

**Alexandria Waterfront Landscape and Flood Mitigation  
Design Project  
Community Meeting # 3  
February 6, 2014**

**Table Exercise**

**Table 1**

- Question #1 (Preferred Option)
  - Plan “C” – We would like a mix of both.
- Plan A
  - Likes that it is a grid like our City’s street plan; accommodates more residents in small intimate spaces.
  - Likes fountain – vertical alignment with street in Fitzgerald Square.
  - Take down gazebo; keep water feature at Torpedo Factory area.
  - Children’s water pond in A is preferable to water pond for children in B.
- Plan B
  - Accommodates art better.
  - Diagonal draws eye to river and has more flow.
  - Oval shape has more grace.
  - 3 like water to King Street. Others prefer a wider walkway out into the water.
  - Water to King Street may create a wall which would not be good.
  - Plantings are very important – keeps old trees.
  - Built-out deck in Plan B is preferable to just a limited overlook in Plan A.
  - Likes the way King Street extends to the water.
- General
  - Sand for children is good.
  - Pervious surfaces should be a feature in either plan.
  - In terms of outdoor dining, have we reached capacity with Blackwall Hitch and Waterfront Market?
  - Thompsons Alley – improvements should definitely be done; “T” in A might be better, but that should be worked out by the engineers.
  - No cars on The Strand between Prince and Duke.
  - Emphasize shade as much as possible – walkway will be a paved strip so users will need areas to stop for shade.
  - Is the ice rink too small to be appealing? Some felt it is not an appropriate use at all.
  - Foot of King Street fountain – water traffic will increase and so will tourist foot traffic; will the fountain be an impediment to circulation?
  - Maintenance will be an issue for all amenities including water features.

## **Table 2**

- Question #1 (Preferred Option)
  - Most like Plan B; most like the diagonal.
- Question #2 (Comments on Elements)
  - Most like the promenade at the end of King Street in Plan A (rather than having the water come in).
  - Most like the larger promenade at the Marina and the location of the restrooms at the Marina in Plan B - slightly off the beaten path.
- Question #3 (Elements which the Group does not like or has questions about)
  - Civic Building – what is the purpose? Who is going to use it?
  - Skating rink – what is the budget for building/operating it?
  - Shading structures should not crowd views.
  - Water at the end of King Street will catch garbage.
  - Ensure adequate space for users of commercial boats.

## **Table 3**

- Question #1 (Preferred Option)
  - 3 like A
  - 3 like A or with the open space of B.
  - Unanimous dislike of the diagonal.
- Question # 2 (Elements which the Group likes)
  - Likes trees.
  - Likes bi-level promenade.
  - Likes shade elements.
  - Likes steps to the water.
  - Likes sunken Thompson Alley.
  - Flood Mitigation – please assure that the pump stations are adequate.
- Question #3 (Elements which the Group does not like or has questions)
  - B - Does not like the diagonal walk.
  - A - Does like the little spaces.
  - Beachcombers restaurant is not a favorite.
- Question #4 (Preferred option for Fitzgerald Square)
  - Group prefers A – as is. Fitzgerald Square is the fulcrum of the Plan.
- Question #5 (Celebration of street ends)
  - Yes; unanimous support for celebrating street ends.
- Question #6 (Marina)
  - Shade is good.
  - Likes B promenade but with a reduction in the paved area and an expansion of the green space closer to the water.
  - Thompsons Alley alignment on A is good.
  - Restroom accessibility is important – pump stations should not be highly visible but the restrooms should be.
- Question #7 (Is the design of the Promenade successful)
  - Yes – why is the King Street deck not on King Street axis?

**Table 3** (Continued)

- Question #8 (History)
  - Yes supports history and cultural elements that help recall what was occurring in 1845.

**Table 4**

- Question #1 (Preferred Option)
  - Plan B
- Question # 2 (Elements Group Likes)
  - Provides more green and open space.
  - Likely will be more cost effective.
  - Likes diagonal (L'Enfant).
  - Likes the romantic views.
  - Likes streets meeting the river.
- Question #3 (Elements which the Group does not like or has questions about)
  - Don't like the monstrosity of some of the buildings.
  - Don't like the maintenance of the water strip at King Street – the area is already park land so why change it?
  - Not enough green area at the Torpedo Factory.
  - Where will tables/chairs be stored? What do you do in the off season?
- Question #4 (Preferred option for Fitzgerald Square)
  - Elements in A to be incorporated in B
    - Thompsons Alley screening.
    - Pump house orientation.
    - Fitzgerald Square ending.
    - Promenade layout.
  - Fitzgerald Square in Plan A - Promenade
    - Stronger
    - Views
    - Opportunities for gathering /meeting
- Question #5 (Celebrations of street ends)
  - Yes; the Group likes celebrating the street ends.
  - Terminus at Prince is better in B.
  - Likes steps to water.
- Question #6 (Marina)
  - Pleasure boats and commercial boats need to be separated yet unified.
- Question #7 (Is the design of the Promenade successful)
- Question #8 (History)
  - Is ice skating historic?
  - ASF – great job
  - Tours – great job
  - Boating activity is important.
- Other
  - Are 2 pump stations adequate?
  - More clarity is needed relative the restrooms.
  - Beachcomber – Plan B is better; Plan A - maintenance issues.

