

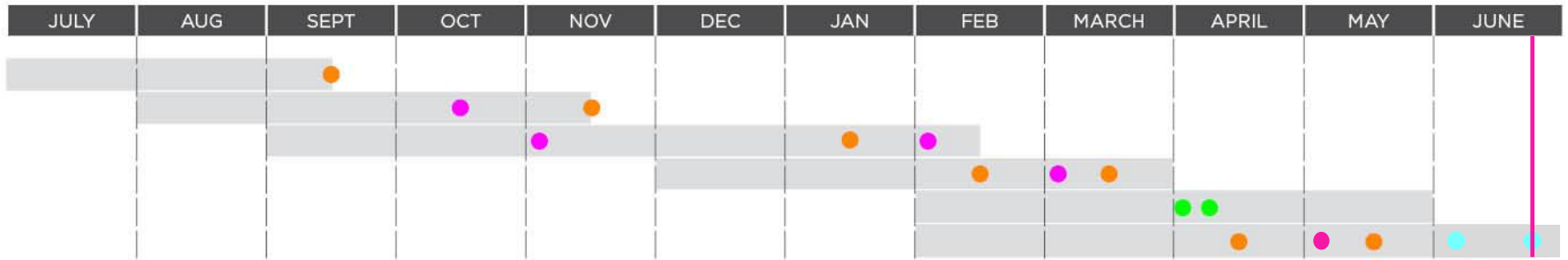


IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

CITY COUNCIL HEARING
Waterfront Landscape and Flood Mitigation Design

June 14, 2014

OLIN



PROJECT SCHEDULE

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

↑
ODBC
DECISION





BEACHCOMBER

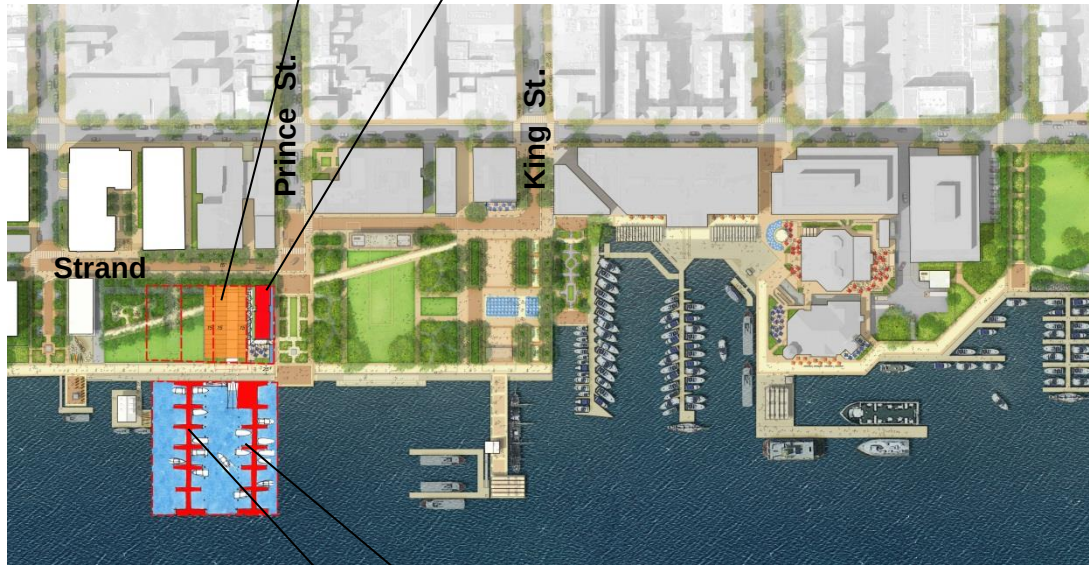
ODBC
PARKING LOT

ODBC

OUTCOME OF THE CITY & ODBC NEGOTIATIONS – MOVE OFFER **OLIN**

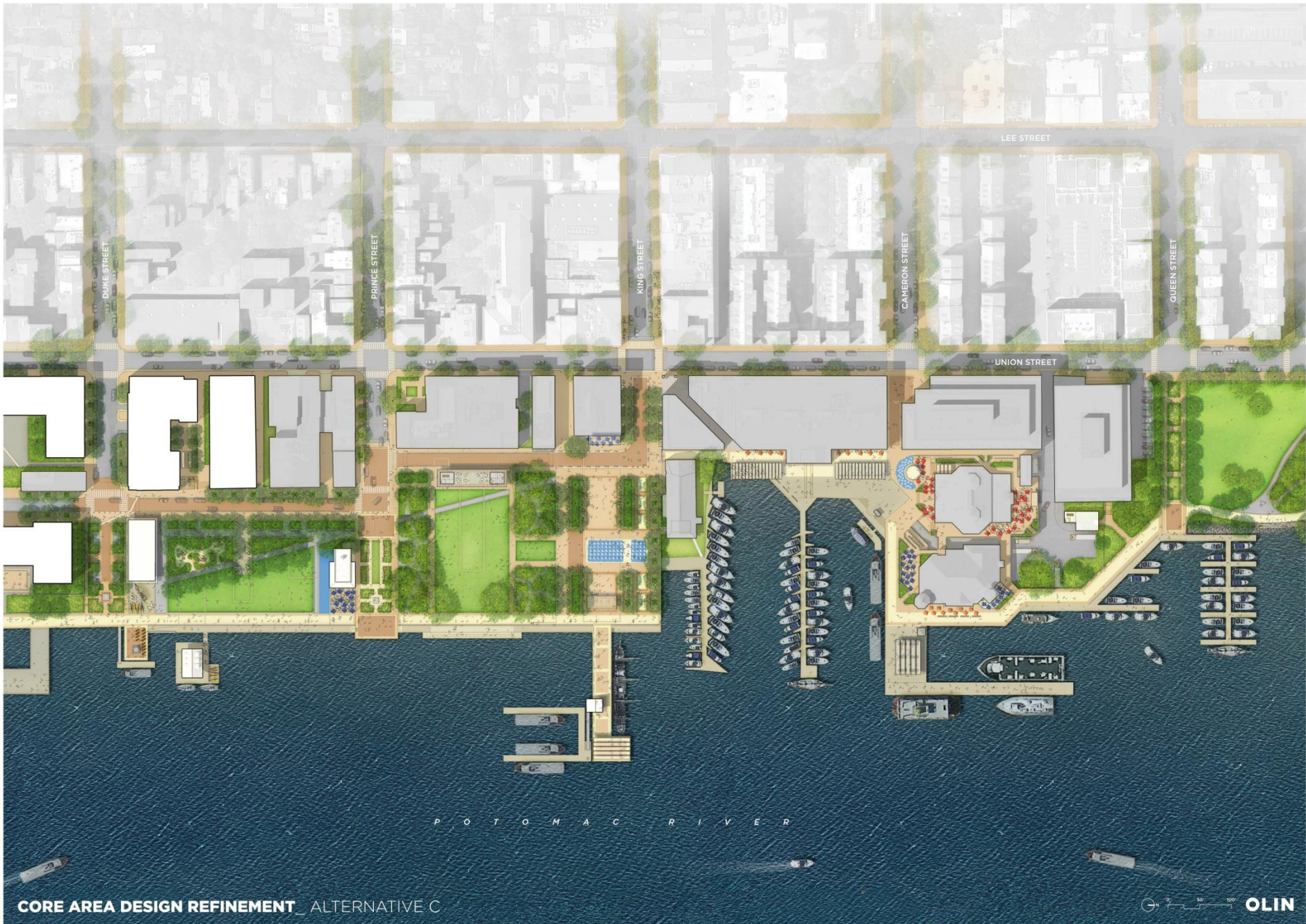
NEW ODBC PARKING LOT 45 SPACES

NEW ODBC CLUBHOUSE



NEW ODBC PIERS

MOVE OFFER
ILLUSTRATIVE SITE PLAN
developed through City of
Alexandria and Old
Dominion Boat Club
negotiations 3/14/2014



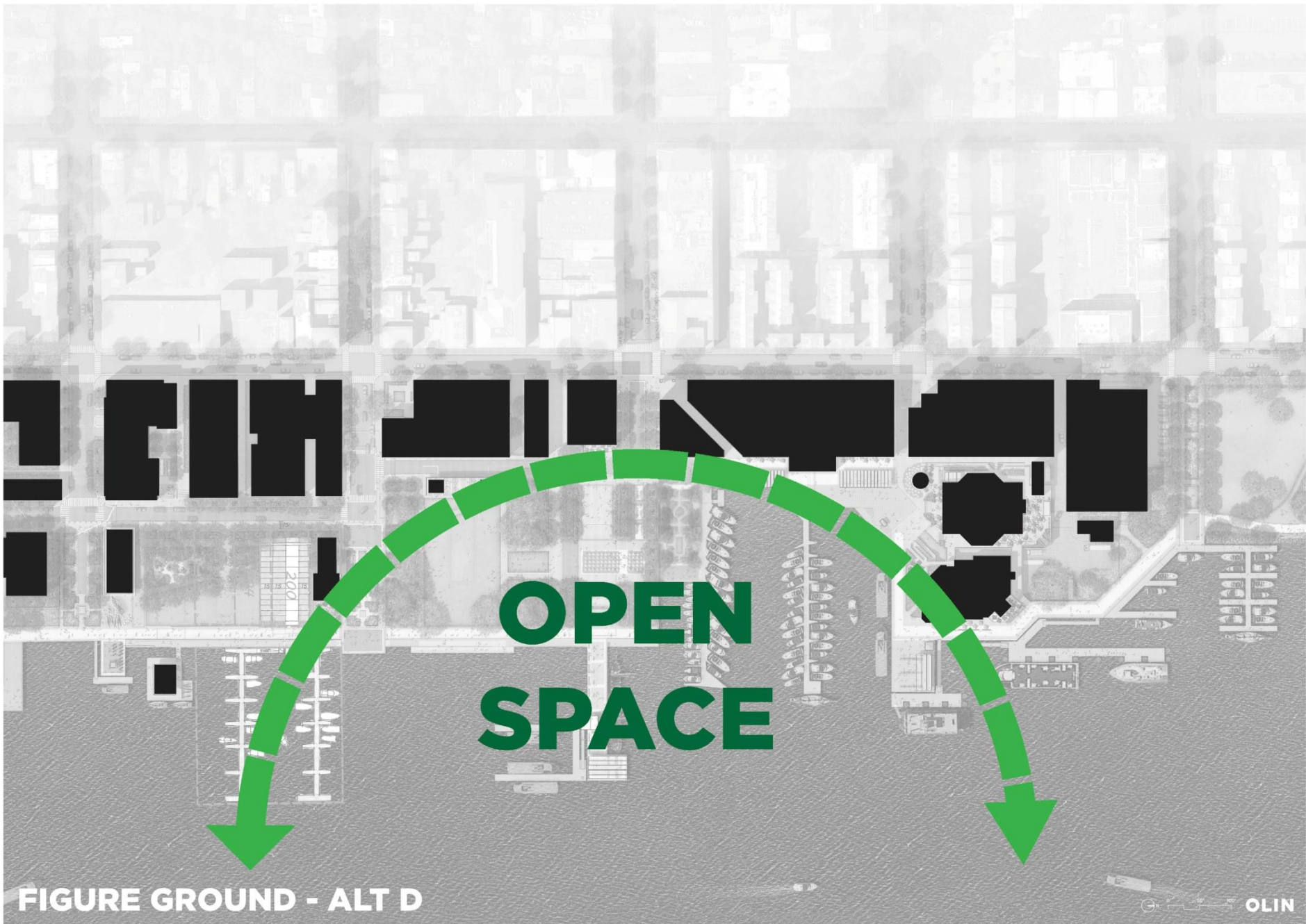
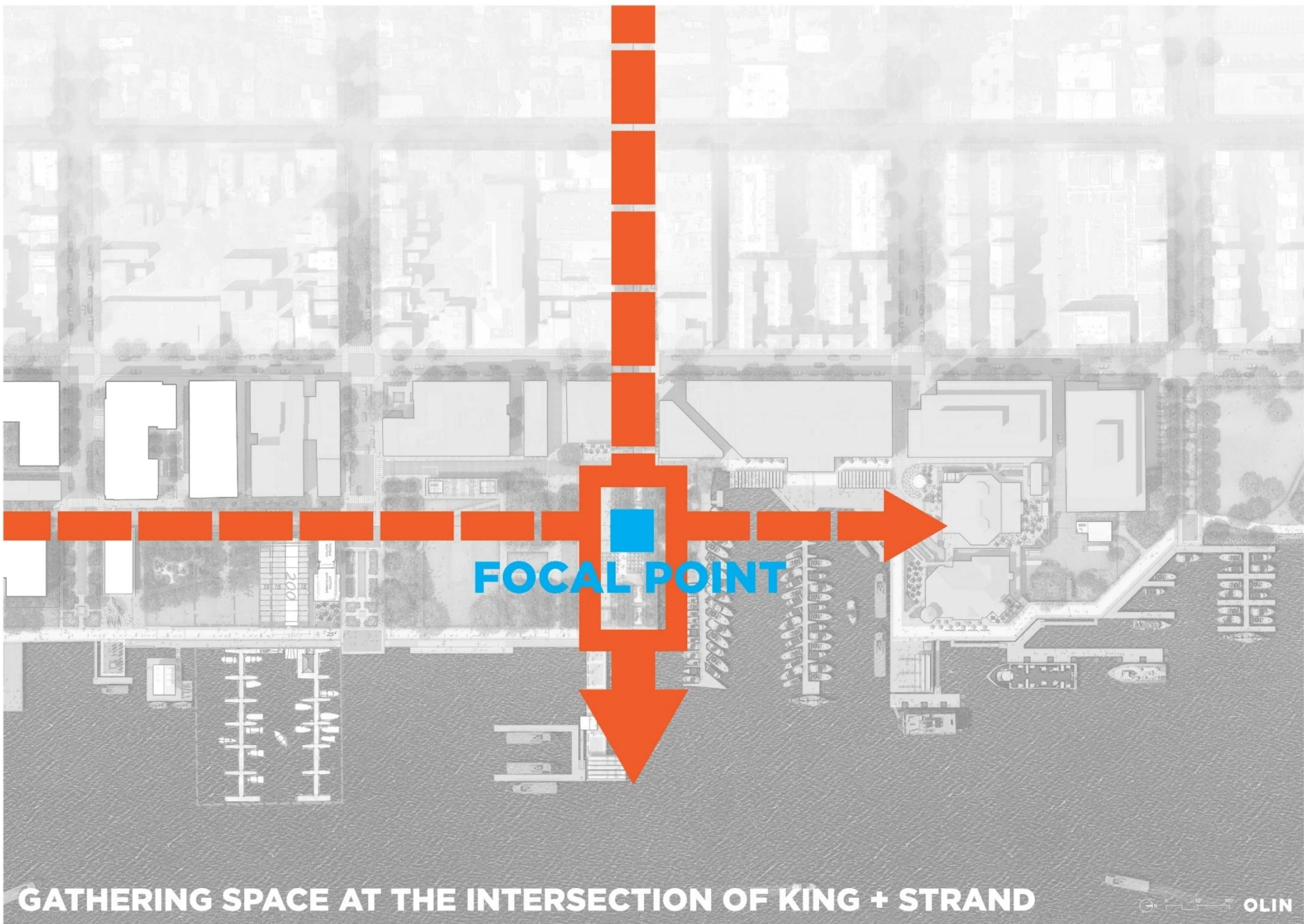
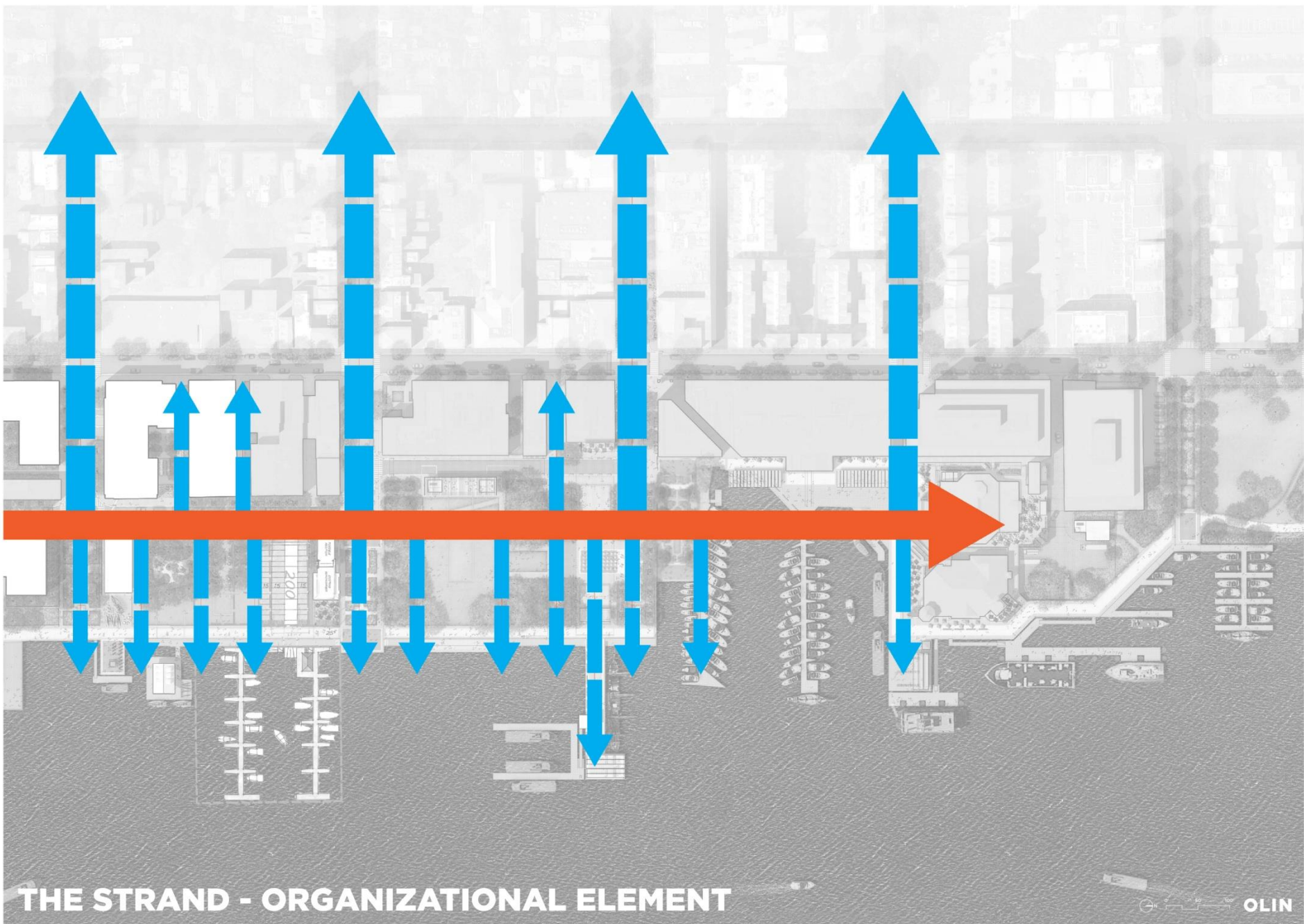


