

An aerial architectural rendering of a waterfront development. The scene shows a mix of urban and recreational spaces. In the foreground, a marina with several white yachts is docked at a pier. To the left, a large green park area with trees and a paved walkway runs along the water's edge. In the background, modern white buildings with flat roofs are interspersed with more trees. A large blue pool or plaza area is visible near the center-right. The overall atmosphere is bright and modern.

# IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

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COMMUNITY MEETING #5:  
Waterfront Landscape and Flood Mitigation Design

May 8, 2014





**PROJECT SCHEDULE**

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

↑  
**ODBC  
 DECISION**







BEACHCOMBER

ODBC  
PARKING LOT

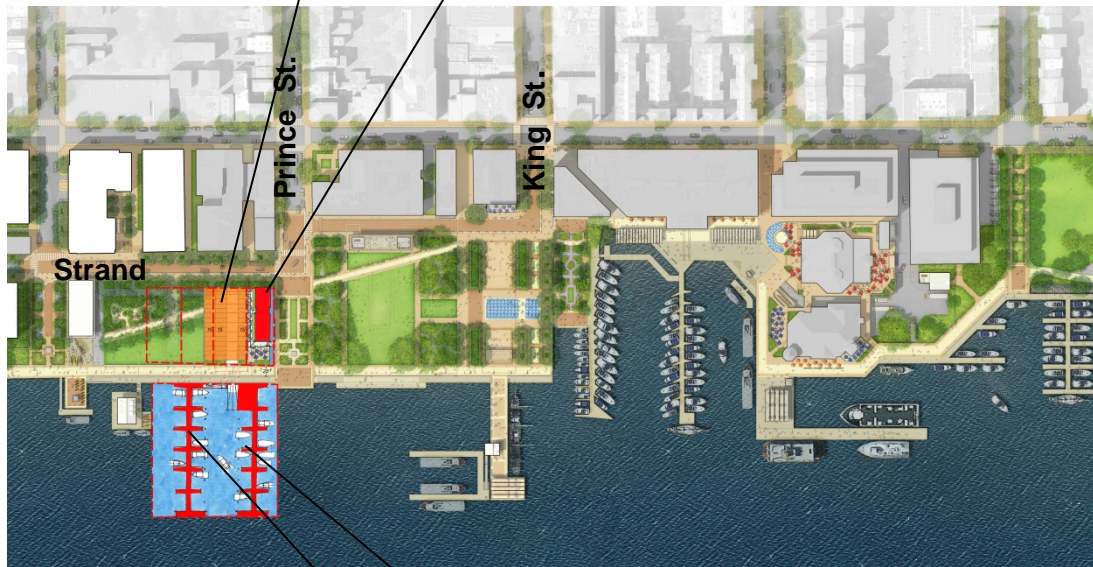
ODBC

OUTCOME OF THE CITY & ODBC NEGOTIATIONS - MOVE OFFER



**NEW ODBC PARKING LOT 45 SPACES**

**NEW ODBC CLUBHOUSE**

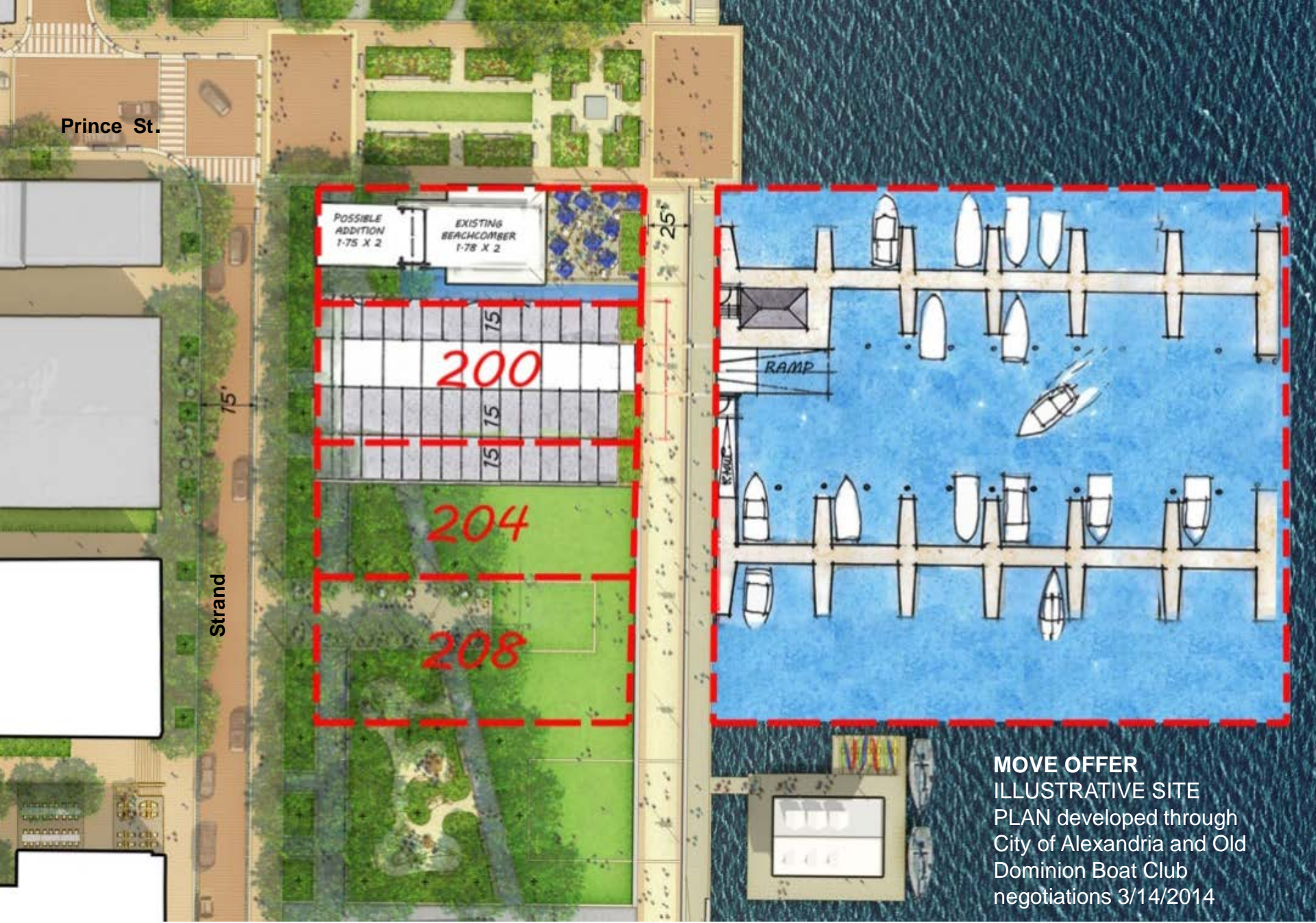


**NEW ODBC PIERS**

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

OUTCOME OF THE CITY & ODBC NEGOTIATIONS - MOVE OFFER

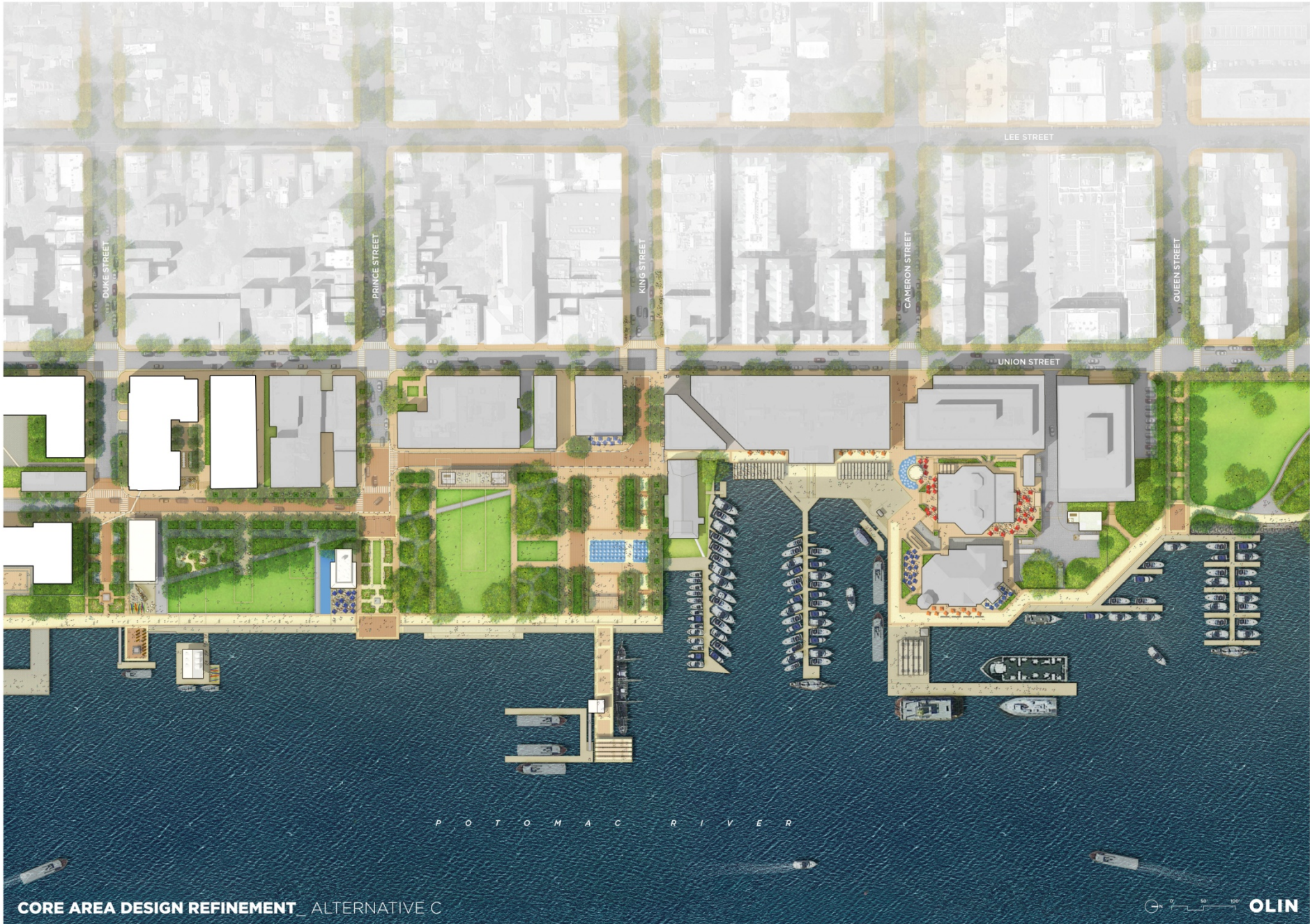




**MOVE OFFER**  
ILLUSTRATIVE SITE  
PLAN developed through  
City of Alexandria and Old  
Dominion Boat Club  
negotiations 3/14/2014

