IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

COMMUNITY MEETING #4
March 6, 2014
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<thead>
<tr>
<th>JULY</th>
<th>AUG</th>
<th>SEPT</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
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**PROJECT SCHEDULE**

- WATERFRONT COMMISSION MEETING
- COMMUNITY MEETING
- WORKSESSION
- PUBLIC HEARING
PROJECT AREA OVERVIEW

POTOMAC RIVER
EXISTING CONDITION AT RIVER ELEVATION =2.0
EXISTING STORMDRAIN PROFILE AT RIVER ELEVATION = 2.0 FT

- Ex Bulkhead
- Strand SD Grate
- Union SD Grate
- Lee SD Grate
- River level @ 2.00
- SD Pipes
- Open Discharge Pipe

River water backs up in SD System (even when it's not raining.)

LEGEND
SD : Storm Drain
EXISTING CONDITIONS - NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT
EXISTING STORMDRAIN PROFILE - NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT

- River level @3.00
- Local Flooding
- Open Discharge Pipe
  River water backs up in SD Pipe. Overflows and spills out into the street from low SD grates.
EXISTING CONDITIONS- RIVER FLOODING AT ELEVATION = 6.0 FT
EXISTING STORMDRAIN PROFILE - FLOODING AT ELEVATION = 6.0 FT

LEGEND
SD : Storm Drain

Storm Drain pipes will not discharge into the river until a sufficient head has been developed.
PROPOSED CONDITIONS WITH BULKHEAD AT ELEVATION = 6.0 FT
EX SD System above Union St. (above EL 6.0 feet) is intercepted and rerouted through or around the waterfront neighborhood. During rain, runoff must still build up in SD pipes to the same elevation as river before getting out, but because all grates are above EL 6.0 feet, streets don’t flood. The pump stations are designed for drainage areas between Duke St. and Queen St. along the waterfront.
CORE AREA - DESIGN ALTERNATIVE C

OLIN
THINGS THE COMMUNITY GENERALLY LIKED:

- The diagonal (although there was definitely some support for the fine-grained grid)
- The interactive fountain at Fitzgerald Square
- The extension of King Street with view of the water
- Additional green space at Fitzgerald Square and throughout the plan
- The street-end treatments with open views of water, 18th and 19th century gardens and art – very popular with everyone
- Plenty of shade
- Lots of support for the Seaport Foundation
- Kayaks and canoe or other non-motorized boat rentals
- The implementation of the art and history plan
- Several comments that it is the right scale, good fit for Alexandria
THINGS THE COMMUNITY EXPRESSED CONCERN ABOUT:

• Bringing the water up to the foot of King in Alternative B
• Skating rink – some said does not fit with historic ambiance of Alexandria
• Technical details of flood mitigation
• Costs, funding, governance
• Parking
• What goes in the civic building
• Gazebo at Torpedo Factory – don’t be too quick to tear it down, look at repurposing and updating the design

• There was very little comment about the design alternatives for Thompson’s Alley, so we are reviewing that with the primary restaurant and commercial boat users
KING TO QUEEN

1. PRESERVATION OF EXISTING TREES WITH UNDERSTORY PLANTINGS
2. SHADE STRUCTURE
3. FACILITY FOR PUMPHOUSE, RESTROOMS & STORAGE
4. WATERFRONT PARK LAWN
5. GRAND STEPS AT WATERFRONT PARK
6. PEDESTRIANIZED STRAND WITH EMERGENCY VEHICLE ACCESS
7. BIKE PARKING HUB
8. MAI THAI RESTAURANT
9. WATERFRONT MARKET
10. OLD DOMINION BOAT CLUB
11. KING STREET WHARF
12. FITZGERALD SQUARE WITH WATER FEATURE AND ICE SKATING
13. HISTORIC SHIP
14. WATER TAXI TICKET KIOSK & WAITING AREA
15. KING STREET PIER WITH SEATING AND SHADE STRUCTURE
16. WATER TAXI DOCK
17. TORPEDO FACTORY
18. EXISTING PAVILION WITH WATER FEATURE
19. BLACKWALL HITCH RESTAURANT
20. CHARTHOUSE RESTAURANT
21. MOVEABLE TABLES & CHAIRS
22. DOCKMASTER BUILDING
23. IMPROVED BULKHEAD & COMMERCIAL PIER
24. CONTINUOUS WATERFRONT PROMENADE
25. PRESERVE SPECIMEN ASH TREE
26. IMPROVED THOMPSONS ALLEY SERVICE COURT
27. PEDESTRIAN BRIDGE & CHARTHOUSE TERRACE
28. PUMP HOUSE
29. QUEEN STREET GARDENS
30. EXISTING ANCHOR
SMALL AREA PLAN GOALS