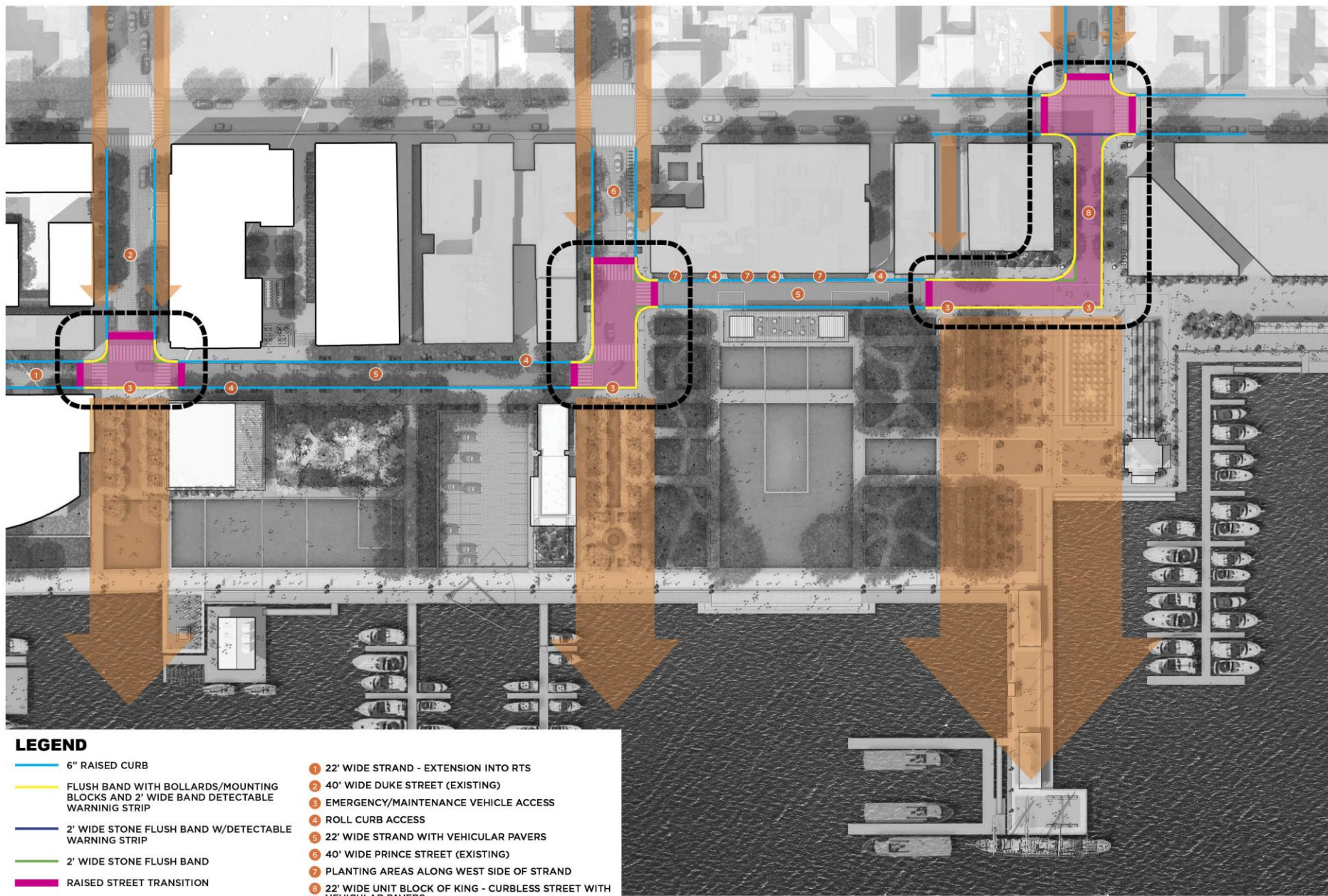
FIGURE GROUND - ALT D



FOCAL POINT

GATHERING SPACE AT THE INTERSECTION OF KING + STRAND





ALEXANDRIA WATERFRONT

The Strand



OLIN

7 APRIL 2014
OLIN Partnership Ltd.

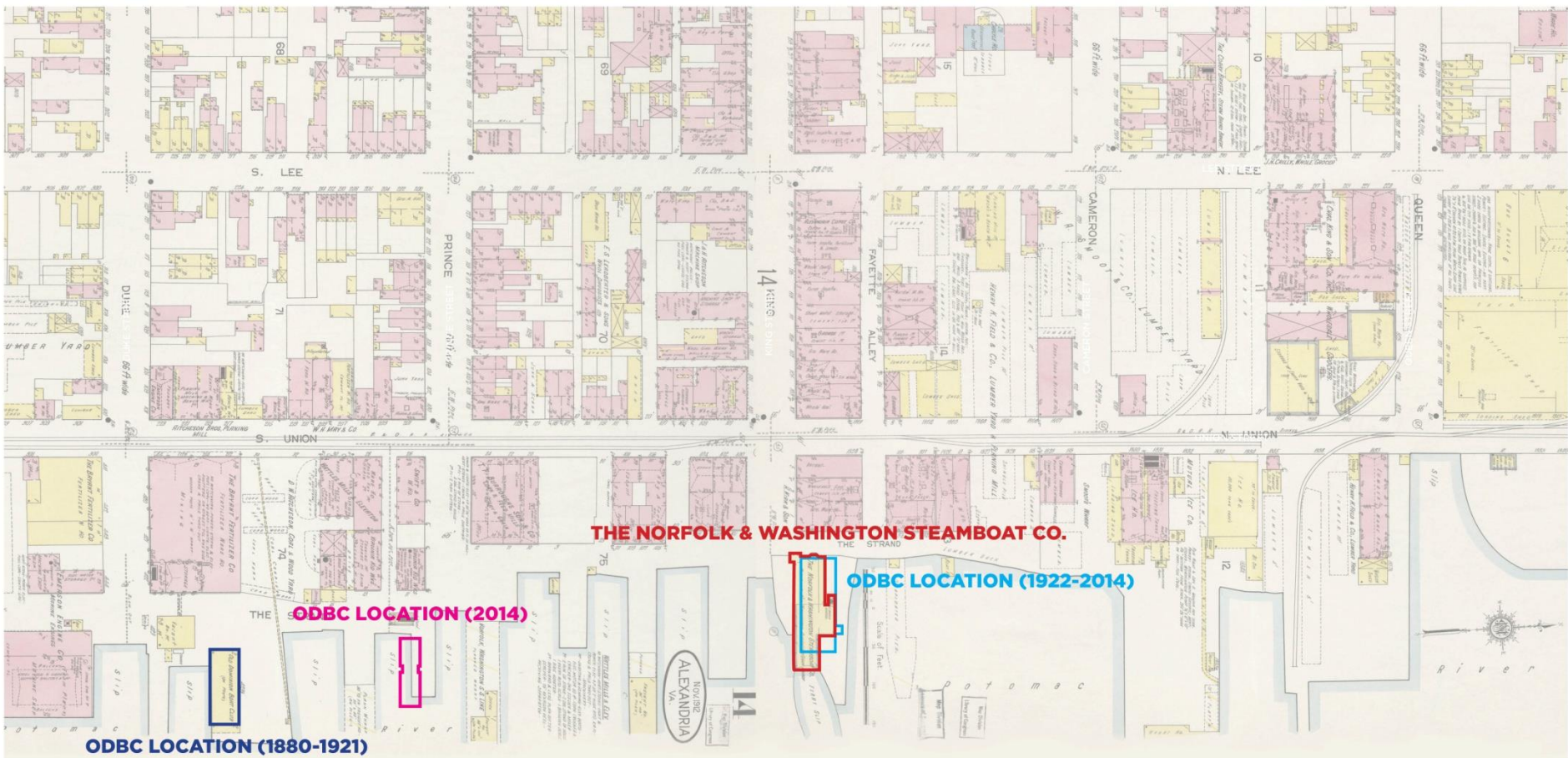


1 Hunting Creek Bridge to Mount Vernon 2 Fort Lyons
3 Fort Ellsworth 4 Fairfax Seminary 5 Ft. Regency
6 Government Buildings 7 Orange & Alexandria R.R. Depot
8 Provost Marshall's Office

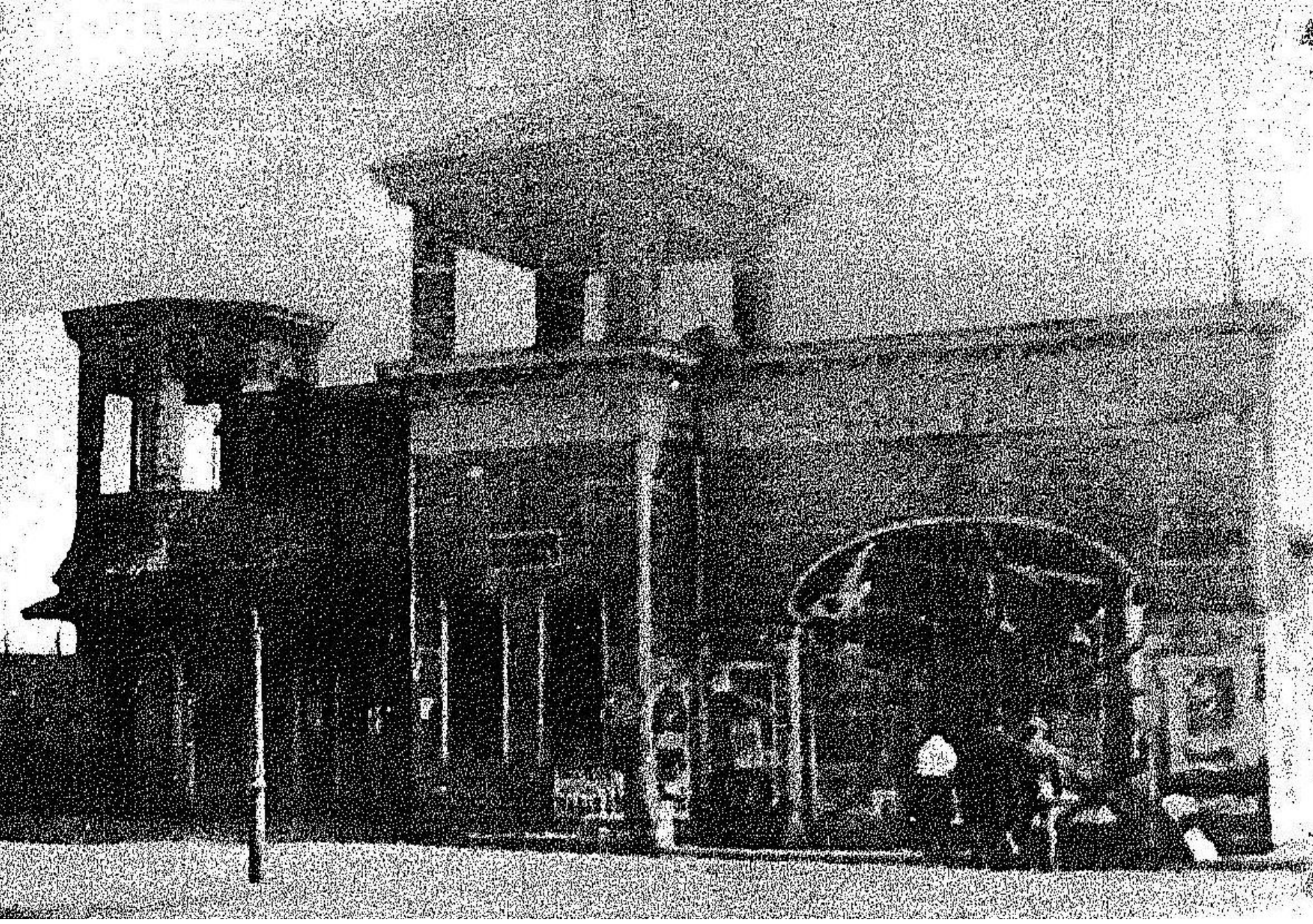
BIRDS EYE VIEW OF ALEXANDRIA, VA

Map Division
JUN 2 1903
Library of Congress

9 Quartermaster's Department 10 Custom House Post Office
and Military Government Headquarters
11 Monmouth House Hotel
12 Christ Church (God's Waiting Place of Worship)



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



NORFOLK & WASHINGTON STEAMBOAT CO.