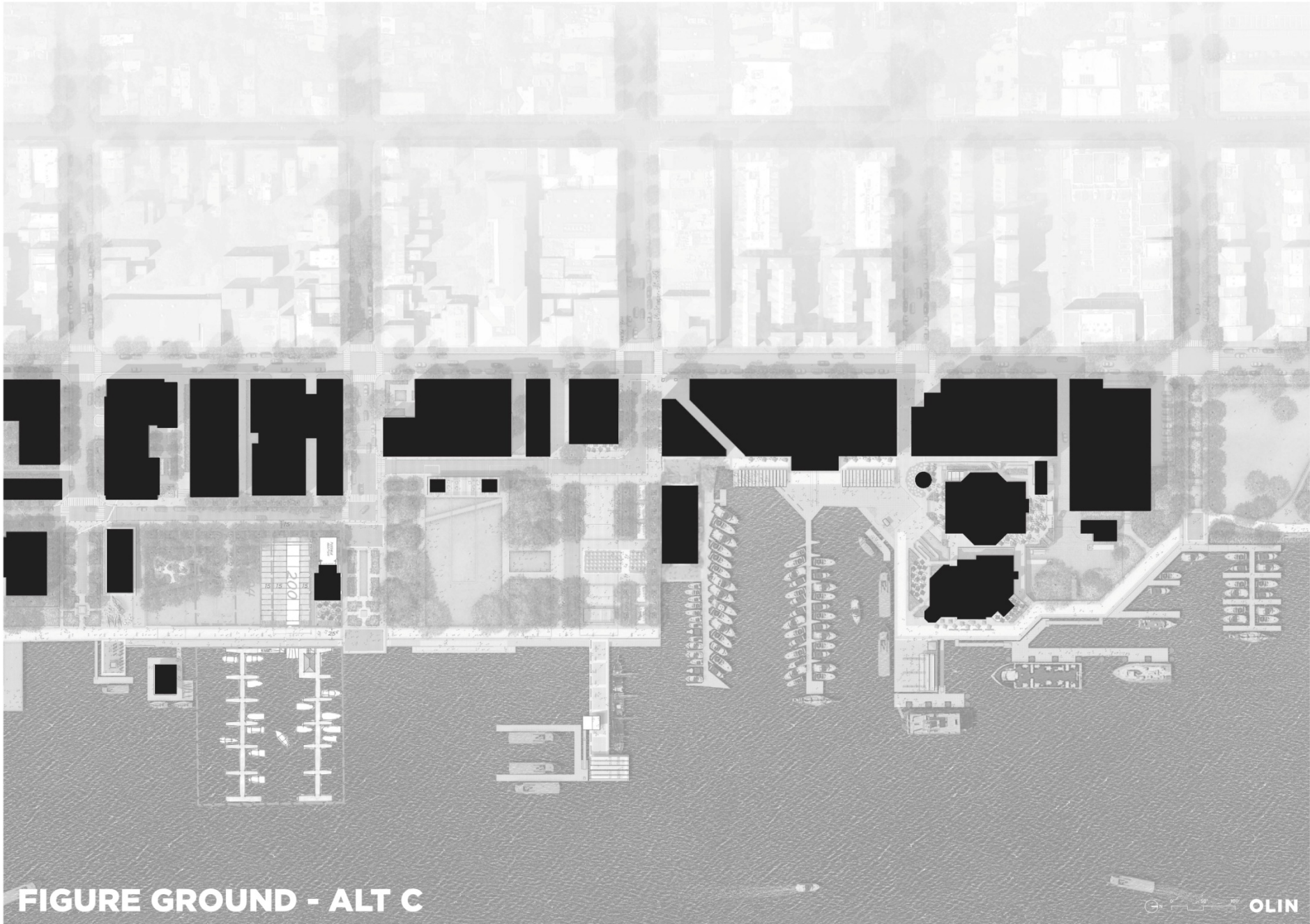
OUTCOME OF THE CITY & ODBC NEGOTIATIONS - MOVE OFFER





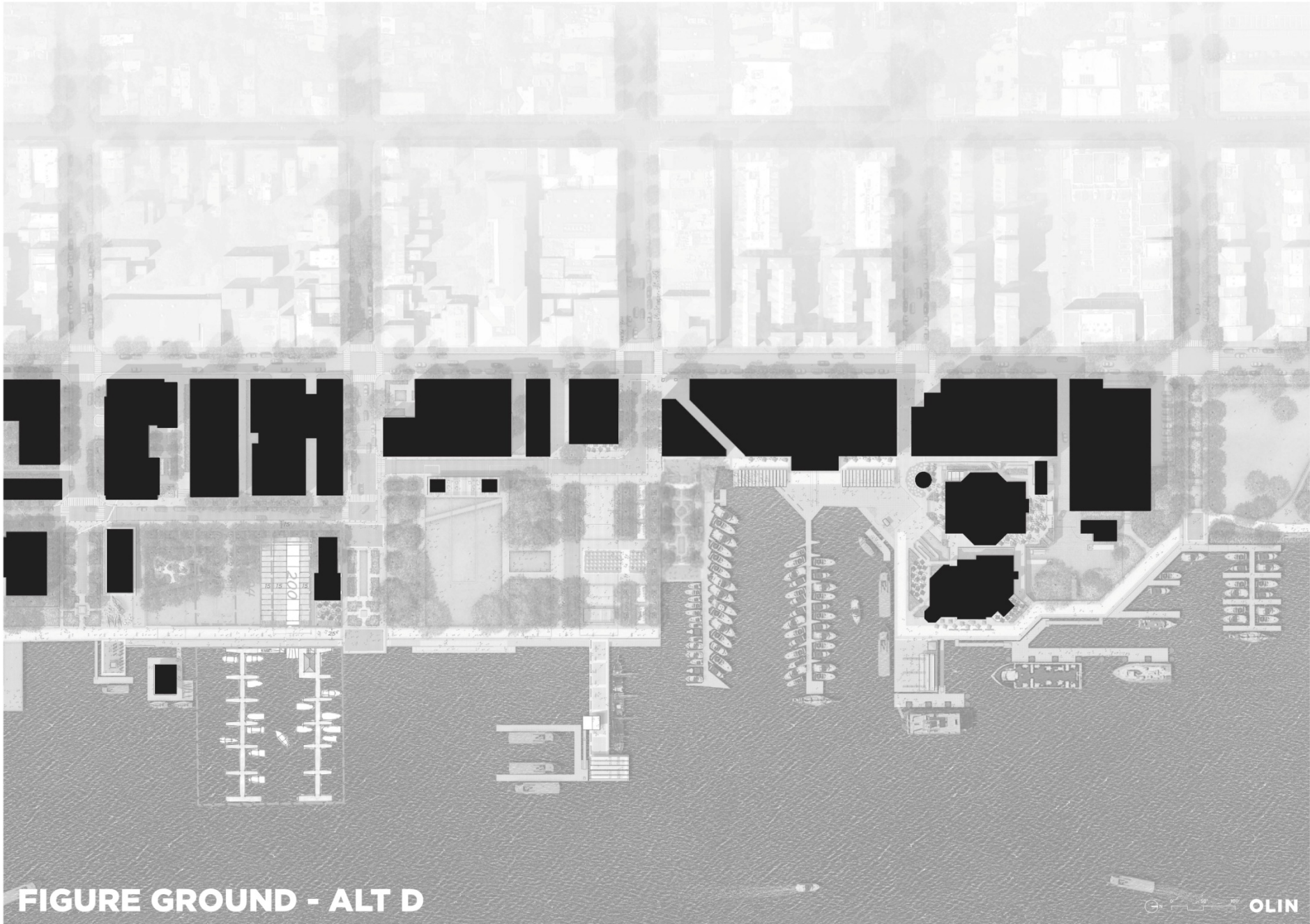
P O T O M A C R I V E R





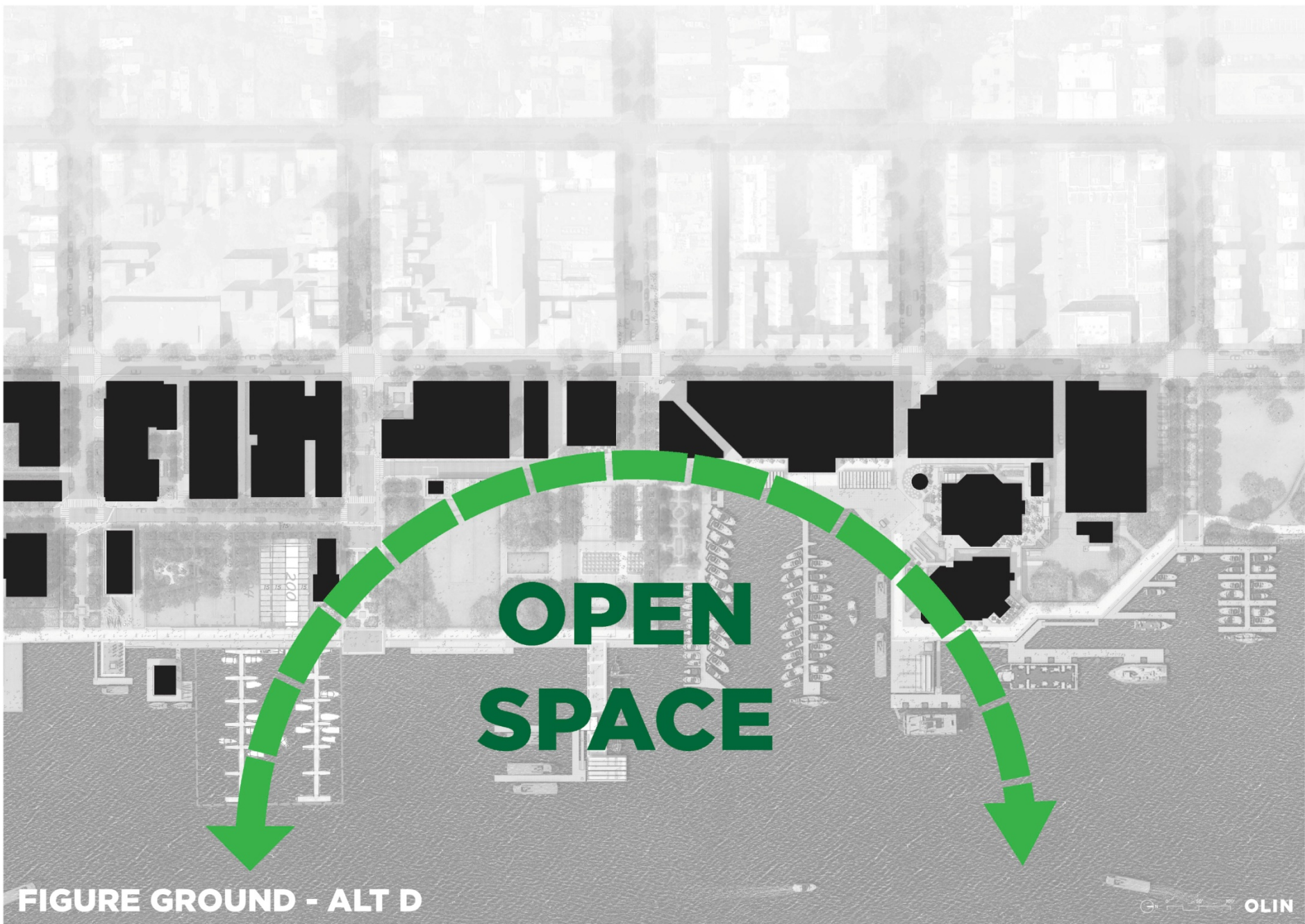
**FIGURE GROUND - ALT C**





**FIGURE GROUND - ALT D**

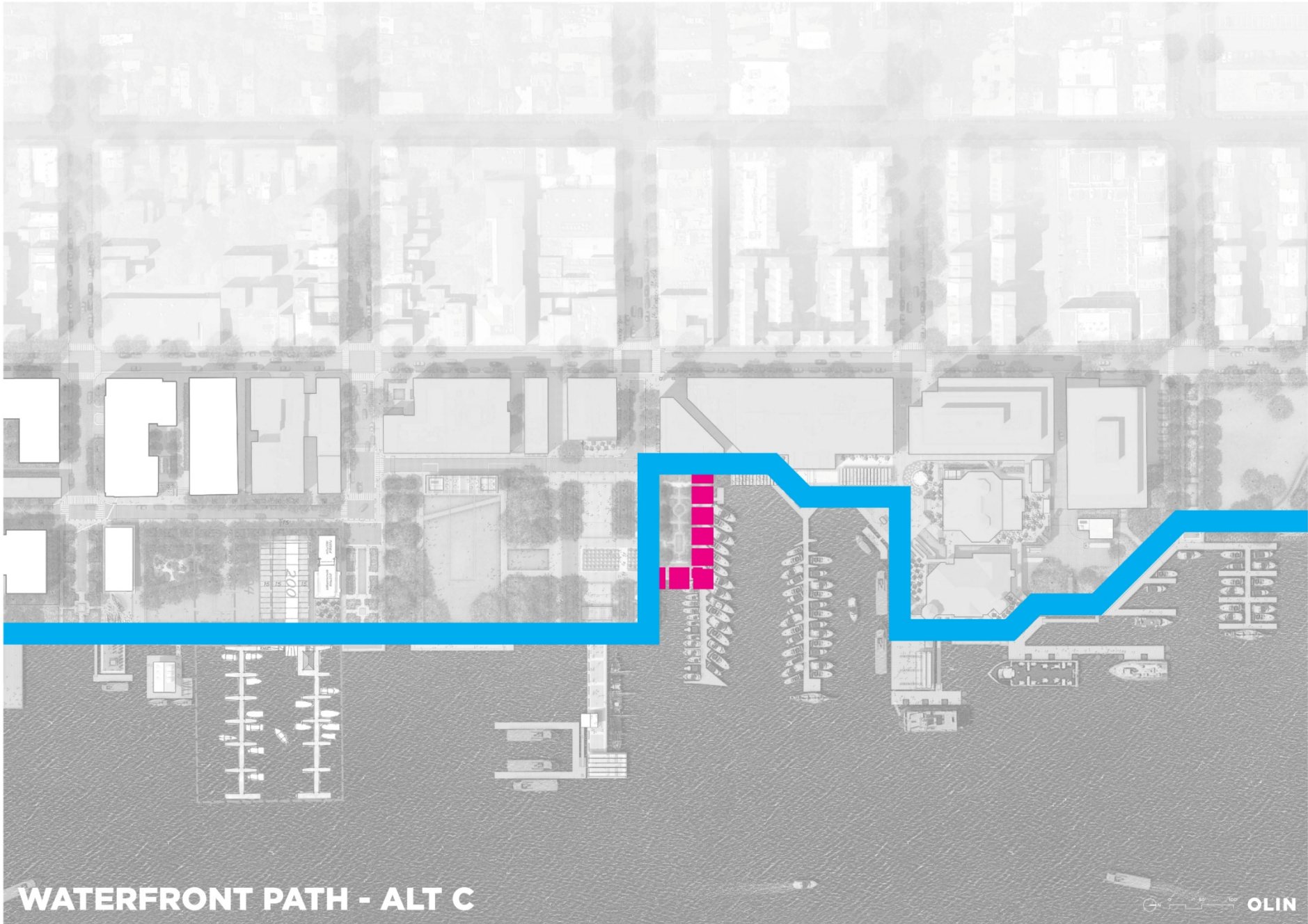




**OPEN  
SPACE**

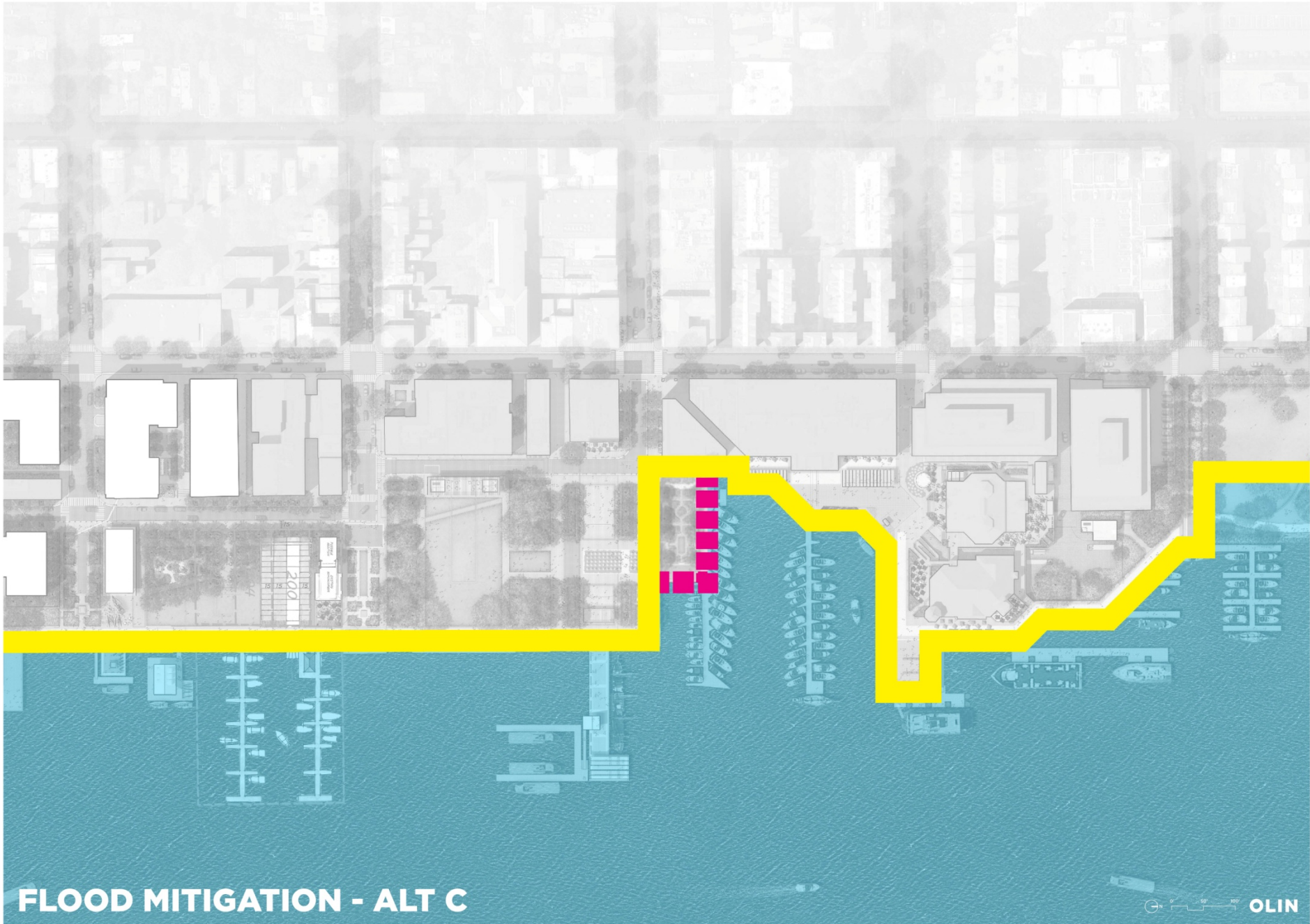
**FIGURE GROUND - ALT D**





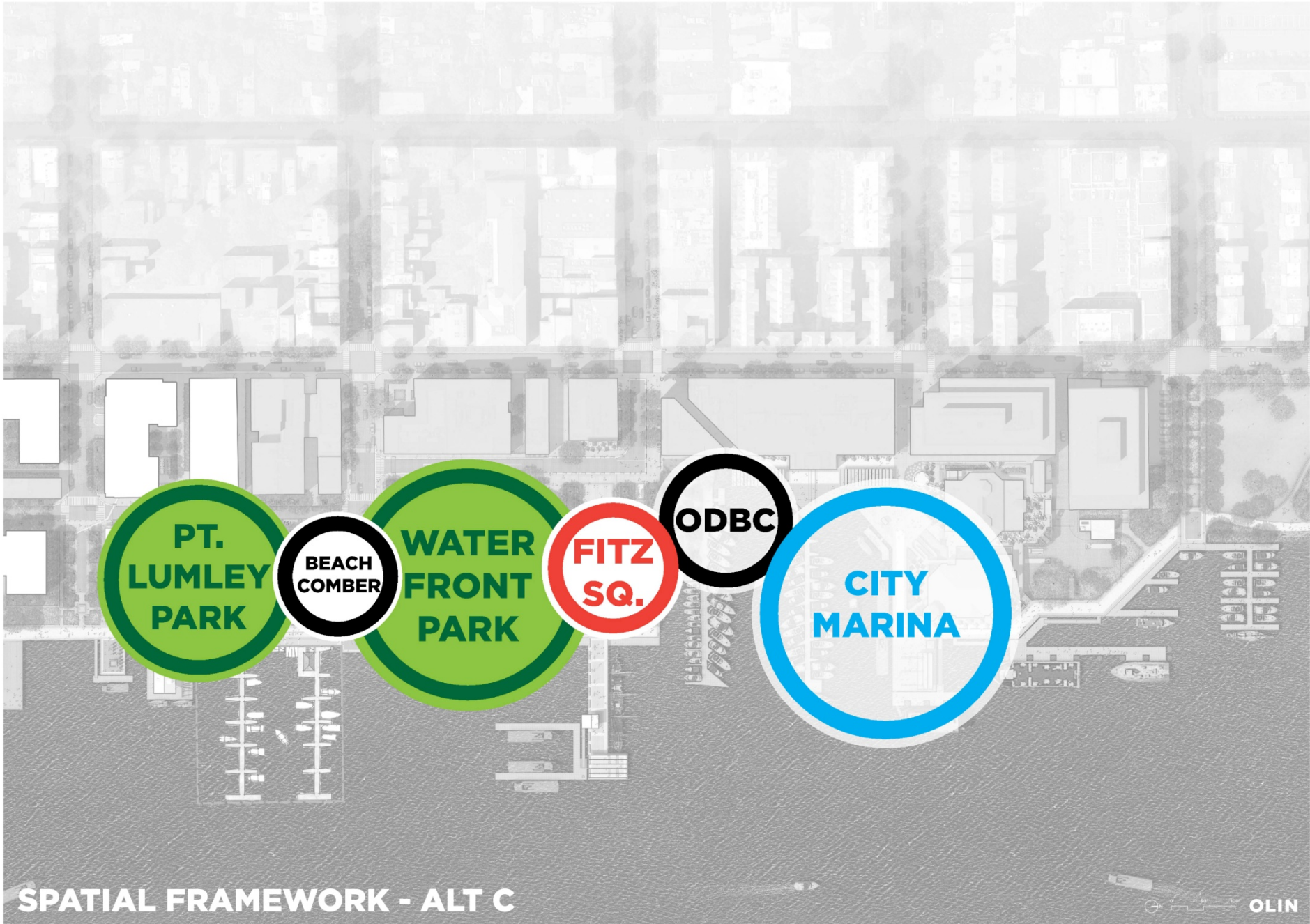
**WATERFRONT PATH - ALT C**





**FLOOD MITIGATION - ALT C**





**PT.  
LUMLEY  
PARK**

**BEACH  
COMBER**

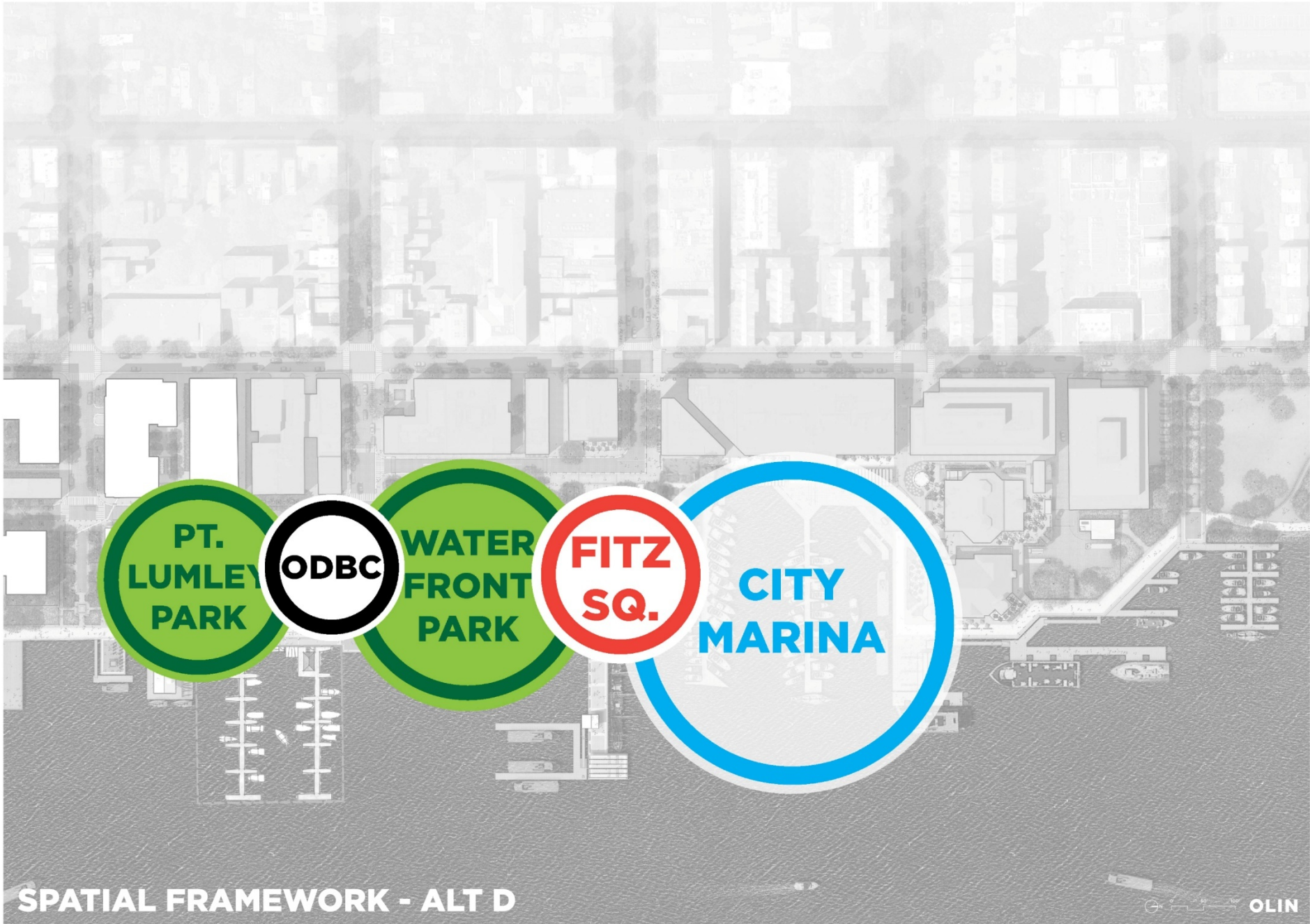
**WATER  
FRONT  
PARK**

**FITZ  
SQ.**

**ODBC**

**CITY  
MARINA**





**PT.  
LUMLEY  
PARK**

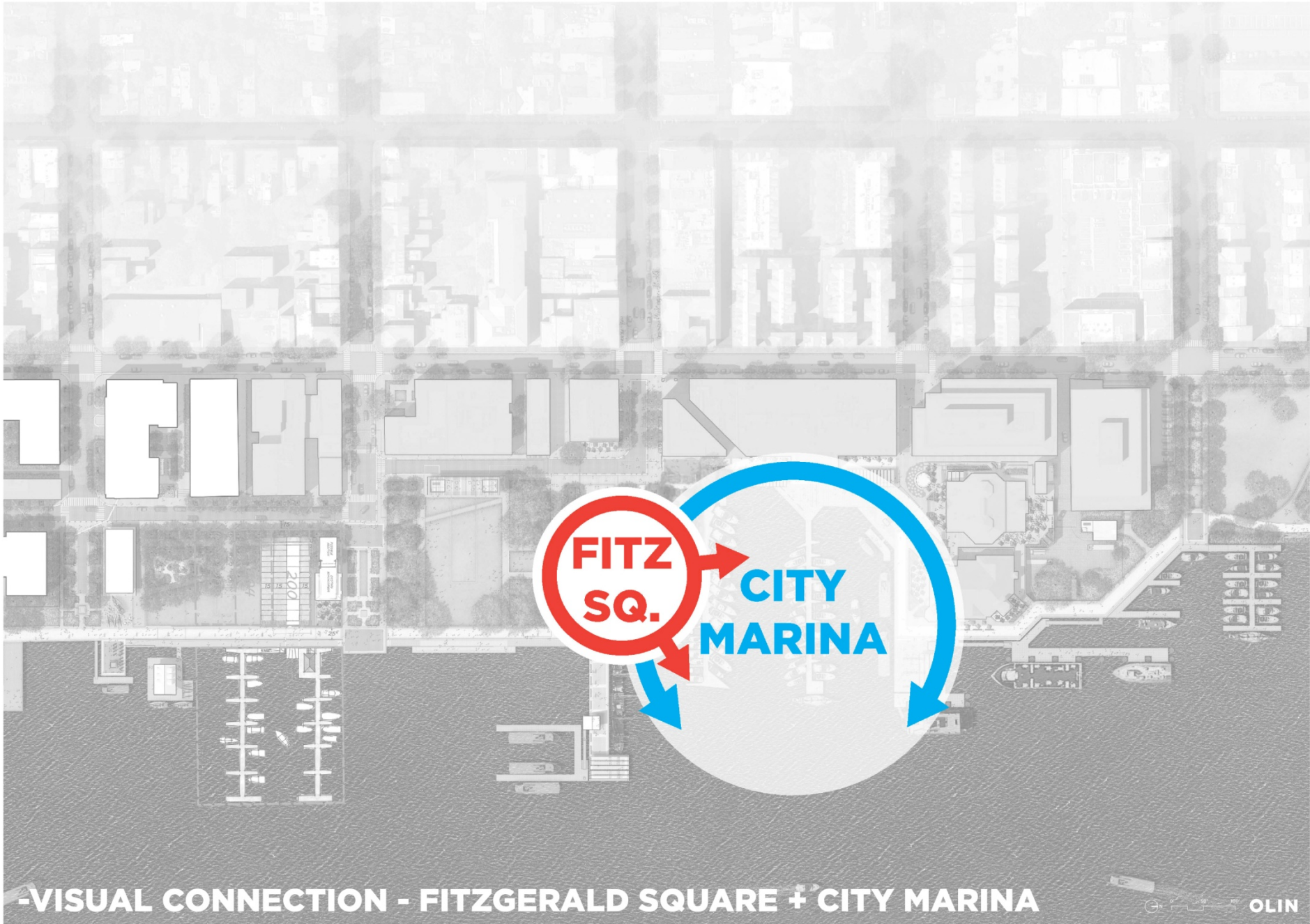
**ODBC**

**WATER  
FRONT  
PARK**

**FITZ  
SQ.**

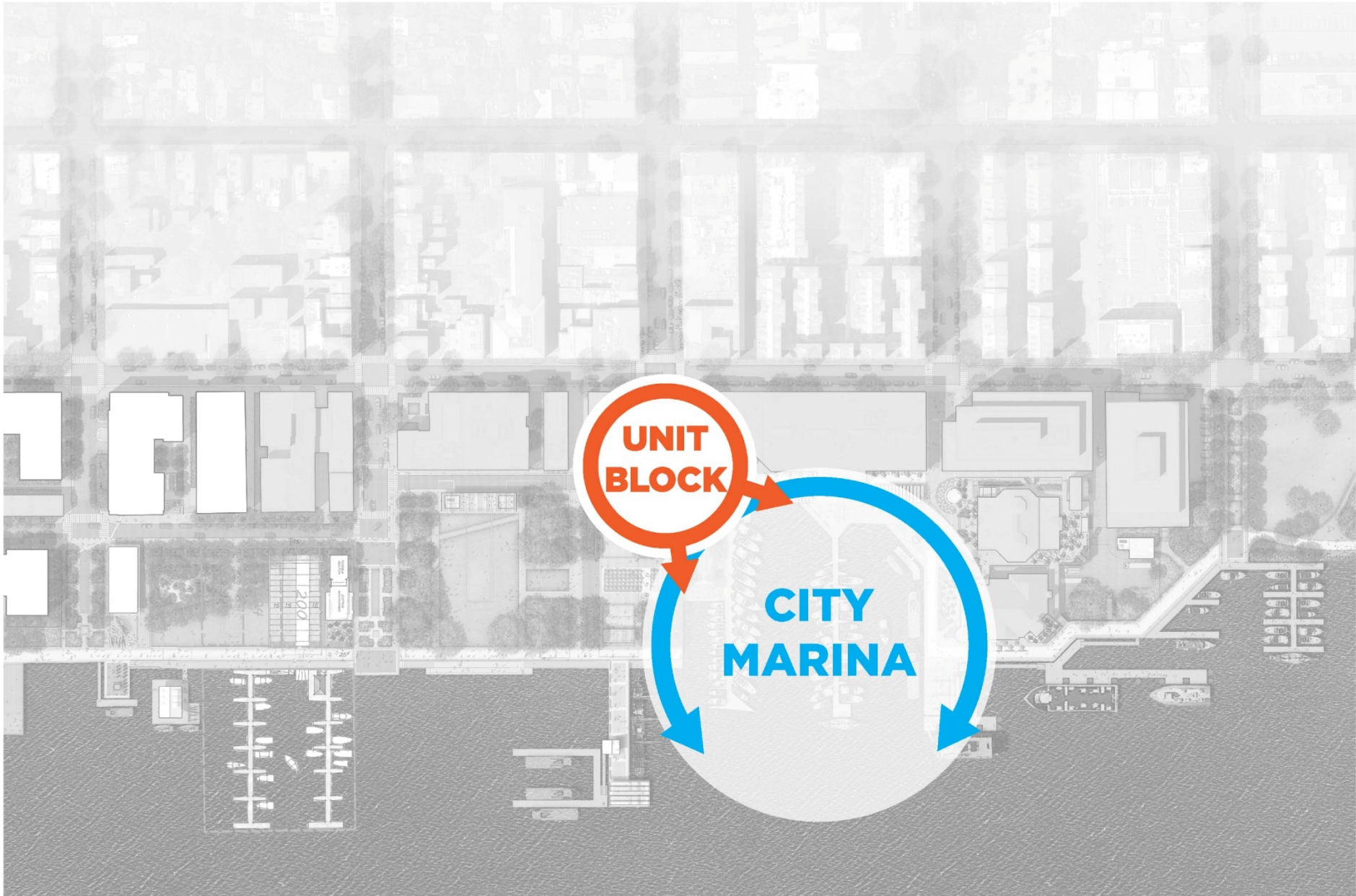