OLIN
MITIGATE NUISANCE FLOODING
PROVIDE A VARIETY OF WATERFRONT EXPERIENCES
ENHANCE THE ECOLOGICAL & SUSTAINABLE SYSTEMS ALONG THE WATERFRONT
CONCEPT DESIGNS OUTSIDE CORE AREA

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
6. LIGHT INSTALLATIONS
7. SCULPTURE FROM ORIGINAL TIDE LOCK STONE
8. GLASSWORK FACTORY INSPIRED SCULPTURE
9. DISTINGUISH MT VERNON TRAIL FROM WATERFRONT PATH
10. INCORPORATE INTERPRETIVE SIGNAGE & ART
11. CREATE ADDITIONAL SEATING AREAS.
SEATING AREAS
EXISTING CONDITIONS
NON-MOTORIZED BOAT LAUNCH

OLIN
STEPS TO THE WATER
MAINTAIN LAWN & SHADE
ACCESS THE WATER – ENHANCED SHORELINE PLANTINGS
ENHANCE NATURAL SYSTEMS
RESHAPE SLOPED LAWN
EXISTING LAWN FORM

PROPOSED LAWN FORM
ORONOCO BAY PARK - PROPOSED
EXISTING CONDITIONS
QUEEN STREET GARDENS
EXISTING ANCHOR
CONTINUOUS WATERFRONT PROMENADE
QUEEN STREET TERMINUS
BOULDER STEPPING STONE PATHS
ADDITIONAL TREE PLANTINGS
MEMORIAL GARDEN WITH IMPROVEMENTS TO PLANTING
EXISTING QUAY STREET END GARDEN
EXISTING PRINCESS STREET END GARDENS
BOULDER STEPS
NATURALIZED SHORELINE
HISTORIC SHORELINE IN PAVING
ORONOCO STREET END - BIOSWALE & BRIDGES
WEST’S POINT OVERLOOK
ROBINSON TERMINAL NORTH DEVELOPMENT

QUEEN TO ORONOCO
FOUNDERS PARK - PROPOSED
EDUCATIONAL ELEMENTS
EMBRACE HISTORY
EMBRACE HISTORY
EMBRACE HISTORY
STORIES OF THE WATERFRONT

OLIN
EMBRACE HISTORY
FOUNDATIONS – INTEGRATED ART ELEMENTS
ART OPPORTUNITIES
COMMON ELEMENTS – CONTINUOUS WATERFRONT PATH
CONTINUOUS WATERFRONT PATH
CONTINUOUS PATH WITH LOWER PATH & NATURALIZED SHORE
CONTINUOUS PATH WITH BOULDER STEPS
PROMENADE AT OVERLOOKS WITH GUARDRAIL

1'- GRANITE BANDING WITH INSCRIPTION
10' PATHWAY RESIN BOUND AGGREGATE
4'- BRICK PAVING
22'- WATERFRONT PROMENADE
DOUBLE LUMINAIRE
PILE SUPPORTED OVERLOOK
GUARDRAIL

6'- 10 YEAR STORM
2'- MEAN HIGH TIDE
2'- MEAN WATER LEVEL
-2'- MEAN LOW TIDE
PROMENADE WITH LOWER DECKING
PROMENADE AT GRAND STAIRS
COMMON ELEMENTS - MATERIALS

OLIN
1. RTS PIER
2. CIVIC BUILDING PLAZA
3. POINT LUMELY PIER
4. POINT LUMELY WALK
5. SUN DECK AT REFLECTING POOL
6. WATERFRONT PARK PLAZA
7. TRANSITIONAL PLAZA
8. KING STREET PIER
9. FITZGERALD SQUARE
10. KING STREET UNIT BLOCK
11. CITY MARINA / TORPEDO PLAZA
12. BOULDER STEPPING STONES
13. RTN PIER
14. WYTHE STREET PLAZA
15. TIDE LOCK
CLAY BRICK

