ALEXANDRIA WATERFRONT COMMON ELEMENTS

DESIGN GUIDELINES

SEPTEMBER 7, 2016

ALEXANDRIA WATERFRONT COMMON ELEMENTS DESIGN GUIDELINES

BOARD OF ARCHITECTURAL REVIEW ACTION
SEPTEMBER 7, 2016

Approved, 7-0, with the following conditions:

1. To the greatest extent possible, the lower boardwalk along the promenade should be constructed of durable wood (natural or modified) rather than a composite material.

2. The associated year (1749 or 1845) should be engraved at regular intervals for the shoreline and pier line demarcations.

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prepared by

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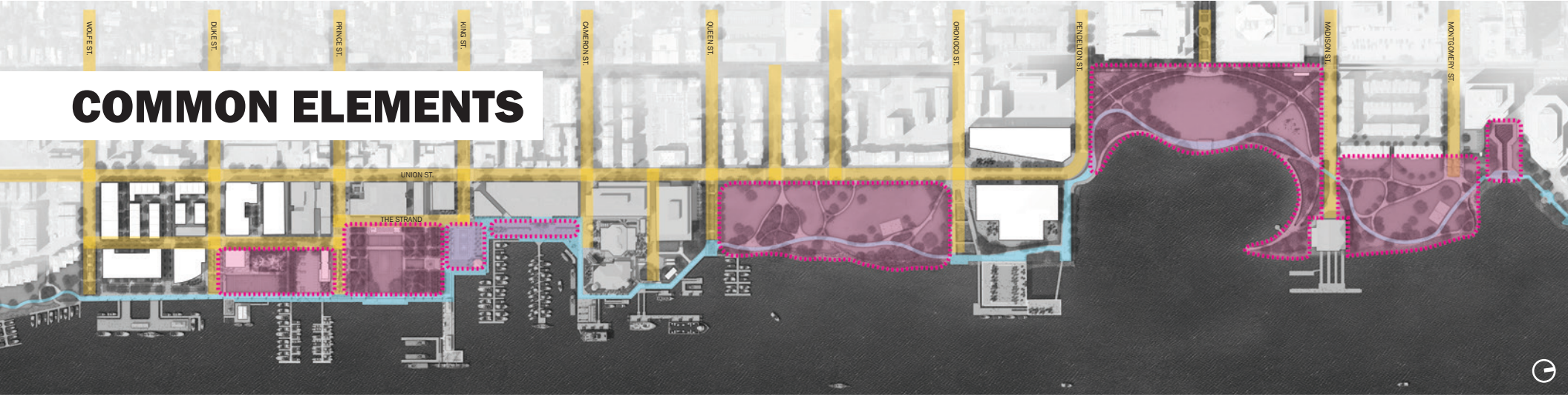
CITY OF ALEXANDRIA VIRGINIA

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.

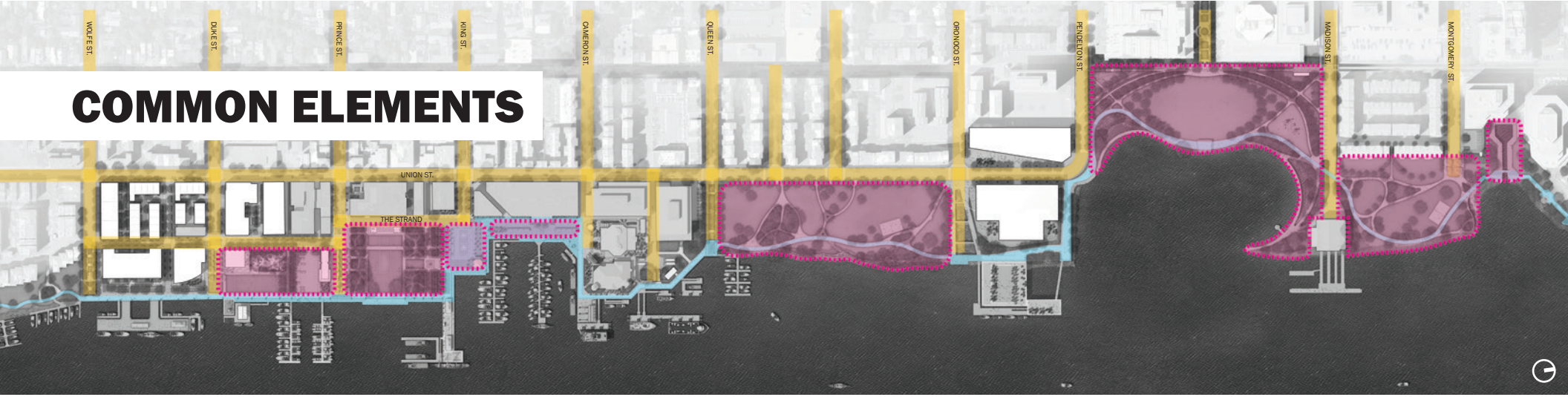
WATERFRONT ROOMS

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



COMMON ELEMENTS

STREETS

- brick streets/sidewalk
- granite curb
- cobble gutter
- raised table transition
- raised table field
- crosswalk
- detectable warning
- historic Alexandria street light
- historic shoreline banding
- mounting blocks
- site furnishings (City of Alexandria standard furnishings)
  - bicycle rack
  - drinking fountain
  - trash/recycling receptacle
  - bench
  - bollard

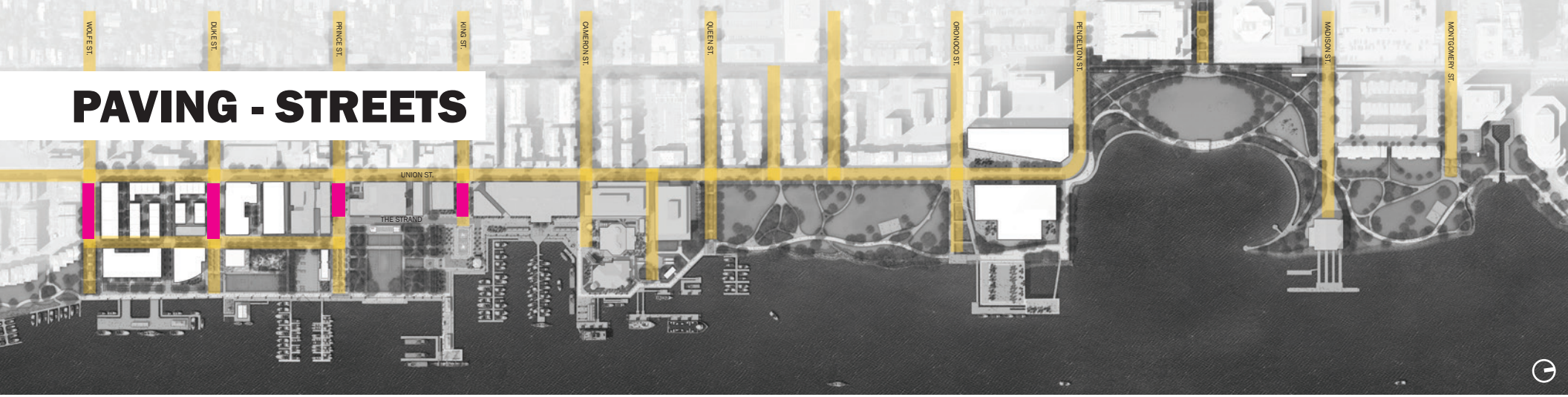
PROMENADE

- promenade banding
- promenade paving (core only)
- wood decking
- promenade light (with and without lower boardwalk)
- historic shoreline banding

WATERFRONT ROOMS

- promenade light (through park)
- historic shoreline banding

PAVING - STREETS



BRICK SIDEWALK / BRICK STREET / RAISED TABLE FIELD

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

Vehicular-rated pavers in areas of vehicular use. Vehicular pavers to match sidewalk pavers.

GRANITE CURB

NEUTRAL, LIGHT GRAY
GRANITE, THERMAL FINISH

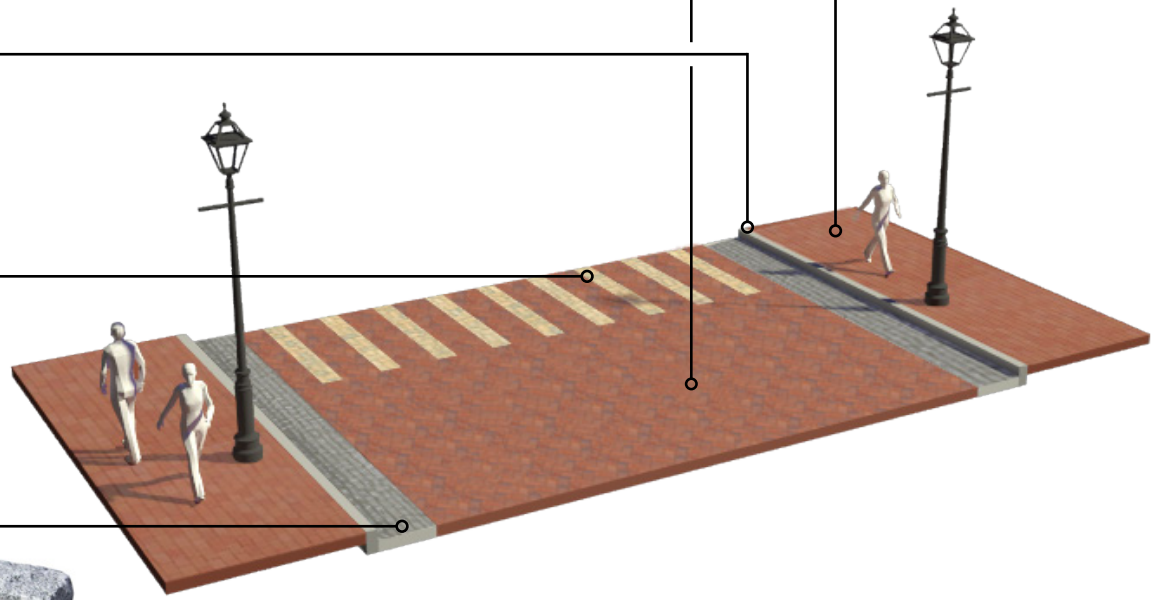
CROSSWALK

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

Provides contrast striping with street brick.