**CITY  
MARINA**





**-VISUAL CONNECTION - FITZGERALD SQUARE + CITY MARINA**



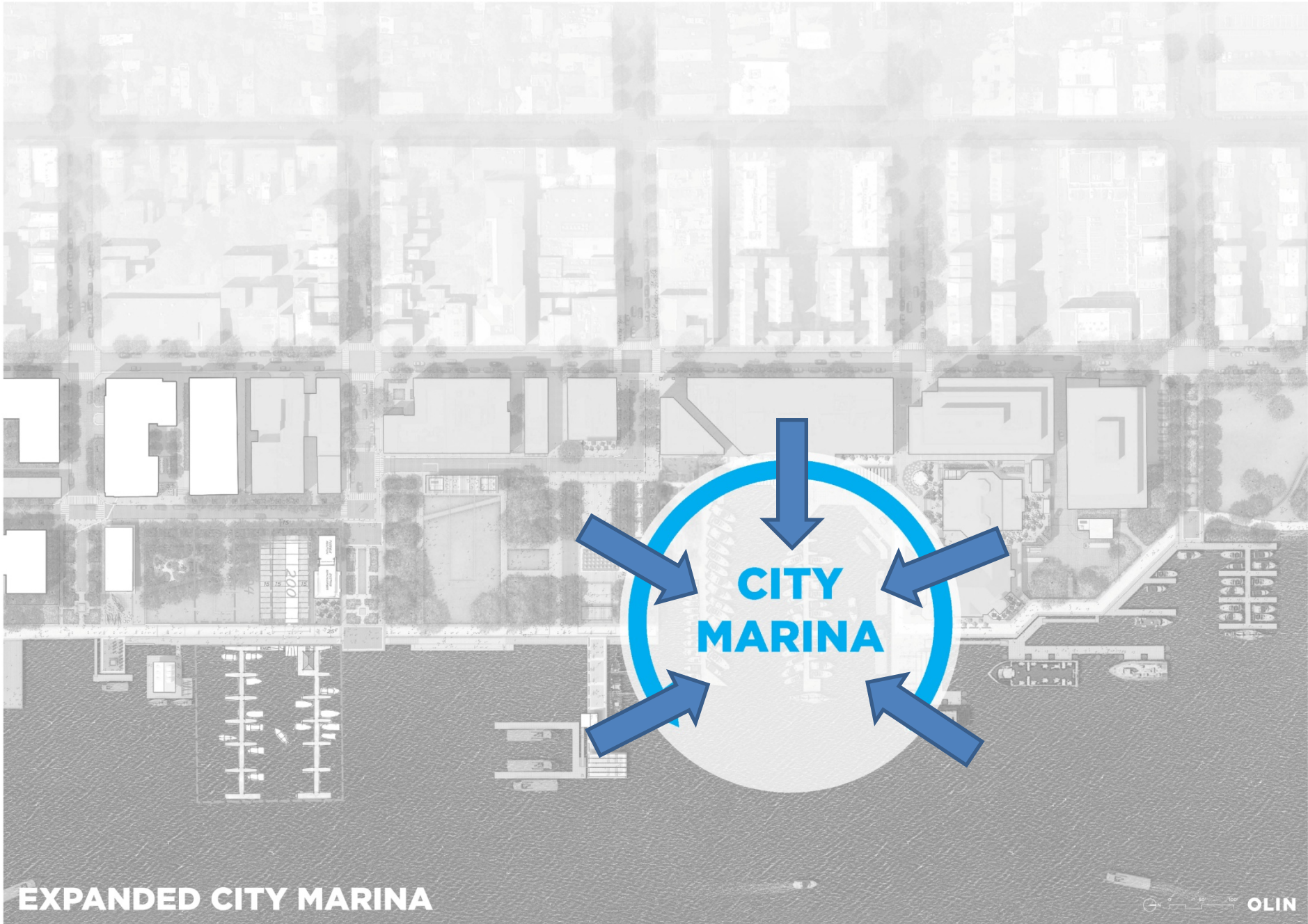


**UNIT  
BLOCK**

**CITY  
MARINA**

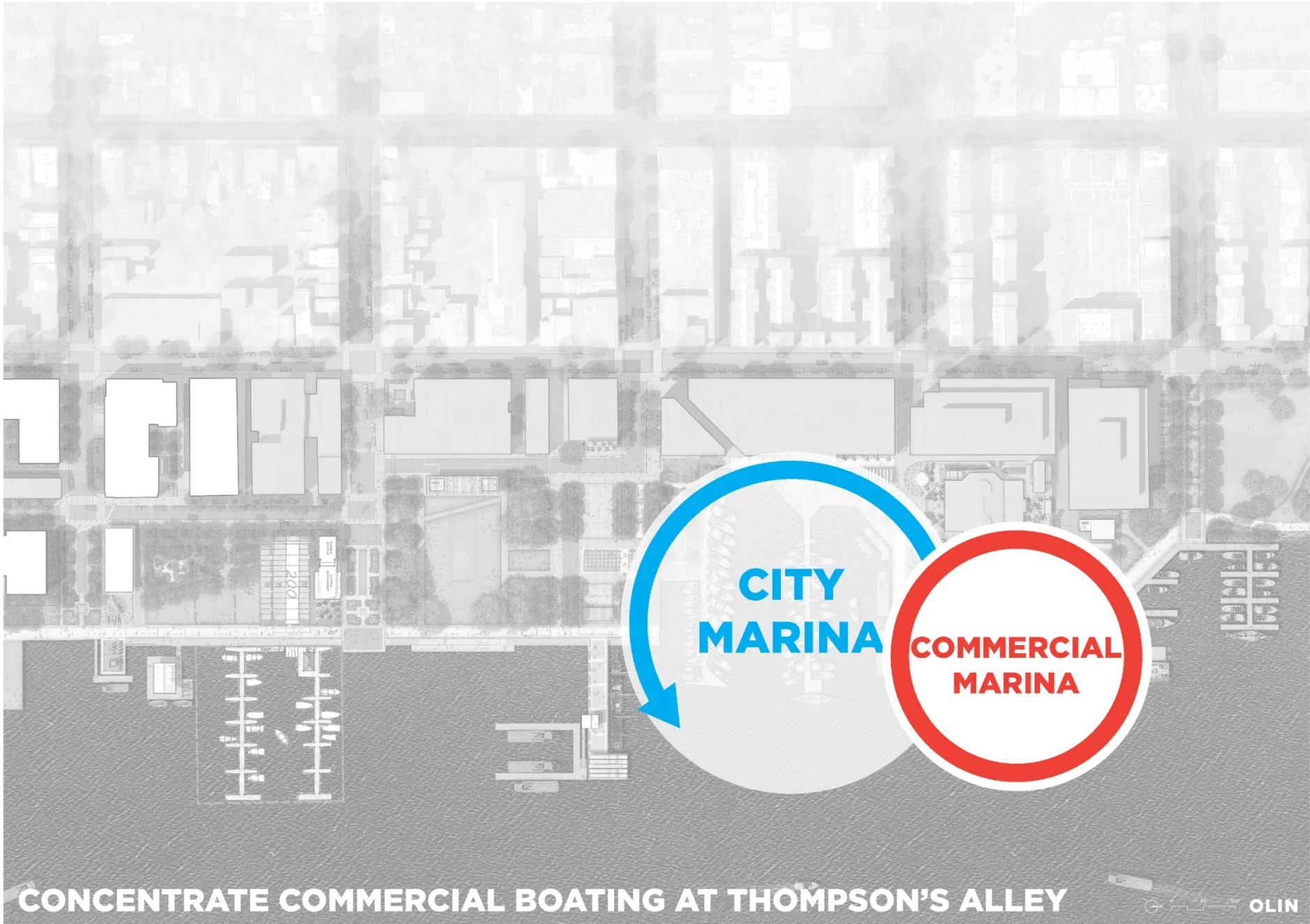
**VISUAL CONNECTION BETWEEN UNIT BLOCK OF KING + MARINA**





**EXPANDED CITY MARINA**



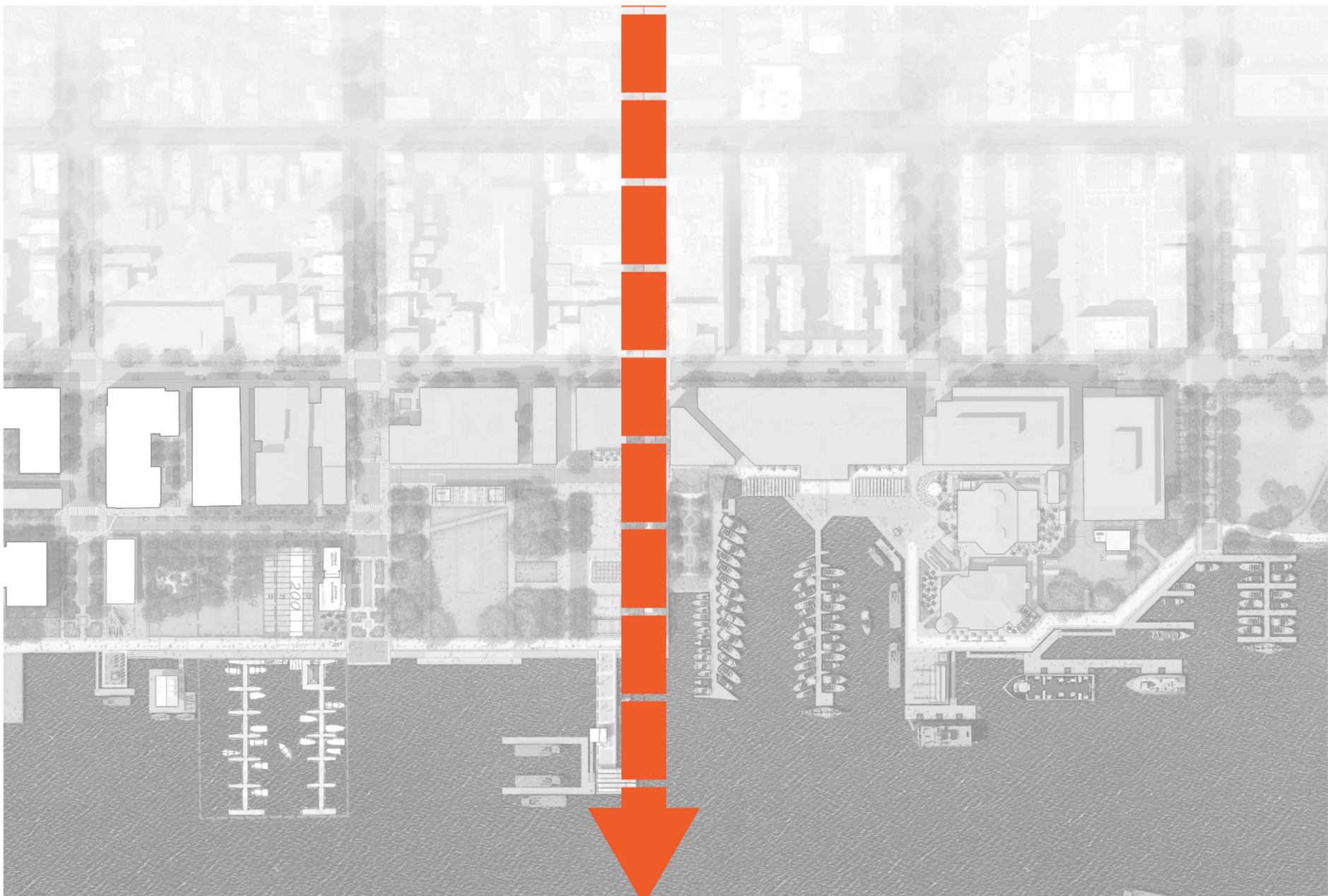


**CITY  
MARINA**

**COMMERCIAL  
MARINA**

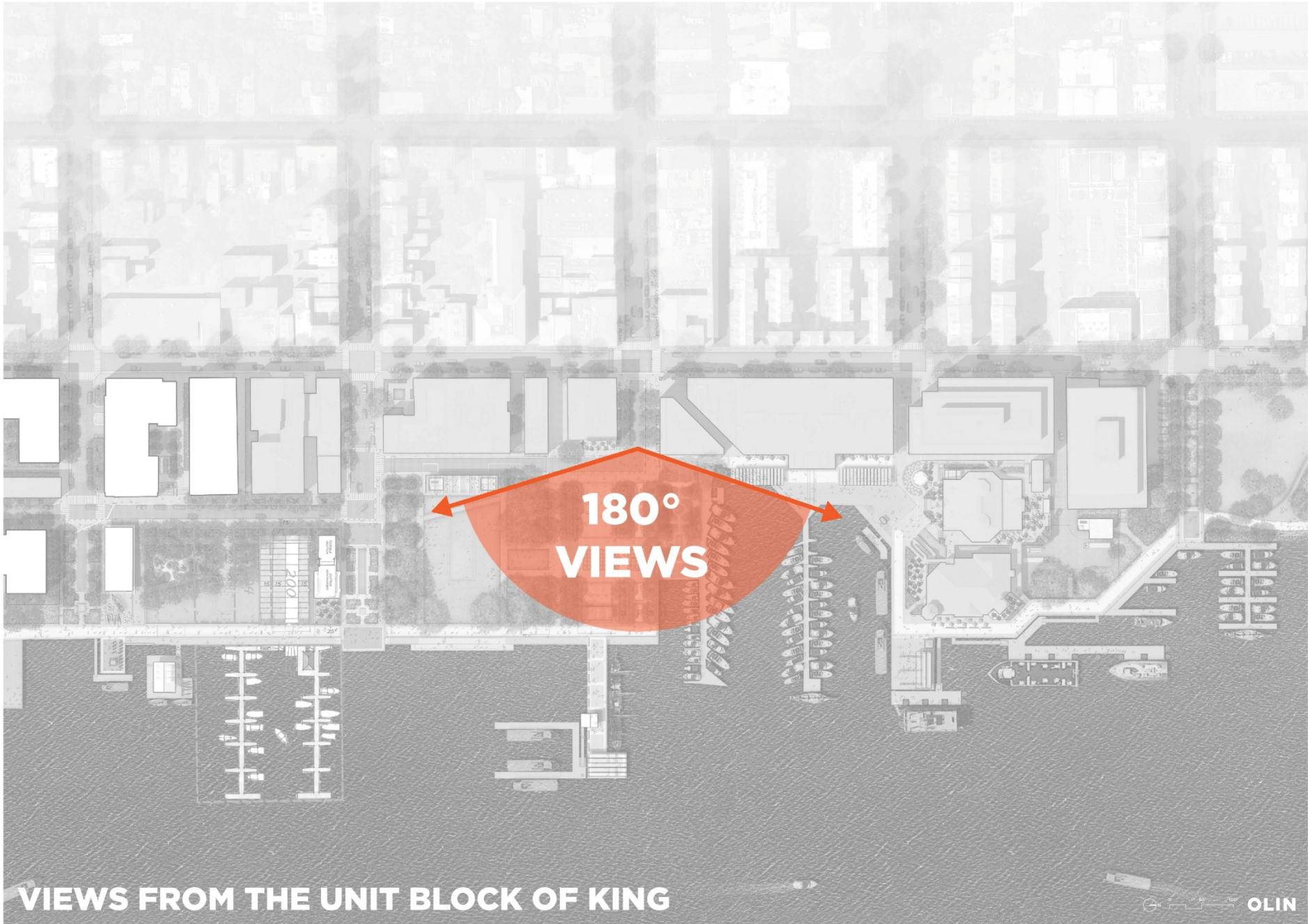
**CONCENTRATE COMMERCIAL BOATING AT THOMPSON'S ALLEY**





**KING STREET - AN EXTENSION OF AN ICON**





**180°  
VIEWS**

**VIEWS FROM THE UNIT BLOCK OF KING**

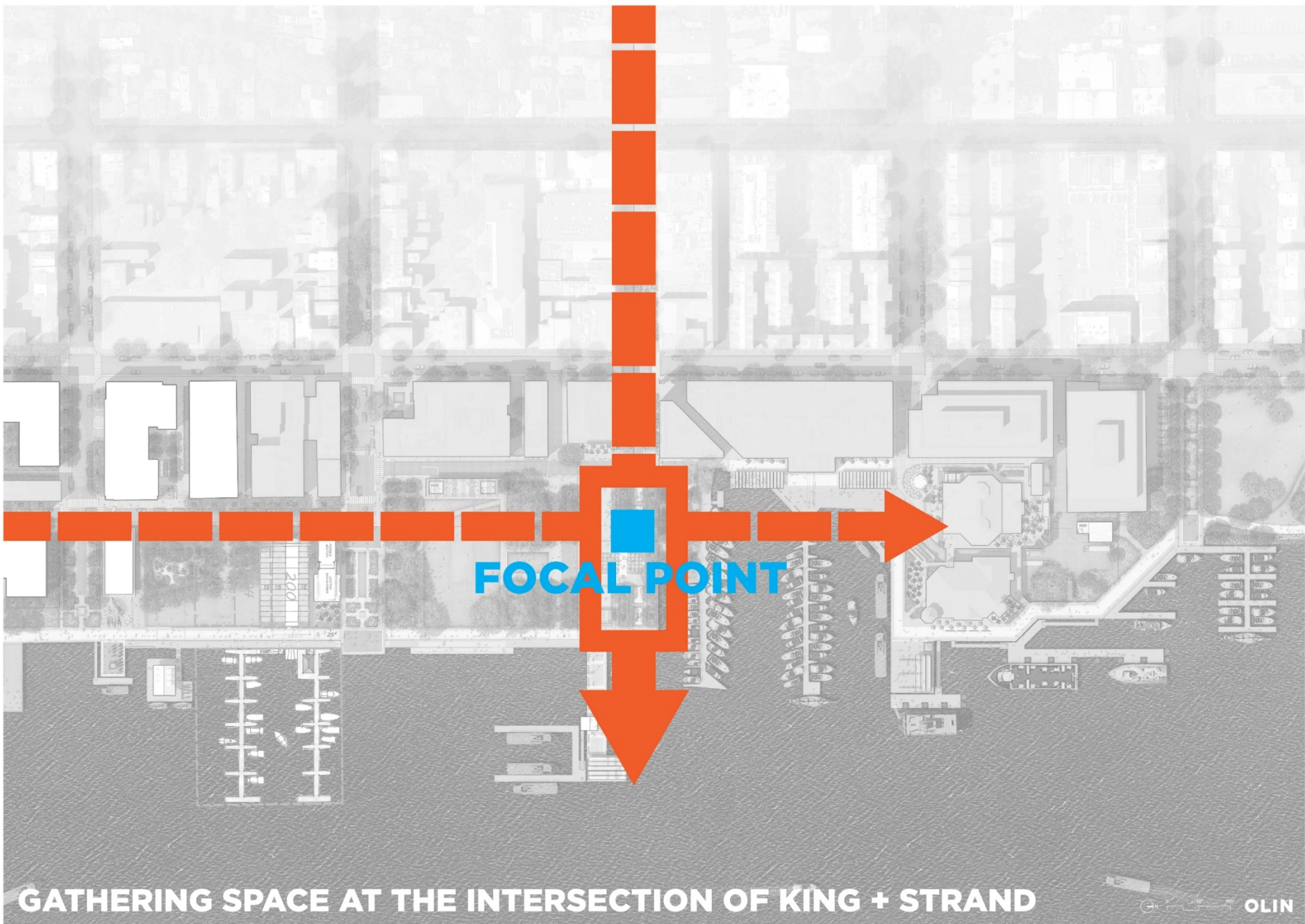




**FOCAL POINT**

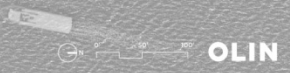
**REALIGN FITZGERALD SQUARE WITH KING STREET**





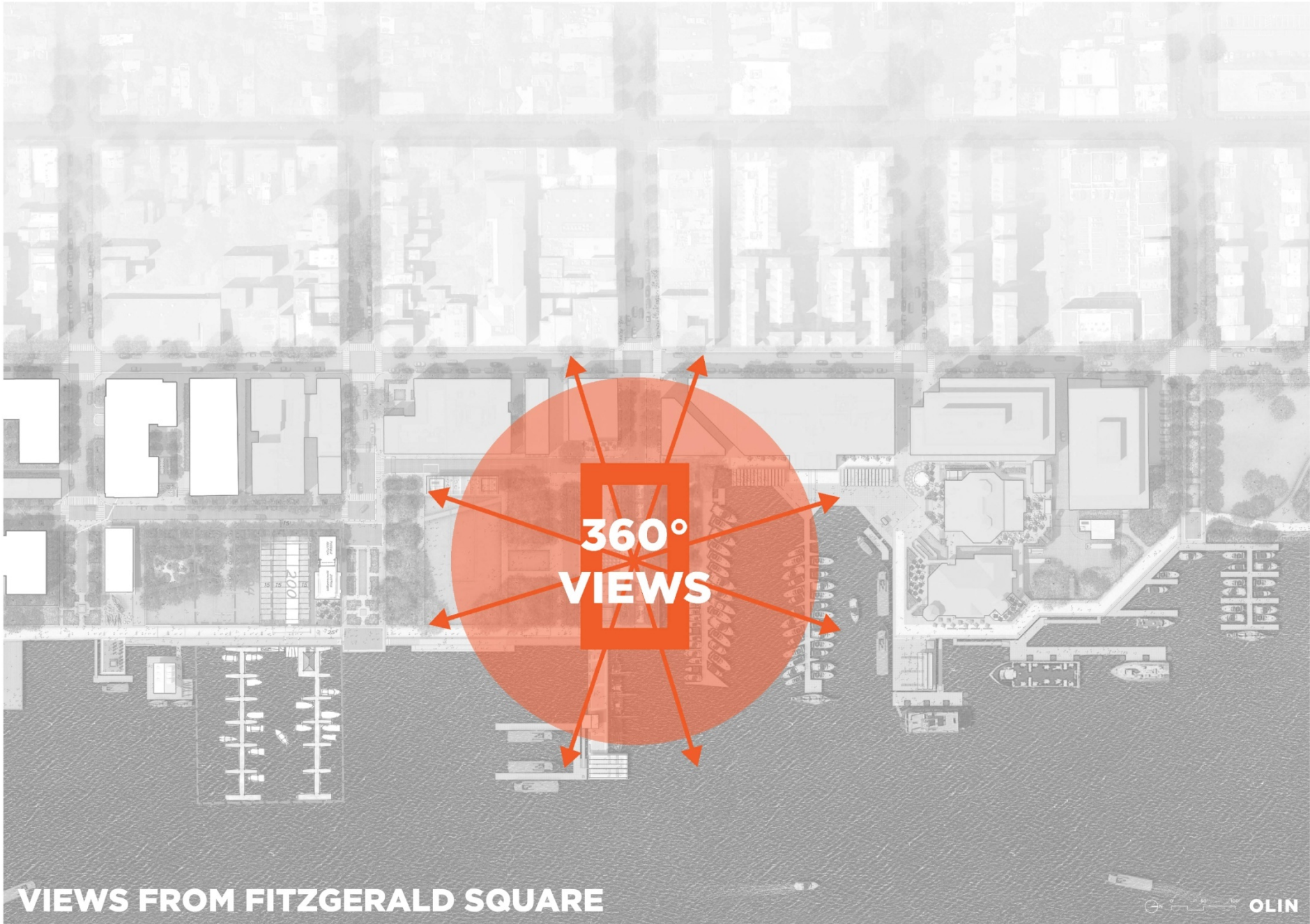
