

Waterfront Plan Overview and Update

Waterfront Commission Presentation

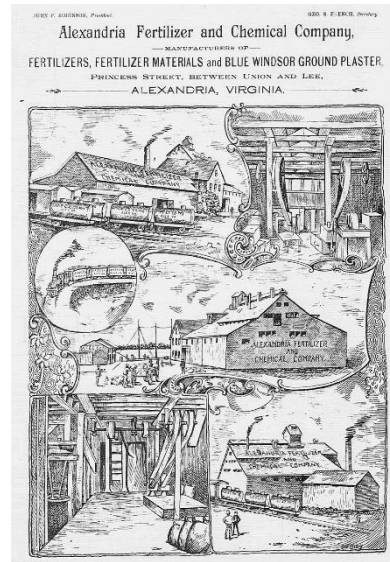
January 17, 2023



Our changing waterfront...



Aerial view of the Alexandria waterfront ca. 1930. Landmarks include the Torpedo Plant (center), the Alexandria Fertilizer and Chemical Co. (trestle wharf), and the Smoot Company buildings (far right). The waterfront is practically devoid of shipping.





Waterfront Plan Timeline

- January 2012 – Plan adopted
 - Earlier Plans in 1982 and 1992
- March 2013 - Waterfront Zoning adopted
- June 2014 – Schematic Landscape and Flood Mitigation Design adopted
- Windmill Hill Park
 - Concept plan 2003; Phase 1 completed: 2018
- March 2019 – Interim Waterfront Park opened



Goals of the Alexandria Waterfront Plan

- Completes the final chapter of the Waterfront's transformation
- At the heart of the Waterfront, a new gateway to the City
- Creates a Strand that is lively, fun and uniquely Alexandrian
- Provides more and better public spaces of all kinds
- Guides redevelopment to achieve Plan goals
- Resolves the parking problem
- Weaves art and history into every aspect of the Waterfront
- Improves environmental conditions, including flooding.
- Is practical, cost-conscious, and economically sustainable

Goals of the Alexandria Waterfront Plan

Complete the final chapter: Continuous public access for all



Goals of the Alexandria Waterfront Plan

Weave Art and History into Every Aspect of the Waterfront

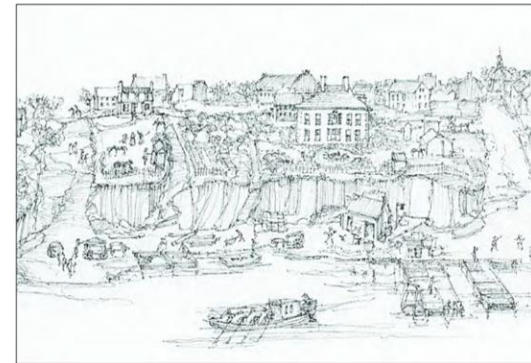
ALEXANDRIA WATERFRONT Public Art Proposal



1

Alexandria Waterfront History Plan

Alexandria, a Living History



Alexandria Waterfront with Carlyle House circa 1764

Drawing by Elizabeth Luallen based on research conducted by City of Alexandria/Office of Historic Alexandria, Archaeology staff and volunteers

At Alexandria...the Potomac rolls its majestic stream with sublimity and grandeur, sixty-gun ships may lie before the town, which stands upon its lofty banks, commanding, to a great extent, the flatter shore of Maryland. This town is rapidly on the increase, and ... cannot fail of becoming one of the first cities of the new world. The Marquis de Castellux, Travels in North America, Vol. III, 1780-1782.