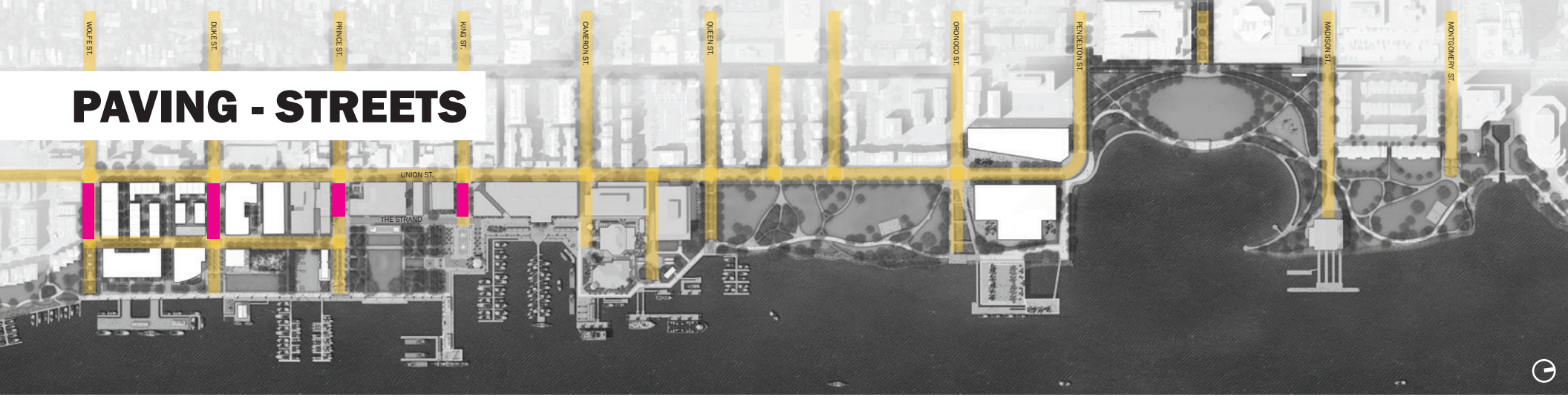
COBBLE GUTTER / RAISED TABLE TRANSITION

NEUTRAL, LIGHT GRAY
GRANITE COBBLES
TUMBLED FINISH



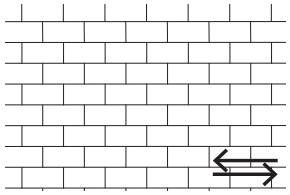
PAVING MATERIALS IN THE STREETS ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - STREETS



BRICK SIDEWALK

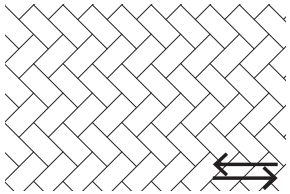
ALEXANDRIA CITY STANDARD
RUNNING BOND

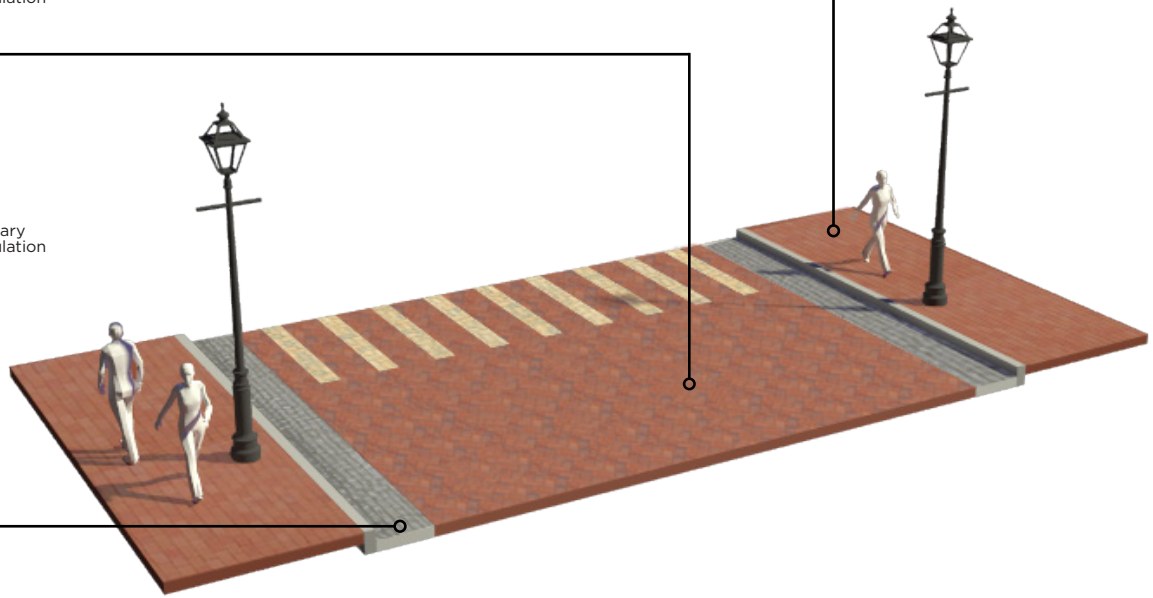


BRICK STREET / RAISED TABLE FIELD

ALEXANDRIA CITY STANDARD
HERRINGBONE

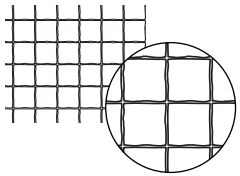
In areas of vehicular of circulation.





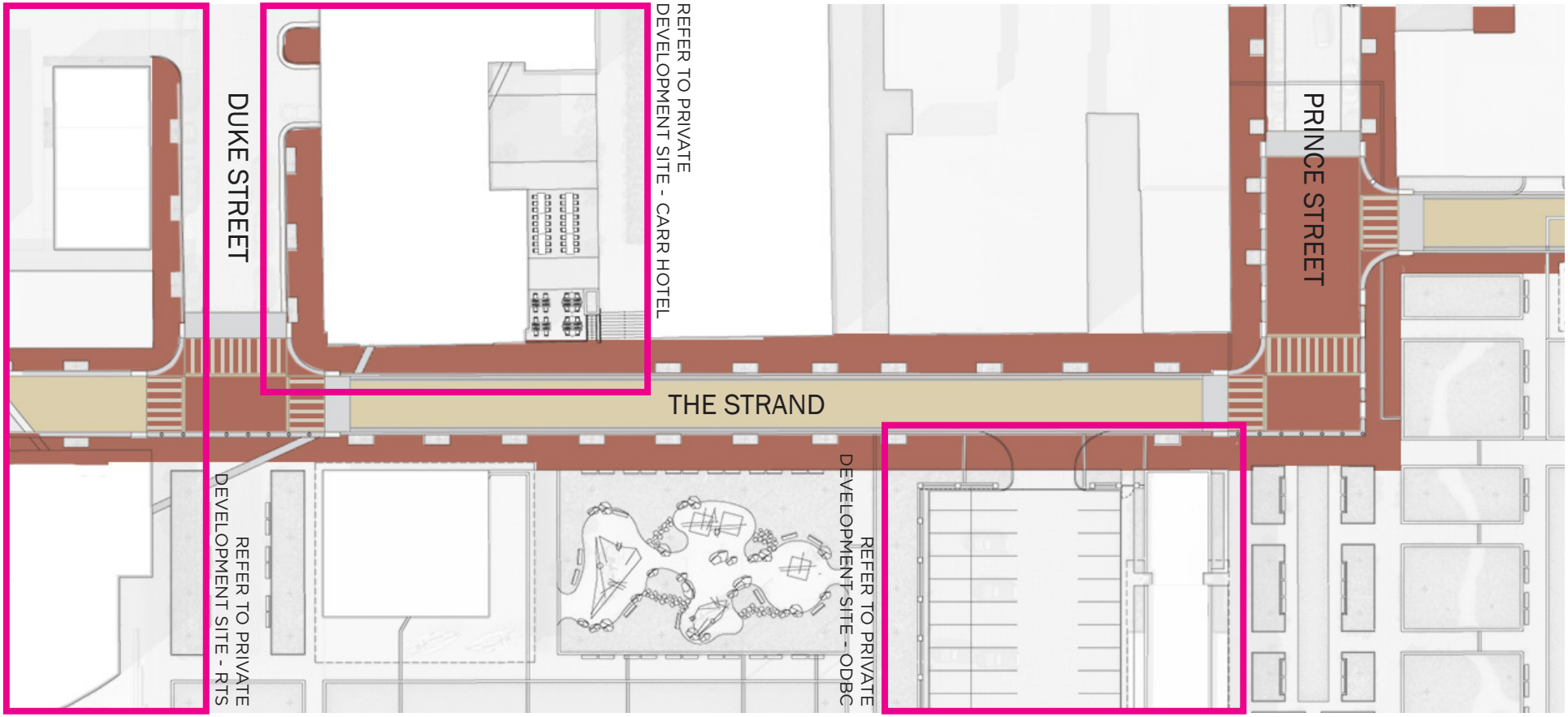
COBBLE GUTTER / RAISED TABLE TRANSITION

STACKED BOND



PAVING PATTERNS FOR THE STREETS ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - STREETS (THE STRAND)



PAVING MATERIALS IN THE STRAND ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - STREETS (THE STRAND)

