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

LEGEND
SD : Storm Drain

River level @2.00

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

Ex Bulkhead

Strand
SD Grate

SD Pipes

Lee
SD Grate

Union
SD Grate
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
- Ex Bulkhead
- Strand SD Grate
- Union SD Grate
- Lee SD Grate
- SD Pipes

LEGEND
SD: Storm Drain

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

Ex Bulkhead
Strand SD Grate
Union SD Grate

River level @ 6.00
SD Pipes

Lee SD Grate

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
PROPOSED STORMDRAIN PROFILE- SHOWING BY-PASS OF EXISTING STORMDRAIN

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.
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
DUKE TO KING
CREATE A GATHERING PLACE AT THE FOOT OF KING STREET
CELEBRATE HISTORY AND THE ARTS ALONG THE RIVERFRONT
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
1. LIGHT INSTALLATIONS
2. SCULPTURE FROM ORIGINAL TIDE LOCK STONE
3. GLASSWORK FACTORY INSPIRED SCULPTURE
4. DISTINGUISH MT VERNON TRAIL FROM WATERFRONT PATH
5. INCORPORATE INTERPRETIVE SIGNAGE & ART
6. CREATE ADDITIONAL SEATING AREAS.
SEATING AREAS
STEPS TO THE WATER
MAINTAIN LAWN & SHADE
EXISTING CONDITIONS
ACCESS THE WATER – ENHANCED SHORELINE PLANTINGS
RESHAPE SLOPED LAWN
ORONOCO TO MADISON

1. ROBINSON TERMINAL NORTH DEVELOPMENT
2. CONTINUOUS WATERFRONT PATH
3. BOARDWALK CONNECTION TO RTN PIER
4. BOARDWALK CONNECTION TO OVERLOOK
5. UNION STREET OVERLOOK
6. BOARDWALK
7. RALPHS GUTT
8. IMPROVED MT VERNON TRAIL CONNECTION
9. OPEN LAWN WITH PICNIC TABLES
10. BOX CAR THEATER
11. WYTHE STREET GARDENS
12. ORONOCO BAY PLAZA
13. ORONOCO BAY GREAT LAWN
14. BLUFF WITH FLEXIBLE SEATING AREAS
15. SEASONAL STAGE STRUCTURE
16. CHILDREN'S PLAY AREA
17. MT VERNON TRAIL - BICYCLE ROUTE
18. MT VERNON TRAIL - PEDESTRIAN ROUTE
19. MAINTENANCE FACILITY
20. ROWING FACILITY
21. BOARDWALK OVERLOOKS
RALPH’S GUT - EXISTING
EXISTING CONDITIONS
EXISTING CONDITIONS
PASSIVE RECREATION
FOUNDERS PARK - PROPOSED
THE LIVING SHORELINE

A NEW MODEL FOR LIVING SHORELINE MANAGEMENT:
A CONSERVATION, EDUCATION, AND SUSTAINABLE USE APPROACH

FROM THE BEACH TO THE LITTORAL ZONE

OBJECTIVES:
- Preserve and enhance the beach
- Protect the littoral zone
- Enhance the use and enjoyment of the beach

TECHNIQUES:
- Native plant species
- Sediment stabilization
- Beach nourishment

PLANT LIFE:
- Sediment stabilization
- Native plant species

SPECIES:
- Sandbar willow
- Sea oats
- Beach pea

TYPICAL SHORELINE TYPES:
- Beach
- Dune
- Marsh

EDUCATIONAL ELEMENTS

OLIN
EMBRACE HISTORY
EMBRACE HISTORY

OLIN
EMBRACE HISTORY
EMBRACE HISTORY
EMBRACE HISTORY
STORIES OF THE WATERFRONT

OLS 647, 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 MUST GO AND TRY TO CATCH SOME FISH. HE ACCORDINGLY DRAGGED THE NET, AND SUCCEEDED

THE OLD WOMAN CRIED OUT TO HIM TO TAKE A SHEEP SHELL, 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

O ON THE TOP OF THE SADDLEBACK MOUNTAIN, NEAR THE COLUMBIA RIVER. TOOLUX AND THE OLD WOMAN THEN JOURNEYED

IT, SHE FOUND THE NEST OF THE THUNDER BIRD, FULL OF EGGS, WHICH SHE COMMENCED BREAKING AND EATING

ON CAUGHT MUST NOT BE CUT ACROSS, BUT MUST BE SPLIT DOWN THE BACK.
EMBRACE HISTORY
EMBRACE HISTORY

CITY WHARF
FOUNDATIONS – INTEGRATED ART ELEMENTS
ART OPPORTUNITIES
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 WITH LOWER DECKING
PROMENADE AT GRAND STAIRS
MATERIALS - PROMENADE
MATERIALS – WATERFRONT ROOMS

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

OLIN
MATERIALS PRECEDENT – ALEXANDRIA

- STONE COBBLE
- BLUESTONE PAVING
- BRICK ACCENT
- STEPPING STONES IN STONE FINES
- BLUE STONE PAVING
MATERIAL EXAMPLES

BLUESTONE CURB

GRANITE CURB

GRANITE CURB

GRANITE EDGE

TREE GRATE
MATERIAL EXAMPLES - PROMENADE

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COMMON ELEMENTS - FURNISHINGS

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
FURNISHING PRECEDENTS - PROMENADE
FURNISHING PRECEDENTS - ROOMS
COMMON ELEMENTS - SUSTAINABILITY

OLIN
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**SUSTAINABILITY & ECOLOGICAL SYSTEMS**

- **HIGH POTENTIAL**
- **MID POTENTIAL**
- **LOW POTENTIAL**
COMMON ELEMENTS - LIGHTING

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LIGHTING - STREETS
LIGHTING – WATERFRONT ROOMS

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. TRELLIS 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 PRECEDENTS – OLD TOWN
LIGHTING EXAMPLES - PROMENADE
LIGHTING PRECEDENTS – WATERFRONT ROOMS