CIRCA 1900



FOOT OF KING STREET

CIRCA 1900



CORE AREA - DESIGN ALTERNATIVE D

OLIN



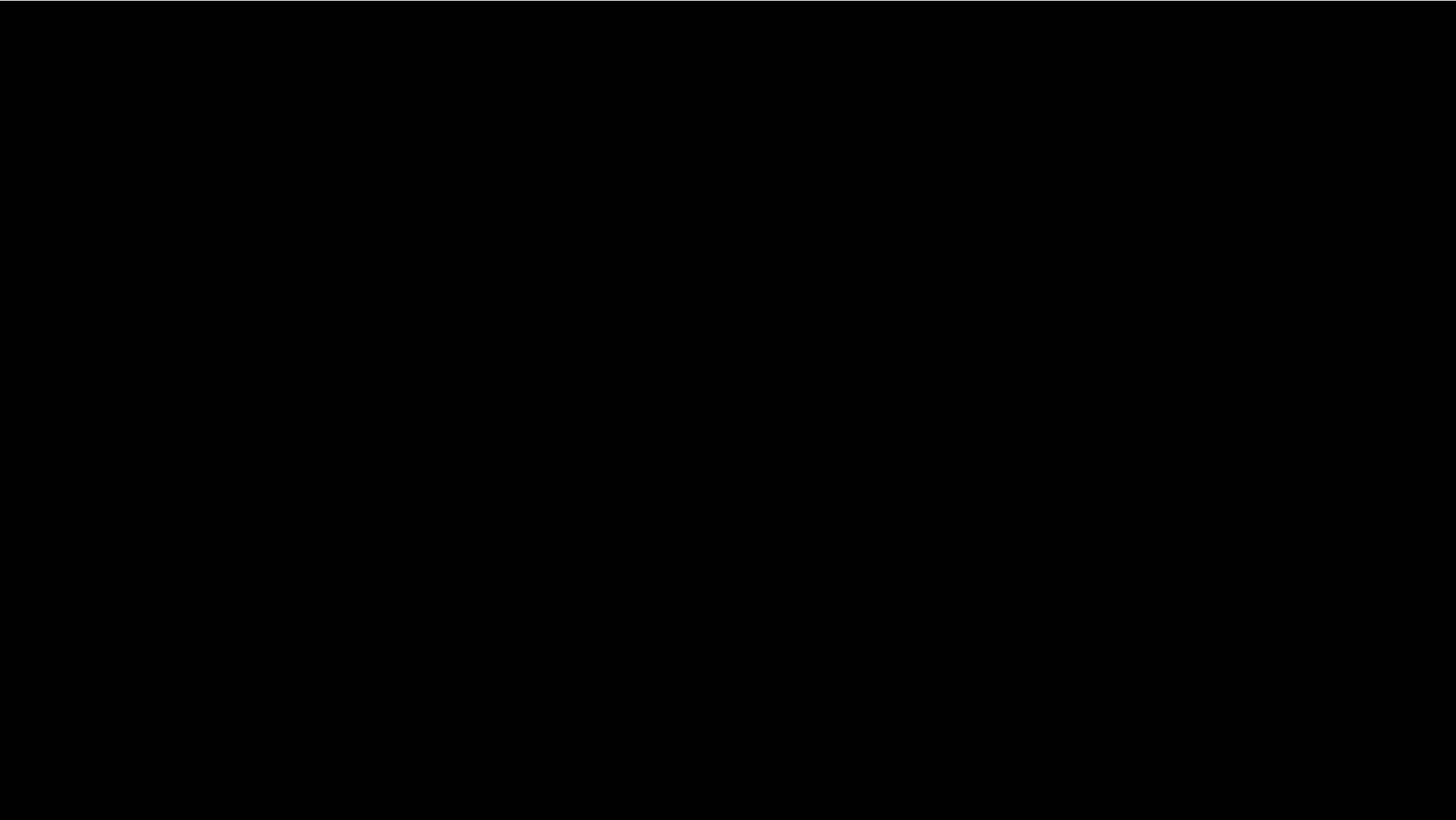
P O T O M A C R I V E R

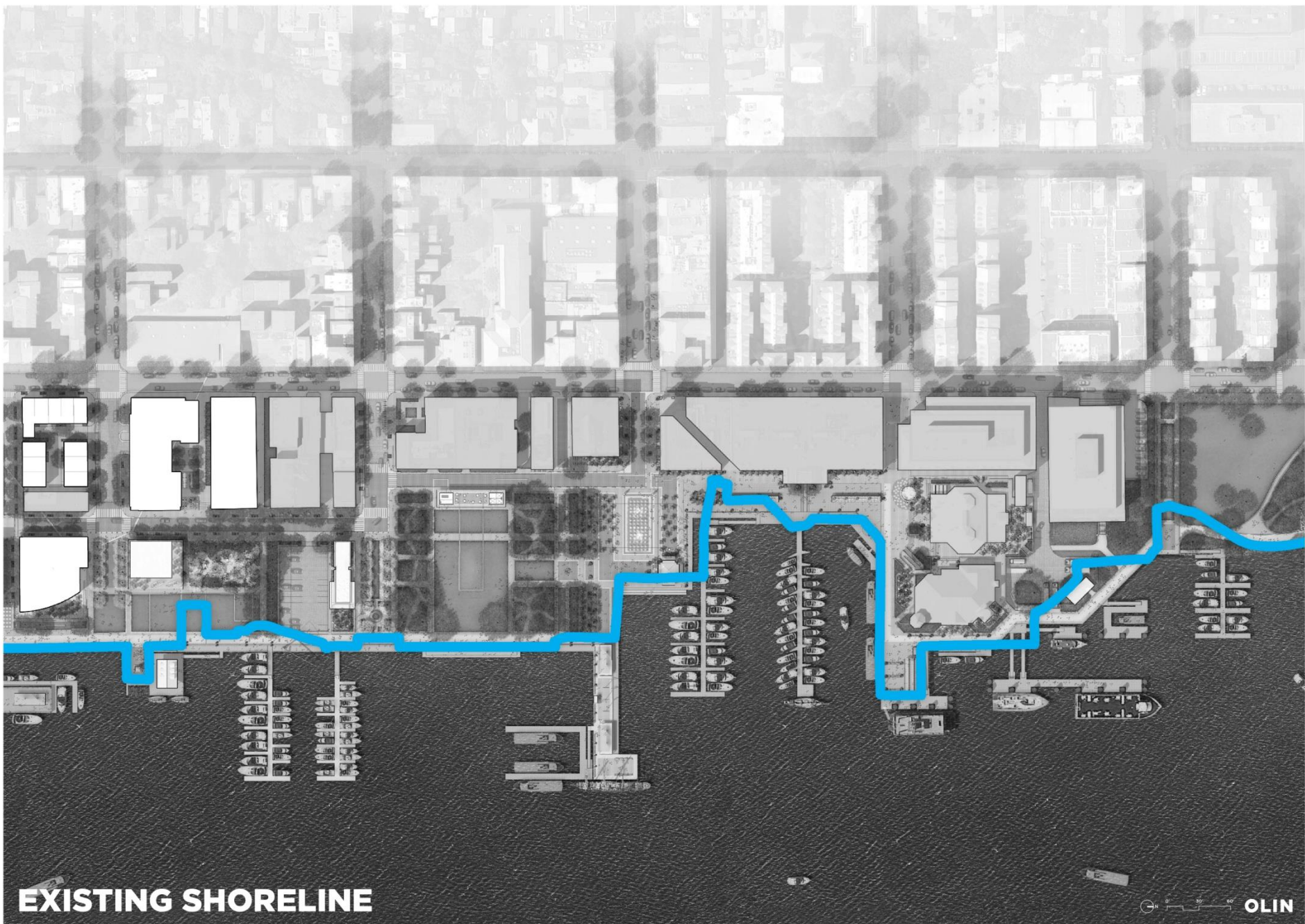




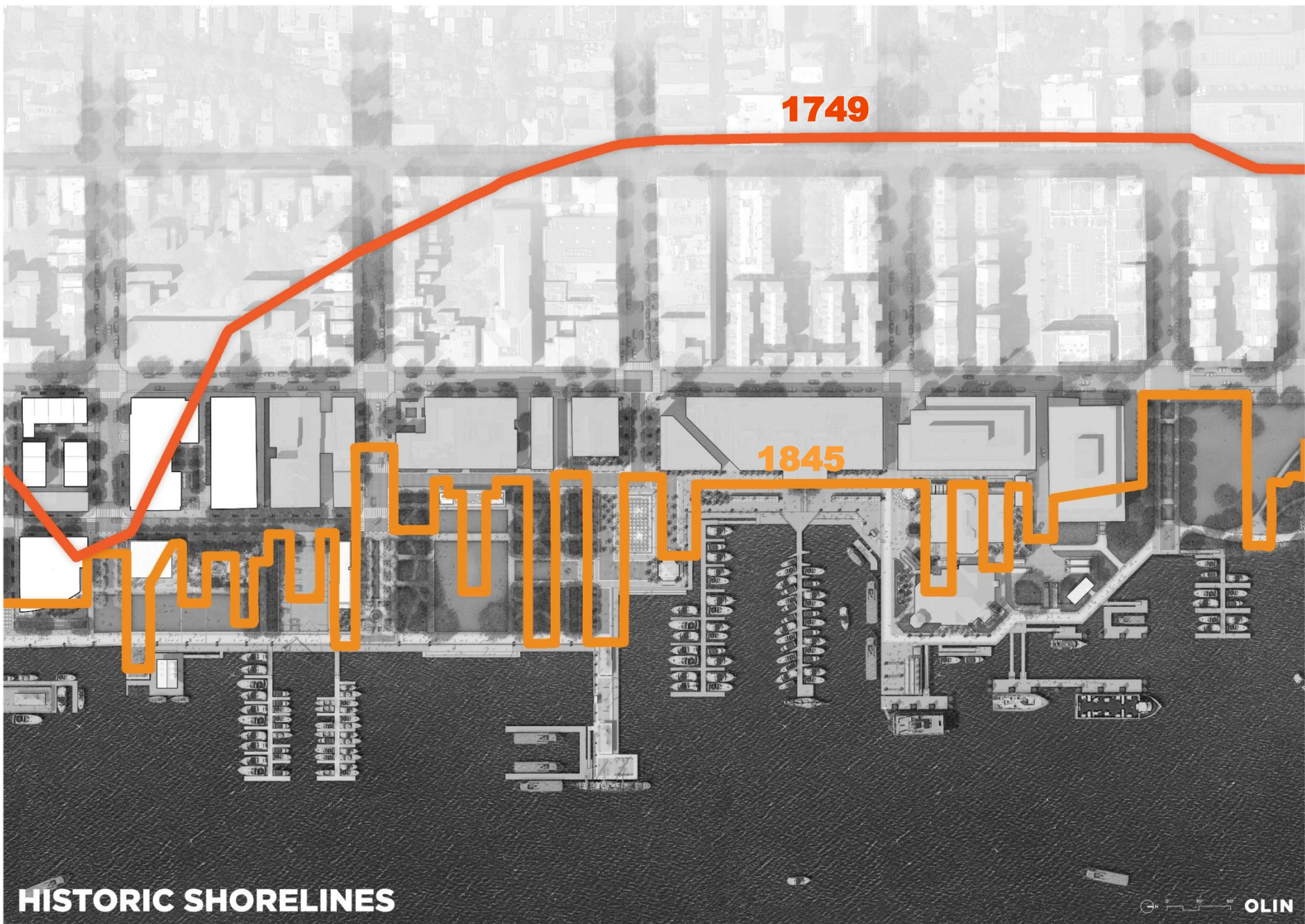








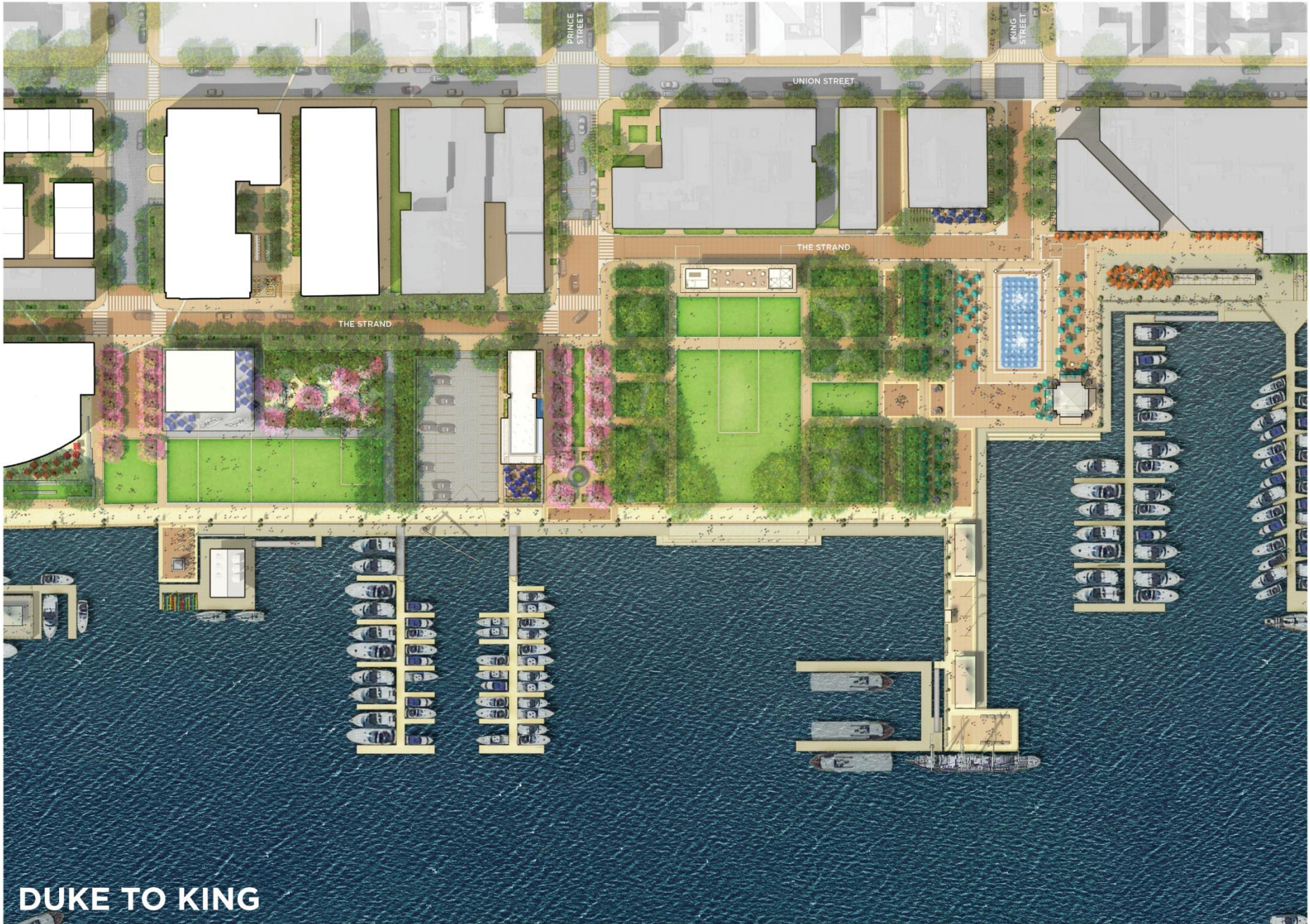
EXISTING SHORELINE



1749

1845

HISTORIC SHORELINES



DUKE TO KING



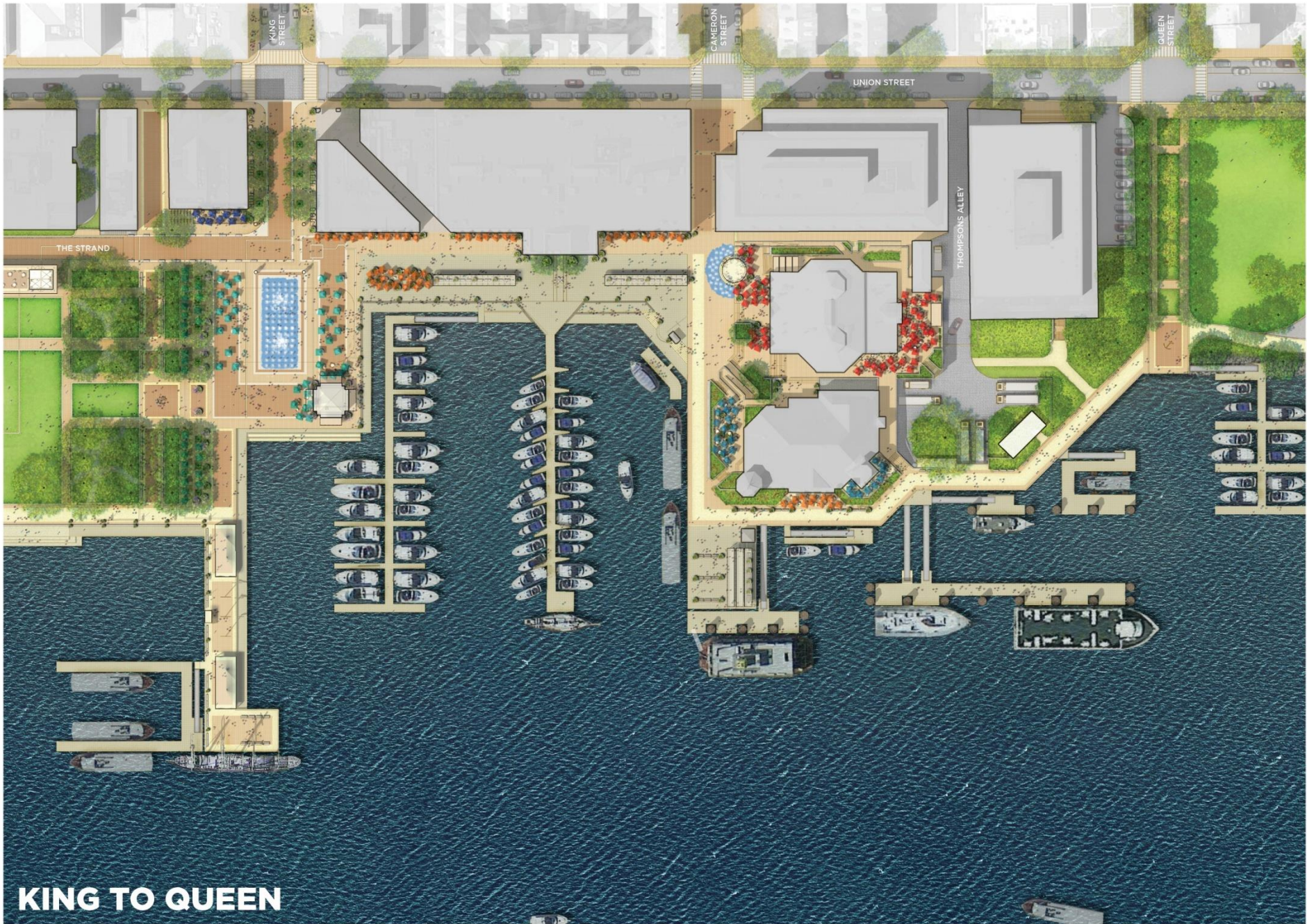
- 1 ROBINSON TERMINAL REDEVELOPMENT
- 2 WATERFRONT PROMENADE AND IMPROVED BULKHEAD
- 3 DUKE STREET GARDENS
- 4 POINT LUMLEY PIER WITH MOVEABLE SEATING
- 5 SEAPORT FOUNDATION FLOATING MUSEUM
- 6 CIVIC BUILDING
- 7 EXHIBITION AREA & FLEXIBLE EVENT SPACE
- 8 CARR HOTEL REDEVELOPMENT
- 9 REALIGNED STRAND WITH IMPROVED PEDESTRIAN EXPERIENCE
- 10 CUMMINGS TURNER REDEVELOPMENT
- 11 CHILDREN'S PLAY GARDEN

- 12 LAWN
- 13 LOWER PROMENADE
- 14 ALLEY WALK
- 15 PROPOSED ODBC PARKING LOT
- 16 PROPOSED ODBC BUILDING
- 17 PROPOSED ODBC DOCKS
- 18 CHADWICKS RESTAURANT
- 19 PRINCE STREET GARDENS
- 20 CAPITOL BIKE SHARE
- 21 PRESERVATION OF EXISTING TREES WITH UNDERSTORY
- 22 FACILITY FOR PUMPHOUSE, RESTROOMS & STORAGE