BRICK SIDEWALK / RAISED TABLE FIELD

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

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

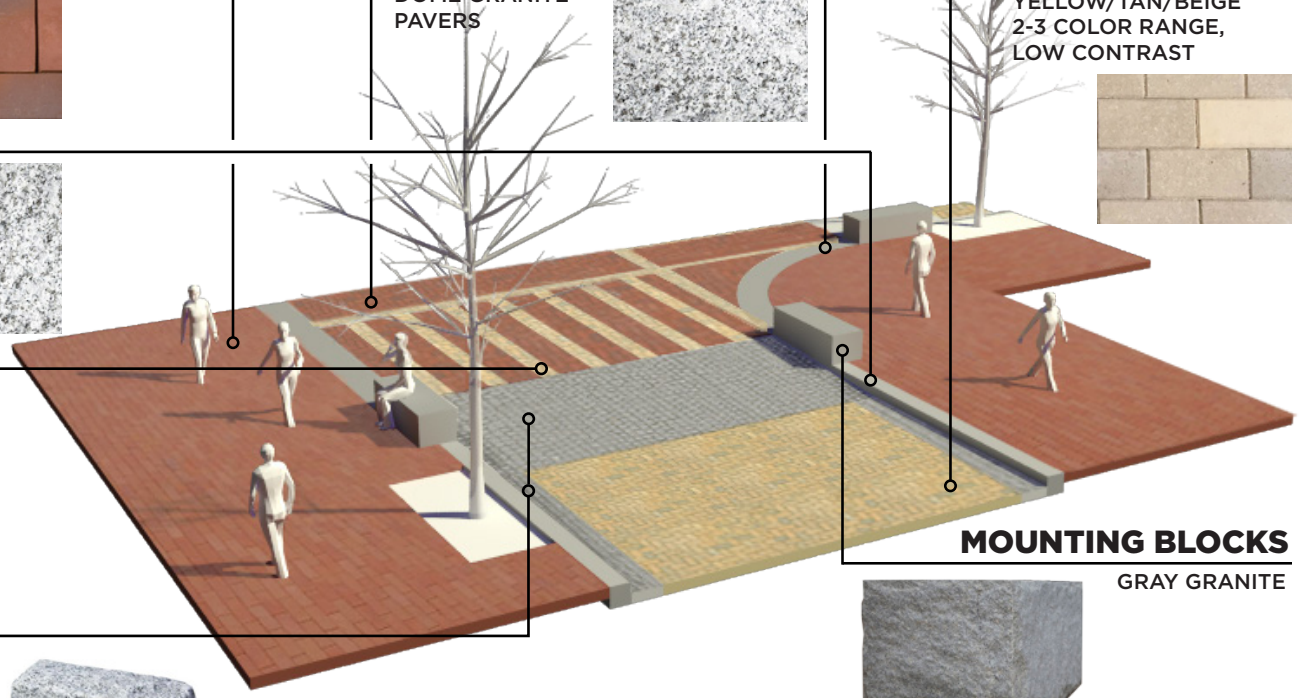
Provides contrast striping with street brick.

COBBLE GUTTER / RAISED TABLE TRANSITION

NEUTRAL, LIGHT GRAY
GRANITE COBBLES
TUMBLED FINISH

DETECTABLE WARNING

NEUTRAL, LIGHT
GRAY TRUNCATED
DOME GRANITE
PAVERS



BRICK STREET (THE STRAND ONLY)

VEHICULAR BRICK PAVER
YELLOW/TAN/BEIGE
2-3 COLOR RANGE,
LOW CONTRAST

MOUNTING BLOCKS

GRAY GRANITE

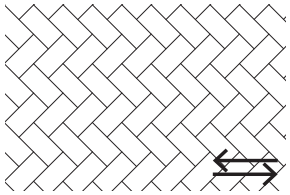
PAVING MATERIALS IN THE STRAND ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - STREETS (THE STRAND)

RAISED TABLE FIELD

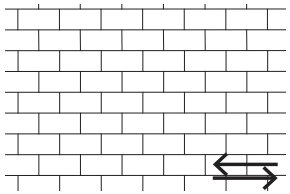
ALEXANDRIA CITY STANDARD HERRINGBONE

In areas of vehicular of circulation.



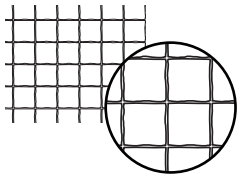
BRICK SIDEWALK

ALEXANDRIA CITY STANDARD RUNNING BOND



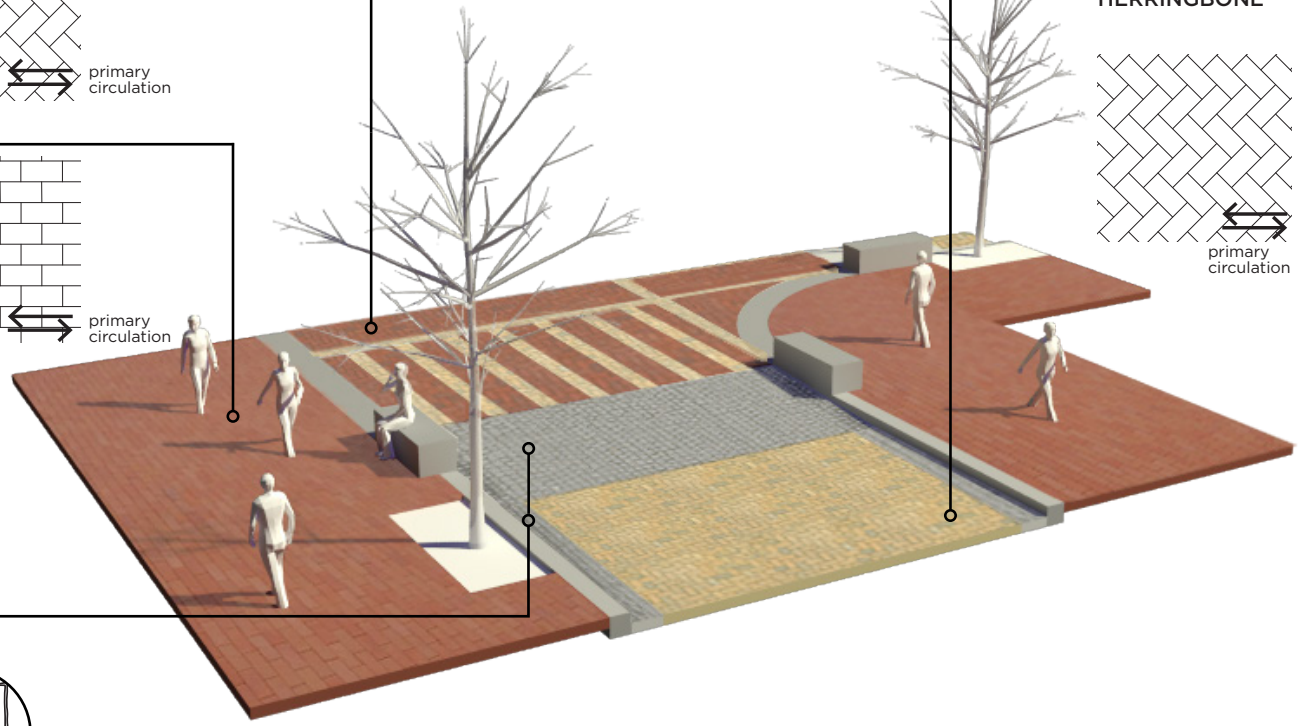
COBBLE GUTTER / RAISED TABLE TRANSITION

STACKED BOND



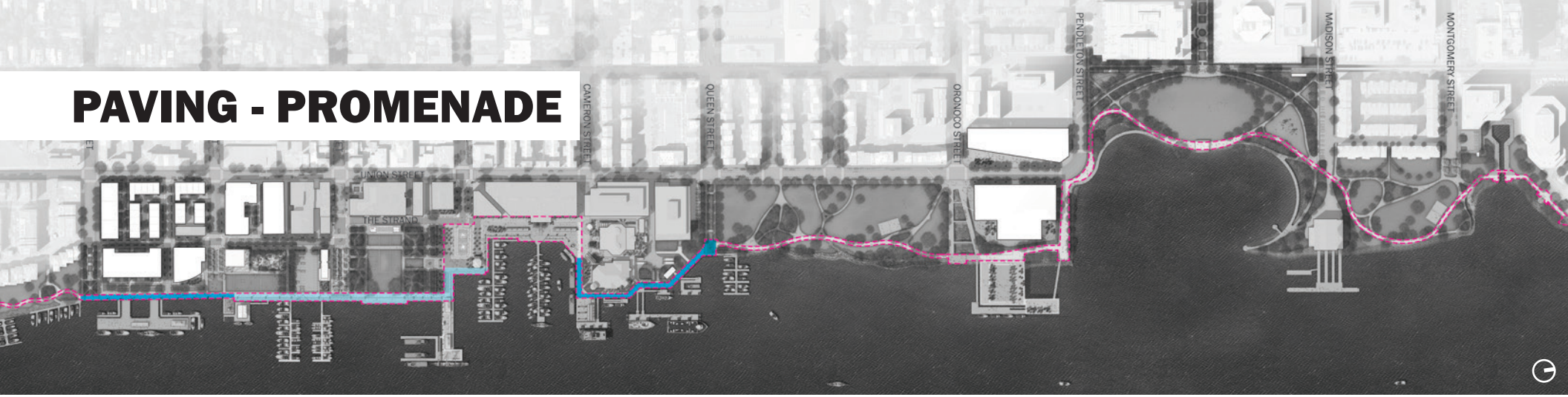
BRICK STREET (THE STRAND ONLY)

ALEXANDRIA CITY STANDARD HERRINGBONE



PAVING PATTERNS FOR THE STRAND ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - PROMENADE



PROMENADE BANDING

DARK GRAY/CHARCOAL
GRANITE, THERMAL FINISH

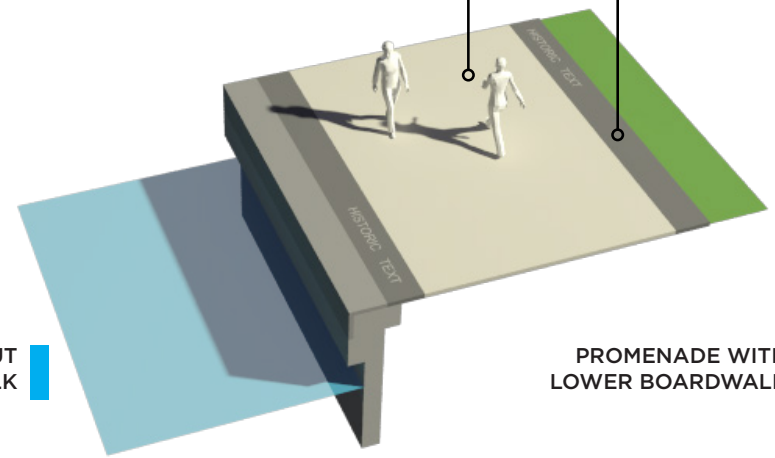
2 ft. wide in core area.

