



CITY OF ALEXANDRIA
Project Implementation

Waterfront Flood Mitigation Design Updates

Waterfront Commission – April 15, 2025

Draft, Deliberative, Pre-Decisional



Waterfront Flood Mitigation

- ▶ **Outreach & Engagement**
- ▶ **City Budget Process – Waterfront Flood Mitigation Funding Request**
- ▶ **Waterfront Park Design Updates**
- ▶ **Pump Station Design Updates**
- ▶ **Point Lumley Design Updates (as time permits)**



Outreach & Engagement

- ▶ Board of Architectural Review – Concept Review – 5/7 – Point Lumley Park
- ▶ City Council Meeting – 5/13 (update only, no Council action)
- ▶ Parks and Recreation Commission – 5/15
- ▶ Waterfront Commission – [4/15], 5/20
- ▶ Board of Architectural Review – Concept Review – 6/4
 - ▶ Waterfront Park
 - ▶ Pump Station
 - ▶ Lower King Street Pedestrian Improvements



Waterfront Flood Mitigation

Project Includes:

- Design and construction of the “core area” of the Waterfront Plan
- New raised promenade, stormwater management, and park and streetscape improvements
- Lower King Street improvements

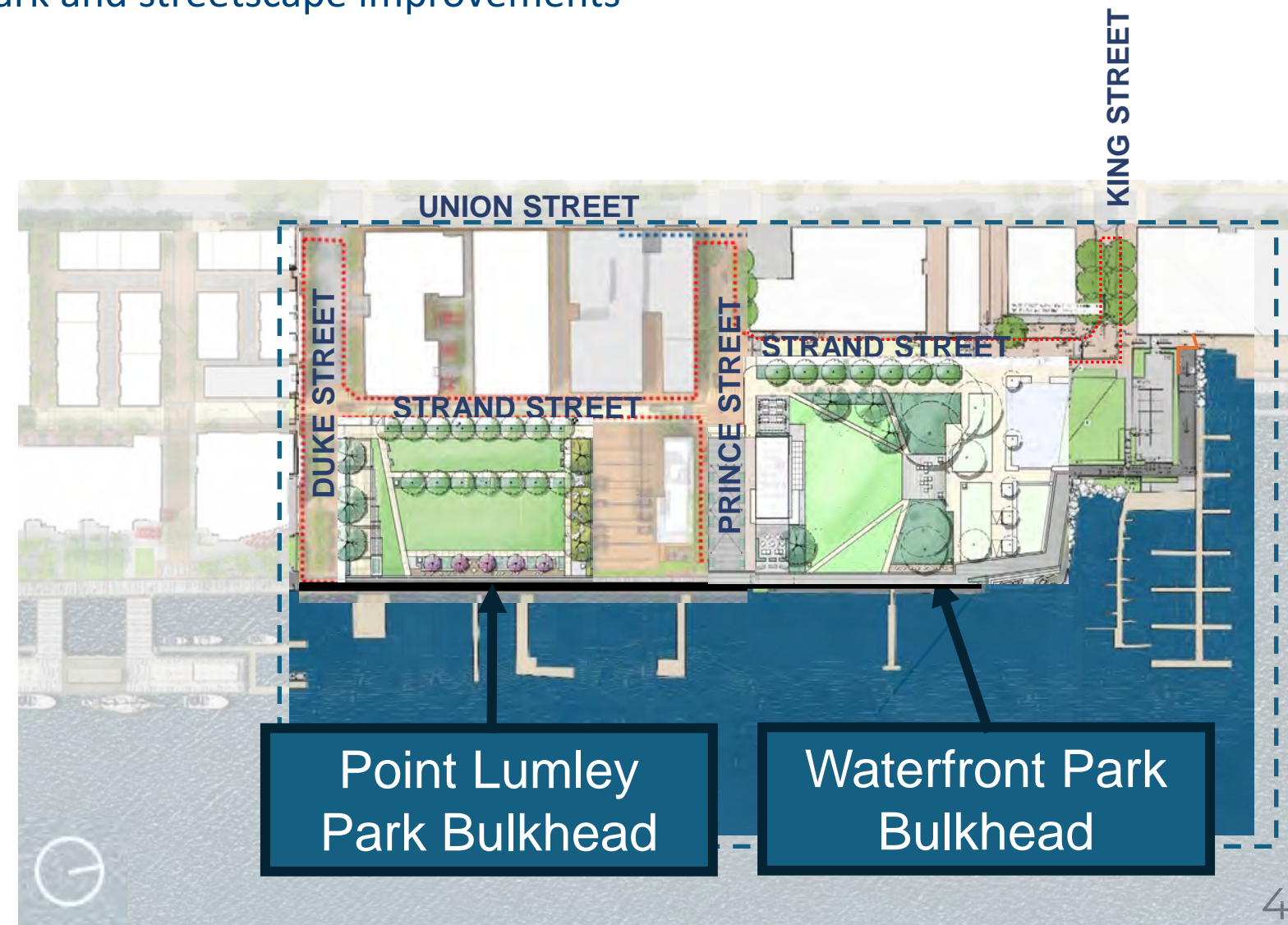
Current Project Phase: Design

Project Schedule:

- Spring 2026: DSUP Process Commences
- Fall 2026: DSUP to Planning Commission & Council
- Late 2026/Early 2027: Construction Commences

Project Budget: \$145M

- Prior Year Funding: \$105M
- Total New Funding: \$40M
 - Prior Year Funding: \$14.5M (reallocated)
 - FY2026: \$25.5M



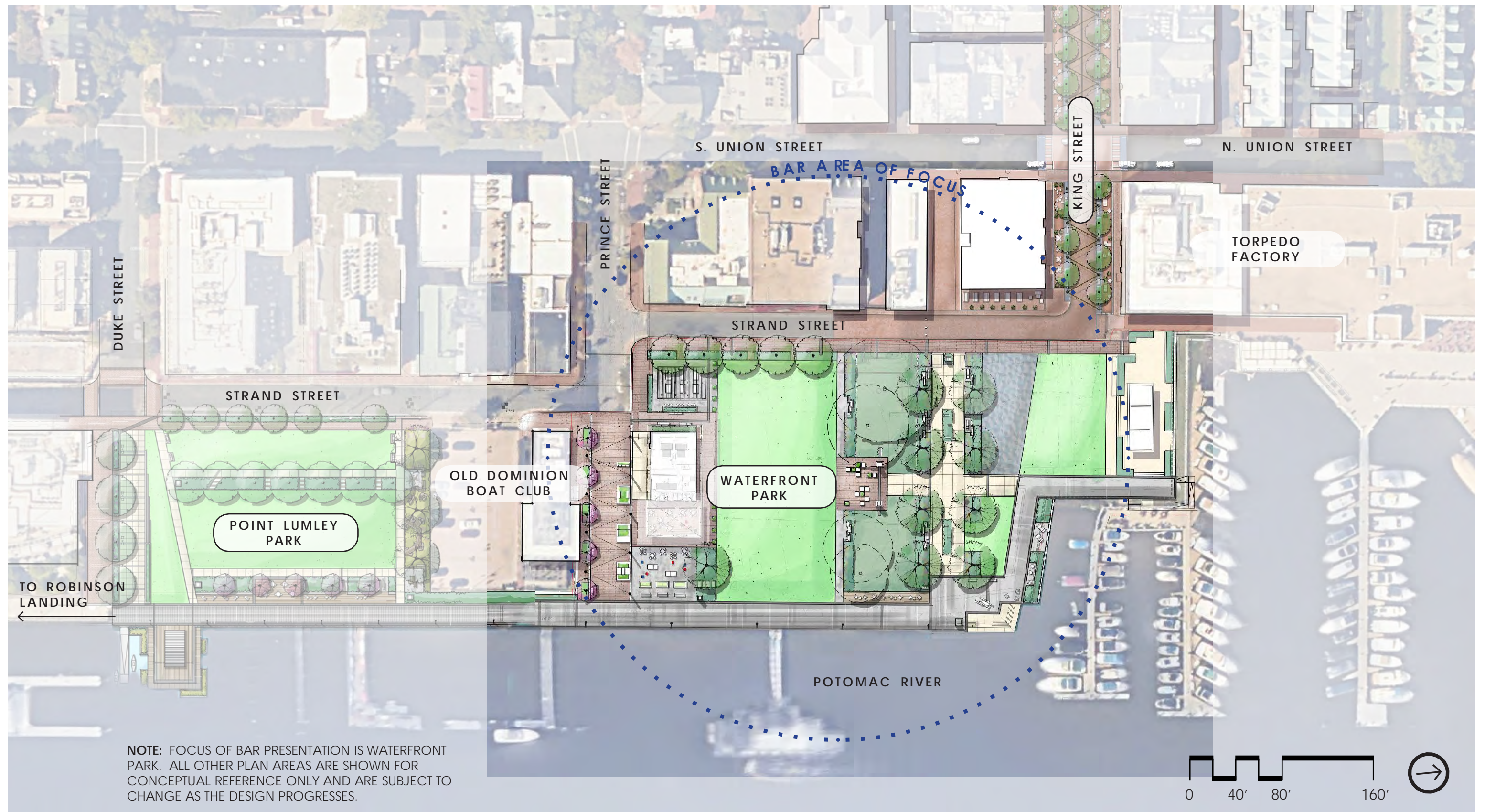


ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review

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OVERALL PROJECT CONCEPT PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park



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EXISTING CONDITIONS

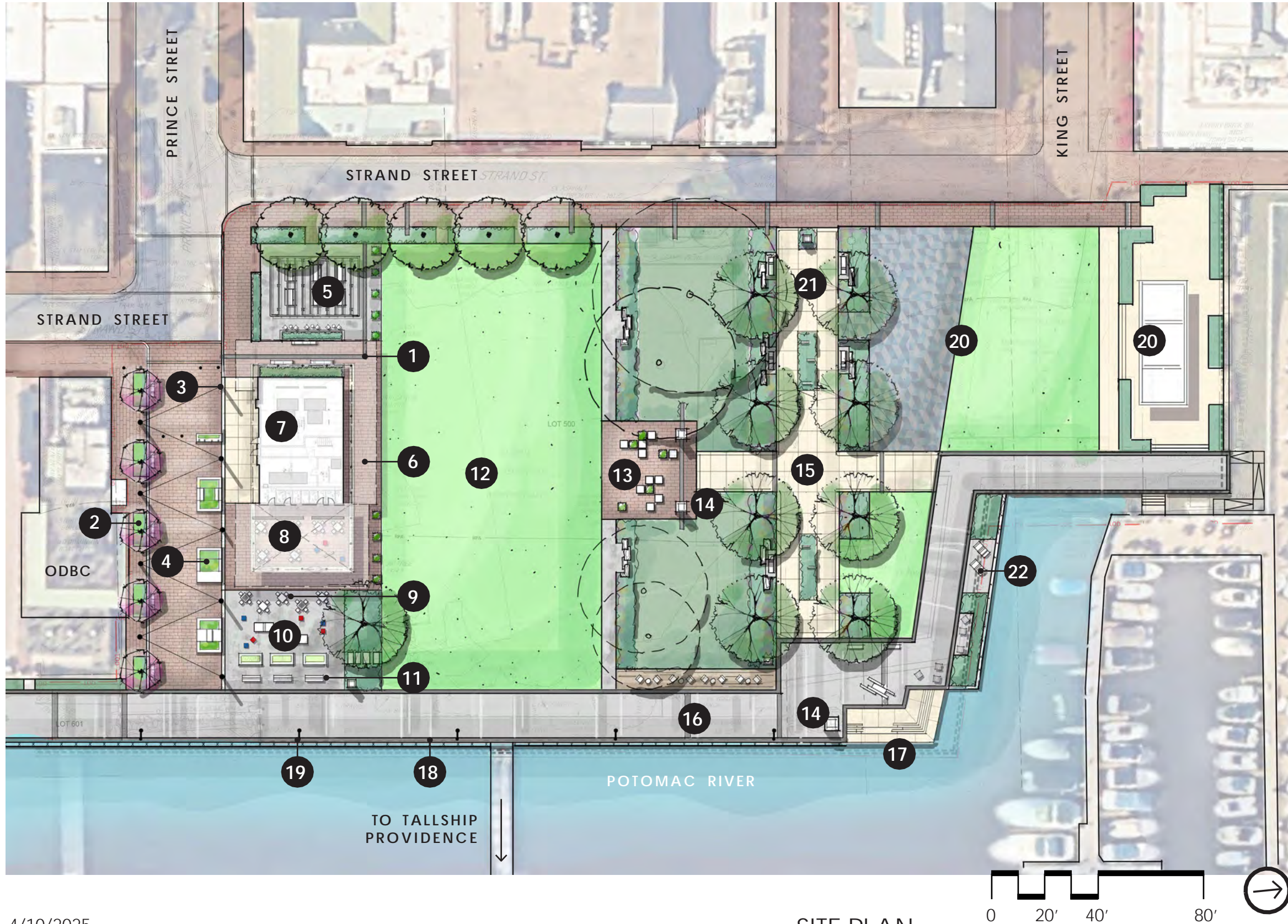
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park



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LEGEND:

- 1 Historic 1945 Shoreline
- 2 In-ground planters + benches
- 3 Poles with catenary lighting
- 4 Movable planters with seating
- 5 Trellis structure with picnic tables and catenary lighting
- 6 Stage area
- 7 Pump station
- 8 Covered plaza / venue space
- 9 Movable tables and chairs (some with chess surfacing)
- 10 Ping Pong tables
- 11 Shoreline seating
- 12 Lawn
- 13 Plaza with seating
- 14 Signage/branding/feature/art
- 15 Wales Alley
- 16 Promenade
- 17 Stairs to water
- 18 Guardrail
- 19 Light poles
- 20 N. Waterfront area - to be replaced in kind
- 21 Feature walk with canal stone seating
- 22 Boatyard overlook

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SITE PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT BAR Concept Review — Waterfront Park

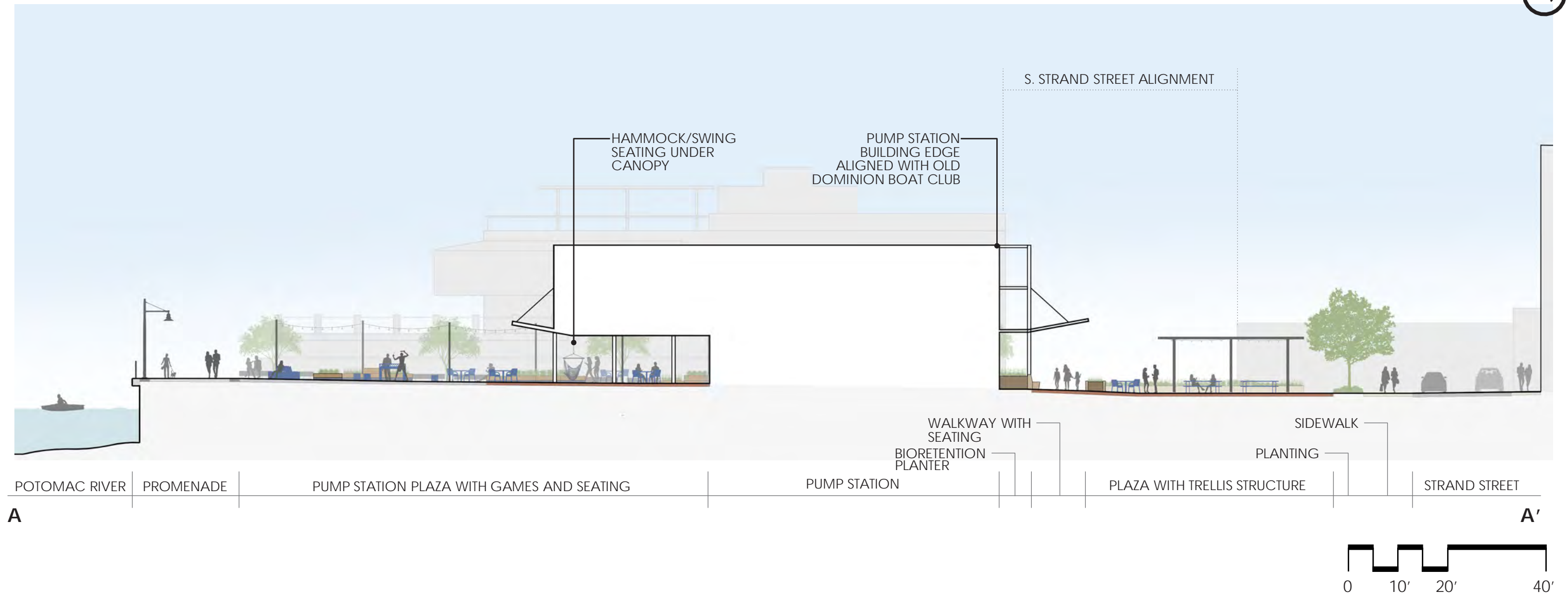
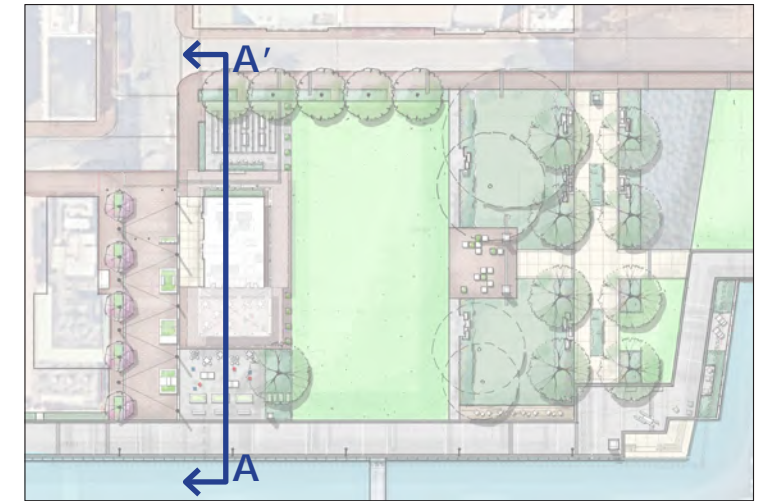
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SITE SECTION

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

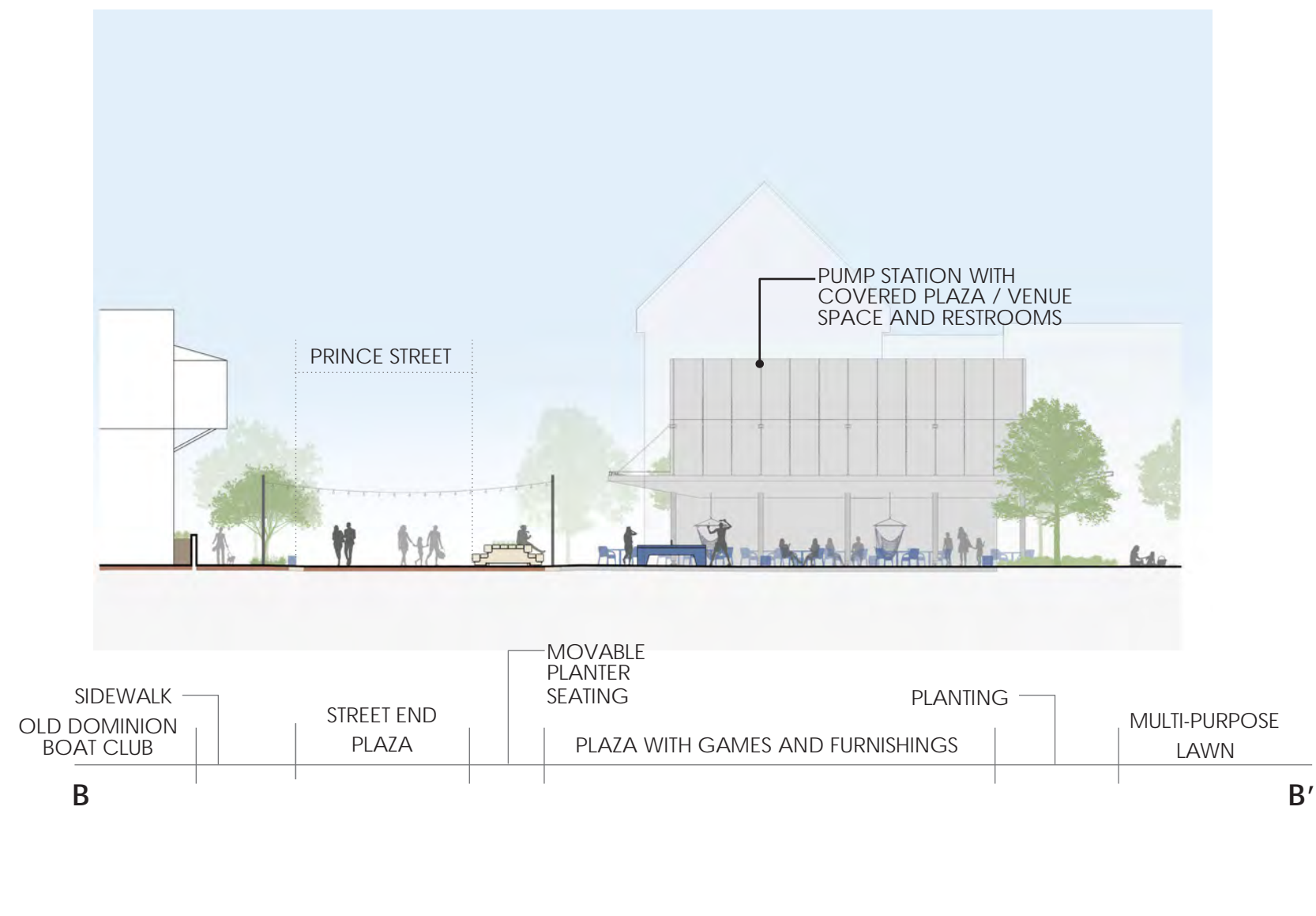
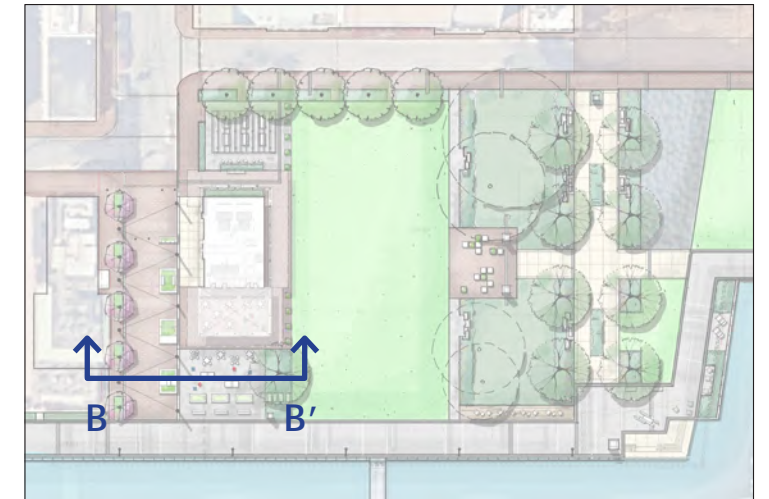


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SITE SECTION

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

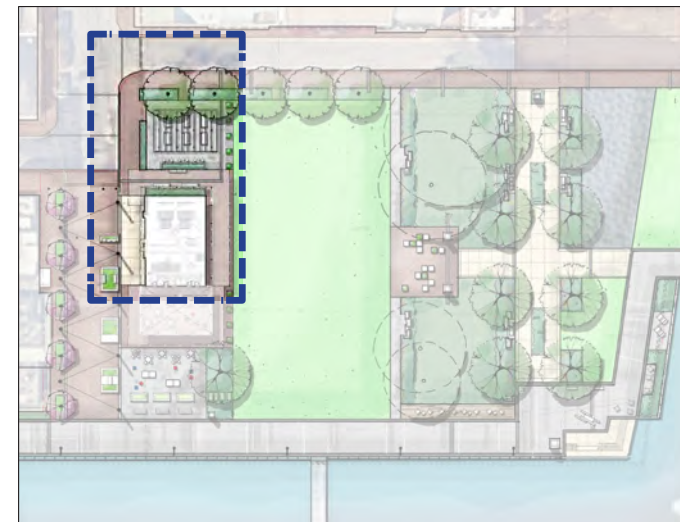
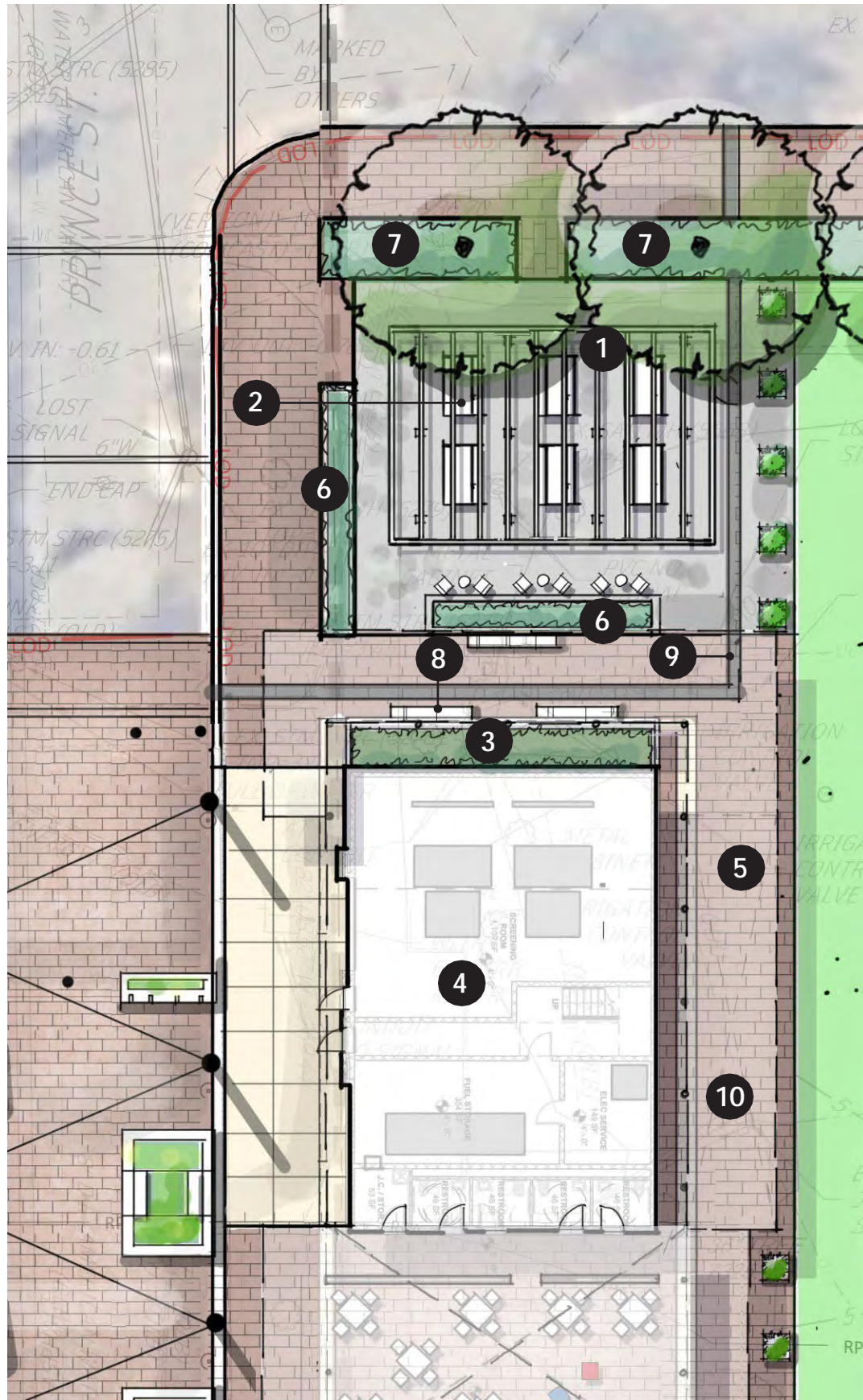


