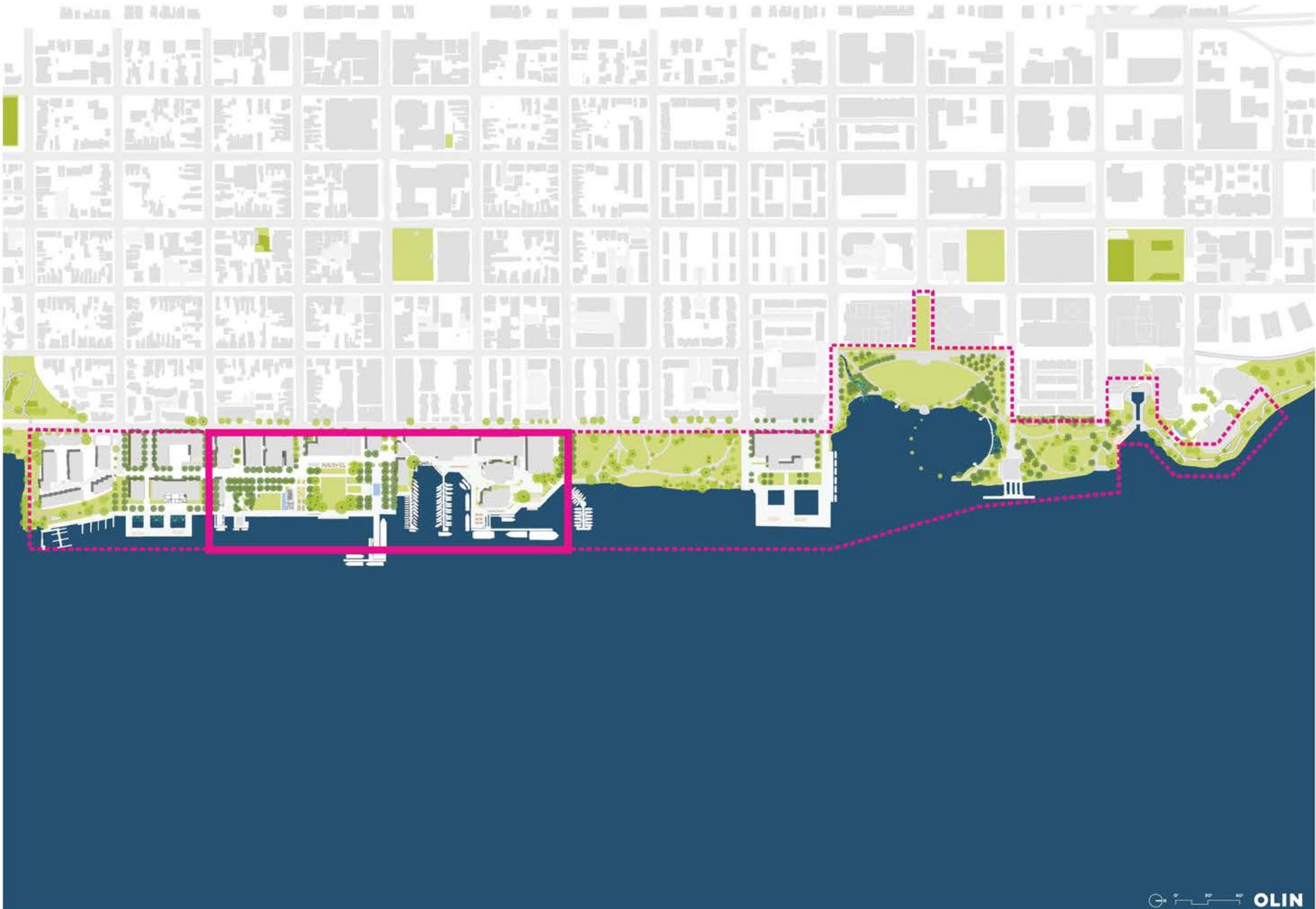


An aerial photograph of a city waterfront, likely Boston, showing a dense urban area with a prominent street running north-south. The waterfront features a marina with several boats and a large building complex. The text "IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN" is overlaid in white, uppercase letters across the middle of the image.

IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

OLIN

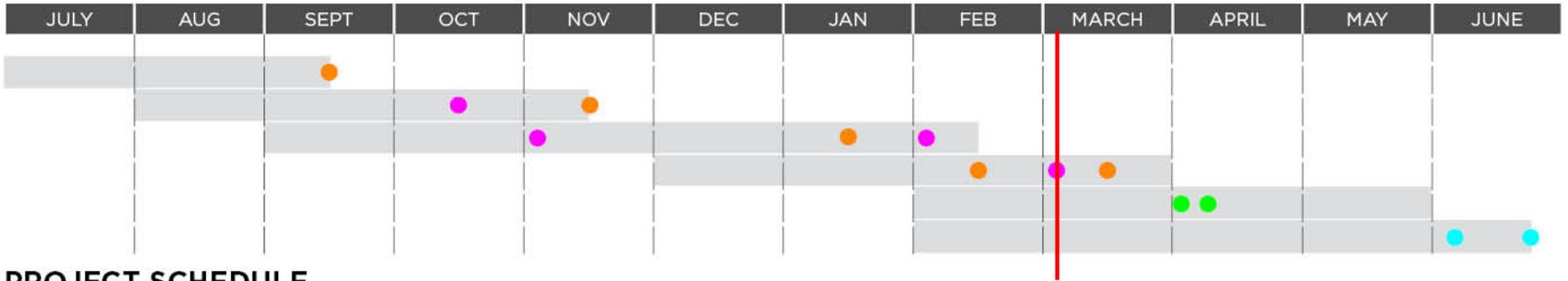
COMMUNITY MEETING #4
March 6, 2014





PROJECT SCHEDULE

OLIN



PROJECT SCHEDULE

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





FLOOD MITIGATION

OLIN



City of Alexandria Waterfront Small Area Plan Flood Mitigation

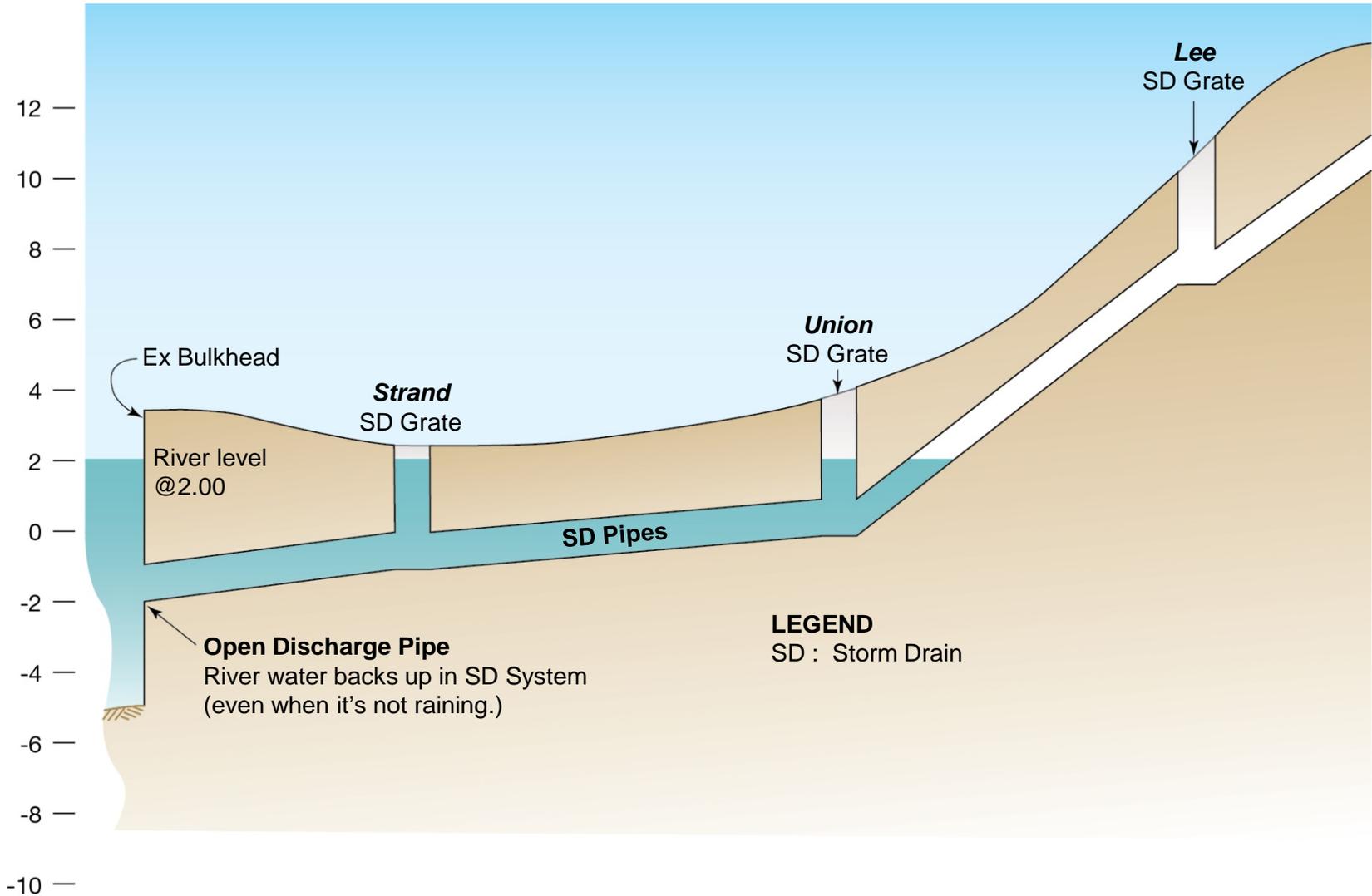


March, 6 2014

PROJECT AREA OVERVIEW



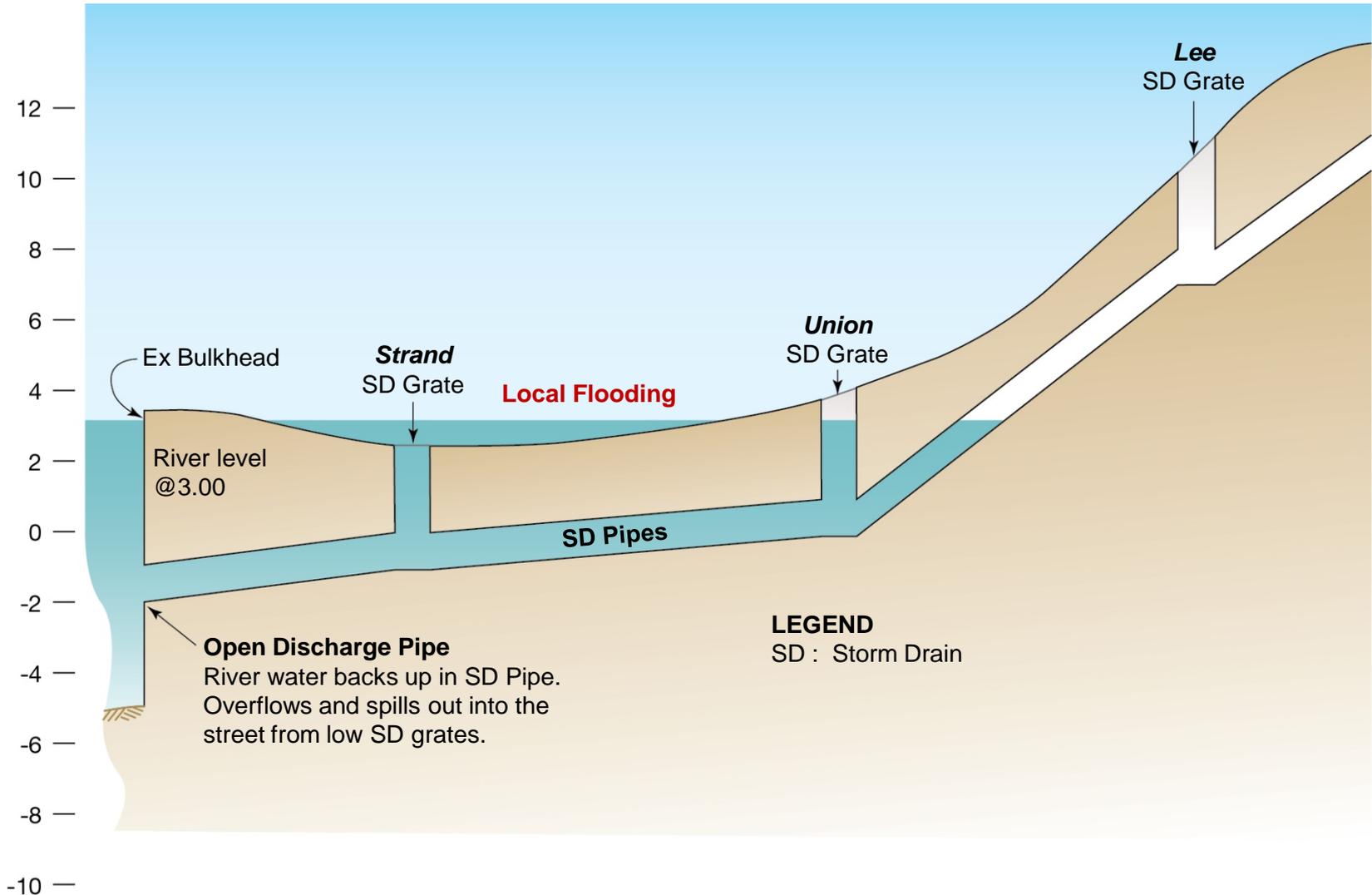
EXISTING STORMDRAIN PROFILE AT RIVER ELEVATION = 2.0 FT



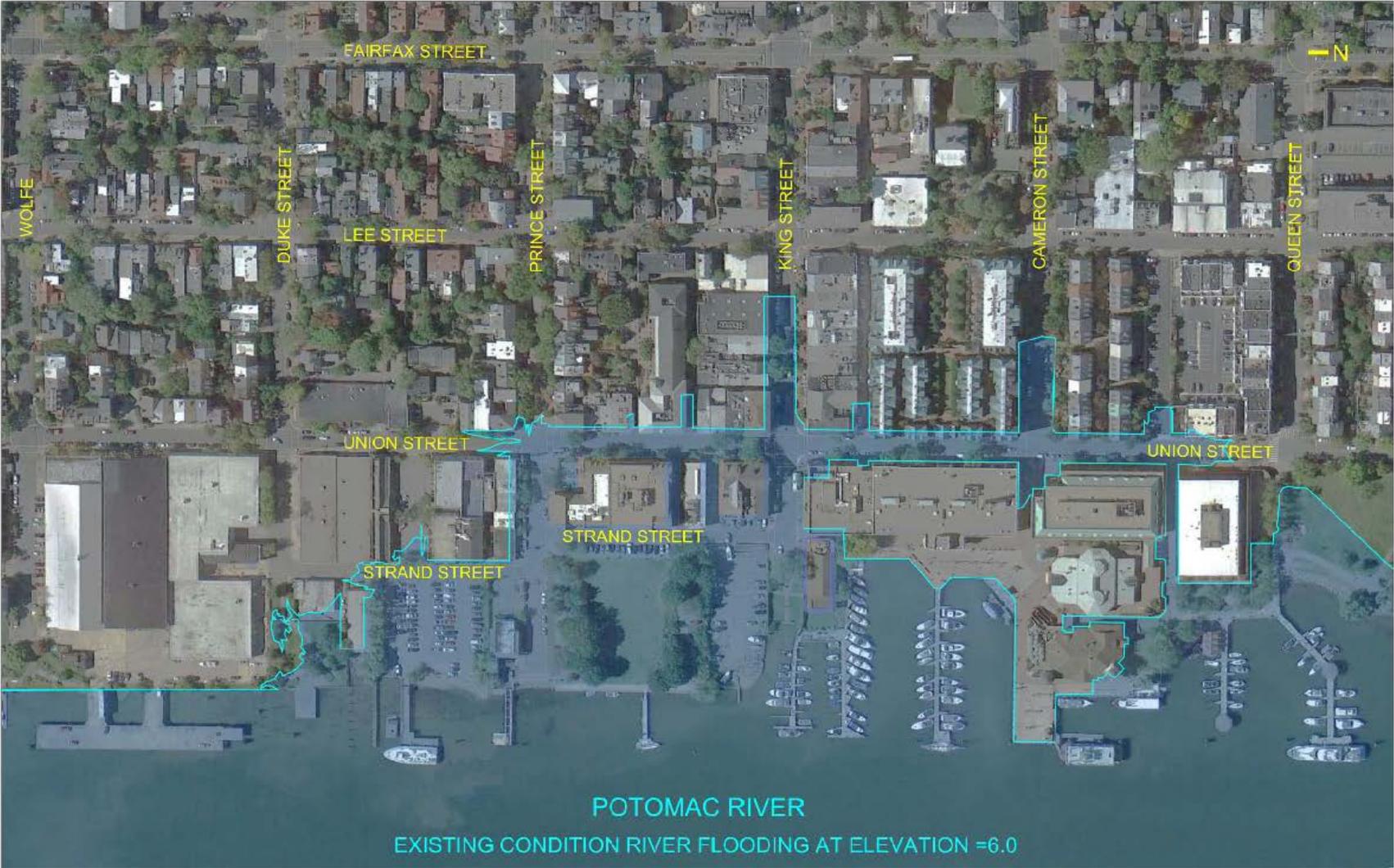
EXISTING CONDITIONS-NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT



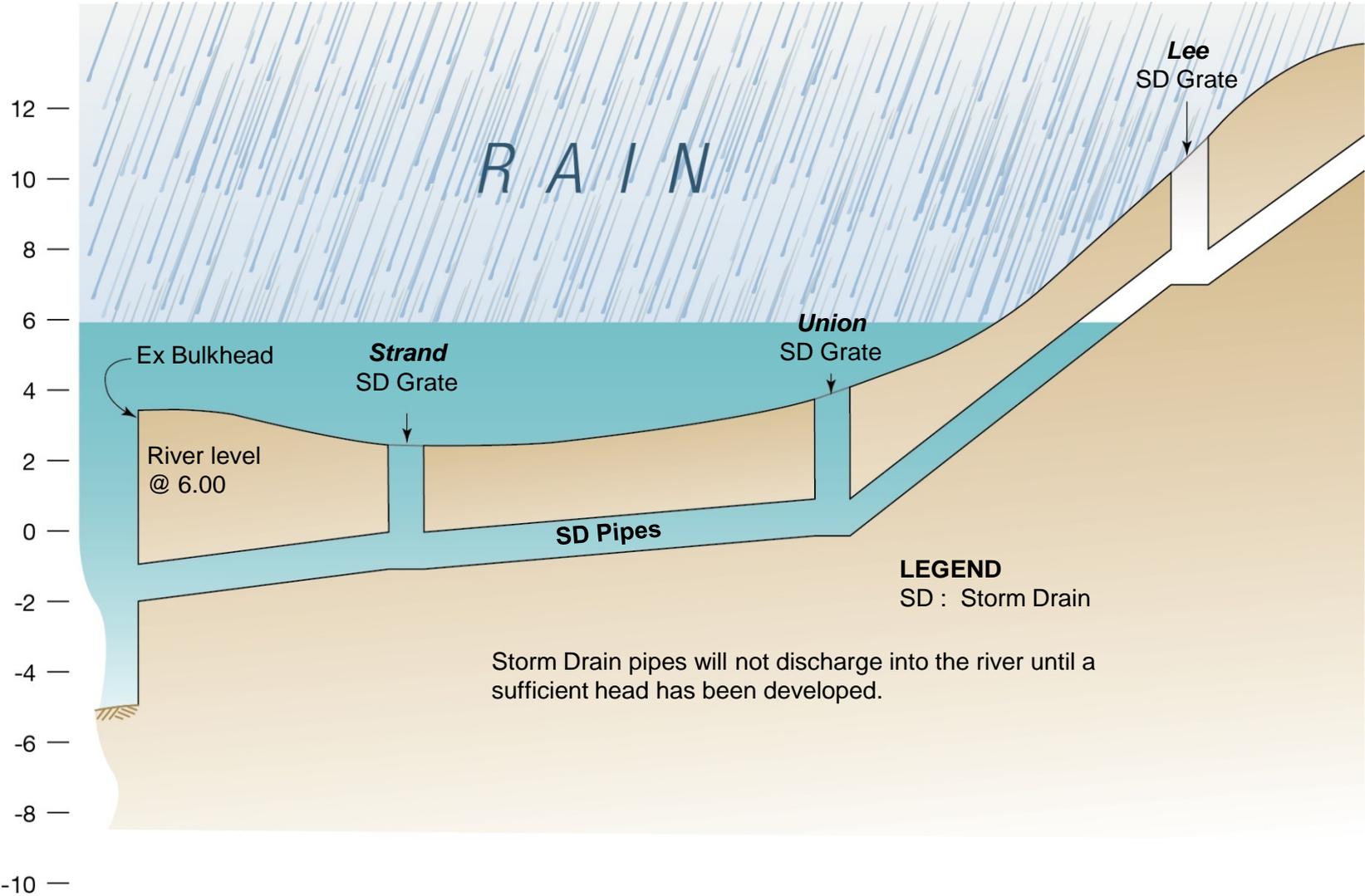
EXISTING STORMDRAIN PROFILE- NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT



EXISTING CONDITIONS- RIVER FLOODING AT ELEVATION = 6.0 FT



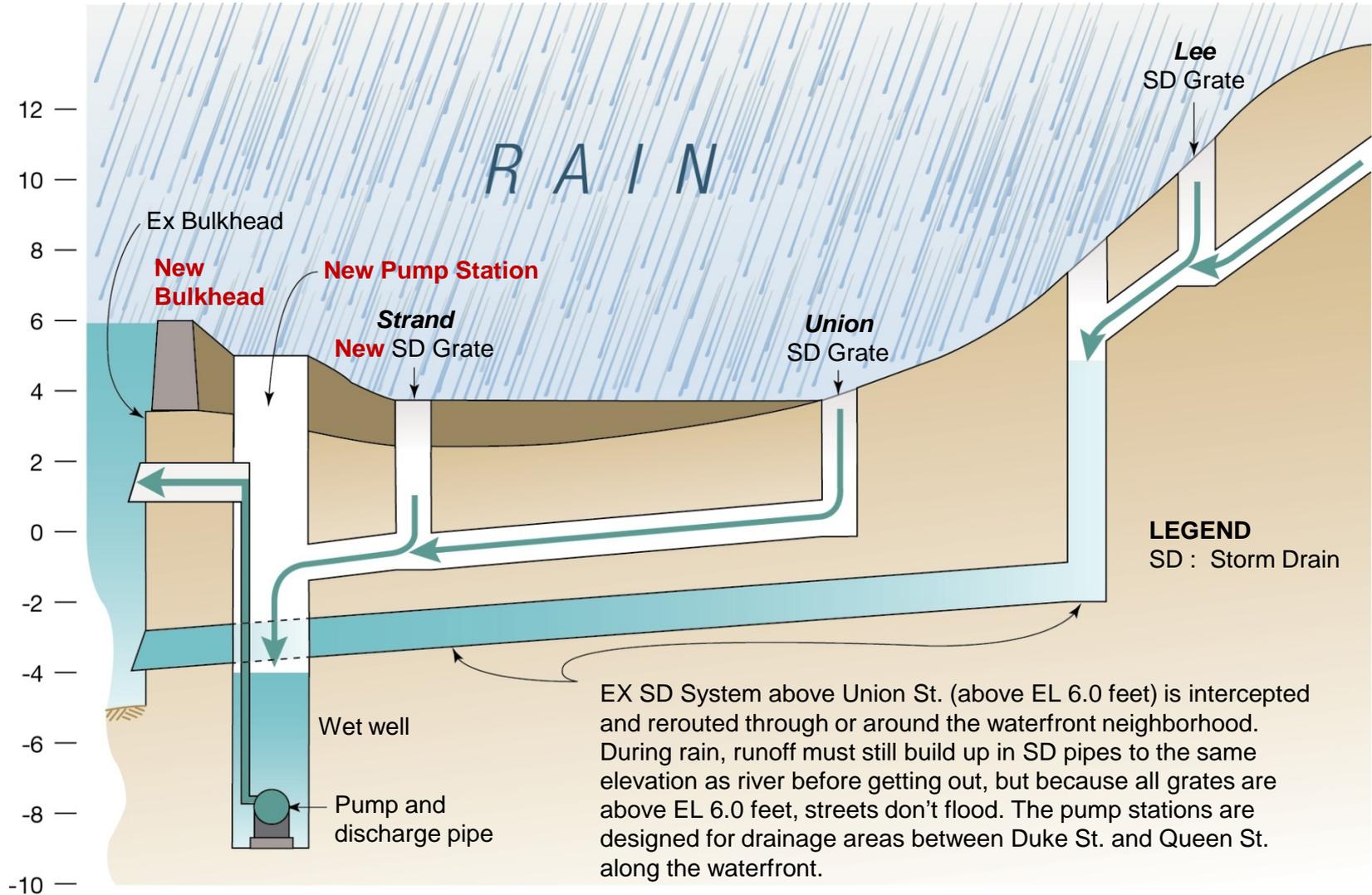
EXISTING STORMDRAIN PROFILE- FLOODING AT ELEVATION = 6.0 FT



PROPOSED CONDITIONS WITH BULKHEAD AT ELEVATION = 6.0 FT



PROPOSED STORMDRAIN PROFILE- SHOWING BY-PASS OF EXISTING STORMDRAIN





CORE AREA - DESIGN ALTERNATIVE C

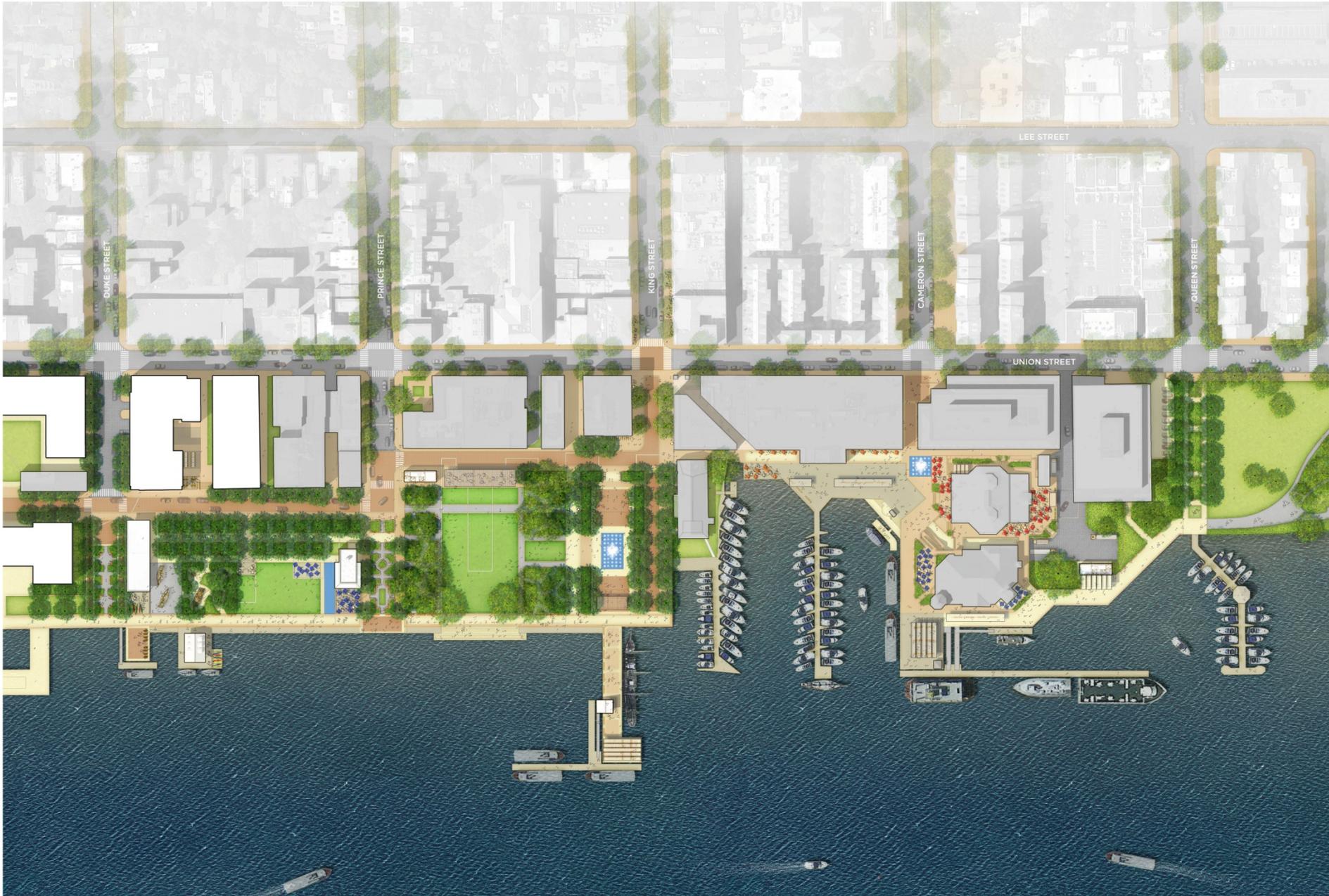
OLIN



COMMUNITY MEETING #3

February 6, 2014

OLIN





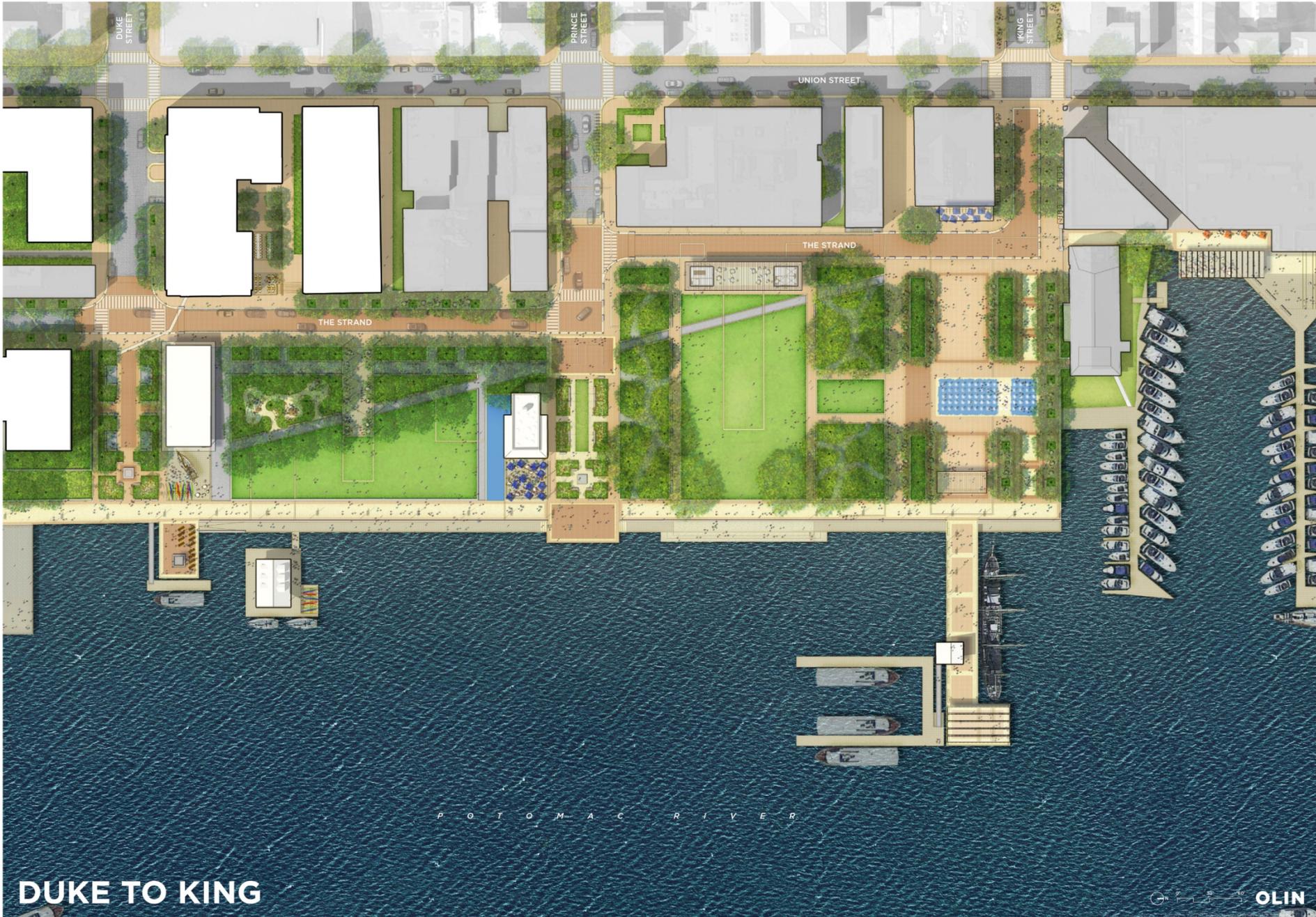
THINGS THE COMMUNITY GENERALLY LIKED:

- 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





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

DUKE TO KING

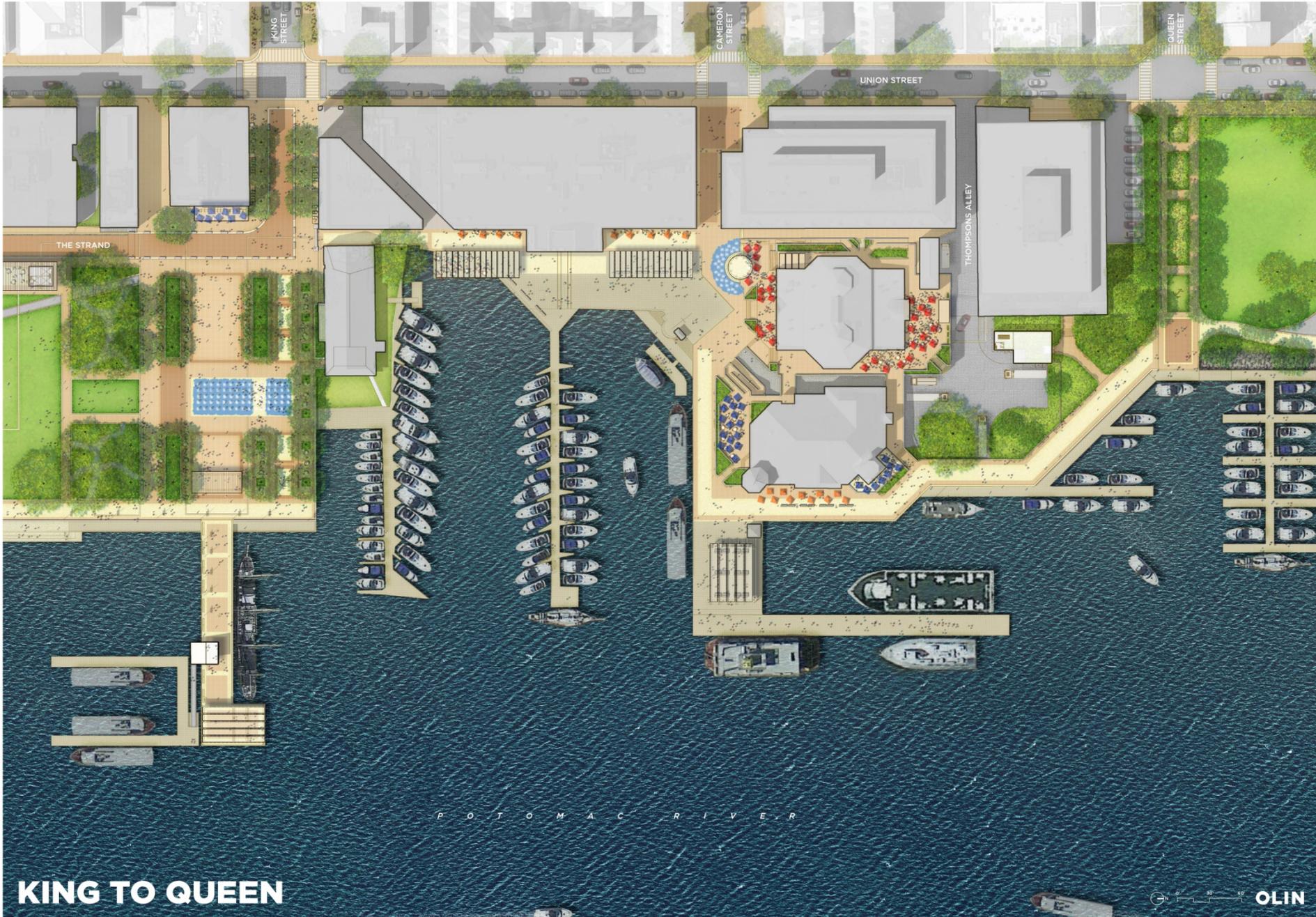


- 4 ROBINSON TERMINAL REDEVELOPMENT
- 5 WATERFRONT PROMENADE AND IMPROVED BULKHEAD
- 6 DUKE STREET WHARF (FIRE ENGINE TEMPORARY PARKING)
- 7 DUKE STREET GARDENS
- 8 CIVIC BUILDING & SEAPORT FOUNDATION BOAT BUILDING CENTER
- 9 BOAT EXHIBITION AREA & FLEXIBLE EVENT SPACE
- 10 POINT LUMLEY PIER WITH MOVEABLE SEATING
- 11 FIRE BOAT DOCKAGE
- 12 SEAPORT FOUNDATION
- 13 CHILDRENS PLAY GARDEN
- 14 POINT LUMLEY WALK
- 15 REALIGNED STRAND WITH IMPROVED PEDESTRIAN EXPERIENCE

- 16 CARR HOTEL REDEVELOPMENT
- 17 CUMMINGS TURNER REDEVELOPMENT
- 18 DECK WITH MOVEABLE SEATING
- 19 LAWN
- 20 REFLECTING POOL
- 21 BEACHCOMBER RESTAURANT
- 22 CHADWICKS RESTAURANT
- 23 CAPITOL BIKE SHARE
- 24 PRINCE STREET GARDENS
- 25 PRINCE STREET WHARF & OVERLOOK
- 26 PRESERVATION OF EXISTING TREES WITH UNDERSTORY PLANTINGS
- 27 SHADE STRUCTURE
- 28 FACILITY FOR PUMPHOUSE, RESTROOMS & STORAGE
- 29 WATERFRONT PARK LAWN
- 30 GRAND STEPS AT WATERFRONT PARK

- 31 PEDESTRIANIZED STRAND WITH EMERGENCY VEHICLE ACCESS
- 32 BIKE PARKING HUB
- 33 MAI THAI RESTAURANT
- 34 WATERFRONT MARKET
- 35 OLD DOMINION BOAT CLUB
- 36 KING STREET WHARF
- 37 FITZGERALD SQUARE WITH WATER FEATURE AND ICE SKATING
- 38 HISTORIC SHIP
- 39 WATER TAXI TICKET KIOSK & WAITING AREA
- 40 KING STREET PIER WITH SEATING AND SHADE STRUCTURE
- 41 WATER TAXI DOCK

DUKE TO KING



KING TO QUEEN

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



- 26 PRESERVATION OF EXISTING TREES WITH UNDERSTORY PLANTINGS
- 27 SHADE STRUCTURE
- 28 FACILITY FOR PUMPHOUSE, RESTROOMS & STORAGE
- 29 WATERFRONT PARK LAWN
- 30 GRAND STEPS AT WATERFRONT PARK
- 31 PEDESTRIANIZED STRAND WITH EMERGENCY VEHICLE ACCESS
- 32 BIKE PARKING HUB
- 33 MAI THAI RESTAURANT
- 34 WATERFRONT MARKET
- 35 OLD DOMINION BOAT CLUB
- 36 KING STREET WHARF
- 37 FITZGERALD SQUARE WITH WATER FEATURE AND ICE SKATING

- 38 HISTORIC SHIP
- 39 WATER TAXI TICKET KIOSK & WAITING AREA
- 40 KING STREET PIER WITH SEATING AND SHADE STRUCTURE
- 41 WATER TAXI DOCK
- 42 TORPEDO FACTORY
- 43 EXISTING PAVILION WITH WATER FEATURE
- 44 BLACKWALL HITCH RESTAURANT
- 45 CHARTHOUSE RESTAURANT
- 46 MOVEABLE TABLES & CHAIRS

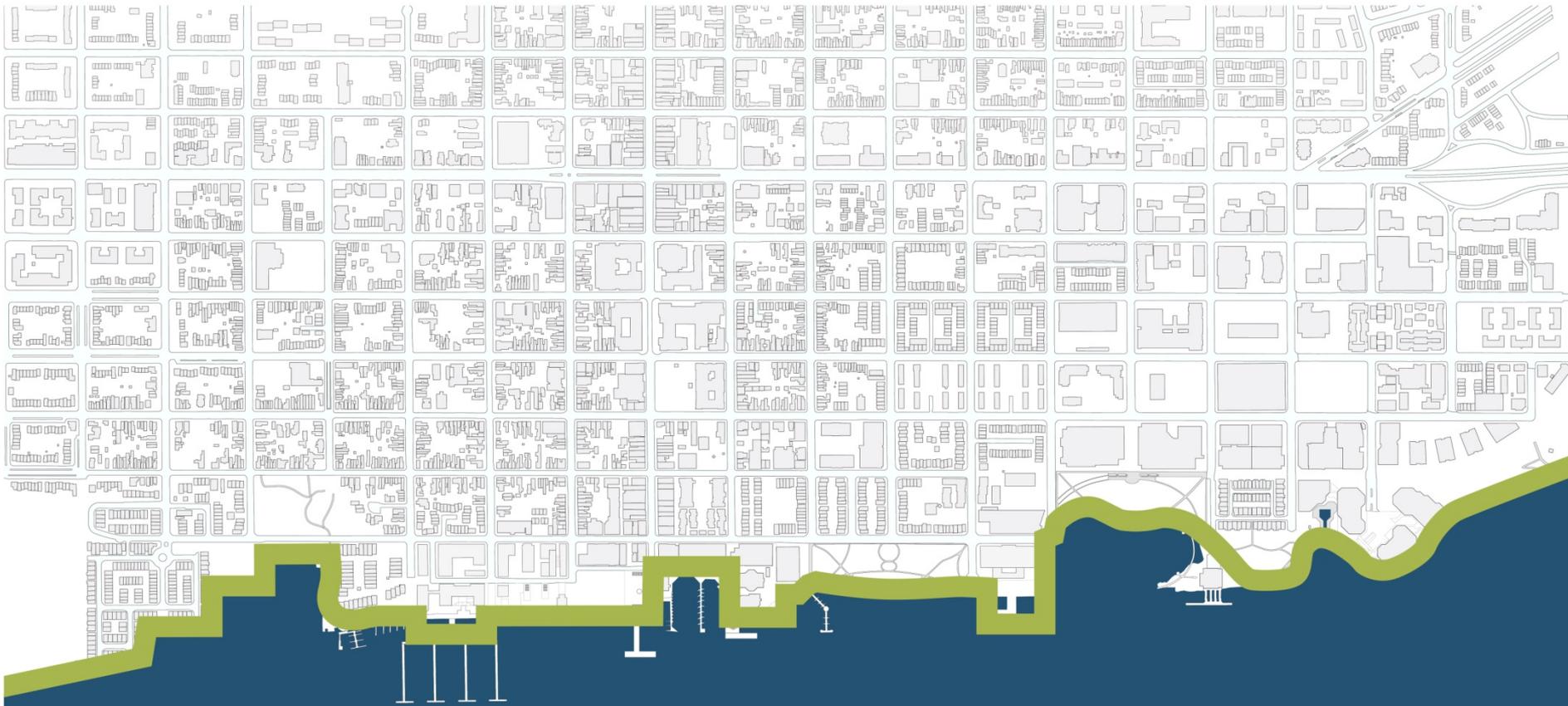
- 47 DOCKMASTER BUILDING
- 48 IMPROVED BULKHEAD & COMMERCIAL PIER
- 49 CONTINUOUS WATERFRONT PROMENADE
- 50 PRESERVE SPECIMEN ASH TREE
- 51 IMPROVED THOMPSONS ALLEY SERVICE COURT
- 52 PEDESTRIAN BRIDGE & CHARTHOUSE TERRACE
- 53 PUMP HOUSE
- 54 QUEEN STREET GARDENS
- 55 EXISTING ANCHOR