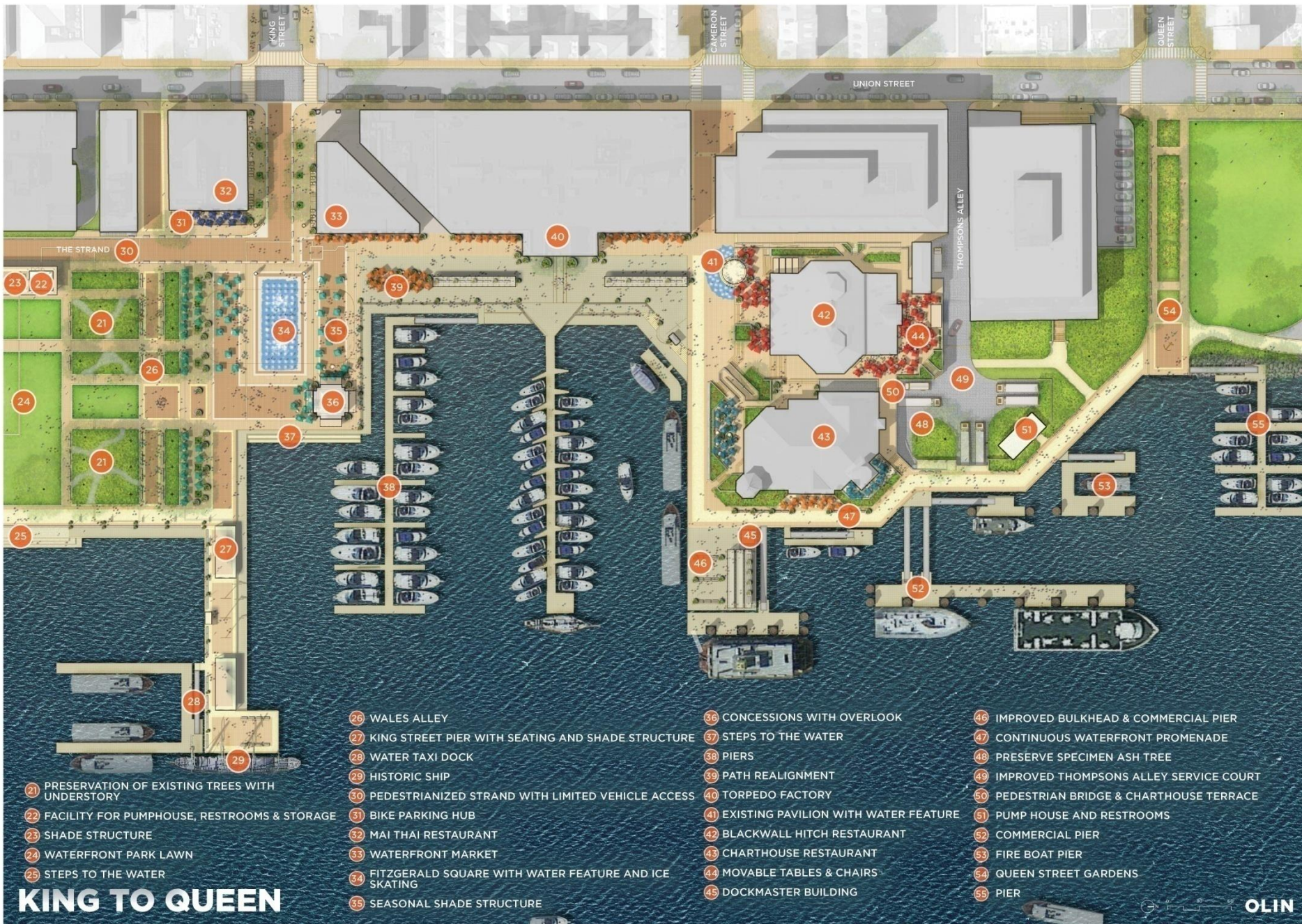
- 23 SHADE STRUCTURE
- 24 WATERFRONT PARK LAWN
- 25 STEPS TO THE WATER
- 26 WALES ALLEY
- 27 KING STREET PIER WITH SEATING AND SHADE STRUCTURE
- 28 WATER TAXI DOCK
- 29 HISTORIC SHIP
- 30 PEDESTRIANIZED STRAND WITH LIMITED VEHICLE ACCESS
- 31 BIKE PARKING HUB
- 32 MAI THAI RESTAURANT

- 33 WATERFRONT MARKET
- 34 FITZGERALD SQUARE WITH WATER FEATURE AND ICE SKATING
- 35 SEASONAL SHADE STRUCTURE
- 36 CONCESSIONS WITH OVERLOOK
- 37 STEPS TO THE WATER
- 38 PIERS
- 39 PATH REALIGNMENT
- 40 TORPEDO FACTORY

DUKE TO KING



KING TO QUEEN



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- 37 STEPS TO THE WATER
- 38 PIERS
- 39 PATH REALIGNMENT
- 40 TORPEDO FACTORY
- 41 EXISTING PAVILION WITH WATER FEATURE
- 42 BLACKWALL HITCH RESTAURANT
- 43 CHARHOUSE RESTAURANT
- 44 MOVABLE TABLES & CHAIRS
- 45 DOCKMASTER BUILDING

- 46 IMPROVED BULKHEAD & COMMERCIAL PIER
- 47 CONTINUOUS WATERFRONT PROMENADE
- 48 PRESERVE SPECIMEN ASH TREE
- 49 IMPROVED THOMPSONS ALLEY SERVICE COURT
- 50 PEDESTRIAN BRIDGE & CHARHOUSE TERRACE
- 51 PUMP HOUSE AND RESTROOMS
- 52 COMMERCIAL PIER
- 53 FIRE BOAT PIER
- 54 QUEEN STREET GARDENS
- 55 PIER



WATER FEATURE - INTERACTIVE

TORONTO, ONTARIO



WATER FEATURE - REFLECTIVE



GATEWAY ELEMENTS

CHARLOTTE, NC



SEASONAL PROGRAMMING

WATERFRONT WINTERFEST – PHILADELPHIA, PA

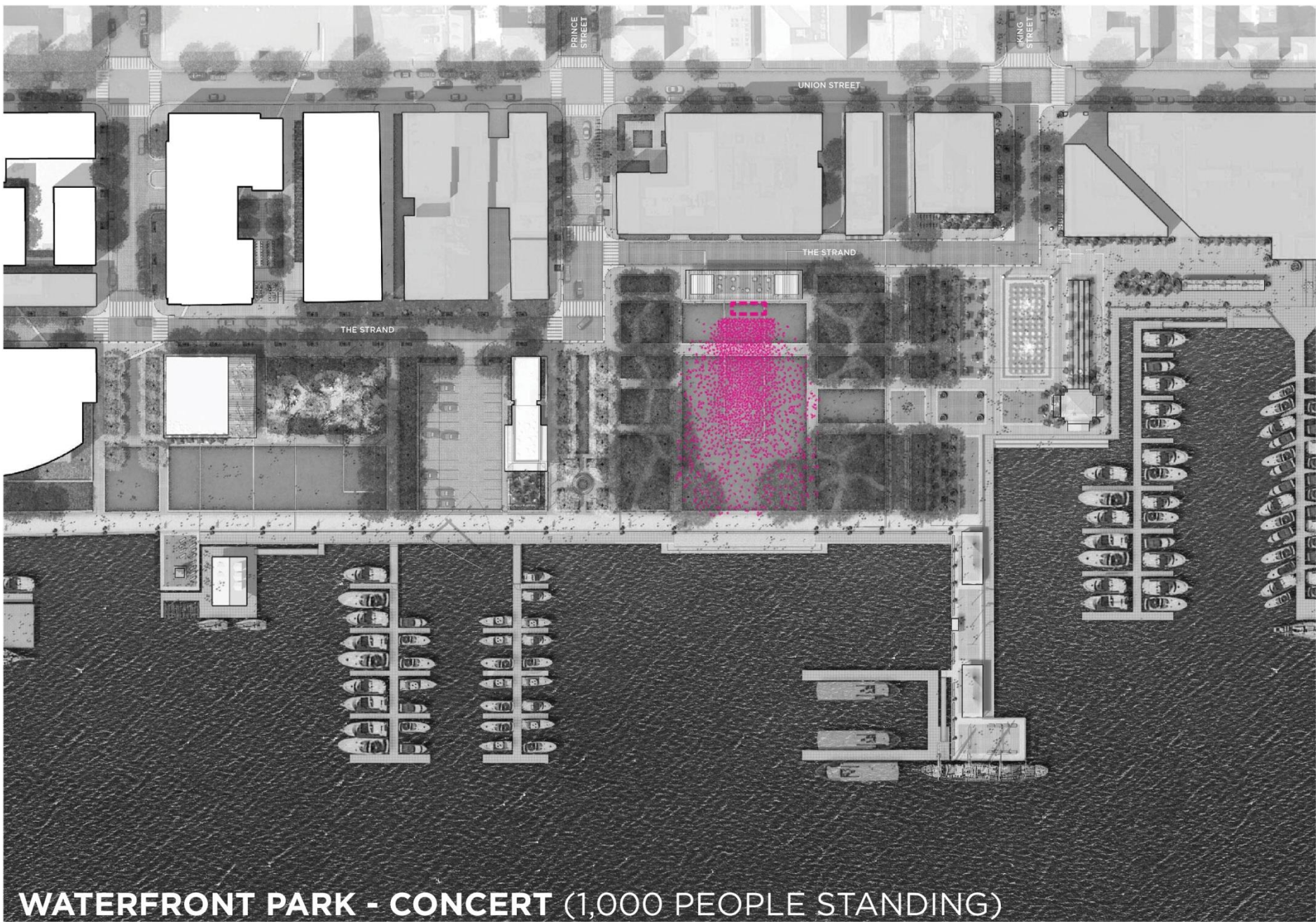


SEASONAL PROGRAMMING

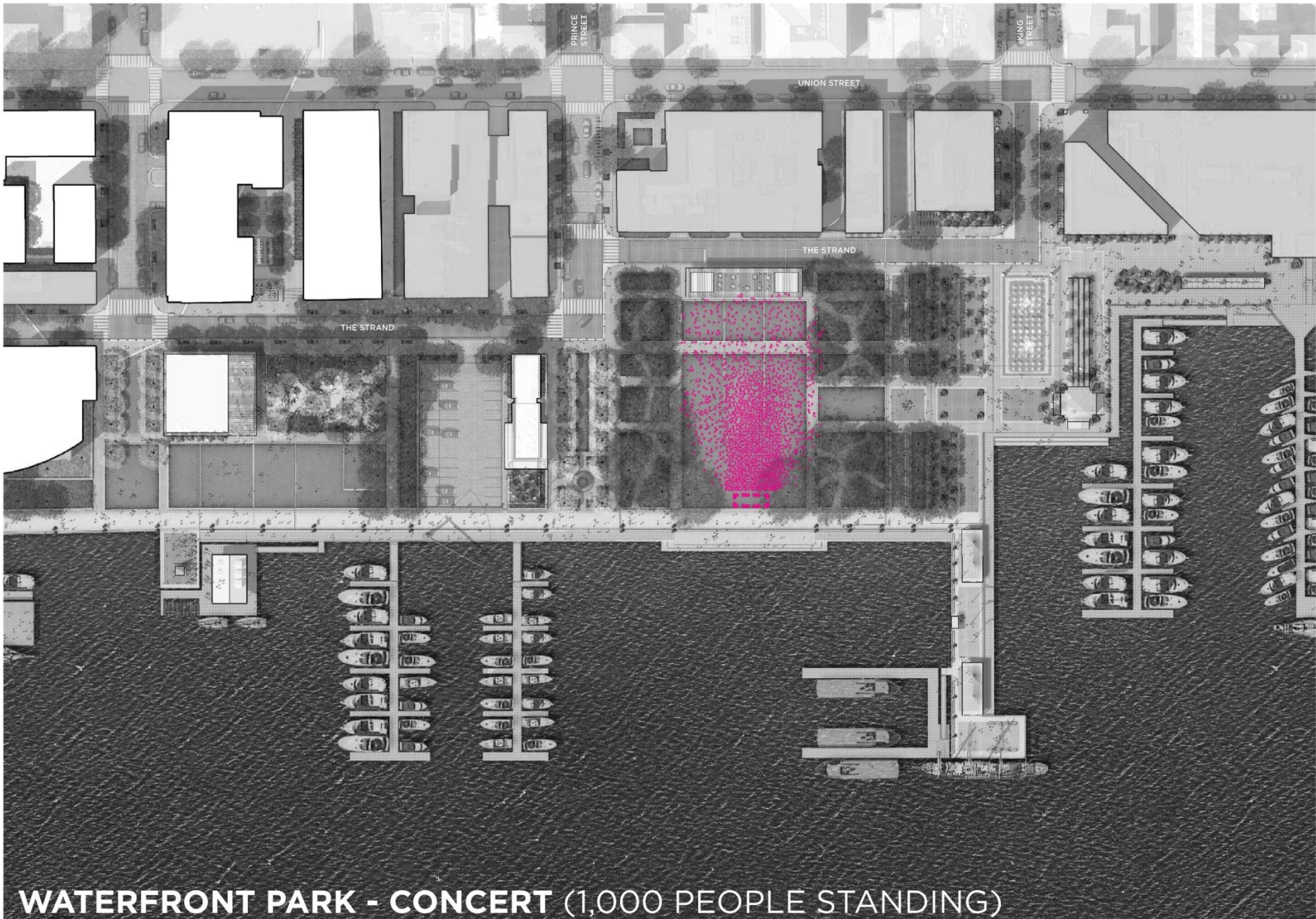
WATERFRONT WINTERFEST – PHILADELPHIA, PA



PT LUMLEY PARK - BOCCCE



WATERFRONT PARK - CONCERT (1,000 PEOPLE STANDING)



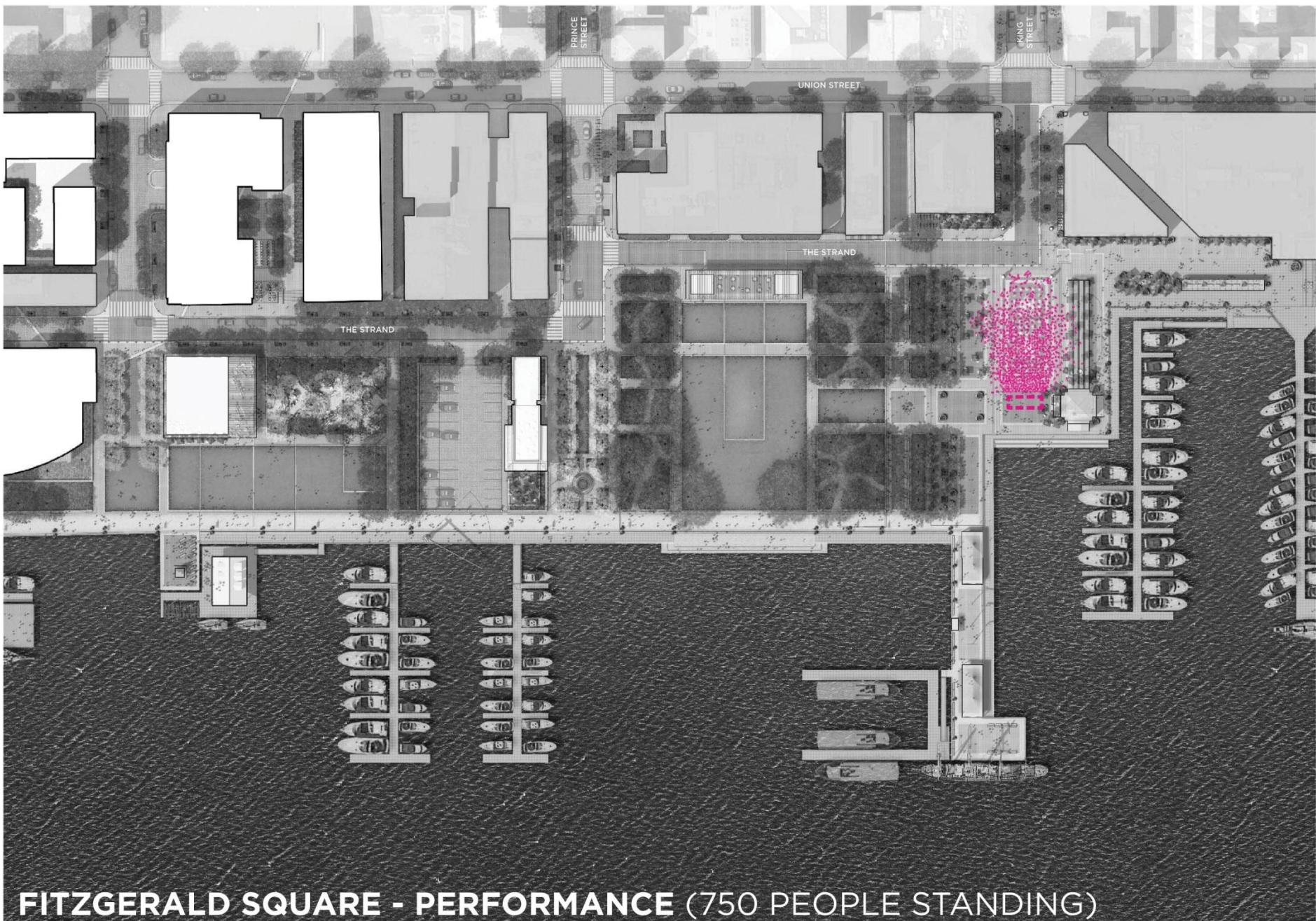
WATERFRONT PARK - CONCERT (1,000 PEOPLE STANDING)