COMMEMORATIVE INSCRIPTIONS
OR OTHER HISTORICAL TEXT IN
EDGE BANDS

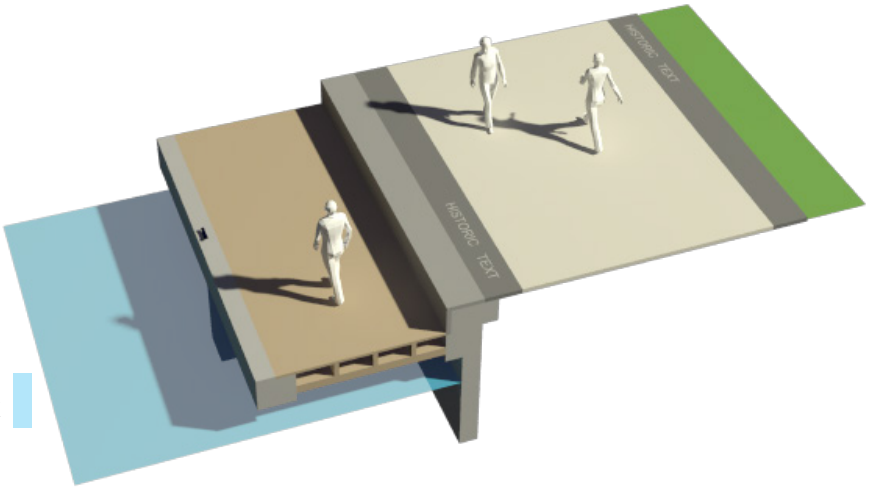
PROMENADE PAVING (CORE ONLY)

CONCRETE PLANK PAVER
GRAY/WHITE COLOR MIX

PROMENADE WITH LOWER BOARDWALK
PROMENADE WITHOUT LOWER BOARDWALK
DELINEATES PROMENADE AS A CONTINUOUS PATH ALONG THE WATERFRONT

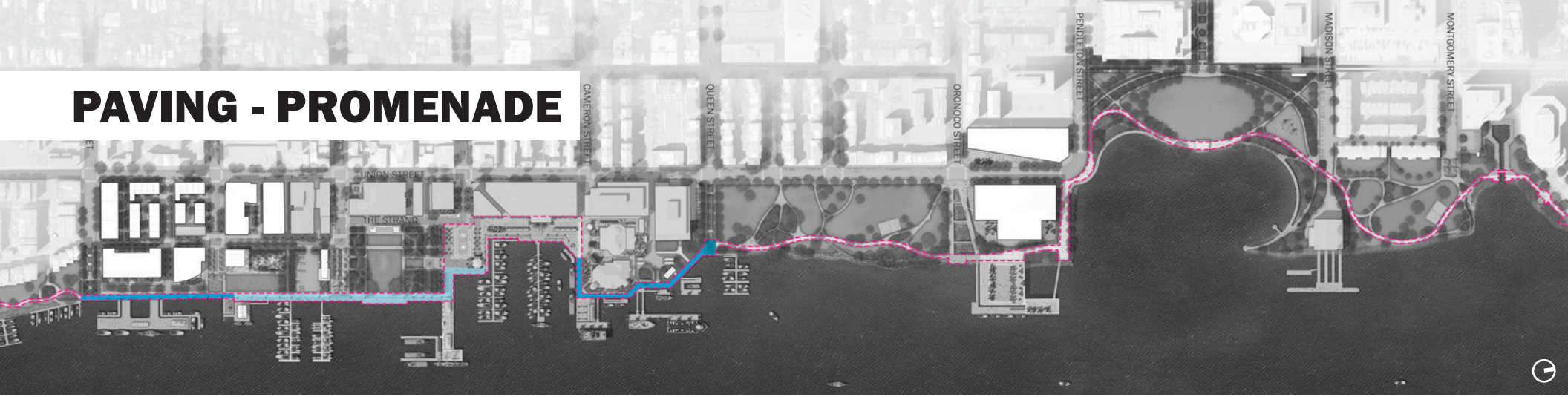


PROMENADE WITHOUT
LOWER BOARDWALK

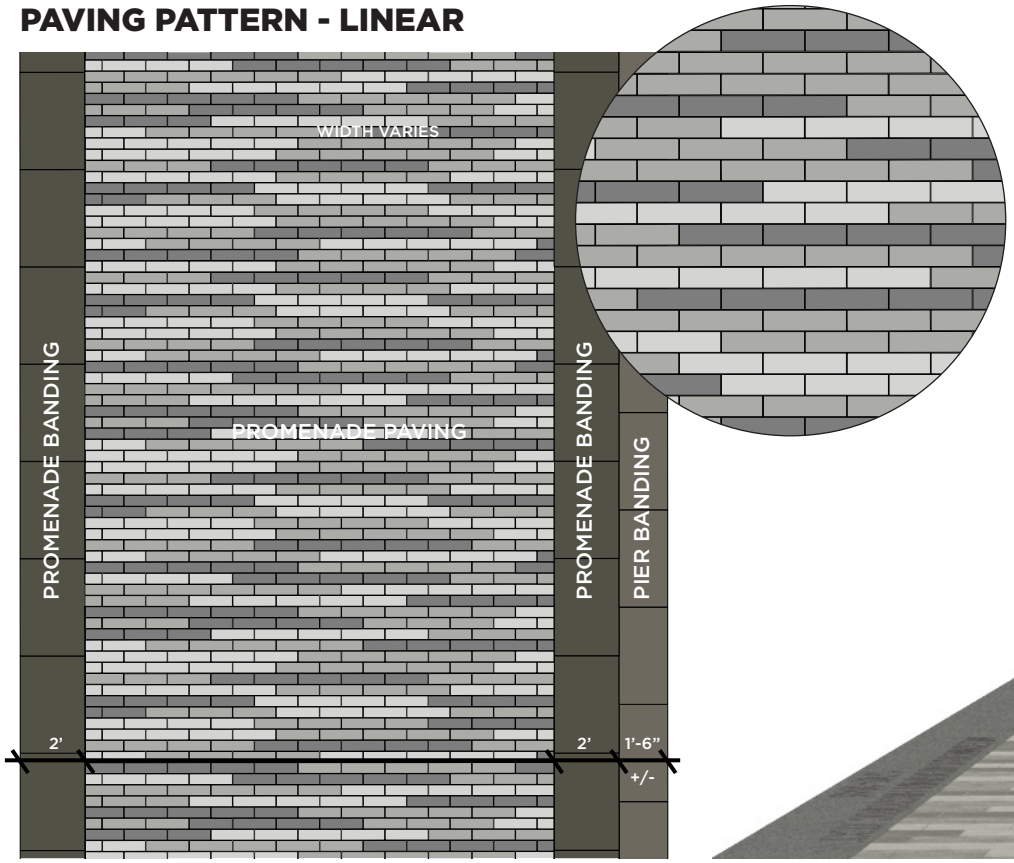


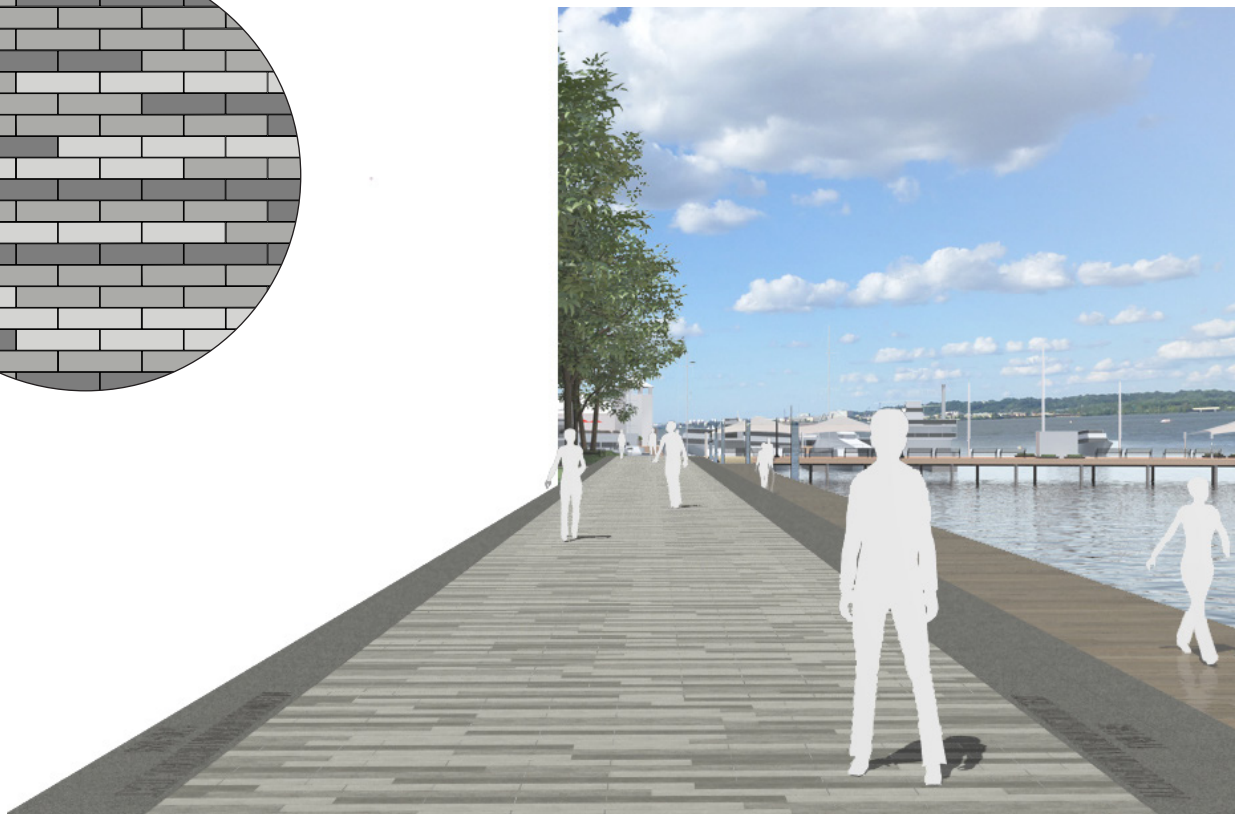
PROMENADE WITH
LOWER BOARDWALK

PAVING - PROMENADE



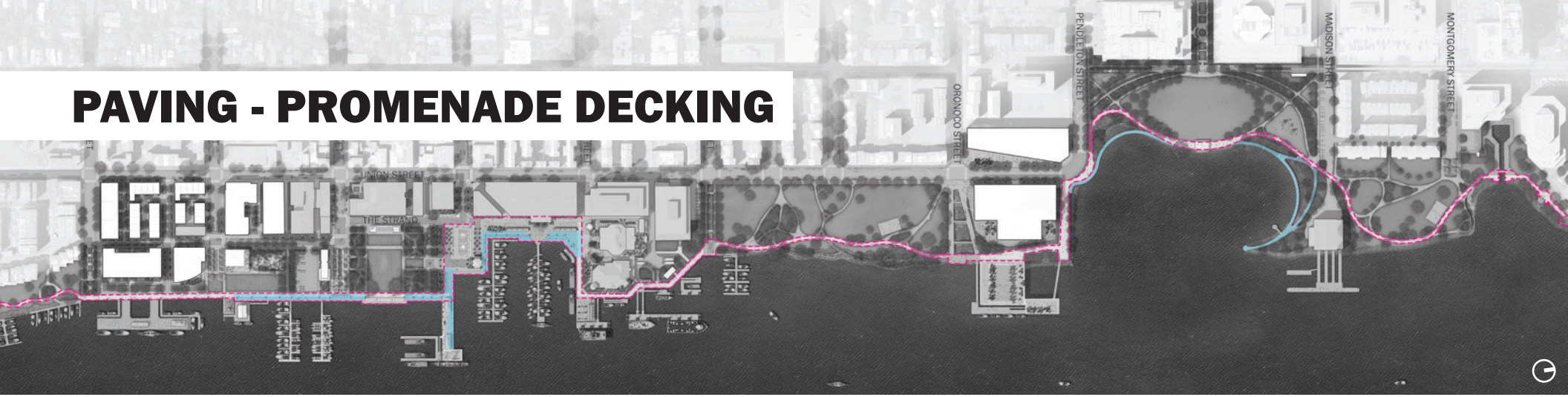
PAVING PATTERN - LINEAR





Pavers of the same color are grouped together in a row of four pavers, minimum, to six pavers, maximum. Rows are arranged randomly across the paving field and along the length of the promenade. Overall, the three colors are mixed 33/33/33% within the paving field.

