE DEVELOPMENT WITH PUBLIC P
2. PEDESTRIAN EXTENSION OF QUEEN STREE
3. FOOT OF ORONOCO STREET
4. AREA FOR HISTORICAL PERFORMANCES
5. PEDESTRIAN PLAZA AND PLANTING
6. NATURALIZED SHORELINEG
7. FLAT STONE SEATING ALONG SHORELINE
8. ACCOMMODATE LARGE SHIPS
   DAY-USE RECREATION BOATER DOCK
9. LIMIT VEHICULAR ACCESS ALONG STRAND
10. PENDLETON STREET TO PIER PEDESTRIAN CONNECTION

ART & HISTORY PLAN

- A ART PIECE INSPIRED BY HISTORIC FISHTOWN
- B ART PIECE INSPIRED BY SHAD AND HERRING
- C CUSTOM BENCHES ALONG JETTY
- D ART PIECE INSPIRED BY TOBACCO INSPECTION HOUSE
- E RECOGNITION OF WEST'S POINT AS CITY ORIGIN
- F INCORPORATE INTERACTIVE WATER FEATURE ON PIER
- G INCORPORATE PERFORMING ARTS CENTER & CAFE INTO ROBINSON TERMINAL NORTH REDEVELOPMENT
- H TEMPORARY OR PERMANENT SCULPTURE IN RIVER

FOUNDERS PARK

OLIN

ArtDeccoInappropriate
WaterAccess
TableGames
NoAdditionalPavingAreas
TablesAndChairs
MiniDogTrainingArea
OutdoorReadingRoom
OffLeash
TherapeuticDogProgram
BeVisionary
CombineFishtownSculpturewithShadandHerringSculpture
Volleyball
NoParking
KeepTheDogs
Passive
Birds
NoArt
KeepAnchor
FenceTheDogs
NoArtInRiver
NaturalizedShoreline
NoDogs