**FOCAL POINT**

**GATHERING SPACE AT THE INTERSECTION OF KING + STRAND**



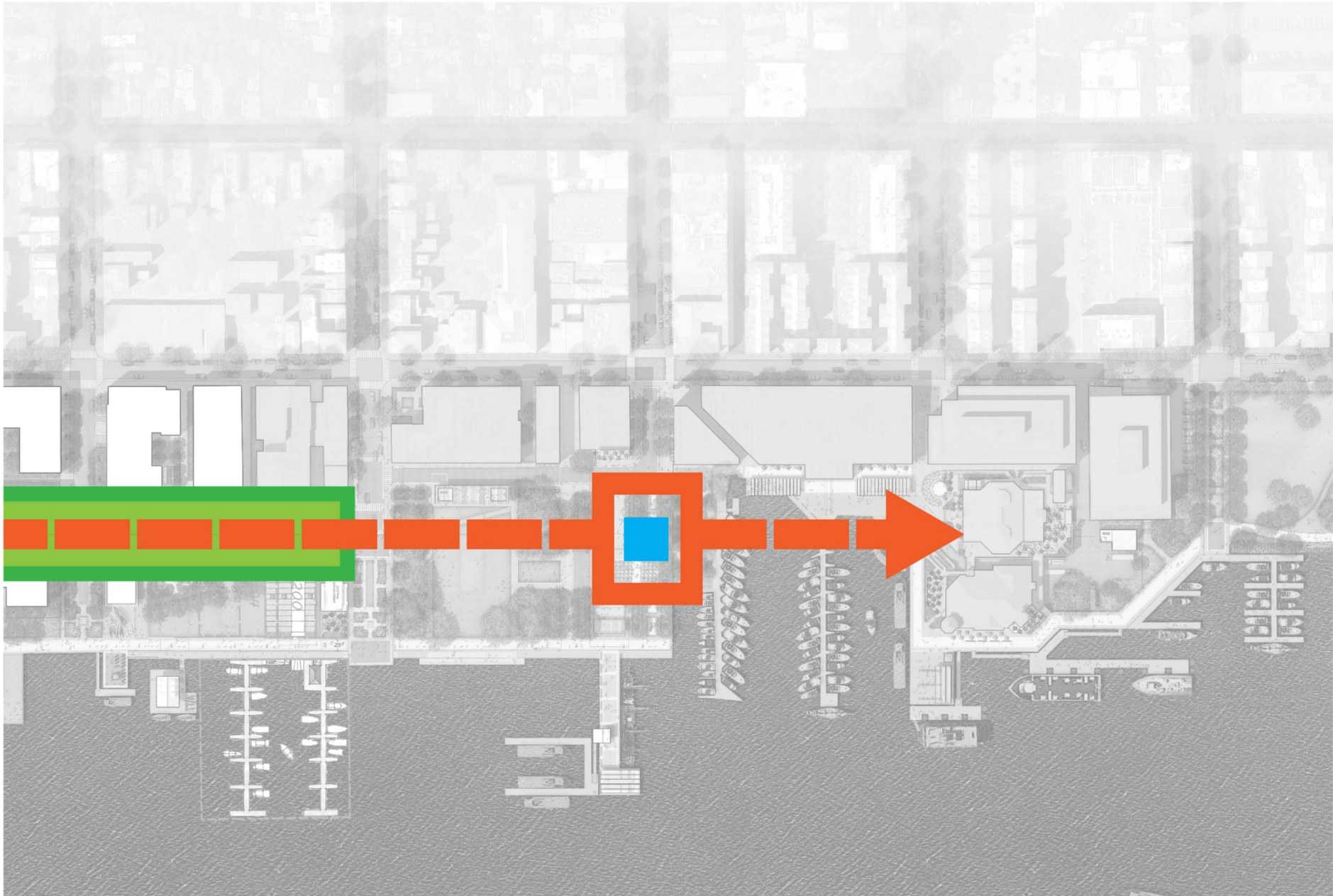
OLIN





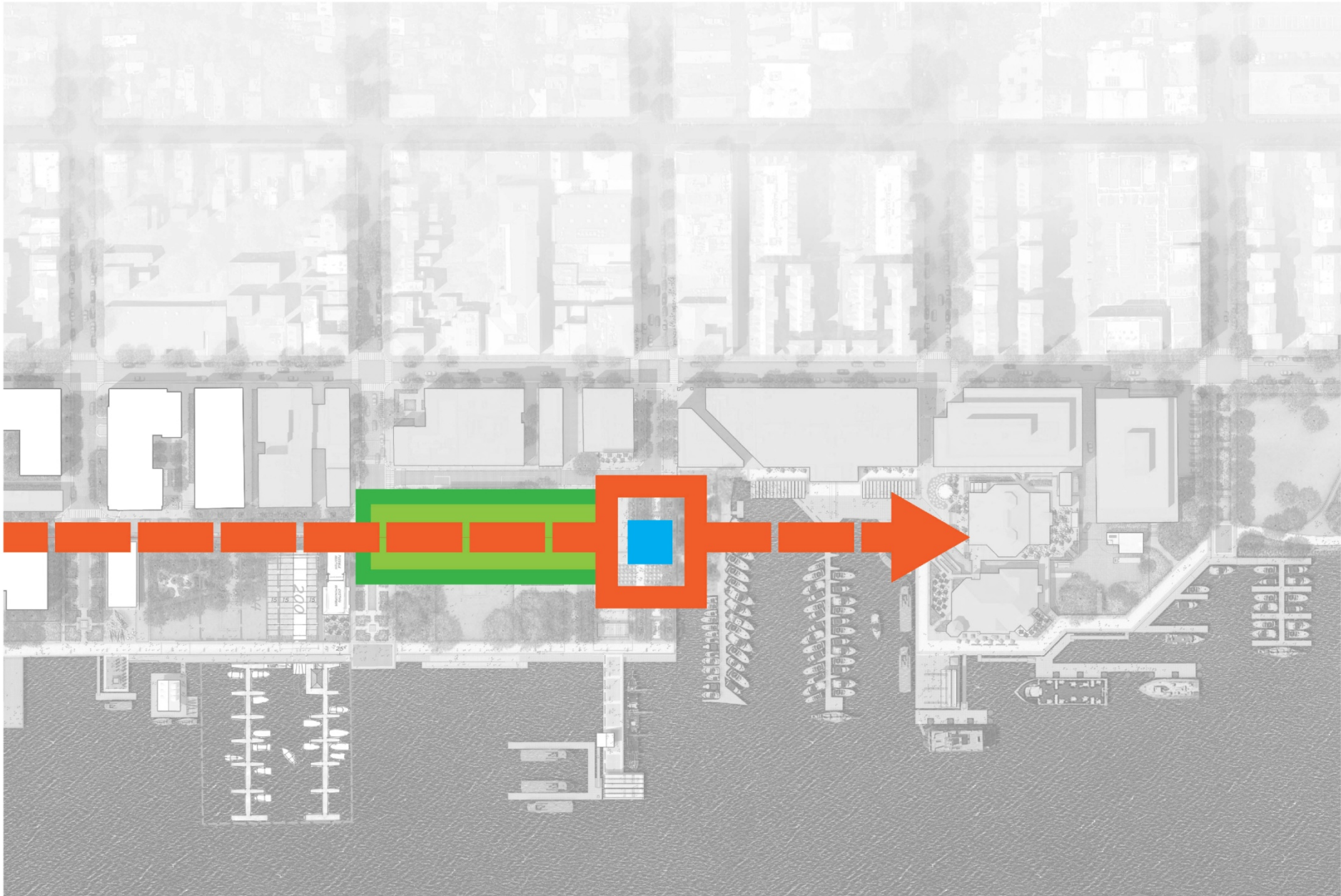
**VIEWS FROM FITZGERALD SQUARE**





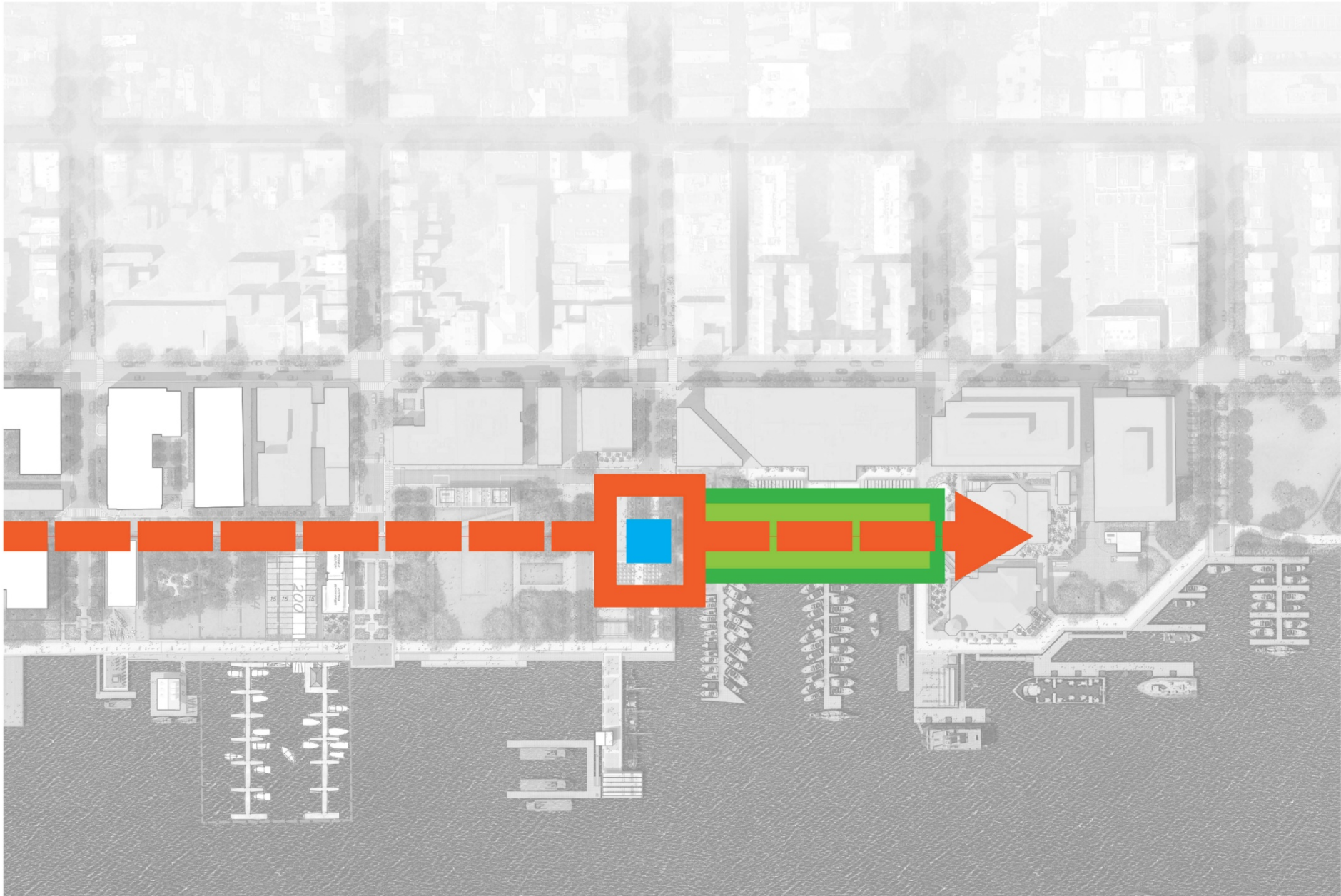
**PRESERVE THE STRAND WALK THROUGH POINT LUMLEY PARK**





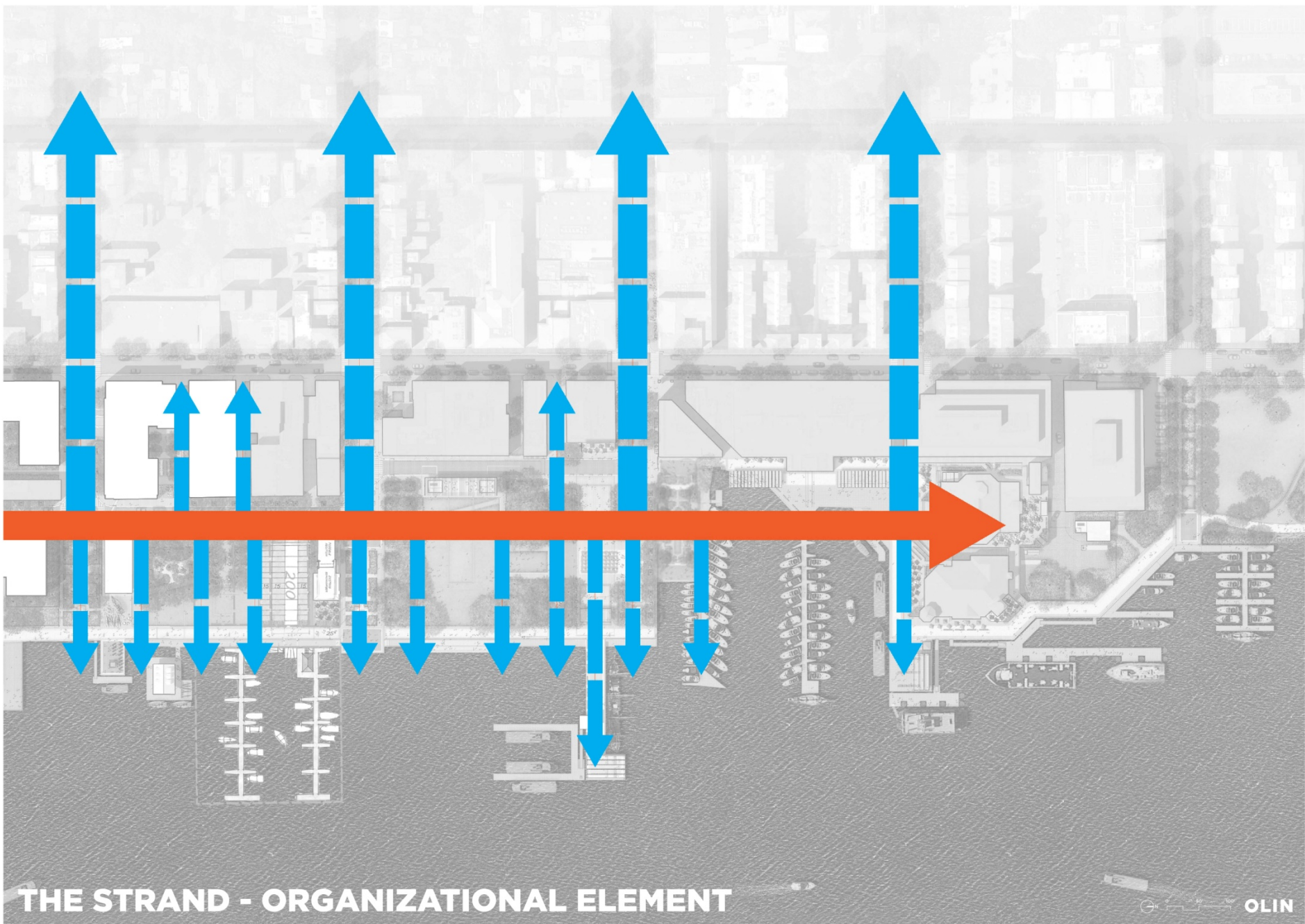
**EXTEND THE STRAND WALK THROUGH WATERFRONT PARK**





**CONNECT THE STRAND WALK TO THE MARINA**





**THE STRAND - ORGANIZATIONAL ELEMENT**





1 Hunting Creek Bridge to Mount Vernon 2 Fort Lyons  
 3 Fort Ellsworth 4 Fairfax Seminary 5 PA Reserves  
 6 Govern. Land Bldg. 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 Quarter Masters Department 10 Custom House Post Office  
 and Military Government Headquarters  
 11 Masons House Hospital  
 12 Christ Church (Gods Westingtons Place of Worship)