PAVING - PROMENADE DECKING



WOOD DECKING

MODIFIED WOOD IN A WARM, MEDIUM GRAY COLOR TO MIMIC WEATHERED WOOD IN SURROUNDING DECK INSTALLATIONS

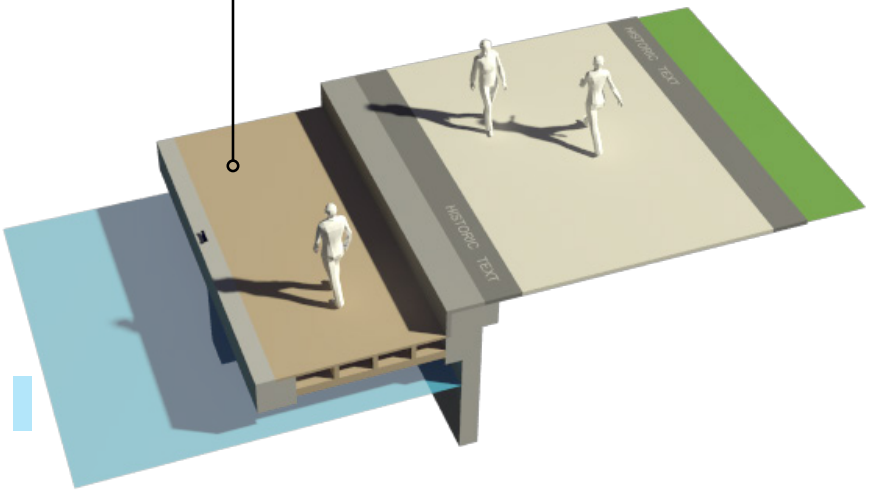
Continued use of pressure treated southern yellow pine is appropriate for floating docks.

LOCAL INSTALLATIONS OF MODIFIED WOOD DECKING:

- The Wharf - Washington, D.C.
- Bethany Beach Boardwalk - Bethany Beach, DE
- Hunters Point South Waterfront Park - New York, NY

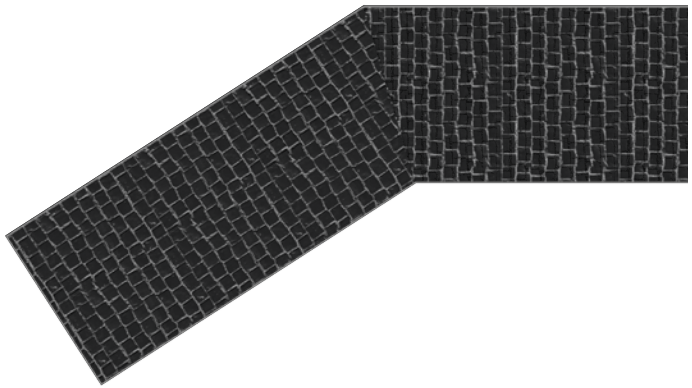
PROMENADE ZONES WITH BOARDWALK USING MODIFIED WOOD DECKING

DELINEATES PROMENADE AS A CONTINUOUS PATH ALONG THE WATERFRONT

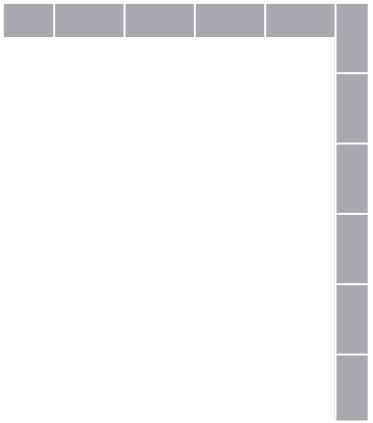


PROMENADE DECKING

ART AND HISTORY - SHORELINES

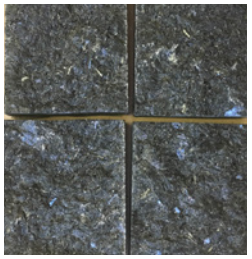


1749 HISTORIC SHORELINE
2 FT. - 4 FT. WIDE
WITH 4”X4” COBBLES

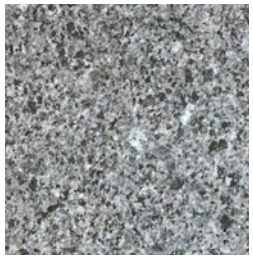


1845 HISTORIC PIER LINE
6 IN. WIDE

PROMENADE BANDING
1 FT. - 2 FT. WIDE



DARK/BLACK GRANITE
COBBLES, TUMBLED FINISH

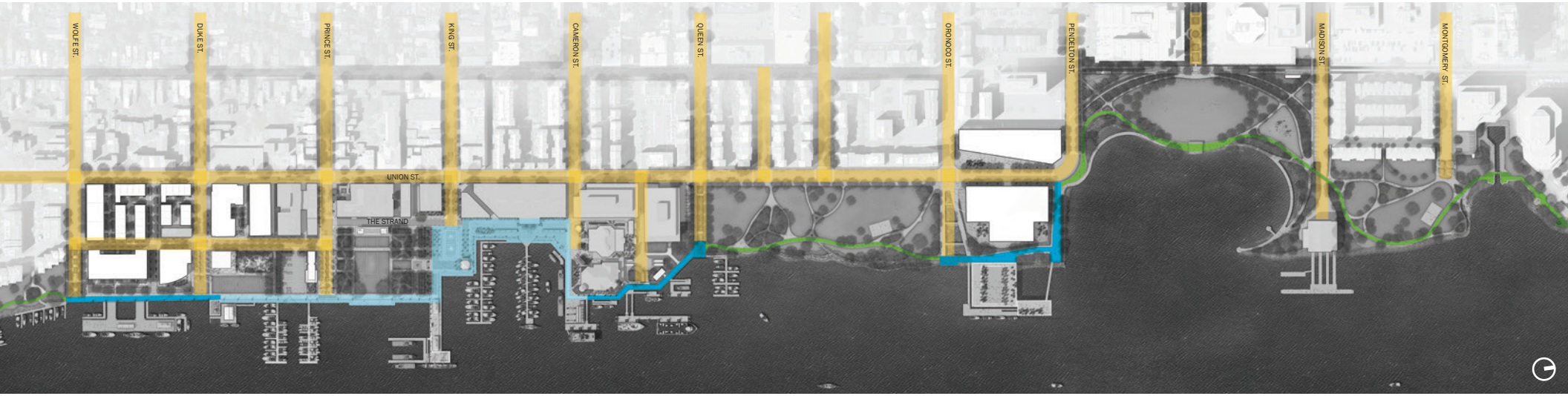


MEDIUM GRAY GRANITE
THERMAL FINISH

DARK GRAY/CHARCOAL
GRANITE, THERMAL FINISH

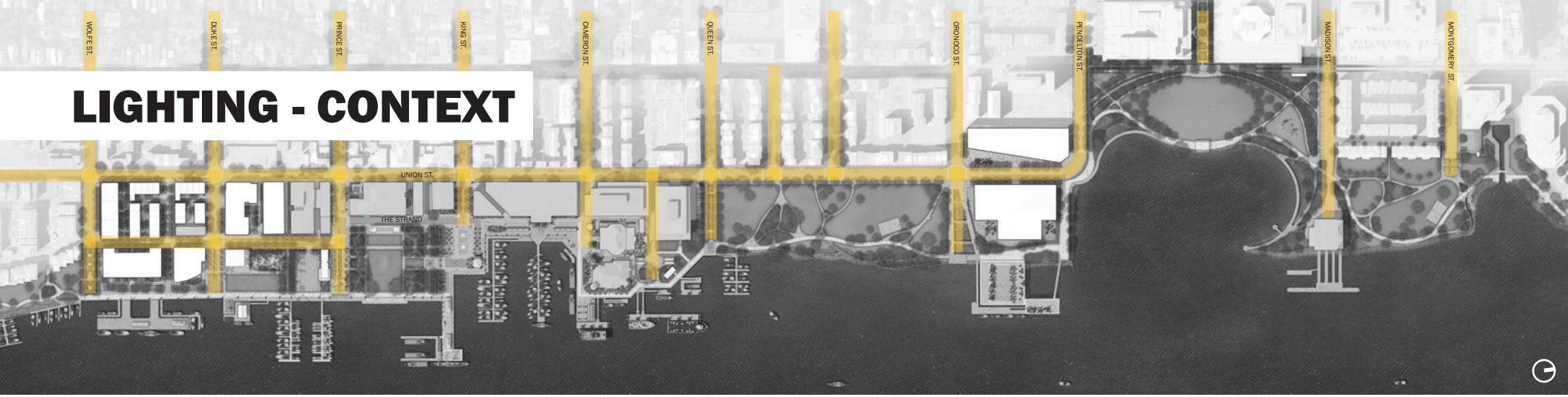
LIGHTING COMMON ELEMENTS

LIGHT TYPOLOGIES

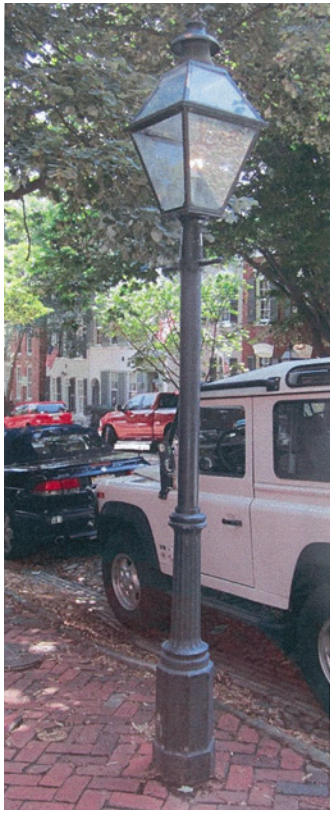


- PROMENADE WITH LOWER BOARDWALK/PROMENADE AT MARINA
- PROMENADE WITHOUT LOWER BOARDWALK
- PROMENADE THROUGH PARK
- STREET LIGHT - HISTORIC ALEXANDRIA STREET LIGHT