KING TO QUEEN



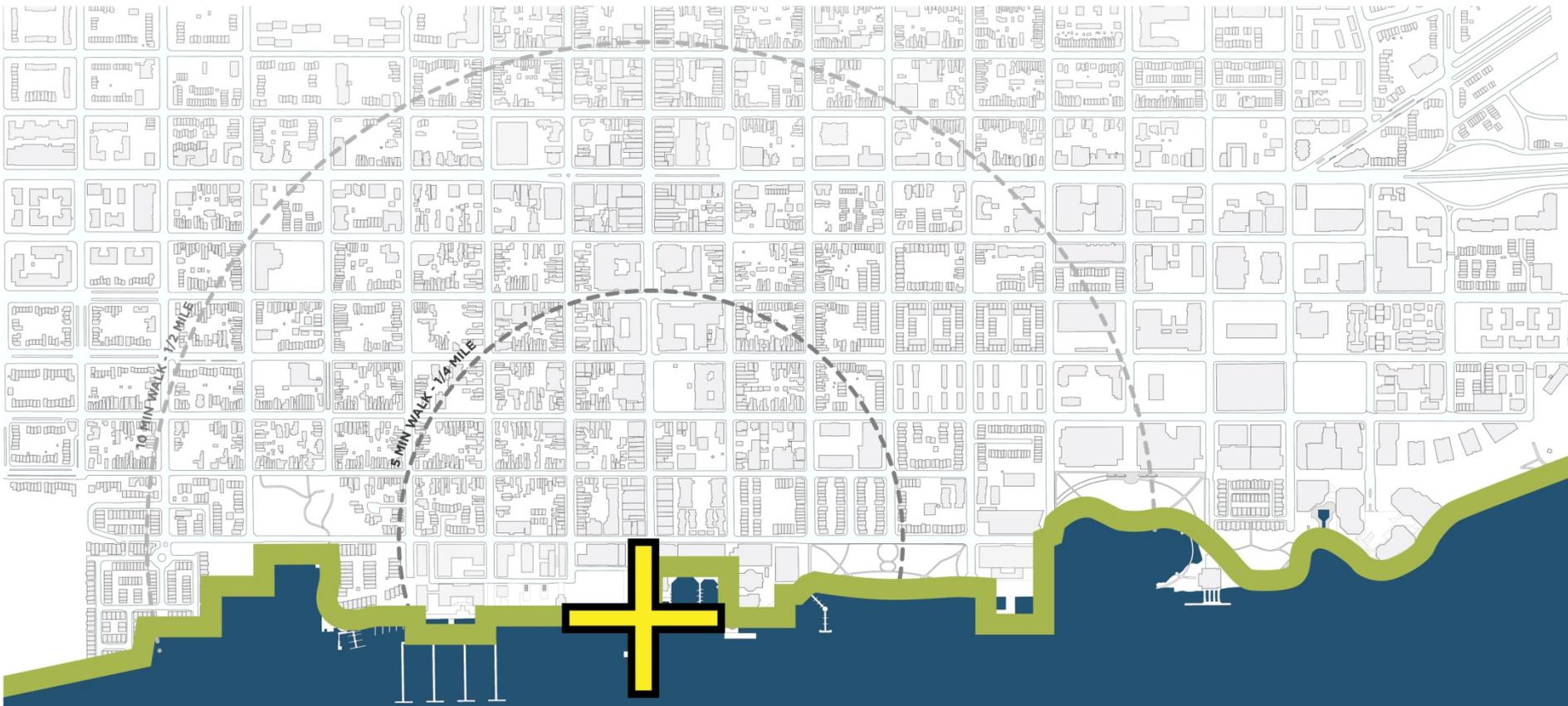
SMALL AREA PLAN GOALS

OLIN



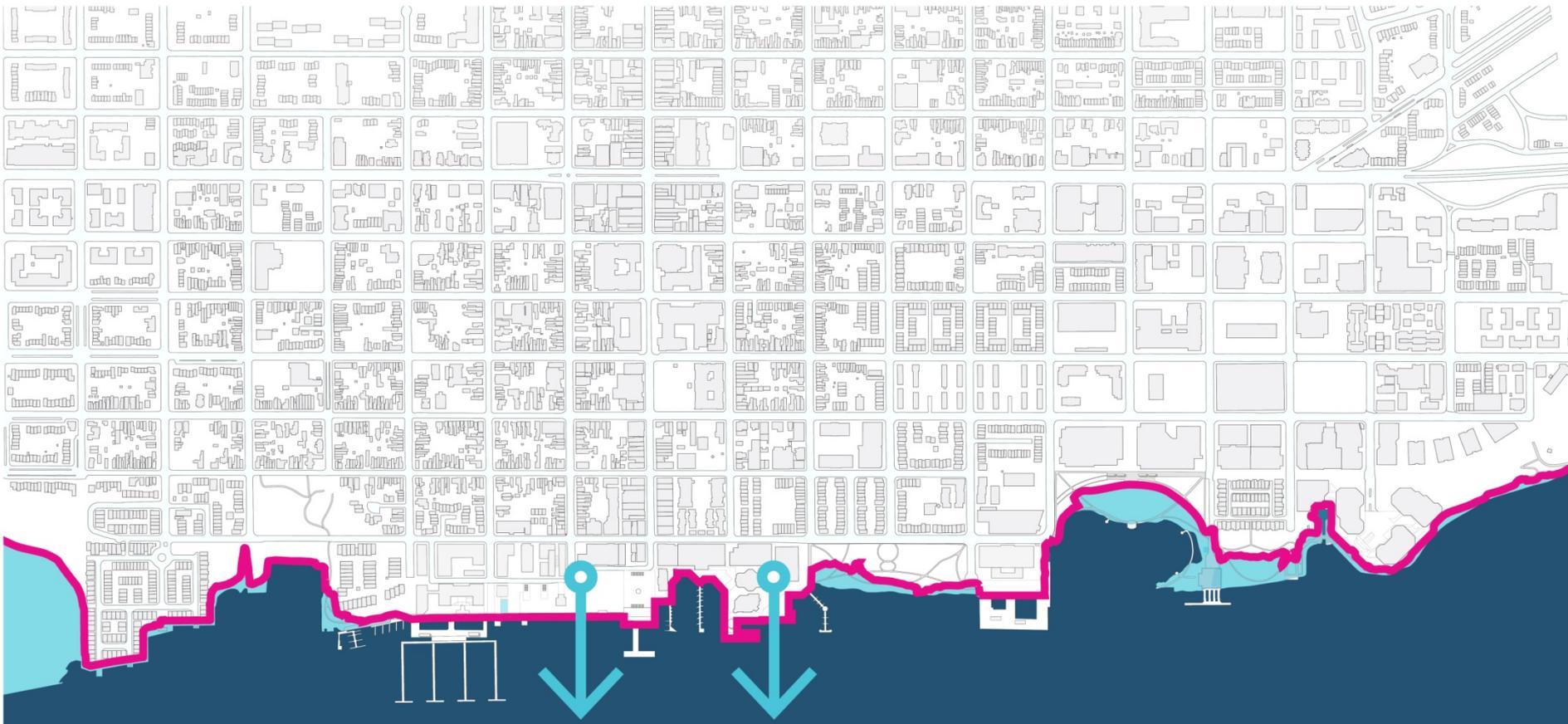
P O T O M A C R I V E R

CREATE A CONTINUOUS WATERFRONT PATH

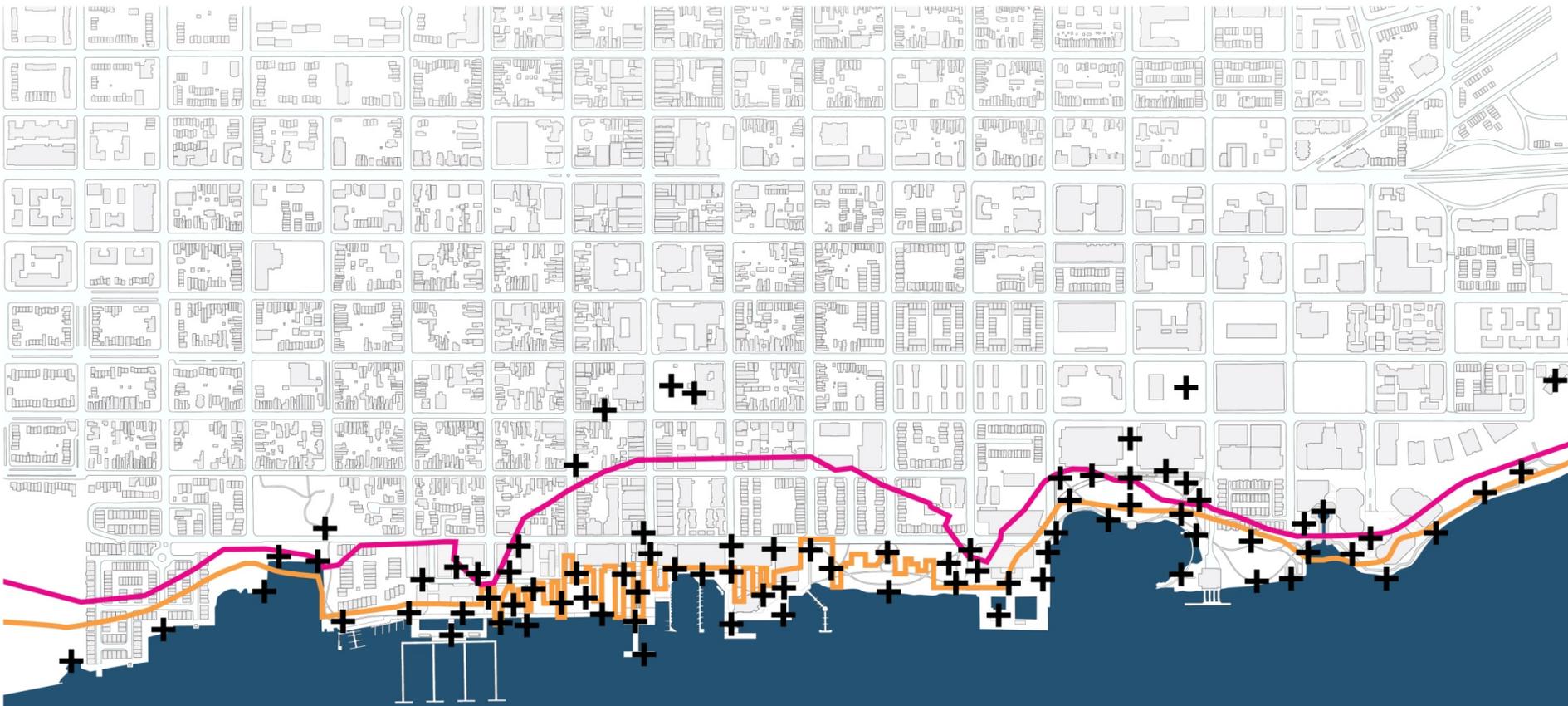


P O T O M A C R I V E R

CREATE A GATHERING PLACE AT THE FOOT OF KING STREET

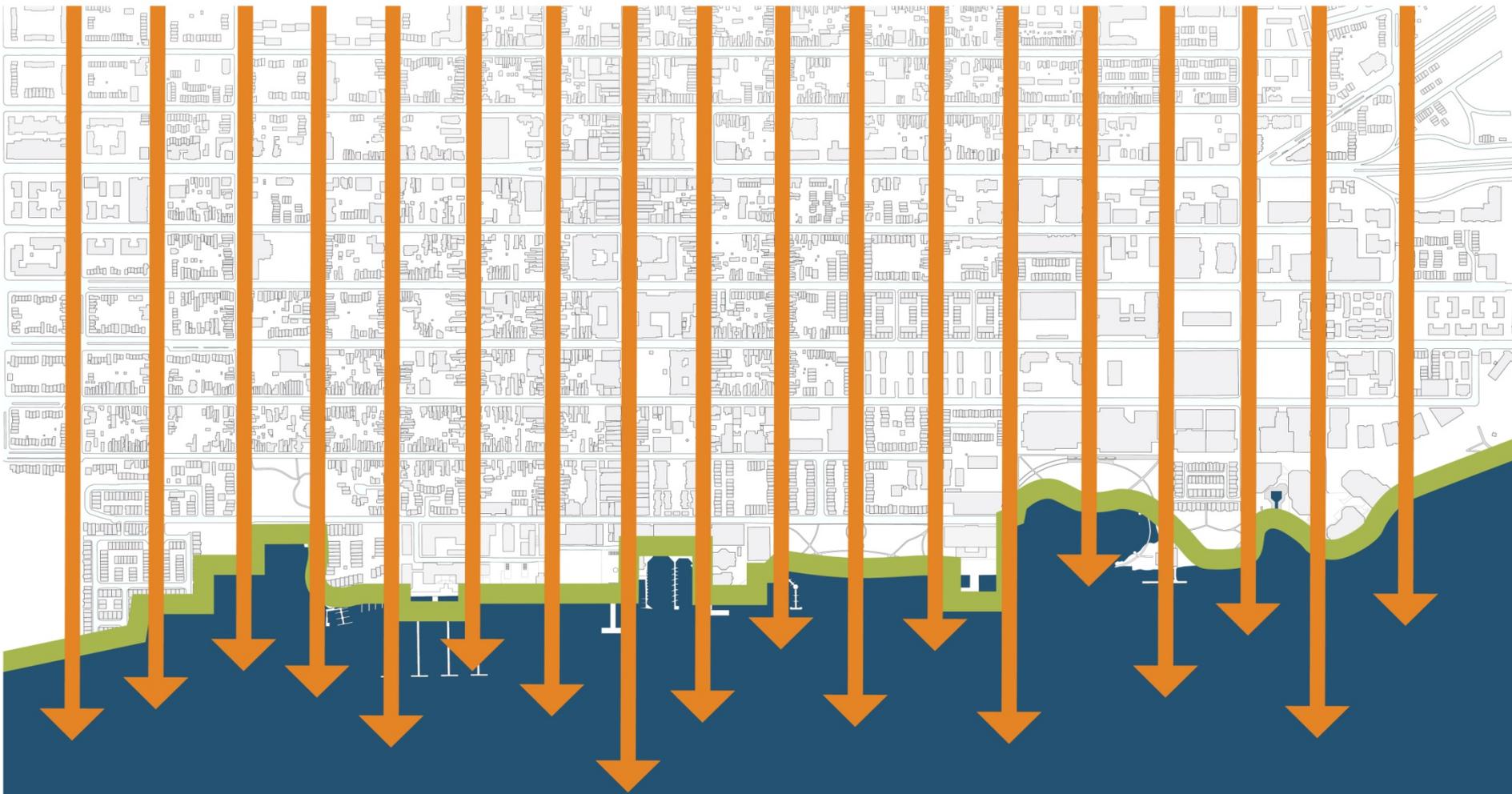


P O T O M A C R I V E R



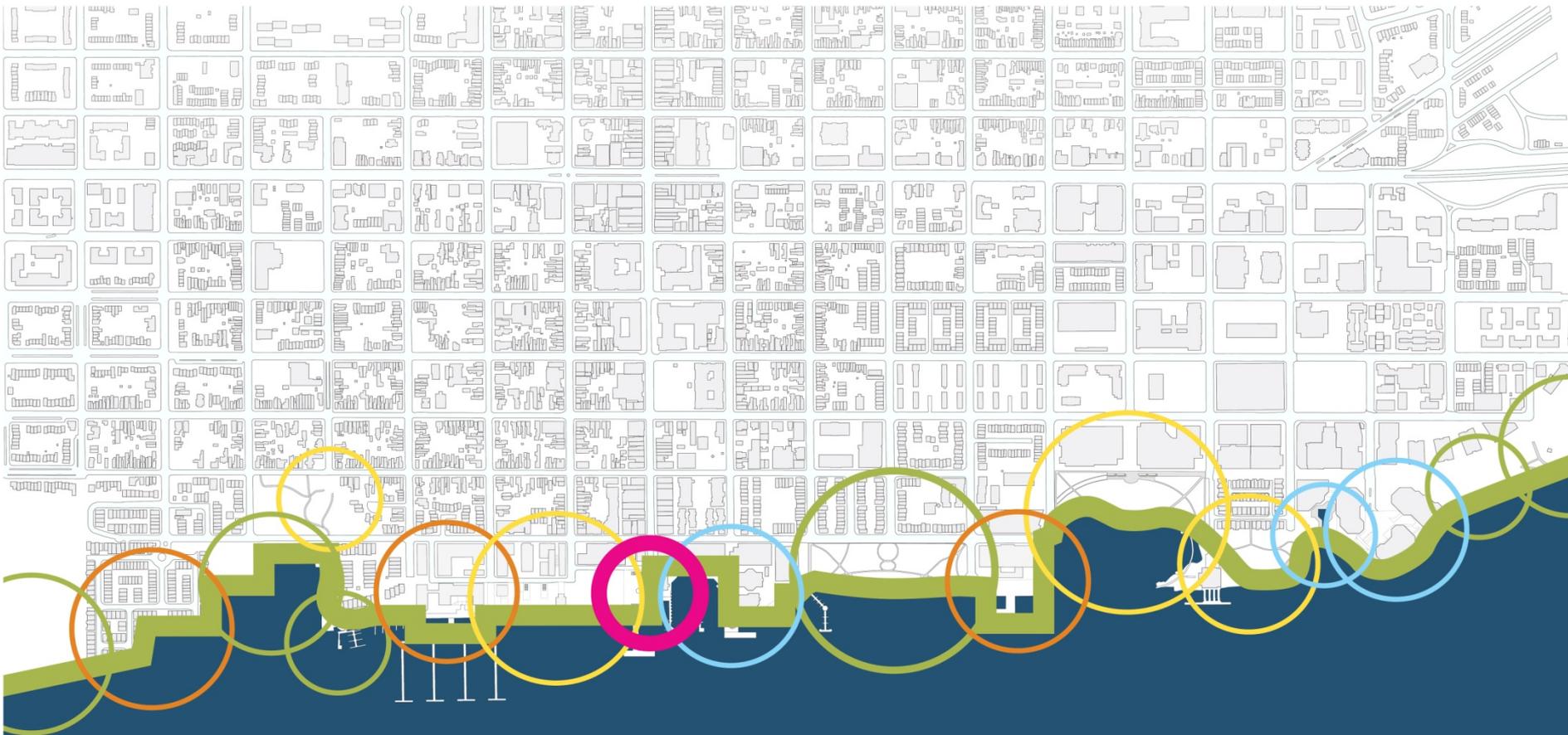
P O T O M A C R I V E R

CELEBRATE HISTORY AND THE ARTS ALONG THE RIVERFRONT



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

CONNECT THE CITY TO THE WATERFRONT



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

PROVIDE A VARIETY OF WATERFRONT EXPERIENCES



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

ENHANCE THE ECOLOGICAL & SUSTAINABLE SYSTEMS ALONG THE WATERFRONT



CONCEPT DESIGNS OUTSIDE CORE AREA

OLIN



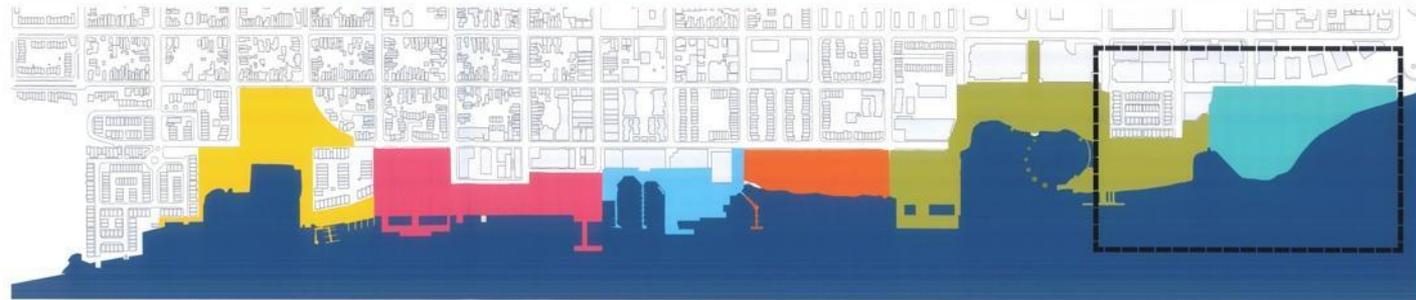
GATEWAY NORTH – Canal Center to Rivergate City Park