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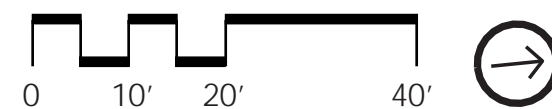
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LEGEND:

- 1 Trellis with catenary lighting, columns to align with pump station building canopy grid
- 2 Picnic tables
- 3 Bioretention planter
- 4 Pump station
- 5 Pump station canopy
- 6 Raised planting areas
- 7 Planting areas at grade
- 8 Benches along planter walls
- 9 Historic 1845 Shoreline
- 10 Stage



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ENLARGEMENT PLAN: STRAND STREET WEST PLAZA

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

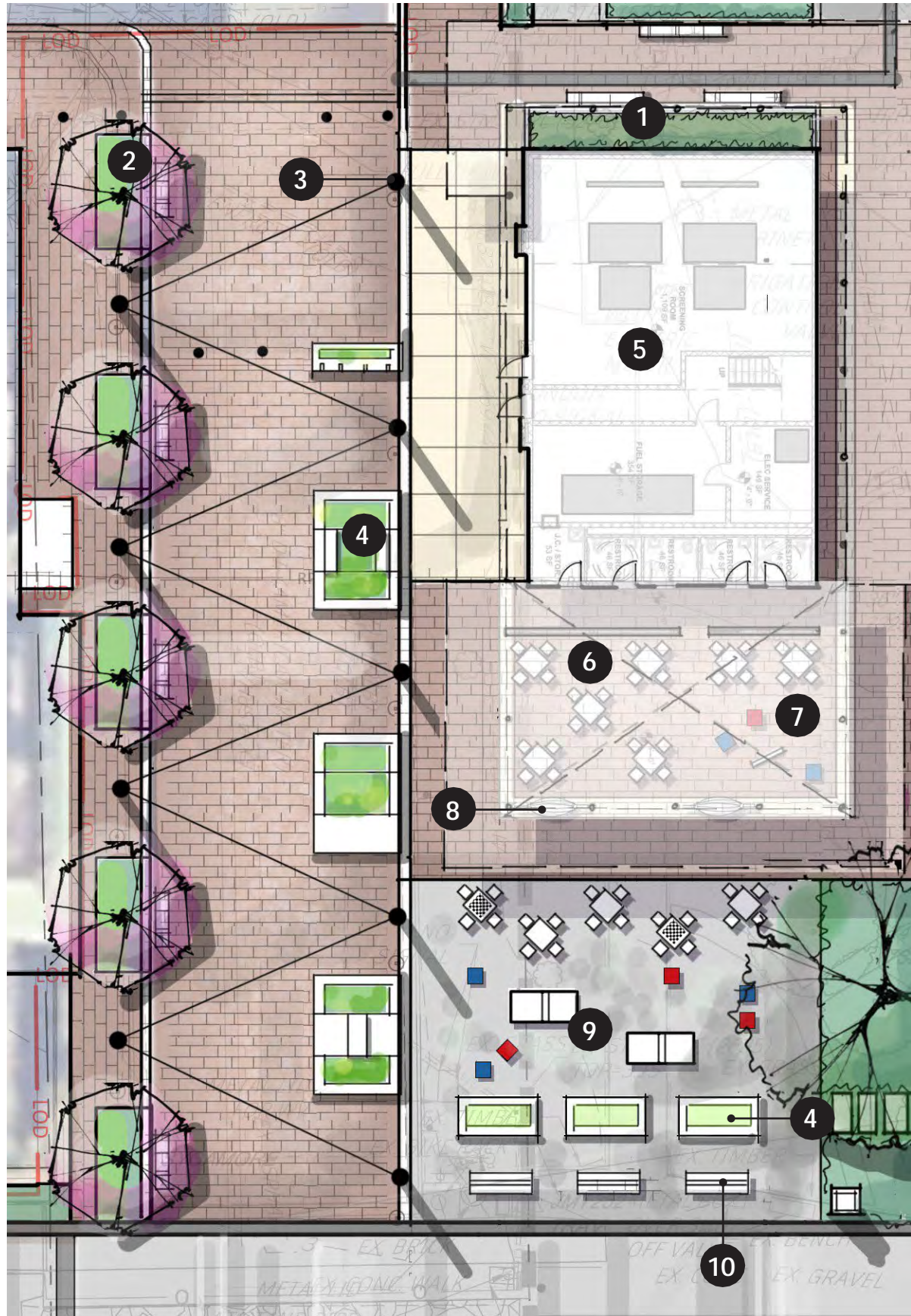


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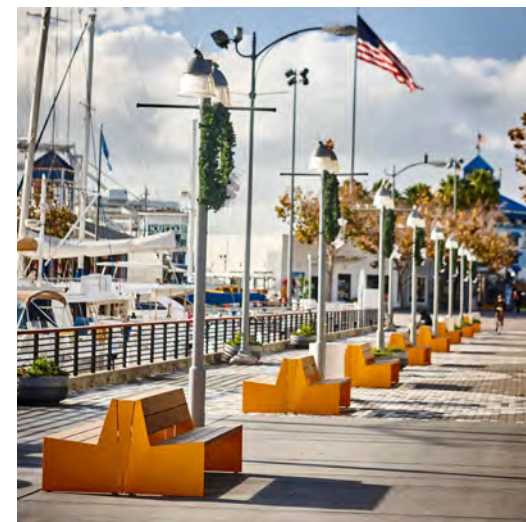
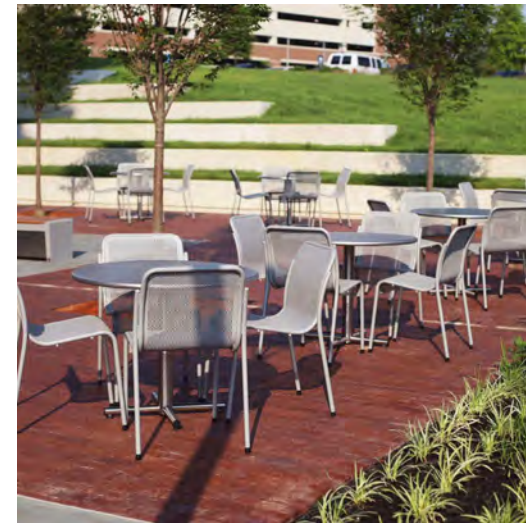
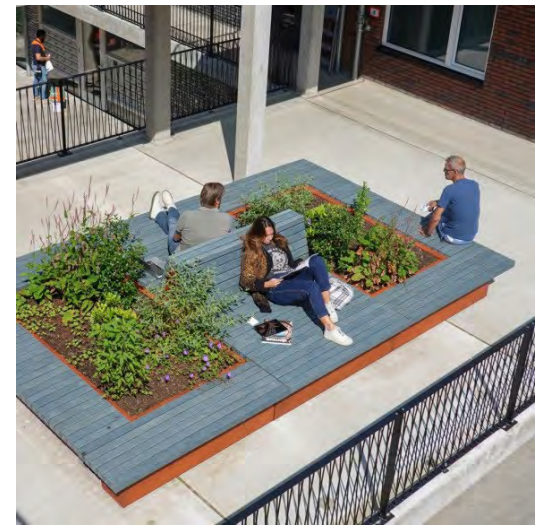
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LEGEND:

- 1 Raised bioretention planter
- 2 In-ground planters + benches
- 3 Poles with catenary lighting
- 4 Movable planters with seating
- 5 Pump Station
- 6 Covered plaza / venue space with movable tables and chairs
- 7 Movable Connect Four game or similar with movable cube seating
- 8 Hammocks/swing
- 9 Ping pong tables
- 10 Specialty double sided promenade seating



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ENLARGEMENT PLAN: PRINCE STREET AND EAST PLAZA

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

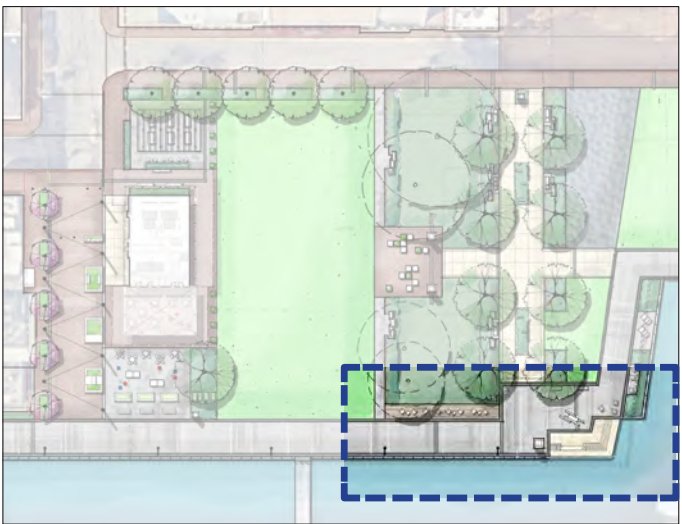
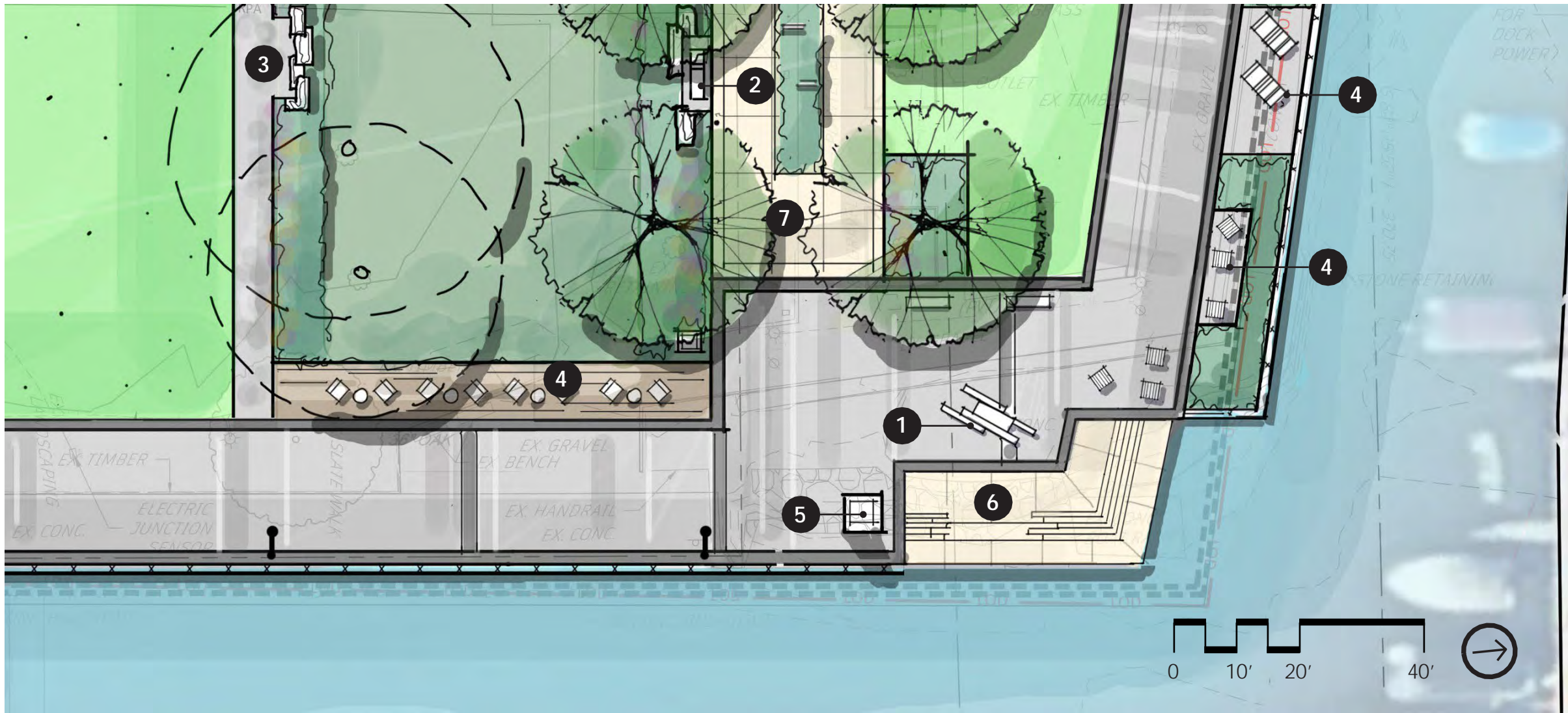


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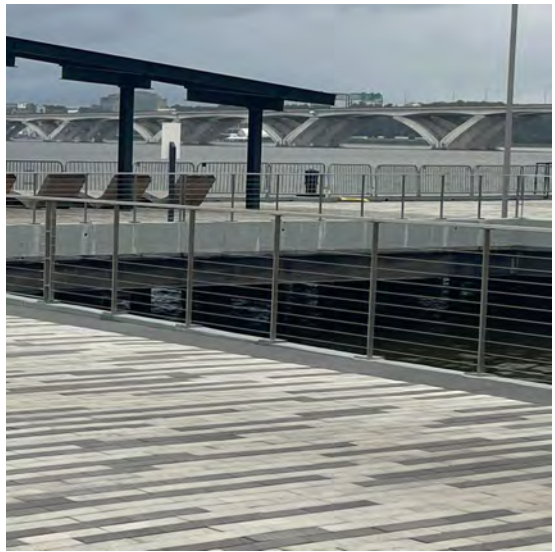
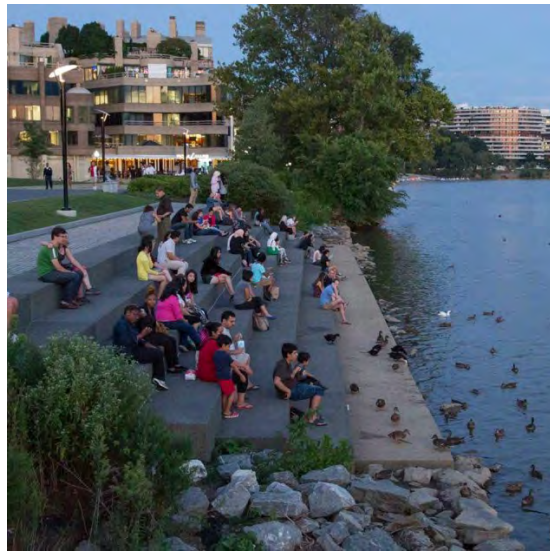
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LEGEND:

- 1 Historic artifact or sculptural seating
- 2 Park bench
- 3 Canal stone seating
- 4 Promenade lounge seating
- 5 Overlook with signage/art/branding
- 6 Steps to water
- 7 Wales Alley extension/feature walk



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ENLARGEMENT PLAN: WATERFRONT PROMENADE

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BAR Concept Review — Waterfront Park



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PARK RENDERING 1

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

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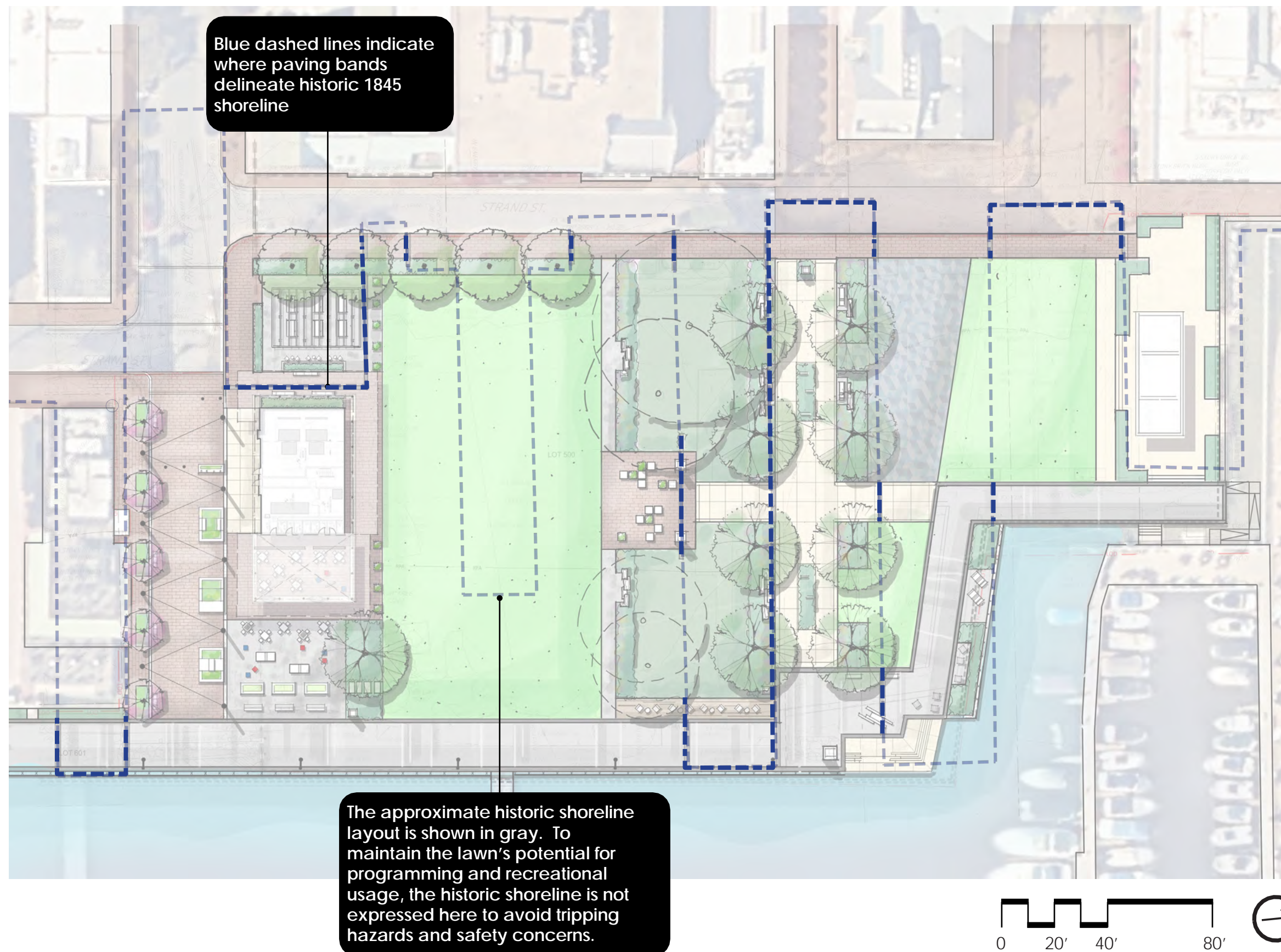
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PARK RENDERING 2

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INTENT FOR SHORELINE EXPRESSION IN PAVING



ALEXANDRIA WATERFRONT COMMON ELEMENTS HISTORIC SHORELINE PAVING*

*NOTE: Historic shoreline paving as per the Alexandria Waterfront Common Elements Design Guidelines, dated September 7, 2016

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HISTORIC SHORELINE

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BAR Concept Review — Waterfront Park

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CONCEPTUAL PROMENADE VIEW

NOTE: New promenade throughout the waterfront and at Waterfront Park to include railing to match Robinson Landing at outer promenade band and lighting to be installed at inner band.

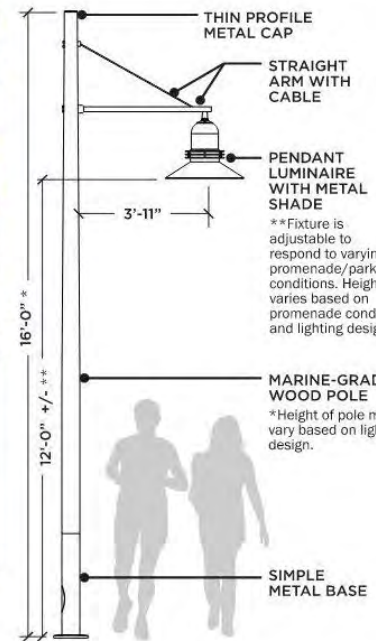
NAUTICAL



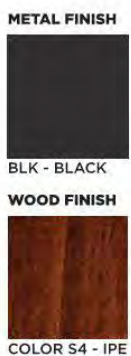
BALTIMORE INNER HARBOR, MD



PRICING (ESTIMATE):
 STRUCTURA PRODUCTS
 BOLT-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)



- 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)



PROMENADE BANDING

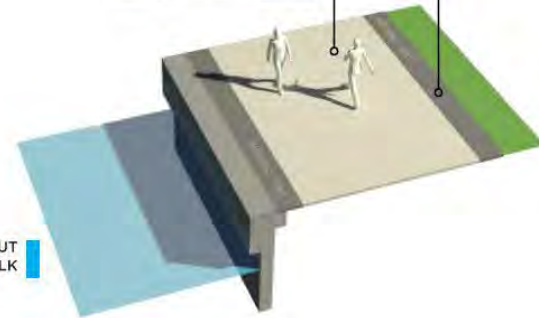
DARK GRAY/CHARCOAL GRANITE, THERMAL FINISH
 2 ft. wide in core area.