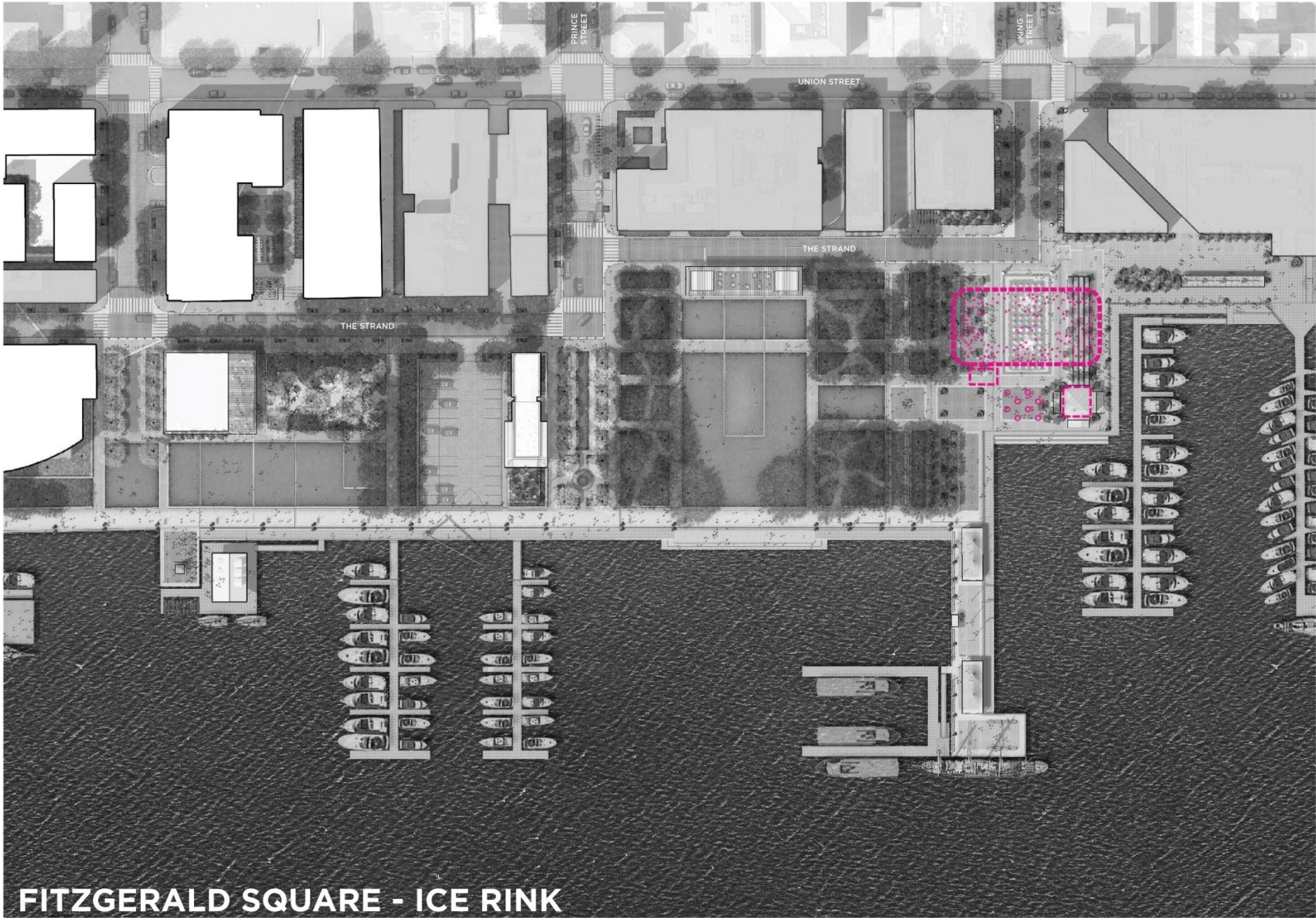
WATERFRONT PARK - OUTDOOR MOVIE (500 PEOPLE SEATED)



WATERFRONT PARK - FESTIVAL



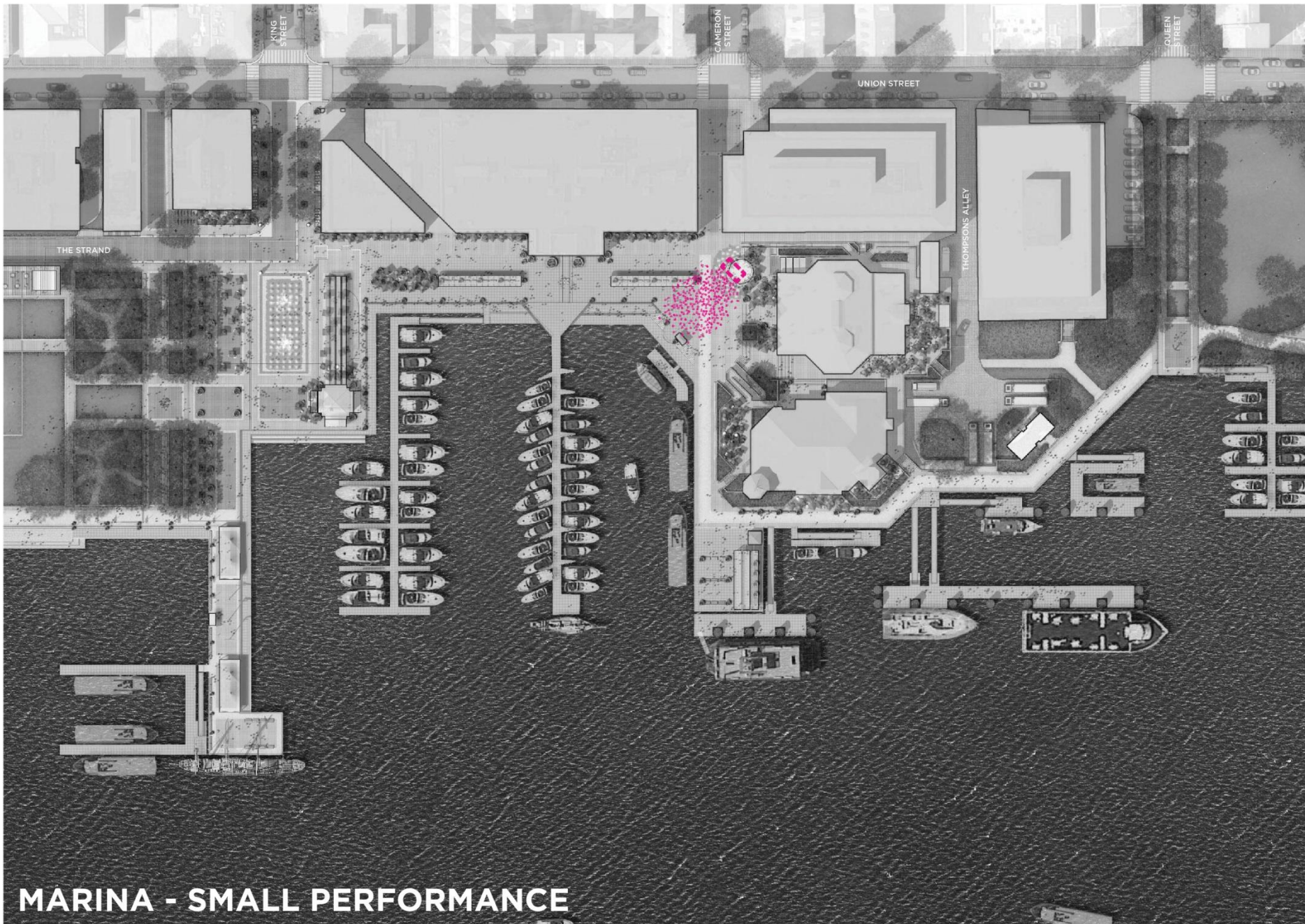
FITZGERALD SQUARE - PERFORMANCE (750 PEOPLE STANDING)



FITZGERALD SQUARE - ICE RINK



FITZGERALD SQUARE - FESTIVAL



MARINA - SMALL PERFORMANCE



POINT LUMLEY PARK - EXISTING

OLIN

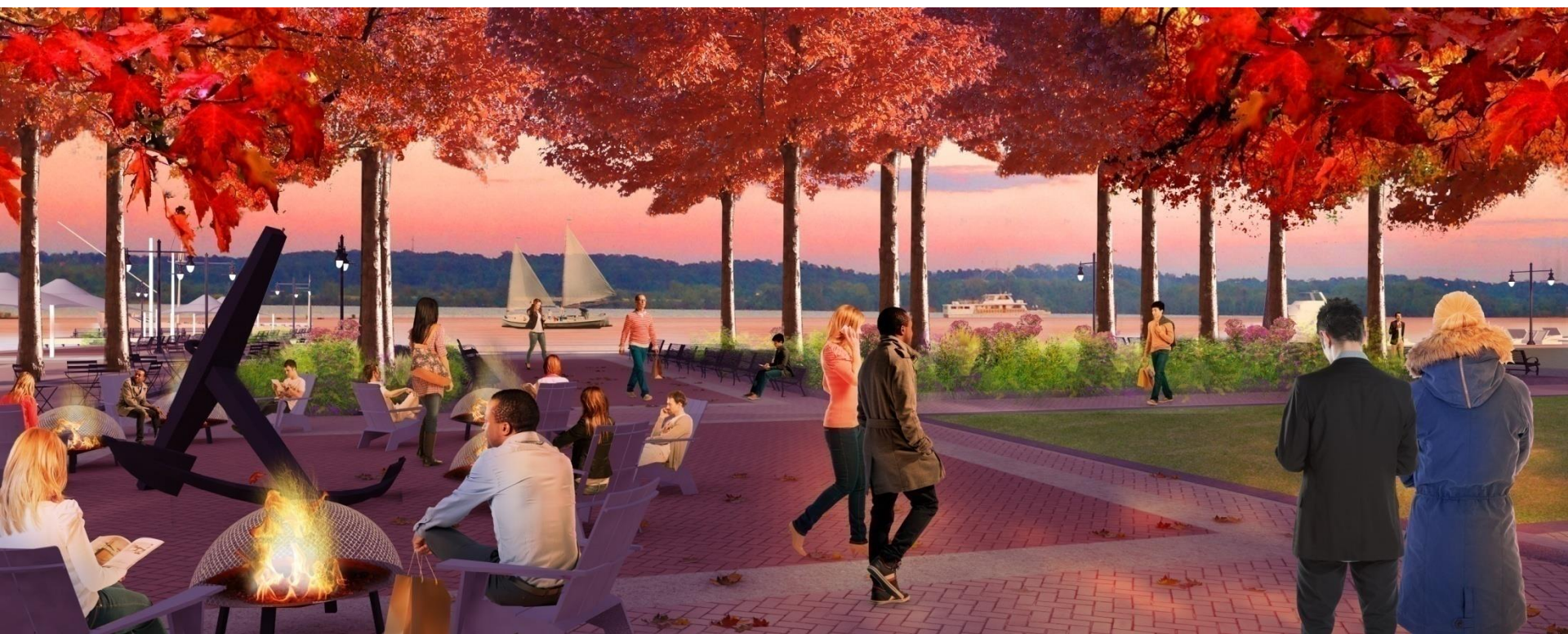




PRINCE STREET END - EXISTING

OLIN





VIEW FROM WALES ALLEY TO RIVER

OLIN



FOOT OF KING STREET LOOKING NORTH - EXISTING

OLIN



FOOT OF KING STREET LOOKING NORTH



FOOT OF KING STREET LOOKING NORTH



FOOT OF KING STREET LOOKING NORTH



FITZGERALD SQUARE - EXISTING



FITZGERALD SQUARE – INTERACTIVE WATER FEATURE

OLIN



FITZGERALD SQUARE – INTERACTIVE WATER FEATURE

OLIN



FITZGERALD SQUARE WATER FEATURE - REFLECTIVE

OLIN



FITZGERALD SQUARE – DURING EVENTS



FITZGERALD SQUARE – DURING EVENTS







VIEW SOUTH FROM OVERLOOK

OLIN

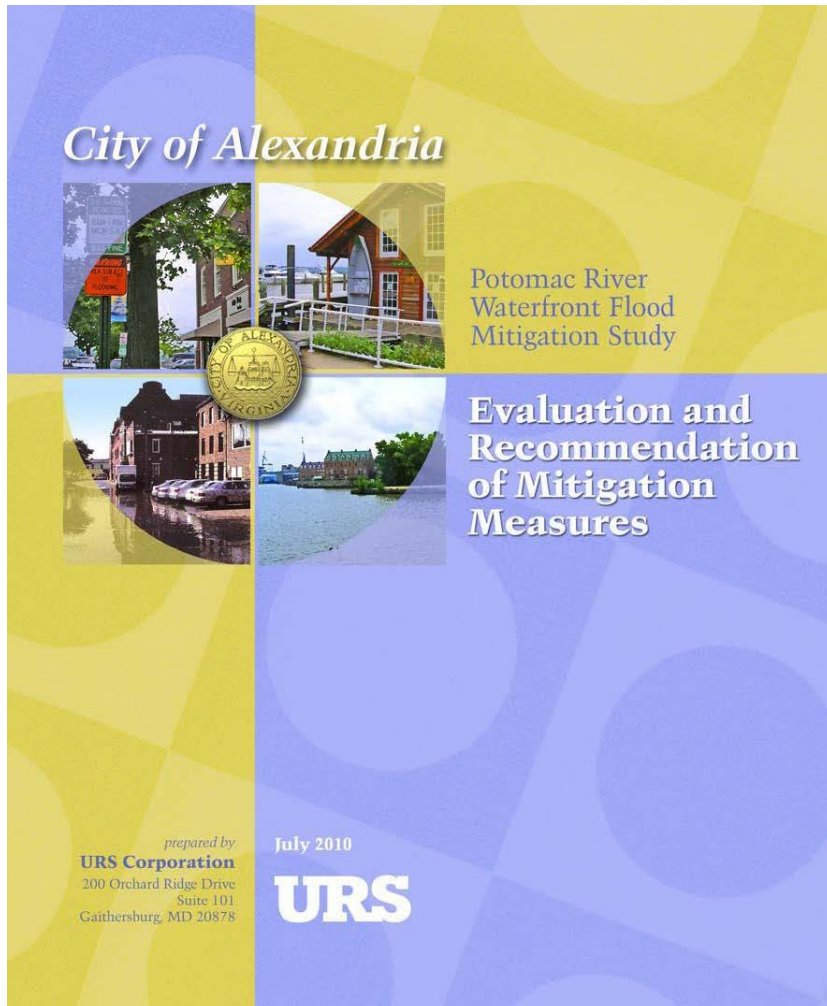




FLOOD MITIGATION

OLIN

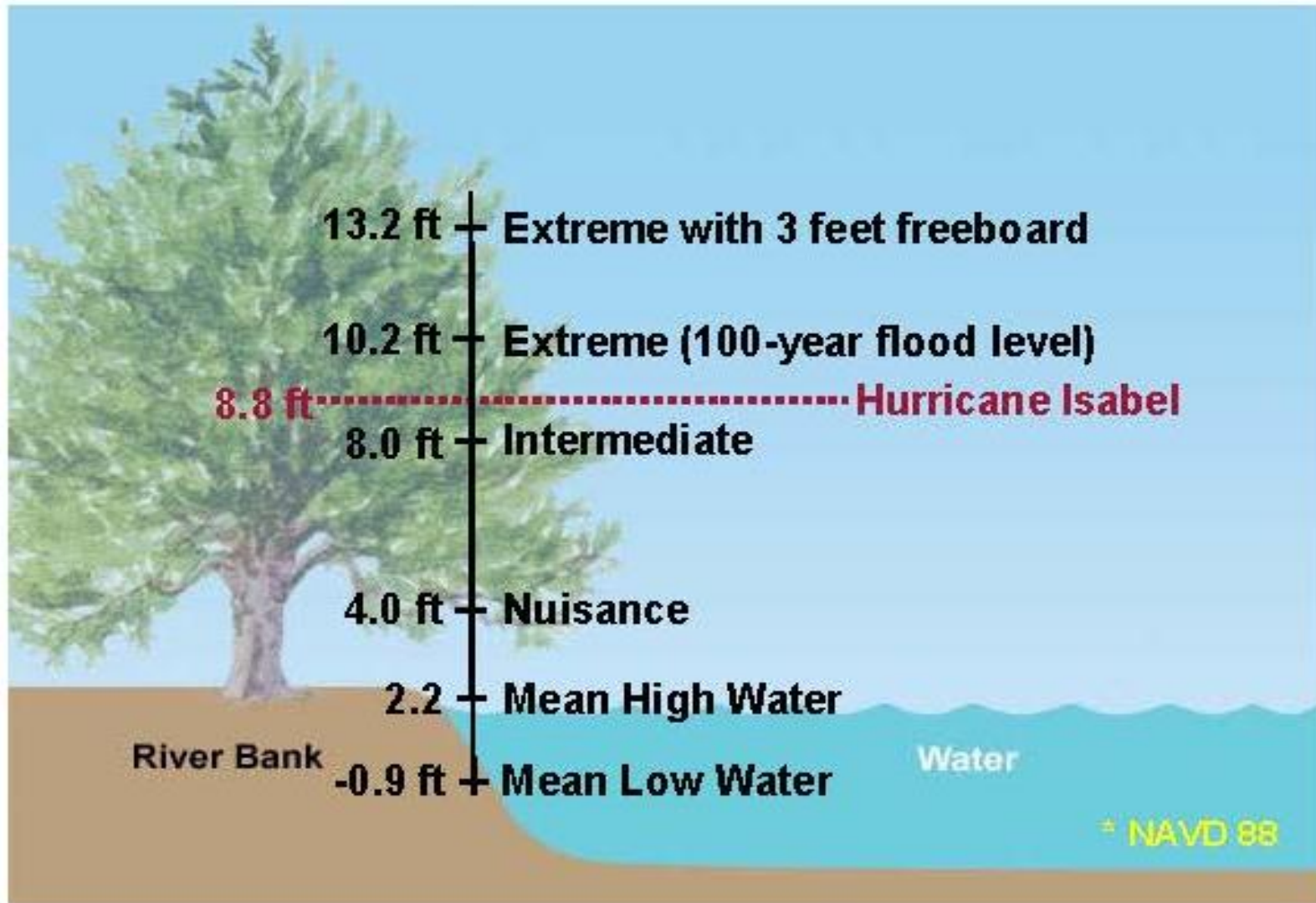
Flood Mitigation Study



- July 2010
- Comprehensive evaluation of flood levels and mitigation
- Protect to Elevation 6.0'
- Elevated walkway concept
- Balances flood mitigation, cost and maintaining views

