

## **ALEXANDRIA WATERFRONT COMMON ELEMENTS**

**WATERFRONT COMMISSION MEETING  
19 APRIL 2016**

# INTRODUCTION

1. Scope and Schedule
2. Waterfront Common Elements
  - Paving
  - Art and History
  - Lighting (with Promenade Lighting Study)
3. Public Engagement
4. Next Steps

# **SCOPE and SCHEDULE**

## **Task 1: Common Elements Palette**

**September 2015 to May 2016**

### **Community Engagement**

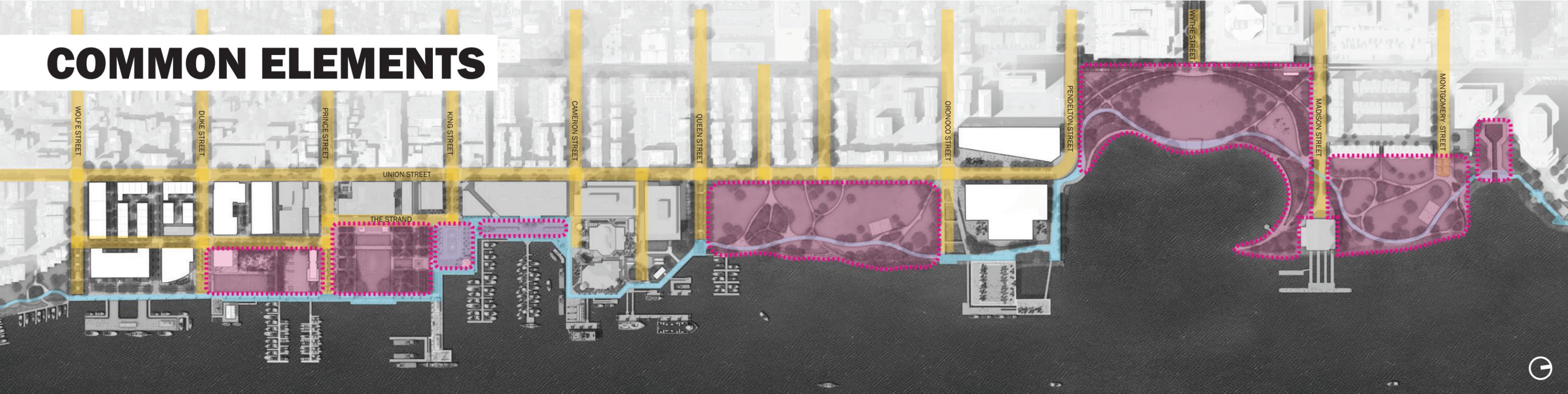
- Parks and Recreation Commission Meeting** **October 15, 2015**
- Waterfront Commission Meeting** **October 20, 2015**
- Board of Architectural Review Work Session** **December 2, 2015**
- Public Display (with online engagement)** **April 18, 2016**
- Waterfront Commission Meeting** **April 19, 2016**
- Board of Architectural Review** **TBD**

## **Task 2: Coordination with Private Development Sites**

**September 2015 to May 2016**

**\* Meeting dates are subject to change**

# COMMON ELEMENTS



## WATERFRONT SPACES



### STREETS

Connect the City of Alexandria to its waterfront through the street grid. Use these corridors to bring City Standard elements (site furnishings, paving, street trees, and lighting) into the waterfront spaces to create a strong visual connection between the City and its waterfront.



### PROMENADE

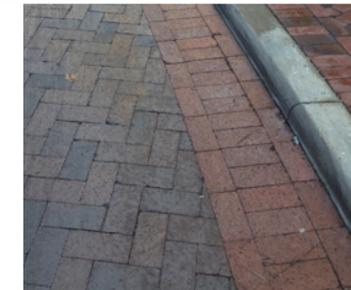
Emphasize the water's edge as an organizing element. The promenade at the water's edge has a unique and consistent set of materials and elements that allows visitors from the land, as well as the water, to better recognize the connectivity of the waterfront's variety of spaces and amenities.



### WATERFRONT ROOMS

Celebrate the variety of experiences (existing and proposed) along the entire waterfront. These rooms will visually support the distinct programmatic elements, historic themes, and opportunities proposed within the specific sites.

## PAVING



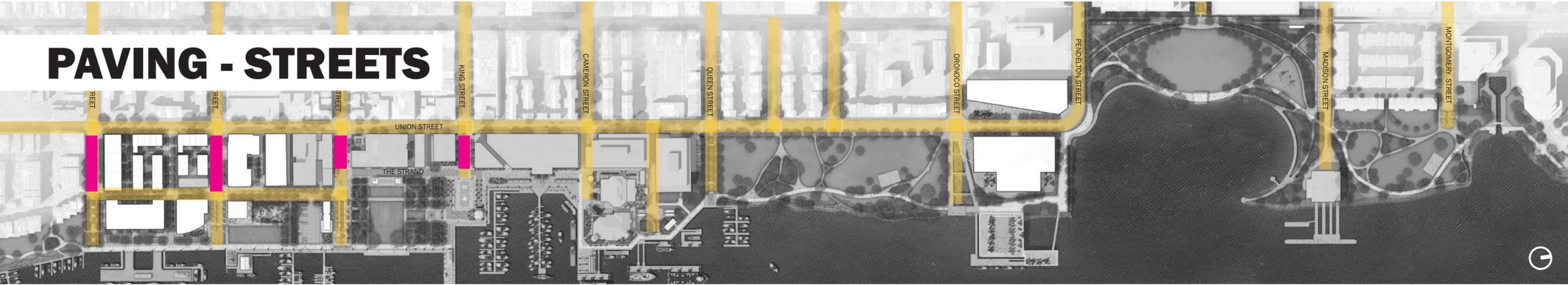
## ART AND HISTORY



## LIGHTING



# PAVING - STREETS



## BRICK SIDEWALK / RAISED TABLE FIELD

ALEXANDRIA CITY STANDARD  
BRICK PAVERS/VEHICULAR PAVERS  
RED - FULL RANGE

Dry-laid with sand swept joints.  
Dry-laid vehicular-rated pavers in areas  
of vehicular use. Vehicular pavers to  
match sidewalk pavers.



## GRANITE CURB

NEUTRAL, LIGHT GRAY  
GRANITE, THERMAL FINISH



## CROSSWALK

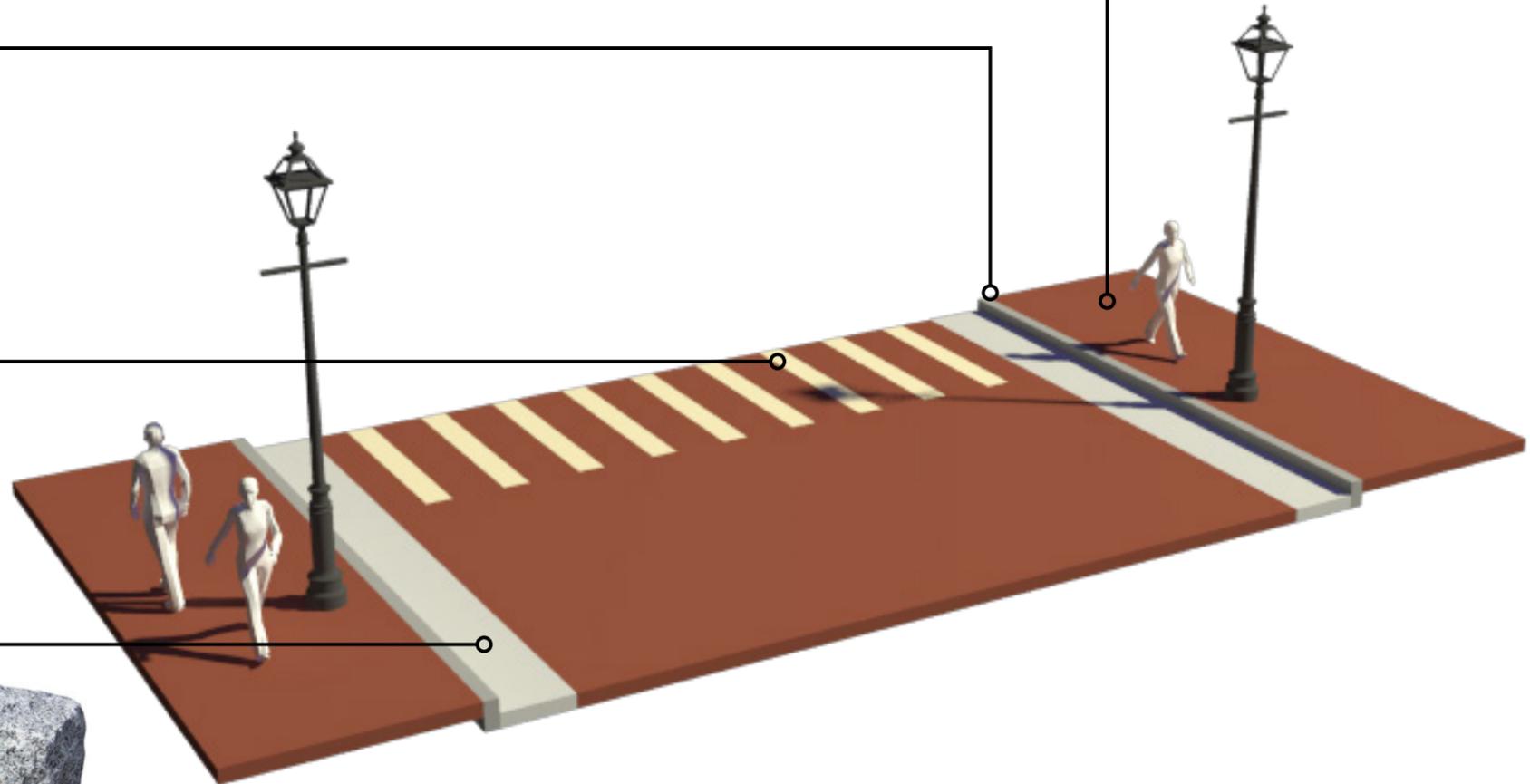
VEHICULAR BRICK PAVER  
LIGHT TAN/BEIGE/OFF-WHITE  
SINGLE RANGE

Provides contrast striping with street brick.