A Publication of Alexandria Archaeology
Office of Historic Alexandria
City of Alexandria, Virginia
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Goals of the Alexandria Waterfront Plan

More and better public spaces of all kinds



Waterfront Plan: Identified Redevelopment Sites



Waterfront Plan – Illustrative Map



- Open Space - Softscape
- Open Space - Hardscape
- Existing Buildings
- New Buildings
- Historic Structures to be Adaptively Reused

Waterfront Plan – Olin Schematic Design



Waterfront Plan – Olin Schematic Design

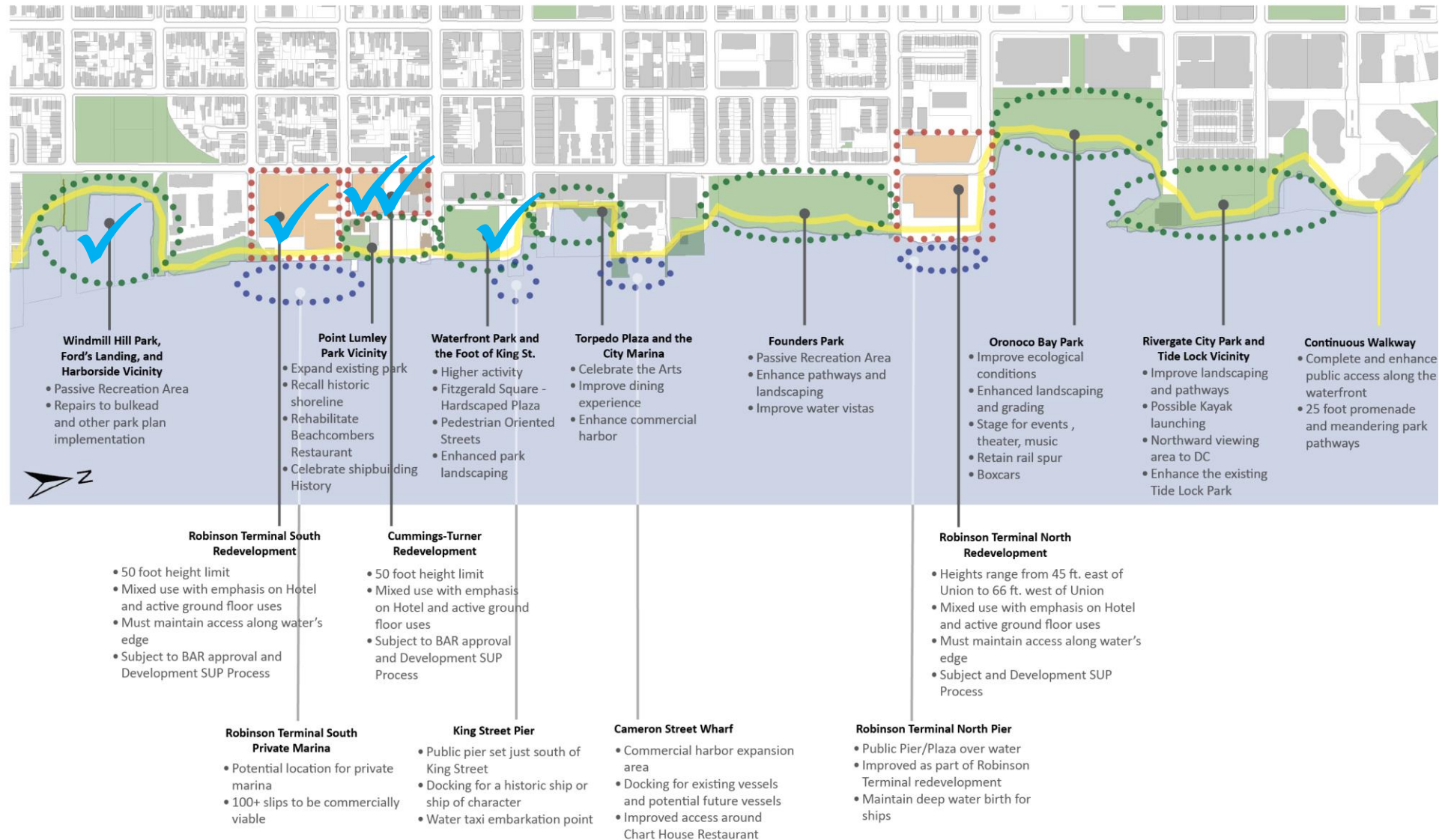




Waterfront Zoning / W-1 (amended 2013)