*Published by Geo. S. Alexander & Co., 400, 7th St., Washington, D. C.*

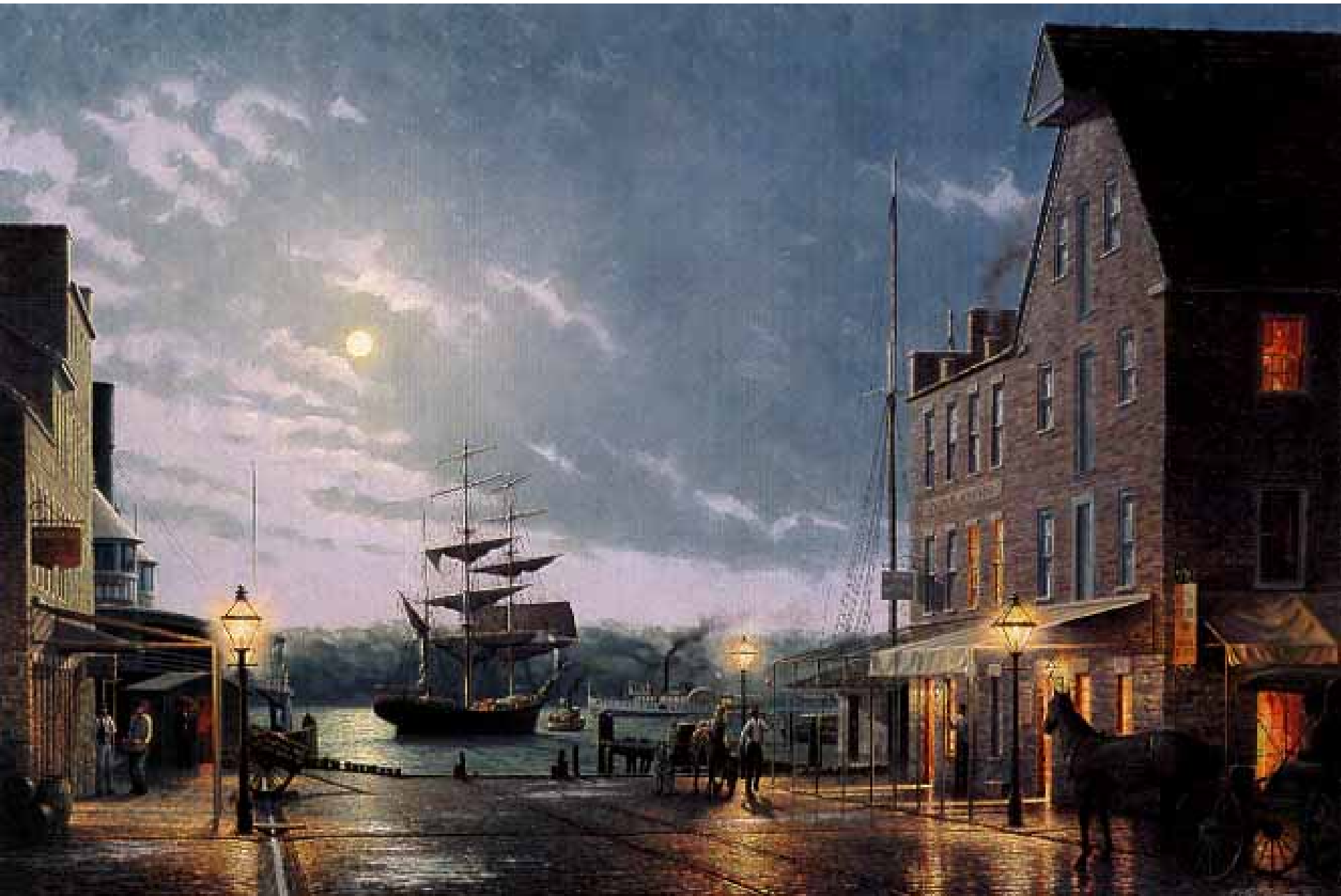




THE STRAND

CIRCA 1865





OLD TOWN ALEXANDRIA BY MOONLIGHT

JOHN BARBER

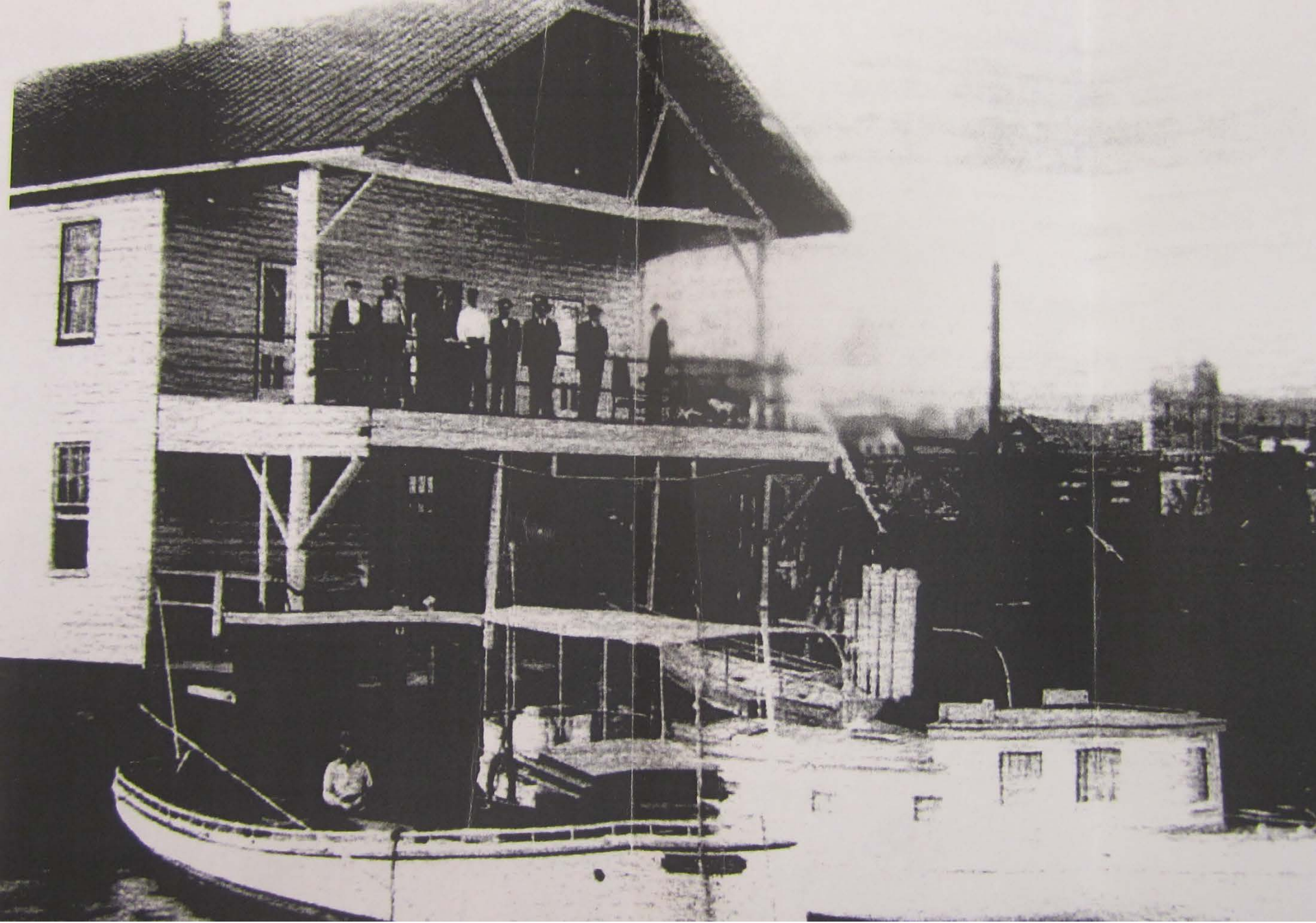




CORE AREA DESIGN REFINEMENT

1912 SANBORN MAP

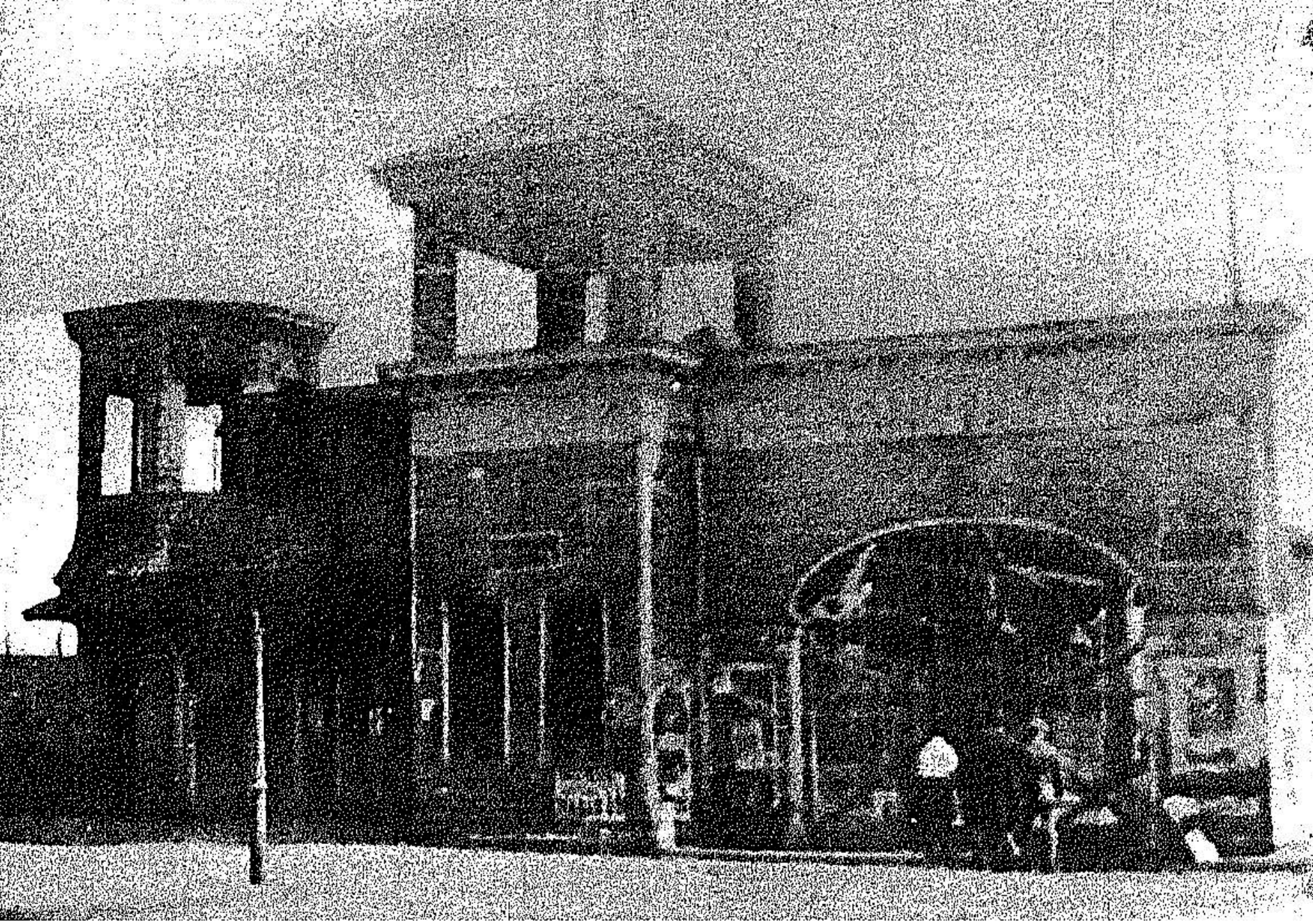




OLD DOMINION BOAT CLUB

CIRCA 1900





NORFOLK & WASHINGTON STEAMBOAT CO.

CIRCA 1900





JAMESON,  
ALEXANDRIA, VA.

FOOT OF KING STREET

CIRCA 1900

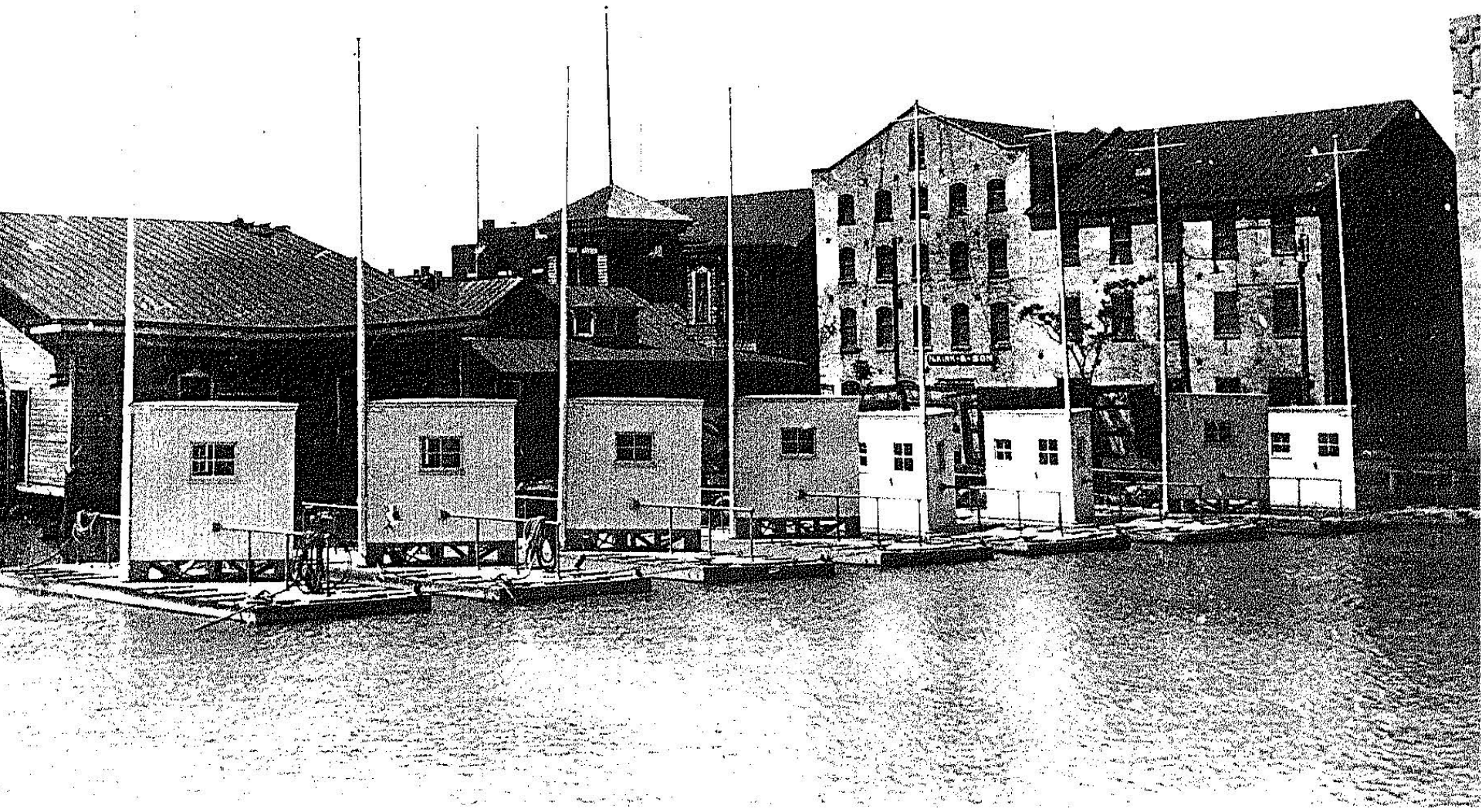




NORFOLK & WASHINGTON STEAMBOAT CO.

CIRCA 1920





NORFOLK & WASHINGTON STEAMBOAT CO.