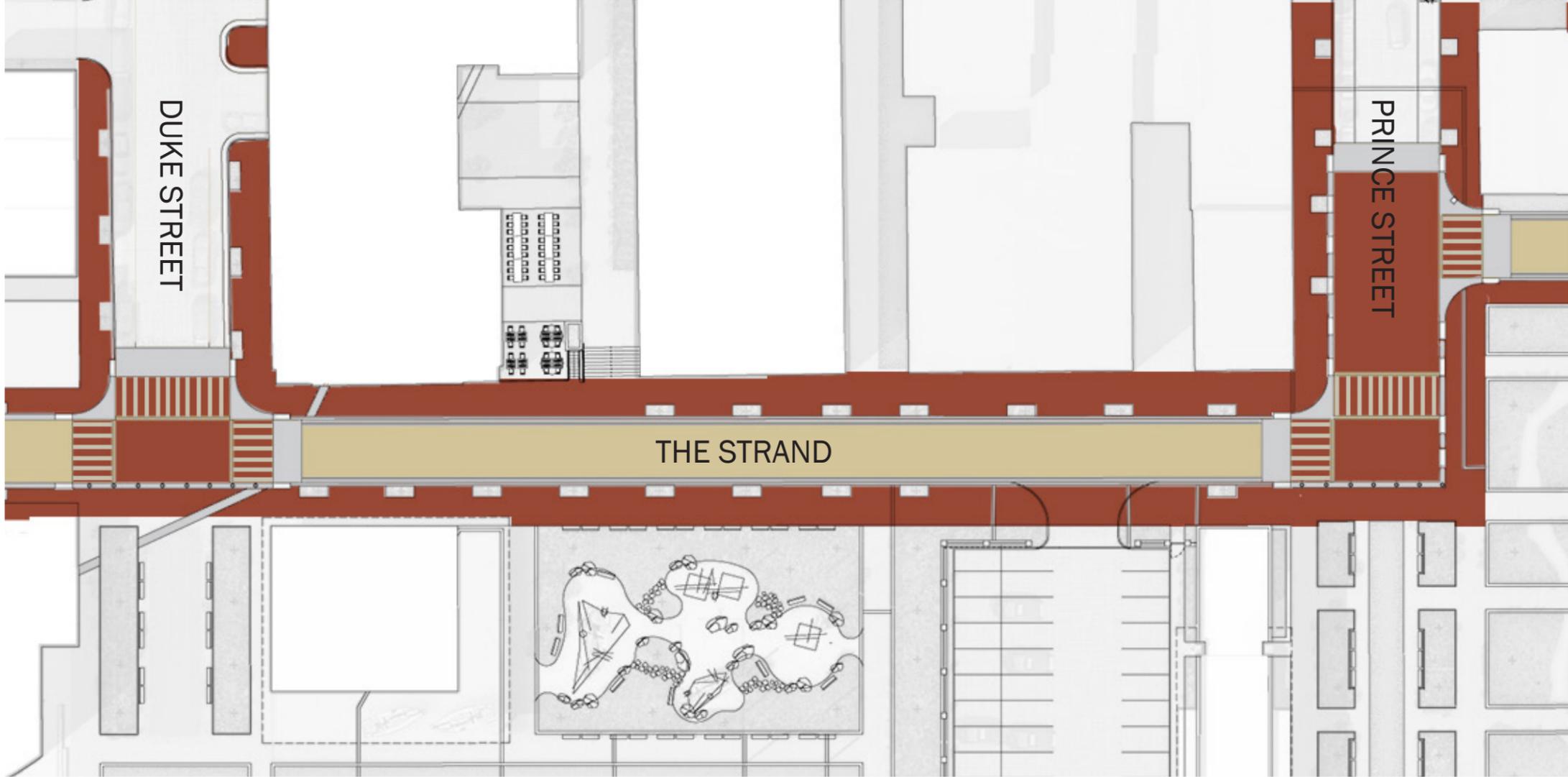
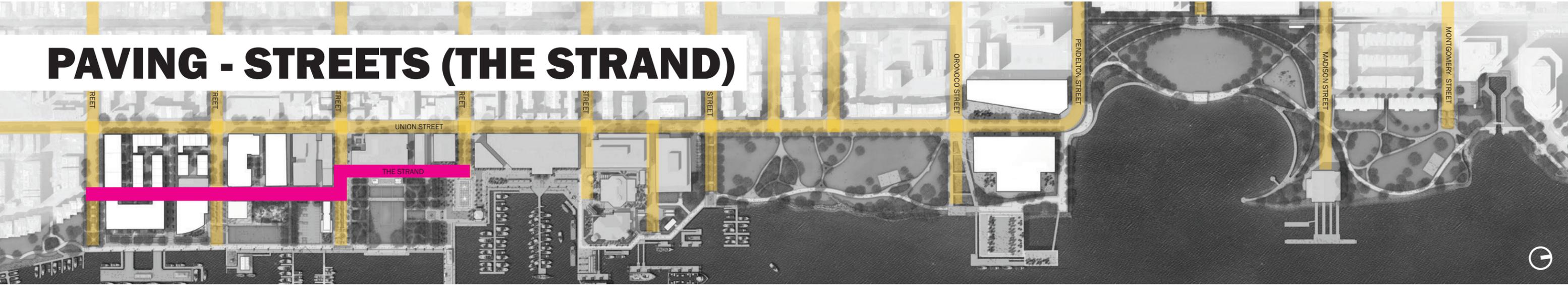


## COBBLE GUTTER / RAISED TABLE TRANSITION

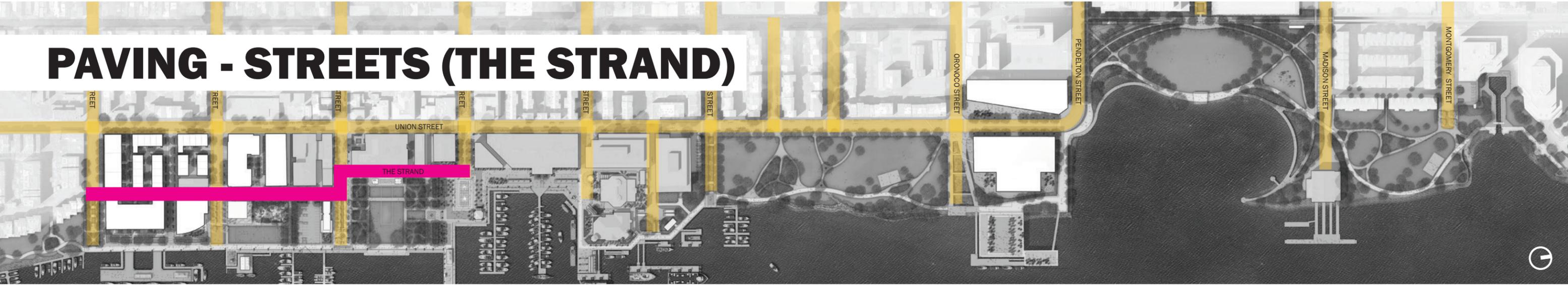
NEUTRAL, LIGHT GRAY  
GRANITE COBBLES  
TUMBLED FINISH



# PAVING - STREETS (THE STRAND)



# PAVING - STREETS (THE STRAND)



## BRICK SIDEWALK / RAISED TABLE FIELD

ALEXANDRIA CITY STANDARD  
BRICK PAVERS/VEHICULAR PAVERS  
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Dry-laid vehicular-rated pavers in areas of  
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## GRANITE CURB

NEUTRAL, LIGHT GRAY  
GRANITE, THERMAL FINISH



## CROSSWALK

VEHICULAR BRICK PAVER  
LIGHT TAN/BEIGE/OFF-WHITE  
SINGLE RANGE

Provides contrast striping with street brick.