COMMEMORATIVE INSCRIPTIONS OR OTHER HISTORICAL TEXT IN EDGE BANDS

PROMENADE PAVING (CORE ONLY)

CONCRETE PLANK PAVER GRAY/WHITE COLOR MIX



PROMENADE WITHOUT LOWER BOARDWALK

WOOD DECKING

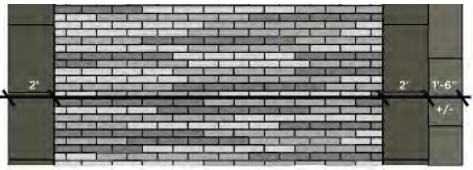
MODIFIED WOOD IN A WARM, MEDIUM GRAY COLOR TO MIMIC WEATHERED WOOD IN SURROUNDING DECK INSTALLATIONS



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

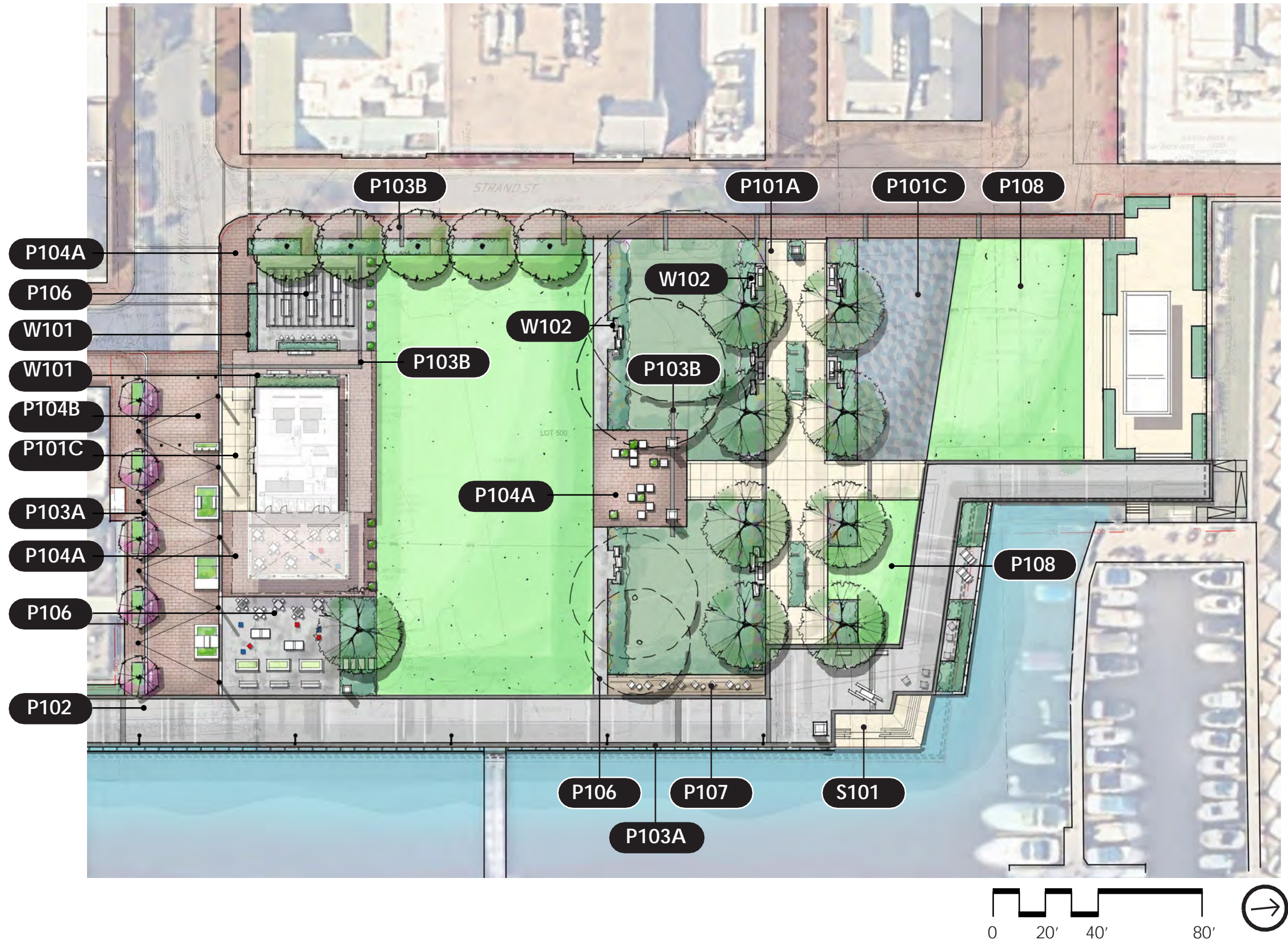
LOCAL INSTALLATIONS OF MODIFIED WOOD DECKING:

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



NOTE: All snapshots on this page from the Alexandria Waterfront Common Elements Design Guidelines, dated September 7, 2016





LEGEND:

P101A	POURED IN PLACE CONCRETE TYPE 1 PEDESTRIAN GRADE CONCRETE PAVING
P101B	CONCRETE BAND VARIES BETWEEN PEDESTRIAN AND VEHICULAR GRADE
P101C	POURED IN PLACE CONCRETE TYPE 2 VEHICULAR GRADE CONCRETE PAVING
P102	CONCRETE PAVERS PROMENADE PAVING TO MATCH ROBINSON LANDING
P103A	GRANITE BAND TYPE 1: PROMENADE BANDING
P103B	GRANITE BAND TYPE 2: TEXT-INScribed BAND GRANITE PAVER
P104A	BRICK PAVERS TYPE 1 STREETSCAPE SIDEWALK PEDESTRIAN-GRADE
P104B	BRICK PAVERS TYPE 2 STREETSCAPE SIDEWALK VEHICULAR-GRADE
P105	COBBLE STONES ALTERNATIVE TO VEHICULAR-GRADE CONCRETE
P106	STABILIZED GRANITE PATHWAY KAFKA GRANITE, ORGANIC LOC, OR SIMILAR
P107	WOOD DECKING SUSTAINABLY SOURCED WOOD OR SIMULATED DECK MATERIAL
P108	SYNTHETIC TURF REPLACE IN KIND AT NORTH WATERFRONT
W101	WALL TYPE 1 PLANTER WALLS
W102	WALL TYPE 2 STACKED CANAL STONES
S101	STAIR TYPE 1 STONE STEPS AND INTEGRAL SEAT WALL

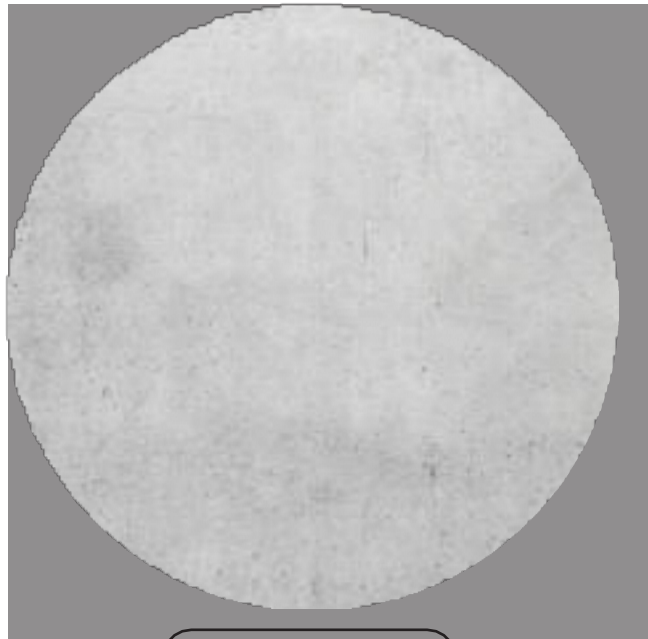
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MATERIALS PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
 BAR Concept Review — Waterfront Park

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P101A/B/C

CONCRETE TYPE 1, 2, AND BAND
VARIES BETWEEN PEDESTRIAN AND
VEHICULAR GRADE



P102

CONCRETE PAVERS
PROMENADE PAVING
TO MATCH ROBINSON LANDING
COMMON ELEMENTS



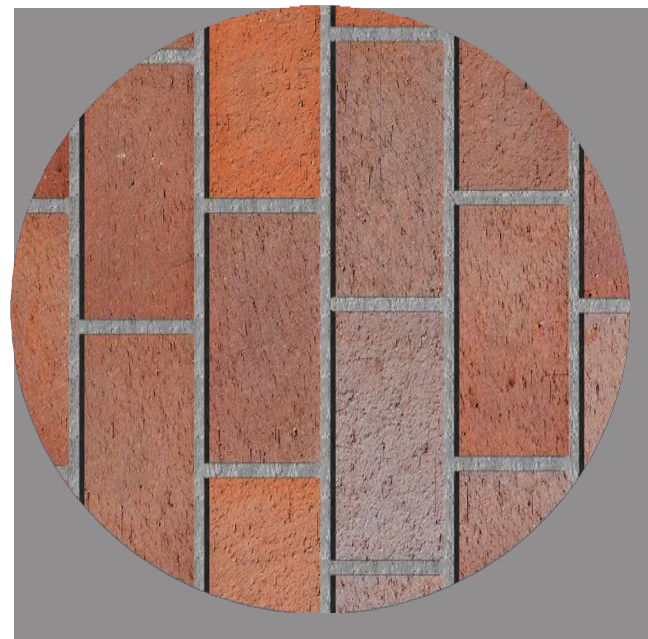
P103A

GRANITE BAND TYPE 1:
PROMENADE BANDING
GRANITE PAVER
COMMON ELEMENTS



P103B

GRANITE BAND TYPE 2:
TEXT-INScribed BAND
GRANITE PAVER
COMMON ELEMENTS



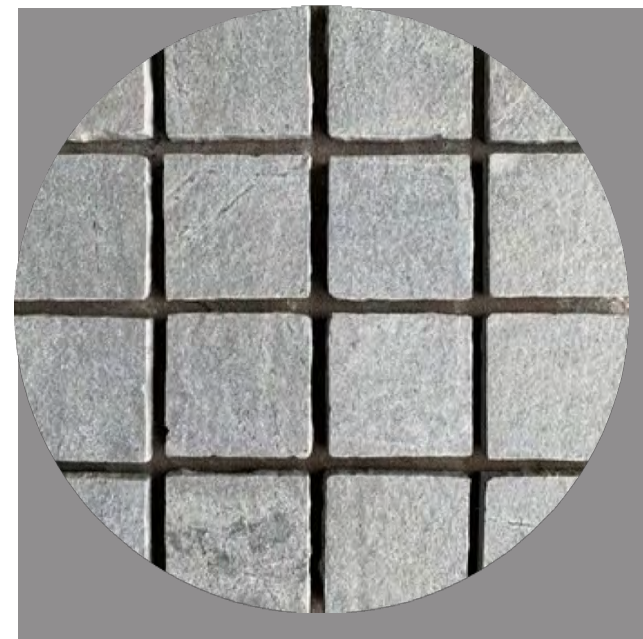
P104A

BRICK PAVING TYPE 1
ALEXANDRIA STANDARD BRICK –
RUNNING BOND PATTERN – FULL RANGE OF
COLOR – PEDESTRIAN-GRADE
COMMON ELEMENTS



P104B

BRICK PAVING TYPE 3
ALEXANDRIA STANDARD BRICK –
HERRINGBONE PATTERN – FULL RANGE OF
COLOR – VEHICULAR-GRADE
COMMON ELEMENTS



P105

COBBLE STONES
PRINCE STREETSCAPE
COMMON ELEMENTS



P106

STABILIZED GRANITE PATHWAY
KAFKA GRANITE, ORGANIC LOC, OR
SIMILAR

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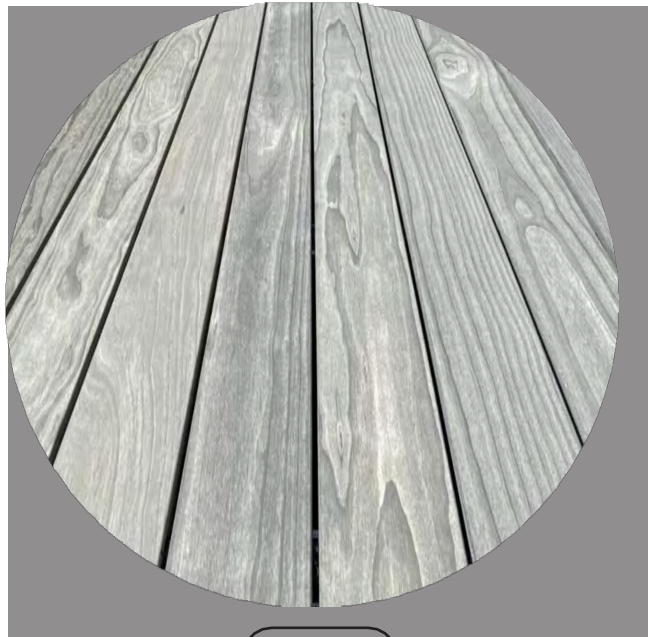
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

Draft, Deliberative, Pre-Decisional

MATERIALS: PAVING

*NOTE: All paving in EVE to be vehicular-rated.





P107

WOOD DECKING

SUSTAINABLY SOURCED WOOD OR
SIMULATED DECK MATERIAL



P108

SYNTHETIC TURF

REPLACE IN KIND AT NORTH WATERFRONT



W101

WALL TYPE 1

CONCRETE PLANTER WALLS



W102

WALL TYPE 2

STACKED CANAL STONES



S101

STAIR TYPE 1

GRANITE STEPS
TO MATCH PROMENADE BANDING

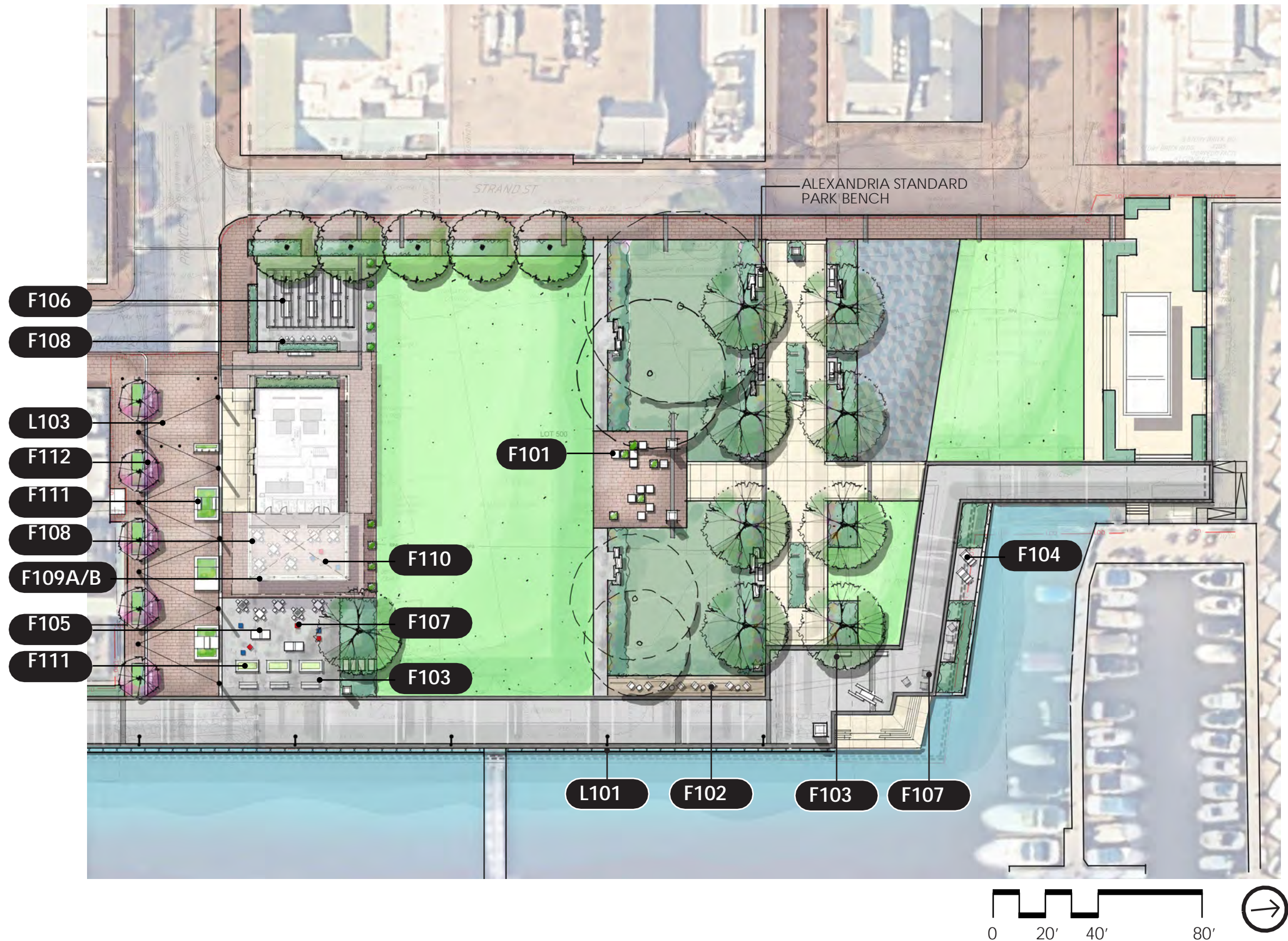
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MATERIALS: DECKING, WALLS + STAIRS

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park



Draft, Deliberative, Pre-Decisional



LEGEND:

F101	SQUARE MODULAR BENCH WITH INTEGRAL PLANTERS
F102	CHUNKY WOOD CHAISE LOUNGE
F103	PLAZA BENCHES
F104	LOUNGE CHAIR
F105	PING PONG TABLE
F106	PICNIC TABLES
F107	MOVABLE CUBE
F108	MOVABLE FOUR-TOP TABLES/CHAIRS
F109A/B	HAMMOCK/SWING SEATING
F110	MOVABLE GAMES
F111	HEAVY DUTY MOVABLE PLANTERS
F112	STREETScape BENCHES
L101	POLE LIGHT TYPE 1: PROMENADE NAUTICAL
L102	POLE LIGHT TYPE 2: STREET LIGHT ALEXANDRIA STANDARD
L103	CATENARY LIGHTING

***NOTE:** Other forms of ambient lighting such as bollards, tape lights, and tree uplights may be incorporated as well and are to be determined as the design progresses.

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FURNISHINGS + AREA LIGHTING PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT

BAR Concept Review — Waterfront Park

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F101

SQUARE MODULAR BENCH
WITH INTEGRAL PLANTERS
COLOR TBD



F102

CHUNKY WOOD CHAISE LOUNGE
COLOR TBD



F103

PLAZA BENCHES
COLOR TBD



F104

LOUNGE CHAIR
COLOR TBD



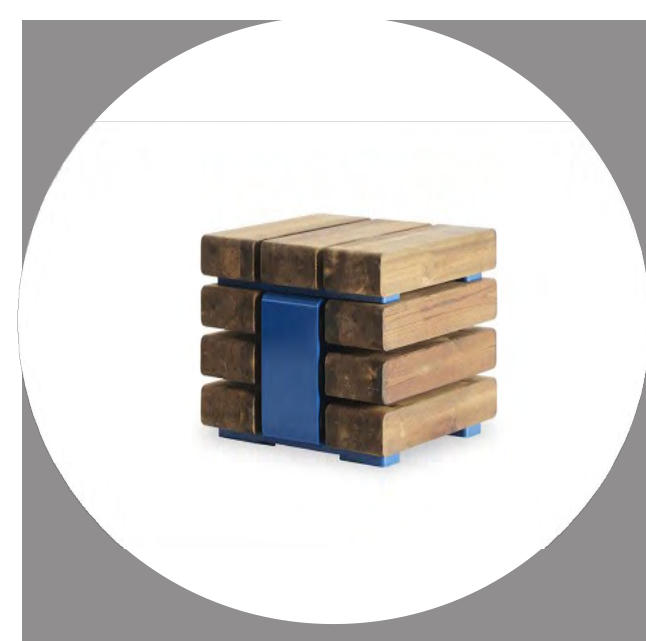
F104

PING PONG TABLE
COLOR TBD



F106

PICNIC TABLES
COLOR TBD



F107

MOVABLE CUBE
COLOR TBD



F108

MOVABLE FOUR-TOP TABLE/CHAIRS
COLOR TBD

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MATERIALS: FURNISHINGS

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park

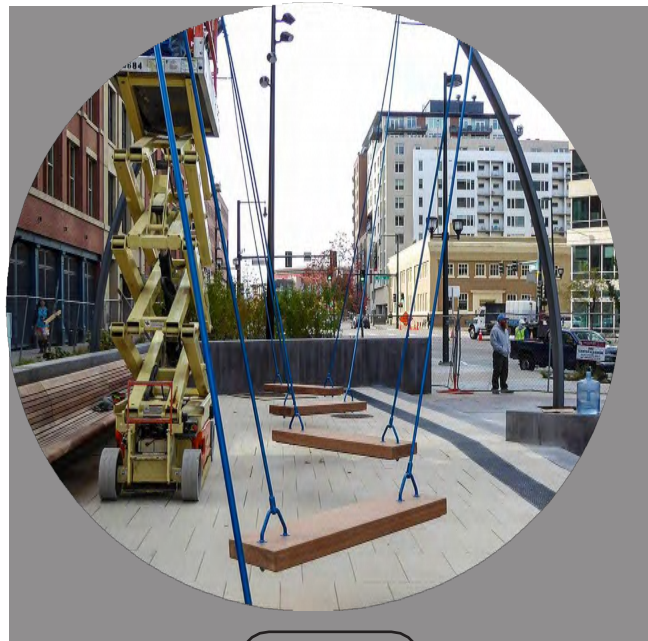
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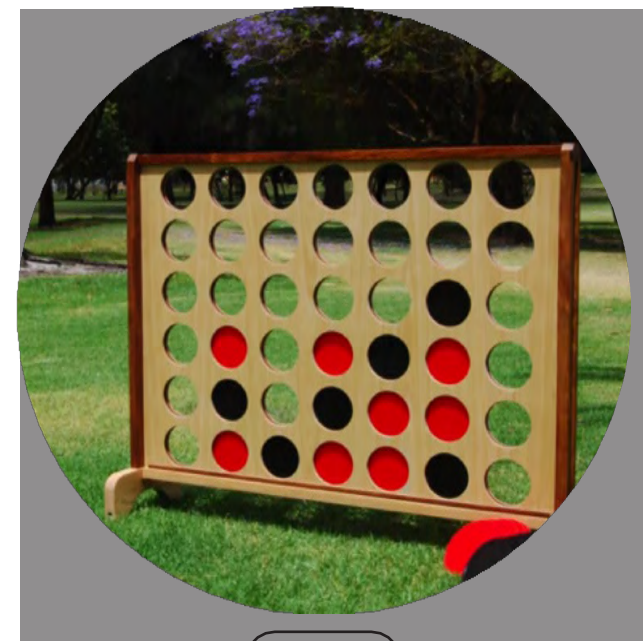
F109A

HAMMOCK/SWING OPTION 1
COLOR TBD



F109B

HAMMOCK/SWING OPTION 2
COLOR TBD



F110

GAMES
COLOR TBD



F111

PRINCE STREET PLANTERS
COLOR TBD



F112

PRINCE STREET BENCHES
COLOR TBD



L101

POLE LIGHT TYPE 1:
PROMENADE NAUTICAL
COMMON ELEMENTS



L102

POLE LIGHT TYPE 2:
STREET LIGHT
ALEXANDRIA STANDARD



L103

CATENARY LIGHTING
CUSTOM

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MATERIALS: FURNISHINGS AND LIGHTING

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BAR Concept Review — Waterfront Park

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PUMP STATION RENDERINGS

VIEW FROM EAST DOWN PRINCE ST.

Alexandria Waterfront Implementation Project
WATERFRONT PARK



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NORTH WEST SIDE PARK



SCRIM MATERIAL INSPIRATION



BOARD-FORMED CONCRETE TO
REFERENCE HISTORIC CRIBBING



NORTH SIDE FROM WATERFRONT PARK



VIEW FROM STRAND ST. SOUTH



VIEW FROM WEST UP PRINCE ST.



NORTH SIDE FROM WATERFRONT PARK NIGHT VIEW

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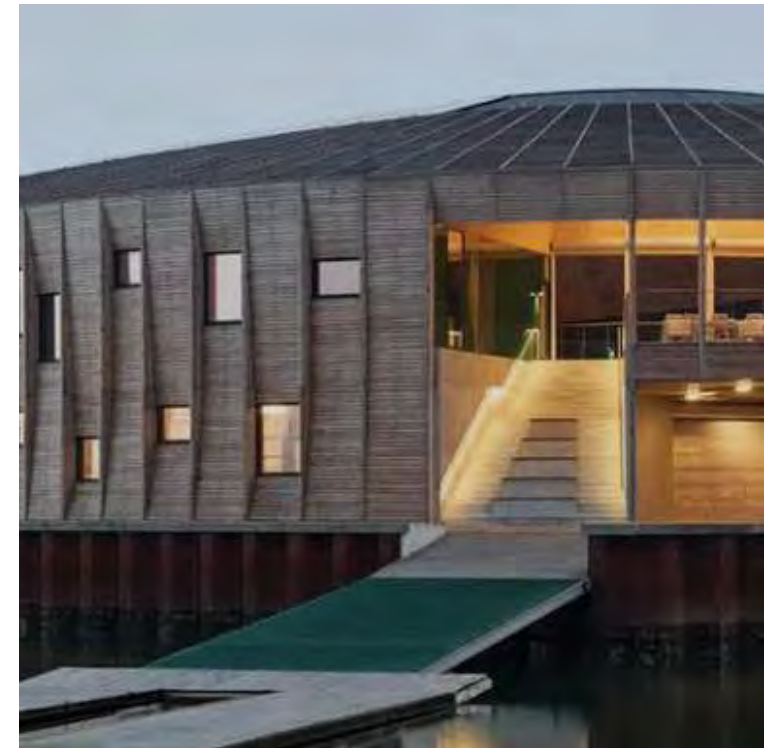
PUMP STATION RENDERINGS
 Alexandria Waterfront Implementation Project
 WATERFRONT PARK



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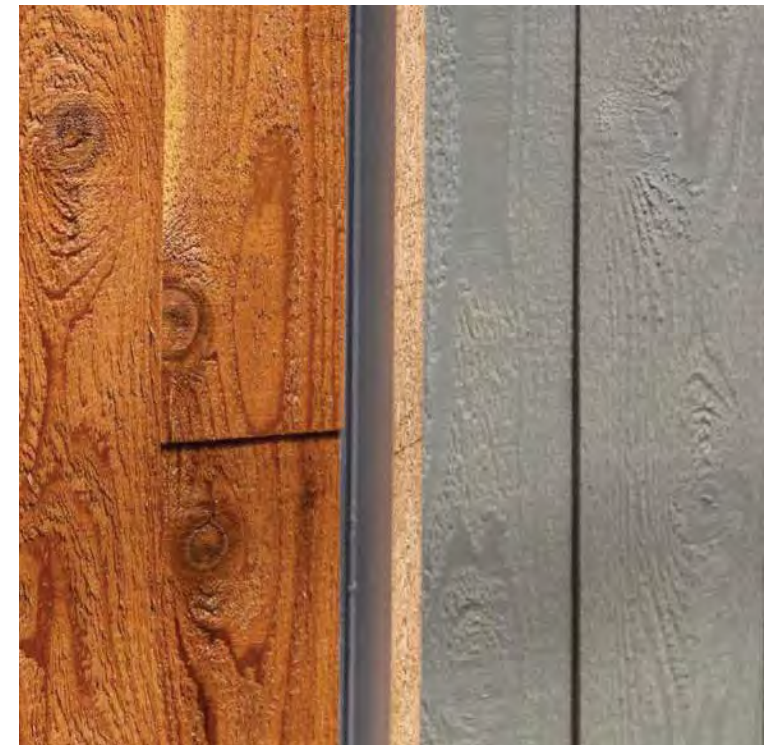
CLOSE UP OPEN CANOPY NORTH WEST SIDE



PRE-CAST CONCRETE PANEL OVERALL REFERENCE



CLOSE UP WEST SIDE



PRE-CAST CONCRETE PANEL MOLD TO PRODUCT REFERENCE

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PUMP STATION RENDERINGS/MATERIAL PALETTE

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WATERFRONT PARK



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CLOSE UP CANOPY NORTH EAST SIDE



COLUMNS AS A DEVICE TO REPRESENT NAUTICAL SURROUNDS



CLOSE UP SOUTH MECHANICAL ENTRANCE



STRUCTURAL TECHTONICS AND RELATIONSHIP TO SAIL BOATS

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PUMP STATION RENDERINGS/MATERIAL PALETTE

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WATERFRONT PARK



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PUMP STATION RENDERINGS

Alexandria Waterfront Implementation Project
WATERFRONT PARK

NIGHT VIEW FROM EAST DOWN PRINCE ST.