### **Table 5**

- Question #1 (Preferred Option)
  - Generally likes Plan B.
  - 1 likes Plan A but with the diagonal.
- Question #2 (Elements Group Likes)
  - Likes the stairs.
  - Likes the diagonal path.
- Question #3 (Elements which the Group does not like or has questions about) – It was stated that these comments relate mostly to option A, but also B in some cases:
  - Promenade is too straight; should follow a more natural shoreline.
  - King Street pier should be moved further south; remember it is the water that will draw people.
  - Option A too intense; should be a more natural progression; majority did not like the sequence of events.
  - No ice skating rink.
  - Both presentations for Fitzgerald Square were underwhelming.
  - Trolley on The Strand should be moved.
  - Bike and pedestrians do not mix.
  - Potomac River should be a draw; do not impede it with features.
  - Windmill Hill Park planning should be included.

### **Table 6**

- Question #1 (Preferred Option)
  - Overall likes B – free form and less programmed.
- Question #2 (Elements Group Likes)
  - Likes vistas that celebrate the views and history.
  - Likes connecting each street to the water.
  - Likes the outlines of the historic piers.
  - B keeps the trees out of jail.
- Question #3 (Elements which the Group does not like or has questions about)
  - More area needed for plants that can handle flooding.
  - Historic Plants – cotton, tobacco, etc.
  - Have interactive exhibits for people to touch and feel history.
  - Season “Shacks” for exhibits.
  - Water feature at Civic Building/Beachcombers is a weak feature in A and B.
  - Steps are a hazard to children.
  - Question of Maintenance costs.
  - King Street termination into water is a flooding issue.
  - Dislikes loss of one of the City Marina piers for boats; it can be an issue.
  - Shade structures should be separated from the Torpedo Factory; be mindful that studios are on the second floor of the Torpedo Factory.
  - Concern about parking.
  - Wayfinding and signage is important.

### **Table 7**

- Question #1 (Preferred Option)
  - Likes Plan B; Plan A is too busy.
- Question #2 (Elements Group Likes)
  - Appreciates OLIN's involvement; Olin will deliver a great product.
  - Plan B - Likes the diagonal path; offers a natural way that people will walk; likes the views.
  - Plan B - Less busy; simplified.
  - Plans A and B – likes outline of piers.
  - Likes seeing the water come up to King Street.
  - Likes seeing through to the water at end of each street.
  - Concern about trash collection; thinks that maybe a trash mitigation plan should be developed.
- Question #3 (Elements which the Group does not like or has questions about)
  - Where is the space for boaters to tie up or place their boats?
  - Needs adequate space for the ASF.
  - How will grading at the location of the Civic Building be handled?
  - Pump houses need to be screened with trees and landscaping.
  - Needs to tell the history story of the waterfront.
  - Civic Building seems too small or needs to be complemented with another building.

### **Table 8**

- Question #1 (Preferred Option) - Preference is Plan B
  - Plan B Comments
    - Likes diagonal.
    - Can see to the bridge.
    - Piers need to extend further out.
    - King Street looks empty.
    - Inlet – how to collect trash?
    - Does not like the inlet; seems useless.
    - Activate the inlet.
    - Likes variation in the board walk – Overlook.
    - Likes Seaport Foundation.
    - Likes kayak rentals.
    - Prefers interactive foundation vs gazebo at the Torpedo Factory.
    - Likes water feature near Civic Building.
  - Plan A Comments
    - Can't see to water's edge.
    - Design of rooms were intimate and could be conducive to small gathering.
    - People can take more time to meander.
    - Less protection for seaport center in both plans.
    - Pump house is more appealing than in B.
    - Likes fountain near the Torpedo Factory.

**Table 8** (Continued)

- Other
  - What about transient boaters? Where will they be located?
  - Likes kayak rentals.
  - Likes Seaport Foundation.
- Question #3 (Elements which the Group does not like or has questions about)
  - Ice Skating Rink – Energy hog.
  - Beachcombers – likes idea of restaurant but not wedded to the building.
  - How will the Civic Building and ASF work?
- Question #4 (Preferred option for Fitzgerald Square)
  - Likes Plan B better.
  - Garden rooms are better in B.
  - Shade structures are better in B.
  - Likes orientation of fountain in A.
- Question #5 (Celebrations of street ends)
  - Yes; likes the celebration of the street ends.
- Question #6 (Marina)
  - Shade is good.
- Question #7 (Is the design of the Promenade successful)
  - Yes
- Question #8 (History)
  - Yes