CIRCA 1920





TORPEDO FACTORY

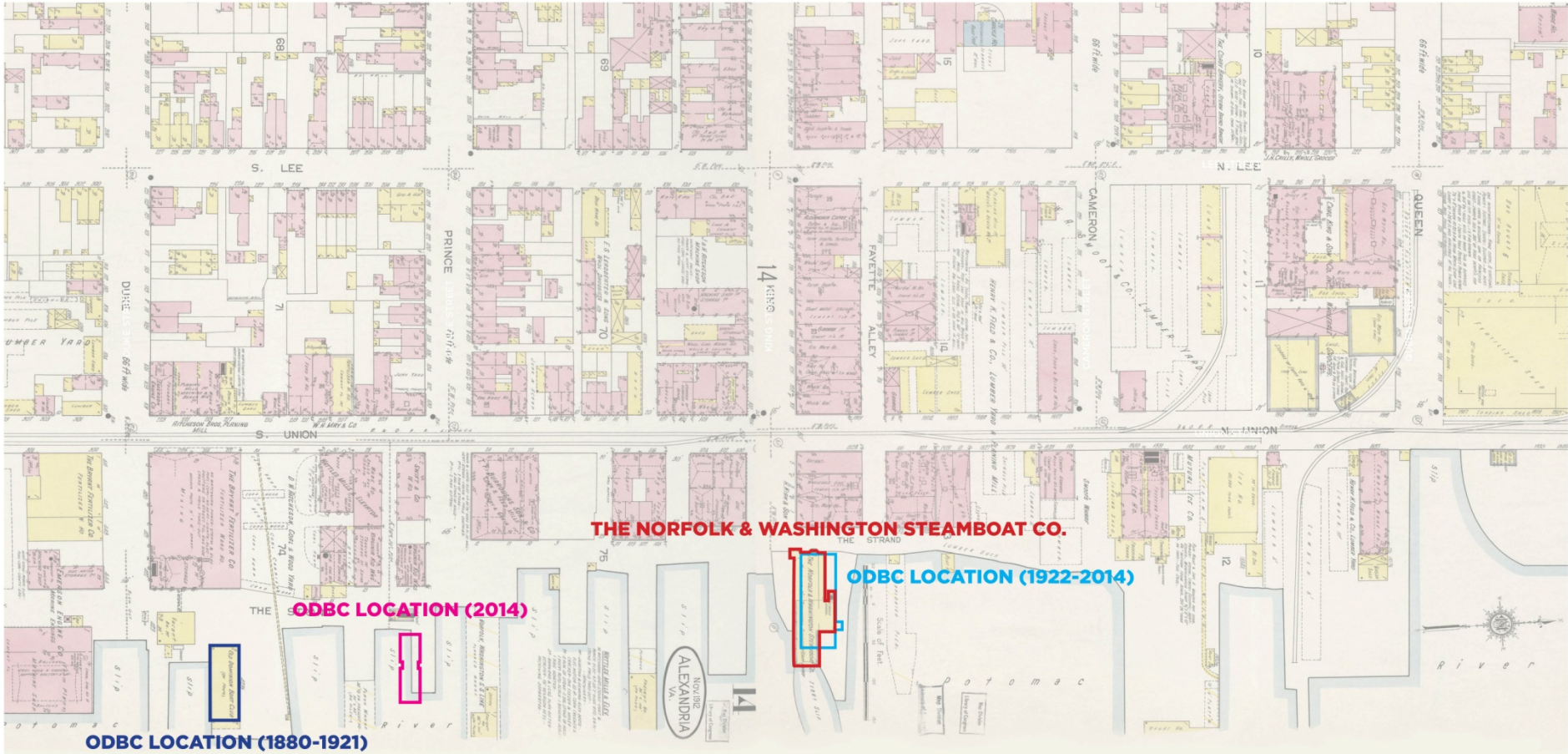
CIRCA 1930





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





**THE NORFOLK & WASHINGTON STEAMBOAT CO.**

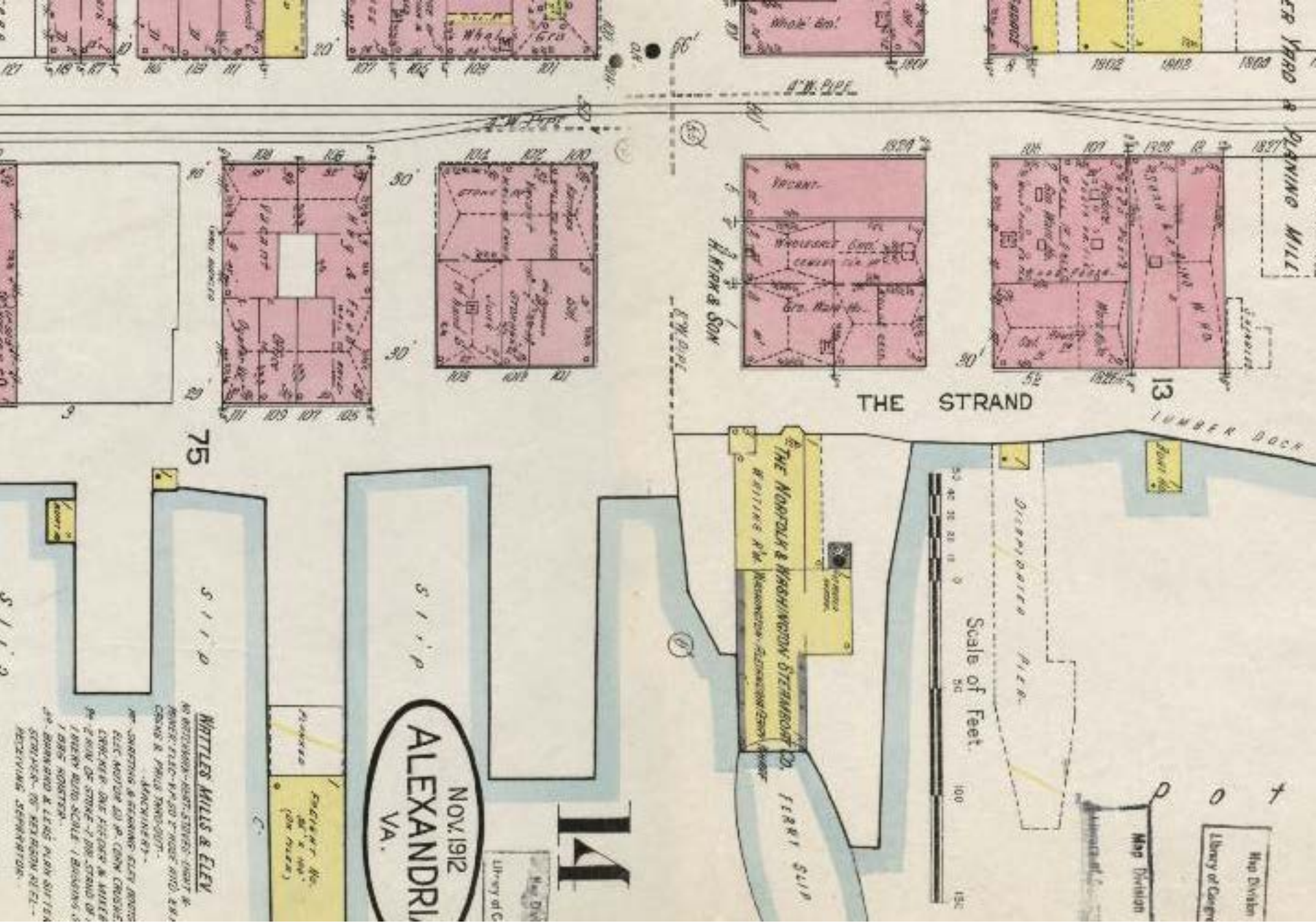
**ODBC LOCATION (2014)**

**ODBC LOCATION (1922-2014)**

**ODBC LOCATION (1880-1921)**

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





FOOT OF KING STREET

1912 SANBORN MAPS





ALEXANDRIA WATERFRONT

CIRCA 1930





OLD DOMINION BOAT CLUB AT KING STREET

CIRCA 1930





EMBRACE HISTORY

POINT PARK, PITTSBURGH





EMBRACE HISTORY

BERLIN, GERMANY





# CONGRESS

BUILT AS THE COUNTY

1852-54



City installs a shrine to Founders and Liberty Bell

1873



Independence Hall is renovated and re-opened as "The National

1876



Centennial of the nation is celebrated with additional exhibits at

1922



Old City Hall is restored and, with Congress Hall, opens as a museum

1943



Independence Hall is declared a National Historic Site; in 1948

1976



Liberty Bell is moved from Independence Hall to a park

1979



Independence Hall complex is designated a

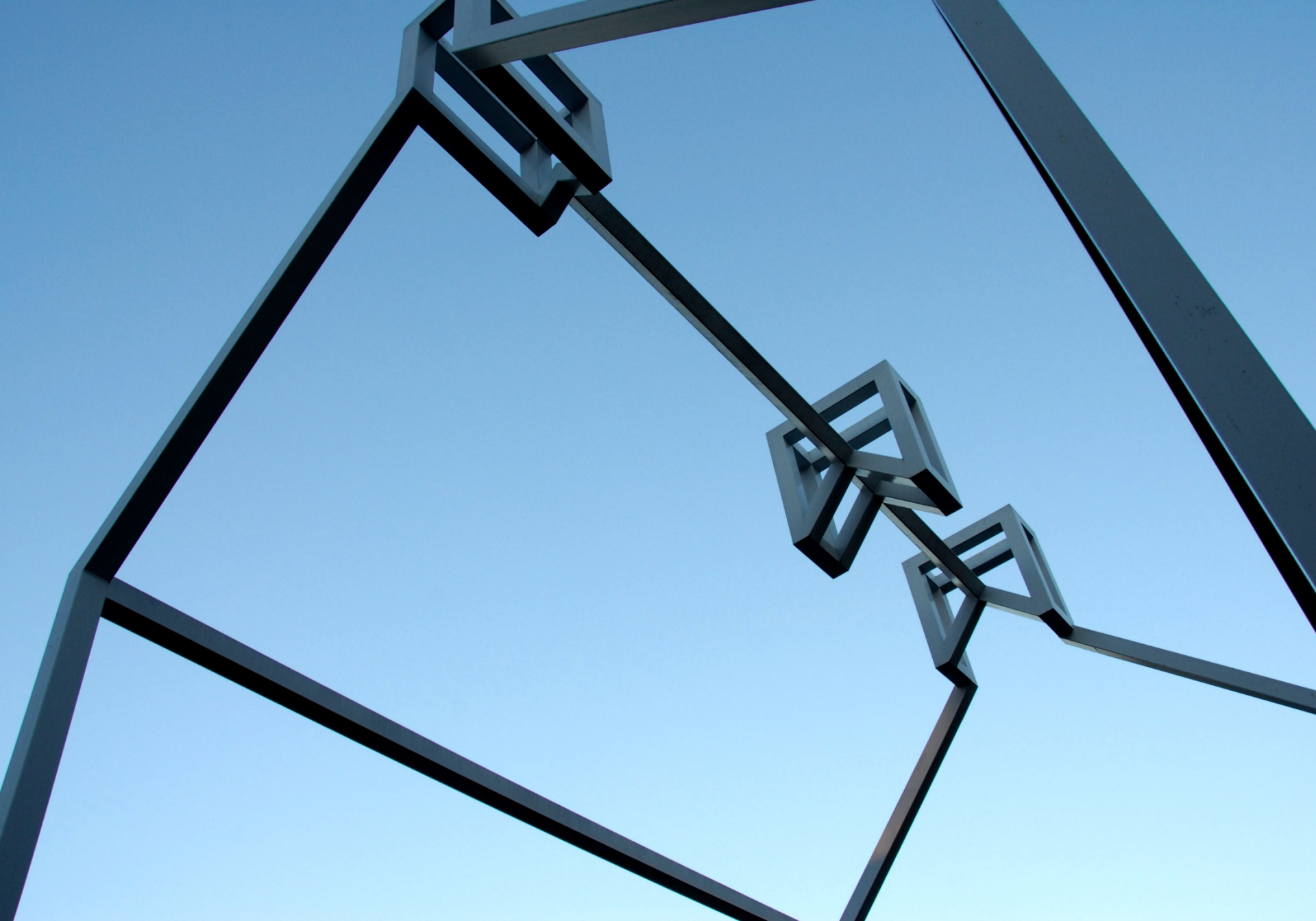




EMBRACE HISTORY

WHARF DISTRICT PARK – BOSTON, MA





EMBRACE HISTORY

**BEN FRANKLIN HOUSE – PHILADELPHIA, PA**





EMBRACE HISTORY

BEN FRANKLIN HOUSE – PHILADELPHIA, PA



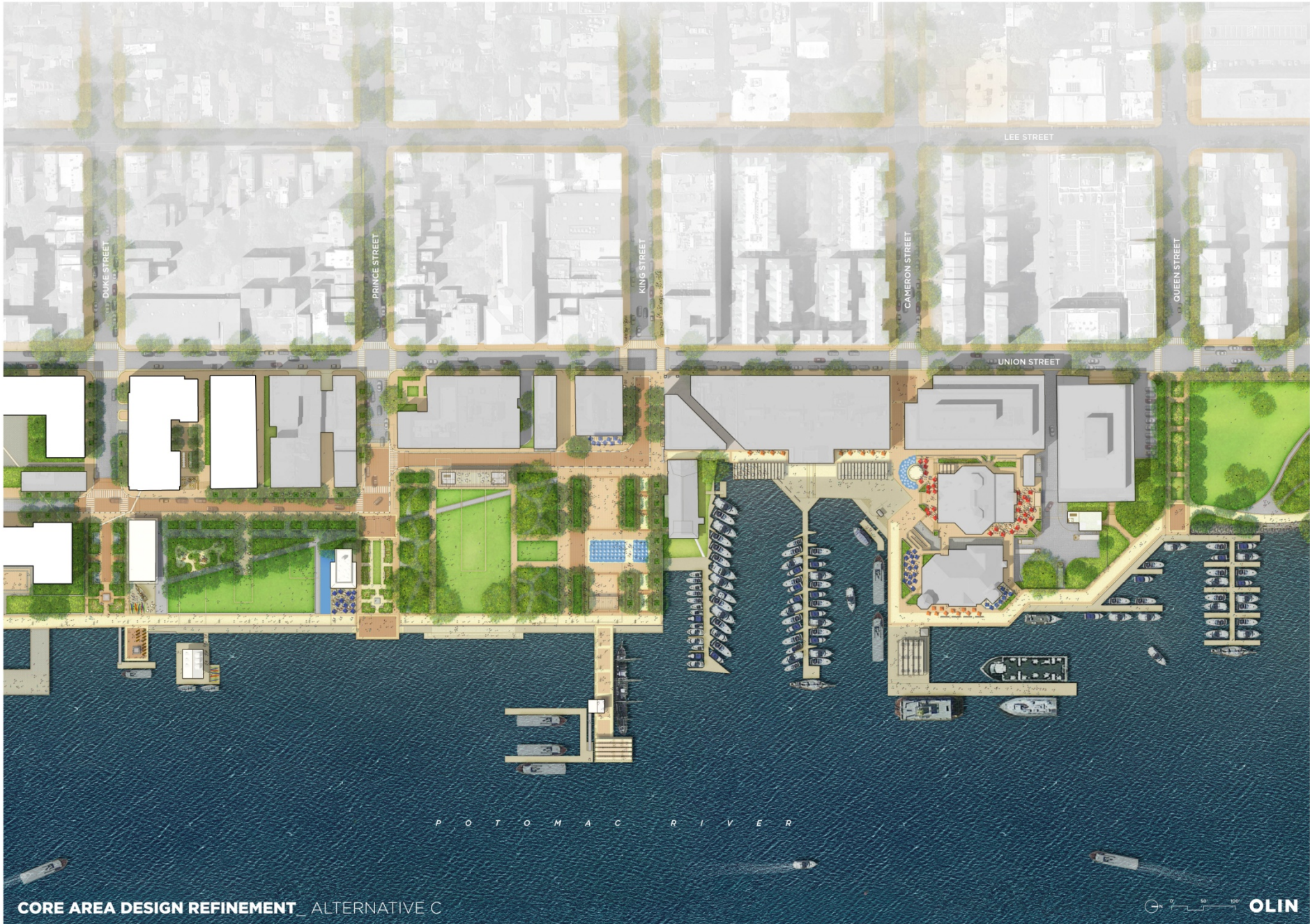


CORE AREA - DESIGN ALTERNATIVE D

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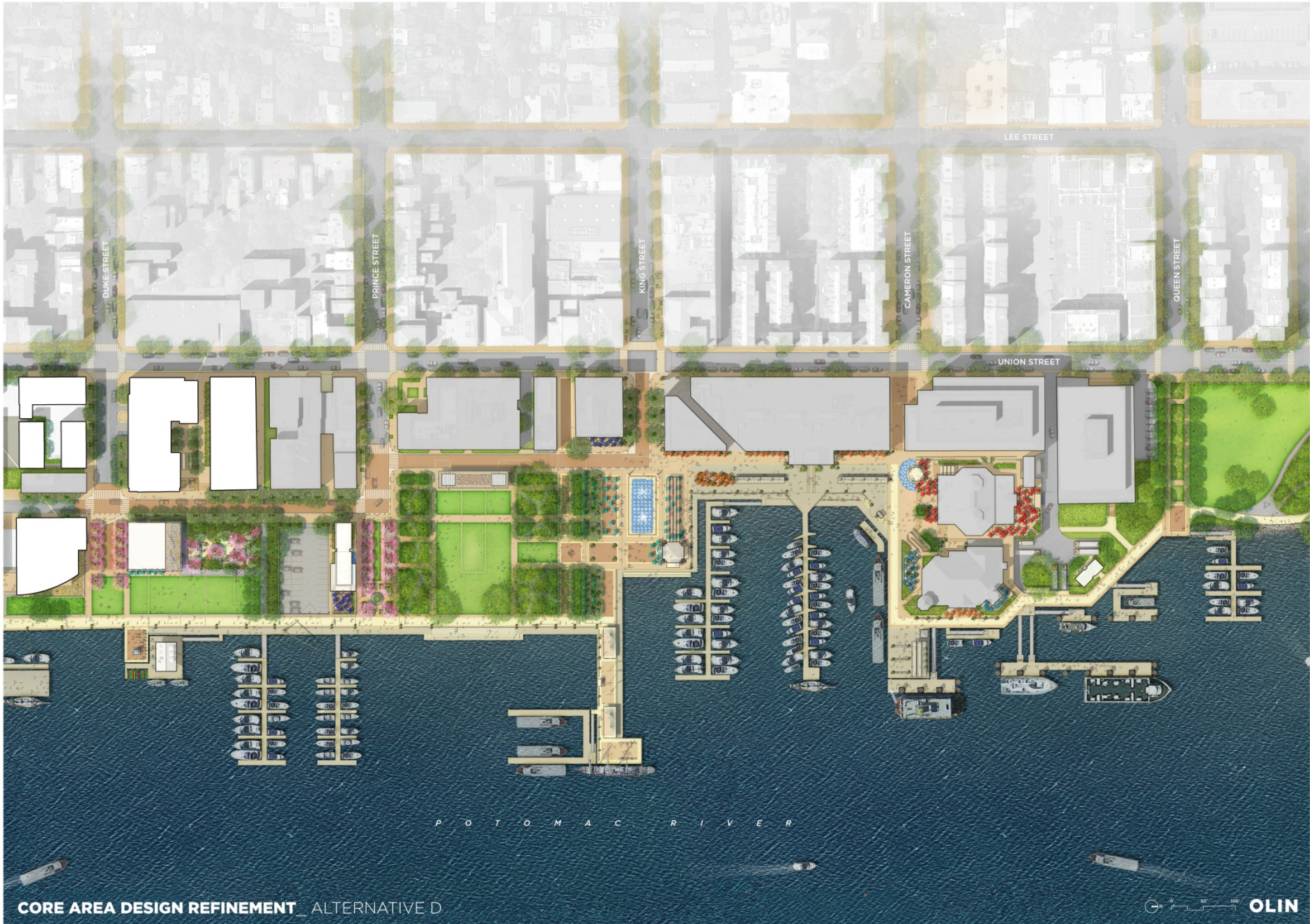
**OLIN**





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





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





POINT LUMLEY PARK





WATERFRONT PARK





CITY MARINA & TORPEDO PLAZA



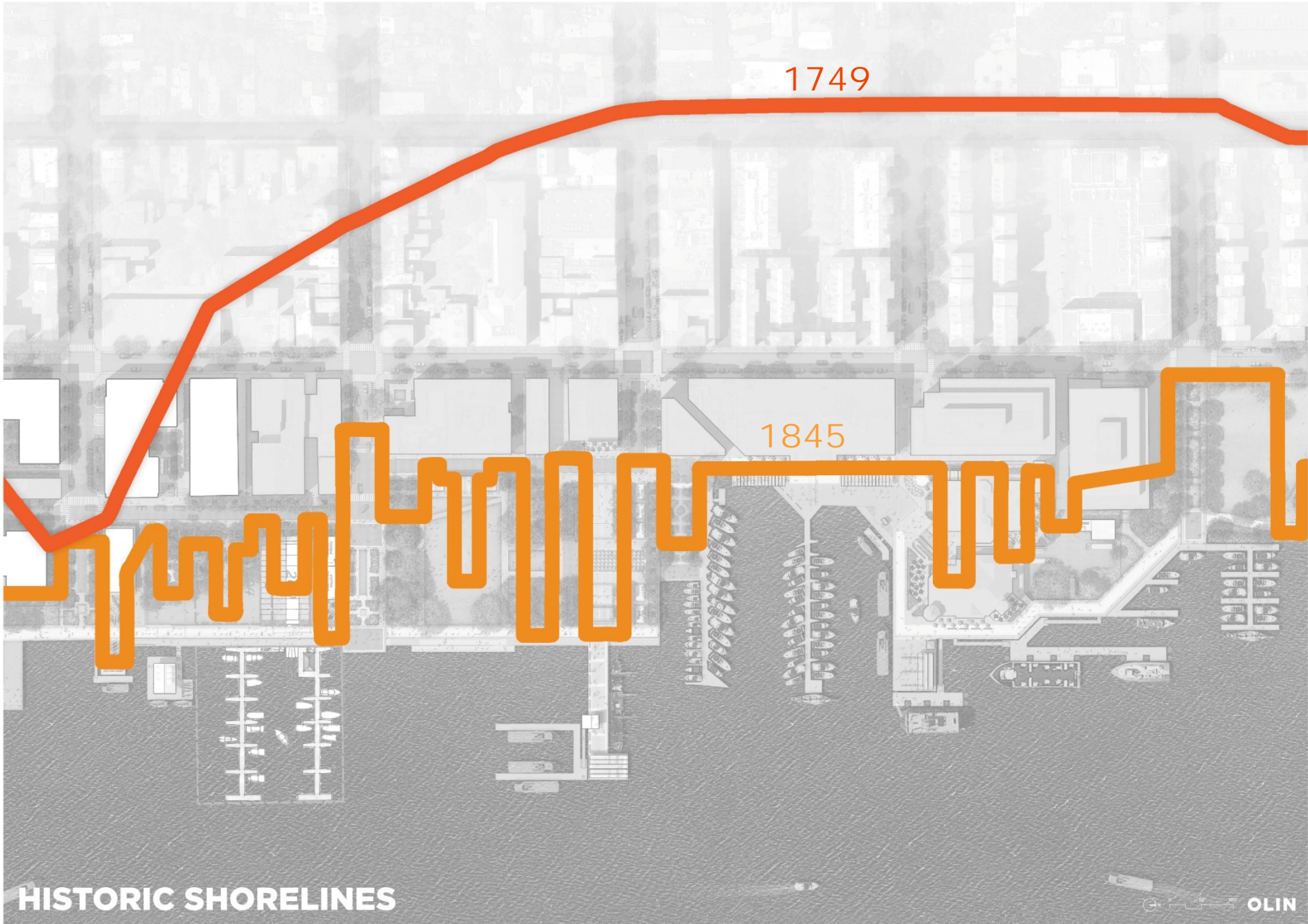




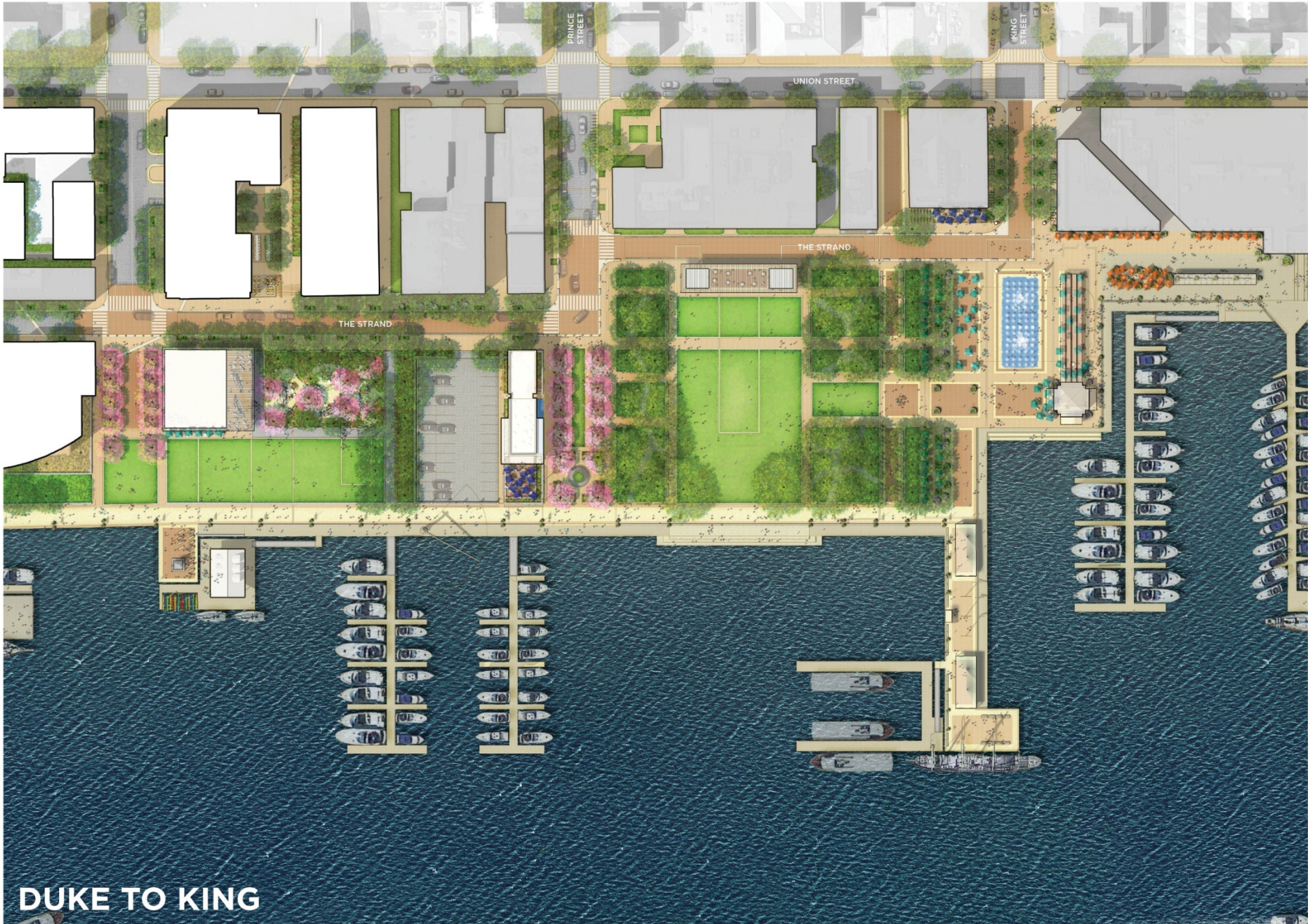
1749

1845

# HISTORIC SHORELINES







**DUKE TO KING**

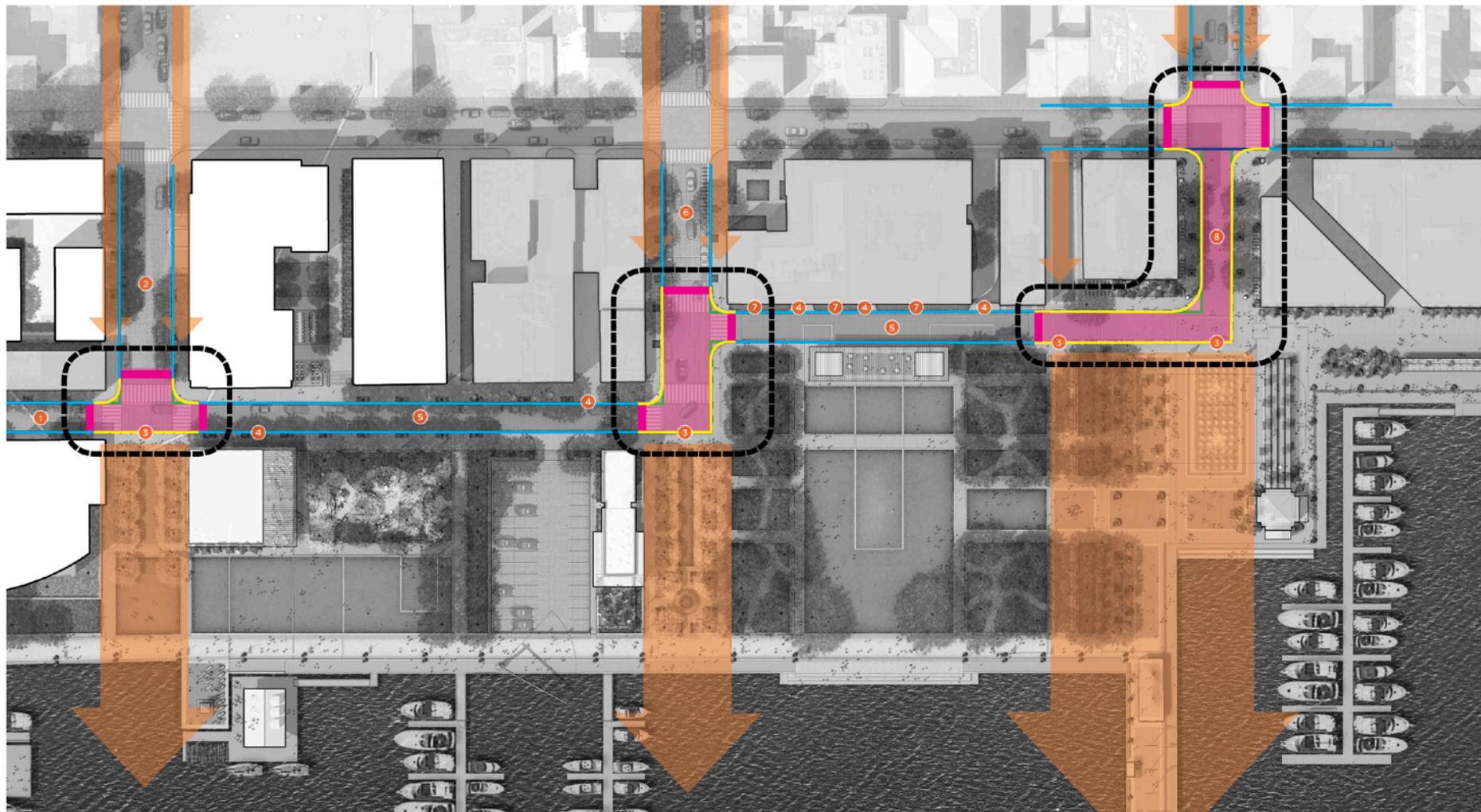




- 1 ROBINSON TERMINAL REDEVELOPMENT
- 2 WATERFRONT PROMENADE AND IMPROVED BULKHEAD
- 3 DUKE STREET GARDENS
- 4 POINT LUMLEY PIER WITH MOVEABLE SEATING
- 5 SEAPORT FOUNDATION FLOATING MUSEUM
- 6 CIVIC BUILDING
- 7 EXHIBITION AREA & FLEXIBLE EVENT SPACE
- 8 CARR HOTEL REDEVELOPMENT
- 9 REALIGNED STRAND 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