ASPHALT BLOCK

BOARDWALK

MATERIALS PRECEDENT – ALEXANDRIA
STONE DUST

EXPOSED AGREGATE CONCRETE

RESIN BONDED AGREGATE

MATERIALS PRECEDENT – ALEXANDRIA
MATERIAL EXAMPLES

BLUESTONE CURB

GRANITE CURB

GRANITE EDGE

TREE GRATE
MATERIAL EXAMPLES - PROMENADE

OLIN
1 GRANITE SEAT WALL
2 LOUNGE CHAIRS
3 LOUNGE CHAIRS AT REFLECTING POOL
4 ROOFTOP OUTDOOR DINING
5 WATERFRONT STEPS
6 FLEXIBLE SEATING
7 BOULDER STEPS
8 PICNIC TABLES

9 ADIRONDACK LOUNGE CHAIRS
10 STEPPED SEATING AT FOUNTAIN
11 PROMENADE CLASSIQUE

COMMON ELEMENTS - FURNISHINGS
FURNISHING PRECEDENTS - PROMENADE
FURNISHING PRECEDENTS - ROOMS
SUSTAINABILITY AND ECOLOGICAL SYSTEMS
## SUSTAINABILITY & ECOLOGICAL SYSTEMS

<table>
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<tr>
<th></th>
<th>SOCIAL</th>
<th>MATERIALS</th>
<th>HABITAT ENHANCEMENT THROUGH PLANTING</th>
<th>ENERGY</th>
<th>WATER</th>
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<tr>
<td></td>
<td>Quality of the space</td>
<td>Durability / Maintenance</td>
<td>Native / Adaptive</td>
<td>Renewable Solar</td>
<td>Quality</td>
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<td>Opportunities for interaction</td>
<td>Local</td>
<td>Biodiversity</td>
<td>Urban heat island mitigation</td>
<td>Stormwater Management</td>
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<td></td>
<td>Financial</td>
<td>Responsible production</td>
<td>Low maintenance</td>
<td>Efficient Lighting</td>
<td>Potential for Reuse</td>
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### Habitat Zones

- **WILKES - DUKE**
  - Social: Low Potential
  - Materials: Mid Potential
  - Habitat: High Potential
  - Energy: Low Potential
  - Water: Mid Potential

- **DUKE - KING**
  - Social: High Potential
  - Materials: High Potential
  - Habitat: High Potential
  - Energy: Mid Potential
  - Water: High Potential

- **KING - QUEEN**
  - Social: Low Potential
  - Materials: Mid Potential
  - Habitat: Mid Potential
  - Energy: Mid Potential
  - Water: Mid Potential

- **QUEEN - ORONOCO**
  - Social: Low Potential
  - Materials: Mid Potential
  - Habitat: Mid Potential
  - Energy: Low Potential
  - Water: Low Potential

- **PENDLETON - MADISON**
  - Social: Low Potential
  - Materials: Low Potential
  - Habitat: Mid Potential
  - Energy: Mid Potential
  - Water: Low Potential

- **MADISON - MONTGOMERY**
  - Social: Low Potential
  - Materials: Low Potential
  - Habitat: Mid Potential
  - Energy: Low Potential
  - Water: Low Potential

**Legend:**
- **High Potential**
- **Mid Potential**
- **Low Potential**
WASHINGTON CANAL PARK: WASHINGTON, DC
LIGHTING - STREETS
1 WOLFE STREET END CATENARY LIGHTING
2 DUKE STREET END CATENARY LIGHTING
3 CIVIC BUILDING LIGHTING
4 PLAY AREA WHIMSICAL BOLLARD LIGHTS
5 WOOD DECK CATENARY LIGHTING
6 TRELIS UPLIGHTING
7 PRINCE STREET END CATENARY LIGHTING
8 WATERFRONT PARK MOONLIGHTING
9 SHADE STRUCTURE LIGHTING
10 TRELLIS UPLIGHTING
11 FOUNTAIN LIGHTING
12 TREE LIGHTING
13 SHADE STRUCTURE LIGHTING
14 TORPEDO FACTORY LIGHTING
15 SHADE STRUCTURE LIGHTING
16 GAZEBO FOUNTAIN LIGHTING
17 SHADE STRUCTURE LIGHTING
18 ORONOCO STREET END CATENARY LIGHTING
19 BOX CAR THEATER
20 WYTHE STREET PLAZA LIGHTING
21 TIDE LOCK LIGHTING

LIGHTING – WATERFRONT ROOMS
WATERFRONT LIGHTING CONCEPT
LIGHTING PRECEDENTS – OLD TOWN

OLIN
LIGHTING EXAMPLES - PROMENADE
LIGHTING PRECEDEANTS – WATERFRONT ROOMS

OLIN