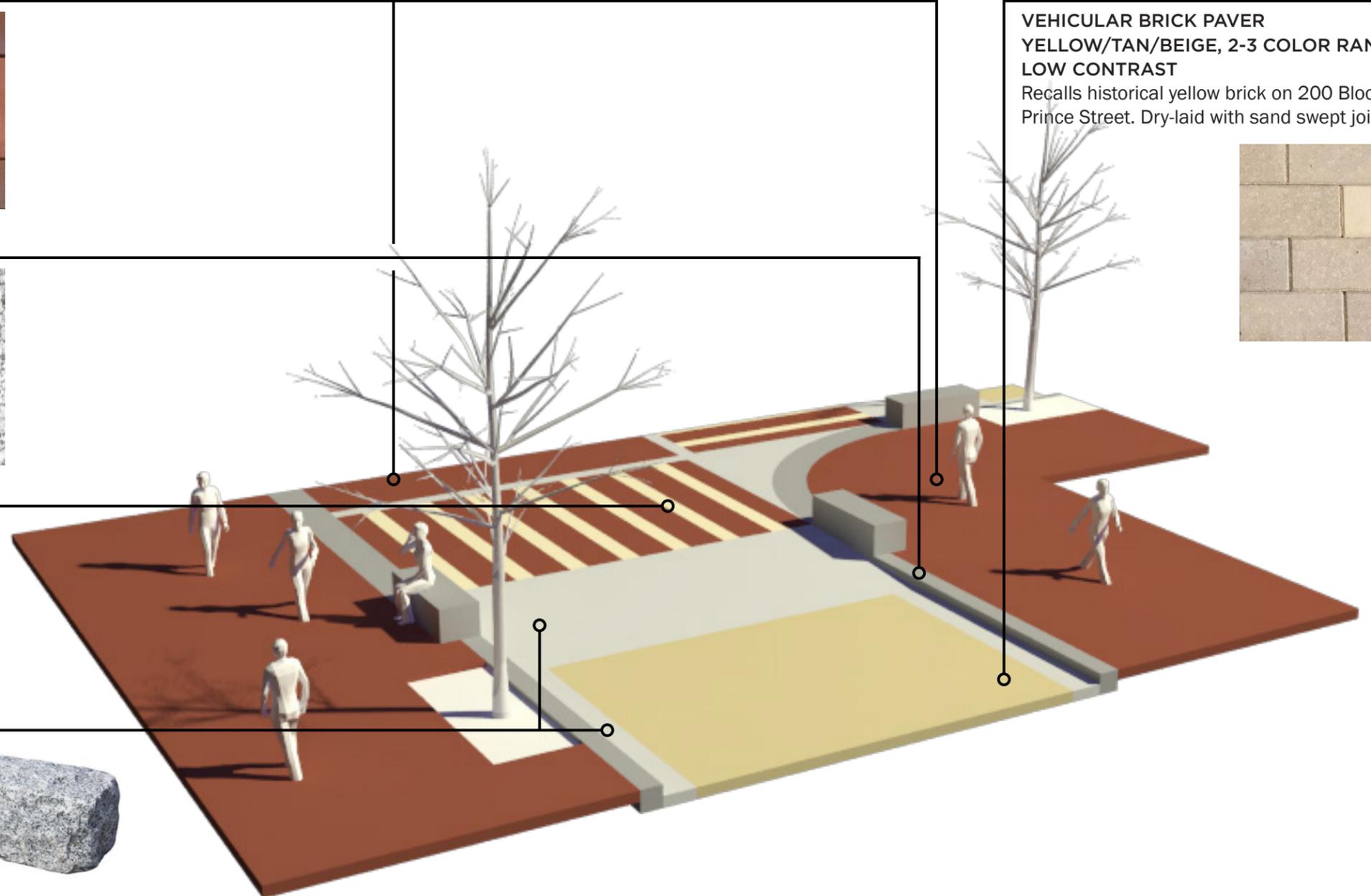
## COBBLE GUTTER / RAISED TABLE TRANSITION

NEUTRAL, LIGHT GRAY  
GRANITE COBBLES  
TUMBLED FINISH

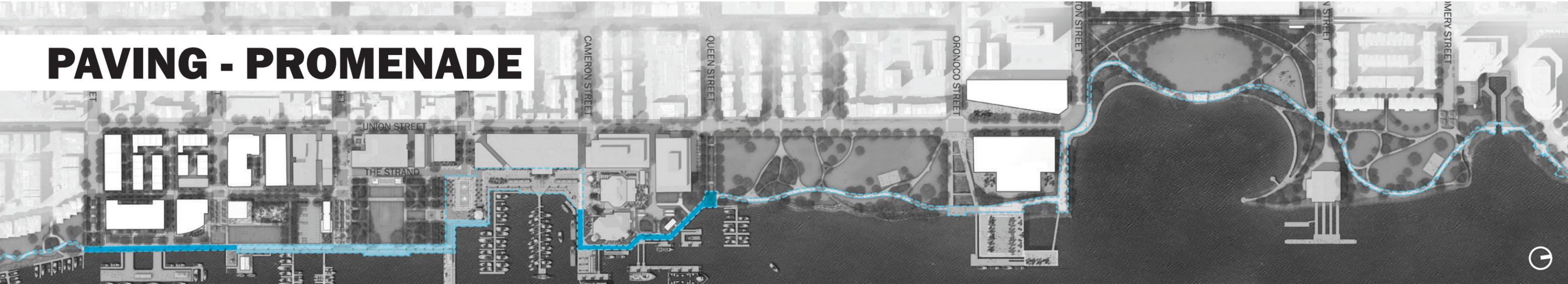


## BRICK STREET (THE STRAND ONLY)

VEHICULAR BRICK PAVER  
YELLOW/TAN/BEIGE, 2-3 COLOR RANGE  
LOW CONTRAST  
Recalls historical yellow brick on 200 Block of  
Prince Street. Dry-laid with sand swept joints.



# PAVING - PROMENADE



## GRANITE BAND

DARK GRAY/CHARCOAL  
GRANITE, THERMAL FINISH

2 ft. wide in core area.