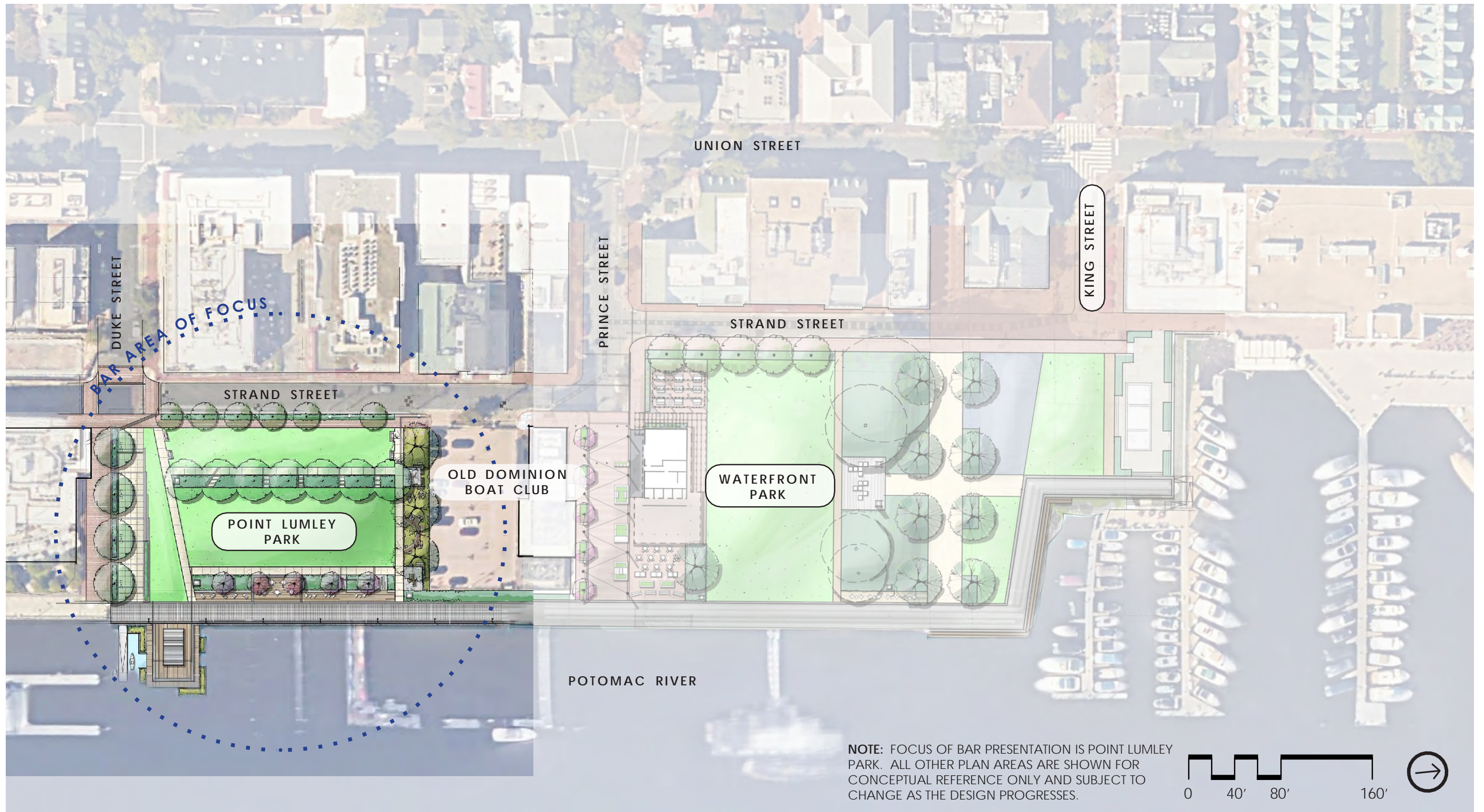


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OVERALL PROJECT CONCEPT PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park



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EXISTING CONDITIONS

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BAR Concept Review — Point Lumley Park

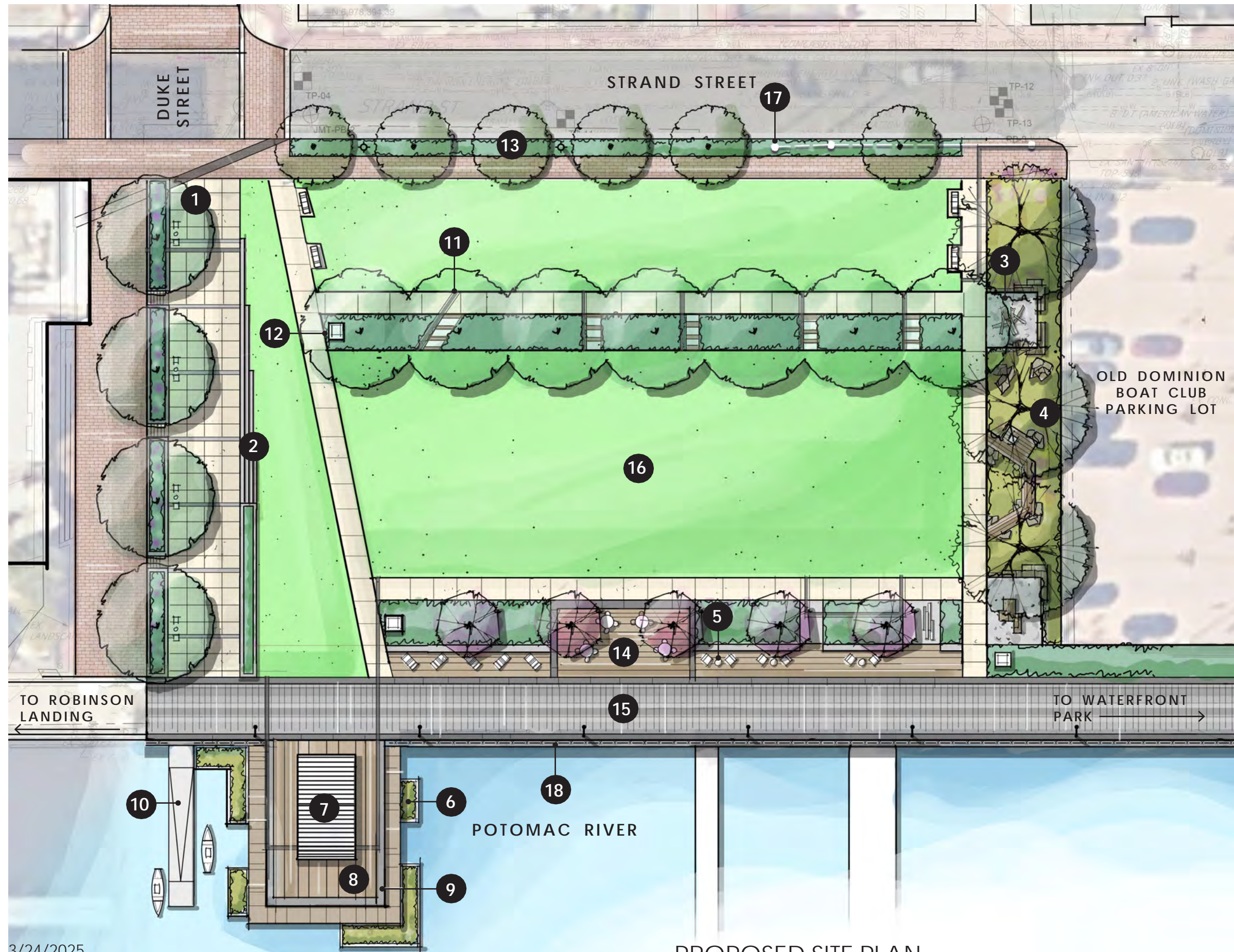


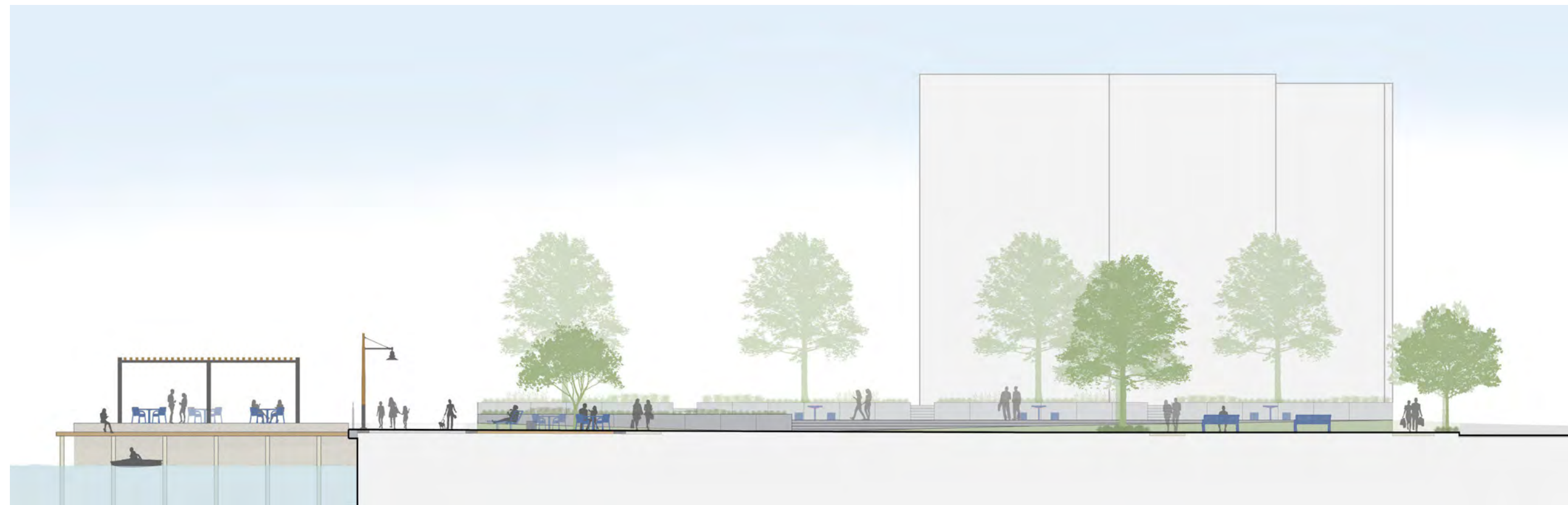
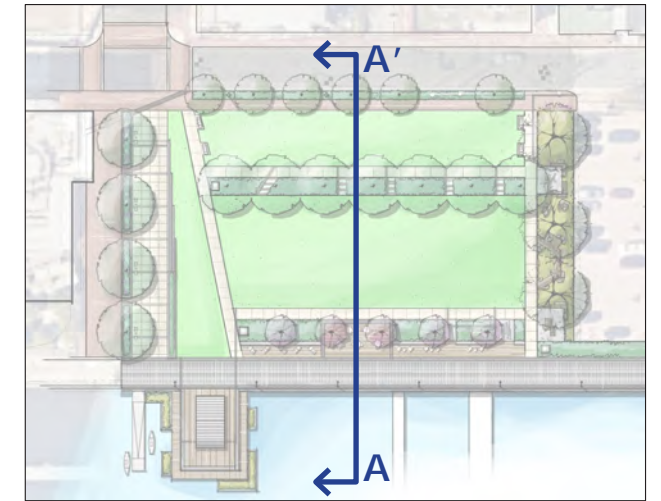
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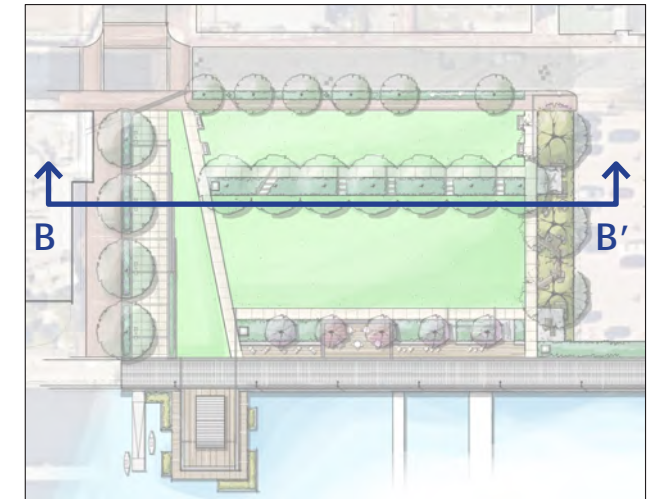
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SITE SECTION





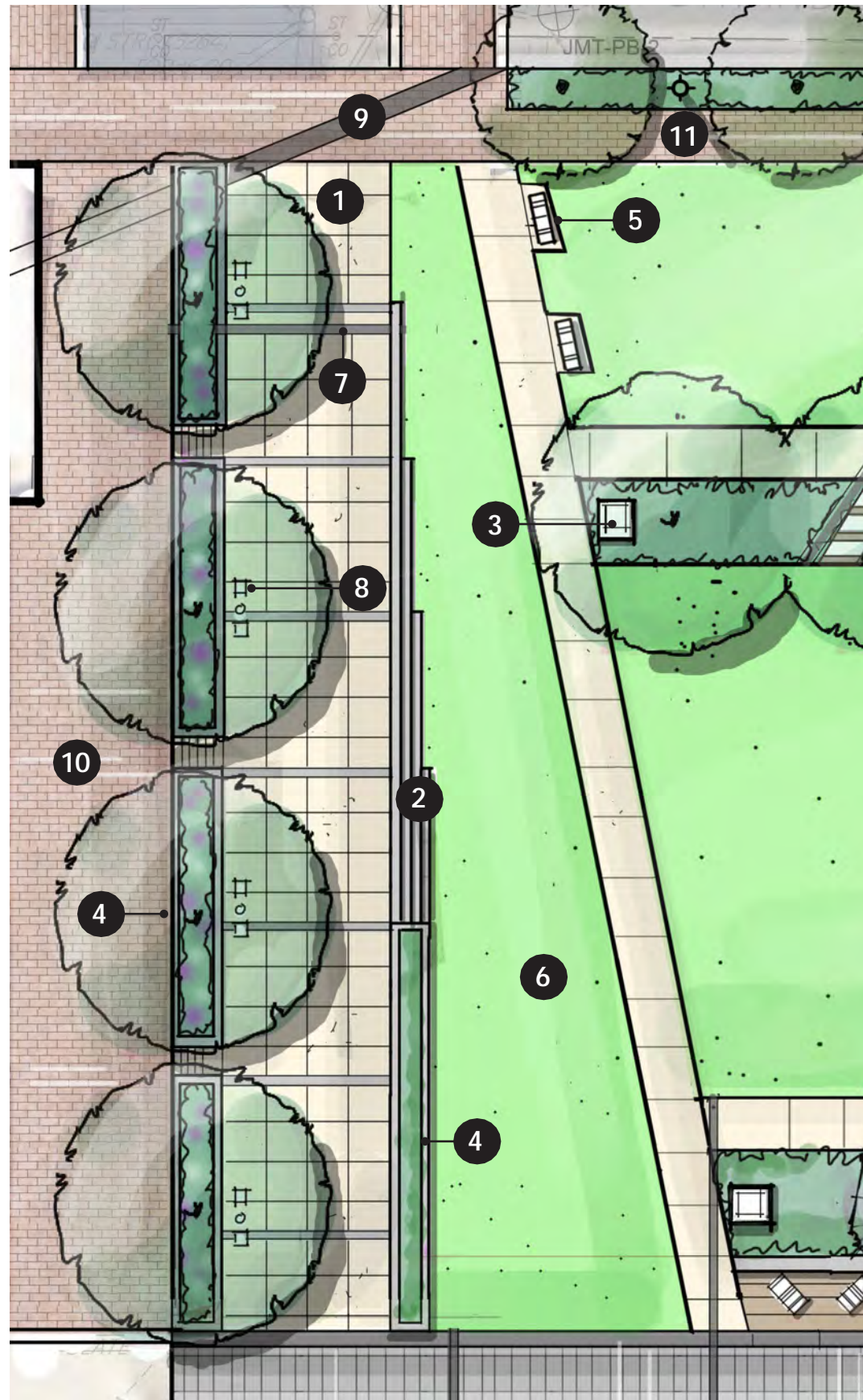
3/24/2025

SITE SECTION

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

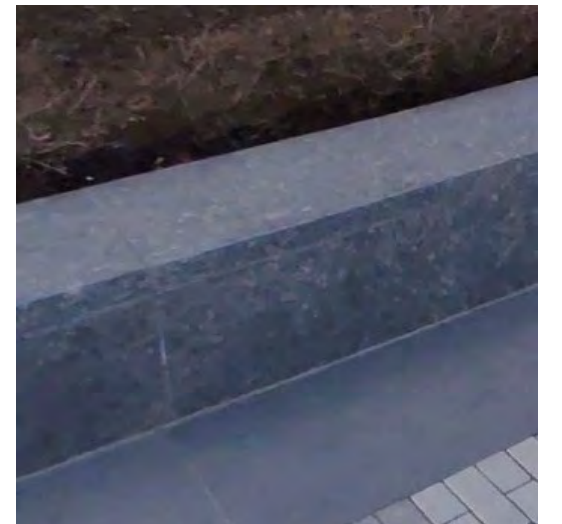
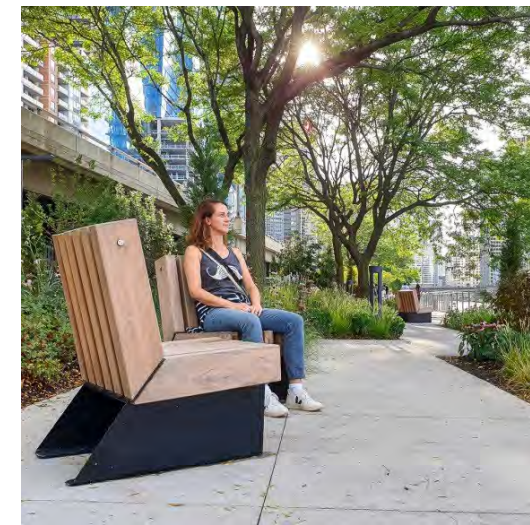
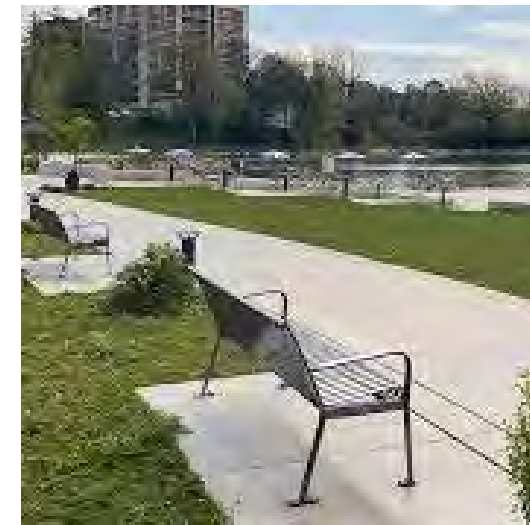
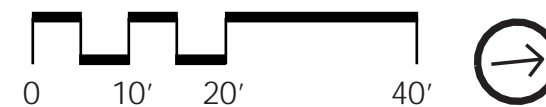


Draft, Deliberative, Pre-Decisional



LEGEND:

- 1 EVE entry
- 2 Stone steps with specialty banding and ship building narrative
- 3 Signage
- 4 Raised planter
- 5 Bench
- 6 Multi-use lawn
- 7 Signature historic 1845 shoreline inscribed paving band
- 8 Movable seating
- 9 Historic 1749 shoreline band
- 10 Existing brick paving to remain
- 11 Proposed brick paving at streetscape



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ENLARGEMENT PLAN: SHIP-BUILDING WALK

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

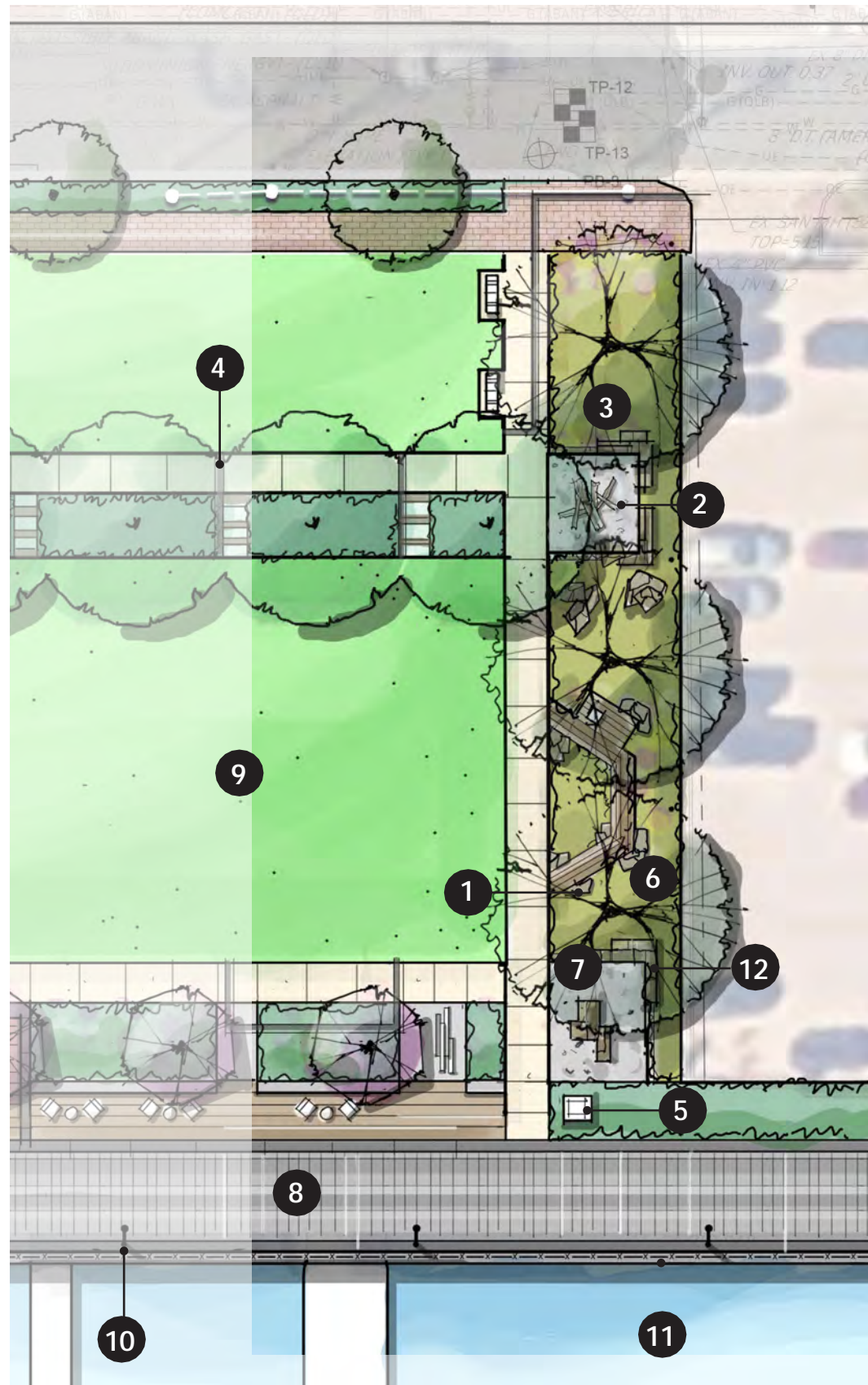


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Draft, Deliberative, Pre-Decisional



POTOMAC RIVER



LEGEND:

- 1 Canal stone seating/landscape accents
- 2 Children's nature play
- 3 Bioretention
- 4 Historic 1845 shoreline paving band/stepping stones
- 5 Interpretive signage
- 6 Specimen tree
- 7 Seating/learning node
- 8 20' wide promenade
- 9 Multi-use lawn
- 10 Light pole
- 11 Guardrail
- 12 Canal stacked stone wall