LIGHTING - CONTEXT



CITY STANDARDS - STREET LIGHTING

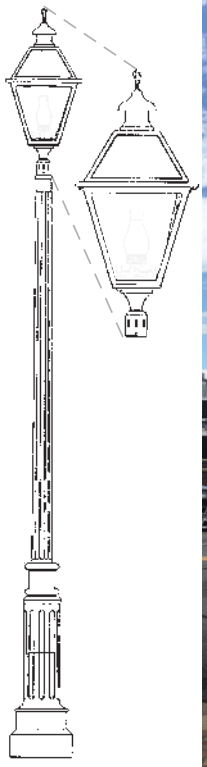


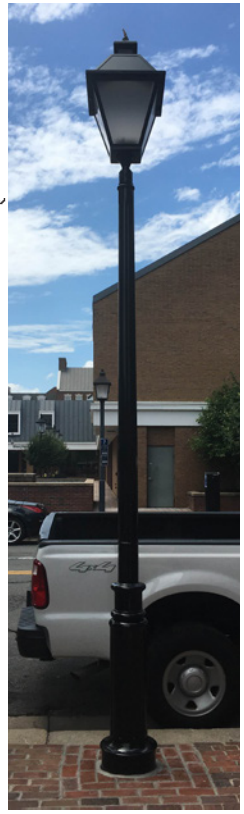
AUTHENTIC

HISTORICAL EXAMPLE, PRINCE STREET

GADSBY - URBAN RENEWAL

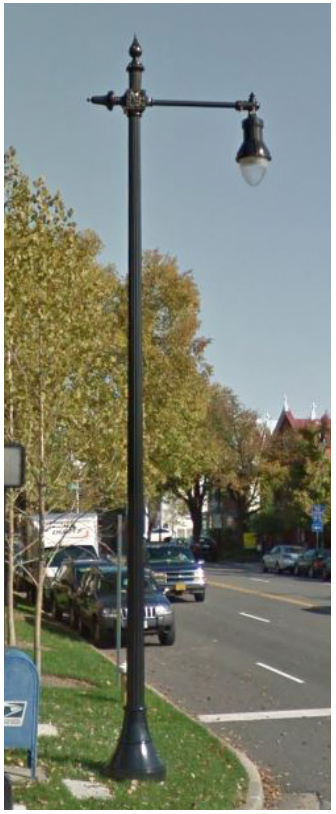
CURRENT CITY STANDARD





REPLACEMENT STREET LIGHT

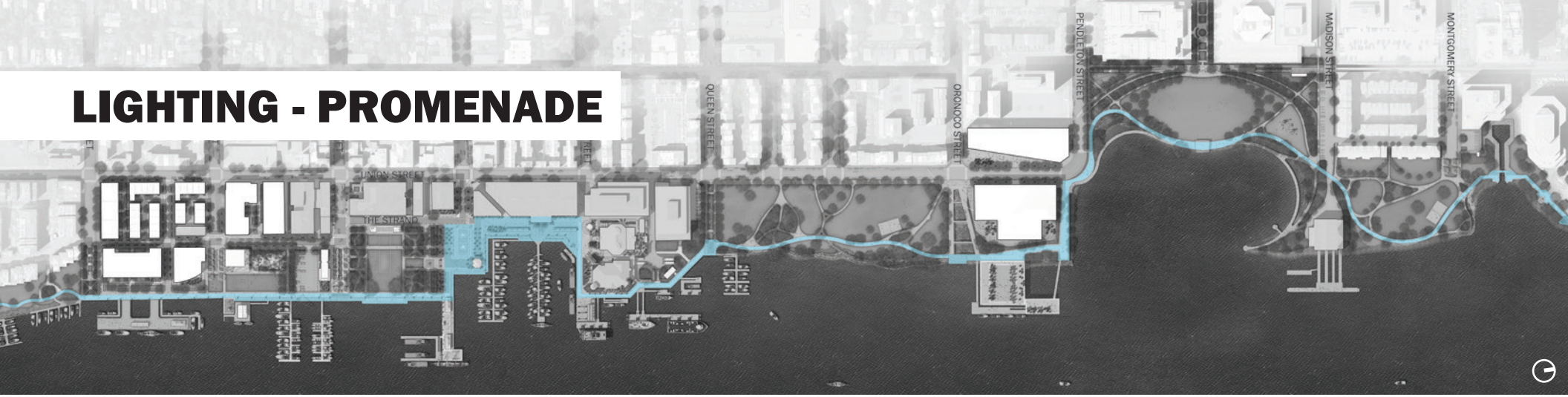
NEW CITY STANDARD MOCK-UP AT CITY HALL



GEORGE WASHINGTON PARKWAY

CARLYLE

LIGHTING - PROMENADE



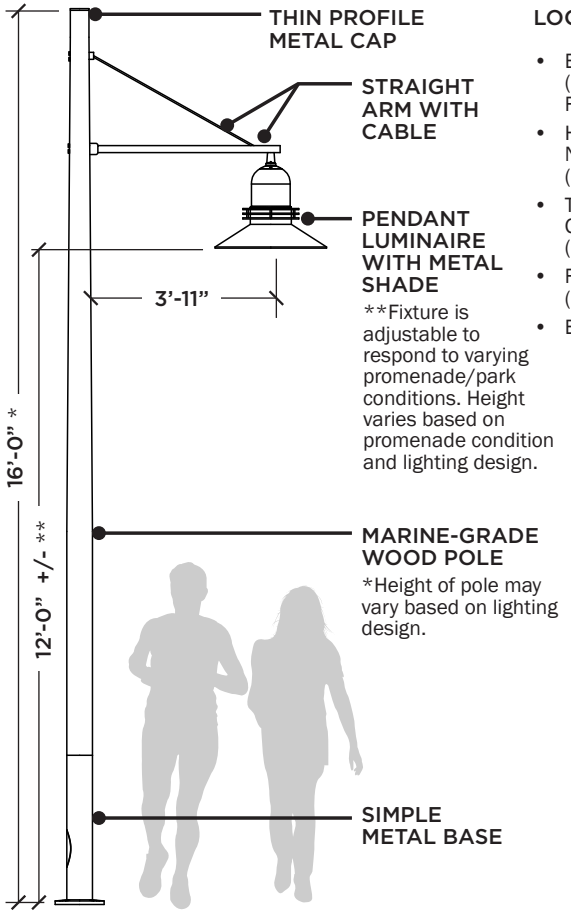
NAUTICAL

BALTIMORE INNER HARBOR, MD

PRICING (ESTIMATE):

STRUCTURA PRODUCTS
BOL-T-16-55-40-S4-BLK POLE
WITH CAT-2S-PEN ARM(S)
COOPER EPIC EMM-E04-LED-E1-T4-SR-FL-BK LIGHT FIXTURE

SINGLE = $4,300
TWIN = $6,300
(estimated prices)



**Fixture is adjustable to respond to varying promenade/park conditions. Height varies based on promenade condition and lighting design.

*Height of pole may vary based on lighting design.

LOCAL INSTALLATIONS:

- Baltimore Inner Harbor (mock-up 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)

METAL FINISH

BLK - BLACK

WOOD FINISH

COLOR S4 - IPE

PROMENADE WITH LOWER BOARDWALK

NAUTICAL

PROMENADE WITHOUT LOWER BOARDWALK

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

NAUTICAL

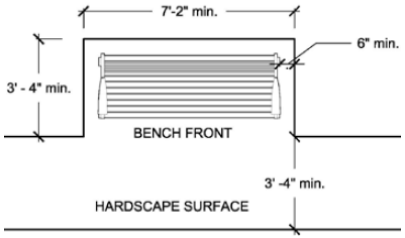
PROMENADE AT NIGHT
NAUTICAL

SITE FURNISHINGS - STREETS

CITY OF ALEXANDRIA STANDARD FURNISHINGS

BENCH

Victor Stanley Classic Series Model CR-96, 6 ft. standard, free standing bench with back and edge arms.
Black, powder coat finish.



BICYCLE RACK

Victor Stanley Model BRWS-101 (inverted U-shape rack).
Black, powder coat finish.

RECYCLING RECEPTACLE

Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; blue, powder coat finish (Color: RAL5010)
Optional recycling lid shall be included.
Top band shall be marked with “Recycling” in white lettering, as shown (right).

TRASH RECEPTACLE

Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; black, powder coat finish. Optional lid shall be included.