- Permit additional density (with SUP) in exchange for increased developer contributions and increased control over new development
- Allow additional land uses, like hotel and cultural uses, to support the vision of a waterfront that welcomes the public
- Must meet Development Goals and Guidelines to utilize
- Prohibition against ground-floor residential

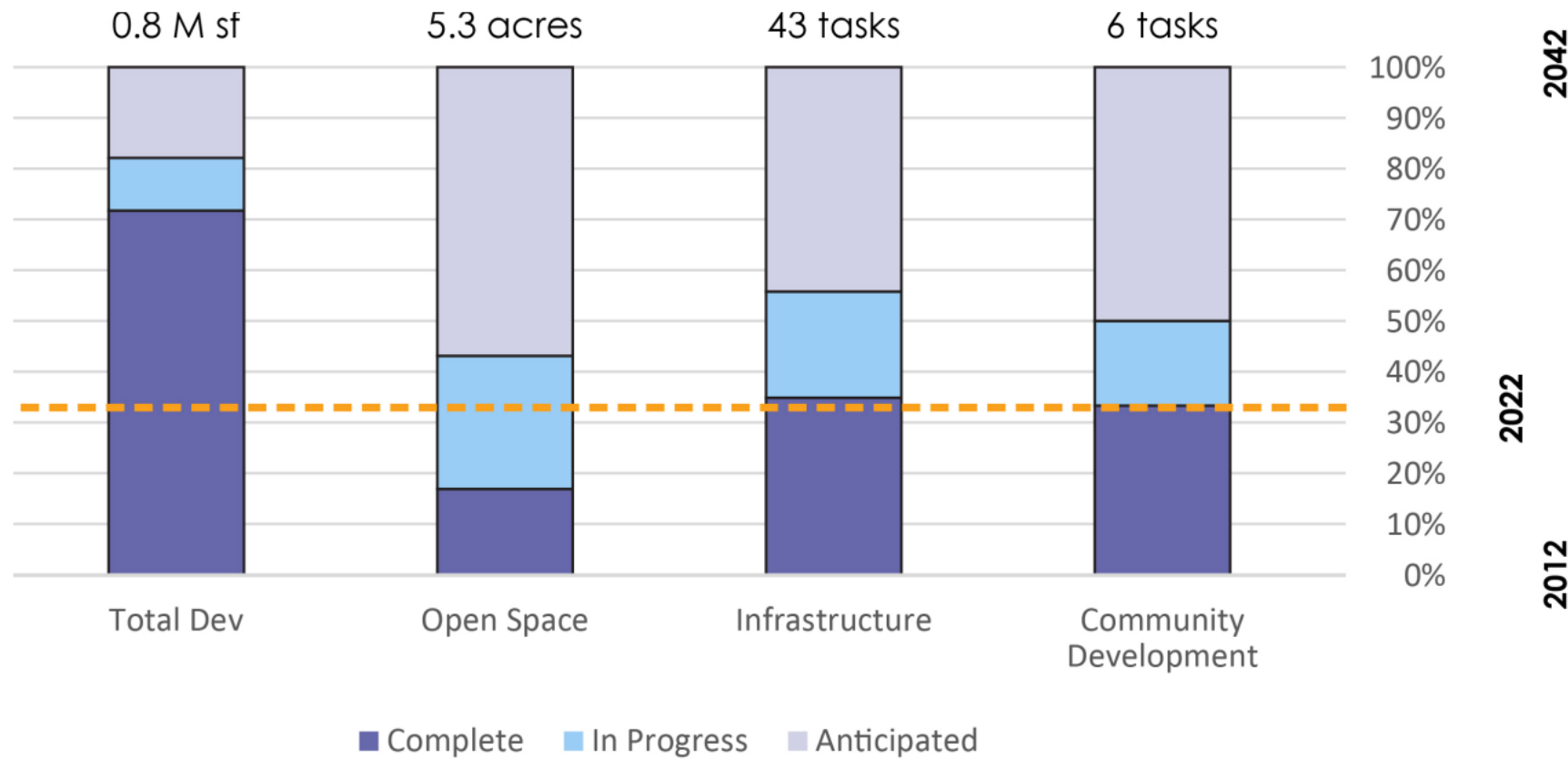
Key Sites and Progress



Waterfront Plan Implementation Progress Tracking



The City is currently on track toward meeting its implementation goals in the Waterfront Plan focusing on flood mitigation, pedestrian and bike facilities, and open space rehabilitation.