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

- 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



GATEWAY NORTH



TIDLOCK PARK



SEATING AREAS



EXISTING CONDITIONS

OLIN



NON-MOTORIZED BOAT LAUNCH



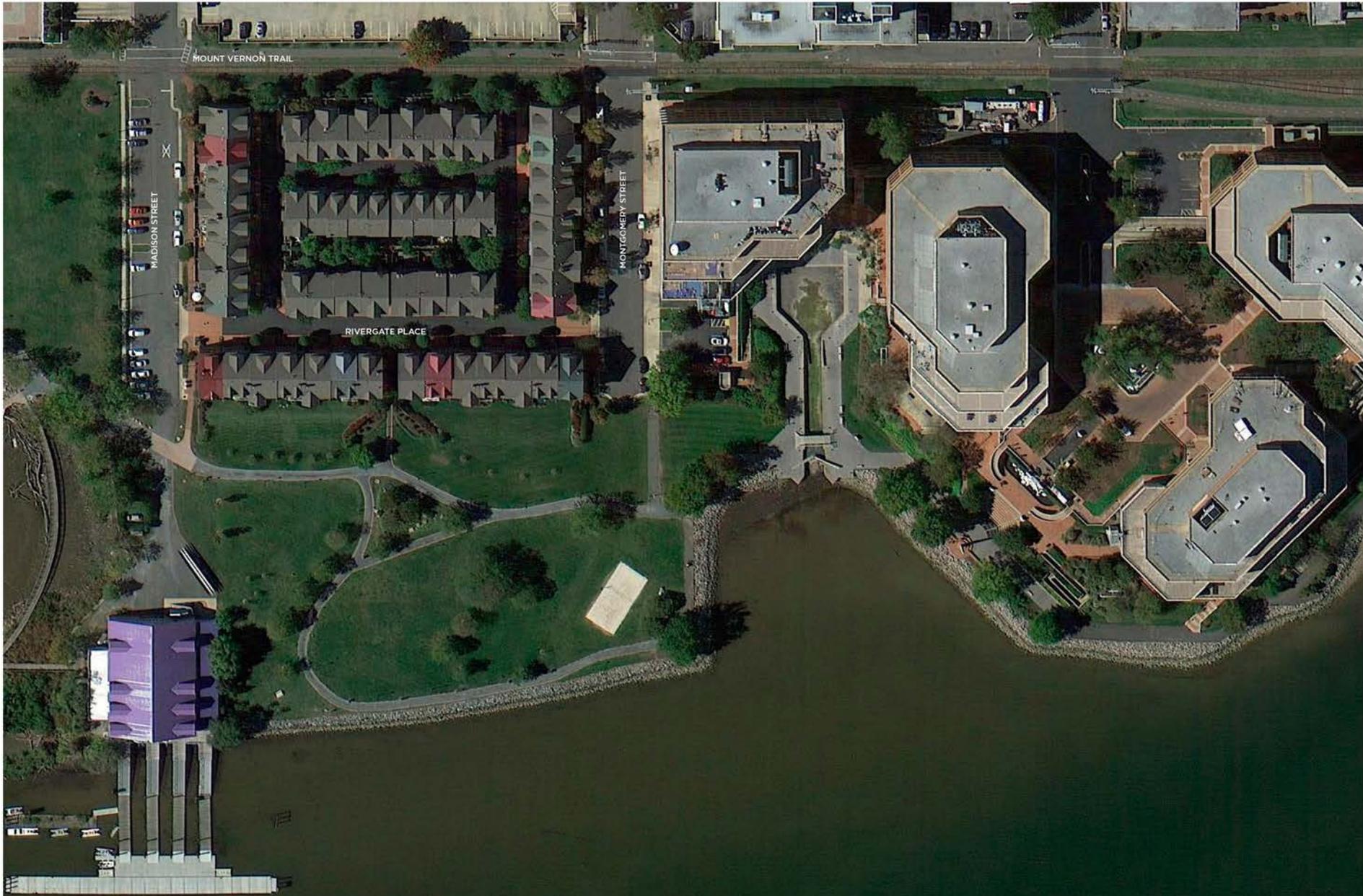
STEPS TO THE WATER

OLIN



MAINTAIN LAWN & SHADE

OLIN



MADISON TO CANAL CENTER



MOUNT VERNON TRAIL

MADISON STREET

RIVERGATE PLACE

MONTGOMERY STREET

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88

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- 87 ROWING FACILITY
- 88 BOARDWALK OVERLOOKS
- 89 BOULDER STEPS
- 90 SEATING AREA
- 91 SECONDARY PATHS
- 92 NON MOTORIZED BOAT LAUNCH
- 93 IMPROVISED RIP RAP
- 94 TIDE LOCK
- 95 ADA ACCESSIBLE BRIDGE
- 96 PROMENADE CLASSIQUE
- 97 OBELISK

MADISON TO CANAL CENTER





RIVERGATE PARK - EXISTING



RIVERGATE PARK - PROPOSED



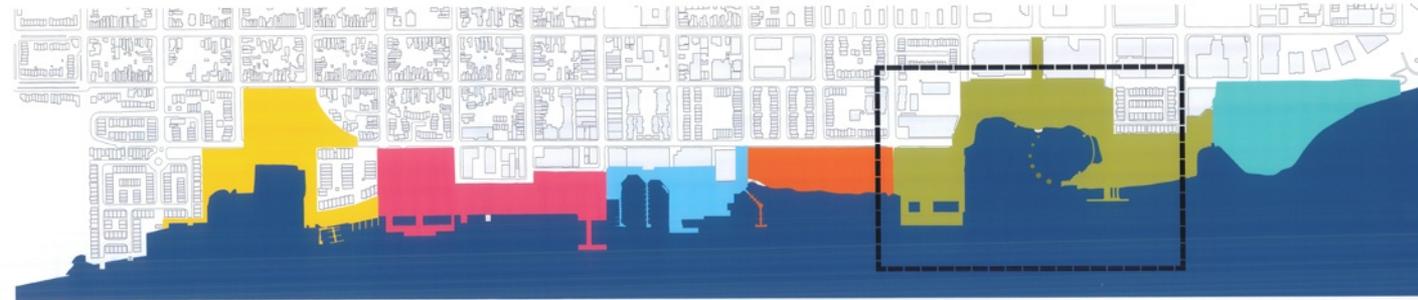
ORONOCO BAY PARK

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



EXISTING CONDITIONS

OLIN



ACCESS THE WATER - ENHANCED SHORELINE PLANTINGS

OLIN



ENHANCE NATURAL SYSTEMS

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RESHAPE SLOPED LAWN

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EXISTING OUTDOOR FESTIVAL

OLIN



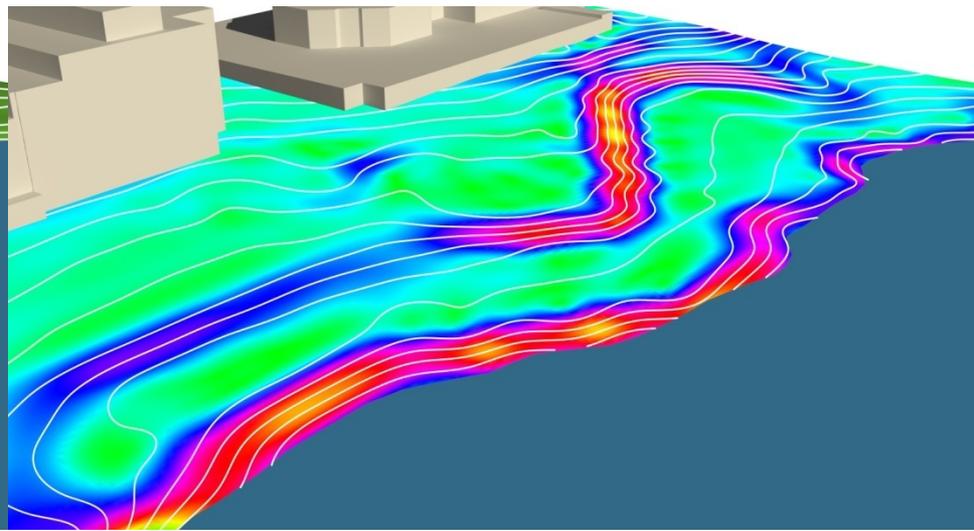
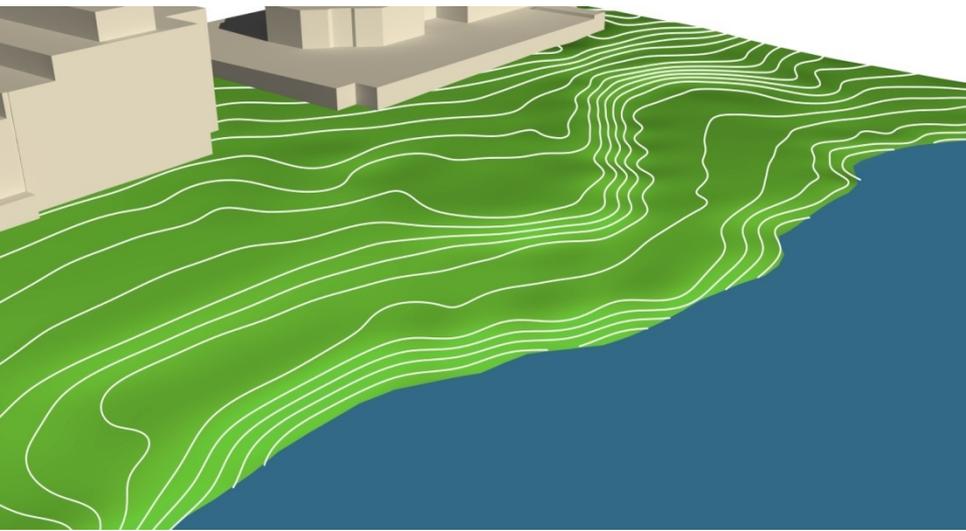
ORONOCO TO MADISON

OLIN

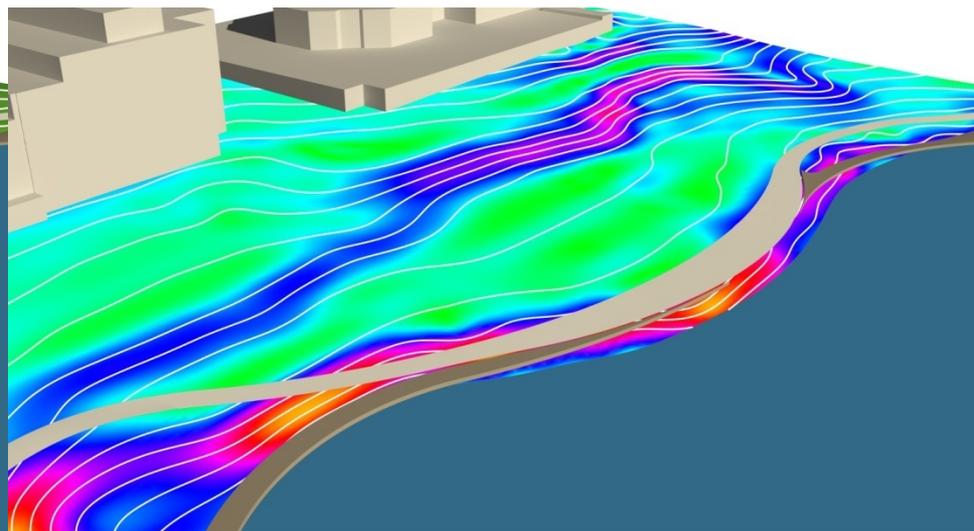
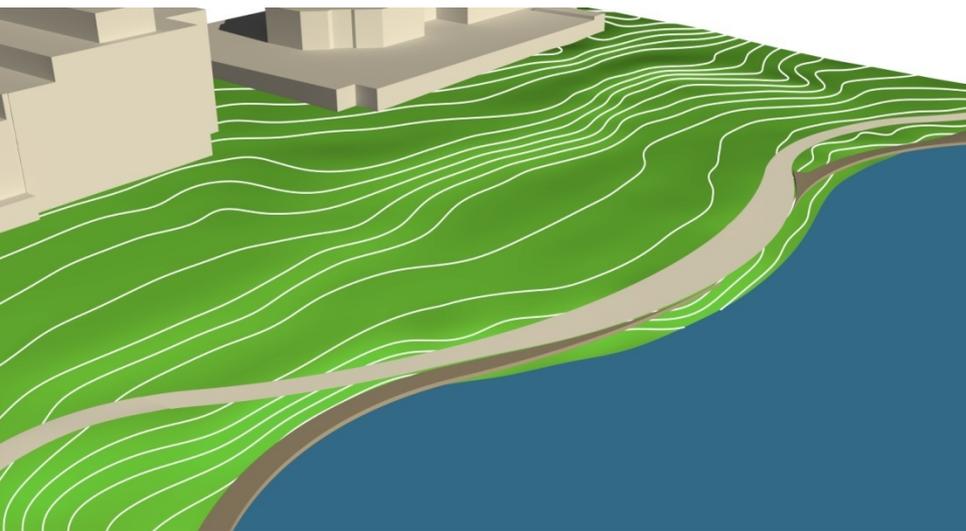


- 68 ROBINSON TERMINAL NORTH DEVELOPMENT
- 69 CONTINUOUS WATERFRONT PATH
- 70 BOARDWALK CONNECTION TO RTN PIER
- 71 BOARDWALK CONNECTION TO OVERLOOK
- 72 UNION STREET OVERLOOK
- 73 BOARDWALK
- 74 RALPHS GUTT
- 75 IMPROVED MT VERNON TRAIL CONNECTION
- 76 OPEN LAWN WITH PICNIC TABLES
- 77 BOX CAR THEATER
- 78 WYTHE STREET GARDENS
- 79 ORONOCO BAY PLAZA
- 80 ORONOCO BAY GREAT LAWN
- 81 BLUFF WITH FLEXIBLE SEATING AREAS
- 82 SEASONAL STAGE STRUCTURE
- 83 CHILDRENS PLAY AREA
- 84 MT VERNON TRAIL - BICYCLE ROUTE
- 85 MT VERNON TRAIL - PEDESTRIAN ROUTE
- 86 MAINTENANCE FACILITY
- 87 ROWING FACILITY
- 88 BOARDWALK OVERLOOKS

