

## IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

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Phase I Waterfront Landscape and Flood Mitigation Schematic Design  
Common Elements Update with the Alexandria Waterfront Commission  
March 17, 2015

City of Alexandria, Virginia

## ***BACKGROUND: COMMON ELEMENTS***

***Early Introduction to Common Elements*** - OLIN introduced the Common Elements in presentation slides for the community meetings leading up to the June 2014 public hearings (PC and CC) on the Phase I Schematic Design. Common Element slides identified:

- (1) various common elements depicting materials and fixtures which may be appropriate for the waterfront,*
- (2) locations and rooms along the waterfront where common elements of the same type might be appropriate and where something more customized should be examined, and*
- (3) local and other examples (precedents) for the types of common elements identified.*



# June 14, 2014 City Council Public Hearing on the Phase I Schematic Design



- **City achieved an important milestone in June 2014.**
- **Approval of the Phase I Waterfront Schematic Design - The June 2014 Staff Report for the Phase I Waterfront Landscape and Flood Mitigation Schematic Design includes a paragraph on Page 6, regarding Common Elements:**
  - **It states Common Elements include:**
    - Paving
    - Lighting
    - Street furniture (benches, tables and chairs, umbrellas)
    - Trash cans
    - Water fountains
    - Shade structures
    - Planters
    - [Example of Others – Sustainability features, art and history, ]
- **It is also states that *This is at a very preliminary stage [of common elements development], primarily consisting of design principles and precedents, and will become more detailed in the next phase.***