COMMEMORATIVE  
INSCRIPTIONS OR  
OTHER HISTORICAL  
TEXT IN EDGE BANDS

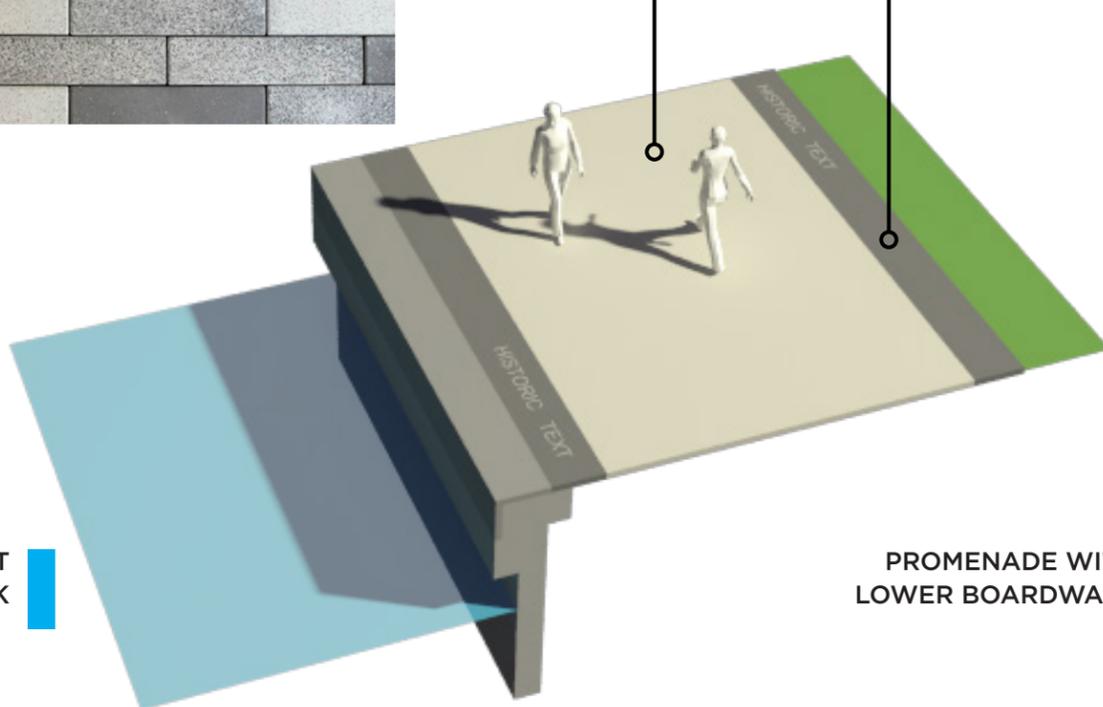


## PROMENADE PAVING (CORE ONLY)

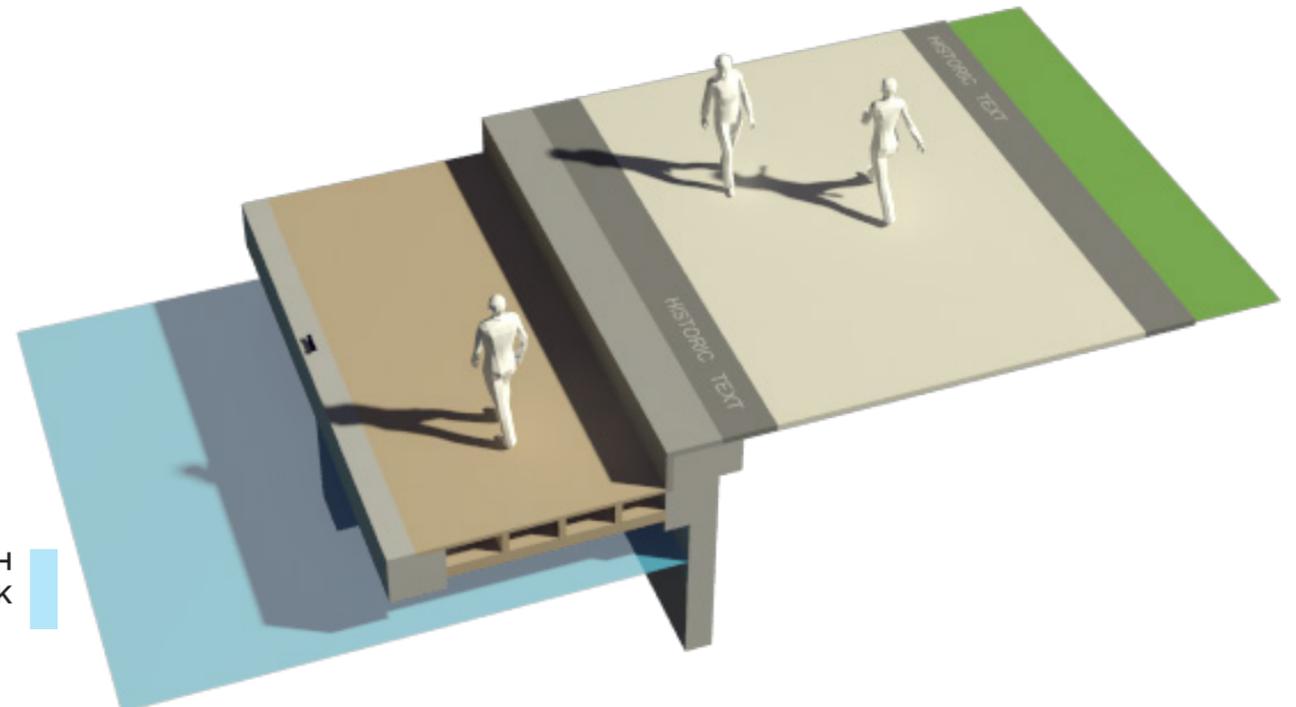
CONCRETE PLANK PAVER  
GRAY/WHITE COLOR MIX



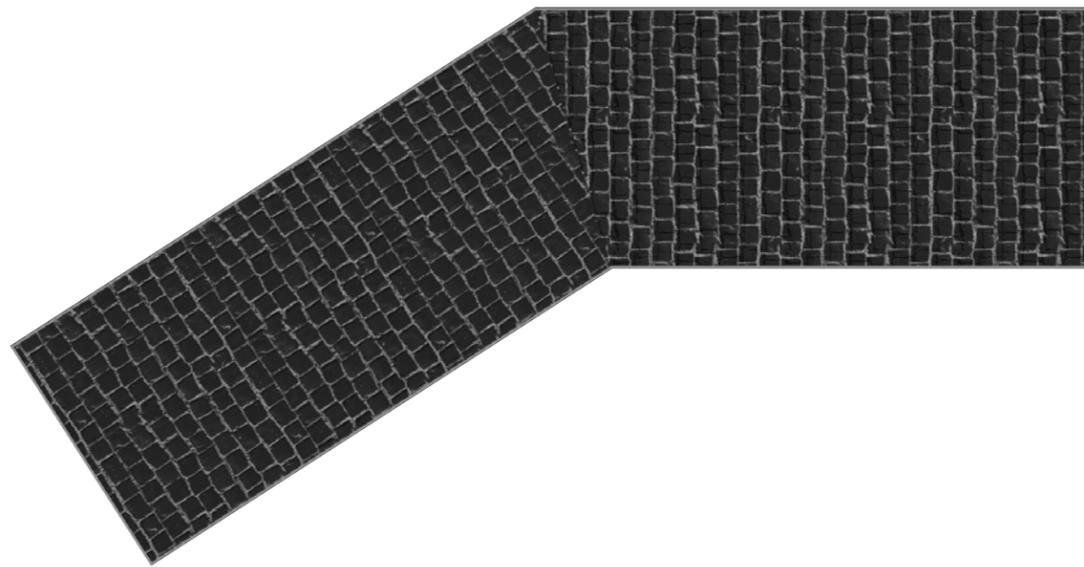
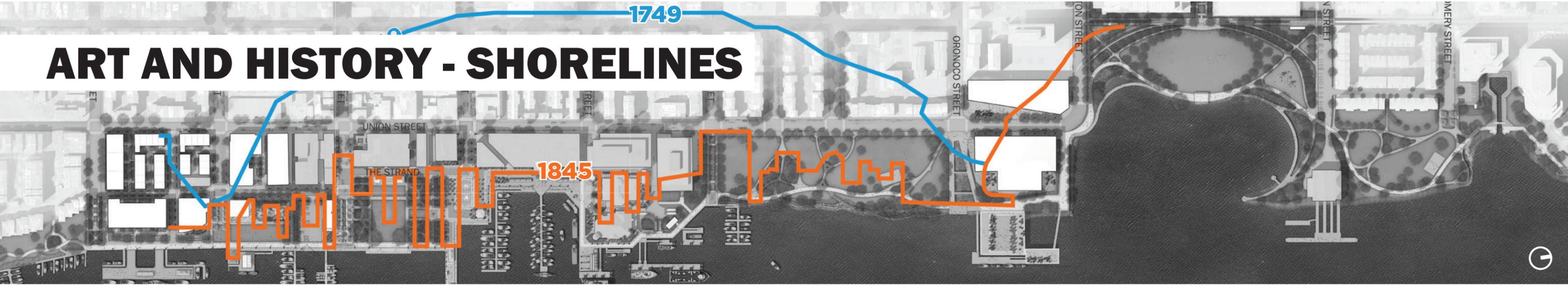
PROMENADE WITHOUT  
LOWER BOARDWALK