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ENLARGEMENT PLAN: BIORETENTION AND NATURE PLAY

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

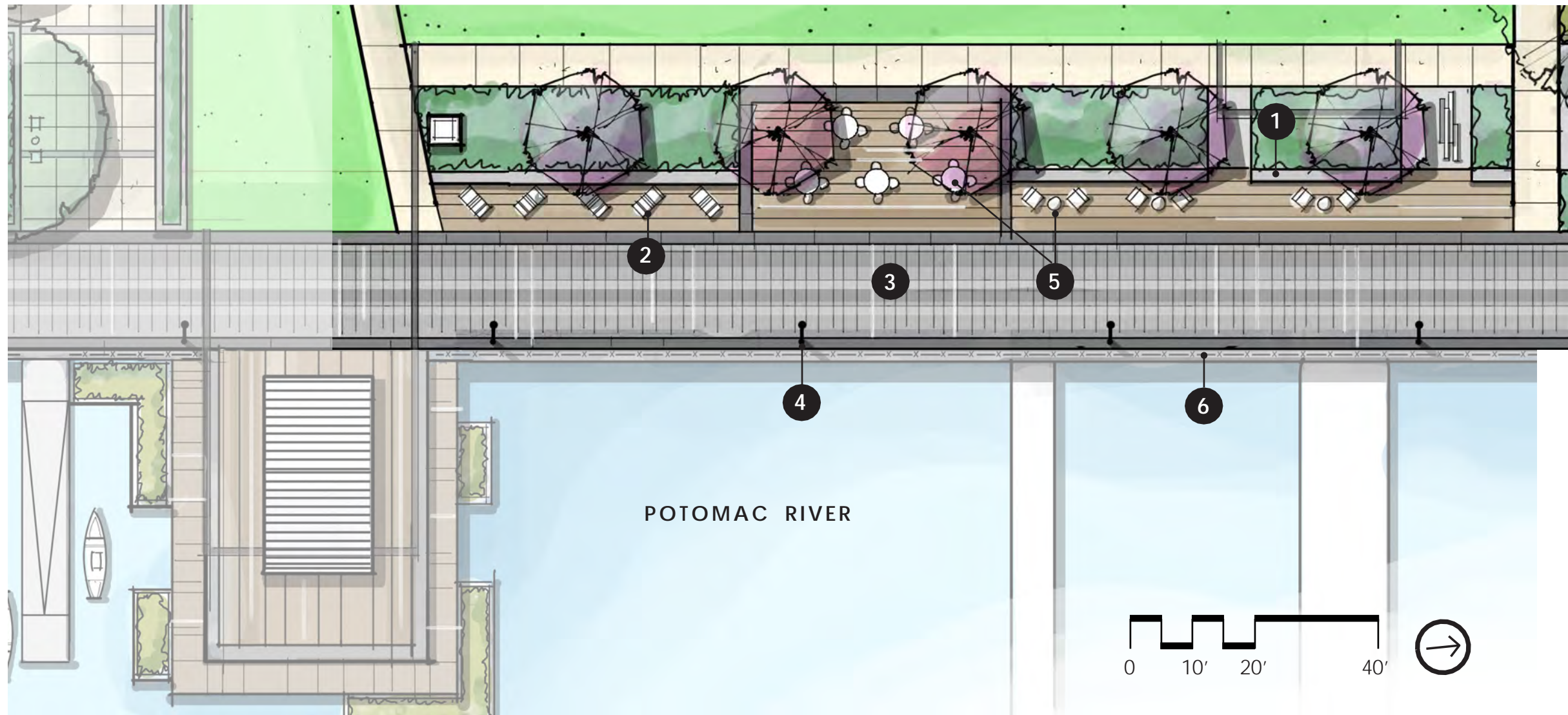


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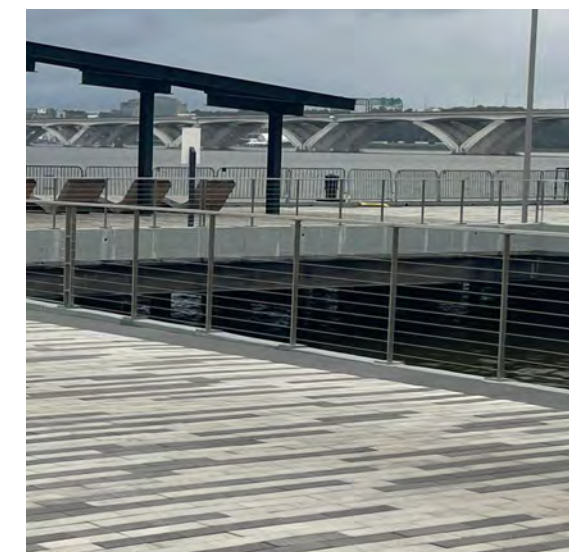
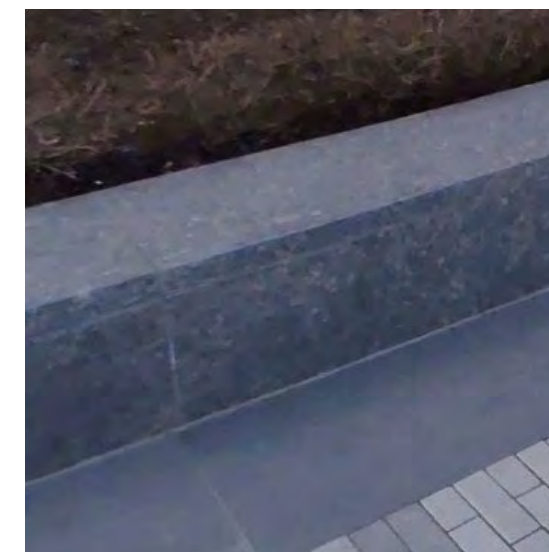
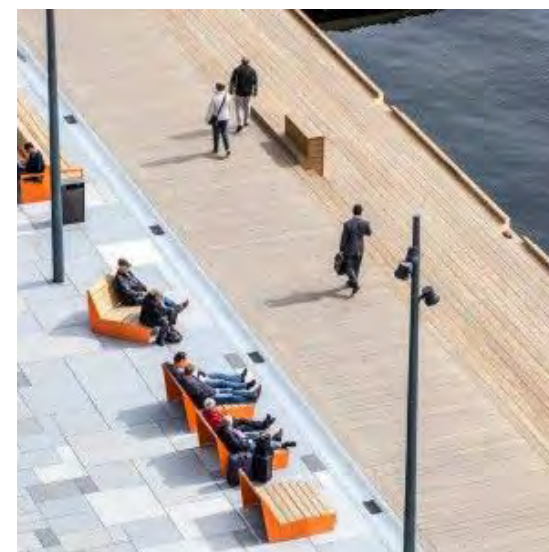
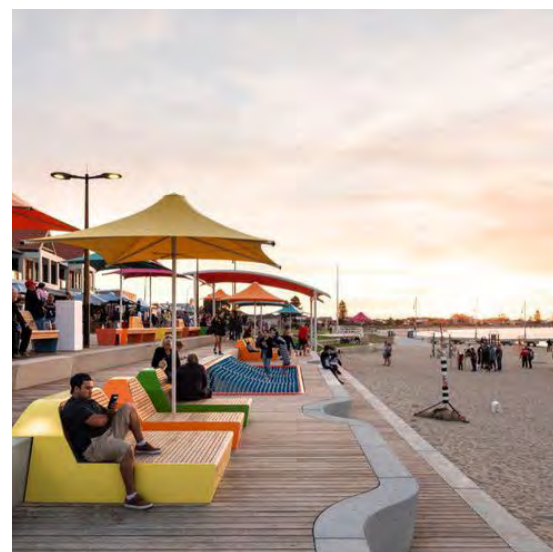
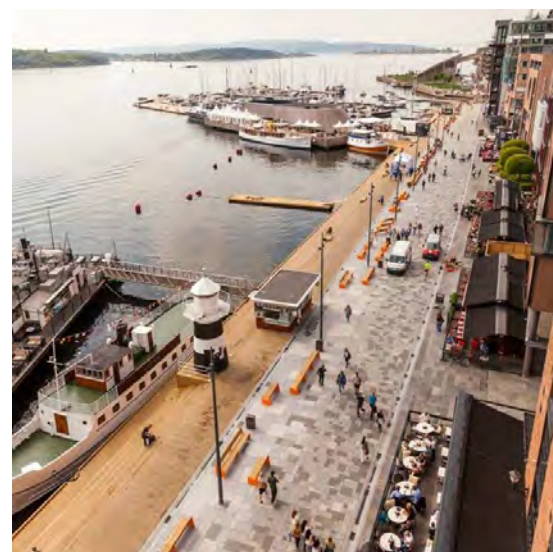
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LEGEND:

- 1 Seat wall
- 2 Wood chaise lounge or similar seating
- 3 Paving to match Robinson Landing
- 4 Light pole
- 5 Tables/chairs
- 6 Guardrail (to match Robinson Landing guardrail)



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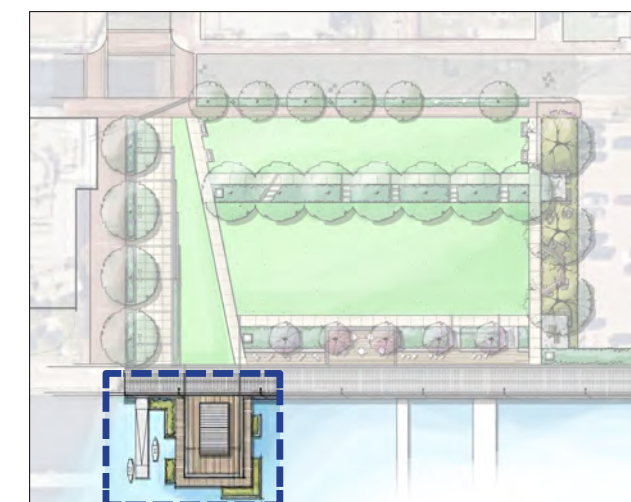
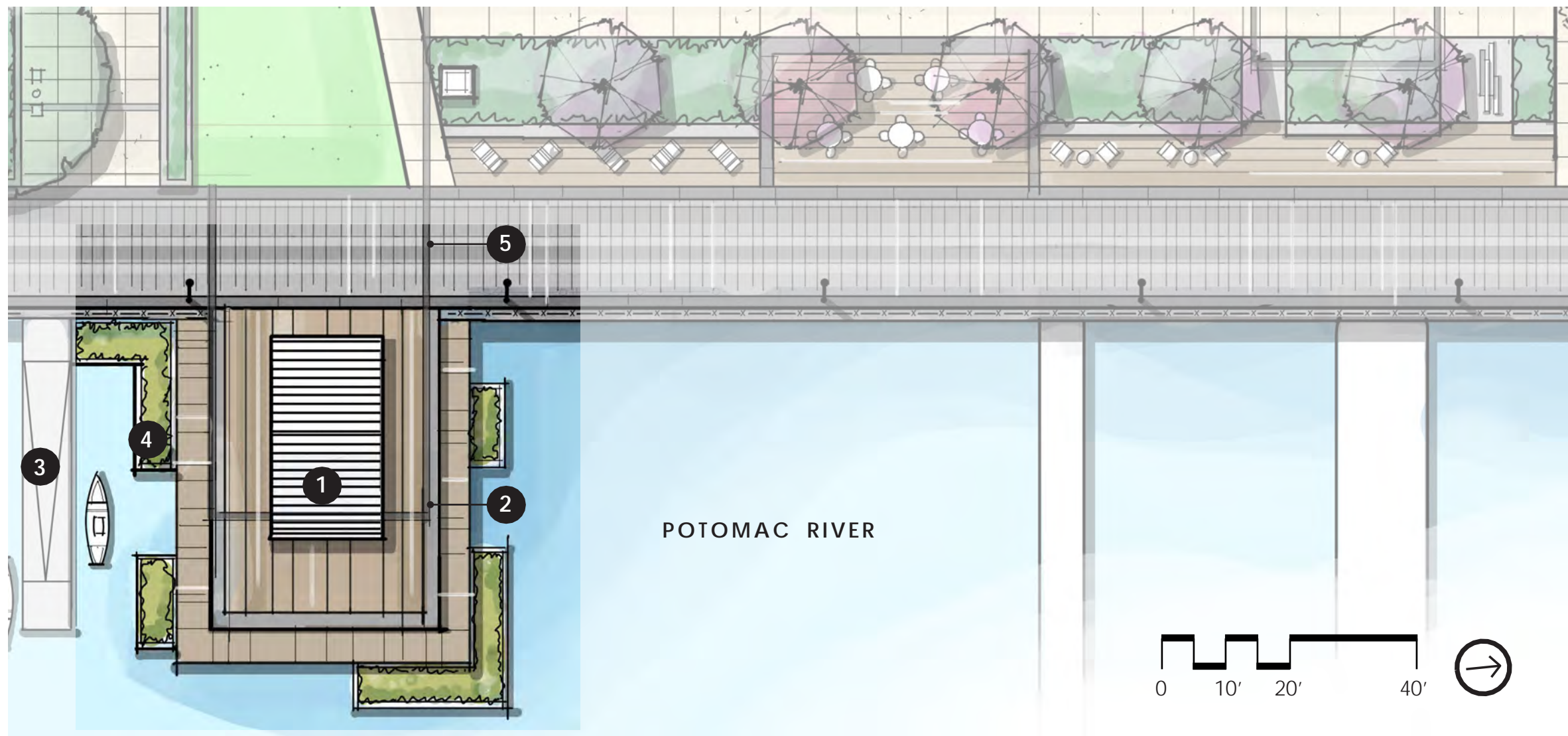


ENLARGEMENT PLAN: PROMENADE ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT BAR Concept Review — Point Lumley Park

Draft, Deliberative, Pre-Decisional

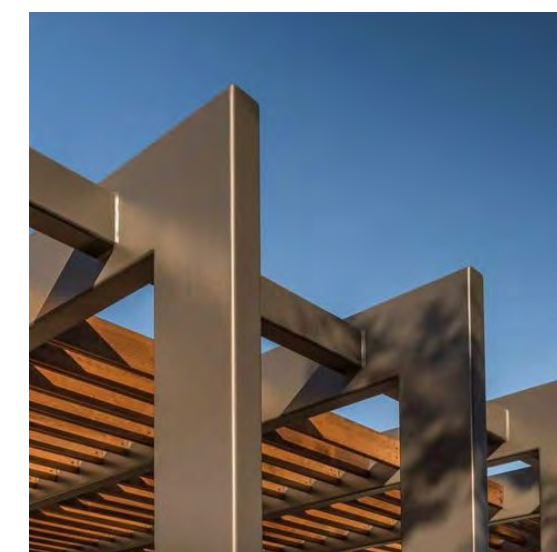
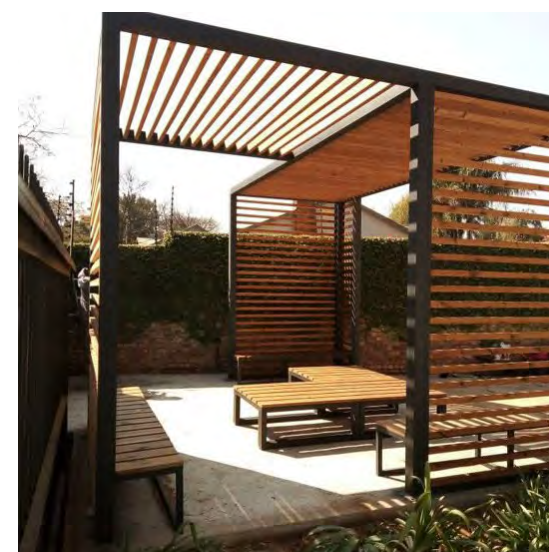
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LEGEND:

- 1 Shade structure
- 2 Granite deck seat ledge
- 3 Kayak launch
- 4 Floating wetland
- 5 Signature historic 1845 shoreline inscribed paving band



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ENLARGEMENT PLAN: WHARF AND SHADE STRUCTURE

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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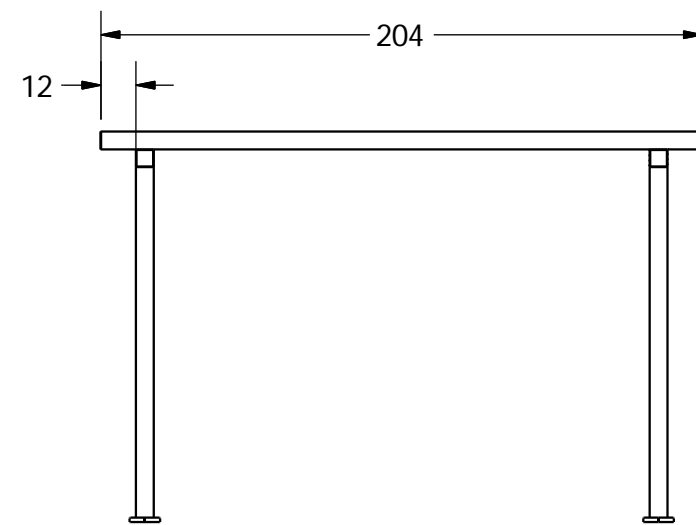
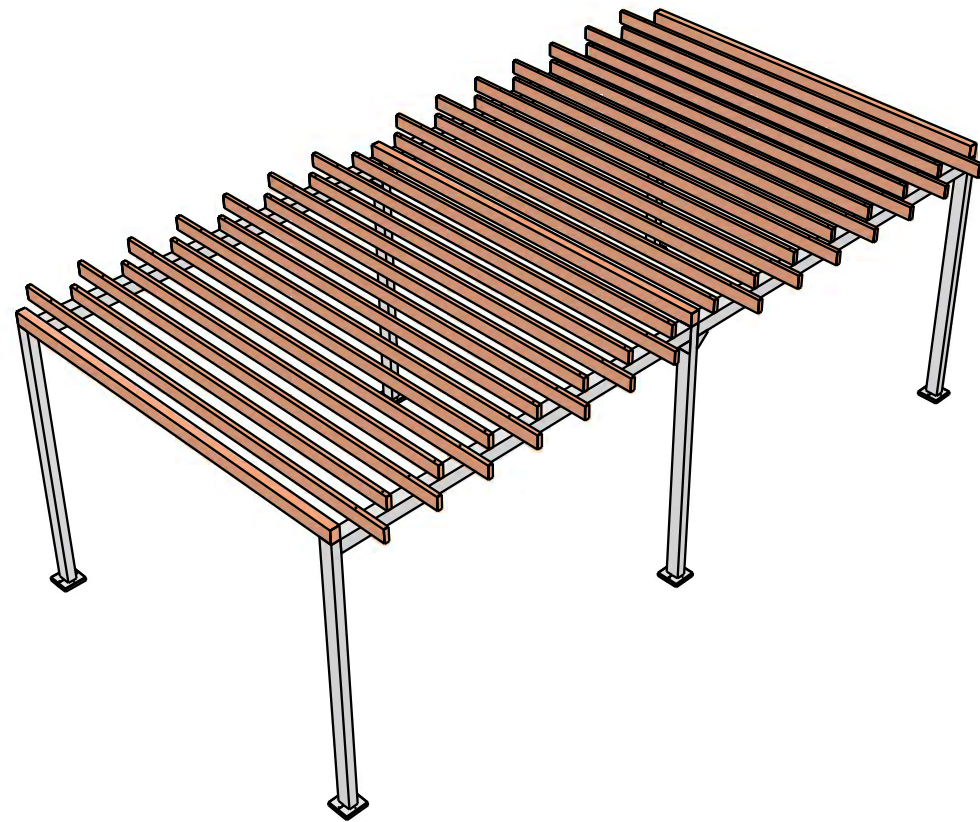


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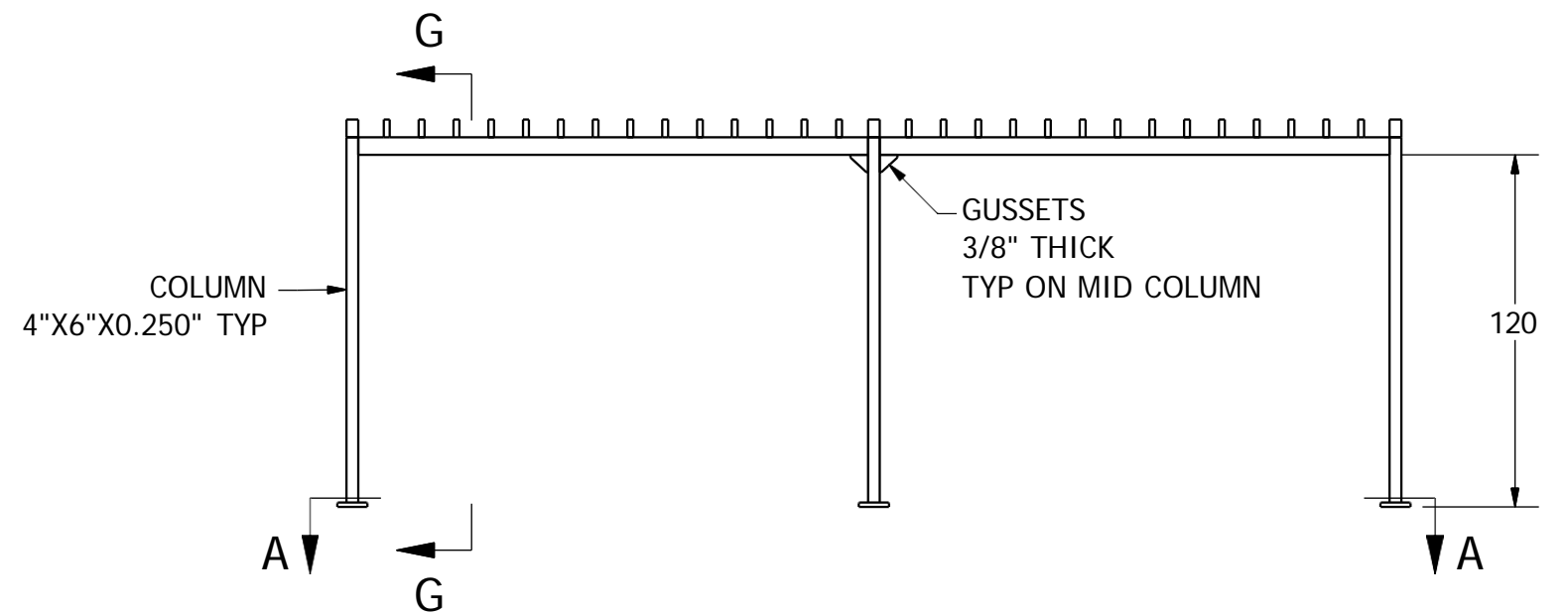
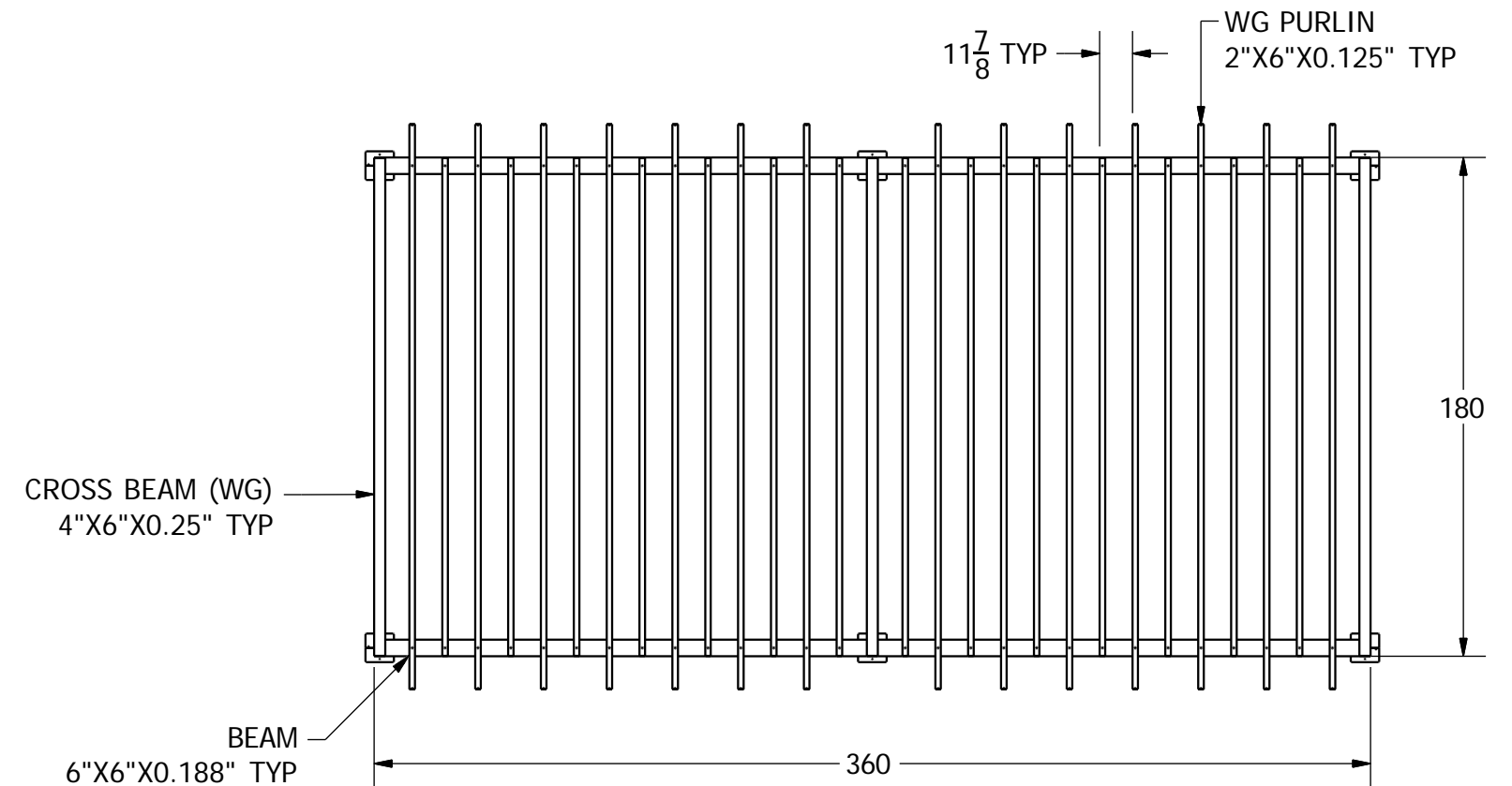


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Draft, Deliberative, Pre-Decisional



SECTION G-G



NOTE: SHADE STRUCTURE DESIGN IN PROGRESS WITH MANUFACTURER. DETAILING TO BE DETERMINED AS DESIGN PROGRESSES. ESTIMATED HEIGHT BETWEEN 10-12'.