EXISTING CONDITIONS

OLIN

EXISTING CONDITIONS

OLIN

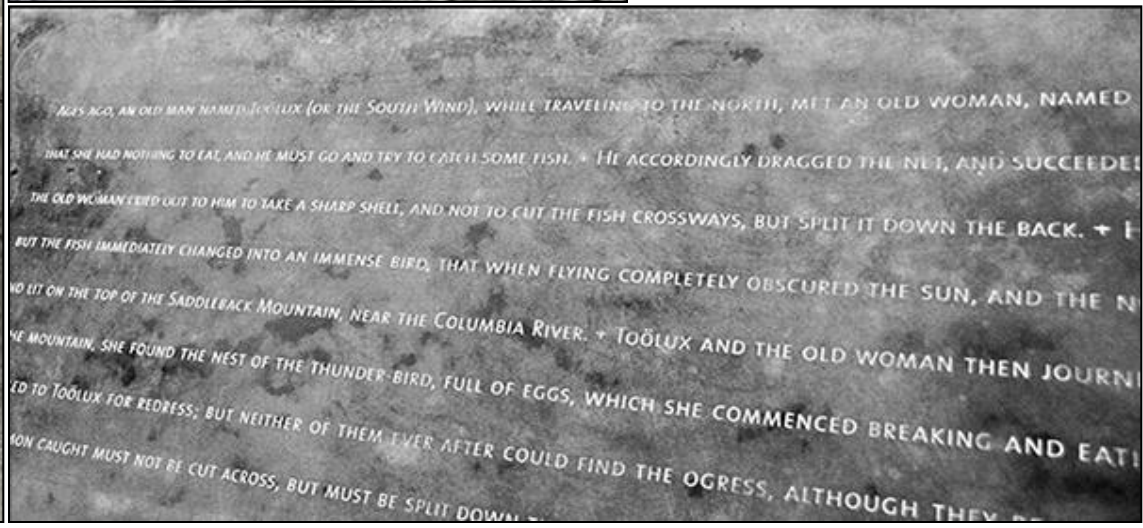
EXISTING CONDITIONS

REINFORCE STREET ENDS

OLIN

PASSIVE RECREATION

OLIN



STORIES OF THE WATERFRONT

OLIN

CITY MARINA & TORPEDO FACTORY

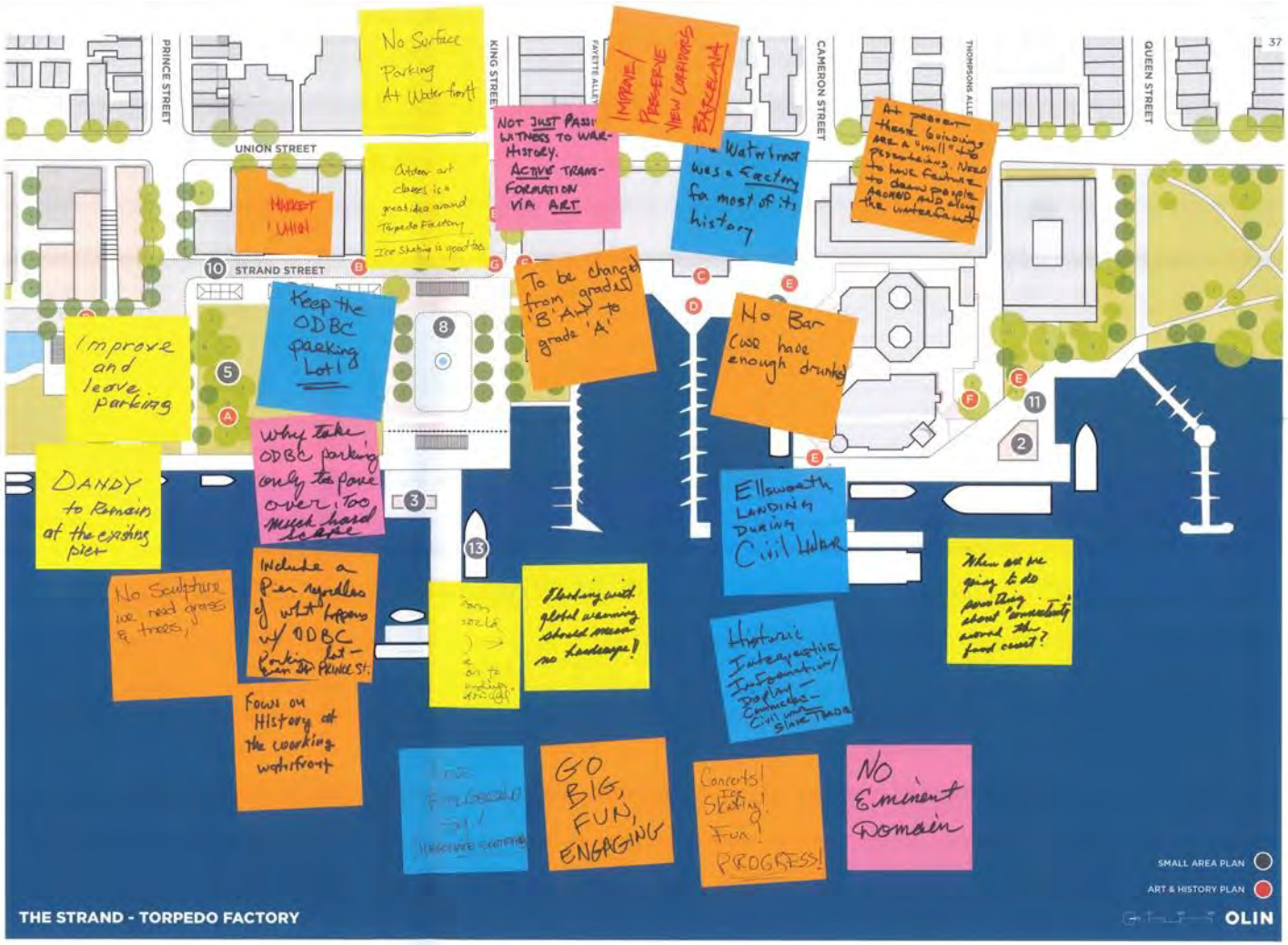
SMALL AREA PLAN

1. BEACHCOMBER RENOVATION
2. RELOCATE DOCKMASTER HEADQUARTERS
3. WATER TAXI AND FERRY TERMINAL
4. MARKET AND VENDOR KIOSKS
5. MAINTAIN EXISTING WILLOW OAKS
6. REPLACE LOW-MID STORY PLANTING
7. INTEGRATE FLOOD WALLS AND STAGE INTO PARK
8. FITZGERALD SQUARE: PUBLIC PLAZA - ICE RINK - FOUNTAIN