PROMENADE WITH  
LOWER BOARDWALK

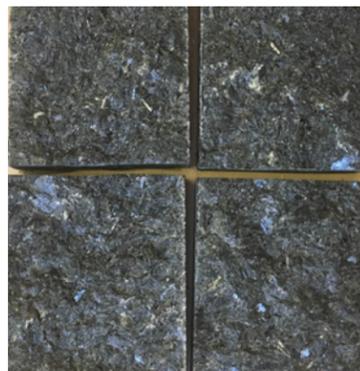


# ART AND HISTORY - SHORELINES

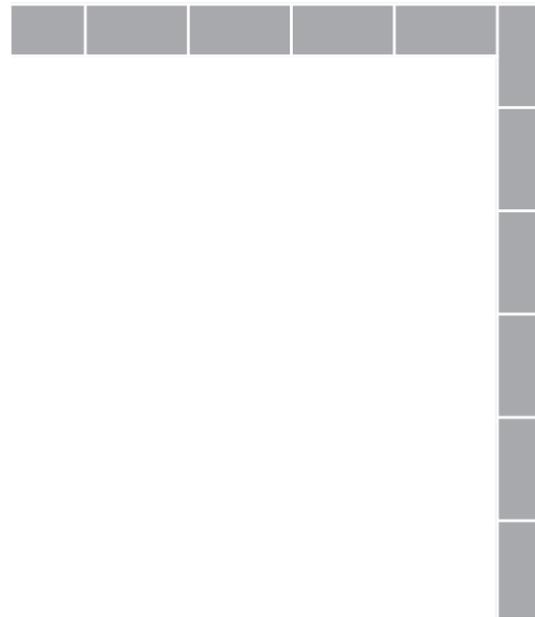


## 1749 HISTORIC SHORELINE

2 FT. - 4 FT. WIDE  
WITH 4"X4" COBBLES



DARK/BLACK GRANITE  
COBBLES, TUMBLED FINISH



## 1845 HISTORIC PIER LINE

6 IN. WIDE



MEDIUM GRAY GRANITE  
THERMAL FINISH



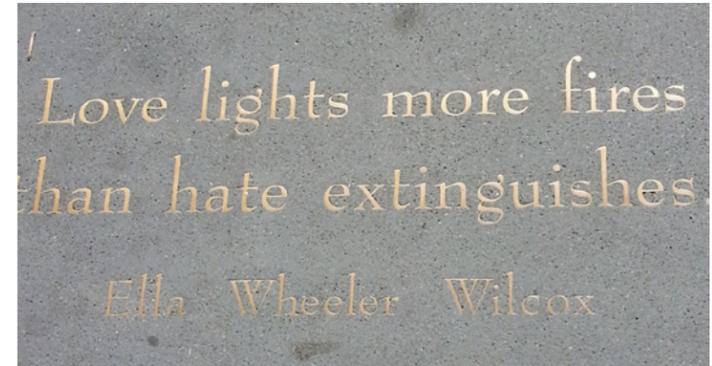
## PROMENADE BANDING

1 FT. - 2 FT. WIDE



DARK GRAY/CHARCOAL  
GRANITE, THERMAL FINISH

# INTERPRETIVE TEXT OPTIONS



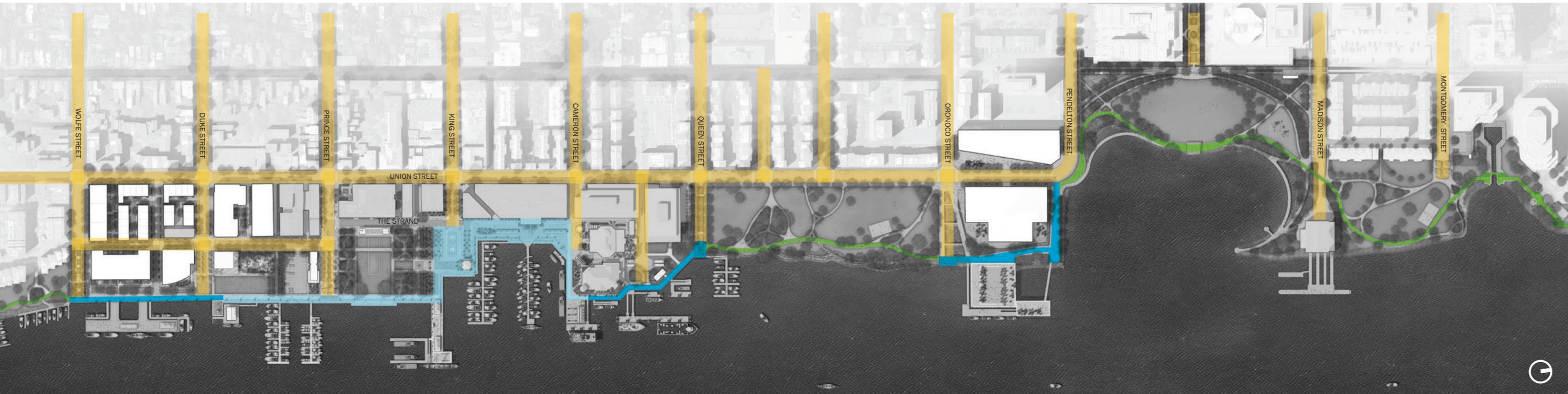
INSET PANEL

INSCRIPTION

INLAY

# LIGHTING COMMON ELEMENTS

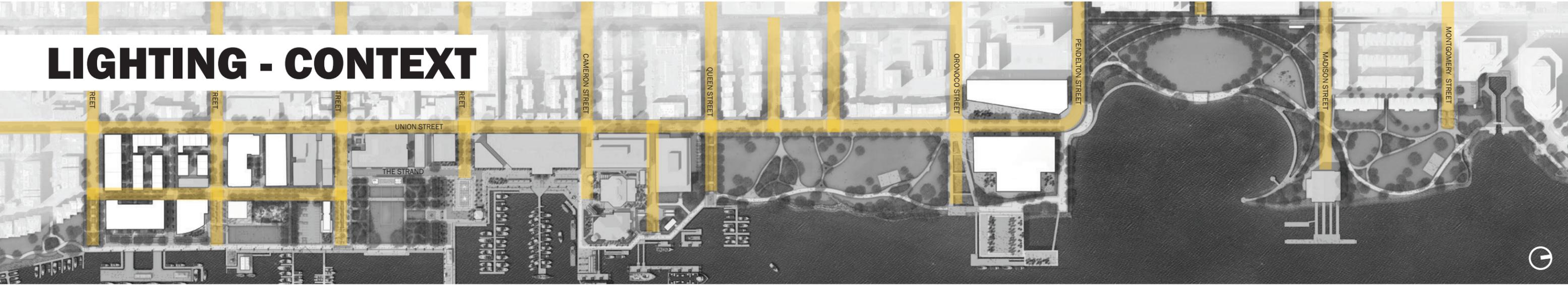
## LIGHT TYPOLOGIES



-  PROMENADE WITH LOWER BOARDWALK/PROMENADE AT MARINA
-  PROMENADE WITHOUT LOWER BOARDWALK
-  PROMENADE THROUGH PARK
-  STREET LIGHT - GADSBY



