

**Waterfront Landscape and Flood Mitigation Design Project**  
**Community Meeting #4**  
**Thursday, March 6, 2014**  
**6:30 – 9:00 PM**  
**United Way Worldwide Building**

**Breakout Session Exercise Report-Out Presentations in the Order Presented**

**Group #3**

- **Agrees with Alternative C:** All agree that Alternative C is at the appropriate scale and character but according to one member of the group it looks a little busy.
- **Founders Park:** Likes the edges, naturalized shoreline, north and south gardens, boulder steps, and shaded spaces.
- **Oronoco Bay Park:** Likes the edges, seating, additional paths and Ralphs Gutt.
- **Rivergate Park:** Likes seating, boulder steps and boat ramp.
- **Tidelock Park:** Bridge should be handicapped accessible; however, overall, likes the character of the bridge.
- **Connectivity, Shade and Activity, Common Elements and Art** – Agrees with all that is proposed; agrees with the historic character but would like to see some more maritime heritage art.

**Group #1**

- **Gave an unsure relative Option C: overall a good plan but worried about some elements of it:**
  - Notation of support for the Alexandria Seaport Foundation with request to include it in the design.
  - Concerned about parking.
  - Does not like the ice skating rink; there may be a place for it but not at the foot of King Street.
  - Debris in Oronoco Bay Park – how can that be addressed?
  - Oronoco Bay is shallow which will limit kayaking.
  - Concerned about underground ecological issues.
  - Be sure that the number and height of trees don't block views of the water. Trees are great, but views are also great.
  - Ok with the connectivity shown in the plan.
  - Lighting, furnishing, art – need more information.

**Group #2**

- **Alternative C** – believes the design successfully captures what people want. The scale is right.
- **Founders Park** – Seating, stepping stones, and shaded space are positive; scale is right. Important to see what will occur at RTN as it may impact the design.
- **Oronoco Bay Park** – Stakeholders of the residential areas of Old Town North should be consulted more. For example, for some residents, trees may be an issue (some may want

## Group #2 (Continued)

- more shade and some may want the open views). Thinks Wythe Street Park should be opened up more.
- **Rivergate Park** – Put water in the Canal; this canal was beautiful when it was first built but has declined over past 20 years with lack of clean water, etc.
- **Tidelock Park** – Make an agreement with local buildings to help assist with parking for the kayakers.
- **Shade, Connectivity, Common Elements** – the plan proportions are right but some of the common elements may need to be varied along different areas of the Waterfront.

## Group #4

- **Alternative C**
  - It captures the best elements of A and B.
  - It is generally at the appropriate scale.
  - Question at Thompson Alley – thinks the size of the service area may be too large; also concerned about the amount of hardscape near the Chart House; thinks more green area is needed.
  - Likes the pedestrian flow along the walkway.
- **Founders Park**
  - Scale:
    - Is the Pendleton side realistic? Green street ends look good on Oronoco and Pendleton Streets but may be in conflict with service/loading and unloading needs for RTN.
    - Noted the importance of including the public in discussions about governance and maintenance.
- **Oronoco Bay Park**
  - Existing piling – can they stay?
  - Bay has debris issues that should be addressed.
  - Naturalized shorelines may be a way to use the tides to help with cleaning.
  - Wythe Street – good.
  - Notation of no regrading.
- **Rivergate Park**
  - Scale is ok.
  - Non-motorized boat launch – question as to whether its location may be too close to the rowing facility.
  - Parking – parking would be needed if kayak launch is included, because nearby parking is too far away.
- **Design Comments:**
  - Flex space is needed.
  - Maybe not enough programming.
  - Solicit input to ensure needs of children and tots are accommodated.
  - More passive uses needed.
- **Connectivity is good.**
- **Common Elements** are good so far.
- **Concepts for site art** are good so far; more information needed.

## **Group #5**

- **Option C** – Successfully captures the best elements of A and B.
- **Option C Scale**
  - An option is needed that includes the reality that the ODBC lot may not be acquired.
  - Variety of open space is good.
  - On the ground, will you have the sight lines through the vegetation?
  - Likes the rooms, the corridors and water edges.
  - Need design guidance for RTS concrete piers and how they fit in with the public space. Work with the developers on the piers.
  - Concern about a maintainable river's edge – dealing with the sludge, driftwood and trash.
  - A comment was made that the promenade may be too massive in some areas.
  - Where is the sustainable area per the Chesapeake Bay Act?
  - Likes the smaller rooms.
  - Be careful about the scale of the Civic building – use elevations showing the building looking back towards town so as not to obstruct views on the city side.
  - Pedestrians and cyclists should be separated for the most part.
  - Make a choice of whether you want vehicular or pedestrian traffic in the core area.
  - Make sure that the riverfront façade and edges of the private developments complement the plan's design.
  - Compatibility of materials is good.