9. RENOVATE TORPEDO FACTORY PLAZA
10. LIMIT VEHICULAR ACCESS ALONG STRAND
11. REBUILD BULKHEAD
12. ACTIVATE MARINA BOARDWALK
13. HISTORIC SHIP AT KING STREET TERMINUS
14. CREATE PUBLIC PIER

ART & HISTORY PLAN

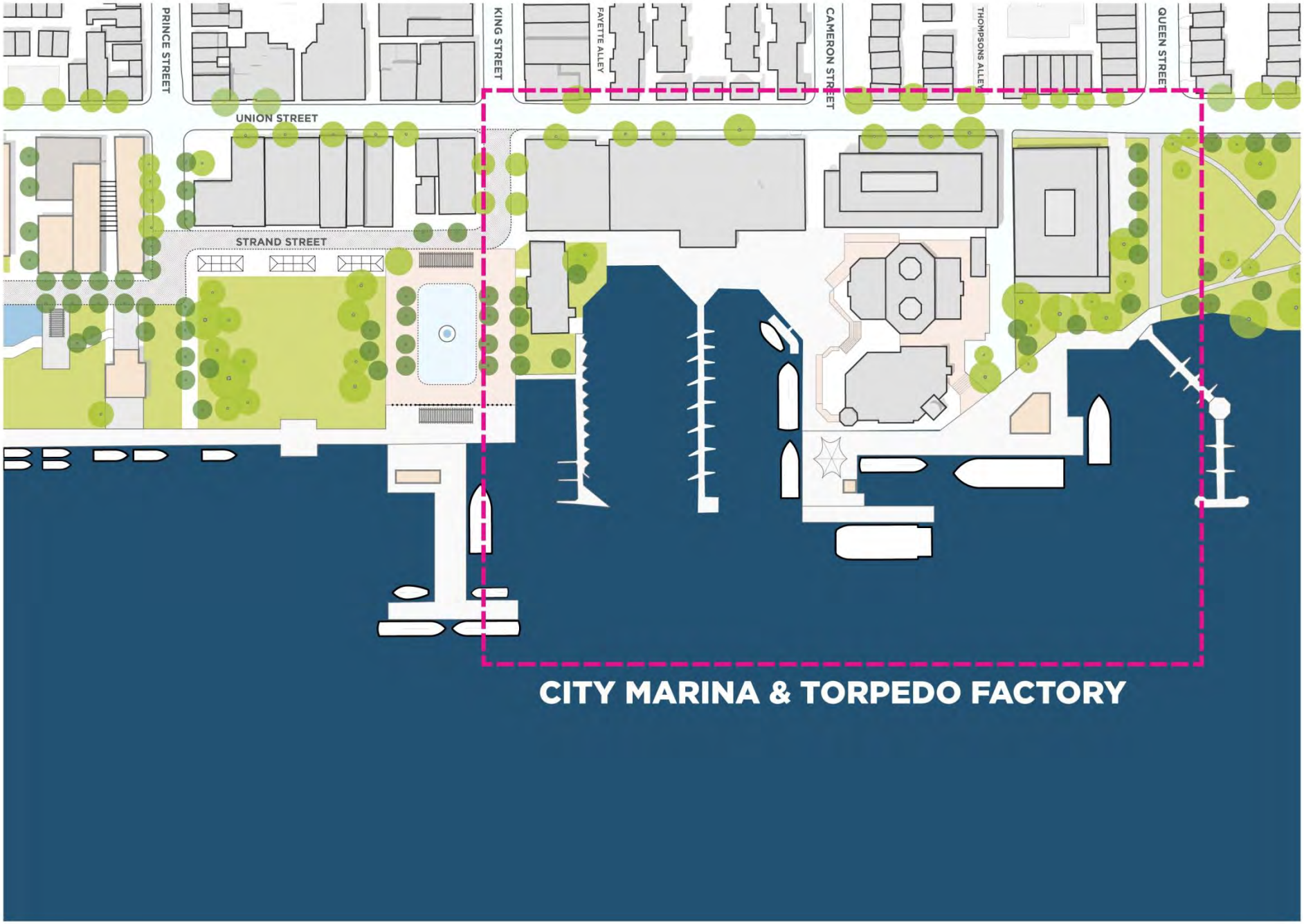
- A. ART INSPIRED FURNISHINGS
- B. MAKE STRAND ONE-WAY AND IMPROVE PAVING
- C. COMMEMORATE HISTORY OF SLAVERY IN ALEXANDRIA
- D. EMPHASIZE TORPEDO FACTORY AS CULTURAL ANCHOR
- E. INCORPORATE PUBLIC ART & INTERPRETIVE SIGNS INTO MARINA
- F. CREATE DECORATIVE SCREENING FOR BACK OF CHART HOUSE
- G. GATEWAY ARCH & INTERPRETIVE SIGNAGE