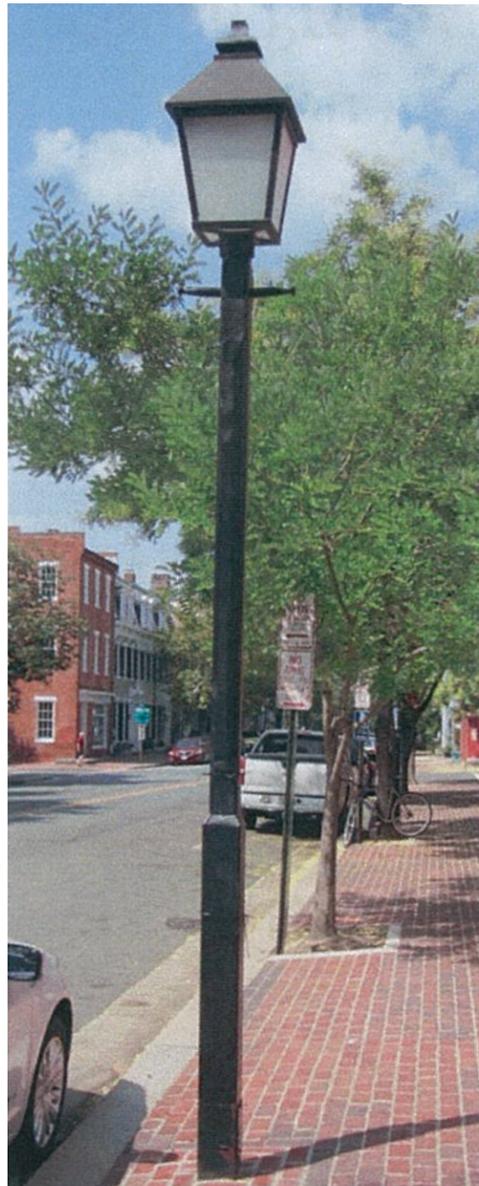
# LIGHTING - CONTEXT



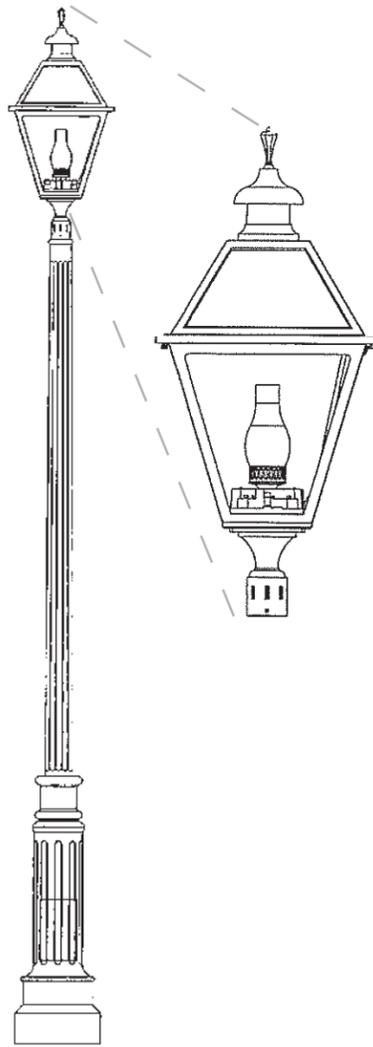
## CITY STANDARDS - STREET LIGHTING



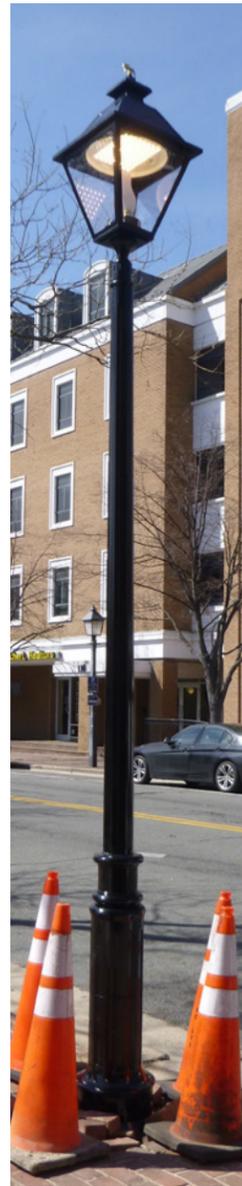
GADSBY  
HISTORICAL EXAMPLE, PRINCE STREET



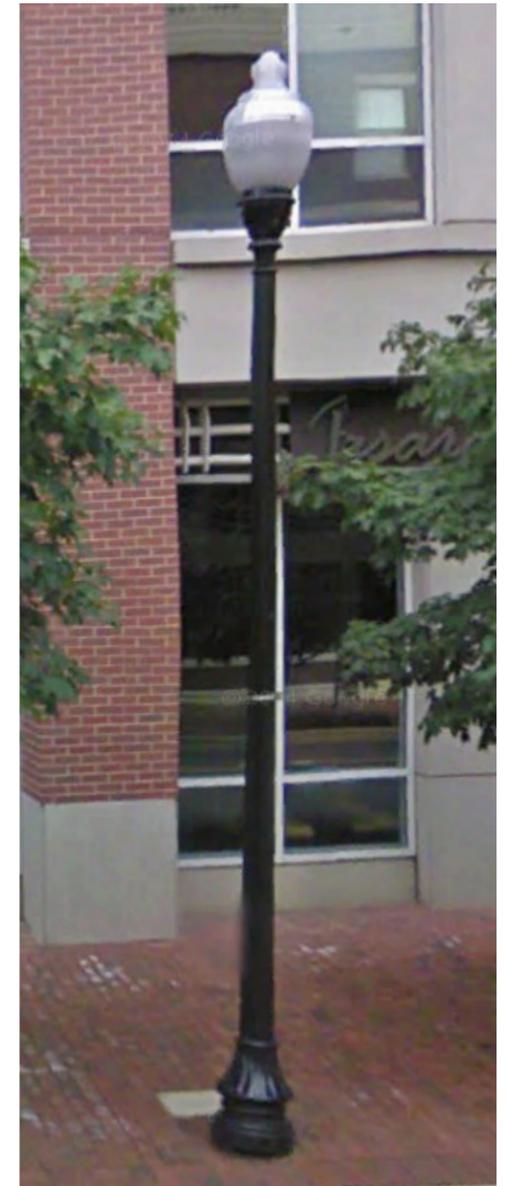
GADSBY  
CURRENT CITY STANDARD



GADSBY  
NEW CITY STANDARD MOCK-UP AT CITY HALL

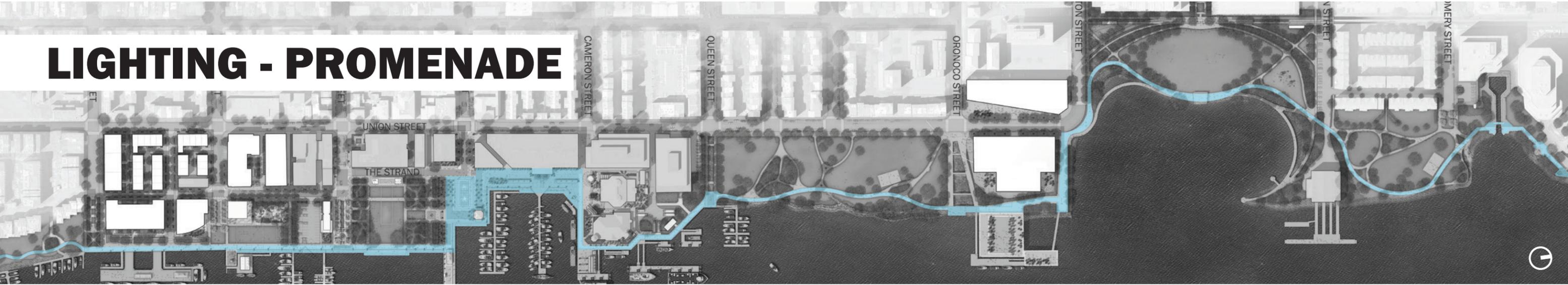


WASHINGTON PARKWAY

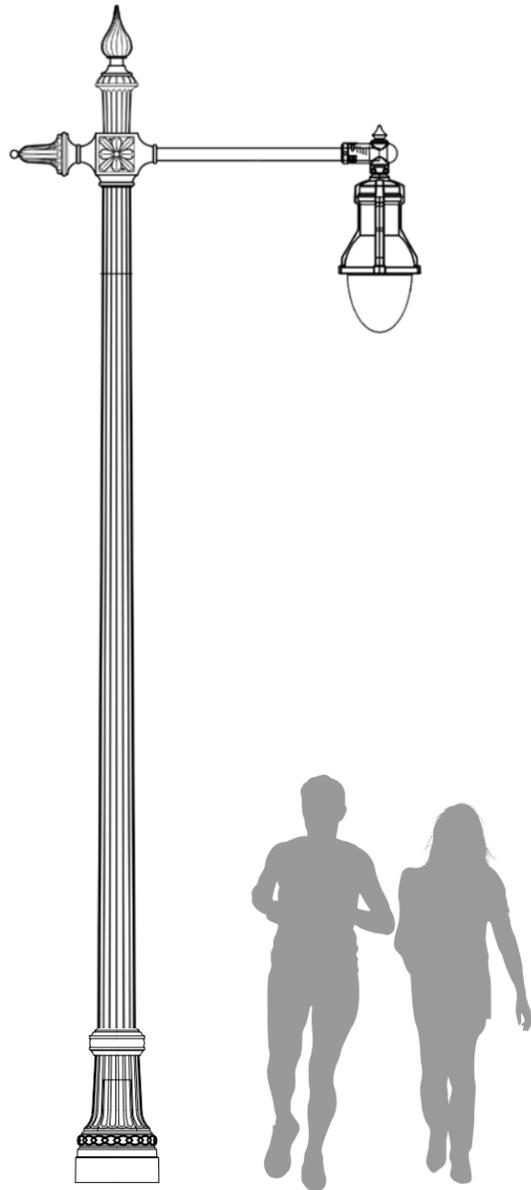


CARLYLE

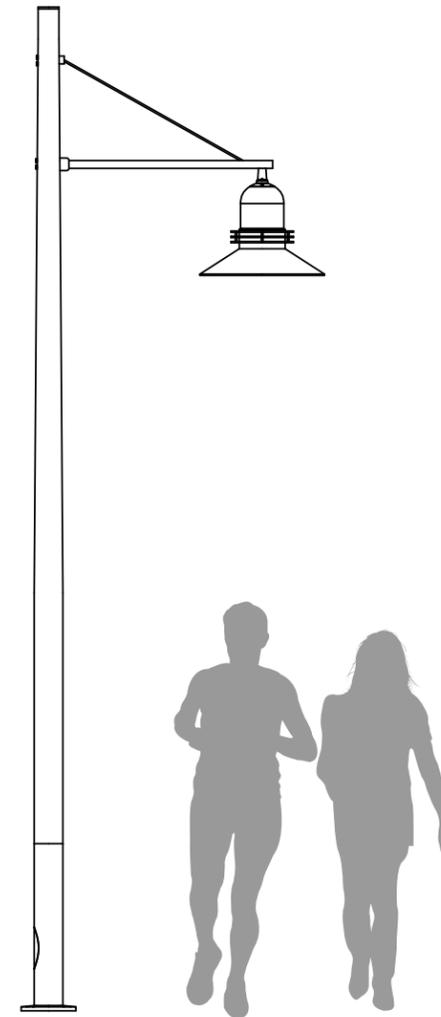
# LIGHTING - PROMENADE



**ALTERNATIVE 1 - URBAN**



**ALTERNATIVE 2 - NAUTICAL**



# ALTERNATIVE 1 - URBAN

## LOCAL INSTALLATIONS:

- Washington Street streetscape, Alexandria, VA



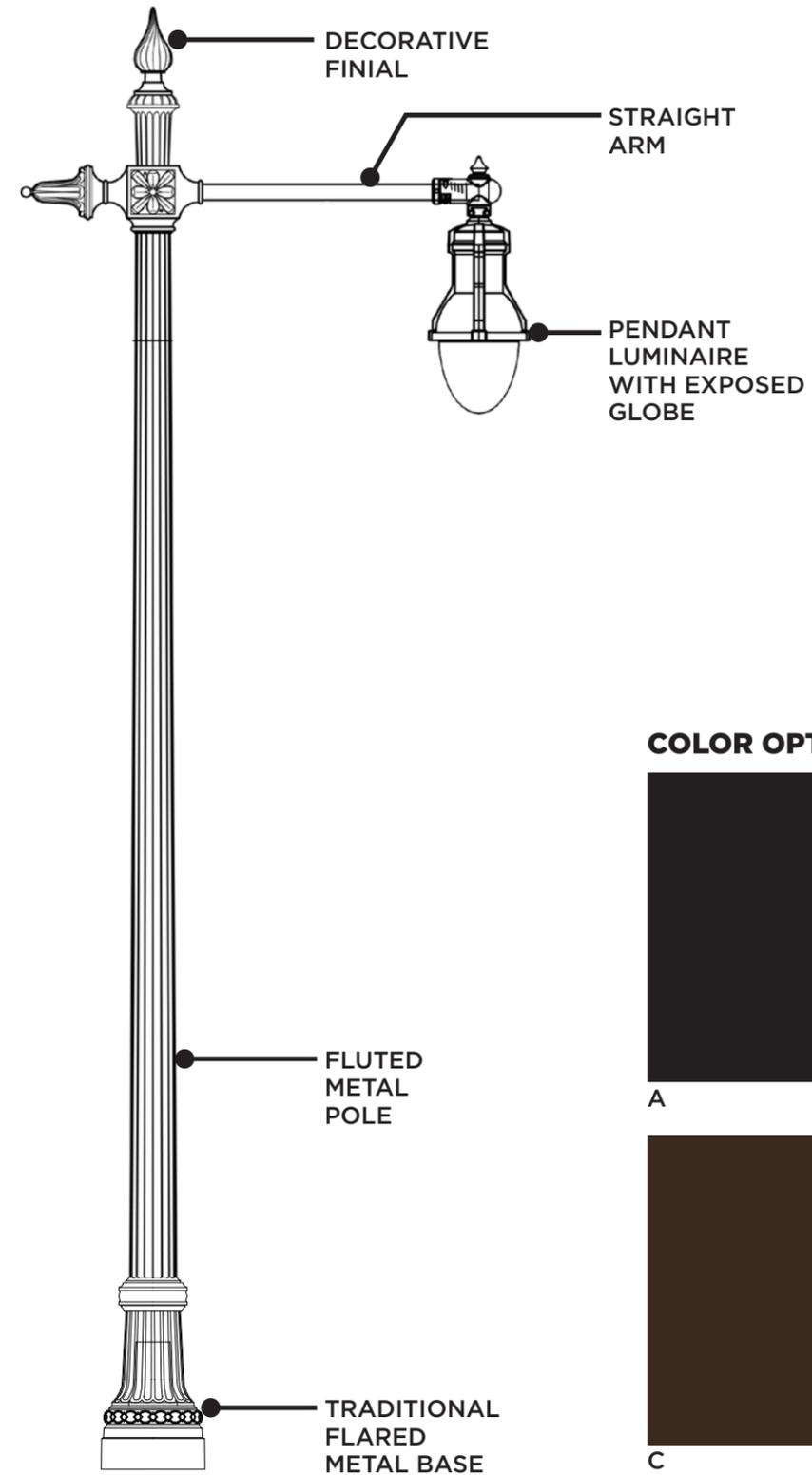
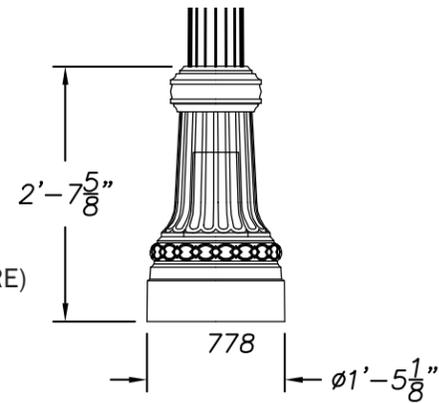
WASHINGTON ST, ALEXANDRIA, VA