ORONOCO TO MADISON



EXISTING LAWN FORM



PROPOSED LAWN FORM





ORONOCO BAY PARK - EXISTING



ORONOCO BAY PARK - PROPOSED



ORONOCO BAY PARK - EXISTING



ORONOCO BAY PARK - PROPOSED



RALPH'S GUT - EXISTING



RALPH'S GUT - PROPOSED



FOUNDERS PARK



EXISTING CONDITIONS

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EXISTING CONDITIONS

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REINFORCE STREET ENDS

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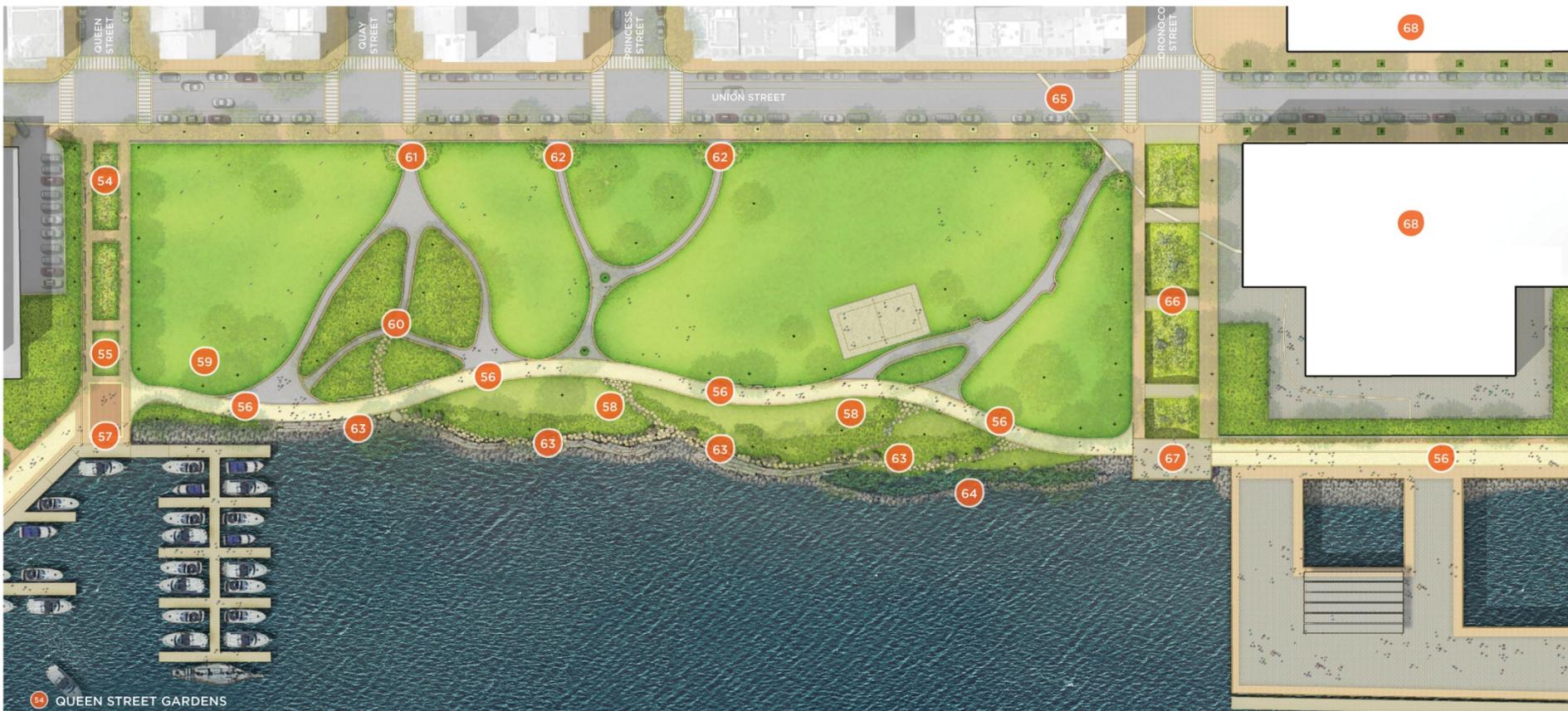


PASSIVE RECREATION

OLIN



QUEEN TO ORONOCO



- 54 QUEEN STREET GARDENS
- 55 EXISTING ANCHOR
- 56 CONTINUOUS WATERFRONT PROMENADE
- 57 QUEEN STREET TERMINUS
- 58 BOULDER STEPPING STONE PATHS
- 59 ADDITIONAL TREE PLANTINGS
- 60 MEMORIAL GARDEN WITH IMPROVEMENTS TO PLANTING
- 61 EXISTING QUAY STREET END GARDEN
- 62 EXISTING PRINCESS STREET END GARDENS
- 63 BOULDER STEPS
- 64 NATURALIZED SHORELINE
- 65 HISTORIC SHORELINE IN PAVING
- 66 ORONOCO STREET END - BIOSWALE & BRIDGES
- 67 WESTS POINT OVERLOOK
- 68 ROBINSON TERMINAL NORTH DEVELOPMENT

QUEEN TO ORONOCO





FOUNDERS PARK - EXISTING



FOUNDERS PARK - PROPOSED





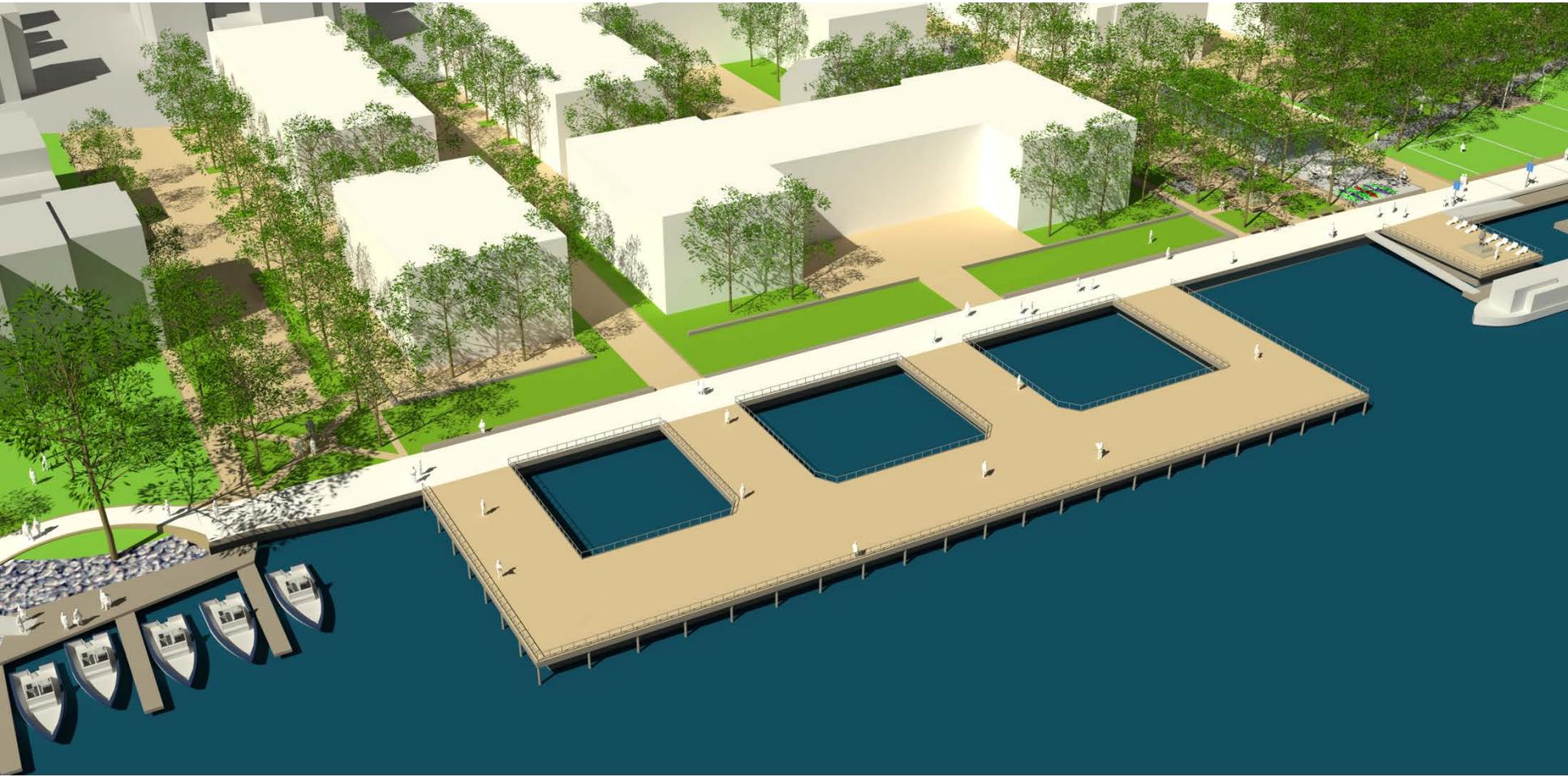














COMMON ELEMENTS - ART & HISTORY

OLIN



- ELEMENTS INCORPORATED INTO THE LANDSCAPE
- COMMISSIONED ARTS & HISTORY INSTALLATIONS
- INTERPRETATIVE SIGNAGE AND WAYFINDING
- THEMATIC WALK RESOLUTIONS

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BOXCAR PERFORMANCE



THE LIVING SHORELINE

A NEW WETLAND IS BORN

From gentle to harsh, wetlands are vital to nature. The Living Shoreline is a project to restore the area to a healthy wetland. This site is a combination urban wetland and riparian to the Living Shoreline. It is a living shoreline that will be ecologically rich and resilient.

BIOENGINEERING A YOUNG WETLAND

Bioengineering is the use of plants and rocks to stabilize banks and create complex biotic systems. Plants and rocks are used to stabilize banks and create complex biotic systems. Plants and rocks are used to stabilize banks and create complex biotic systems.

STICKS, STONES AND PLANT LIFE

The Living Shoreline project has restored the land on this site. The project has restored the land on this site. The project has restored the land on this site.





EMBRACE HISTORY

OLIN



EMBRACE HISTORY

OLIN



EMBRACE HISTORY

OLIN



EMBRACE HISTORY

OLIN



EMBRACE HISTORY

OLIN



...AGES AGO, AN OLD MAN NAMED TOOLUX (OR THE SOUTH WIND), WHILE TRAVELING TO THE NORTH, MET AN OLD WOMAN, NAMED
... THAT SHE HAD NOTHING TO EAT, AND HE MUST GO AND TRY TO CATCH SOME FISH. + HE ACCORDINGLY DRAGGED THE NET, AND SUCCEDED
... THE OLD WOMAN CRIED OUT TO HIM TO TAKE A SHARP SHEET, AND NOT TO CUT THE FISH CROSSWAYS, BUT SPLIT IT DOWN THE BACK. +
... BUT THE FISH IMMEDIATELY CHANGED INTO AN IMMENSE BIRD, THAT WHEN FLYING COMPLETELY OBSCURED THE SUN, AND THE N
... AND LIT ON THE TOP OF THE SADDLEBACK MOUNTAIN, NEAR THE COLUMBIA RIVER. + TOOLUX AND THE OLD WOMAN THEN JOURN
... THE MOUNTAIN, SHE FOUND THE NEST OF THE THUNDER-BIRD, FULL OF EGGS, WHICH SHE COMMENCED BREAKING AND EATI
... ED TO TOOLUX FOR REDRESS; BUT NEITHER OF THEM EVER AFTER COULD FIND THE OGRESS, ALTHOUGH THEY
... YON CAUGHT MUST NOT BE CUT ACROSS, BUT MUST BE SPLIT DOWN...



EMBRACE HISTORY

OLIN



EMBRACE HISTORY

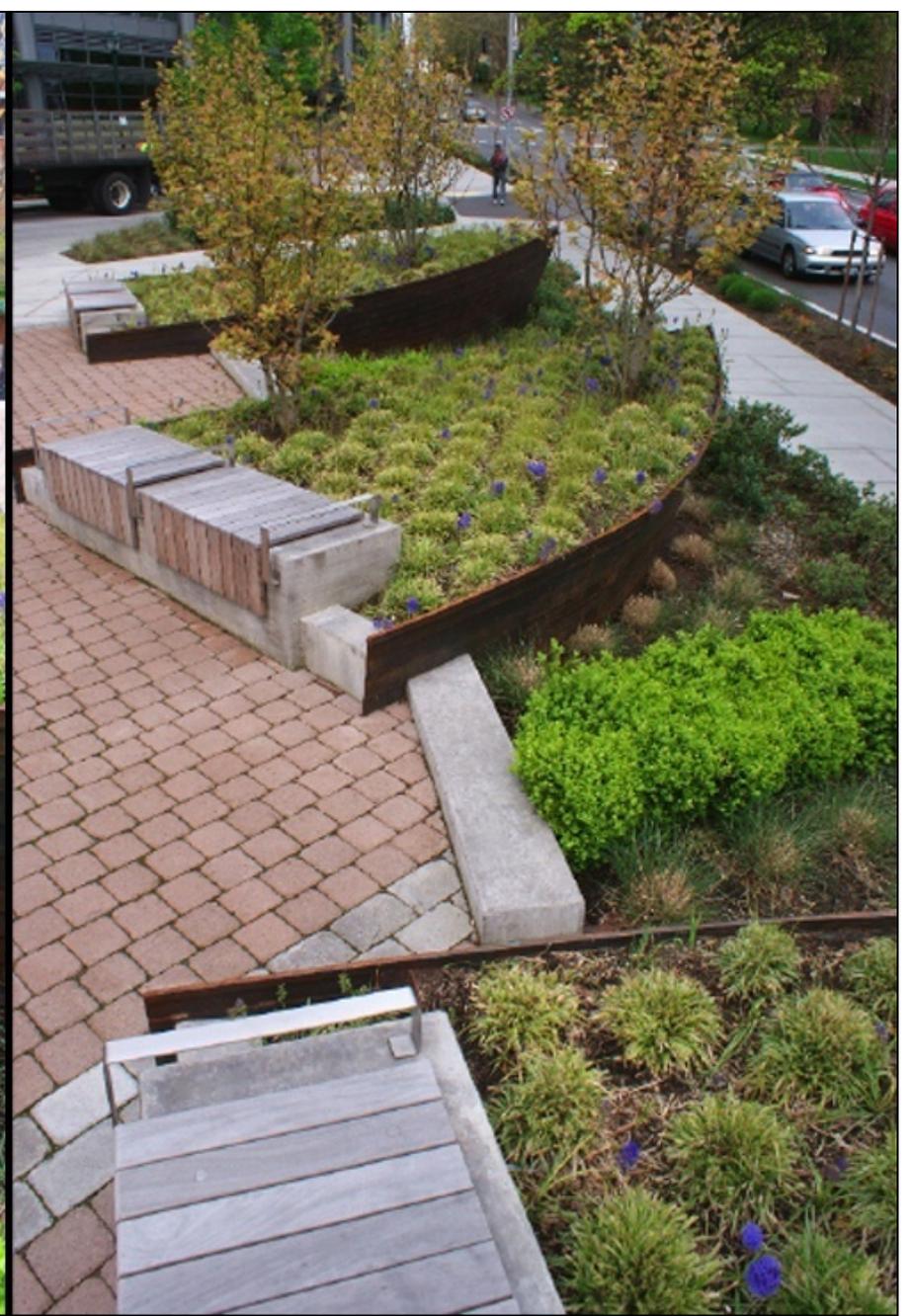
OLIN



By 1880, the shipping port had moved to East Boston, South Boston, and Charlestown. The remaining wharves were used by coastal steampere, small workshops, and other businesses. In the late 20th century, they became sites of residential towers, hotels, offices, museums, and parks.