DRINKING FOUNTAIN

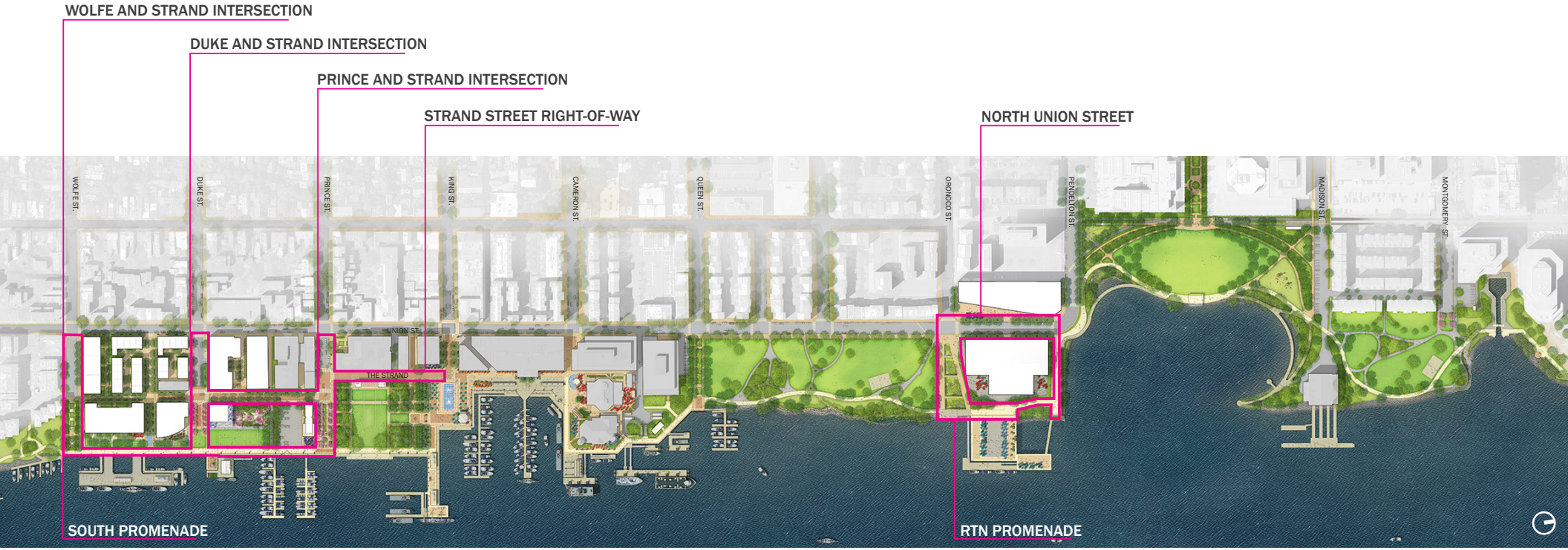
Most Dependable Drinking Fountains – 400 Series, ADA Model.
410SM or SMSS with optional pet fountain (ADA accessible height), preferred.
Model 440SM may also be used.
Pet drinking fountain/lower bowl options, where appropriate.
Jug filler and hose bib attachment options shall be included.
Bubbler, bowls, and buttons shall be satin finish stainless steel.
Fountain shall be dark green, stainless steel, or black powder coat finish.

BOLLARD

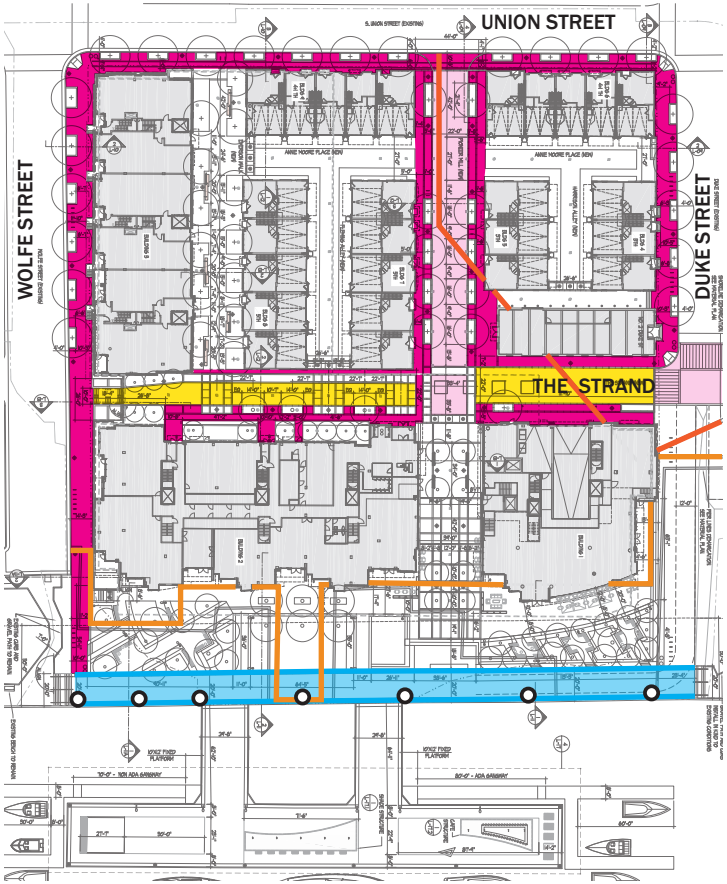
Spring City Princeton Bollard
Model BDPRC-12-3 58.
Height: 43”/ Bolt Diam.: 14”/ Dimension: 13”sq.
Classic black.
To be used throughout City of Alexandria.

Alternate: Fairweather Model B-1 Steel bollard.
Black, powder coat finish.
6” diameter most prevalent in city (three sizes available). Use only where RPCA selects for parks/ trails/rec facilities.
Permanent, embedded sleeve/casing with lockable bolt to allow removal/replacement.

PRIVATE DEVELOPMENT AREAS



PRIVATE DEVELOPMENT AREAS - ROBINSON TERMINAL SOUTH (RTS)



SUMMARY OF DECISIONS + COORDINATION

Review Letter submitted to the City of Alexandria on 9/30/2015

- Yellow brick should be removed from Pioneer Mill and substituted with Redland King William brick.
- The 1877 shoreline marker is unique to this development and the termination, execution and material must be coordinated with the 1749 and 1845 shorelines and the rest of the Common Elements. The specific written content of the Historic and Interpretive Elements will be reviewed by City Staff and the historic markers and medallions are still to be developed. RTS will match the approved Waterfront standard.
- Paving materials follow the Waterfront Common Elements.

TO BE COORDINATED

- Promenade banding to be coordinated with pier/bulkhead banding and design of Flood Mitigation Plan.
- Location of promenade lights and railing to be coordinated with future Flood Mitigation Plan.

COMMON ELEMENTS

PAVING - STREETS

- Brick sidewalks
- Brick streets
- Yellow brick in The Strand
- Crosswalks
- Granite curbs
- Cobble gutters
- Raised table transitions
- Raised table field

PAVING - PROMENADE

- Promenade banding
- Promenade paving

ART AND HISTORY

- Historic banding - 1749 shoreline
- Historic banding - 1845 pier line

LIGHTING - PROMENADE

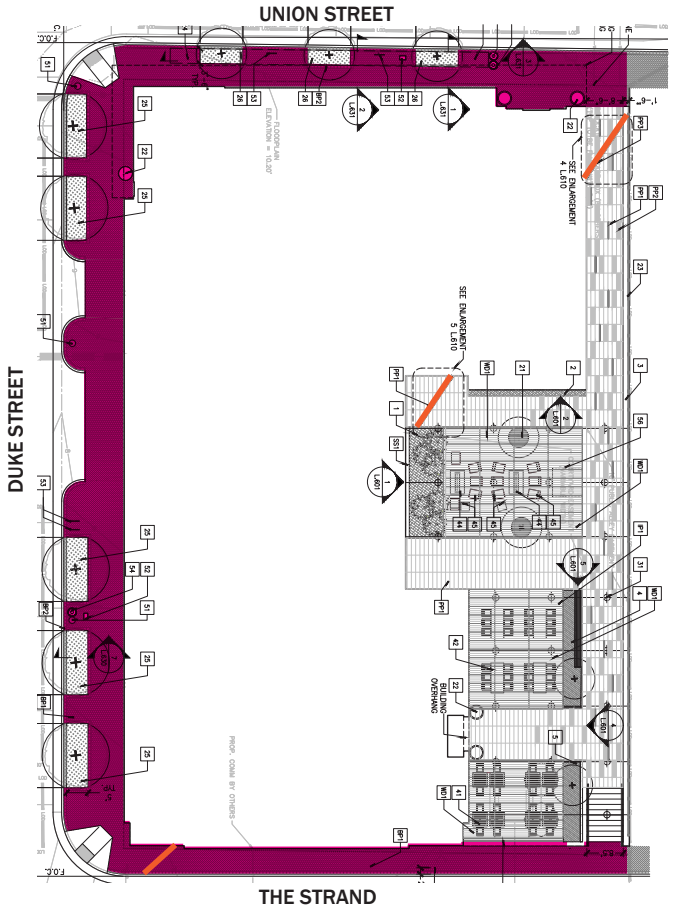
- Promenade light

SITE FURNISHINGS - PROMENADE

- Railing (future)

SEE PAGE 5 FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH PROJECT

PRIVATE DEVELOPMENT AREAS - CARR HOTEL



SUMMARY OF DECISIONS + COORDINATION

- The hotel will install asphalt and concrete curb and gutter rather than brick and cobble gutter at Duke Street, as their plans were too far advanced at the time of the decision for implementing brick streets in the waterfront core. The city may make the decision to install brick in Duke Street as part of the waterfront improvement.
- Other paving materials follow the Waterfront Common Elements. Historic banding is encouraged to follow Waterfront Common Elements, but developer is not bound to this.
- Gadsby streetlight will be used on public sidewalks.