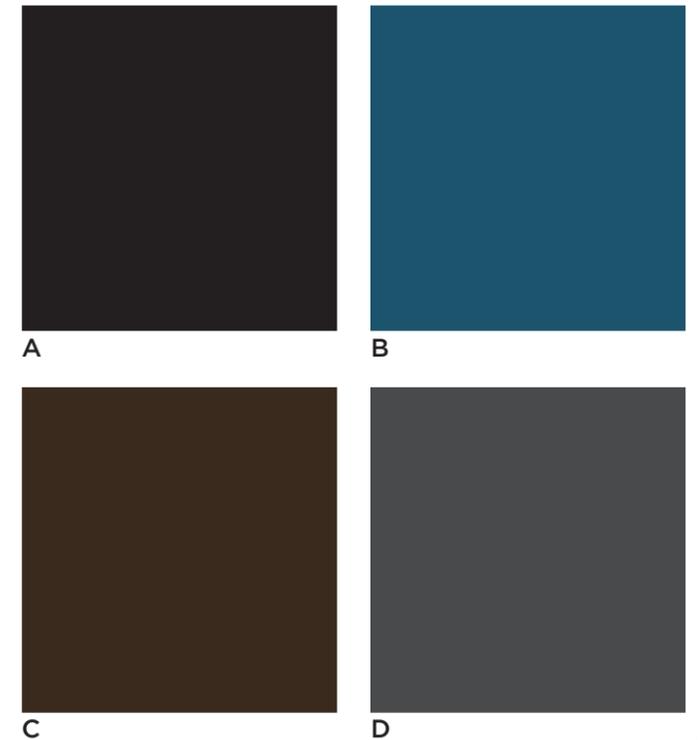
### PRICING (ESTIMATE):

UNION METAL (STANDARD  
DECORATIVE BASE 778,  
MODIFIED N5318-101-B2 POLE + ARM)  
CYCLONE (COM12P1 LED GLOBE FIXTURE)  
TRAFFIC SYSTEMS & TECHNOLOGY  
(LOCAL SUPPLIER)

SINGLE = \$4,500  
TWIN = \$6,100



### COLOR OPTIONS



# PROMENADE WITH LOWER BOARDWALK

## ALTERNATIVE 1 - URBAN



# PROMENADE WITHOUT LOWER BOARDWALK

## ALTERNATIVE 1 - URBAN

(NOTE: Railing is not shown. Railing design and evaluation is not part of Common Elements scope and will be evaluated as part of a future task order)



# PROMENADE THROUGH PARK

## ALTERNATIVE 1 - URBAN



# PROMENADE AT NIGHT

## ALTERNATIVE 1 - URBAN



# ALTERNATIVE 2 - NAUTICAL

## LOCAL INSTALLATIONS:

- Baltimore Inner Harbor (mockup location near the Rusty Scupper)
- Hyatt Place D.C. Capitol/National Mall – 400 E. Street (Wood Poles)
- The Naval Yard near Osteria Morini Restaurant (Wood LED Bollards)
- REI Store – College Park (Wood Bollards)
- Belmont (Wood LED Bollards)

**\*\*DESIGN TEAM RECOMMENDED ALEXANDRIA WATERFRONT LIGHT ALTERNATIVE\*\***



BALTIMORE INNER HARBOR, MD

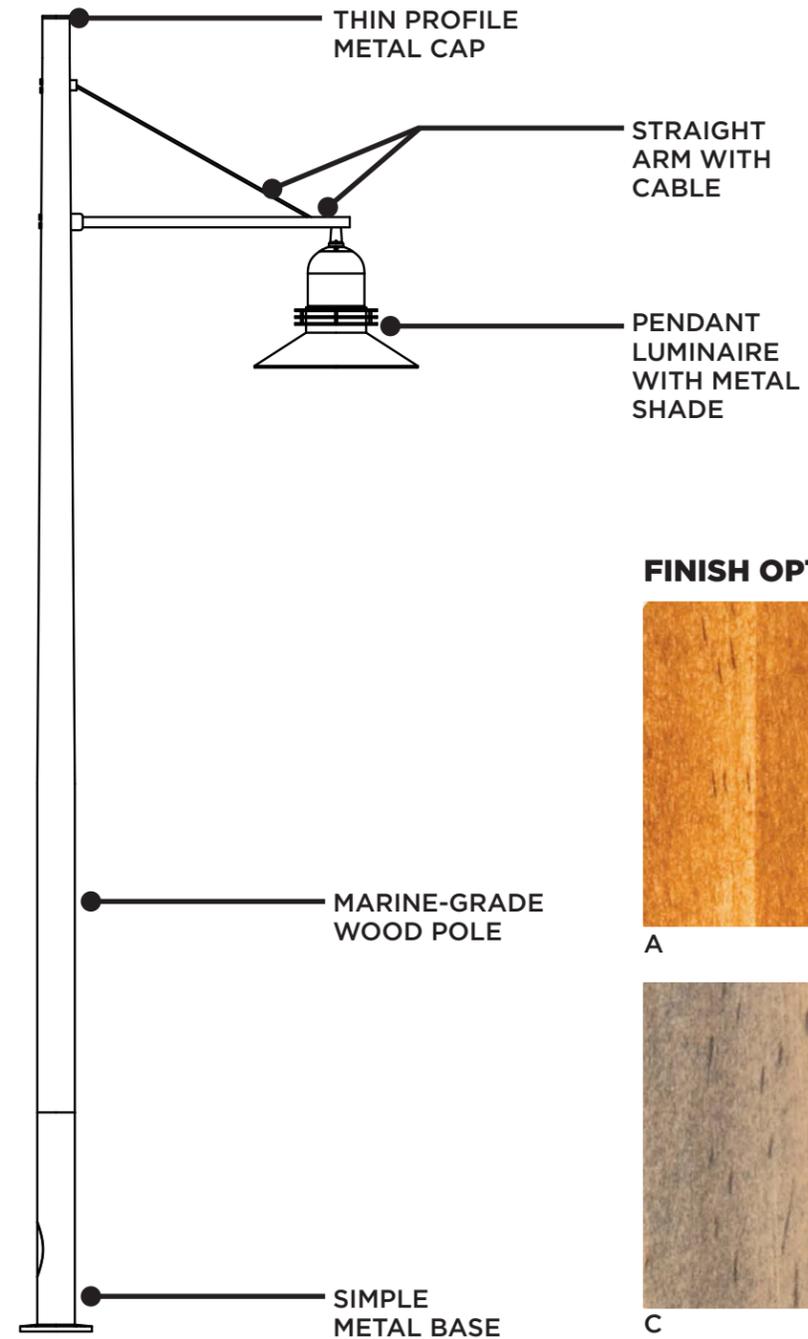


### PRICING (ESTIMATE):

STRUCTURA PRODUCTS  
 BOLT-16-55-40-S\*-BLK POLE WITH  
 CAT-2S-PEN ARM(S)  
 COOPER EPIC EMM-E04-LED-E1-T4-  
 SR-FL-BZ LIGHT FIXTURE

SINGLE = \$4,300

TWIN = \$6,300



### FINISH OPTIONS



A



B



C



D

# PROMENADE WITH LOWER BOARDWALK

## ALTERNATIVE 2 - NAUTICAL

Arm Configuration - Alternate A



# PROMENADE WITH LOWER BOARDWALK

## ALTERNATIVE 2 - NAUTICAL

Arm Configuration - Alternate B



# PROMENADE WITHOUT LOWER BOARDWALK

## ALTERNATIVE 2 - NAUTICAL

(NOTE: Railing is not shown. Railing design and evaluation is not part of Common Elements scope and will be evaluated as part of a future task order)