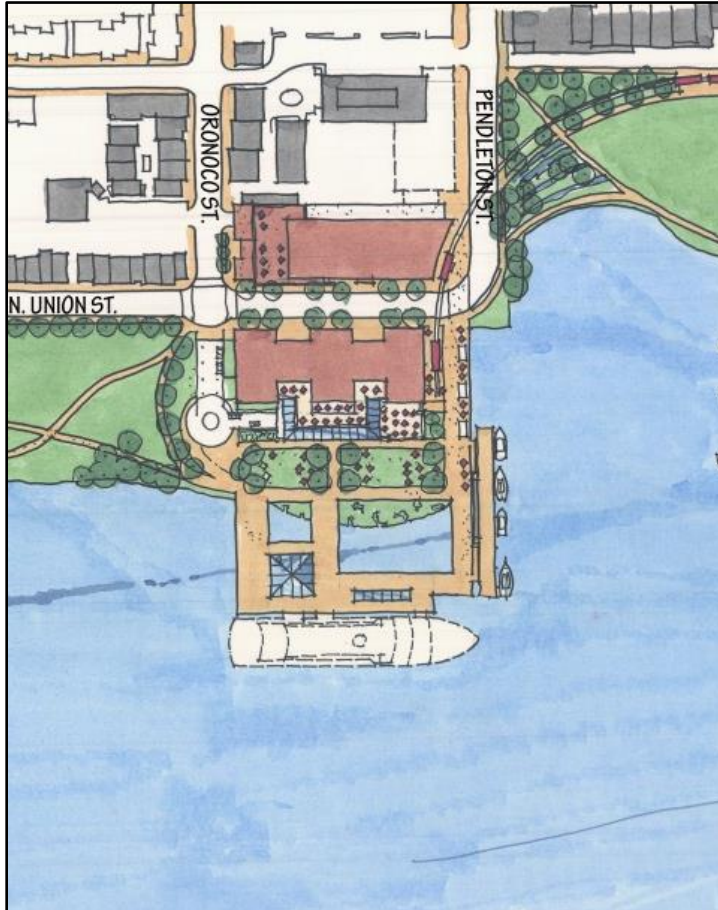


Realized Private Development Projects

- Hotel Indigo (2015)
- Old Dominion Boat Club (2017)
- Robinson Landing (2018-2020)
- Watermark Condominium (2020)



RTN – Waterfront Plan Details



Robinson Terminal North detail from Waterfront Plan Illustrative Map



Robinson Terminal North detail in illustrative Waterfront Plan model

Robinson Terminal North (2015 proposal)



- 66 multifamily residential units
- 25,000 sq. ft. of commercial
- 132-room hotel
- One level of below-grade parking under each building
- Open space amenities, including plazas, a pedestrian promenade and an improved pier.