## **Founders Park**

- Likes thinning out of the tree area.

## **Windmill Hill Park**

- Windmill Hill Park is missing . . . do not leave it disconnected in terms of the continuous path and materials. It should be complimentary to the rest of the Waterfront.

## **Oronoco Bay Park**

- Trees look big. Shouldn't block the view of fireworks and performances.
- Subterranean issues make the lower lawn very soggy and should be addressed.
- Crab like arm is problematic in terms of debris.
- Rocks – may be an issue for children slipping. Make it child proof.
- Likes Ralph's Gutt.

## **Tidelock Park**

- Find a way to draw people down Montgomery to better connect this area with the rest of the Waterfront.

## **Other**

- Beachcombers – could be a restaurant but also look at an alternative that might use it to commemorate the history of the Waterfront.
- No support for ice skating rink.
- West's Point is good and should be used to amplify the City's history.
- Parking has already been spoken to.
- Awnings should look good from above and at ground level.
- Blackwall Hitch's façade is dark . . . make sure it does not look overbearing.
- Make the Waterfront operational/functional throughout . . . such as including water fountains in spaces.

## Group #6

- **Option C** – 5 stated it captures best elements of A and B, with comments:
  - Not comfortable with Fitzgerald Square.
  - 3 out of 5 opposed the skating rink.
- **Option C Scale** – 5 support the scale
  - Likes King Street extending to the water.
- **Founders Park**
  - 5 supports - likes path and shoreline improvements.
- **Oronoco Bay Park**
  - 5 supports – with wider opening to the water.
- **Rivergate Park**
  - 5 supports – likes rational path; concern with debris in water
- **Tidelock Park**
  - 5 supports
- **Balance of sun and shade** – 5 supports.
- **Connectivity** – 5 supports. Walkways must be porous.
- **Lighting and Furnishings** – 5 supports basic concept but needs more detail.
- **Art** – 5 supports – Likes interpretive pavers; would like interactive art and sculpture.

## Group #7

- **Option C** – Yes; believes it successfully addresses the best elements of A and B.
- **Option C Scale:**
  - Likes small gardens.
  - Likes street end gardens.
  - Provides good buffering for neighbors.
  - Ice skating rink is still a concern for some.
- **Founders Park**
  - Agrees with the improvements proposed.
  - The focus on the river is good.
  - Boulder seating and steps are good.
  - #60 should be opened up or replanted more appropriately.
  - Transition of park to street near West's Point
- **Tidelock Park**
  - Use some old stones in Rivergate and/or Tidelock as seating.
- **Oronoco Bay Park** – no time to discuss but no disagreement.
- **Rivergate Park**
  - Likes seat orientation pointing north.
  - Parking lot and kayak launch may be too close to homes. Street may be too narrow for loading and unloading of kayaks.
- **Likes the path in general;** use old canal stones in parks as seating.
- **General agreement with other elements,** recognizing that more information is to come regarding lighting, furnishing etc.

## Group #8

- **Alternative C** – Yes; likes diagonal.
- **Alternative C Scale** – Comfortable with the scale; concerned about shade structures at the Torpedo Factory. Keep the area open for the tents and art.
- **Founders Park** – Generally agrees with improvements and scale. Concerned that trees may block homeowners' views of the river.
- **Oronoco Bay Park** – 3 agree and 1 disagrees.
  - Trees block views; others like the shade. Needs wayfinding.
  - Concern about debris.
- **Rivergate/Tidelock**
  - Fix water in the canal.
  - Parking issues.
  - Boat launch is ok.
- **Likes incorporation of art** into the form.
- **Likes the path.**

## Groups #9 and #10 (combined)

- **Alternative C** – Likes C's design and scale.
  - Likes having flexible, multipurpose, hardscape space at foot of King Street (6 agreed).
  - Ice skating rink (5 in favor and 1 opposed; 1 abstained) – provides a winter recreational activity that we do not have now.
  - Questions relating to ODBC parking lot.
  - Need to enforce existing parking regulations.
  - Likes the way the diagonal is tweaked in C.
- **Alternative C Scale** – Likes the scale and character (6 votes)
  - Maintenance and sustainability are important.
- **Founders Park**
  - Likes that the rip rap is addressed. Likes walking areas.
- **Oronoco Bay Park**
  - Likes the Box Car Theatre as a small space.
  - Likes the regarding.
  - Likes Ralph's Gutt.
  - Likes pathways.
- **Connectivity, Common Elements and Art** – Likes in general but acknowledges that more information about the common elements and art will be forthcoming at a later time.