# PROMENADE THROUGH PARK

## ALTERNATIVE 2 - NAUTICAL

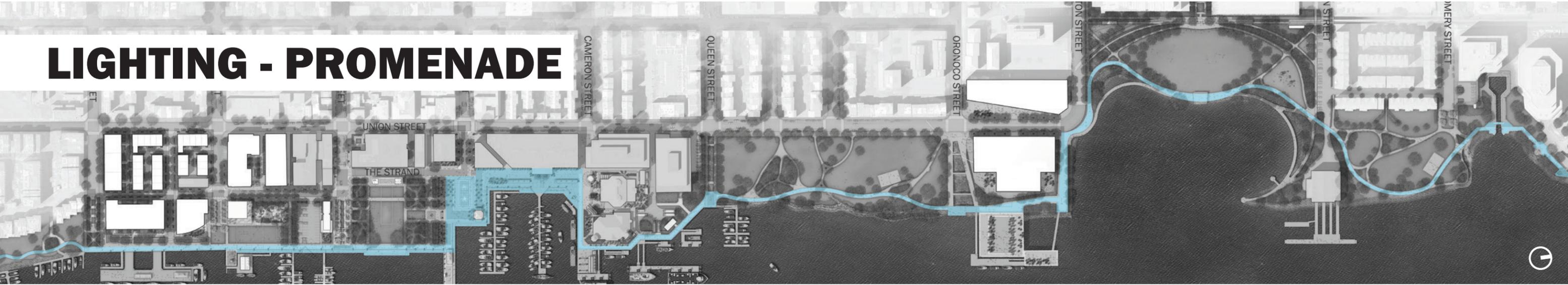


# PROMENADE AT NIGHT

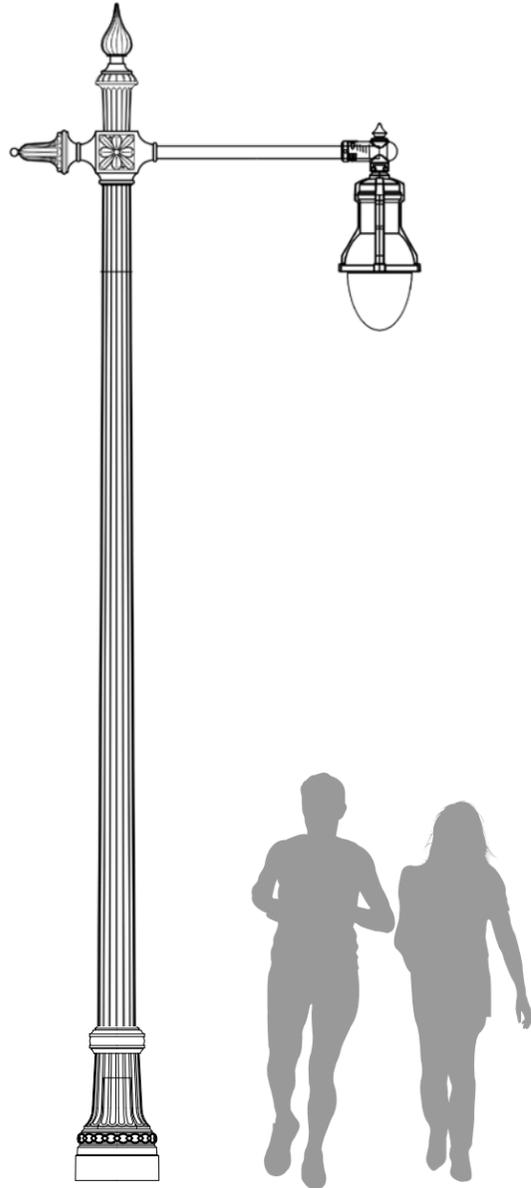
## ALTERNATIVE 2 - NAUTICAL



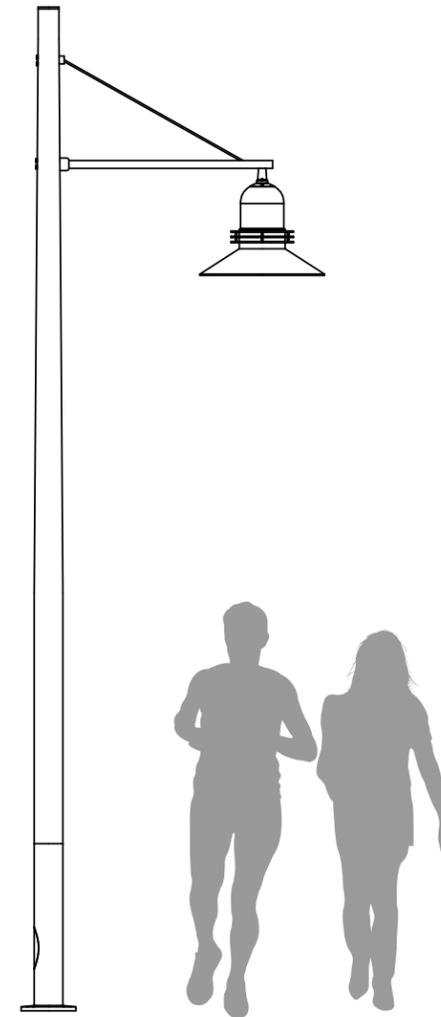
# LIGHTING - PROMENADE



**ALTERNATIVE 1 - URBAN**



**ALTERNATIVE 2 - NAUTICAL**



# PUBLIC ENGAGEMENT

## ALEXANDRIA WATERFRONT

JUNE 14, 1962 • ROBERTO C. CHAN, PH.D.

### PAVING THE STRAND

City standard paving materials, street lighting, and site furnishings are used along the Strand to carry the historic character of Alexandria toward the Potomac River and link the city with the Waterfront district. Street and sidewalks use the iconic red brick found throughout Old Town. The Strand is highlighted with a beige brick that recalls the historical paving found on Prince Street, yet distinguishes the Strand as a unique corridor.

STREET INTERSECTION

PROMENADE WITHOUT LOWER BOARDWALK (CORE AREA)

PROMENADE WITH LOWER BOARDWALK (CORE AREA)

### PAVING WATERFRONT PROMENADE

The promenade will be a continuous path along the entire waterfront. Unique paving materials will distinguish it from the streets in the Waterfront district and throughout Old Town Alexandria. Granite bands on either edge of the promenade frame the path paving and provide a continuous element for commemorative inscriptions. The mix of gray concrete "slabs" pavers used as the promenade infill paving in the core area was selected to recall the grates of wood used on docks in the historic, working waterfront and provide visual interest and a unique character to this space along the water.

COMMEMORATIVE INSCRIPTIONS OF OTHER HISTORICAL TEXT

### ART AND HISTORY CONTINUOUS BANDING

Two pavements from the history of the Alexandria Waterfront will be delineated in the paving materials of the Waterfront district. Each band is unique and contributes to the character and wayfinding of this historic area.

1749 HISTORIC SHORELINE 2 1/2" x 1 1/2" WOOD WITH 1/4" COBBLES

1845 HISTORIC PIER LINE 8 IN WIDE

PROMENADE BANDING 1 1/2" x 1 1/2" WIDE

### LIGHTING PROMENADE LIGHT ALTERNATIVE 1 - URBAN

The promenade light will distinguish the promenade as a consistent experience along the waterfront. The light is unique to the promenade and can be configured to reflect the varying conditions of the path. A double arm fixture is provided in areas where there is a lower deck and in more active areas around the Torpedo Factory and Harbors. In areas where there is no lower deck or in more passive areas of the waterfront (i.e., through the parks) only a single arm is used. The poles can also be utilized for banners or signs that can be varied seasonally. There are two promenade light alternatives under consideration, which are both shown here.

PROMENADE WITH LOWER BOARDWALK

PROMENADE WITHOUT LOWER BOARDWALK

### LIGHTING PROMENADE LIGHT ALTERNATIVE 2 - NAUTICAL

The nautical light fixture recalls the iconic mast and jibs found along the working waterfront in Alexandria throughout the 19th and 20th Centuries. This fixture consists of a narrow grade mast pole with metal base. The mast connects to the luminaire and material, allowing the luminaire to coordinate with the promenade and its surroundings in the more urban core area as well as through the waterfront parks.

PROMENADE WITH LOWER BOARDWALK

PROMENADE WITHOUT LOWER BOARDWALK

### THE COMMON ELEMENTS

A goal of the Waterfront Small Area Plan is the design and selection of common elements to create a cohesive waterfront district.

The Alexandria Waterfront is comprised of three key components: the **strand** connecting the city to the waterfront, the **promenade** as a central and connecting element, and the **waterfront spaces** that provide a unique character of historical sites and the waterfront district.

These three components of our waterfront elements that unite and distinguish the waterfront as its own district and destination but tie to the existing character of Alexandria.

Design guidelines create standards for future design and implementation of waterfront projects, contextualize the waterfront in Old Town Alexandria, and create a cohesive character to the district. Common element guidelines include:

- standard paving colors and materials for streets, sidewalks, and the pedestrian promenade.
- continuous banding that leaves multiple properties and districts recognizable related to Alexandria art and history consistent street and promenade lighting.

Visit <https://engage.alexandria.gov> for more information and to provide feedback.

## MOCK-UPS



STRAND PAVING MATERIALS



WATERFRONT PROMENADE PAVING MATERIALS

# NEXT STEPS

## Task 1: Common Elements Palette

September 2015 to May 2016

### Community Engagement

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- Waterfront Commission Meeting October 20, 2015
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- **Public Display (with online engagement)** April 18, 2016
- Waterfront Commission Meeting April 19, 2016
- **Board of Architectural Review - Certificate of Appropriateness** TBD

## Task 2: Coordination with Private Development Sites

September 2015 to May 2016

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