- Old State House
- Long Wharf
- Island Avenue

State Street



FOUNDATIONS - INTEGRATED ART ELEMENTS



MARITIME SCULPTURE

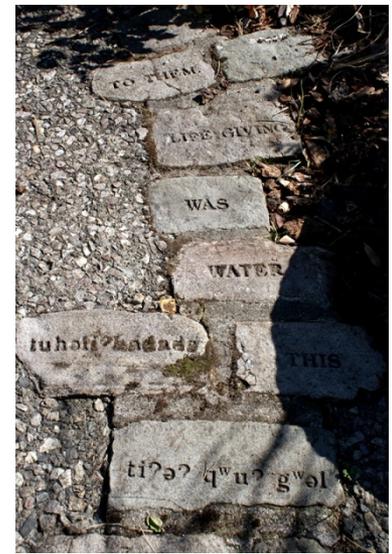
OLIN



FRIDAY 15TH THIS MORNING THE WINDY

EMBRACE HISTORY

OLIN



ART OPPORTUNITIES

OLIN

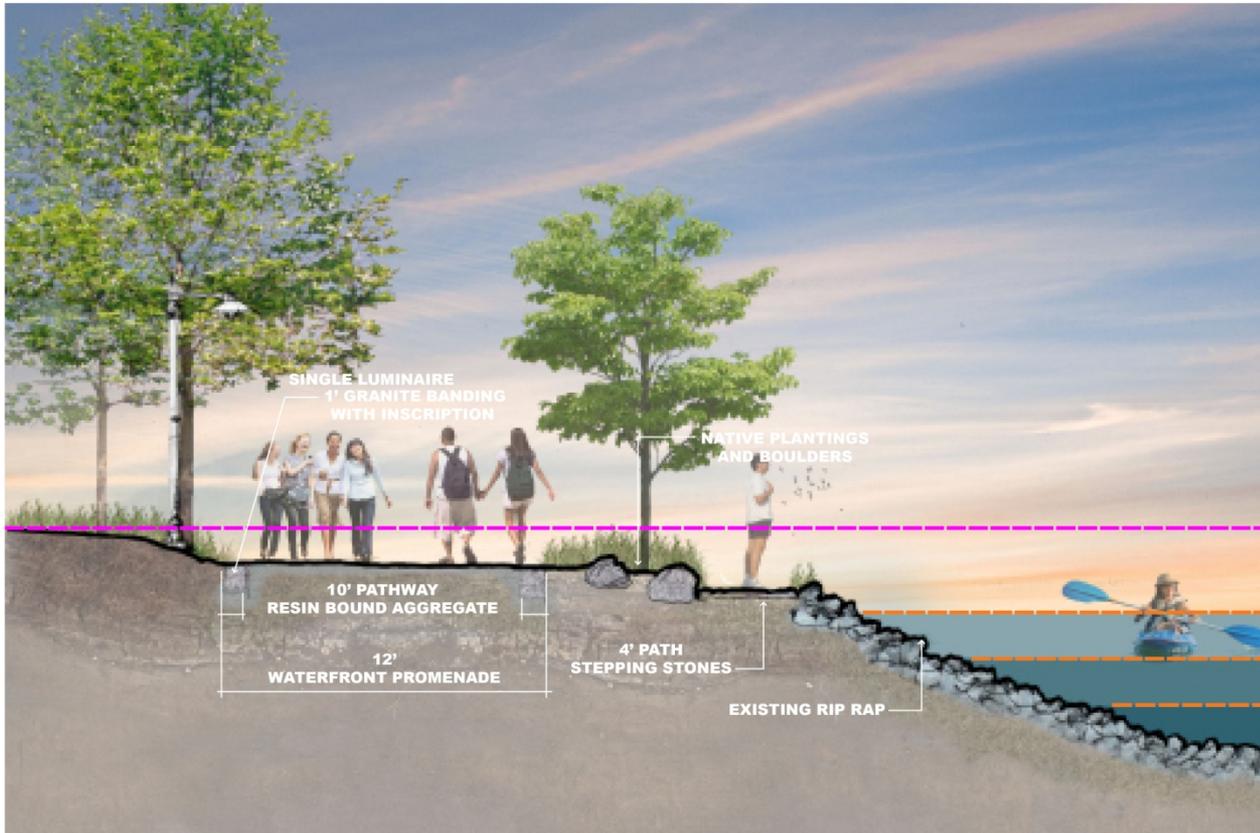


COMMON ELEMENTS – CONTINUOUS WATERFRONT PATH

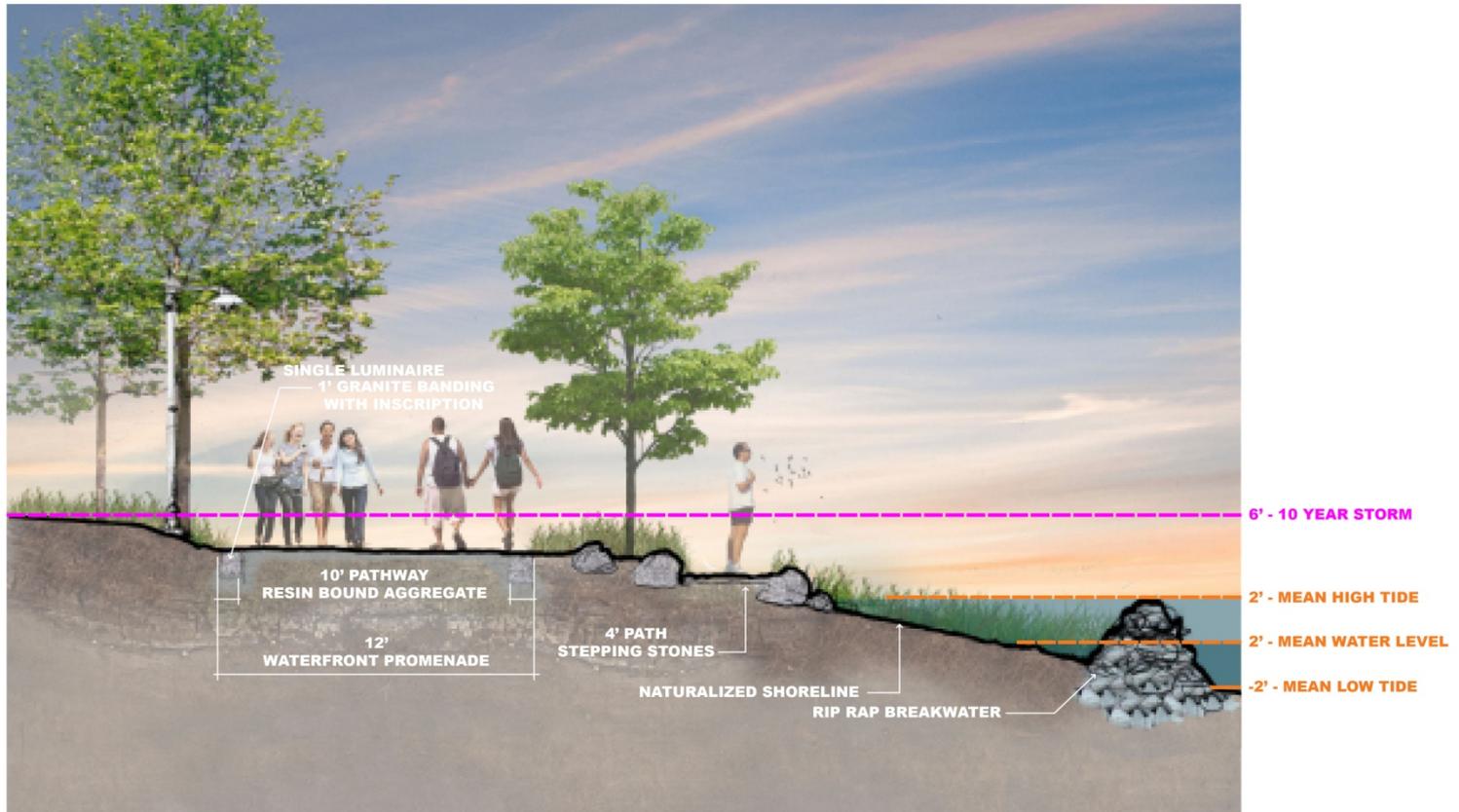
OLIN



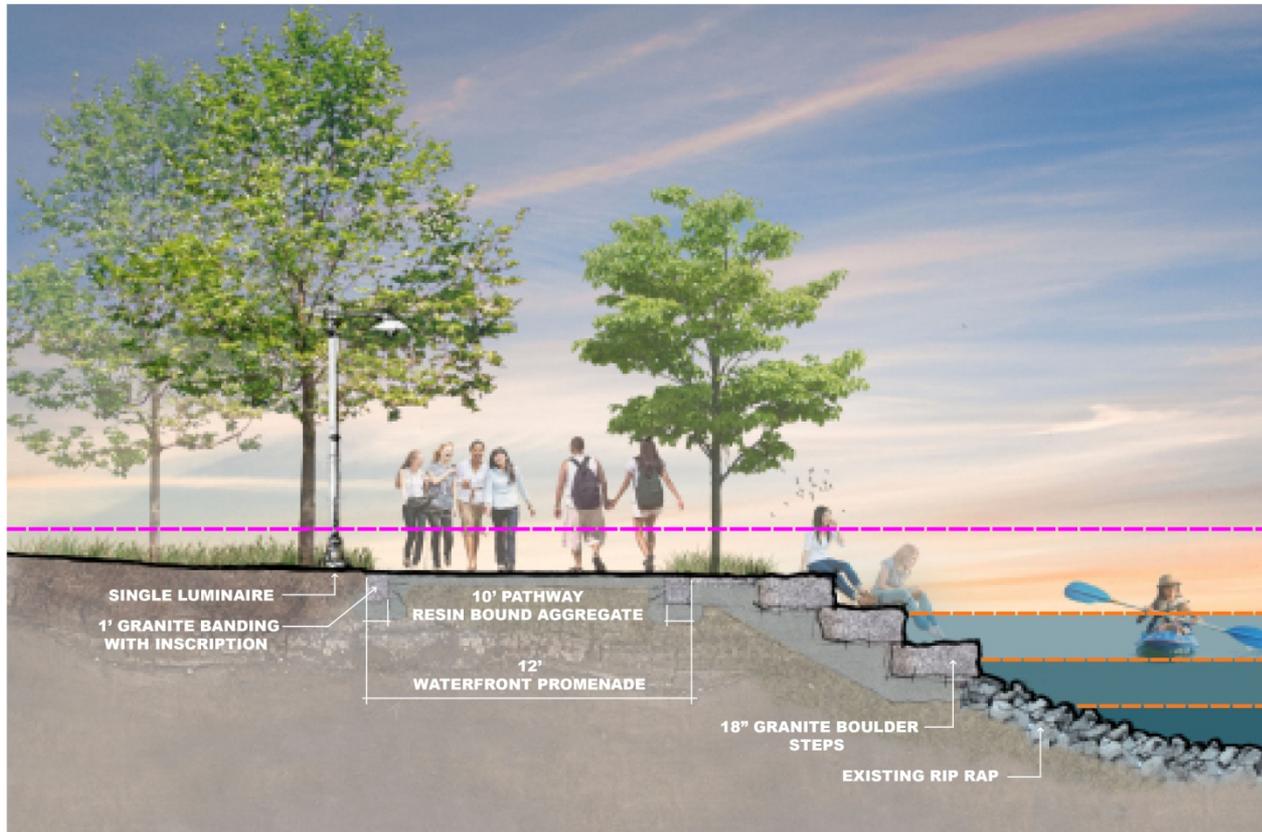
CONTINUOUS WATERFRONT PATH



CONTINUOUS PATH WITH MODIFIED RIPRAP



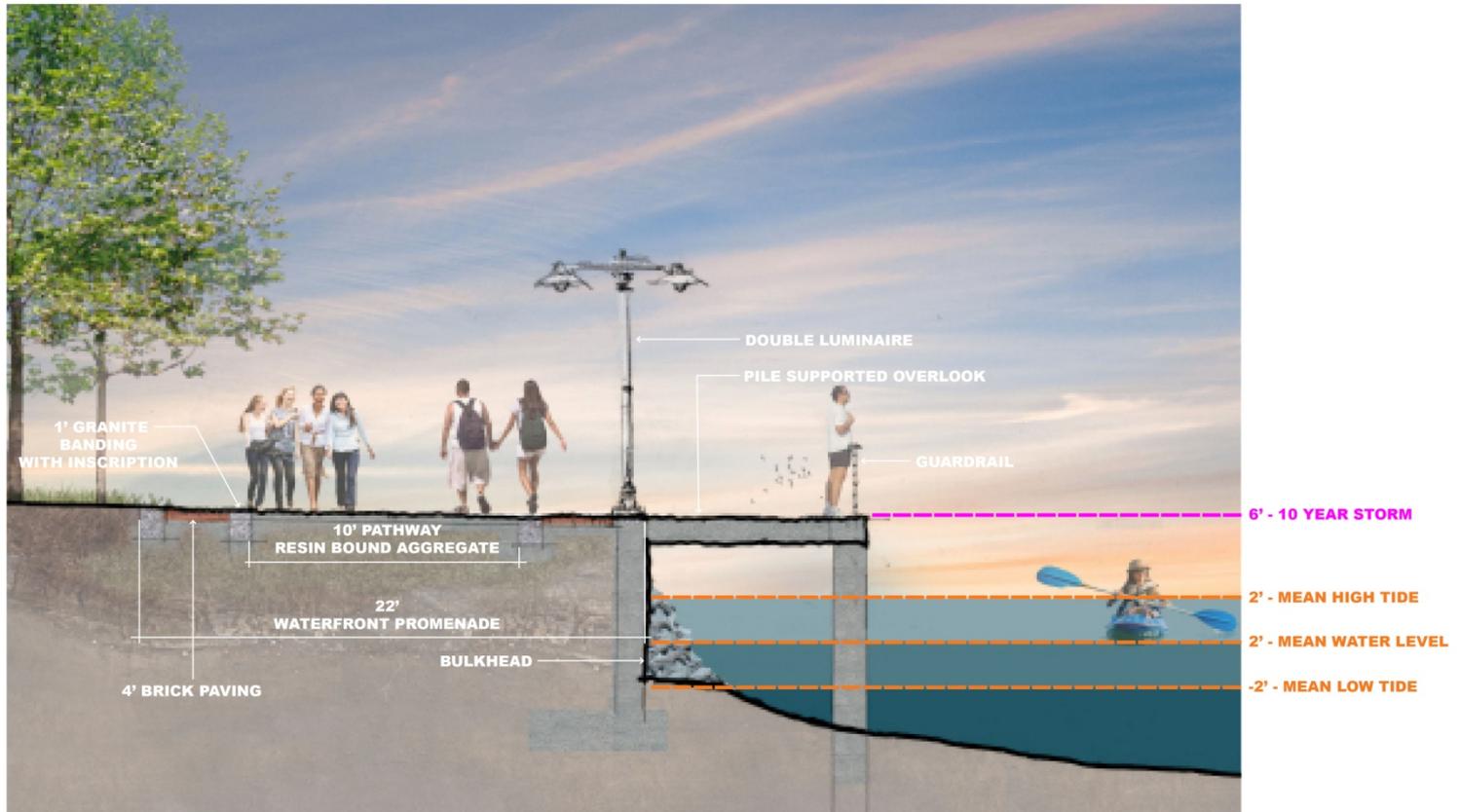
CONTINUOUS PATH WITH LOWER PATH & NATURALIZED SHORE



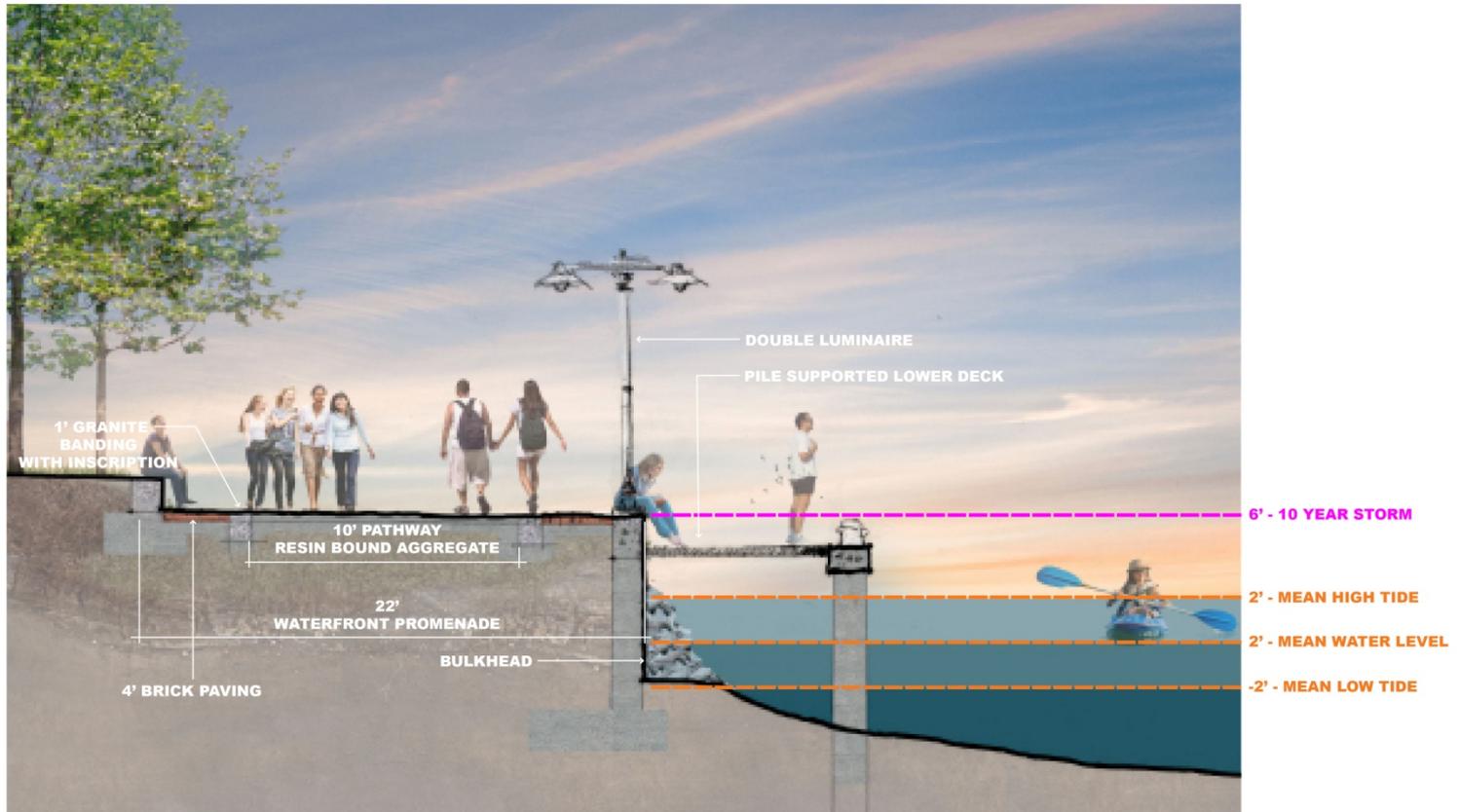
CONTINUOUS PATH WITH BOULDER STEPS



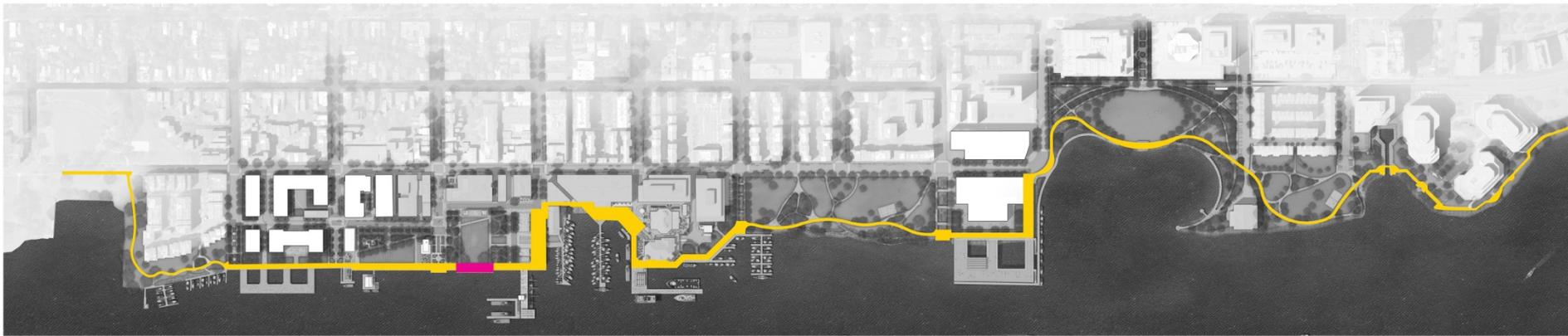
PROMENADE AT WORKING WATERFRONT



PROMENADE AT OVERLOOKS WITH GUARDRAIL



PROMENADE WITH LOWER DECKING



PROMENADE AT GRAND STAIRS



COMMON ELEMENTS - MATERIALS

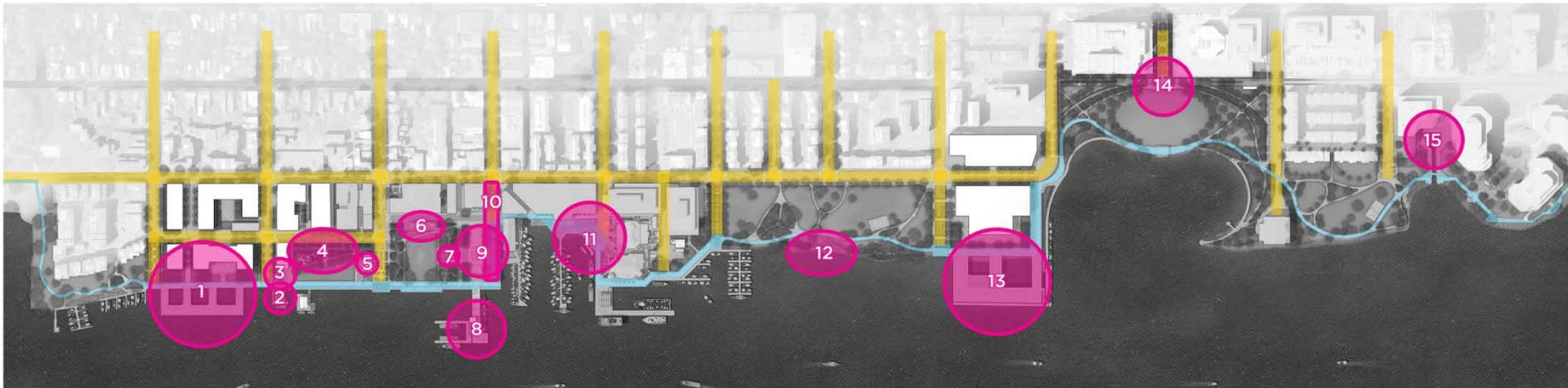
OLIN



MATERIALS - STREETS



MATERIALS - PROMENADE



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

MATERIALS – WATERFRONT ROOMS

CLAY BRICK



ASPHALT BLOCK



BOARDWALK



STONE DUST



EXPOSED AGREGATE CONCRETE



RESIN BONDED AGREGATE



STONE COBBLES



BRICK ACCENT



GRANITE PAVING



STEPPING STONES IN STONE FINES



BLUESTONE PAVING



GRANITE CURB



BLUESTONE CURB



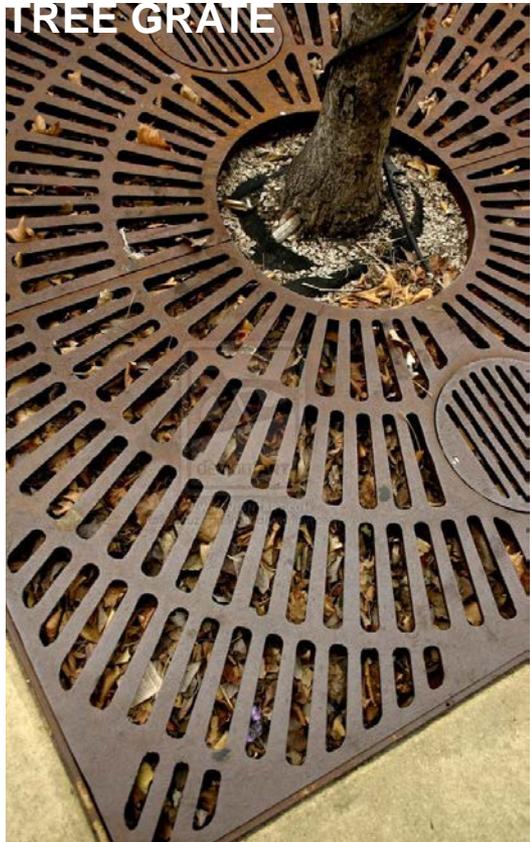