Flood Levels

Figure 2-2: Flood Levels Studied



EXISTING CONDITIONS

RIVER ELEVATION = 2.0 FT



EXISTING CONDITIONS

RIVER ELEVATION = 3.0 FT



EXISTING CONDITIONS

RIVER ELEVATION = 4.0 FT



EXISTING CONDITIONS

RIVER ELEVATION = 5.0 FT



EXISTING CONDITIONS

RIVER ELEVATION = 6.0 FT



Recent Flooding

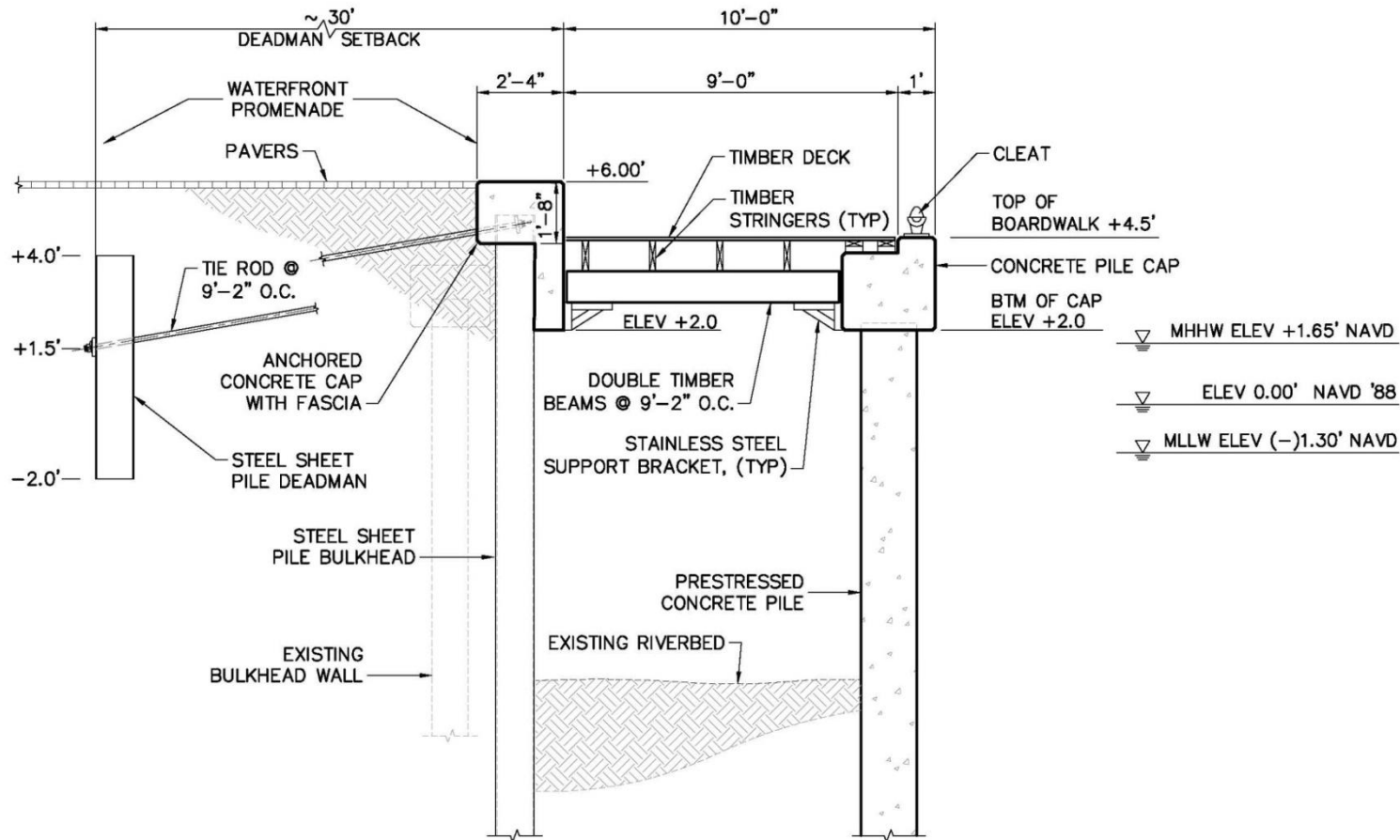


River elevation 4.4'

Flood Mitigation

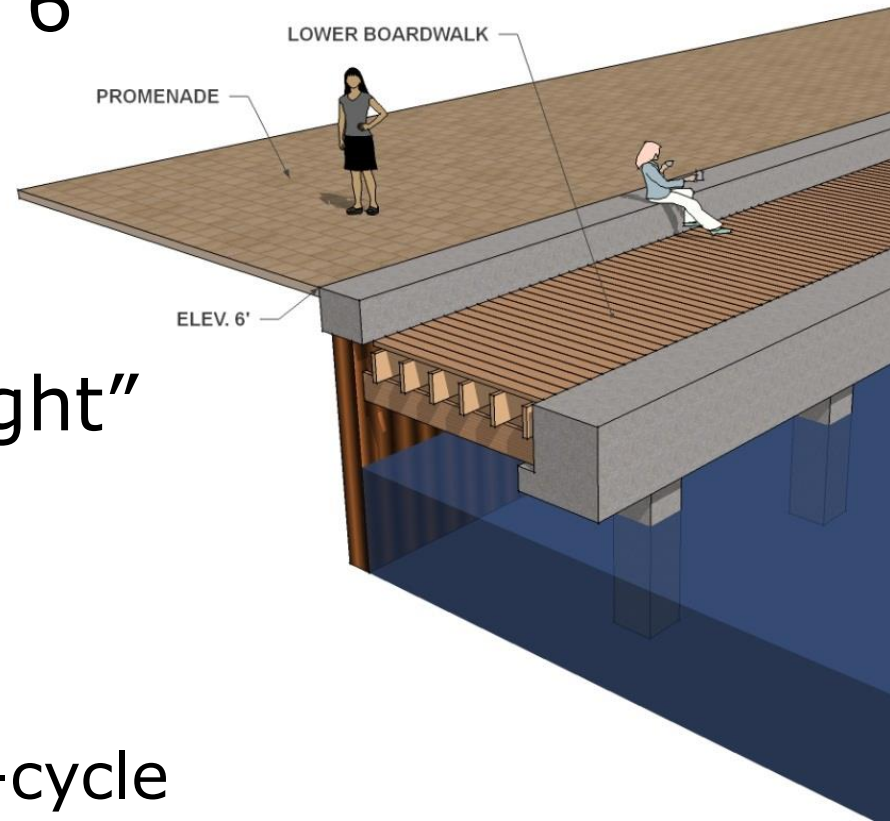
- URS Corporation
- Build upon 2010 study
- Incorporate into Olin Landscape Design
- 15% Design for the core area
- Drainage and infrastructure analyses
- 3 main components
 - Raised bulkhead
 - Pump stations (2)
 - Isolated storm sewer system

Bulkhead Detail

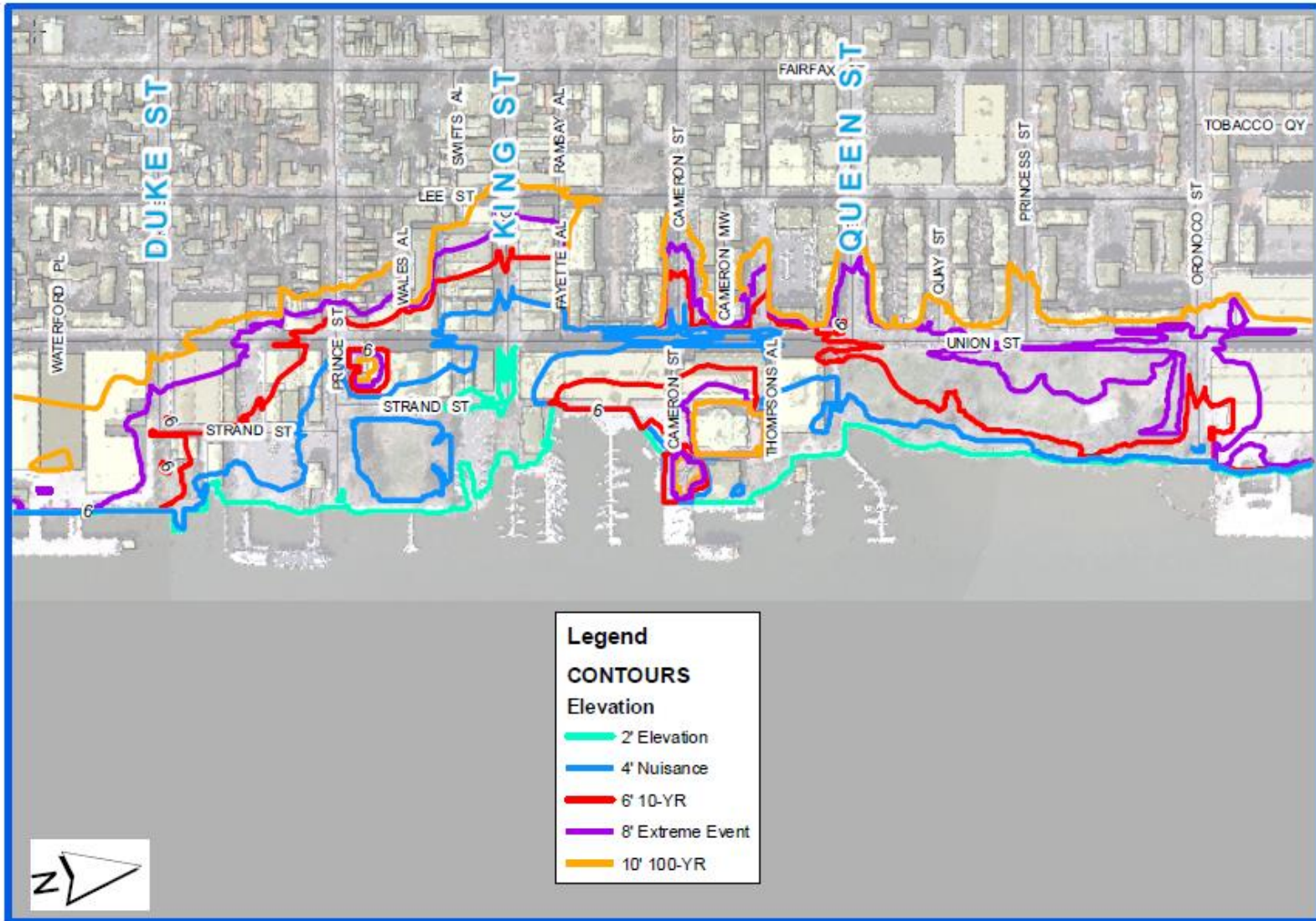


Bulkhead/Promenade

- Flood mitigation bulkhead to Elev. 6'
- Enhancements
 - Promenade
 - Lower boardwalk
- Is Elev. 6' the "right" number?
 - Climate change
 - Cost/benefit
 - Infrastructure life-cycle