**LEGEND**

- 6" RAISED CURB
- FLUSH BAND WITH BOLLARDS/MOUNTING BLOCKS AND 2' WIDE BAND DETECTABLE WARNING STRIP
- 2' WIDE STONE FLUSH BAND W/DETECTABLE WARNING STRIP
- 2' WIDE STONE FLUSH BAND
- RAISED STREET TRANSITION
- RAISED STREET
- 1 22' WIDE STRAND - EXTENSION INTO RTS
- 2 40' WIDE DUKE STREET (EXISTING)
- 3 EMERGENCY/MAINTENANCE VEHICLE ACCESS
- 4 ROLL CURB ACCESS
- 5 22' WIDE STRAND WITH VEHICULAR PAVERS
- 6 40' WIDE PRINCE STREET (EXISTING)
- 7 PLANTING AREAS ALONG WEST SIDE OF STRAND
- 8 22' WIDE UNIT BLOCK OF KING - CURBLESS STREET WITH VEHICULAR PAVERS

ALEXANDRIA WATERFRONT

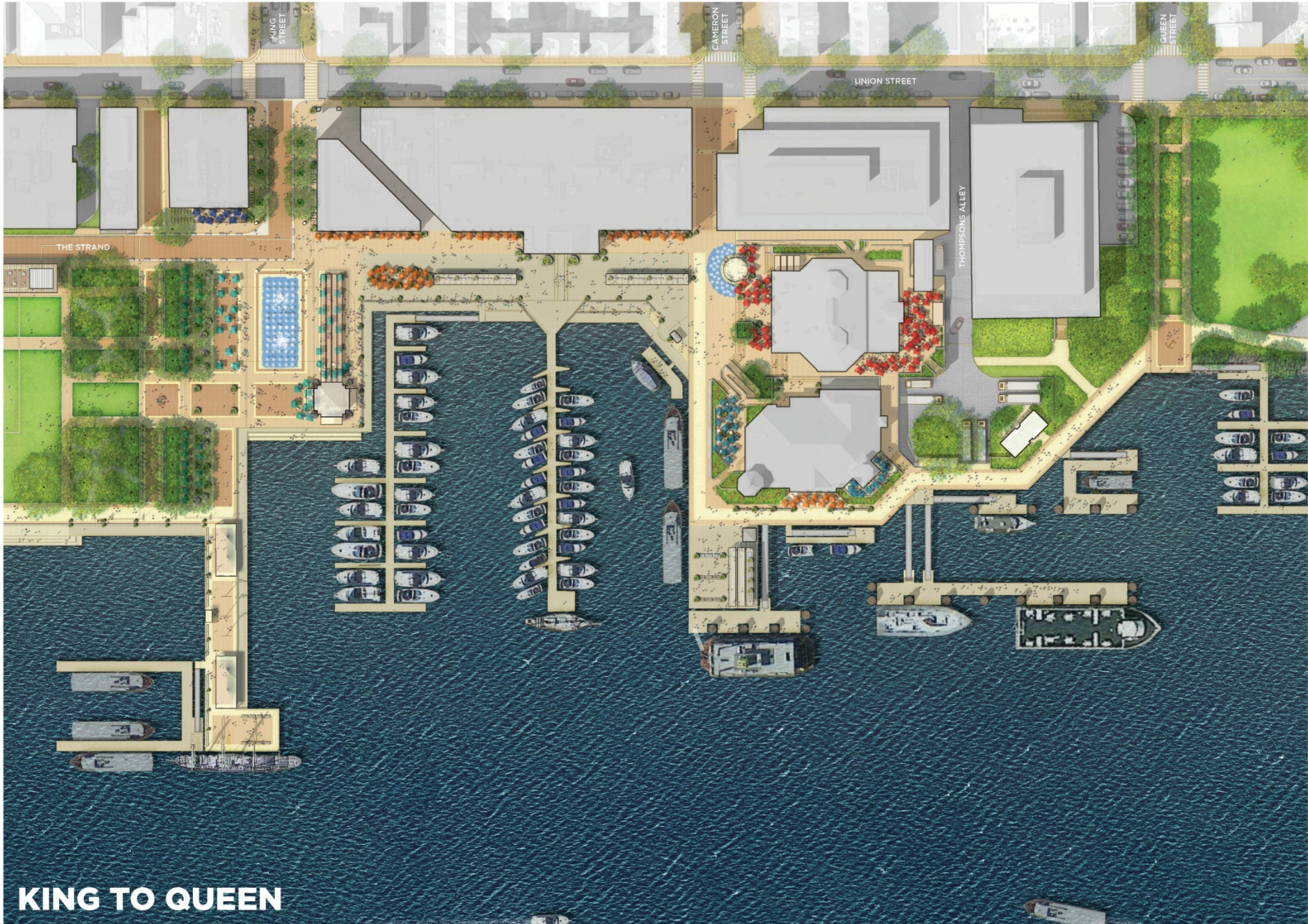
The Strand



**OLIN**

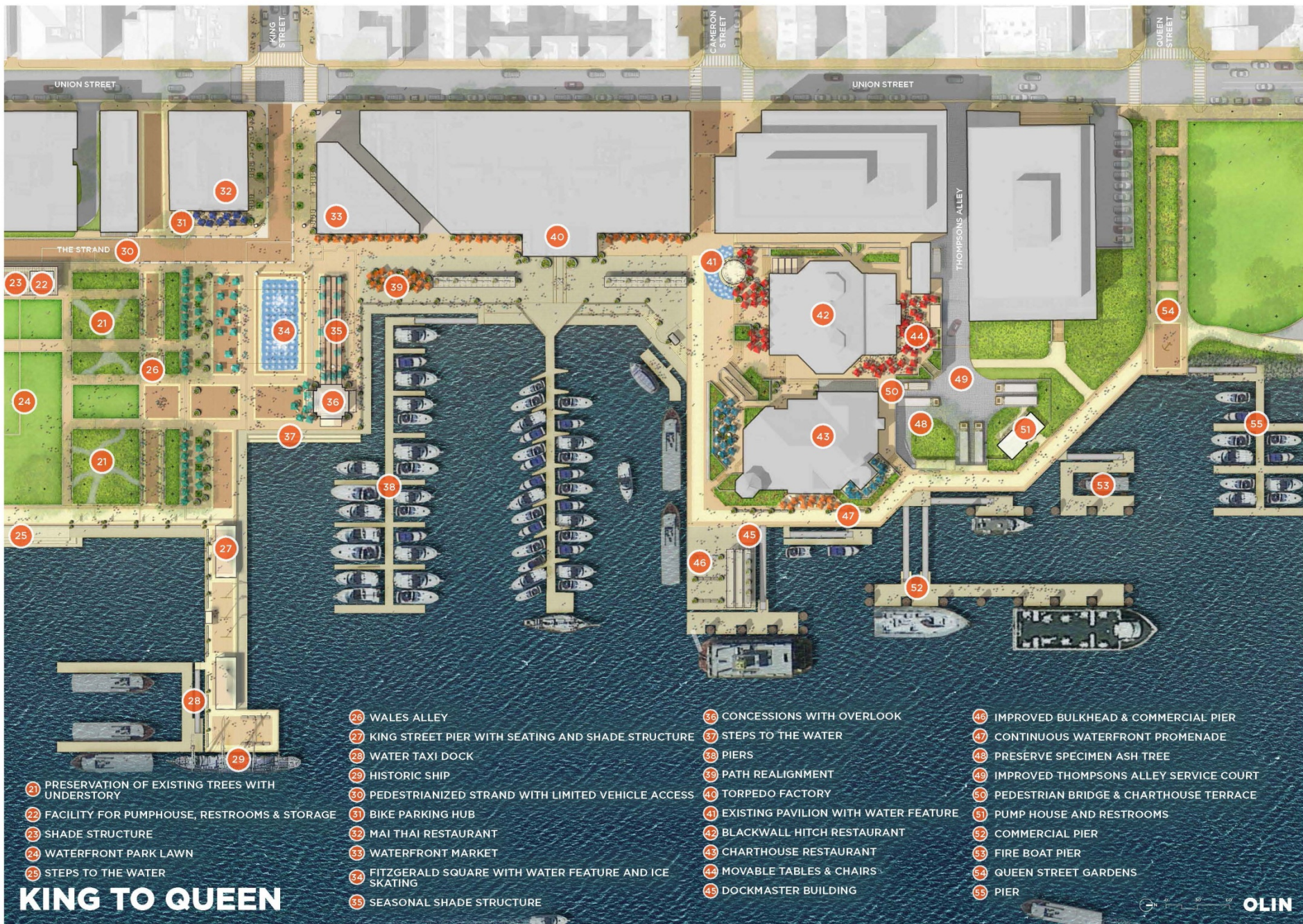
7 APRIL 2014  
OLIN Partnership Ltd.