GRANITE CURB



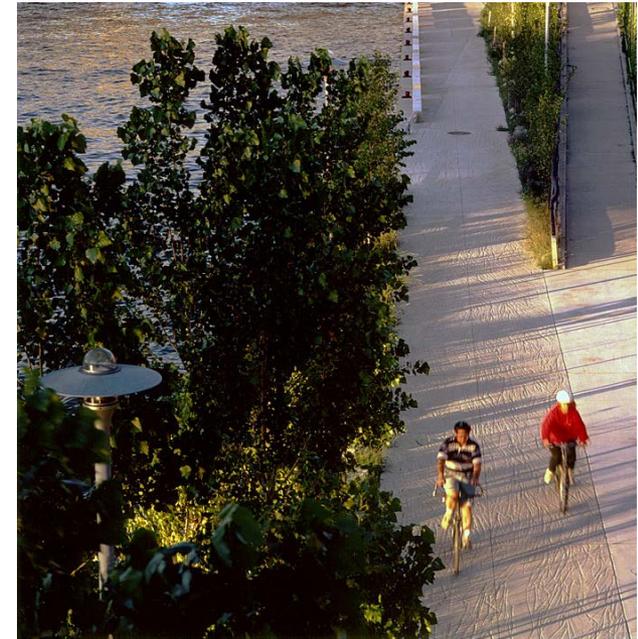
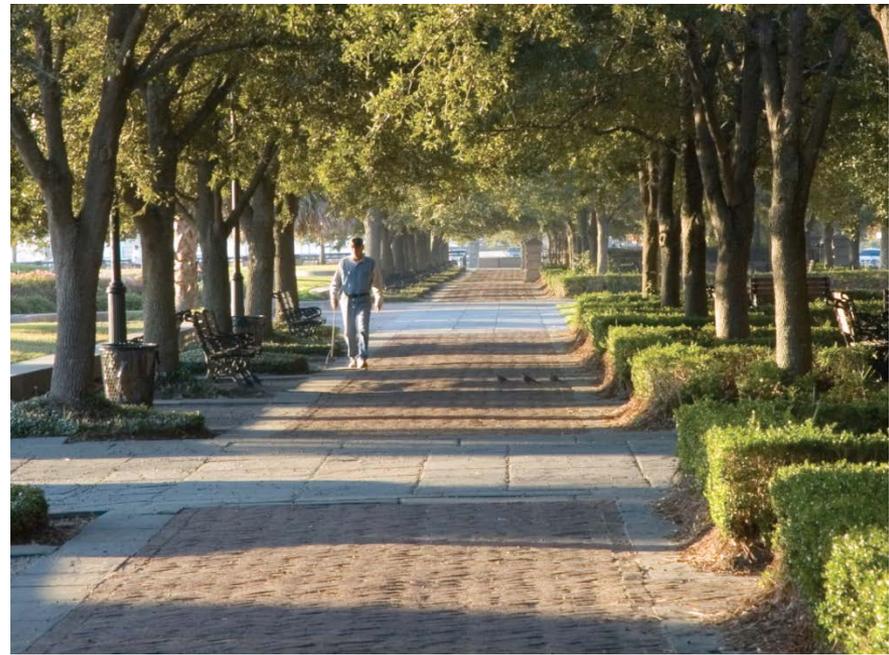
GRANITE EDGE



TREE GRATE



MATERIAL EXAMPLES



MATERIAL EXAMPLES - PROMENADE



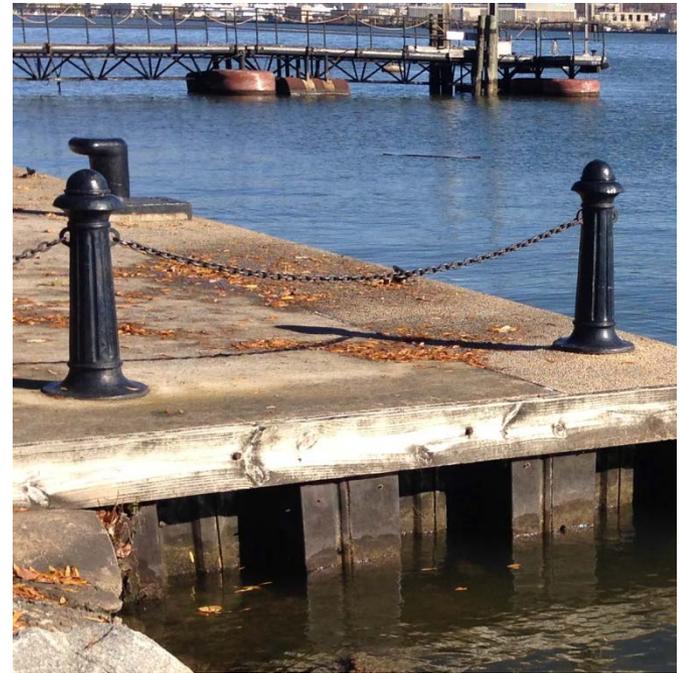
COMMON ELEMENTS - FURNISHINGS

OLIN



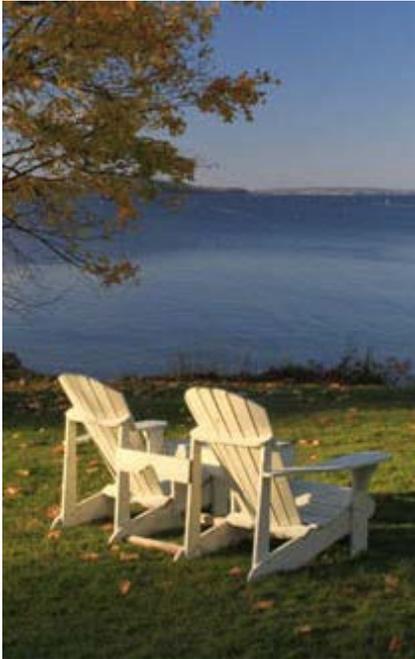
- | | |
|------------------------------------|--------------------------------|
| 1 GRANITE SEAT WALL | 9 ADIRONDACK LOUNGE CHAIRS |
| 2 LOUNGE CHAIRS | 10 STEPPED SEATING AT FOUNTAIN |
| 3 LOUNGE CHAIRS AT REFLECTING POOL | 11 PROMENADE CLASSIQUE |
| 4 ROOFTOP OUTDOOR DINING | |
| 5 WATERFRONT STEPS | |
| 6 FLEXIBLE SEATING | |
| 7 BOULDER STEPS | |
| 8 PICNIC TABLES | |

COMMON ELEMENTS - FURNISHINGS





FURNISHING PRECEDENTS - PROMENADE





COMMON ELEMENTS - SUSTAINABILITY

OLIN



SUSTAINABILITY AND ECOLOGICAL SYSTEMS

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





WATER RECEIVING
TREE PITS

WASHINGTON CANAL PARK: WASHINGTON, DC



**Storm Water Treatment Landscape
w/Underground Storage**





COMMON ELEMENTS - LIGHTING

OLIN





LIGHTING - PROMENADE



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

LIGHTING - WATERFRONT ROOMS



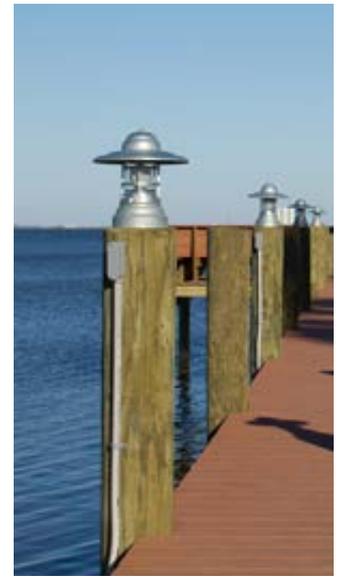
WATERFRONT LIGHTING CONCEPT



LIGHTING PRECEDENTS - OLD TOWN



LIGHTING EXAMPLES - PROMENADE



LIGHTING PRECEDENTS - WATERFRONT ROOMS