CLAY BRICK



ASPHALT BLOCK



BOARDWALK



STONE COBBLES



BRICK ACCENT



GRANITE PAVING

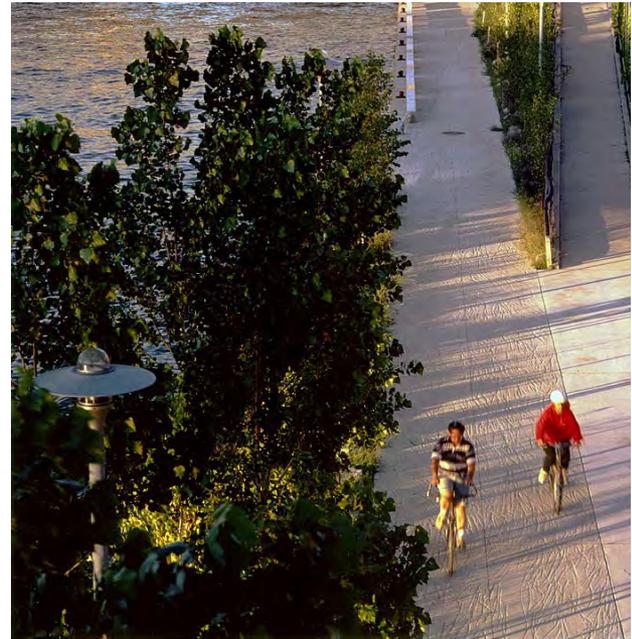


STEPPING STONES IN STONE FINES

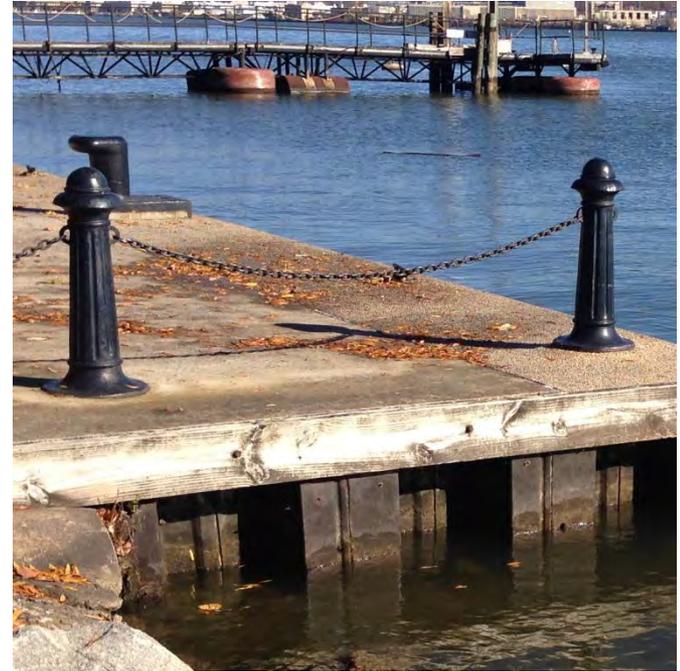


BLUESTONE PAVING





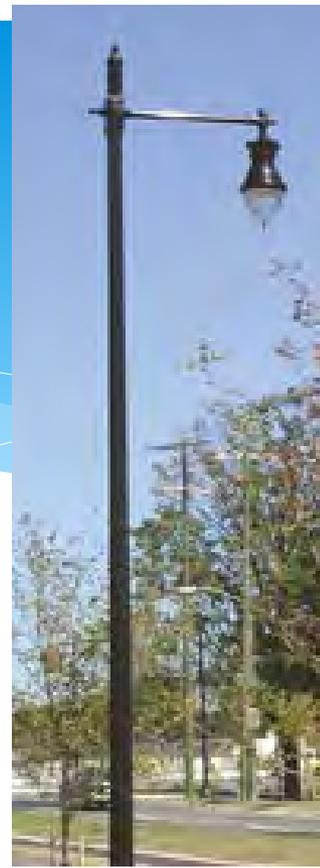
MATERIAL EXAMPLES - PROMENADE





	<b>SOCIAL</b> •Quality of the space •Opportunities for interaction •Financial	<b>MATERIALS</b> •Durability / Maintenance •Local •Responsible production	<b>HABITAT ENHANCEMENT THROUGH PLANTING</b> •Native / Adaptive •Biodiversity •Low maintenance	<b>ENERGY</b> •Renewable Solar •Urban heat island mitigation •Efficient Lighting	<b>WATER</b> •Quality •Stormwater Management •Potential for Reuse
WILKES - DUKE	Mid Potential	Mid Potential	High Potential	Low Potential	Low Potential
DUKE - KING	High Potential	High Potential	High Potential	High Potential	High Potential
KING - QUEEN	High Potential	High Potential	Low Potential	High Potential	High Potential
QUEEN - ORONOCO	Mid Potential	Low Potential	High Potential	Mid Potential	Mid Potential
PENDLETON - MADISON	Mid Potential	Mid Potential	High Potential	Mid Potential	High Potential
MADISON - MONTGOMERY	Mid Potential	Mid Potential	Mid Potential	Low Potential	Low Potential





LIGHTING PRECEDENTS - OLD TOWN

# Fall 2014 and Winter 2014-2015 Work



- ***As directed by City Council in June 2014, in fall 2014, staff worked with OLIN to complete a number of deliverables related to the Phase I Landscape and Flood Mitigation Schematic Design***
  - Technical drawings at 15-30% for the Phase I Landscape and Flood Mitigation Schematic Design
  - Cost Estimates and a Cost Estimates Narrative
  - Sequencing Options
  - Common Elements Narrative
- ***Fall 2014 Common Elements Narrative - This Fall 2014 Deliverable further documents information regarding common elements which OLIN introduced to the community in the months leading up to the June 14, 2014 Public Hearings on the Phase I Design. (Copy distributed to Waterfront Commission today and online)***
- ***Next Steps – Decide on Common Elements as part of the Phase II as the design process advances.***
- ***Meanwhile; however, the Private development sites gained steam.***