# KING TO QUEEN





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

# KING TO QUEEN

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

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





CIVIC ARCHITECTURE





READING ROOM





TEMPORARY RECREATION





NATURAL PLAY SPACES





INTEGRATED ART ELEMENTS





FAMILY RECREATION

CHARLESTON, SC





LAWN GAMES





SEAPORT FOUNDATION





KAYAK & CANOE RENTAL





SHADED ALLEE

CHARLESTON, SC





OUTDOOR PERFORMANCE





WATER FEATURE - TERMINUS

CAMANA BAY – GRAND CAYMAN





WATER FEATURE - INTERACTIVE

TORONTO, ONTARIO





WATER FEATURE - REFLECTIVE





WATER FEATURE - INTERPRETIVE

JOSLYN ART MUSEUM - OMAHA, NE





WATER FEATURE – SEASONAL

THUNDER BAY, ON





SEASONAL PROGRAMMING

WATERFRONT WINTERFEST – PHILADELPHIA, PA





SEASONAL PROGRAMMING

WATERFRONT WINTERFEST – PHILADELPHIA, PA





SEASONAL PROGRAMMING

WATERFRONT WINTERFEST – PHILADELPHIA, PA





SEASONAL PROGRAMMING

WATERFRONT WINTERFEST – PHILADELPHIA, PA





WATERFRONT STEPS

THUNDER BAY, ONTARIO





WATERFRONT STEPS





OUTDOOR WATERFRONT DINING

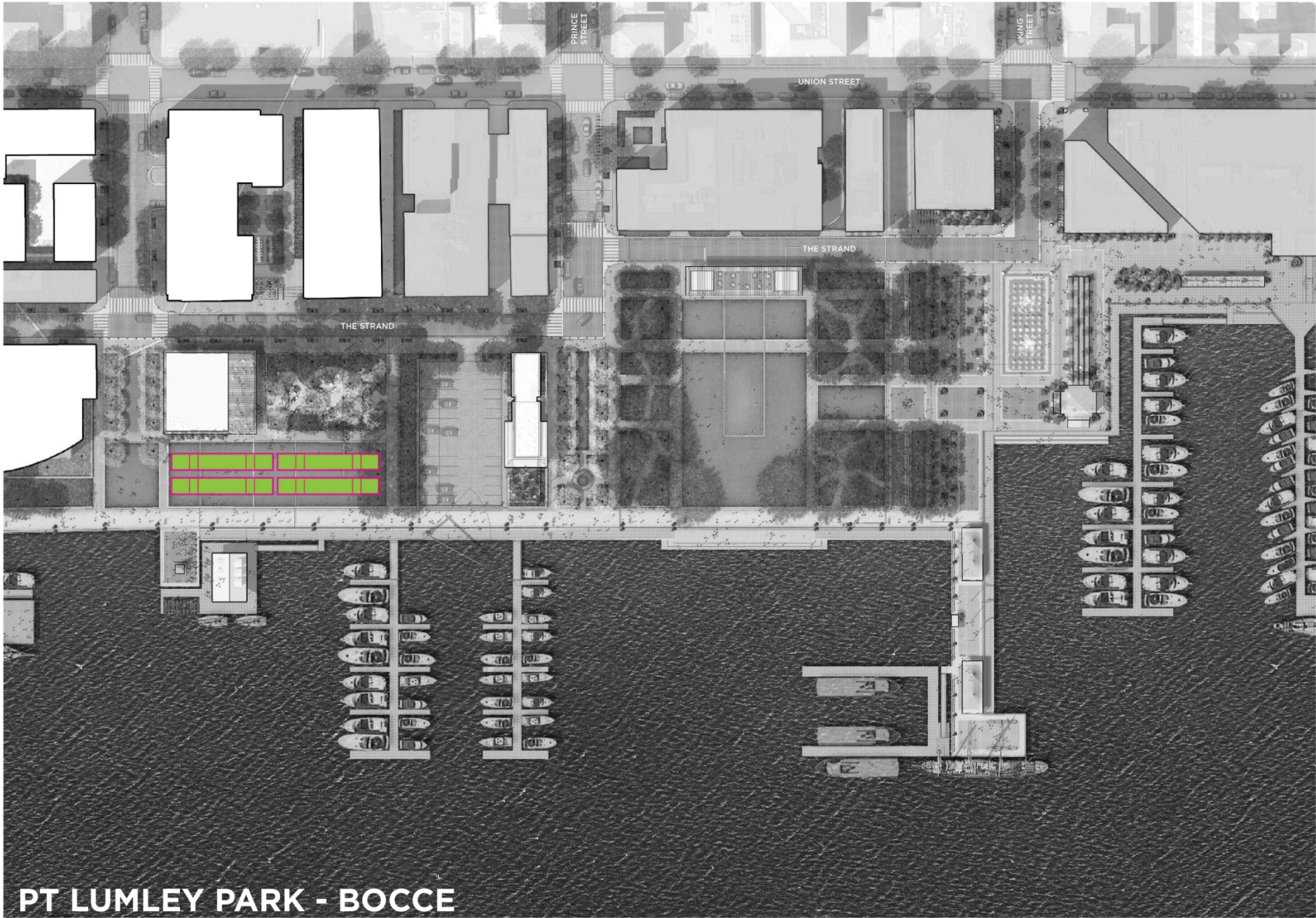




GATEWAY ELEMENTS

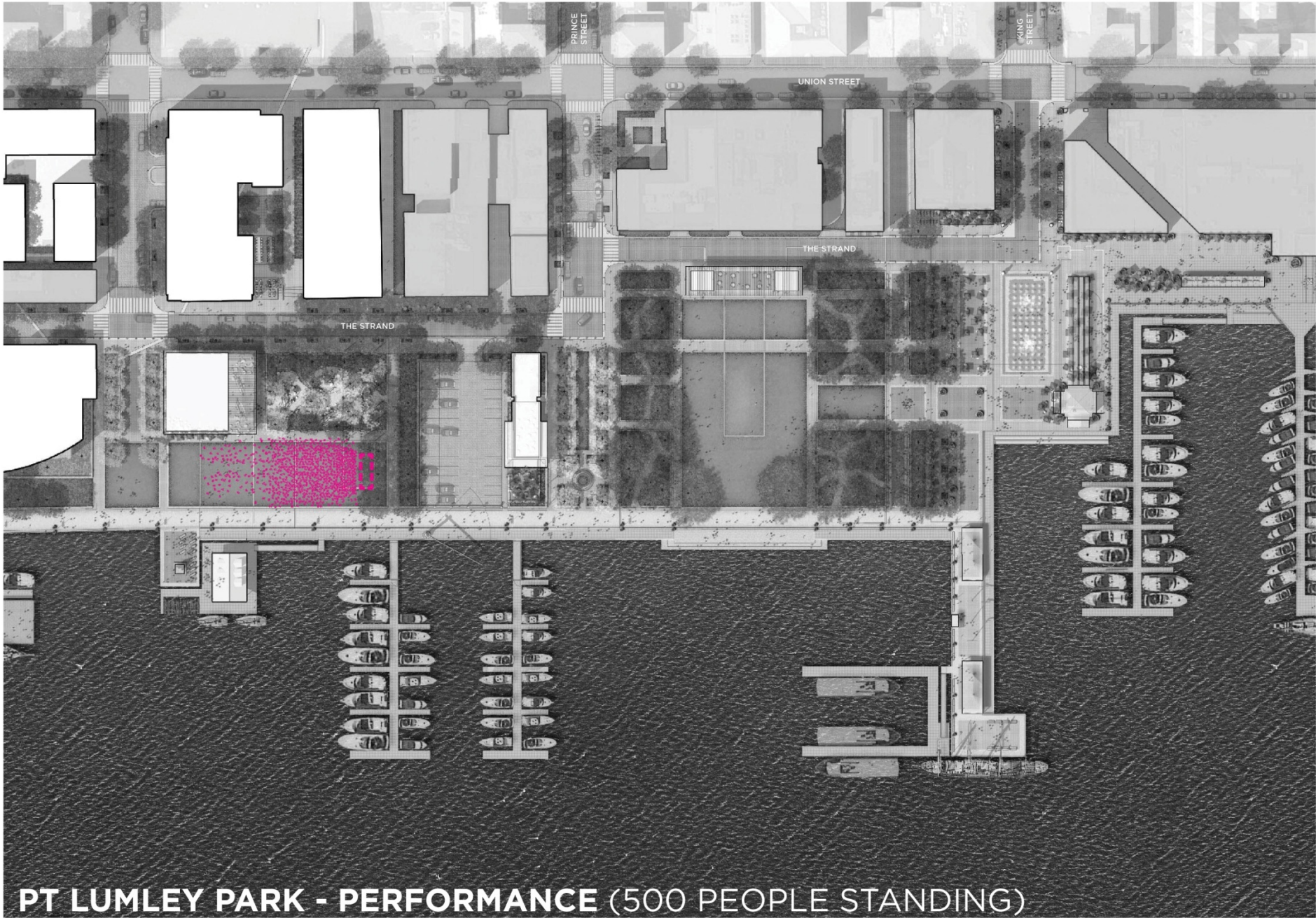
CHARLOTTE, NC





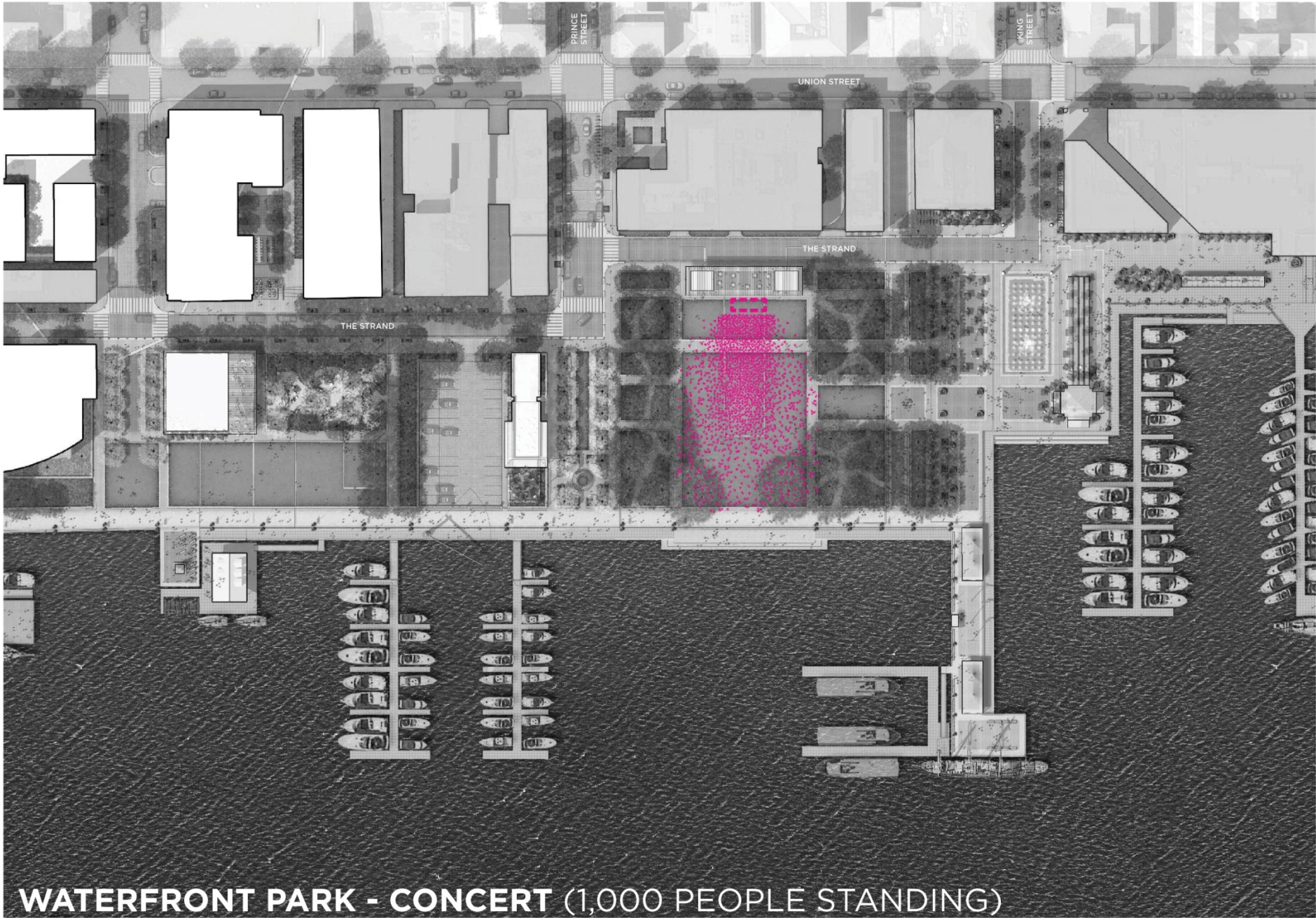
**PT LUMLEY PARK - BOCCE**





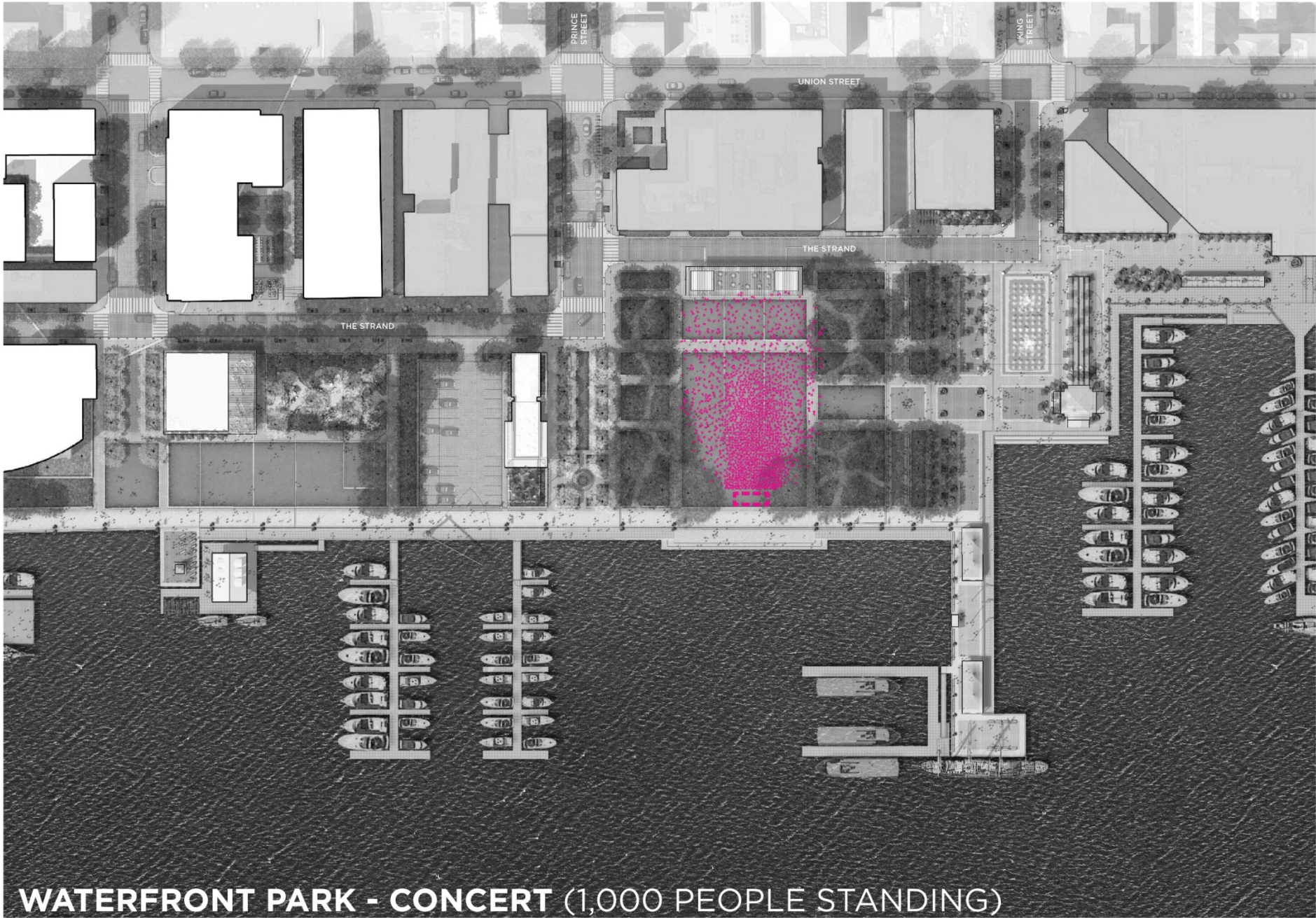
**PT LUMLEY PARK - PERFORMANCE (500 PEOPLE STANDING)**





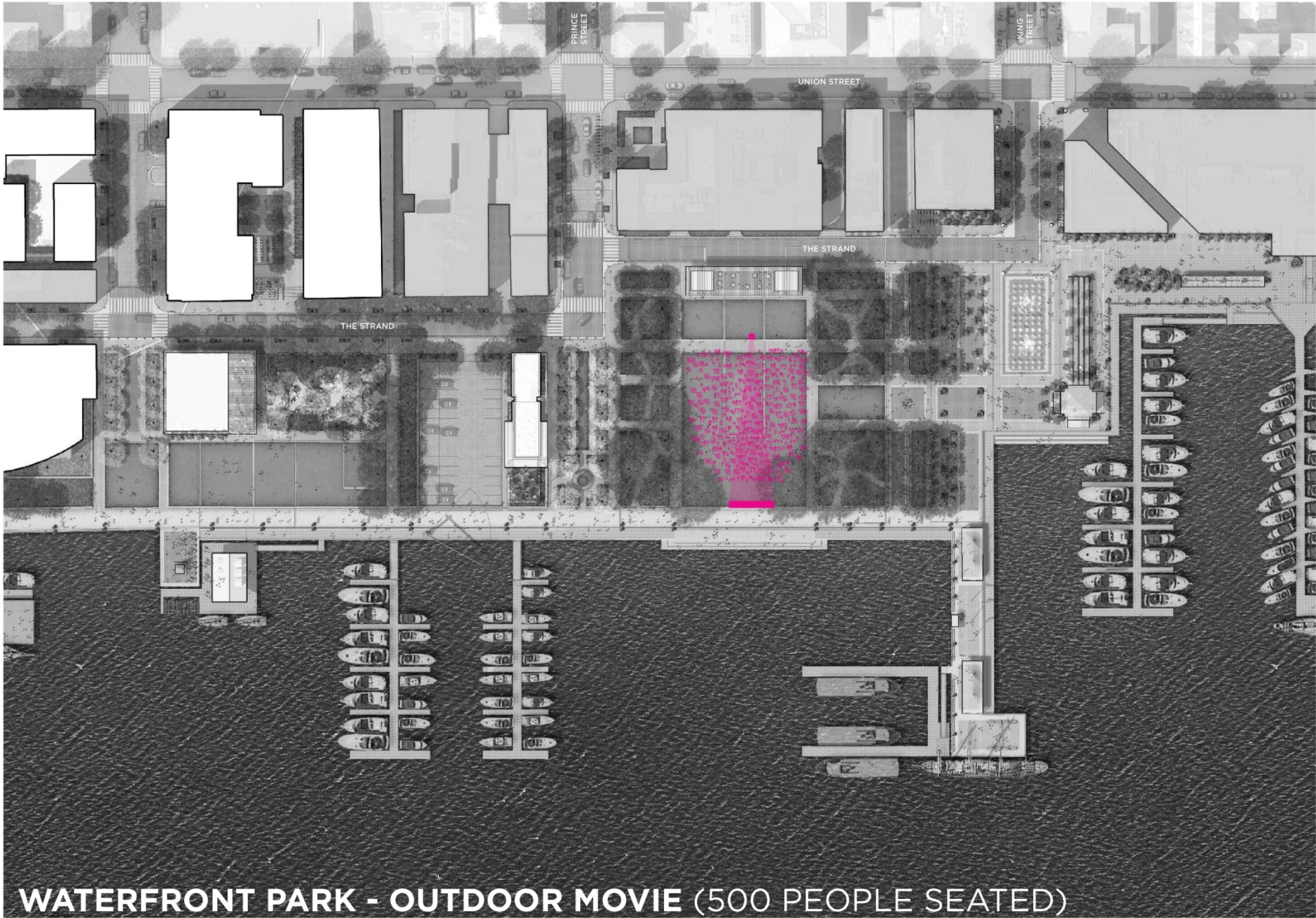
**WATERFRONT PARK - CONCERT (1,000 PEOPLE STANDING)**





**WATERFRONT PARK - CONCERT (1,000 PEOPLE STANDING)**





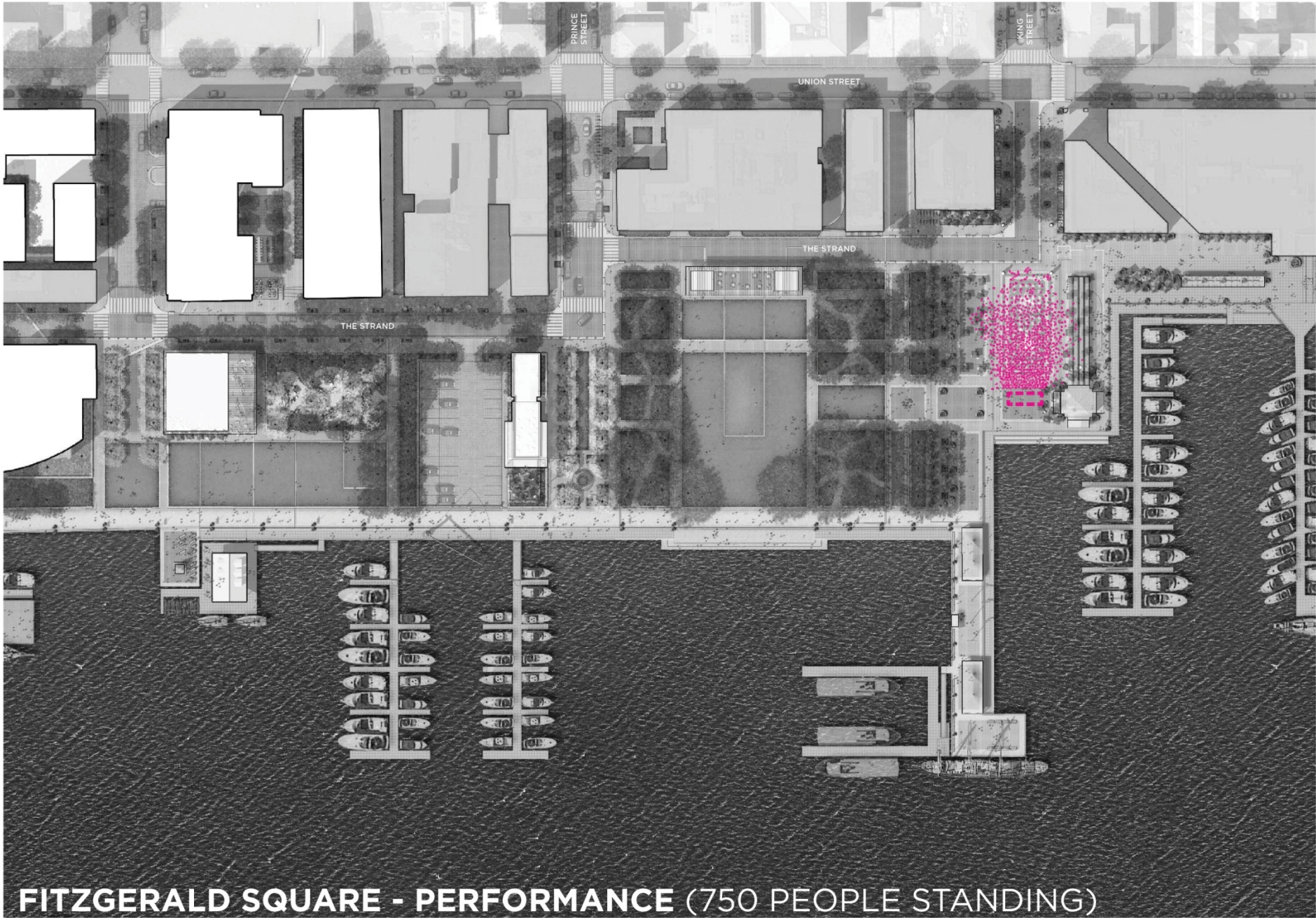
**WATERFRONT PARK - OUTDOOR MOVIE (500 PEOPLE SEATED)**





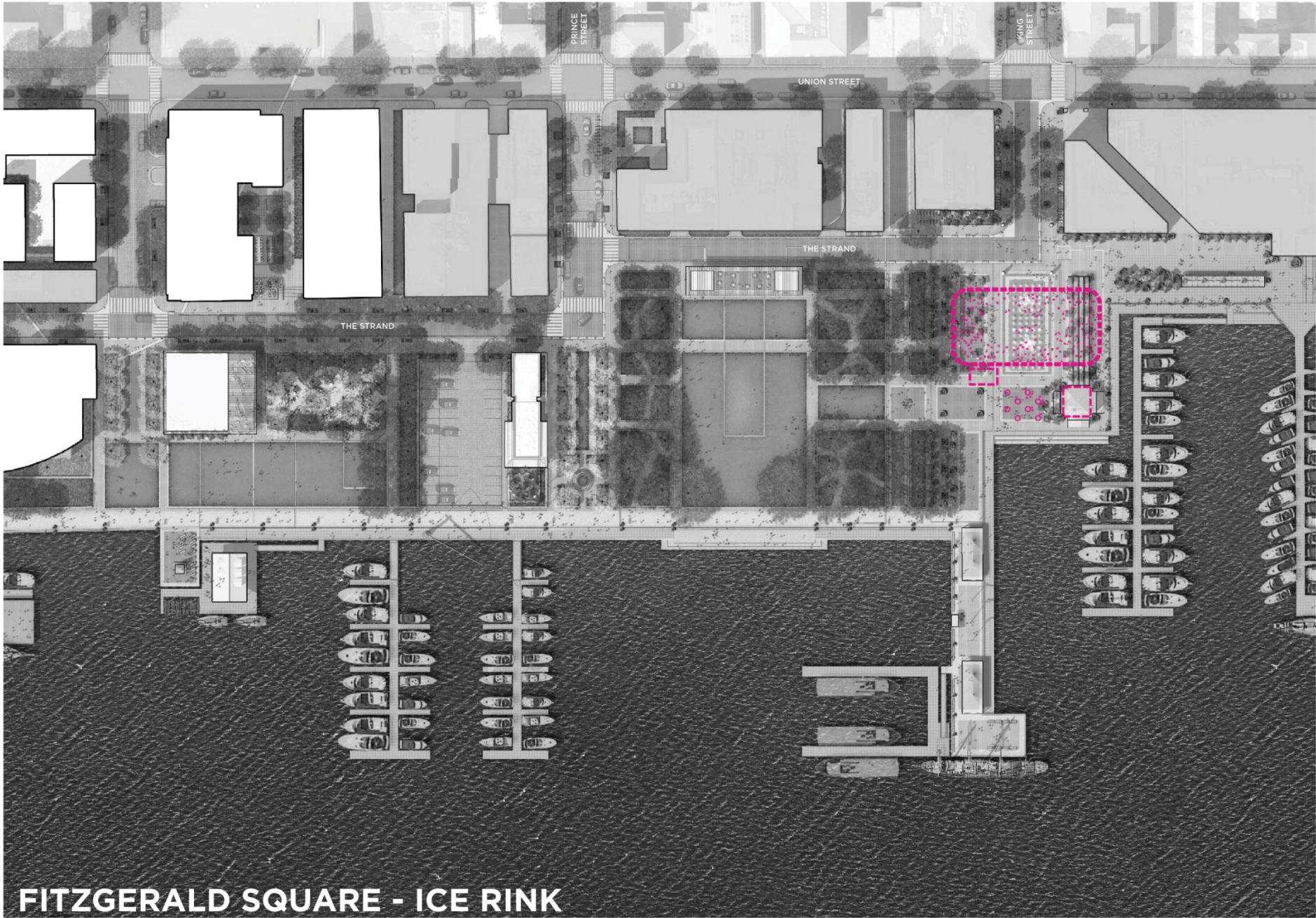
**WATERFRONT PARK - FESTIVAL**





**FITZGERALD SQUARE - PERFORMANCE (750 PEOPLE STANDING)**





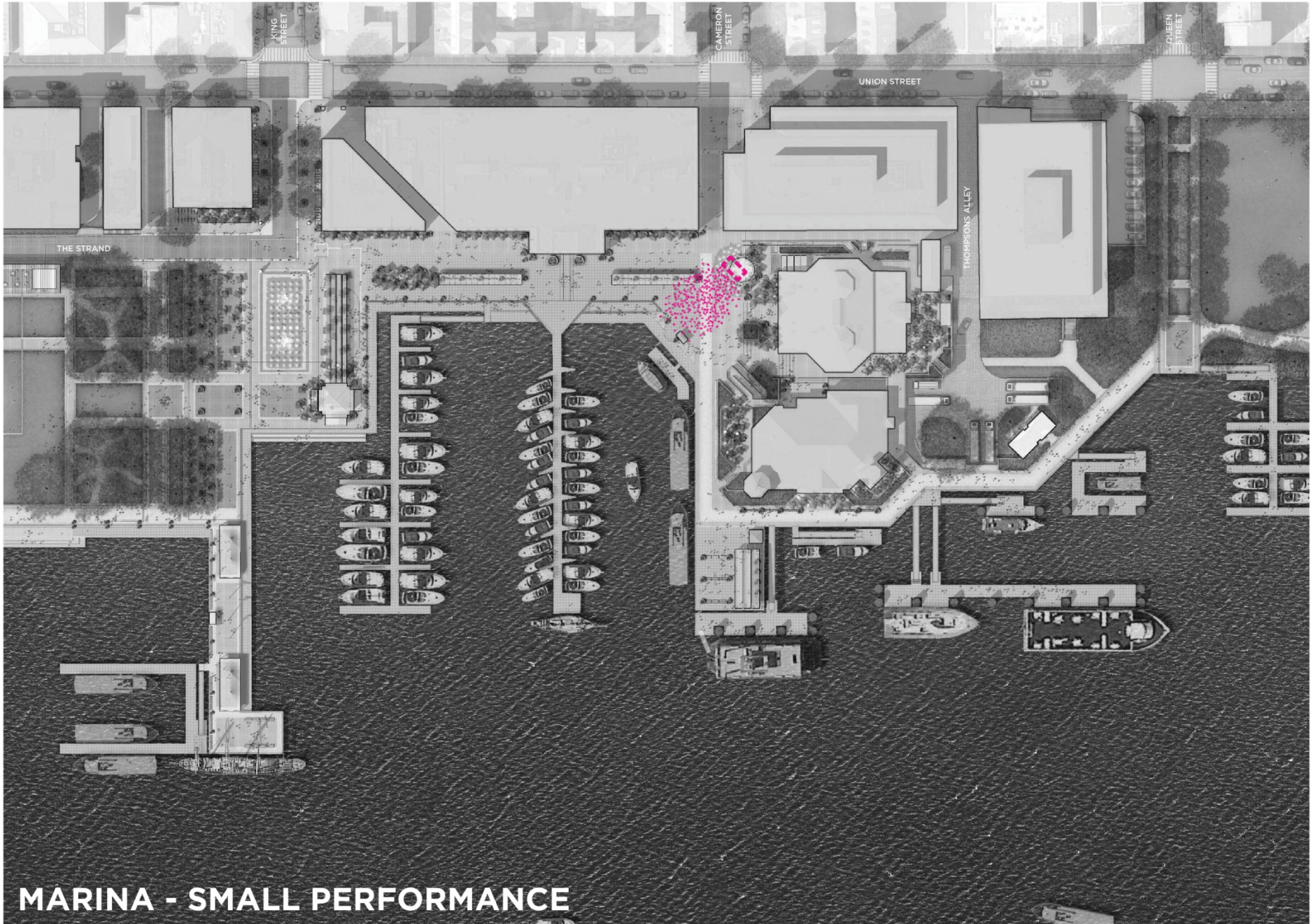
**FITZGERALD SQUARE - ICE RINK**





**FITZGERALD SQUARE - FESTIVAL**





**MARINA - SMALL PERFORMANCE**





POINT LUMLEY PARK - EXISTING









PRINCE STREET END - EXISTING





PRINCE STREET END & PROMENADE









VIEW FROM WALES ALLEY TO RIVER





FOOT OF KING STREET LOOKING NORTH - EXISTING





FOOT OF KING STREET LOOKING NORTH





FITZGERALD SQUARE - EXISTING





FITZGERALD SQUARE - INTERACTIVE WATER FEATURE





FITZGERALD SQUARE WATER FEATURE - TERMINUS





FITZGERALD SQUARE WATER FEATURE - REFLECTIVE





FITZGERALD SQUARE - DURING EVENTS





FITZGERALD SQUARE – WINTER

**OLIN**