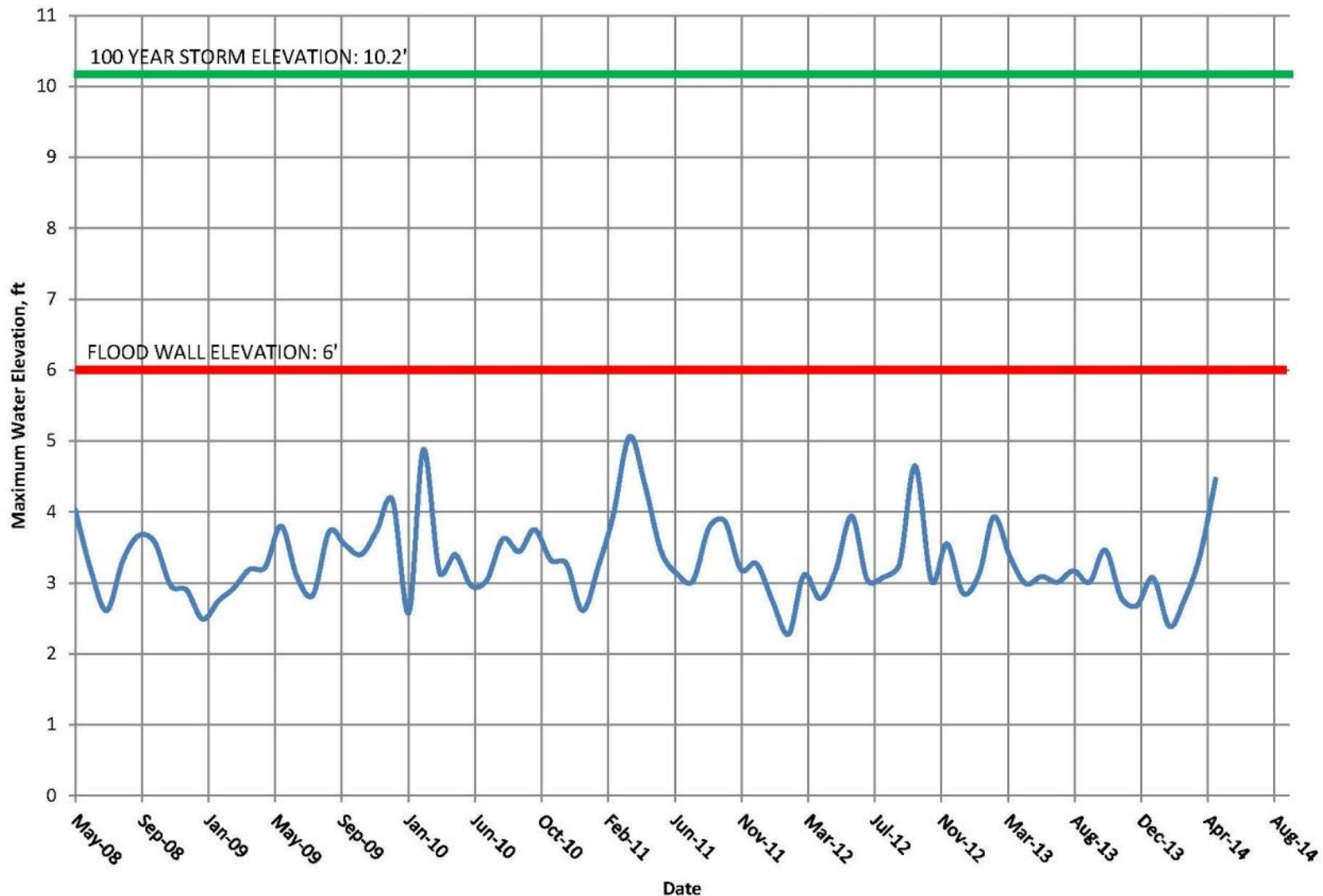


Flood Extents

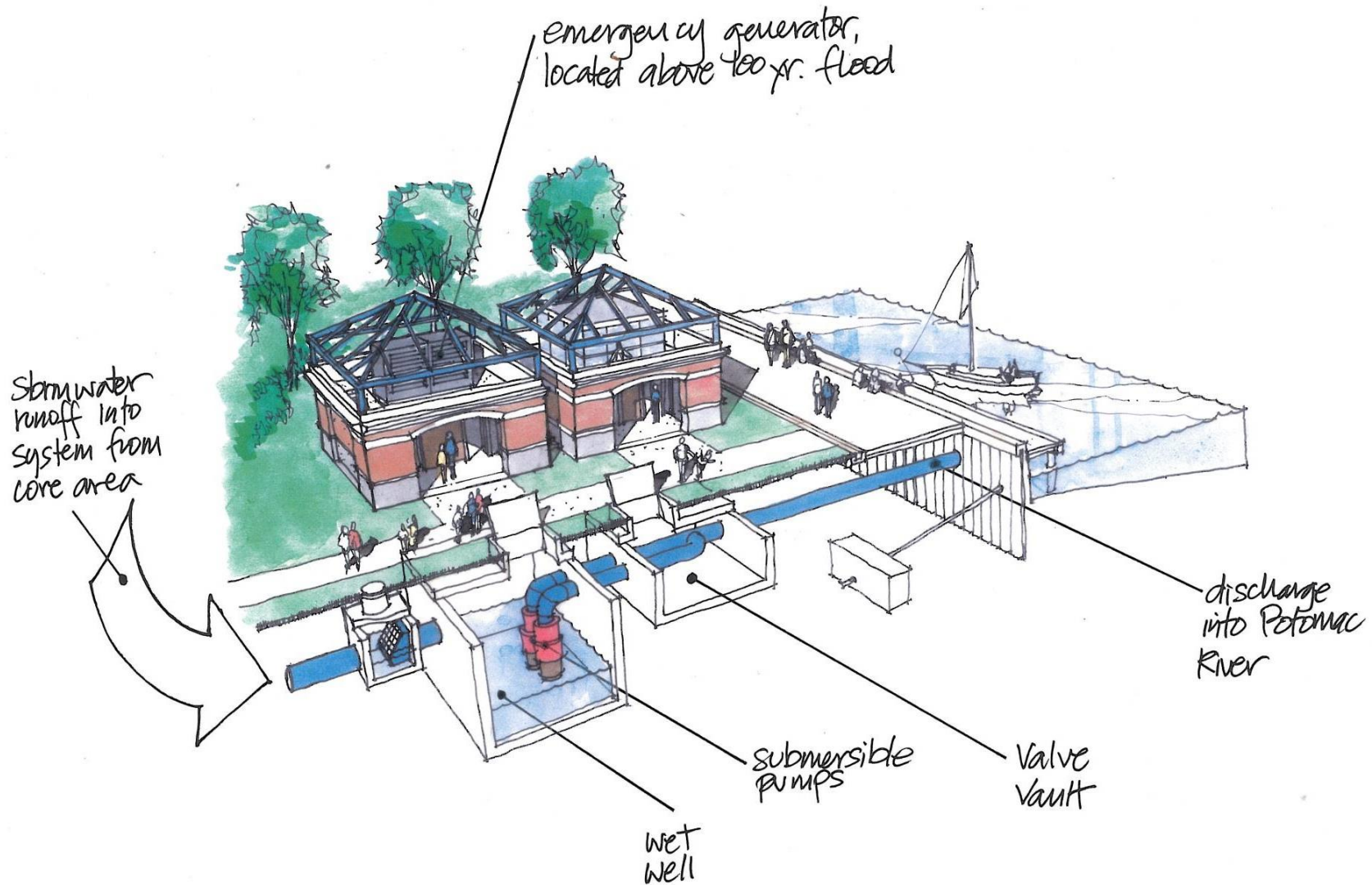


USGS – Recent River Data

Maximum Monthly Water Surface Elevations



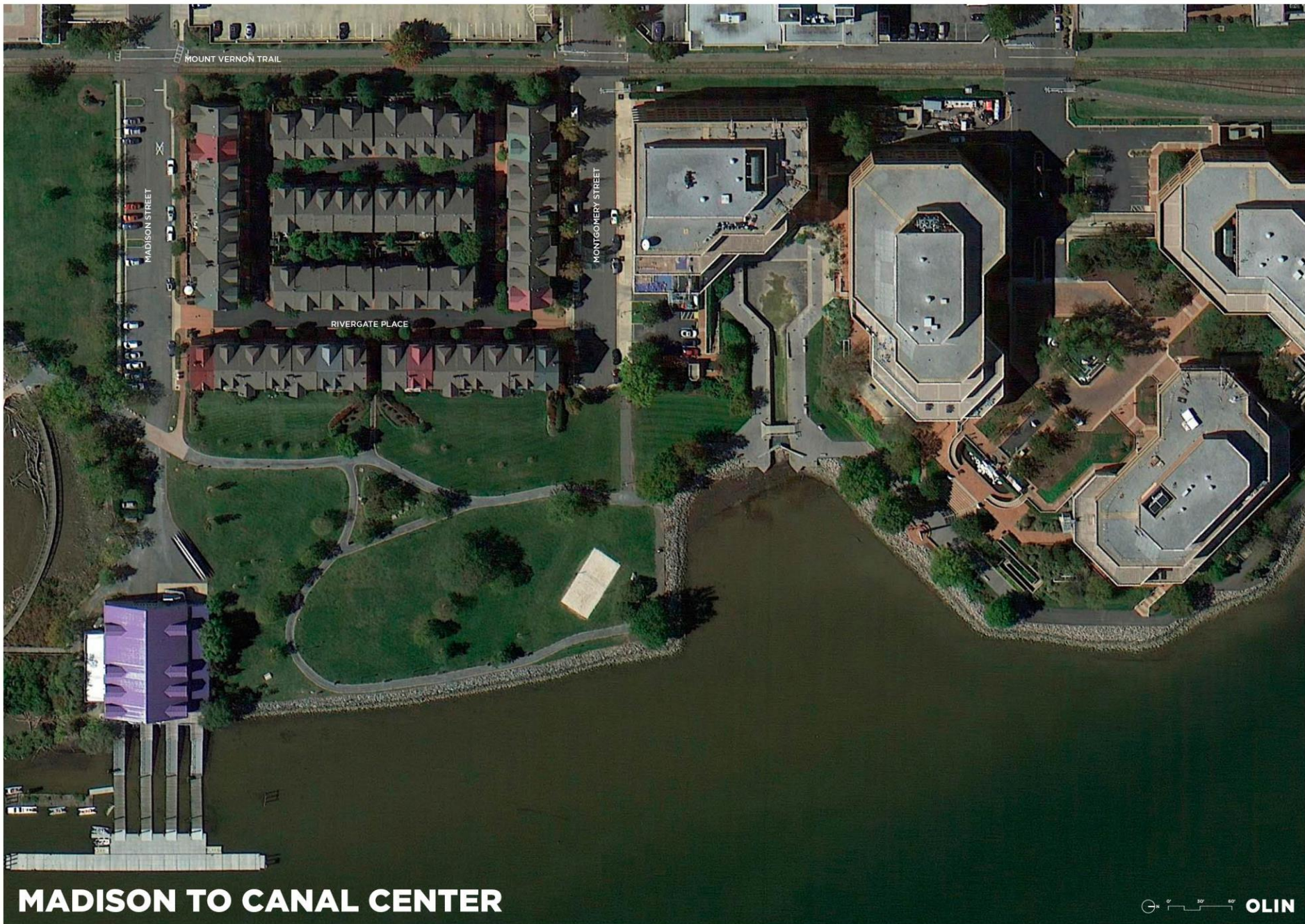
Pump Stations Schematic



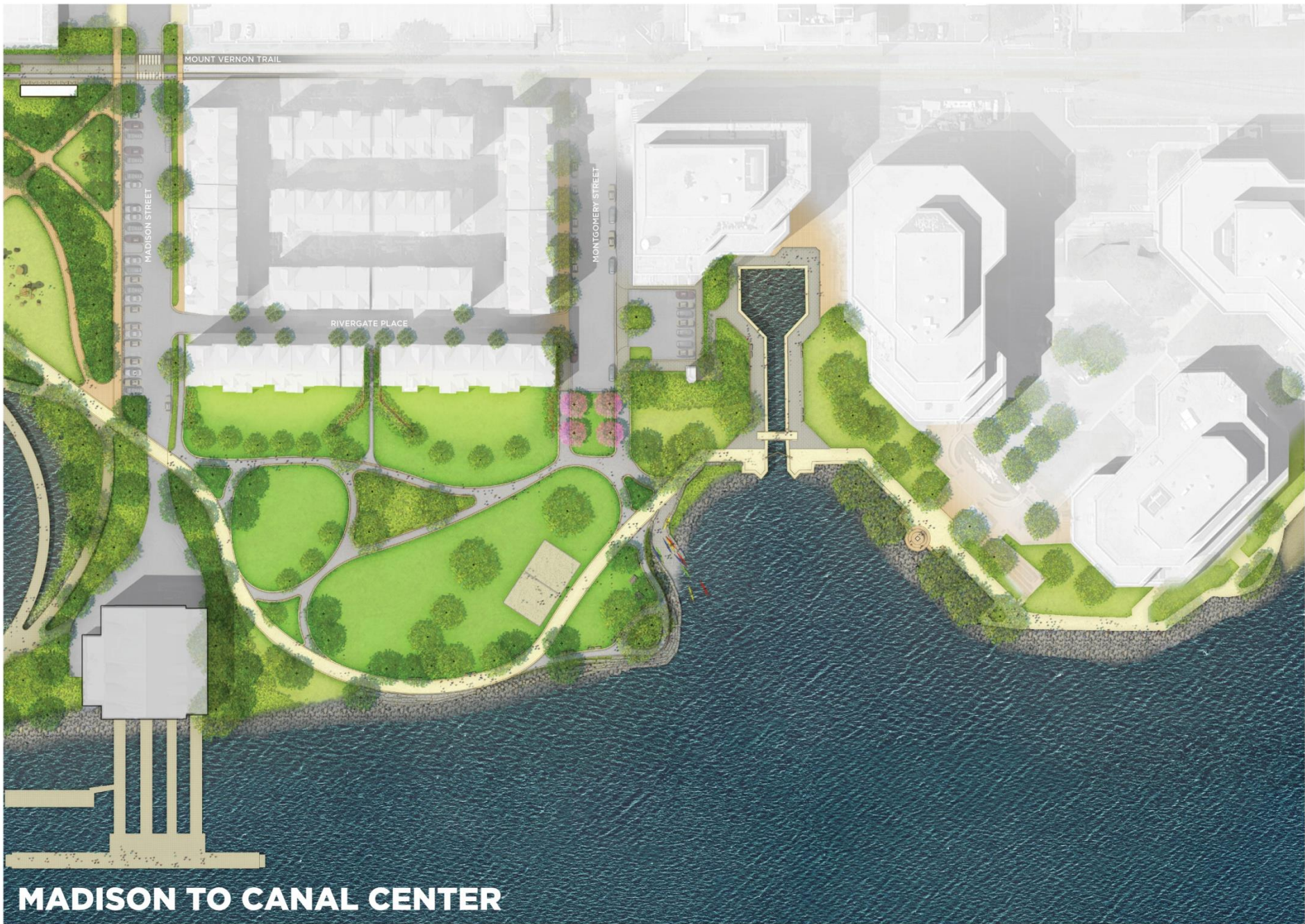
An aerial photograph of a large, diverse crowd of people gathered on a vast, green lawn. The people are scattered across the entire frame, some sitting on blankets, others standing in small groups, and many walking. The perspective is from directly above, looking down on the scene. The text "CONCEPT DESIGNS OUTSIDE CORE AREA" is overlaid in the center of the image, and the word "OLIN" is in the bottom right corner.

CONCEPT DESIGNS OUTSIDE CORE AREA

OLIN



MADISON TO CANAL CENTER



MADISON TO CANAL CENTER





RIVERGATE PARK - PROPOSED



ORONOCO TO MADISON

OLIN



ORONOCO TO MADISON





ORONOCO BAY PARK - PROPOSED



ORONOCO BAY PARK - PROPOSED



RALPH'S GUT - PROPOSED



QUEEN TO ORONOCO



QUEEN TO ORONOCO





FOUNDERS PARK - PROPOSED



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



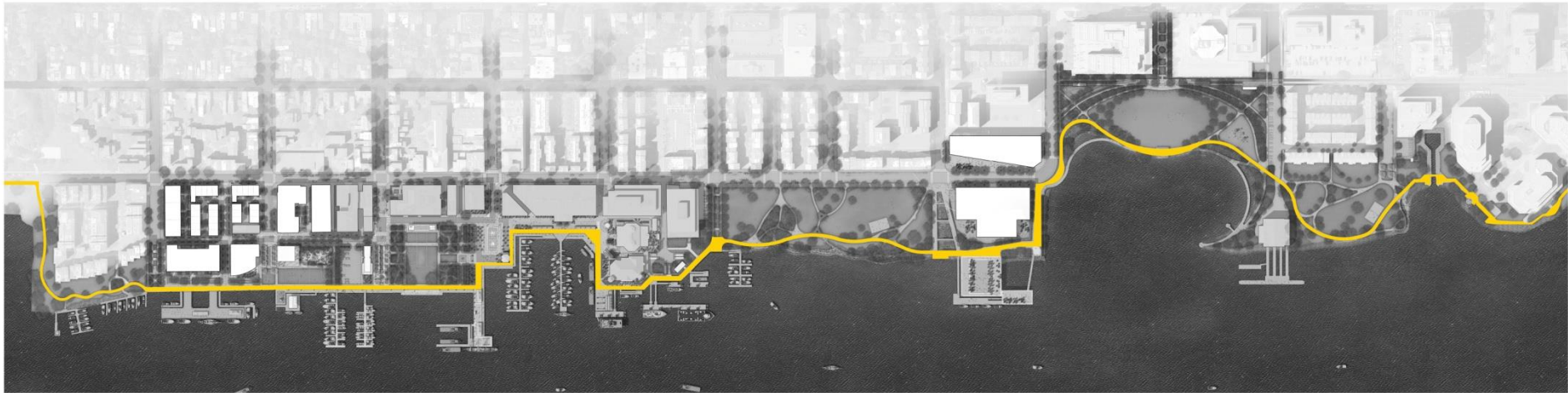
Storm Water Treatment Landscape
w/Underground Storage



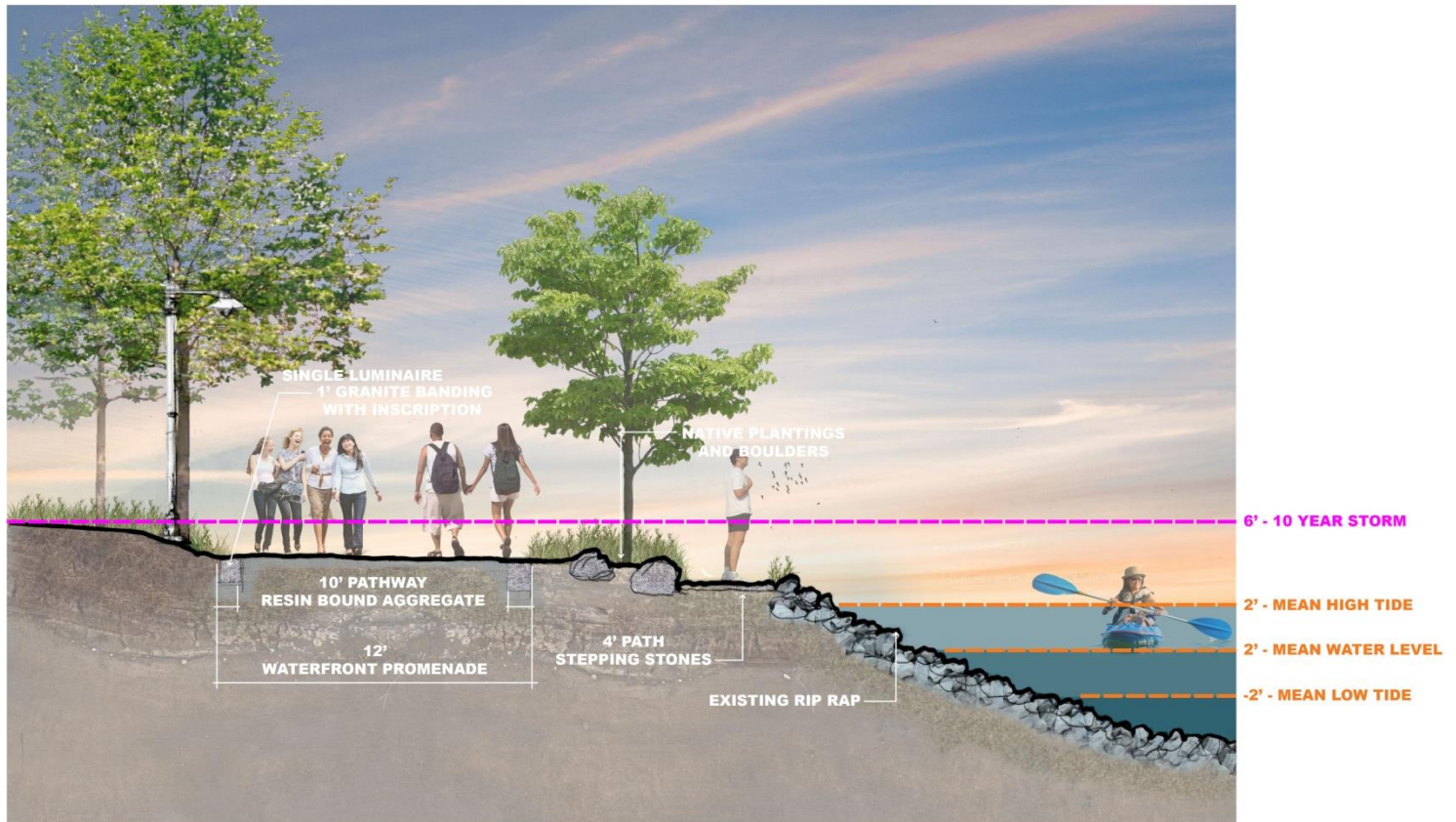
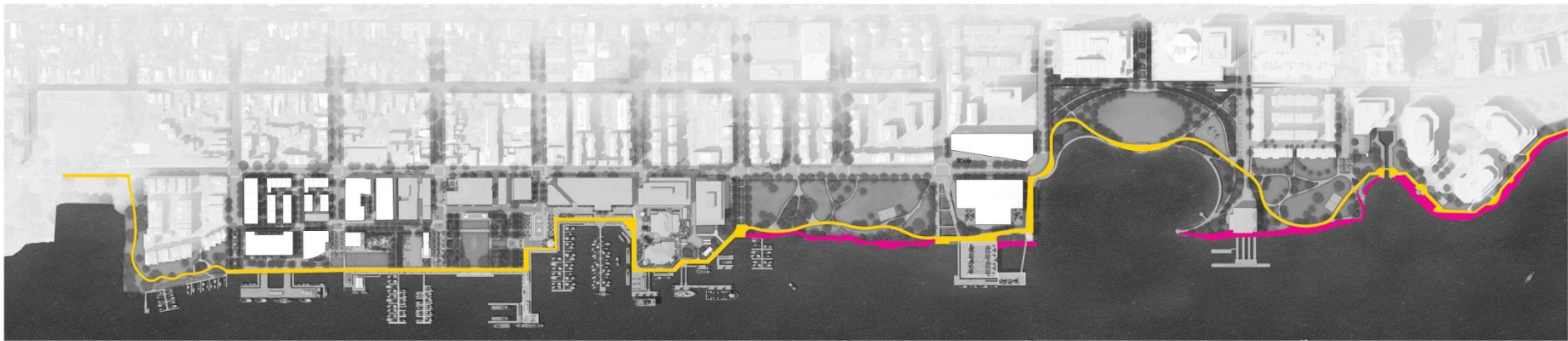