Great Presentation BRAVO!



CITY MARINA TO POINT LUMLEY PARK

OLIN


PRINCE STREET
KING STREET
FAYETTE ALLEY
CAMERON STREET
THOMPSONS ALLEY
QUEEN STREET
UNION STREET
STRAND STREET
CITY MARINA & TORPEDO FACTORY

ArtTransformation
PedestrianAccessToWaterfront
ViewCorridors
OutdoorArtClasses
TooTightForPerformance
OutdoorCafeSeating
SmallPerformancesatBandStand
FoodAndArtMarkets
ImproveFoodCourt
GradeAart
StreetPerformers
OutdoorDining
NoBar
DemolishBandshellGazebo
History
ArtVendors
HistoricalInterpretation
NoFacadeIlluminations

EXISTING CONDITIONS

OLIN

PROCESSION ALONG THE WATERFRONT

OLIN

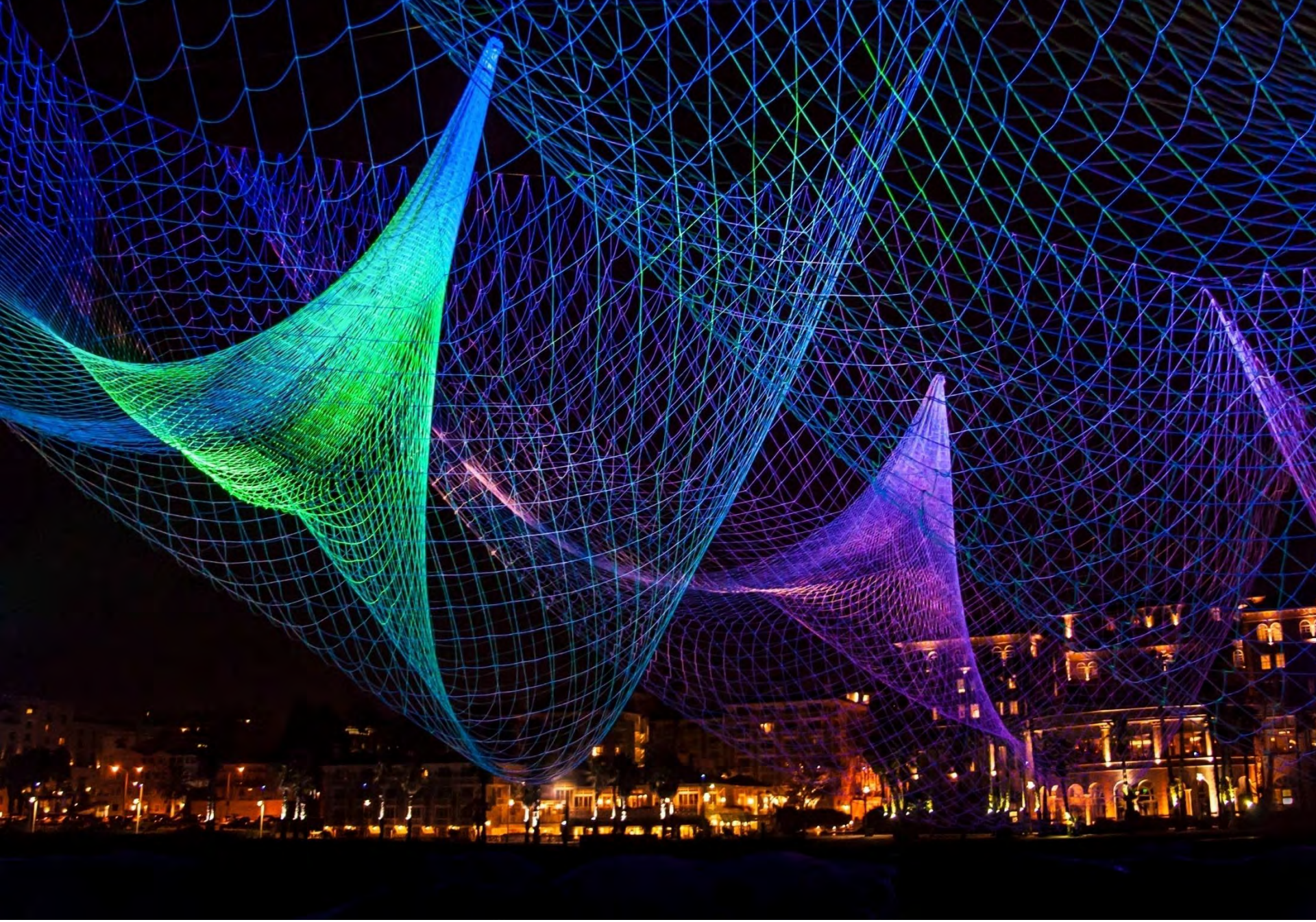
ARTS AND CRAFTS DEMONSTRATIONS AND CLASSES

OLIN

BUSKERS

MARITIME SCULPTURE

OLIN



TEMPORARY ART INSTALLATIONS

OLIN

OUTDOOR WATERFRONT DINING

OLIN

FITZGERALD SQUARE
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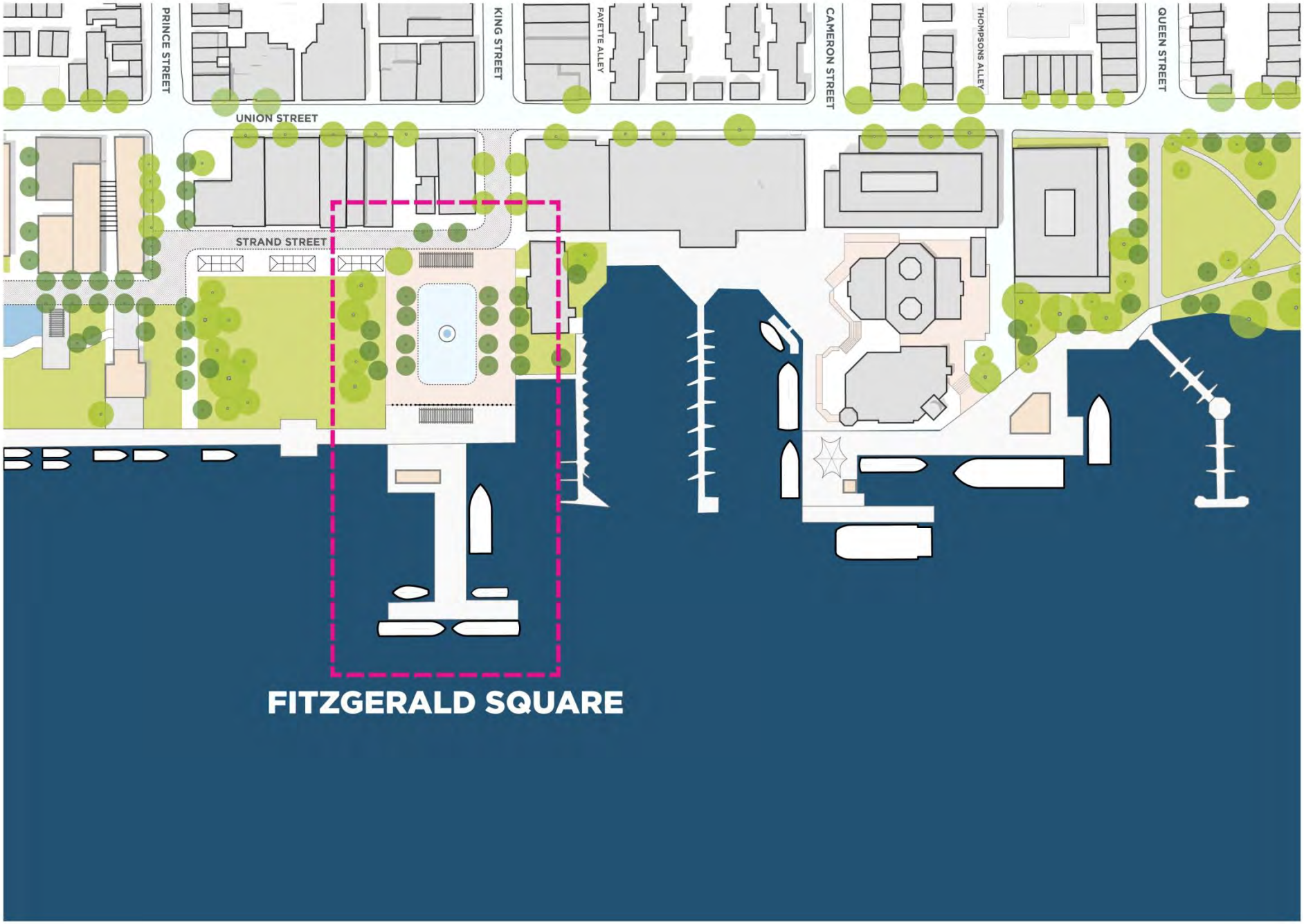

PRINCE STREET
KING STREET
FAYETTE ALLEY
CAMERON STREET
THOMPSONS ALLEY
QUEEN STREET
UNION STREET
STRAND STREET
FITZGERALD SQUARE