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PARK RENDERING 1

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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PARK RENDERING 2

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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PARK RENDERING 3

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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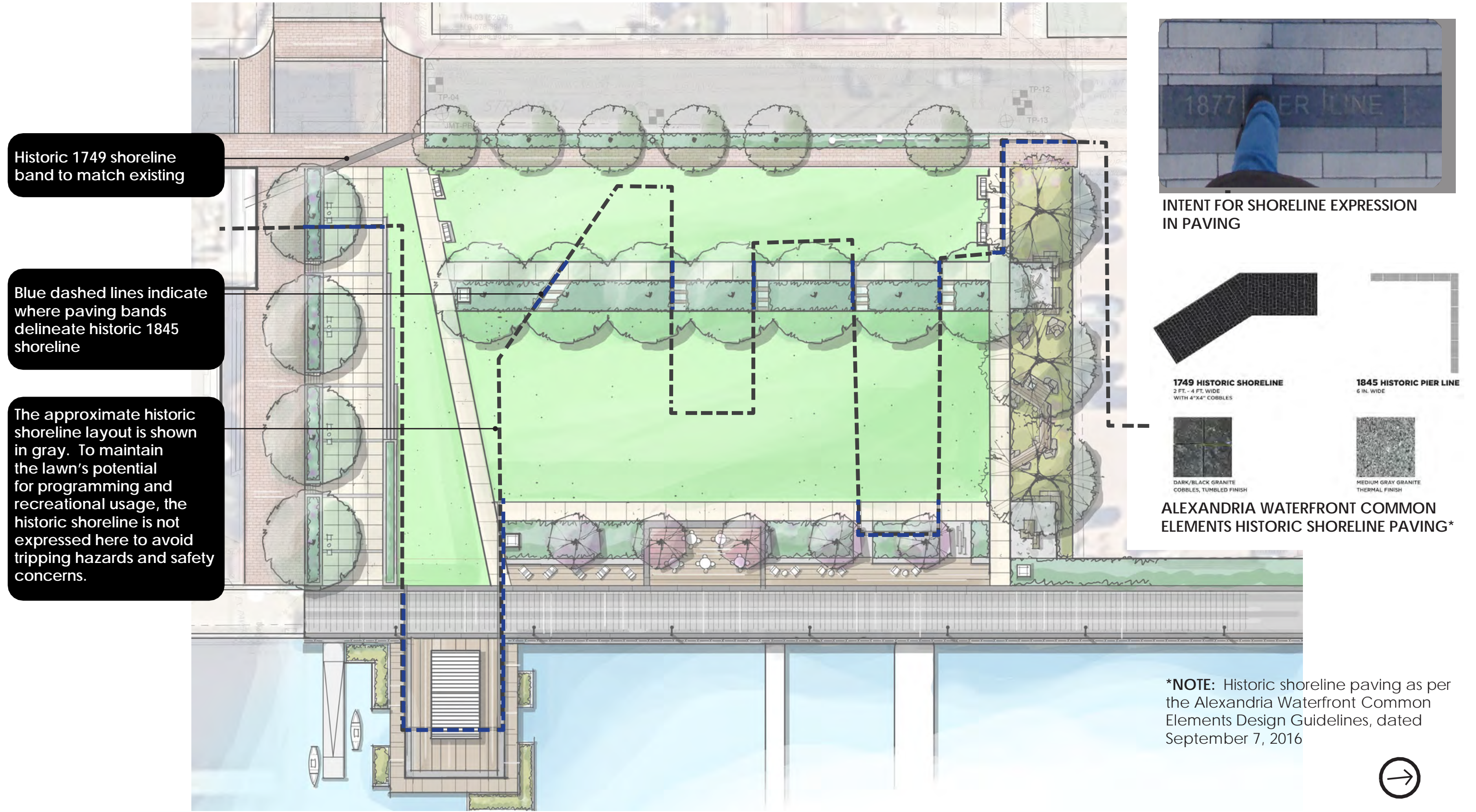
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HISTORIC SHORELINE EXPRESSION

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT

BAR Concept Review — Point Lumley Park

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CONCEPTUAL PROMENADE VIEW

NOTE: Point Lumley Park to include railing to match Robinson Landing at outer promenade band and lighting to be installed at inner band.

NAUTICAL

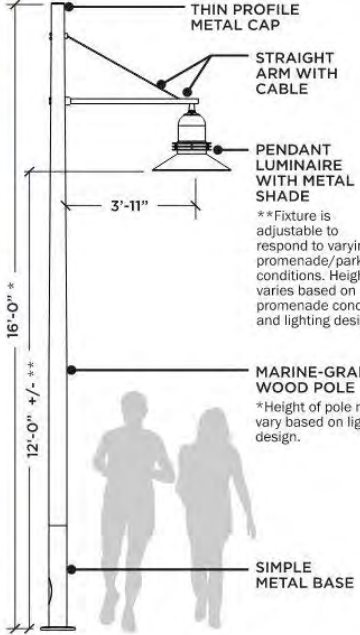


BALTIMORE INNER HARBOR, MD



PRICING (ESTIMATE):
STRUCTURA PRODUCTS
BOLT-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)



- 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

16

PROMENADE BANDING

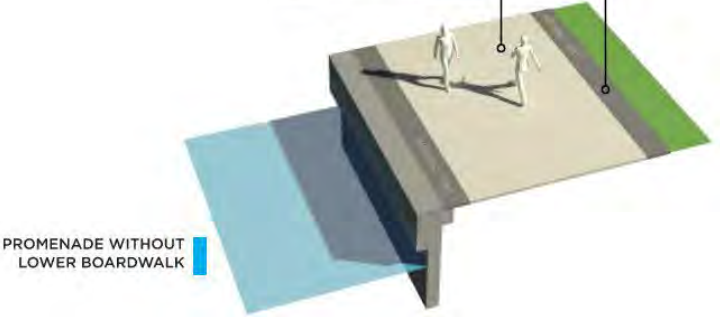
DARK GRAY/CHARCOAL
GRANITE, THERMAL FINISH
2 ft. wide in core area.



COMMEMORATIVE INSCRIPTIONS
OR OTHER HISTORICAL TEXT IN
EDGE BANDS

PROMENADE PAVING (CORE ONLY)

CONCRETE PLANK PAVER
GRAY/WHITE COLOR MIX



WOOD DECKING

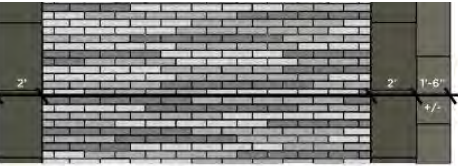
MODIFIED WOOD IN A WARM,
MEDIUM GRAY COLOR TO
MIMIC WEATHERED WOOD
IN SURROUNDING DECK
INSTALLATIONS



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



NOTE: All snapshots on this page from the Alexandria Waterfront Common Elements Design Guidelines, dated September 7, 2016

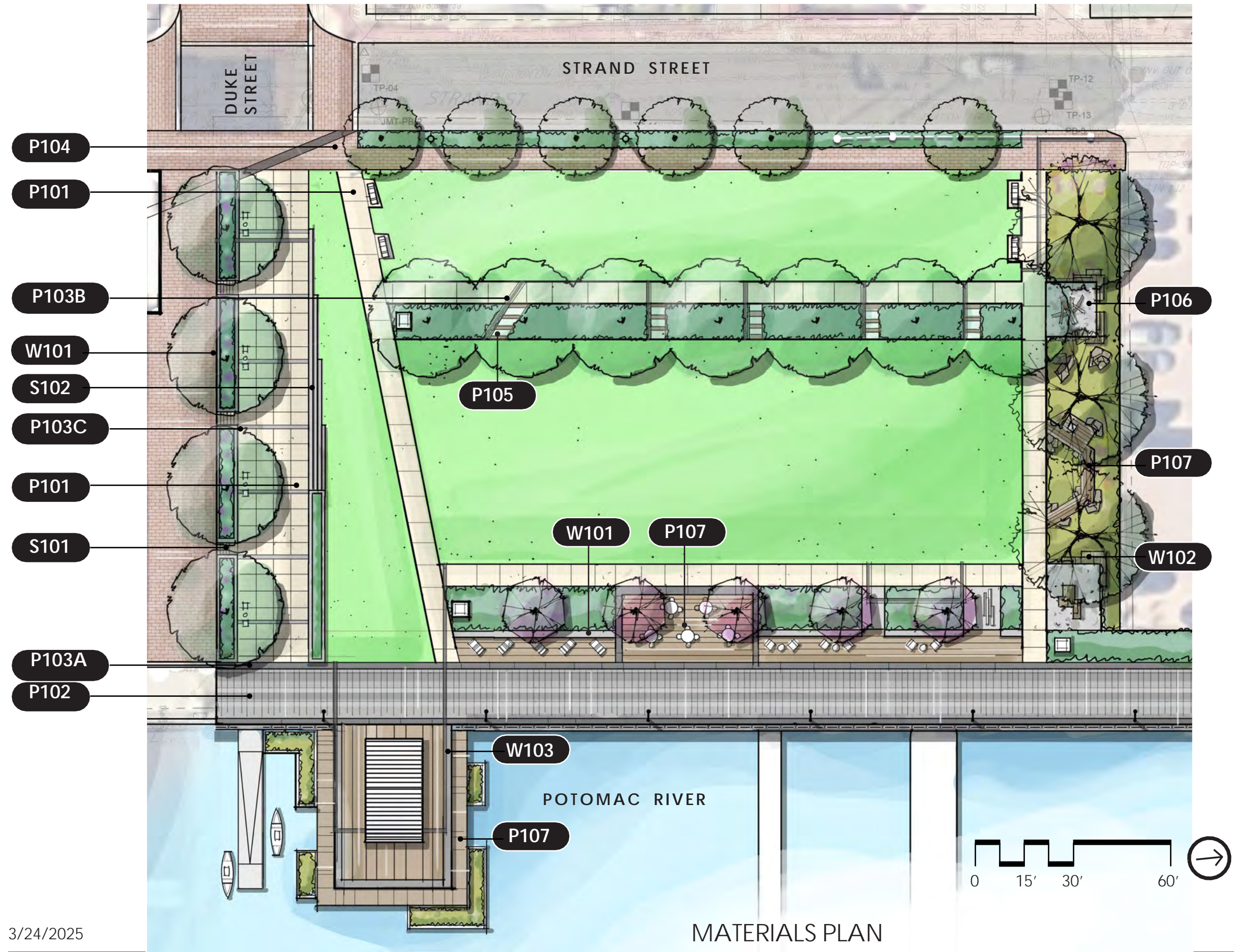
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ALEXANDRIA WATERFRONT COMMON ELEMENTS

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park



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LEGEND:

P101	POURED IN PLACE CONCRETE WALKWAY STANDARD PARK WALKWAYS
P102	CONCRETE PAVERS PROMENADE PAVING
P103A	GRANITE BAND TYPE 1: PROMENADE BANDING
P103B	GRANITE BAND TYPE 2: TEXT-INScribed BAND GRANITE PAVER
P103C	GRANITE BAND TYPE 3: EVE BANDING* GRANITE PAVER
P104	BRICK PAVERS STREETSCAPE SIDEWALK
P105	STEPPING STONES EXISTING REUSED CANAL OR WATERFRONT STONES
P106	STABILIZED GRANITE PATHWAY KAFKA GRANITE, ORGANIC LOC, OR SIMILAR
P107	WOOD DECKING SUSTAINABLY SOURCED WOOD OR SIMULATED DECK MATERIAL
W101	WALL TYPE 1 - GRANITE SEAT WALL + PLANTER WALL (WIDTHS AND HEIGHTS WILL VARY)
W102	WALL TYPE 2 - STACKED CANAL STONE WALL
W103	WALL TYPE 3 - GRANITE WHARF SEAT LEDGE
S101	STAIR TYPE 1: POURED IN PLACE CONCRETE STAIR
S102	STAIR TYPE 2: STONE VANISHING STAIR

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ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

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P101

POURED-IN-PLACE CONCRETE*
STANDARD PARK WALKWAY



P102

CONCRETE PAVERS
PROMENADE PAVING
COMMON ELEMENTS



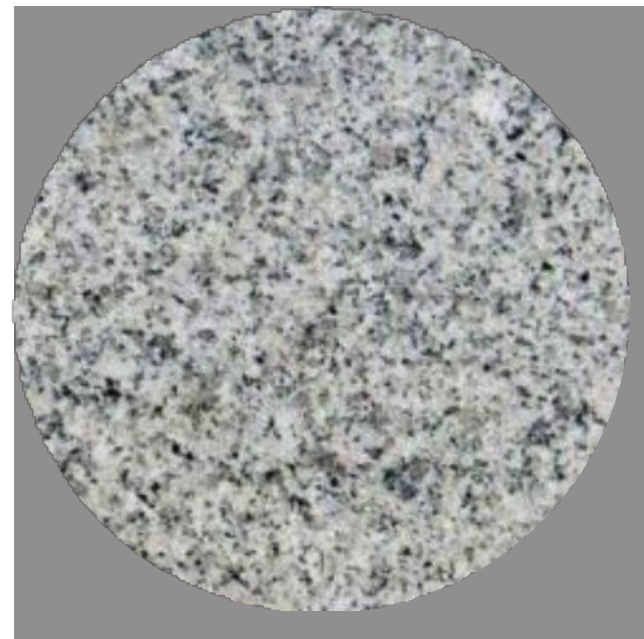
P103A

**GRANITE BAND TYPE 1:
PROMENADE BANDING**
GRANITE PAVER
COMMON ELEMENTS



P103B

**GRANITE BAND TYPE 2:
TEXT-INScribed BAND**
GRANITE PAVER
COMMON ELEMENTS



P103C

**GRANITE BAND TYPE 3:
EVE BANDING***
GRANITE PAVER
COMMON ELEMENTS



P104

BRICK PAVER
STREETSCAPE SIDEWALK
COMMON ELEMENTS



P105

STEPPING STONES
EXISTING REUSED CANAL OR
WATERFRONT STONES



P106

STABILIZED GRANITE PATHWAY
KAFKA GRANITE, ORGANIC LOC,
OR SIMILAR

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MATERIALS: PAVING

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

*NOTE: All paving in EVE to be vehicular-rated.

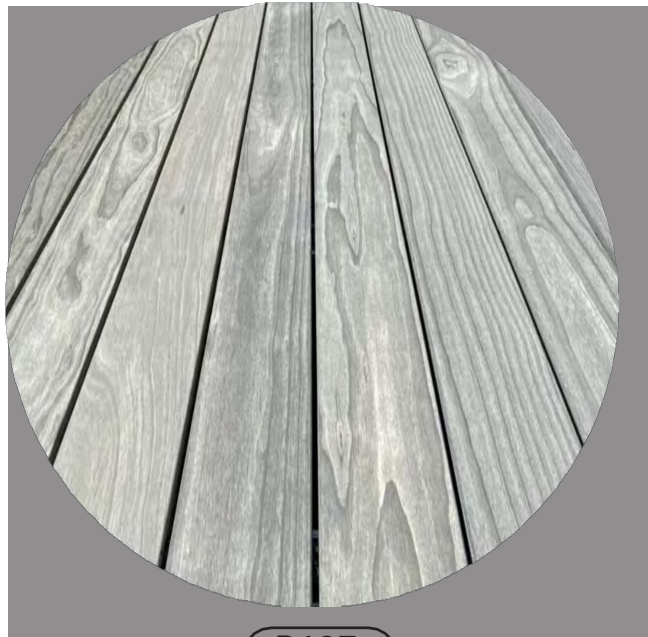


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P107

WOOD DECKING

SUSTAINABLY SOURCED WOOD OR
SIMULATED DECK MATERIAL



W101

WALL TYPE 1

GRANITE SEAT WALL + PLANTER WALL
HEIGHTS/WIDTHS VARY - TO MATCH ROBINSON
LANDING SEAT WALL DETAIL



W102

WALL TYPE 2

STACKED CANAL STONE WALL



W103

WALL TYPE 3

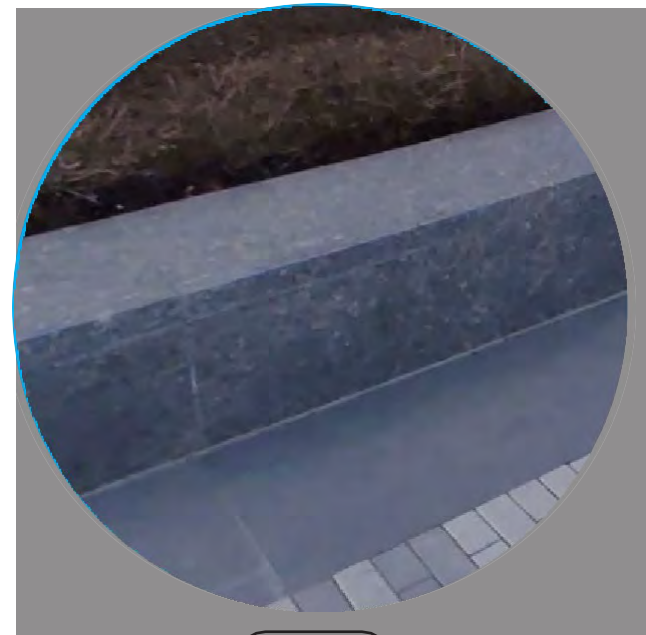
GRANITE WHARF SEAT LEDGE
GRANITE TO MATCH ROBINSON LANDING
SEAT WALL



S101

STAIR TYPE 1

POURED IN PLACE CONCRETE



S102

STAIR TYPE 2

VANISHING STONE STAIR
GRANITE TO MATCH ROBINSON LANDING GRANITE
AND WALL TYPES 1 AND 3

MATERIALS: DECKING, WALLS + STAIRS

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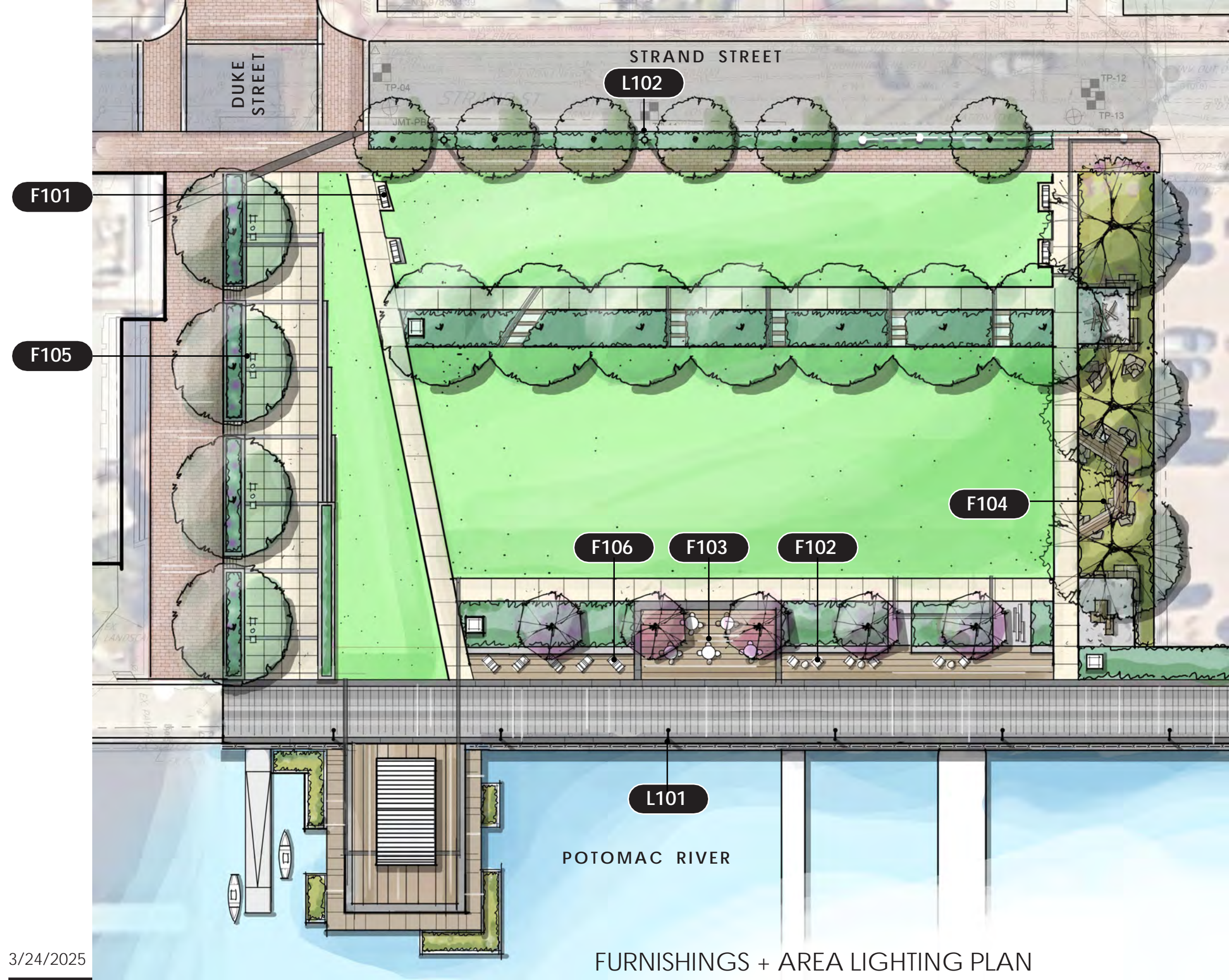
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

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LEGEND:

F101	PARK BENCH
F102	CHUNKY WOOD CHAISE LOUNGE
F103	FOUR-TOP MOVABLE TABLE/ CHAIRS
F104	STONE BLOCK/BOULDER SEATING REUSED CANAL AN/OR PIONEER MILL STONES
F105	CRATE STYLE SEATING
F106	LINEAR WOOD CHAISE LOUNGE
L101	POLE LIGHT TYPE 1: PROMENADE NAUTICAL
L102	POLE LIGHT TYPE 2: STREET LIGHT ALEXANDRIA STANDARD

***NOTE:** Other forms of ambient lighting such as bollards, tape lights, and tree uplights may be incorporated as well and are to be determined as the design progresses.