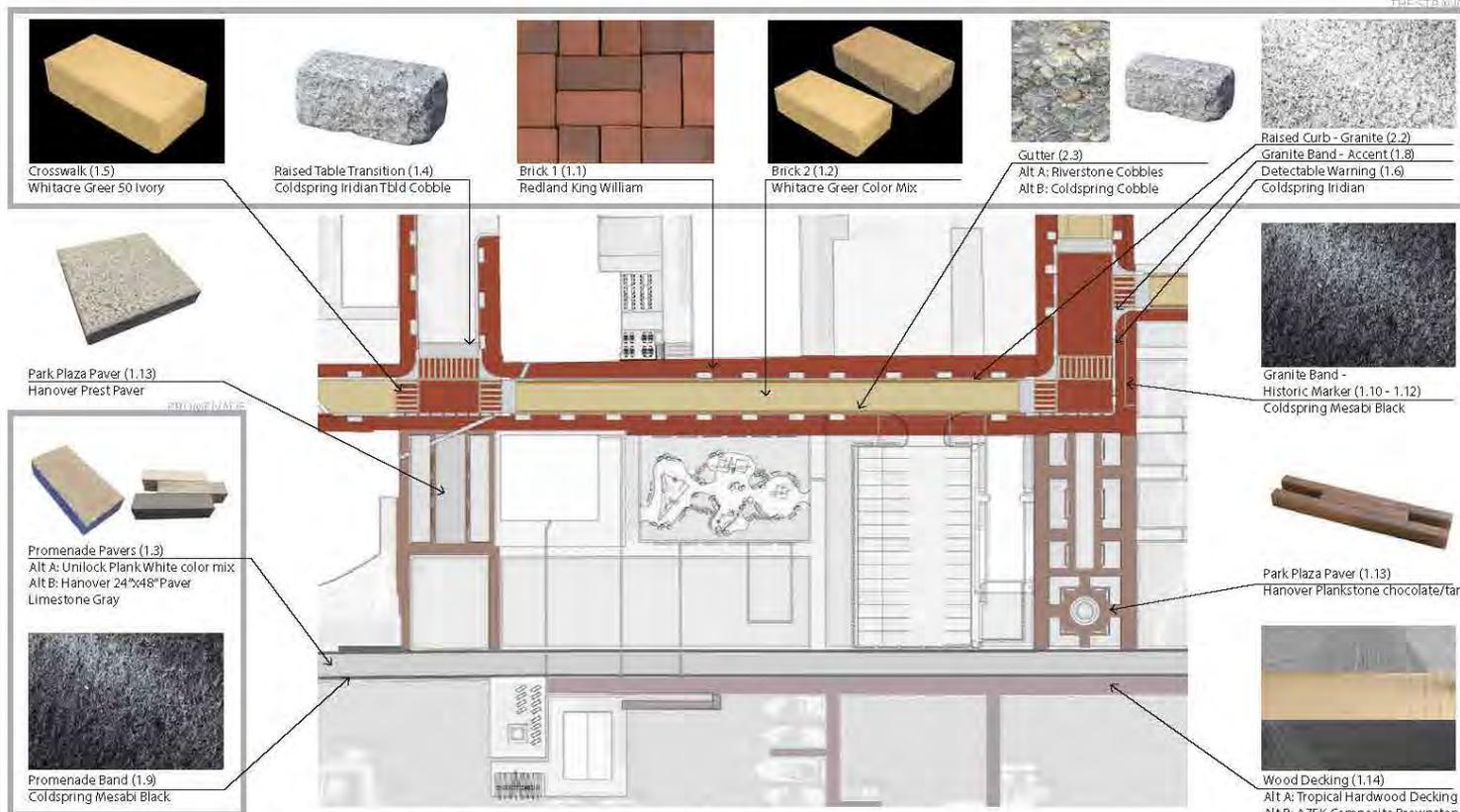


# Paving/Lighting Palette

- **Winter 2014-2015 Paving/Lighting Palette** – *With their public hearings fast approaching it became clear in late fall that developers of private sites would need guidance immediately with respect to at least paving/lighting.*
- **Private Sites – Public Hearing Schedule:**
  - ODBC – CC PUBLIC HEARING ON MARCH 14, 2015
  - RTS – PUBLIC HEARINGS IN APRIL 2015
  - RTN – PUBLIC HEARINGS IN MAY/JUNE 2015
- **Paving/Lighting Public Review:** *Incorporate public review of the paving/lighting palette as part of the public hearing process for the private sites, with confirmation of paving/lighting during Phase II of the Waterfront Implementation process which is anticipated to include the broad scope of Common Elements accompanied by a civic engagement component.*

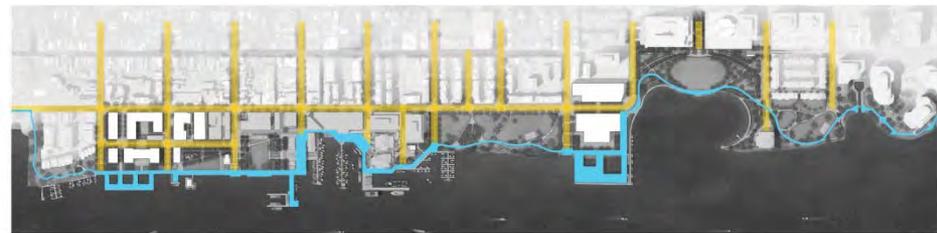


# Paving Palette



**RTS, RTN, CARR HOTEL, ODBC: PAVING MATERIALS PALETTE**

# Lighting Palette



Street Ends



Street Gardens



Promenade



Floating piers

# Next Steps



- Public Hearings for Development Sites
- Phase II of the Waterfront Implementation Process