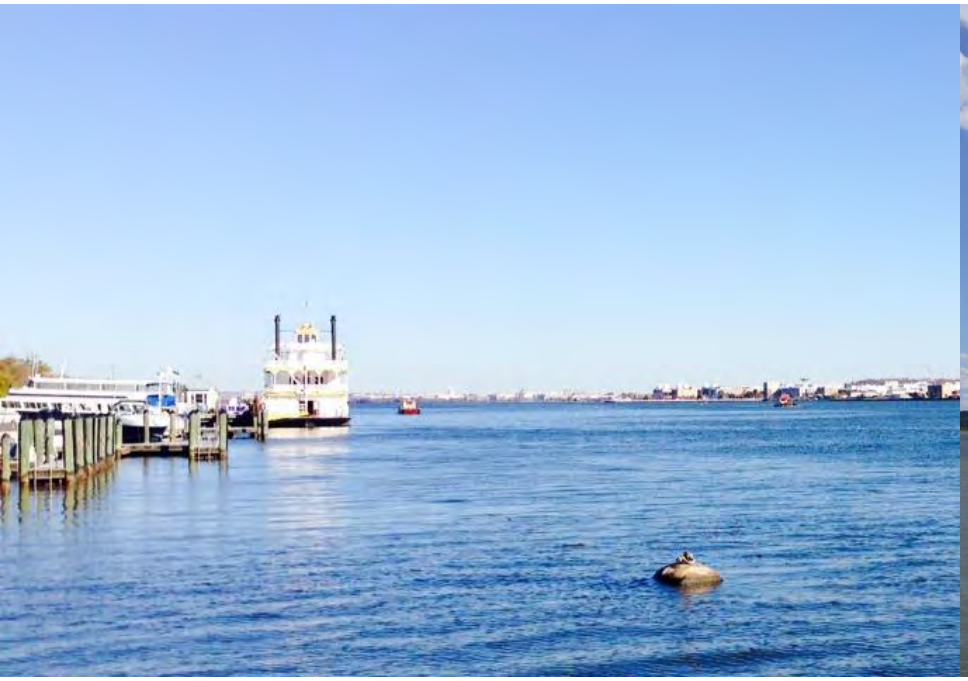
HistoricalArt
NoSurfaceParking
Pier
IceSkating
NoIceSkating
GoBigFunEngaging
Concerts
Fun
HolidayMarket
NoEminentDomain
HistoricGatewayElement
KeepODBCParking
LoveFitzgeraldSquare
TooMuchHardscape
Progress
PerformanceSpace
OutdoorMarket

KING STREET - AN ICON

OLIN

THE EXTENSION OF AN ICON

OLIN

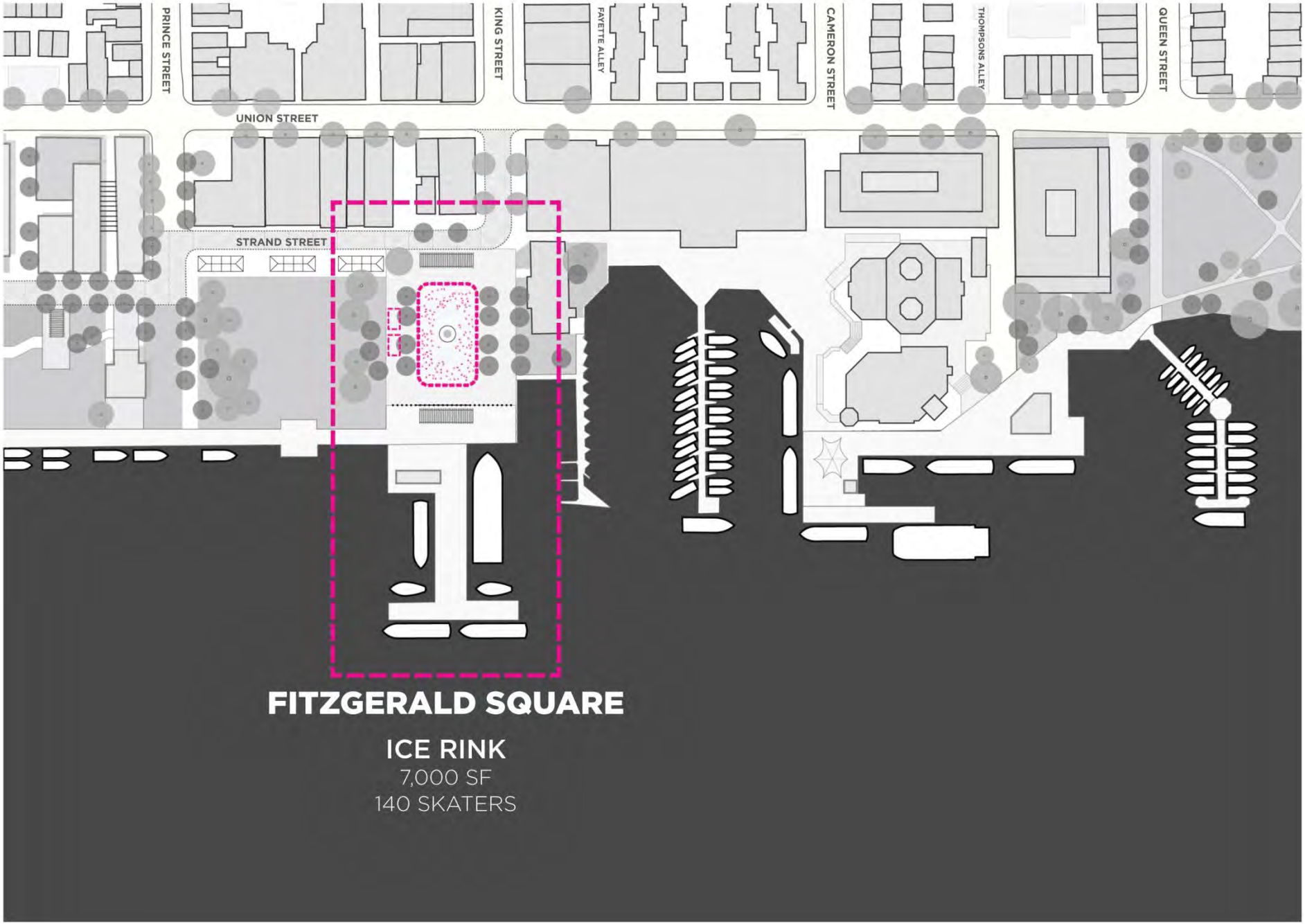


THE EXTENSION OF AN ICON

OLIN

OUTDOOR MARKETS

OLIN


PRINCE STREET
KING STREET
FAYETTE ALLEY
CAMERON STREET
THOMPSONS ALLEY
QUEEN STREET
UNION STREET
STRAND STREET
FITZGERALD SQUARE
ICE RINK
7,000 SF
140 SKATERS