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FURNISHINGS + AREA LIGHTING PLAN
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

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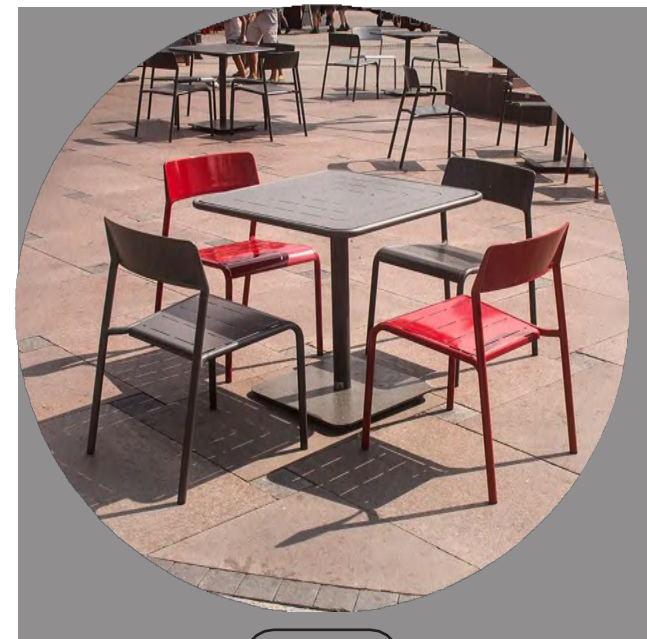
F101

PARK BENCH TYPE 1
ALEXANDRIA STANDARD



F102

CHUNKY WOOD CHAISE LOUNGE
COLOR TBD



F103

MOVABLE FOUR-TOP TABLE/CHAIRS
COLOR TBD



F104

STONE BLOCK/BOULDER SEATING
REUSED EXISTING CANAL STONES/
PIONEER MILL STONES



F105

CRATE-STYLE SEATING
COLOR TBD



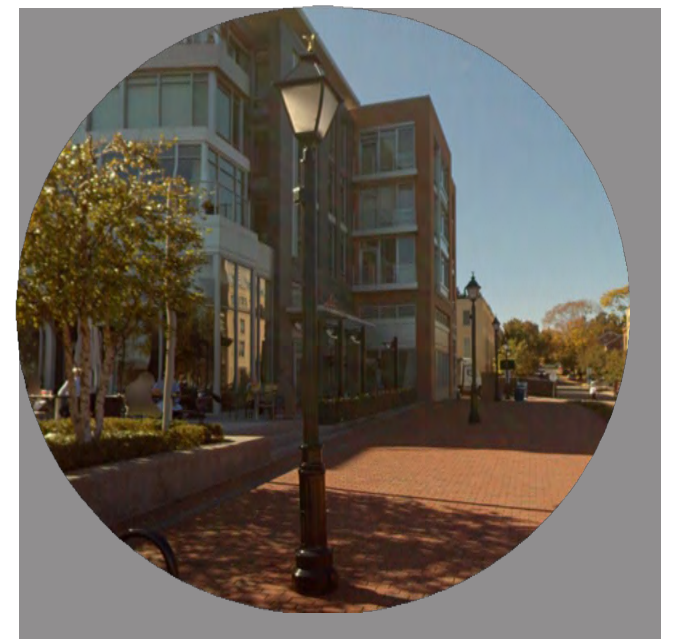
F106

LINEAR WOOD CHAISE LOUNGE
COLOR TBD



L101

POLE LIGHT TYPE 1:
PROMENADE NAUTICAL
COMMON ELEMENTS



L102

POLE LIGHT TYPE 2:
STREET LIGHT
ALEXANDRIA STANDARD

3/24/2025



MATERIALS: FURNISHINGS + LIGHTING

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

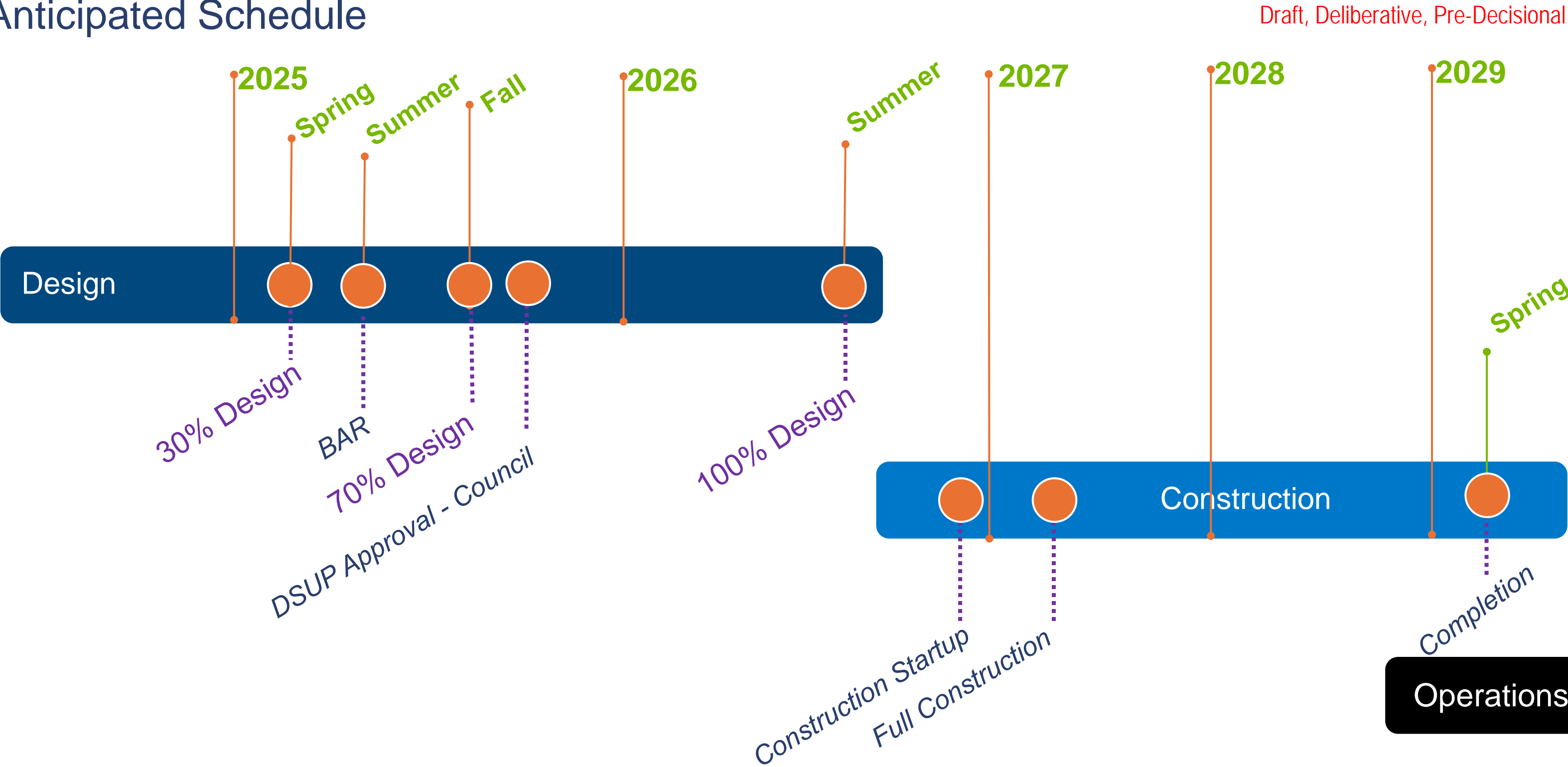
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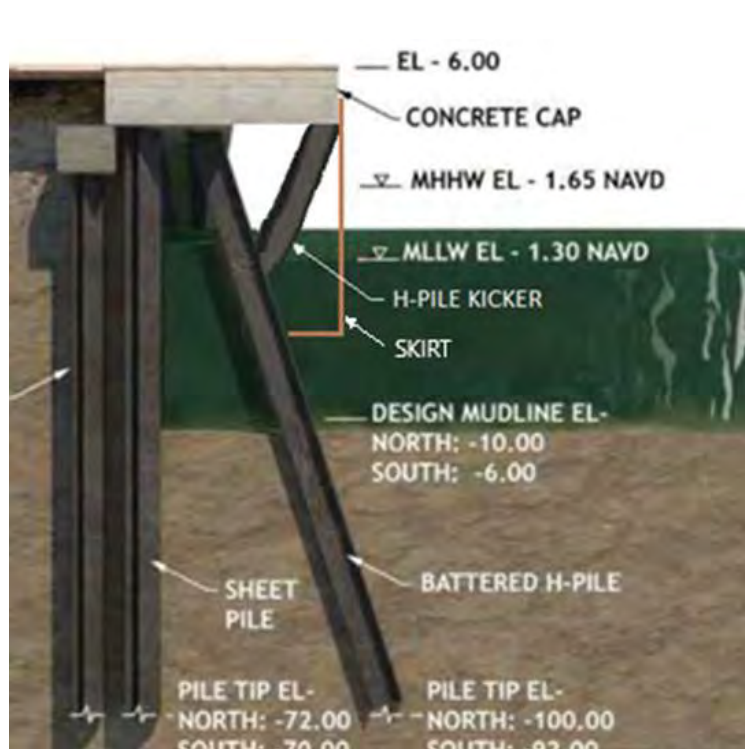
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Anticipated Schedule

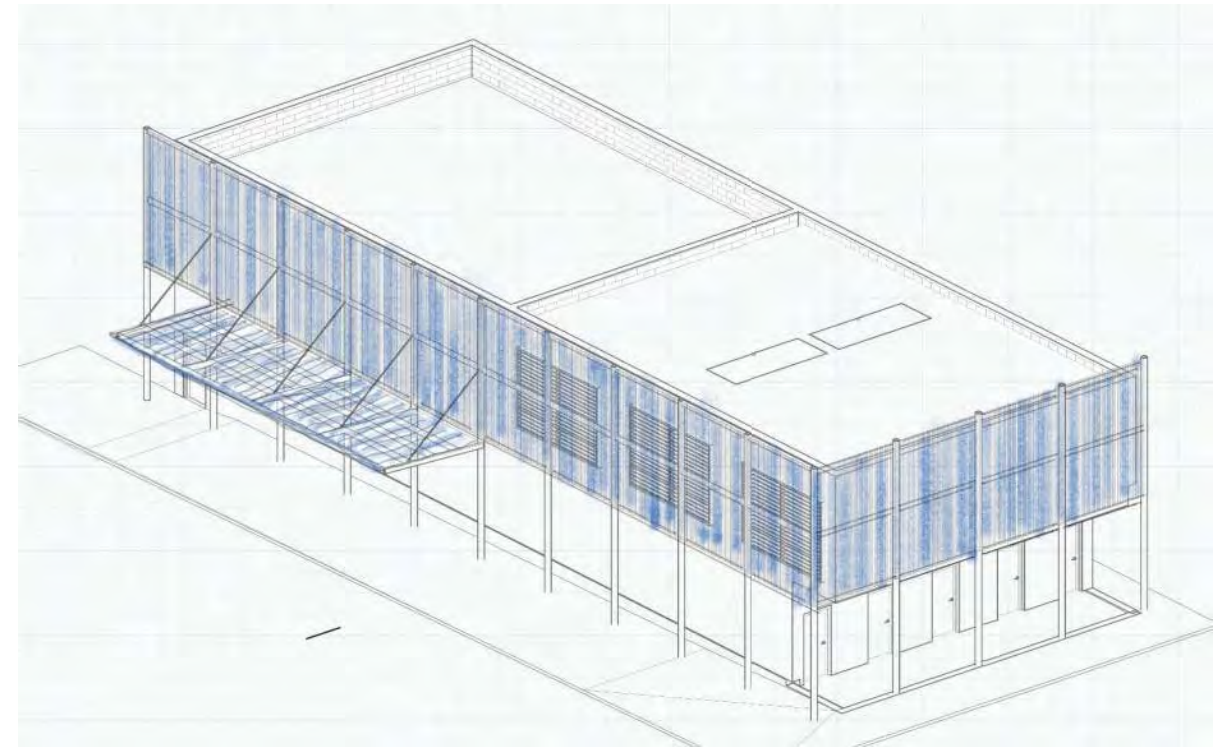




SECTION OF TYPICAL WATERFRONT RETAINING WALL



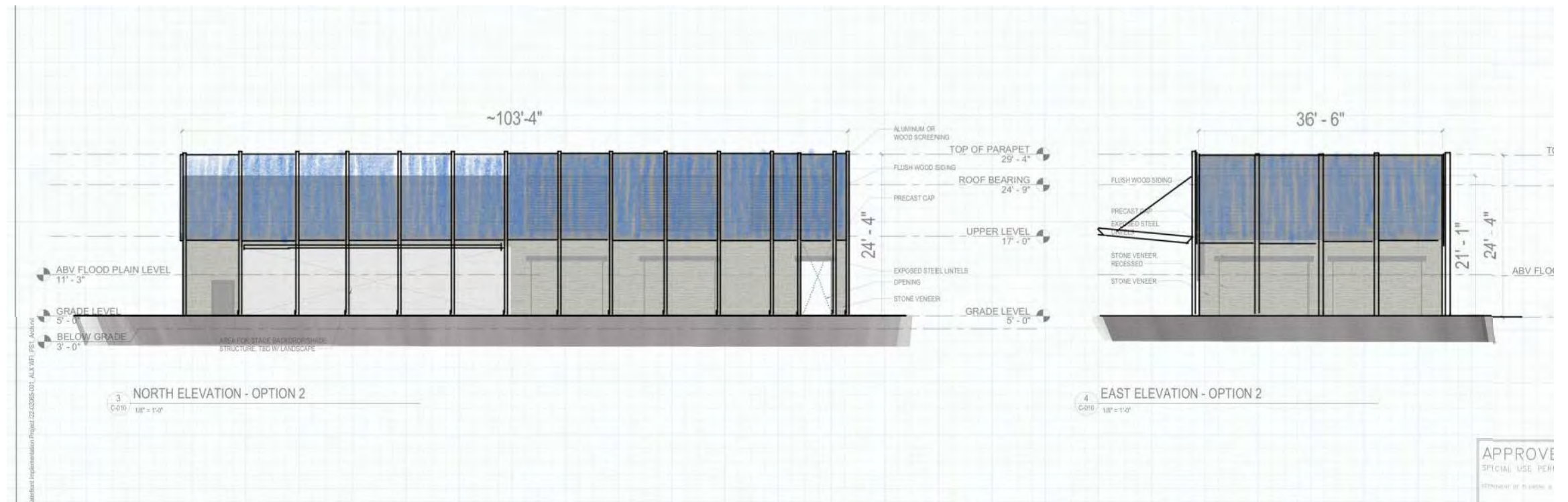
IMAGE OF TYPICAL WATERFRONT RETAINING WALL



INITIAL CONCEPT SKETCH - 3D VIEW



CORRUGATED METAL AS ARCHITECTURAL ELEMENT



INITIAL CONCEPT SKETCH - NORTH ELEVATION

INITIAL CONCEPT SKETCH - EAST ELEVATION

4/10/2025



ARCHITECTURAL CONCEPT Alexandria Waterfront Implementation Project WATERFRONT PARK



Draft, Deliberative, Pre-Decisional



EMPHASIS ON HORIZONTAL DATUM WITHIN EXISTING OLD TOWN ALEXANDRIA AND REFLECTION OF THAT IMAGE IN LOCAL ART

HORIZONTAL EMPHASIS THROUGH GLAZING AND STRUCTURE



SURROUNDING BUILDINGS WITH VARIOUS METHODS OF HORIZONTAL EMPHASIS THROUGH MATERIAL BREAKS, INTRODUCTION OF COLOR, AND PATTERNING.

HORIZONTAL EMPHASIS THROUGH MATERIAL AND MASSING

4/10/2025



ARCHITECTURAL CONCEPT

Alexandria Waterfront Implementation Project

WATERFRONT PARK

Draft, Deliberative, Pre-Decisional

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ARCHITECTURE AS BACKDROP TO PARK



LOW MAINTENANCE NATURAL MATERIALS



CANOPY AND PLAZA



INTEGRATION OF ARCHITECTURE, LANDSCAPE, AND PUBLIC SPACE



METAL SCRIM AND RELATIONSHIP TO ARCHITECTURAL FACADE



NIGHT-TIME ILLUMINATION SCRIM AS VISUAL BEACON



SCRIM IN RELATIONSHIP TO STREETSCAPE



SCRIM AS VISUAL NARRATIVE

4/10/2025

PRECEDENTS

Alexandria Waterfront Implementation Project
WATERFRONT PARK

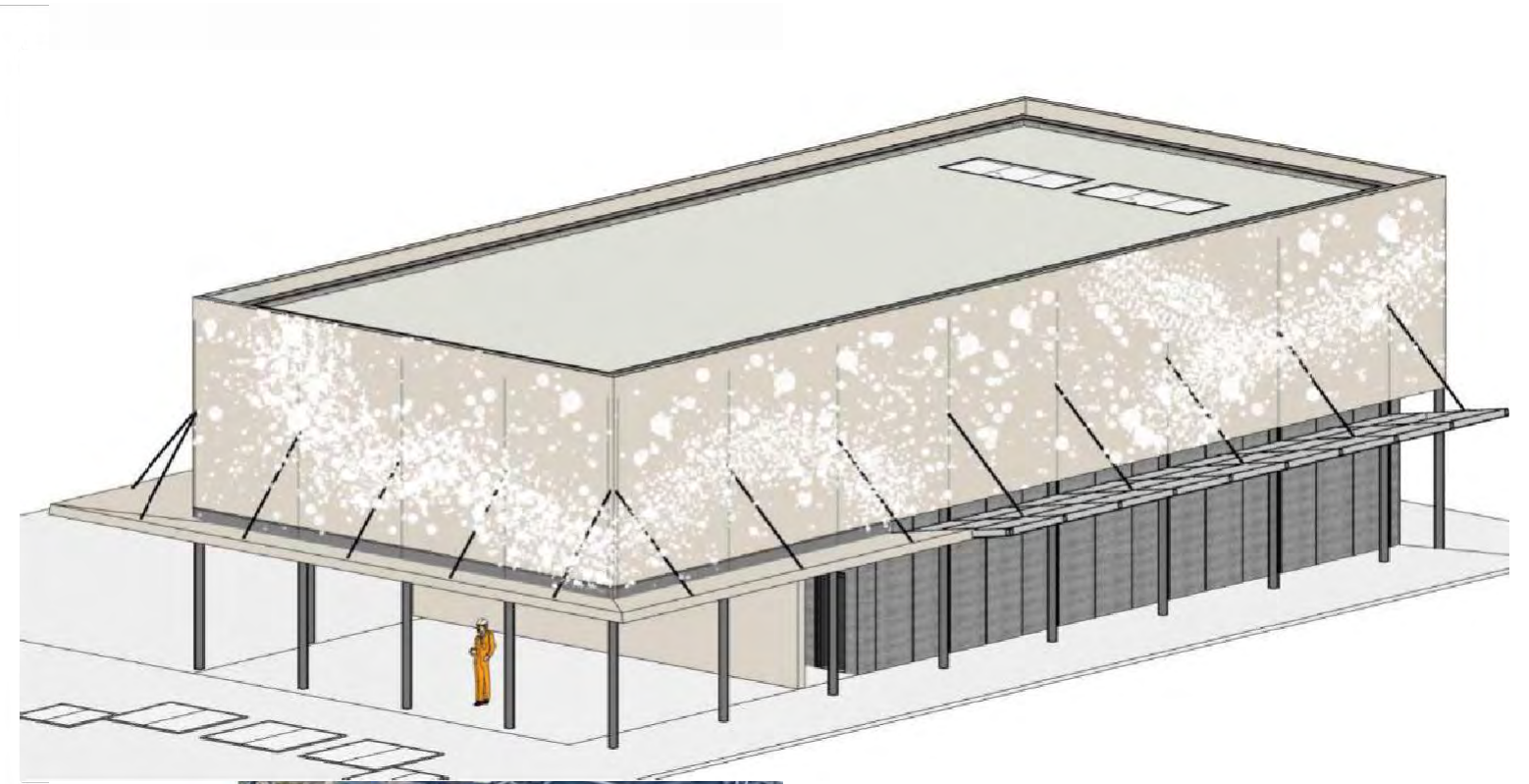
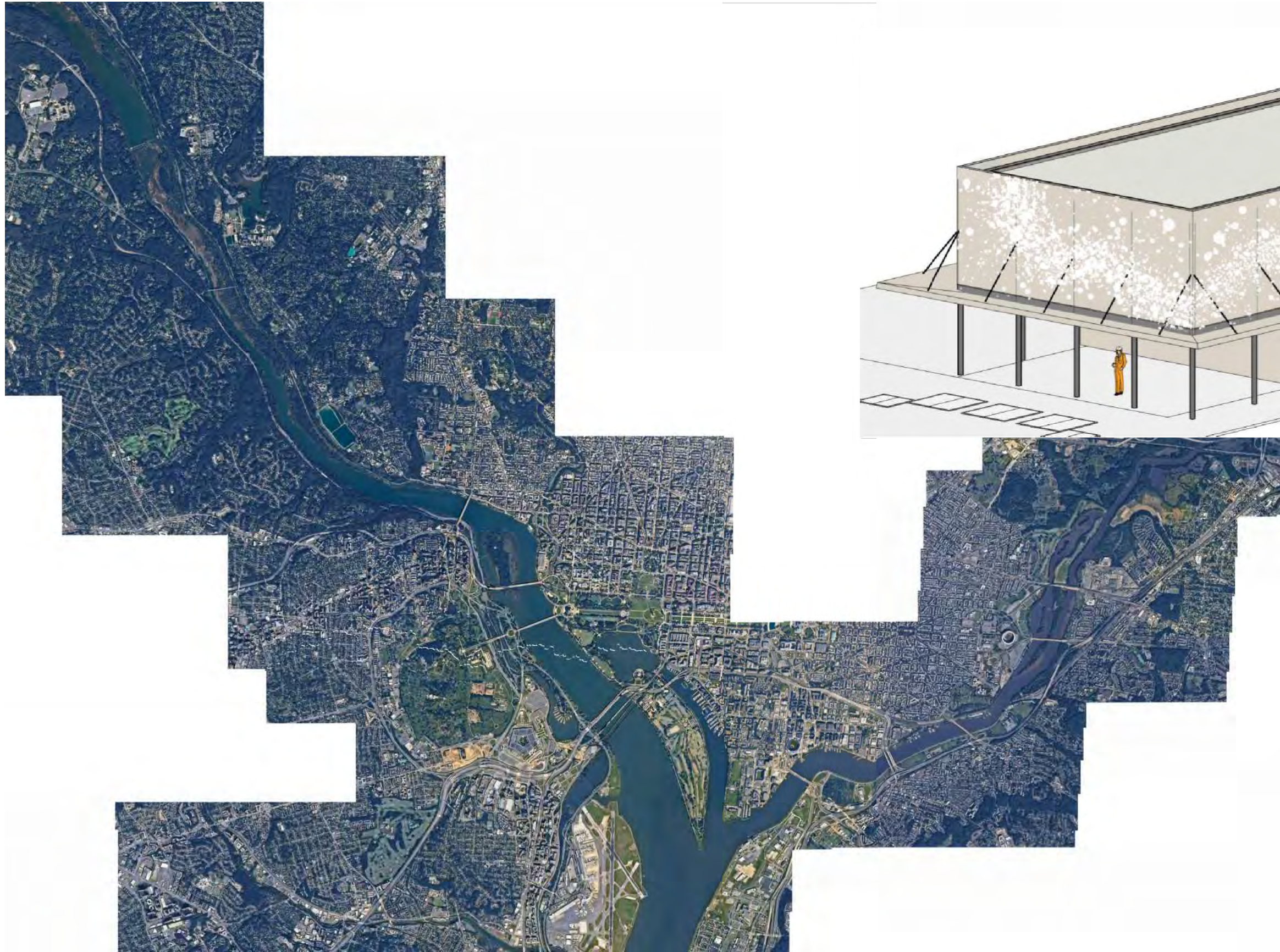


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TRANPOSE WATERSHED - SCRIM TO GRAPHICALLY SHOW POTOMAC



IMAGE ABSTRACTED ONTO ARCHITECTURAL FACADE

4/10/2025

SCRIM PERFORATION CONCEPT

Alexandria Waterfront Implementation Project
WATERFRONT PARK

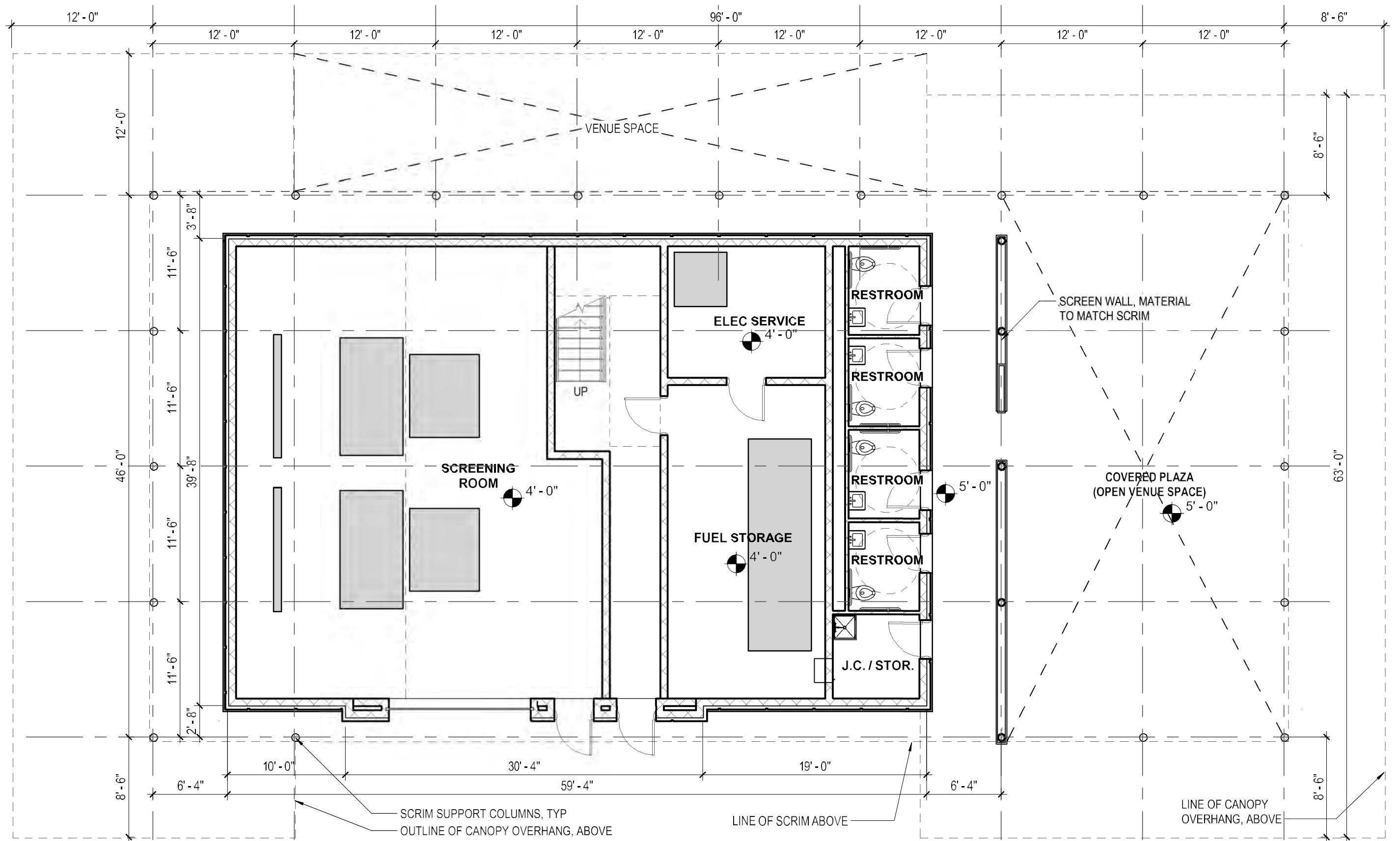


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PUMP STATION GROUND FLOOR PLAN Alexandria Waterfront Implementation Project WATERFRONT PARK

4' 0 4' 8'