COMMON ELEMENTS

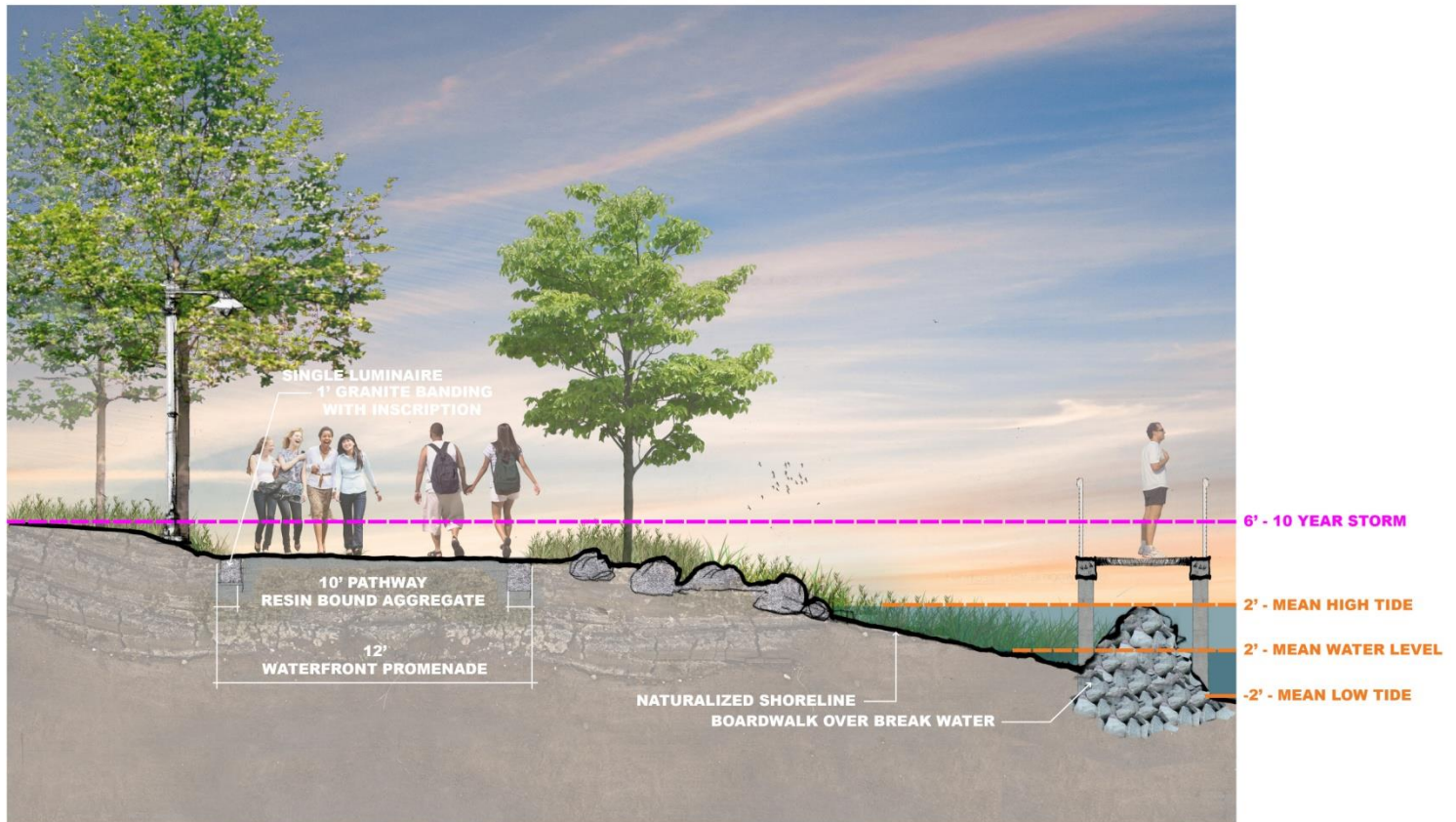
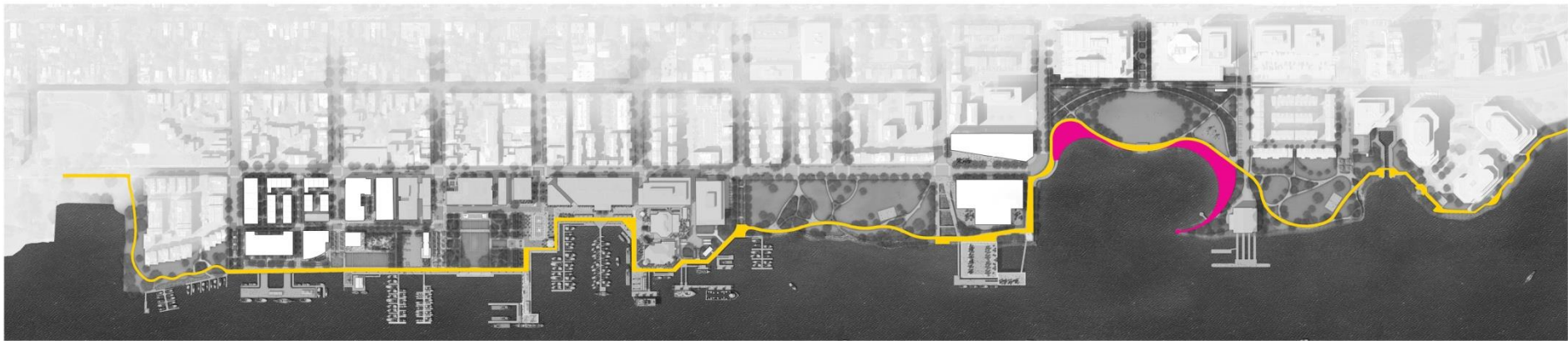
OLIN



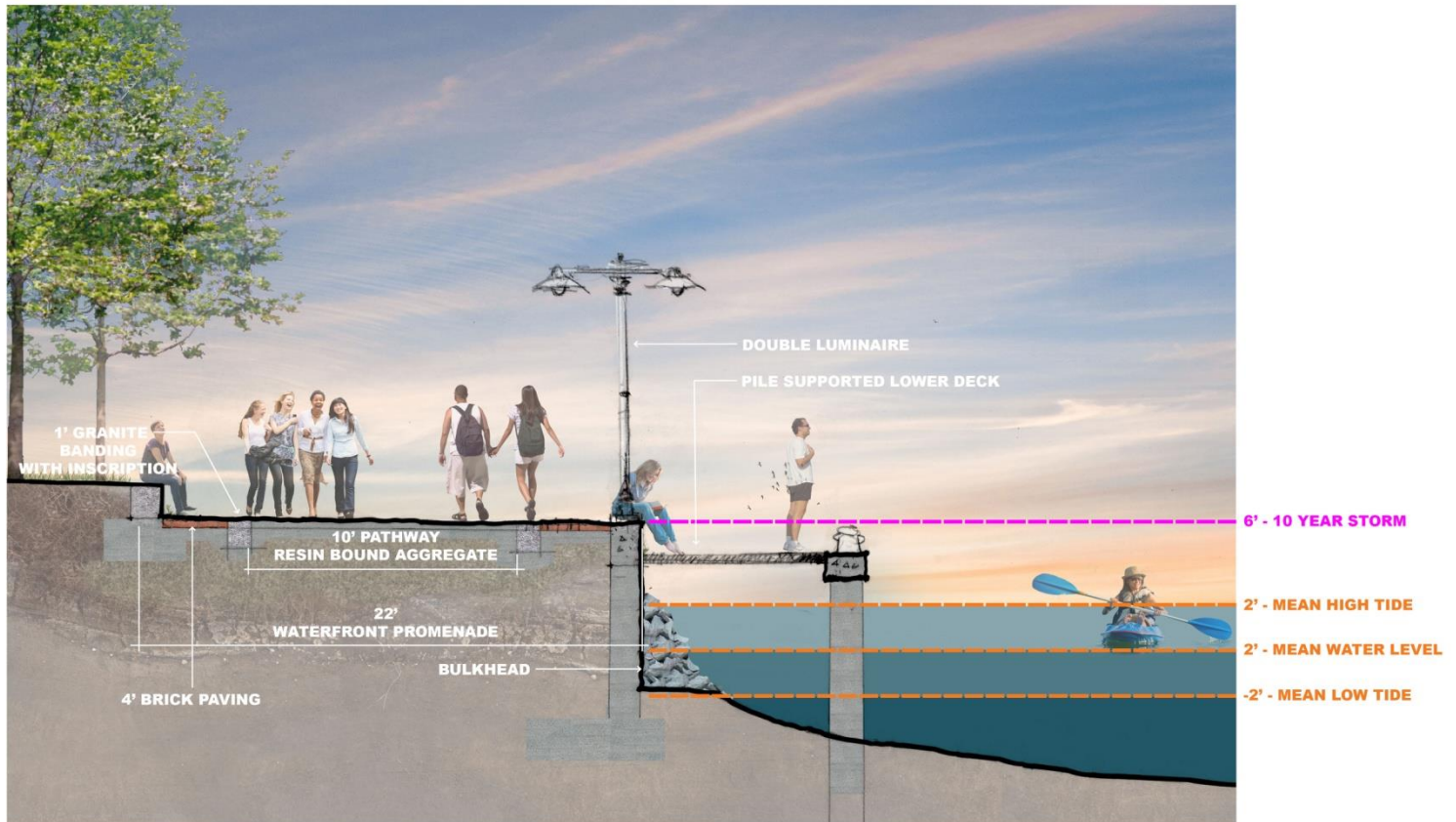
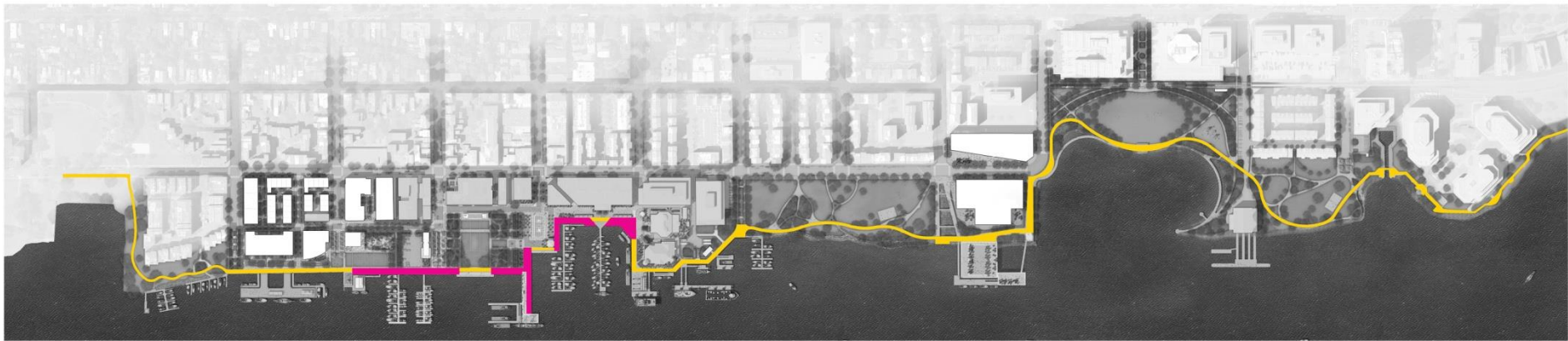
CONTINUOUS WATERFRONT PATH



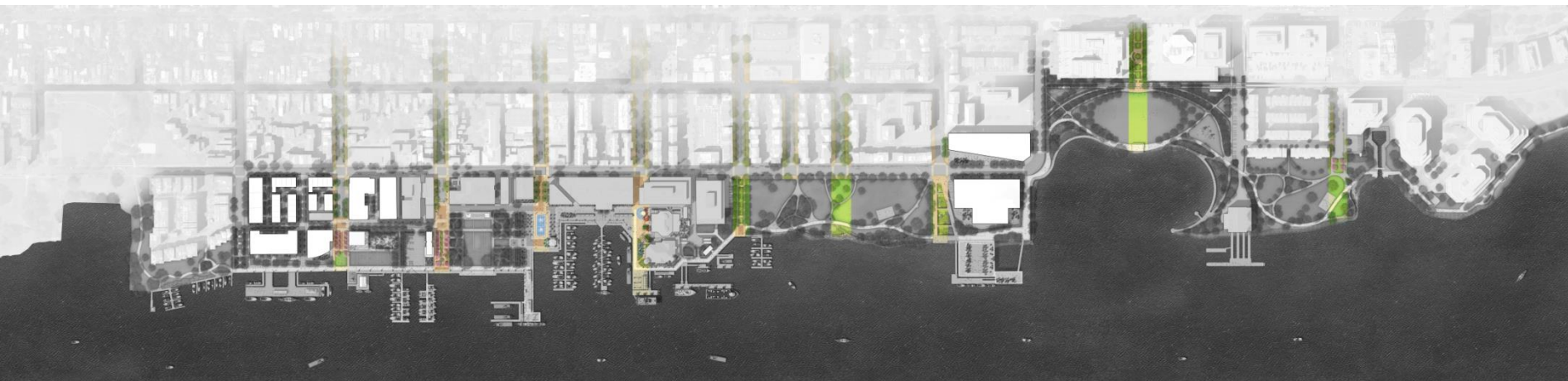
CONTINUOUS PATH WITH STEPPING STONE PATH ABOVE RIPRAP



CONTINUOUS PATH WITH BOARDWALK OVER BREAKWATER



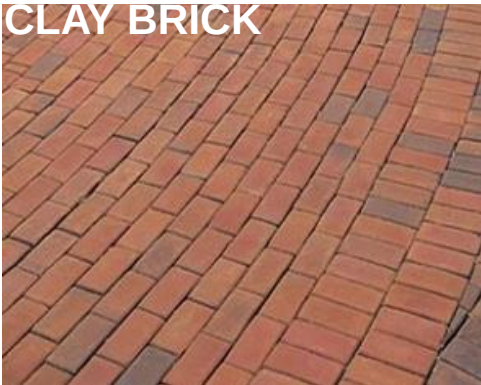
PROMENADE WITH LOWER DECKING



STREET END GARDENS



CLAY BRICK



STONE DUST



STONE COBBLES



GRANITE PAVING



EXPOSED AGGREGATE CONCRETE



STEPPING STONES IN STONE FINES



BOARDWALK

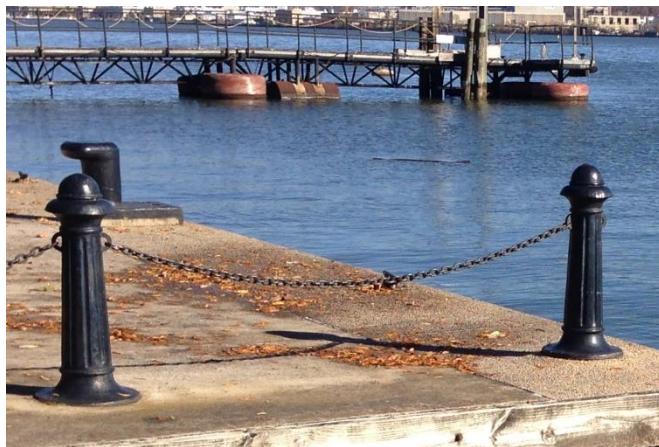


RESIN BONDED AGREGATE



GRANITE CURB





FURNISHINGS

OLIN



LIGHTING

OLIN