ICE SKATING

OLIN

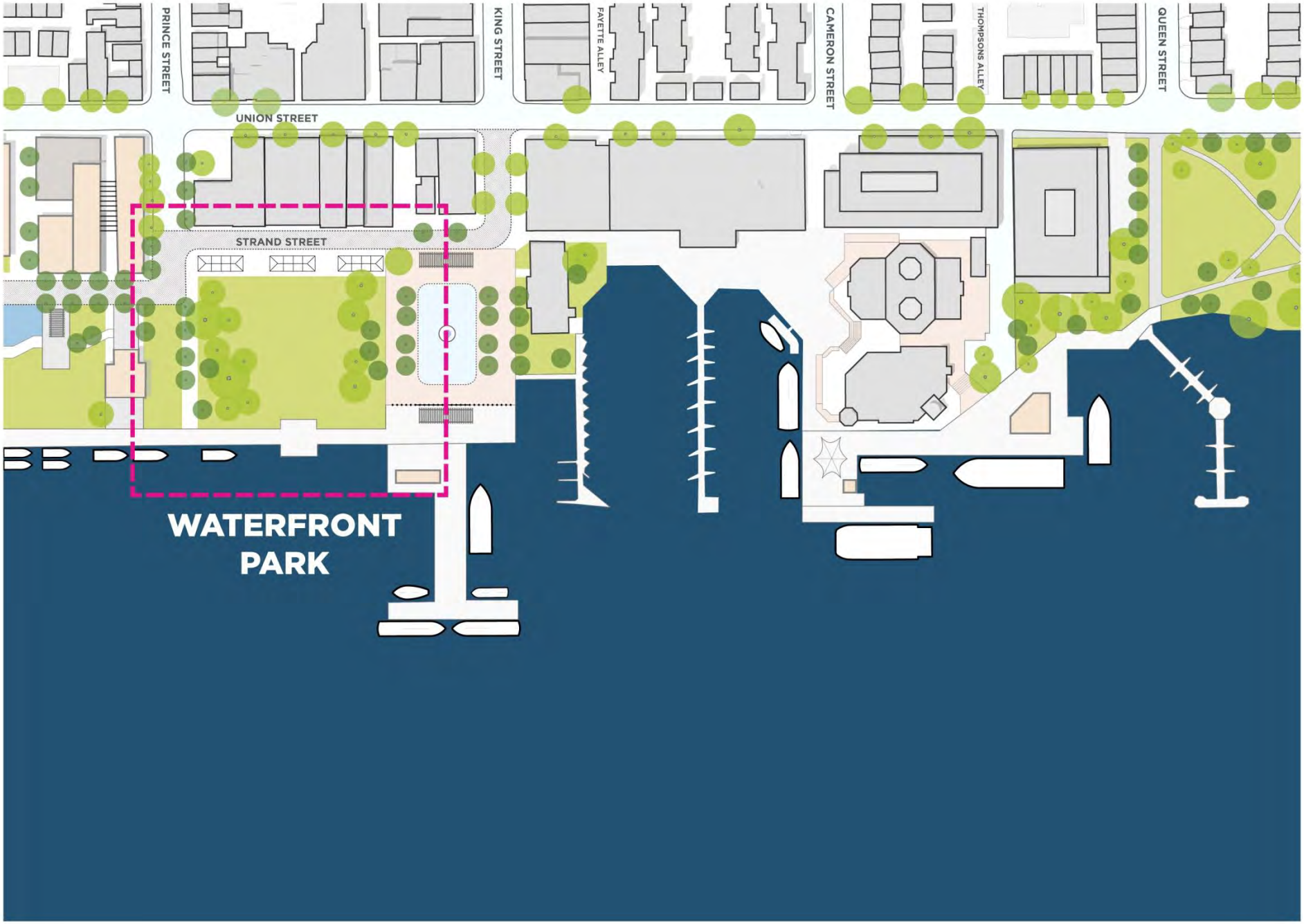
OUTDOOR PERFORMANCE

OLIN

WATERFRONT GATEWAY

OLIN

WATERFRONT PARK


PRINCE STREET
KING STREET
FAYETTE ALLEY
CAMERON STREET
THOMPSONS ALLEY
QUEEN STREET
UNION STREET
STRAND STREET
WATERFRONT
PARK

Food
TableGames
OutdoorMovies
Year-roundPerformanceVenue
Restrooms
NoSculpture
Grass
Tables
ArtMarkets
NoDancing
SmallerStagePerformance
HolidayMarket
PublicCafe
HistoricAmbiance
Trees
Chairs