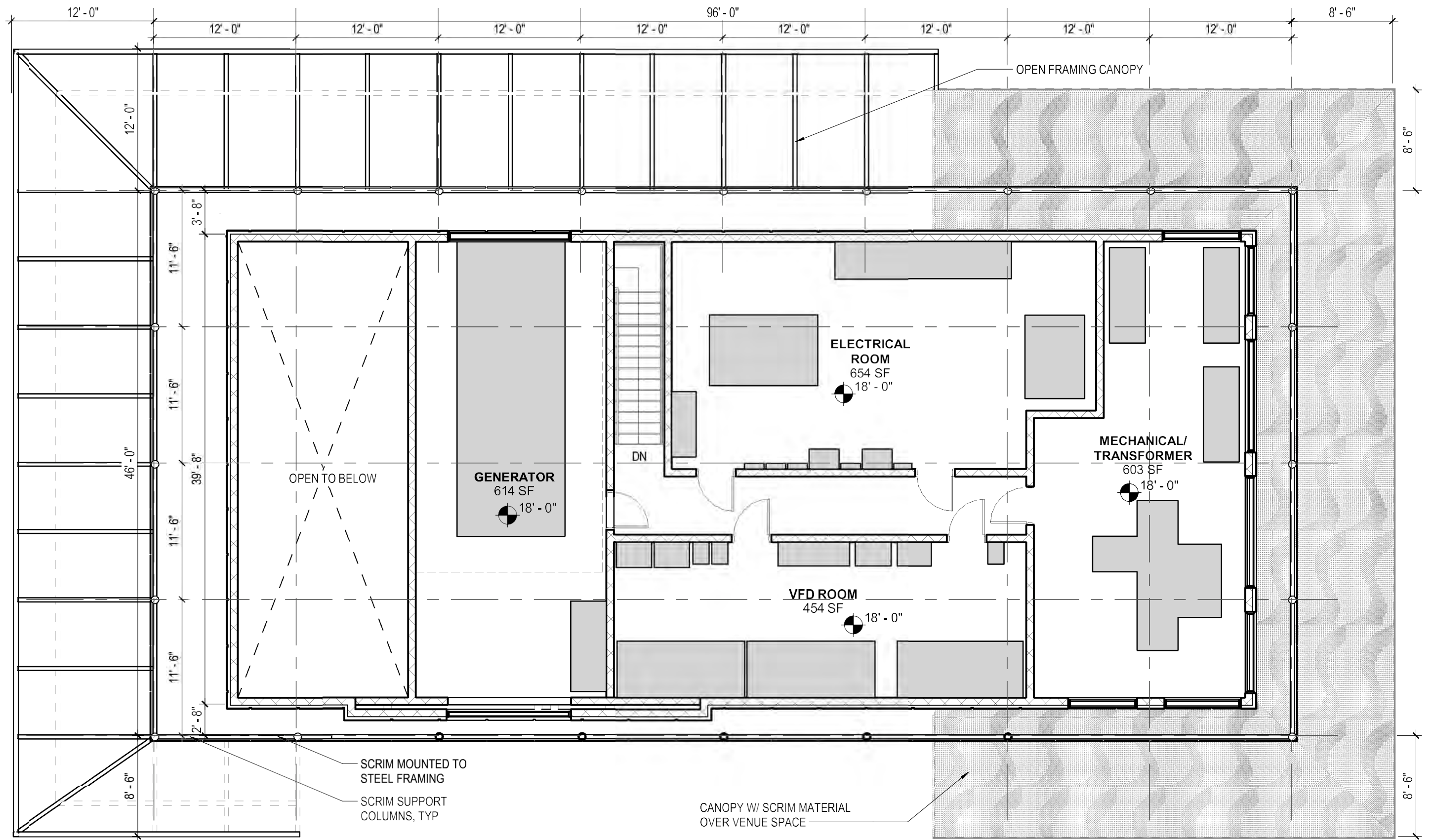


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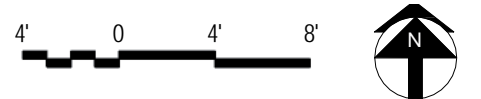
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PUMP STATION SECOND FLOOR PLAN
Alexandria Waterfront Implementation Project
WATERFRONT PARK

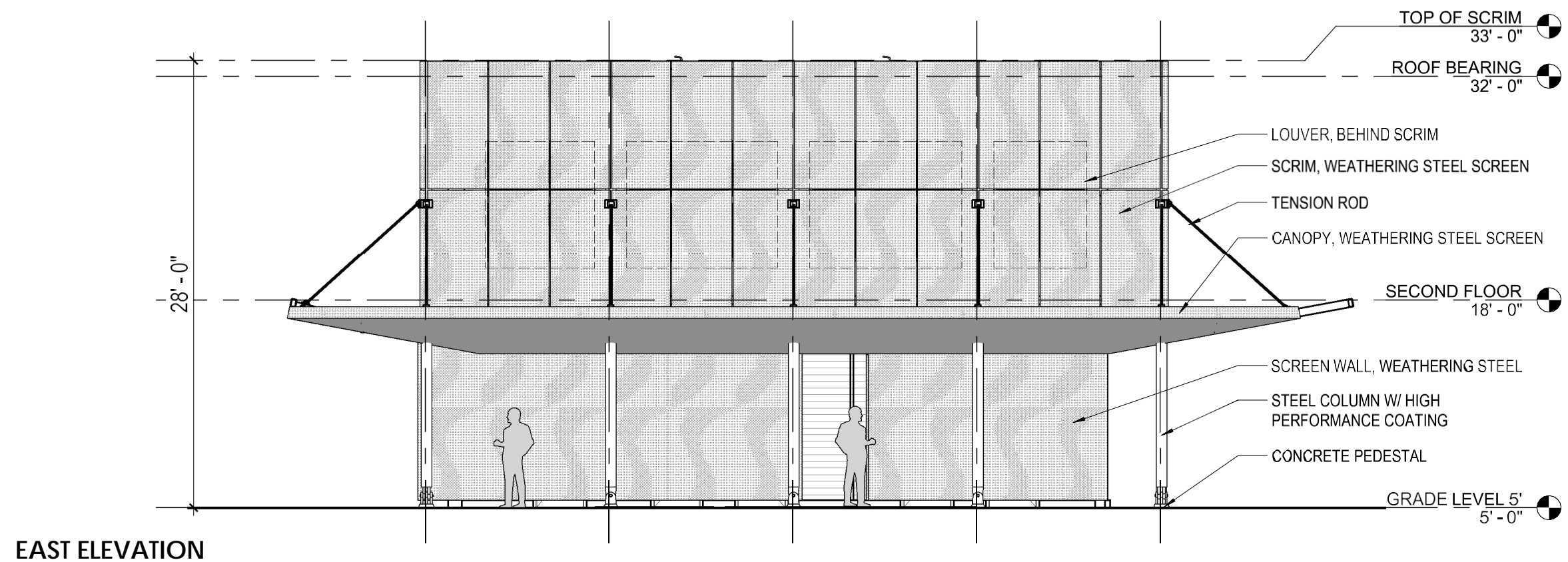
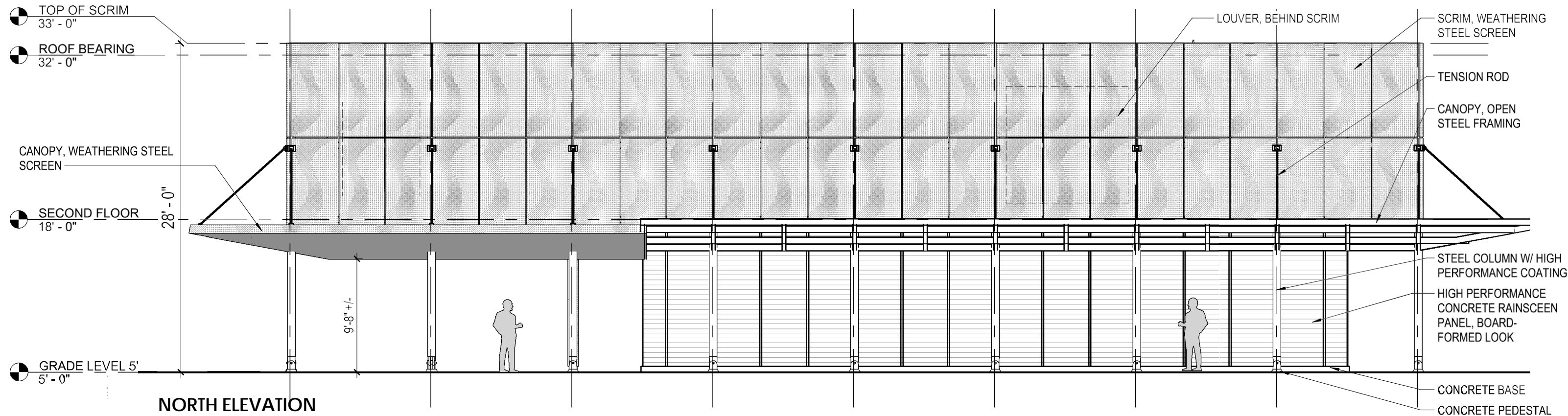


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PUMP STATION ELEVATIONS - CONCRETE OPTION

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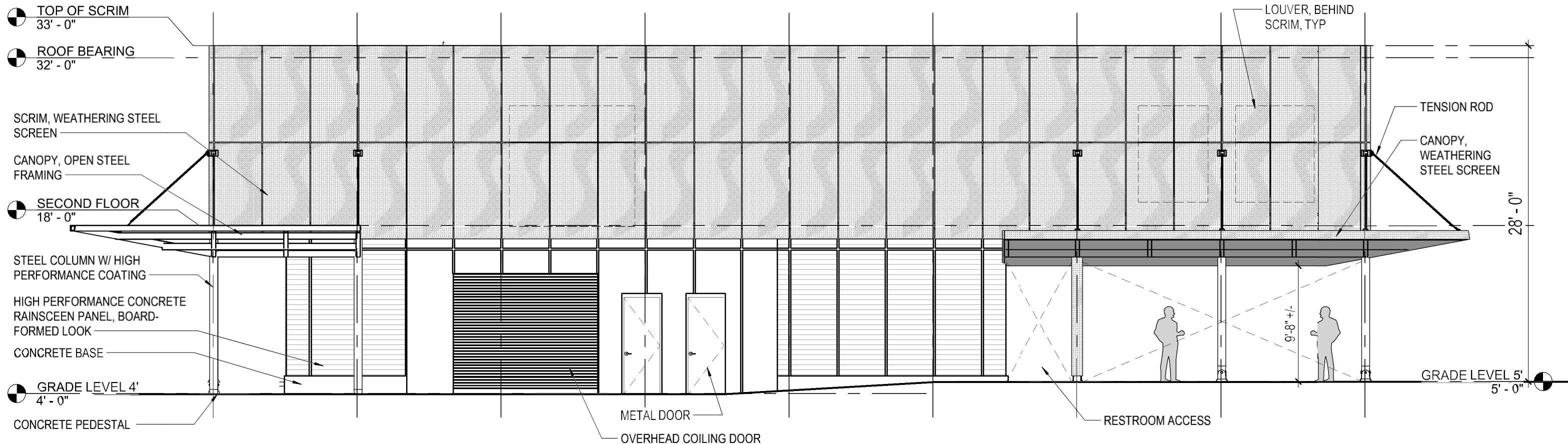


Alexandria Waterfront Implementation Project
WATERFRONT PARK

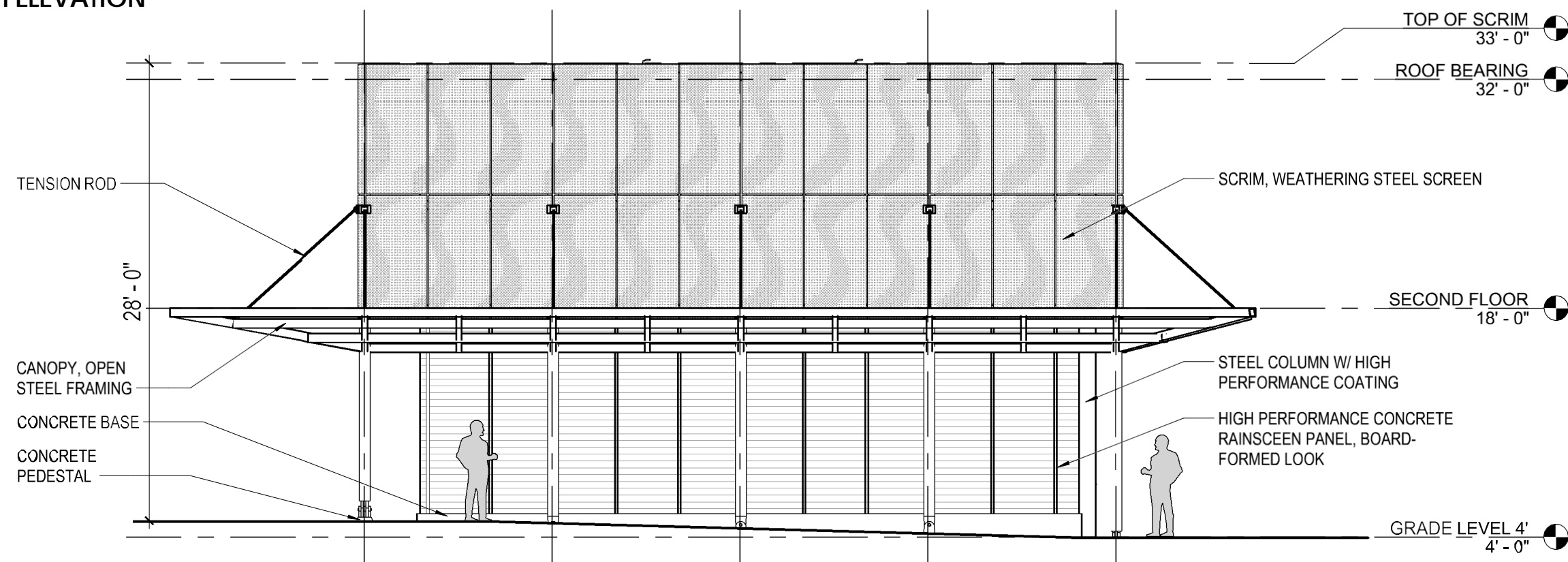
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SOUTH ELEVATION



WEST ELEVATION



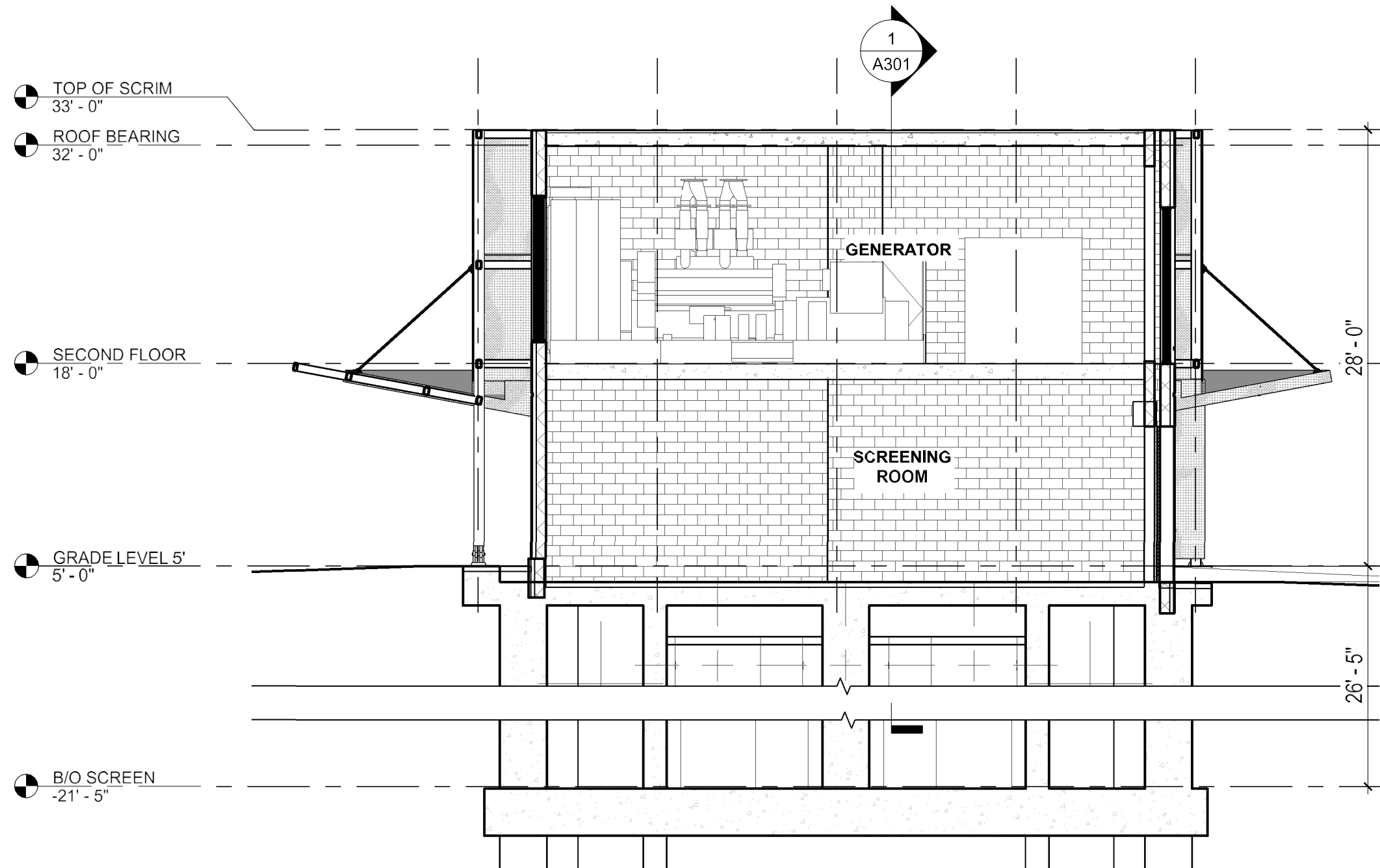
4/10/2025

PUMP STATION ELEVATIONS - CONCRETE OPTION

Alexandria Waterfront Implementation Project
WATERFRONT PARK



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PUMP STATION TRANSVERSE SECTION
 Alexandria Waterfront Implementation Project
 WATERFRONT PARK

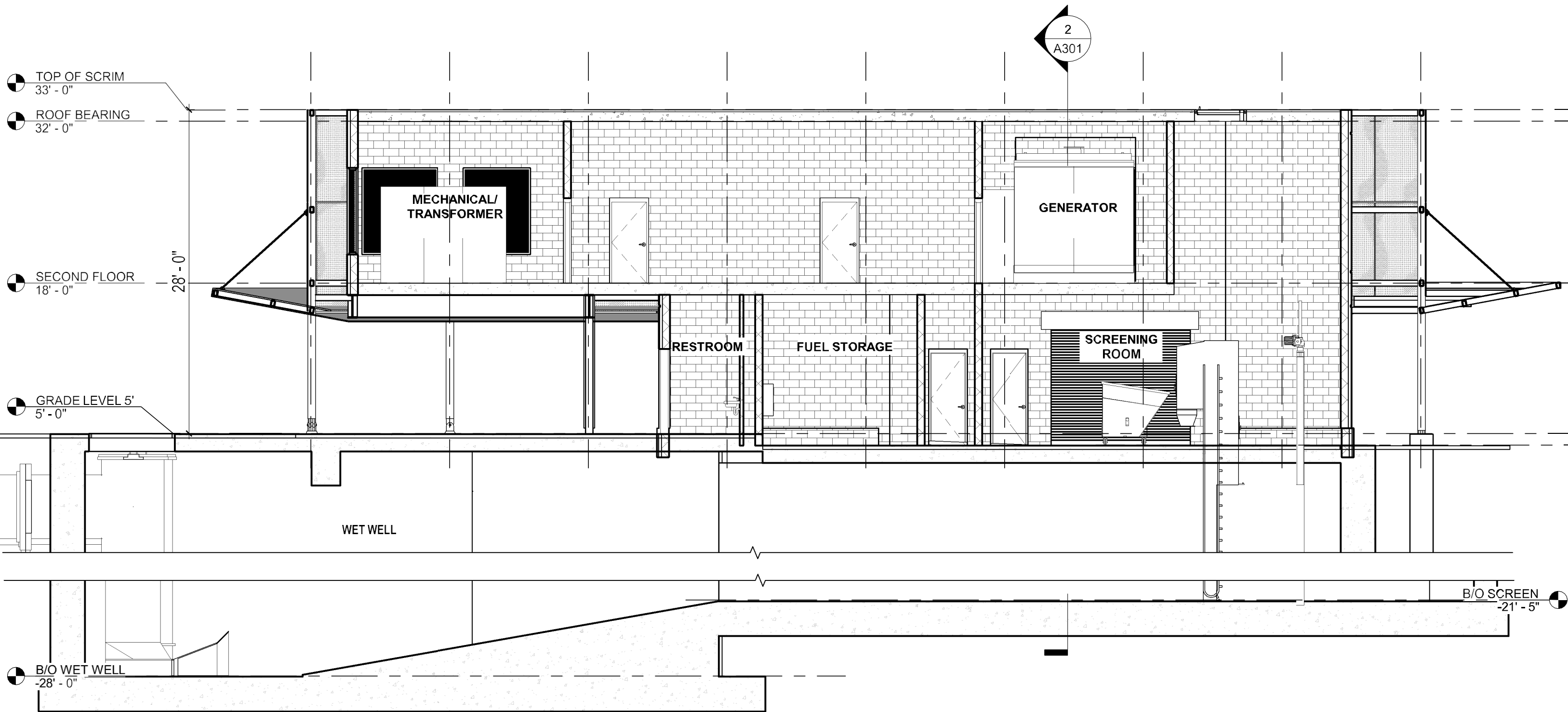


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PUMP STATION LONGITUDINAL SECTION Alexandria Waterfront Implementation Project WATERFRONT PARK



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VIEWSHED KEY MAP



VIEW FROM KING STREET INTO PARK



VIEW FROM EXISTING SHORELINE TO NORTH WATERFRONT AND KING



VIEW FROM TALLSHIP PROVIDENCE TO NORTH WATERFRONT

4/10/2025

EXISTING SITE IMAGES

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park



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4

VIEW FROM TALLSHIP PROVIDENCE TO PRINCE STREET



5

VIEW FROM BASE OF PRINCE AND OLD DOMINION BOAT CLUB



6

VIEW FROM STRAND AND PRINCE STREETS



3

VIEW IN PARK TO PRINCE STREET

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EXISTING SITE IMAGES

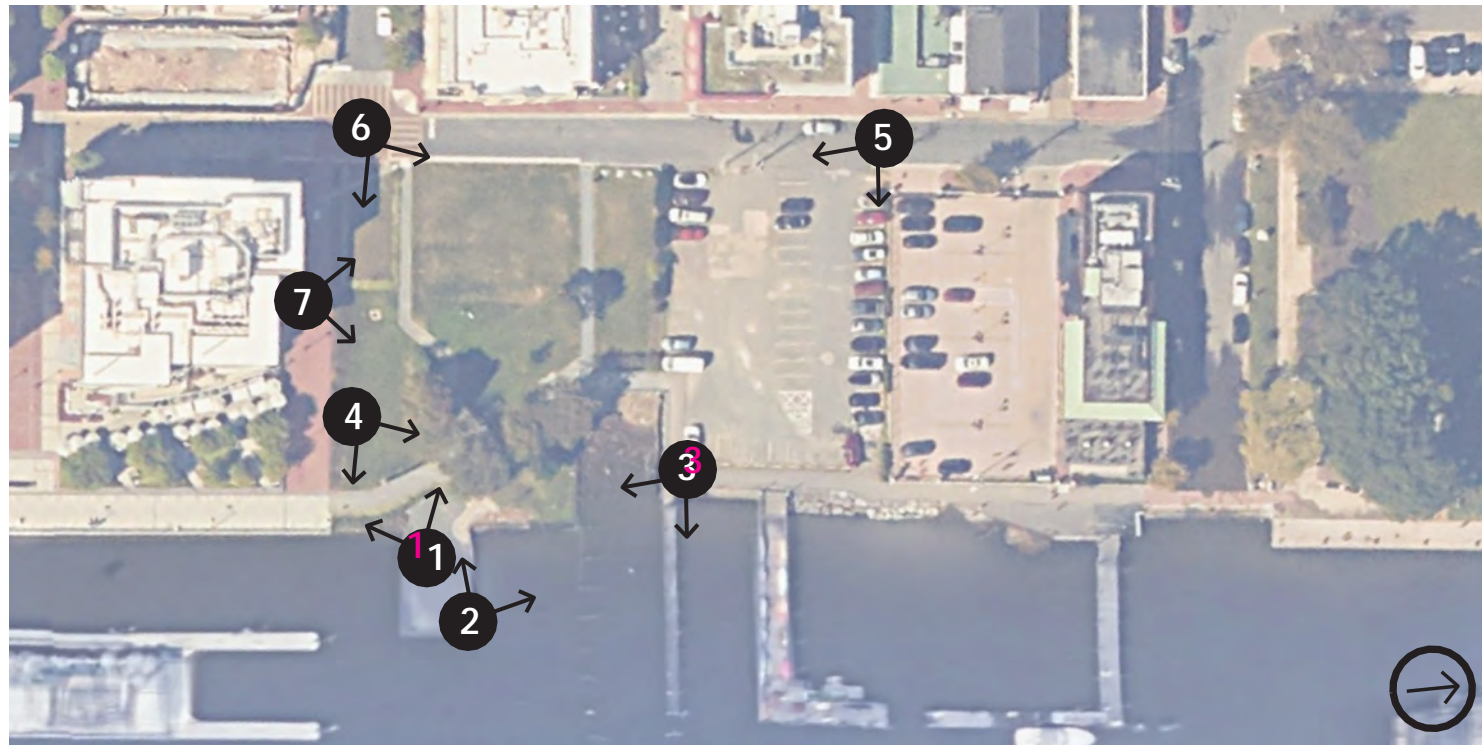
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Waterfront Park



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VIEWSHED KEY MAP



VIEW FROM WHARF TO ROBINSON LANDING



VIEW FROM WHARF TO OLD DOMINION BOAT CLUB



VIEW FROM PROMENADE / OLD DOMINION BOAT CLUB

3/24/2025

EXISTING SITE IMAGES



ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park

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VIEW FROM PARK TO WHARF



5

VIEW FROM STRAND AND OLD DOMINION BOAT CLUB



6

VIEW FROM STRAND AND DUKE STREETS



7

VIEW FROM ROBINSON LANDING / CHEESEMAN QUAY

3/24/2025

EXISTING SITE IMAGES

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park



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