TO BE COORDINATED

- Sidewalk brick paving pattern
- Location of 1749 shoreline in Strand ROW (and material of band)
- Confirm that Carr Hotel is only installing to back of curb

COMMON ELEMENTS

PAVING - STREETS

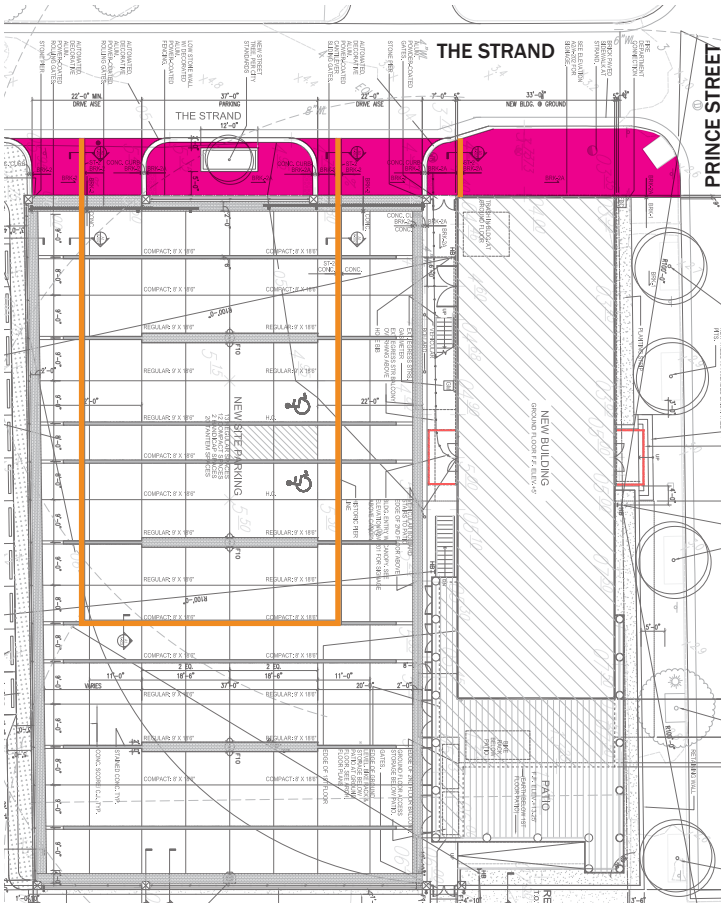
Brick sidewalks

ART AND HISTORY

Historic banding - 1749 shoreline (on sidewalk only)

SEE PAGE 5 FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH PROJECT

PRIVATE DEVELOPMENT AREAS - OLD DOMINION BOAT CLUB (ODBC)



SUMMARY OF DECISIONS + COORDINATION

- Brick and historic pierline banding paving materials follow the Waterfront Common Elements.
- Paving in the parking/plaza area cannot appear as if it is a parking lot in the waterfront zone.
- Parking lot will be framed with brick with an oyster shell concrete field. There will be brick bands at the lights and accent bands to match the building architecture. Saw cuts on a 5ft. grid along with concrete staining techniques in saw-cut strips will bring down the scale of the paved area. No parking striping will be permitted. The oyster shell will not be considered as a common element but is permissible as a unique element in this private development site and has been subject to review and approval by the City.

TO BE COORDINATED

- Curb material

COMMON ELEMENTS

PAVING - STREETS

Brick sidewalks

ART AND HISTORY

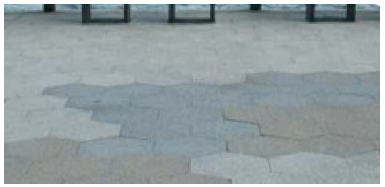
Historic banding - 1845 pier line

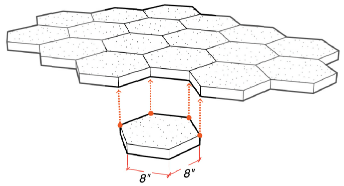
SEE PAGE 5 FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH PROJECT

PRIVATE DEVELOPMENT AREAS - ROBINSON TERMINAL NORTH (RTN)

SUMMARY OF DECISIONS + COORDINATION

- Initial coordination meetings and drawing review occurred in January 2015
- RTN conceptual material color palette was complimentary to the Common Element paving colors. Promenade paving field to remain unique to RTN site.





TO BE COORDINATED

- Promenade banding locations
- Historic shoreline variations

COMMON ELEMENTS

PAVING - STREETS

Brick sidewalk on Union Street

PAVING - PROMENADE

Promenade banding

Promenade paving

ART AND HISTORY

Historic banding - 1749 shoreline

Historic banding - 1845 pier line

LIGHTING - PROMENADE

Promenade light

BASIS OF DESIGN - SUMMARY

Item	Description	Basis of Design (Manufacturer & Color Info)	Size	Location	Notes
Paving					
Brick Sidewalk	City of Alexandria standard - red brick pavers (full range)	Redland - King William full range	4"x8"x2.25"	Sidewalk	
Brick Street	City of Alexandria standard - red brick vehicular pavers (full range)	Redland - King William full range	4"x8"x2.75"	Street	
Brick Street (The Strand Only)	Yellow / tan / beige vehicular brick paver (2-3 color range, low contrast)	Whitacre Greer color mix: 52 Majestic, 50 Ivory	4"x8"x2.75"	Street (The Strand)	
Raised Table Field	City of Alexandria standard - red brick vehicular pavers (full range)	Redland - King William full range	4"x8"x2.75"	Street (raised table)	
Promenade Paver	Concrete plank paver - gray / white color mix	Unilock Commercial - Promenade Plank Paver, Umbriano Finish Color Mix: Winter Marvel, Grenada White, French Grey	16"x4"x4"	Promenade	Patented Umbriano finish (or equivalent) for durability, maintenace, and cleaning
Raised Table Transition	Neutral, light gray granite cobbles Tumbled finish	Coldspring - Iridian, Tumbled Cobble	4"x4"x10"	Street (raised table transition)	
Crosswalk	Light tan / beige / off-white vehicular brick paver (single range)	Whitacre Greer - 50 Ivory	4"x8"x2.75"	Street (crosswalk striping)	Meant to be used as a band to provide contrast striping with red brick.
Detectable Warning	Granite paver with integral truncated domes to meet ADA Detectable Warning requirements	Coldspring - Iridian, Truncated Dome Granite Paver	12"x12"x3"	Street (raised table or at intersection curb cuts)	
Granite Band - Promenade	Dark gray / charcoal granite Thermal finish	Coldspring - Mesabi Black, Diamond 10	24"x36"x4" // 12"x36"x4"	Promenade	Interpretive text options to be coordinated with Art and History plan
Granite Band - Promenade Bulkhead Cap	Dark gray / charcoal granite Thermal finish	Coldspring - Mesabi Black, Diamond 10	18"x36"x4"	Promenade (bulkhead)	To be coordinated with Flood Mitigation final bulkhead design. Provides band for mounting light posts, handrail, etc. (to be coordinated in future design phases)
Granite Band - Historic Marker 1749 (2-4 ft. wide band)	Dark / black granite cobbles Tumbled finish	Coldspring - Mesabi Black, Tumbled Cobble	4"x4"x10"	Throughout	Interpretive text options to be coordinated with Art and History plan
Granite Band - Historic Marker 1845 (6 in. wide band)	Medium gray granite Thermal finish	Coldspring - Charcoal Black - Textured	6"x12"x3"	Throughout	Interpretive text options to be coordinated with Art and History plan

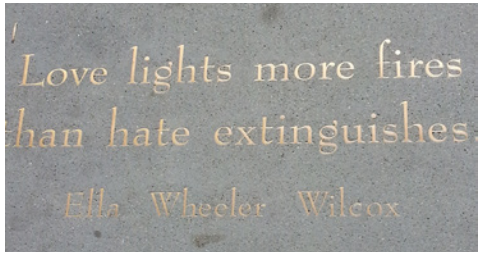
BASIS OF DESIGN - SUMMARY

Item	Description	Basis of Design (Manufacturer & Color Info)	Size	Location	Notes
Paving					
Wood Decking	Context: Pressure Treated Southern Yellow Pine Modified Wood	Kebony - unfinished (weather to gray)	2"x6"	Floating docks Promenade areas beyond bulkhead	Already in use on Alexandria Waterfront
Curbs					
Raised Curb - Granite	Neutral, light gray granite Thermal finish	Coldspring - Iridian, Thermal	12"x18"x72"	Streets with raised curb	
Gutter	Neutral, light gray granite cobbles Tumbled finish	Coldspring - Iridian, Tumbled Cobble	4"x4"x10"	Streets with raised curb	1.5' wide, typ. (may vary)
Lighting					
Light Pole/Fixture 1 (FG-1) - Street		Gadsby - COA Standard		Street	
Light Pole/Fixture 2 (F-1) - Promenade		Structura Products BOL-T-16-55-40-S*-BLK Pole Structura Products - CAT-2s-PEN arm COOPER Light Fixture - EPIC EMM-E04-LED-E1-T4-SR-FL-BZ		Promenade (without lower boardwalk)	
Light Pole/Fixture 2a (F-1a) - Promenade Double		Structura Products BOL-T-16-55-40-S*-BLK Pole Structura Products - CAT-2s-PEN arm(s) - alternate or even configuration COOPER Light Fixtures (2) - EPIC EMM-E04-LED-E1-T4-SR-FL-BZ		Promenade (with lower boardwalk)	

BASIS OF DESIGN - SUMMARY

Item	Description	Basis of Design (Manufacturer & Color Info)	Size	Location	Notes
Site Furnishings					
Bench	Standard, free standing bench with back and edge arms	Victor Stanley Classic Series Model CR-96. Black, powder coat finish.	6 ft. length	Street	Refer to Park Facilities Manual for guidance on spacing, installation, etc.
Bicycle Rack	Inverted U-shaped rack	Victor Stanley Model BRWS-101 Black, powder coat finish.		Street	Refer to Park Facilities Manual for guidance on spacing, installation, etc.
Recycling Receptacle	Blue, metal receptacle with side access hinged door and top recycling lid. Top band shall be marked with “Recycling” in white lettering.	Victor Stanley Ironsites Model SD-42 Blue, powder coat finish (Color: RAL5010)	36 gal. Mounted on hard surface 3'-4" x. 3'-4" (min.)	Street	
Trash Receptacle	Black, metal receptacle with side access hinged door and top lid.	Victor Stanley Ironsites Model SD-42 Black, powder coat finish.	36 gal. Mounted on hard surface 3'-4" x. 3'-4" (min.)	Street	
Drinking Fountain	Drinking fountain with pet drinking fountain / lower bowl option, where appropriate. Jug filler and hose bib attachment included.	Most Dependable Drinking Fountains – 400 Series, ADA accessible models: 410SM or SMSS with optional pet fountain (ADA accessible height). Model 440SM also accepted. Dark green, stainless steel, or black powder coat finish. Above grade backflow preventer shall be lockable Stainless Steel Safe T-Cover.		Street / throughout City of Alexandria / City parks	
Bollard	Circulation control bollard with overall styling and fluting to match new COA historic replacement streetlight Steel bollard. Permanent, embedded sleeve/casing with lockable bolt to allow removal/replacement.	Spring City Princeton Bollard Model BDPRC-12-3 58. Classic Black. Fairweather Model B-1 Steel Bollard. Black, powder coat finish.	Height: 43”/ Bolt Diam.: 14”/ Dimension: 13”sq. 6" diam. (3 sizes accepted)	Street / throughout City of Alexandria Only in locations where RPCA requires for parks/trails/rec facilities	
Mounting Block	Gray granite	Reference examples used throughout City of Alexandria pending staff approval.		Street	

INTERPRETIVE TEXT OPTIONS



INSET PANEL

INSCRIPTION

INLAY

SELECTION REQUIRES FUTURE COORDINATION WITH ART AND HISTORY PLAN