EXISTING CONDITIONS

OLIN

EXISTING CONDITIONS

PROMENADE

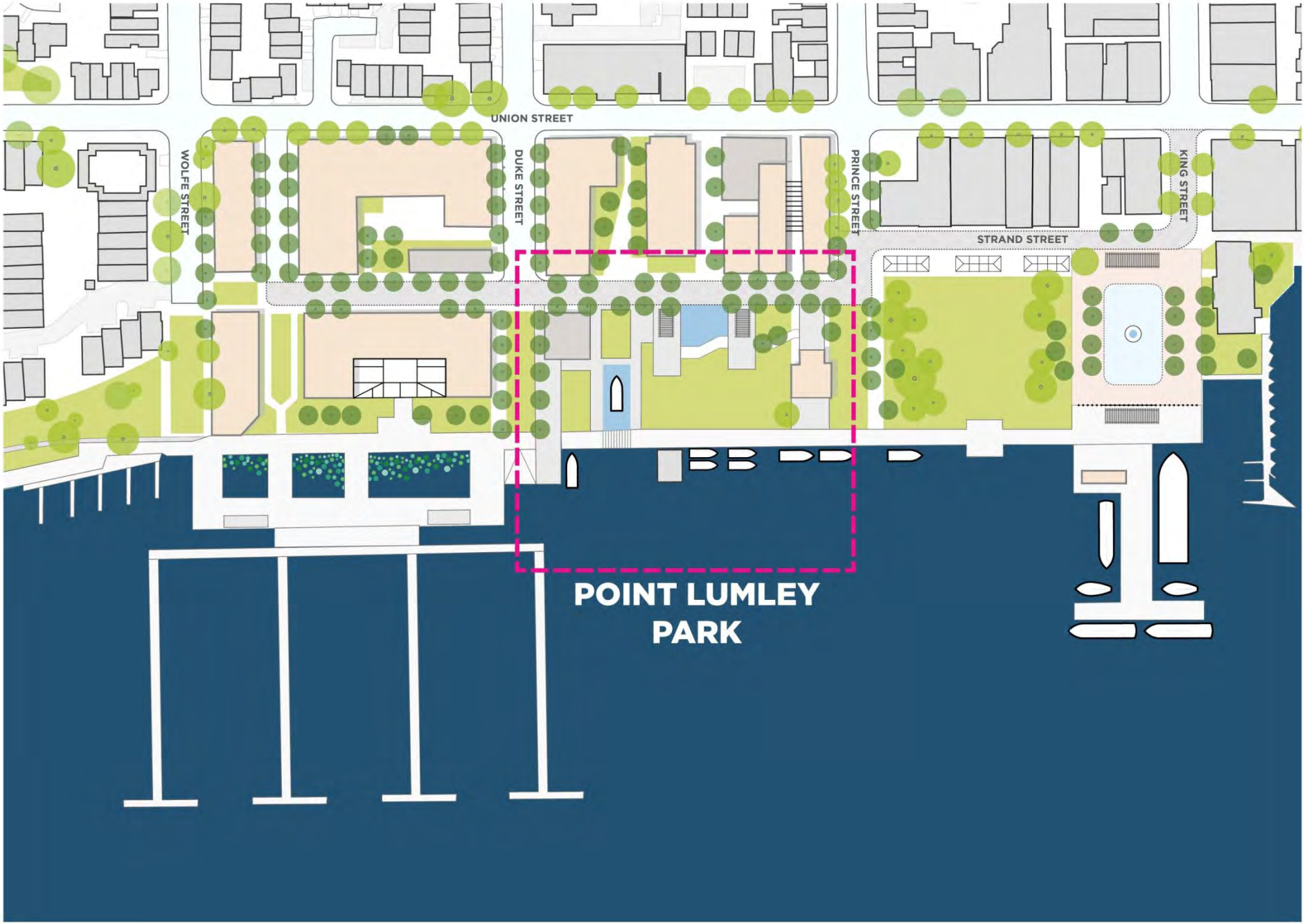
OLIN

READING ROOM

OLIN

ANNUAL HOLIDAY PARADE OF LIGHTS

OLIN


UNION STREET
WOLFE STREET
DUKE STREET
PRINCE STREET
KING STREET
STRAND STREET
POINT LUMLEY
PARK

POINT LUMLEY PARK

SMALL AREA PLAN

1. CUMMINGS PROPERTY - BOUTIQUE HOTEL DEVELOPMENT
2. TURNER PROPERTY - MIXED USE DEVELOPMENT
3. ROBINSON TERMINAL SOUTH - MIXED USE DEVELOPMENT
4. RELOCATE SEAPORT FOUNDATION FLOATING BUILDING
5. EXPAND POINT LUMLEY PARK
6. MODEL BOAT FOUNTAIN
7. CONTINUOUS PUBLIC PROMENADE
8. EXTENSION OF STRAND INTO ROBINSON TERMINAL SOUTH
9. PEDESTRIAN CORRIDOR ALONG DUKE ST
10. RESTORE SLIP AS BOAT BUILDING FACILITY
11. DEVELOP NEW MARINA
12. BOAT RAMP FOR FIRE BOAT AND PUBLIC ACCESS
13. IMPROVE CONNECTIONS FROM W DUKE STREETS ONTO PIER
14. RIPARIAN RESTORATION & CONST WETLANDS UNDER PIER

ART & HISTORY PLAN

- A. NATIVE FLORA AND FAUNA INSPIRED SCULPTURE
- B. INCORPORATE SCULPTURE ON PIER
- C. INTERACTIVE ART PIECE IN COLLABORATION WITH SEAPORT FOUNDATION
- D. CONVERT ALLEY PARKING LOT INTO ALLEY
- E. RELOCATE SHIPBUILDER STATUE AND INCORPORATE OTHER PUBLIC ART

POINT LUMLEY PARK

OLIN

POINT LUMLEY PARK

OLIN

SHADE

OLIN

BEACHCOMBER RESTAURANT

OLIN

FAMILY RECREATION

OLIN

LAWN GAMES

OLIN

COMMON ELEMENTS – SEATING

OLIN

RECALL HISTORIC WATERFRONT

OLIN

EMBRACE HISTORY

OLIN

A VARIETY OF WATERFRONT EXPERIENCES

OLIN

TEMPORARY RECREATION

OLIN

FITNESS CLASSES

OLIN

CHILDRENS PLAY SPACE

OLIN

SEAPORT FOUNDATION

OLIN

KAYAK & CANOE RENTAL

OLIN

ROBINSON TERMINAL SOUTH

SMALL AREA PLAN

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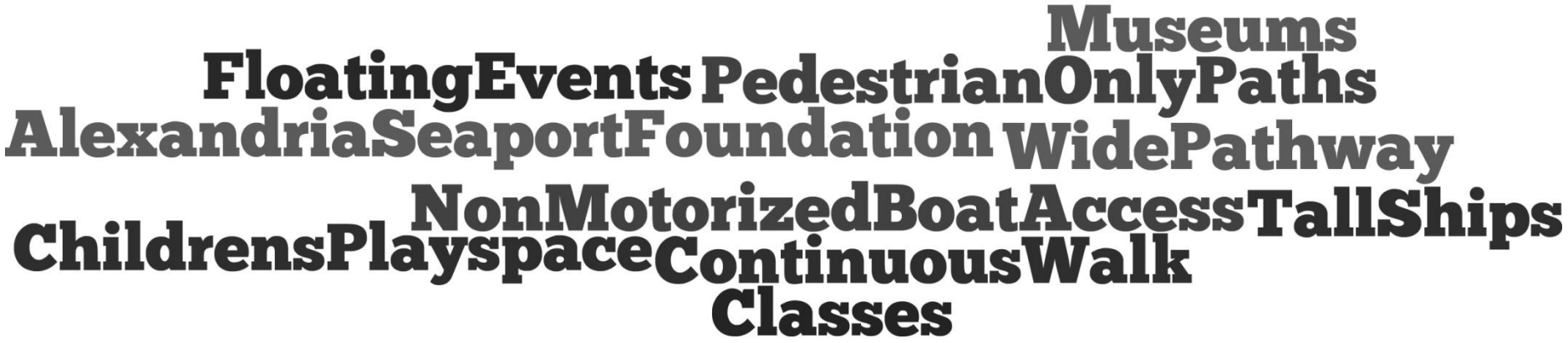
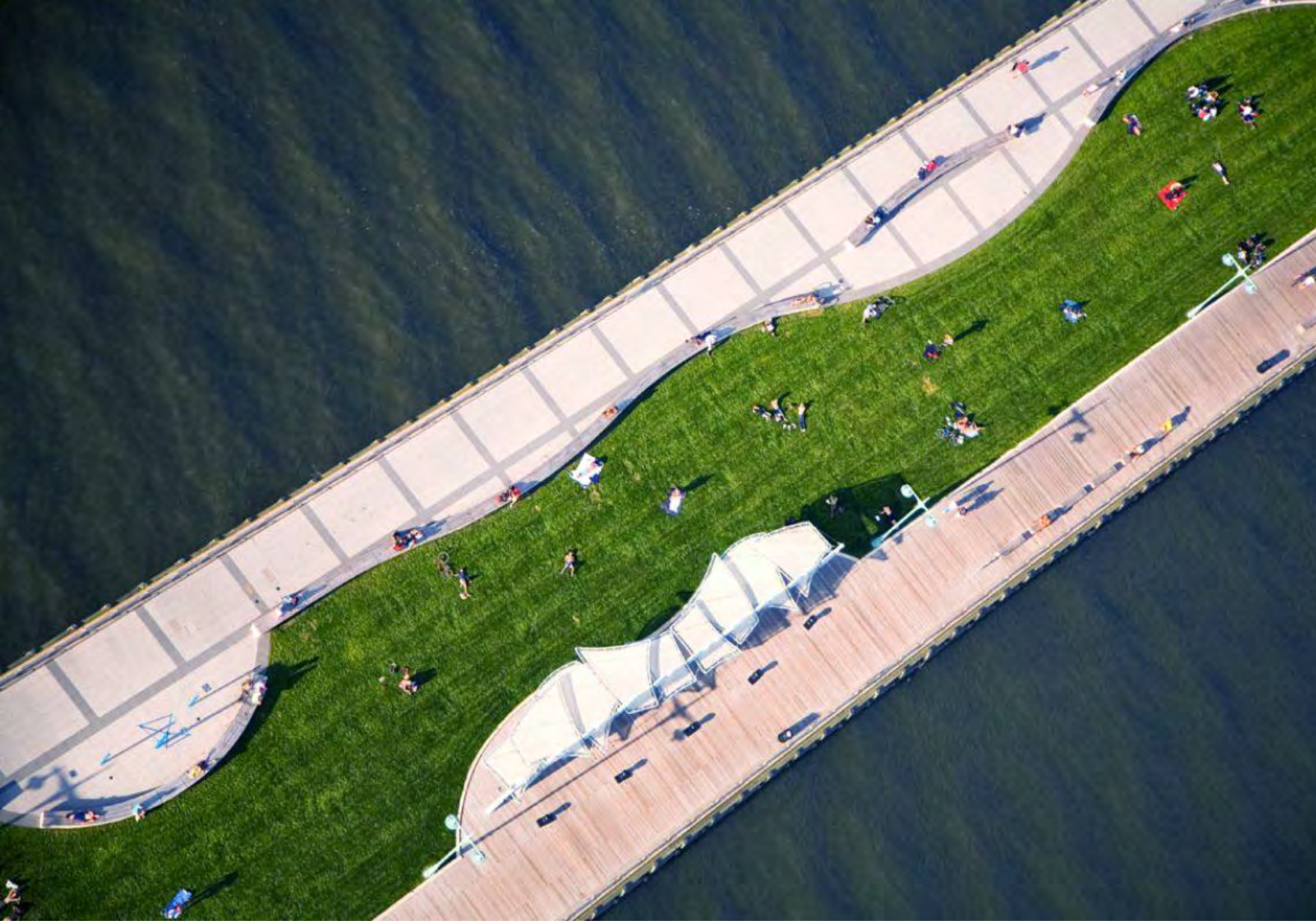
ROBINSON TERMINAL SOUTH

OLIN


Museums
FloatingEvents
PedestrianOnlyPaths
AlexandriaSeaportFoundation
WidePathway
NonMotorizedBoatAccess
TallShips
ChildrensPlayspace
ContinuousWalk
Classes

THE EXTENSION OF STREET

OLIN



PIERSCAPE

OLIN

CONTINUOUS WATERFRONT PROMENADE

OLIN

OUTDOOR GROUP CLASSES

OLIN

OUTDOOR GROUP CLASSES

OLIN

NEXT STEPS

OLIN

ARE WE HEADED IN THE RIGHT DIRECTION?

DO WE HAVE THINGS GENERALLY IN THE RIGHT PLACE?

HAVE WE MISSED ANYTHING RELATED TO PROGRAMMING AND IMPLEMENTATION OF ARTS/HISTORY ELEMENTS?