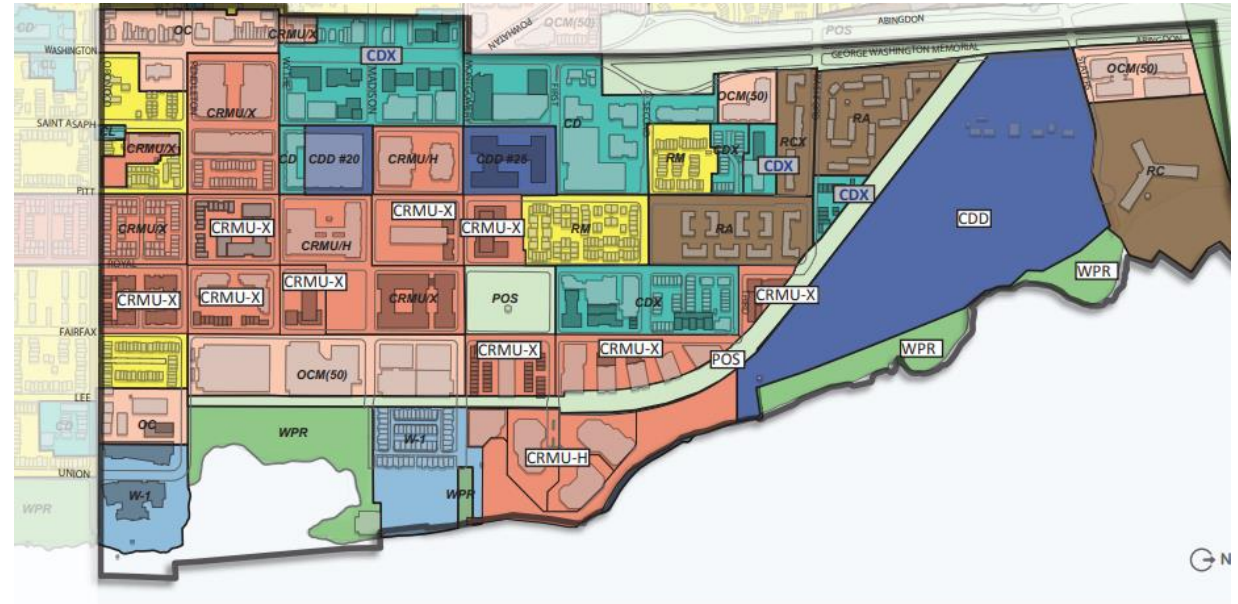
Old Town North Small Area Plan (2018)

Principles (selected)

- Importance of design excellence
- Balanced mix of residents and office
- Compatible land uses and heights
- Encourage arts and cultural uses
- Enhance public realm
- Variety of open spaces
- Incorporate history

Recent/Current Projects

- Crowne Plaza
- 1201 N. Royal
- Bus Barn
- Towne Motel
- Tidelock
- 801 N. Fairfax
- 901 N. Pitt
- Montgomery Center



LEGEND

Townhouse Residential RB, RM, RT	Office Commercial OC, OCH, OCM(50), OCM(100)	Waterfront Mixed Use W-1
Multi-Family Residential RA, RC, RCX, RD	Coordinated Development District CDD	XXX Existing Zoning
Commercial CC, CD, CDX, CG, CL, CR, CSL, NR	Waterfront Mixed Use W-1	XXX Recommended New Zone
Commercial/Residential Mixed Use CRMU/H, M, L, X	Public Open Space POS	CDX Recommended CDX with Text Amendment

PRGS Redevelopment



1

INTEGRATE THE SITE INTO OLD TOWN NORTH

Create a mixed-use, people centric environment thoughtfully connected to OTN

2

CONNECT PEOPLE TO THE WATERFRONT

Expand equitable access to Alexandria's waterfront

3

PROVIDE MEANINGFUL AND VARIED OPEN SPACE

Create places for a variety of activities seamlessly connected to neighboring parks



ARTIST'S IMPRESSION OF FUTURE POTENTIAL DEVELOPMENT AND SURROUNDING AREAS. ANY CHANGES TO VEGETATION ON ADJACENT PROPERTY SHOWN FOR REFERENCE ONLY.

PRGS Redevelopment



INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties

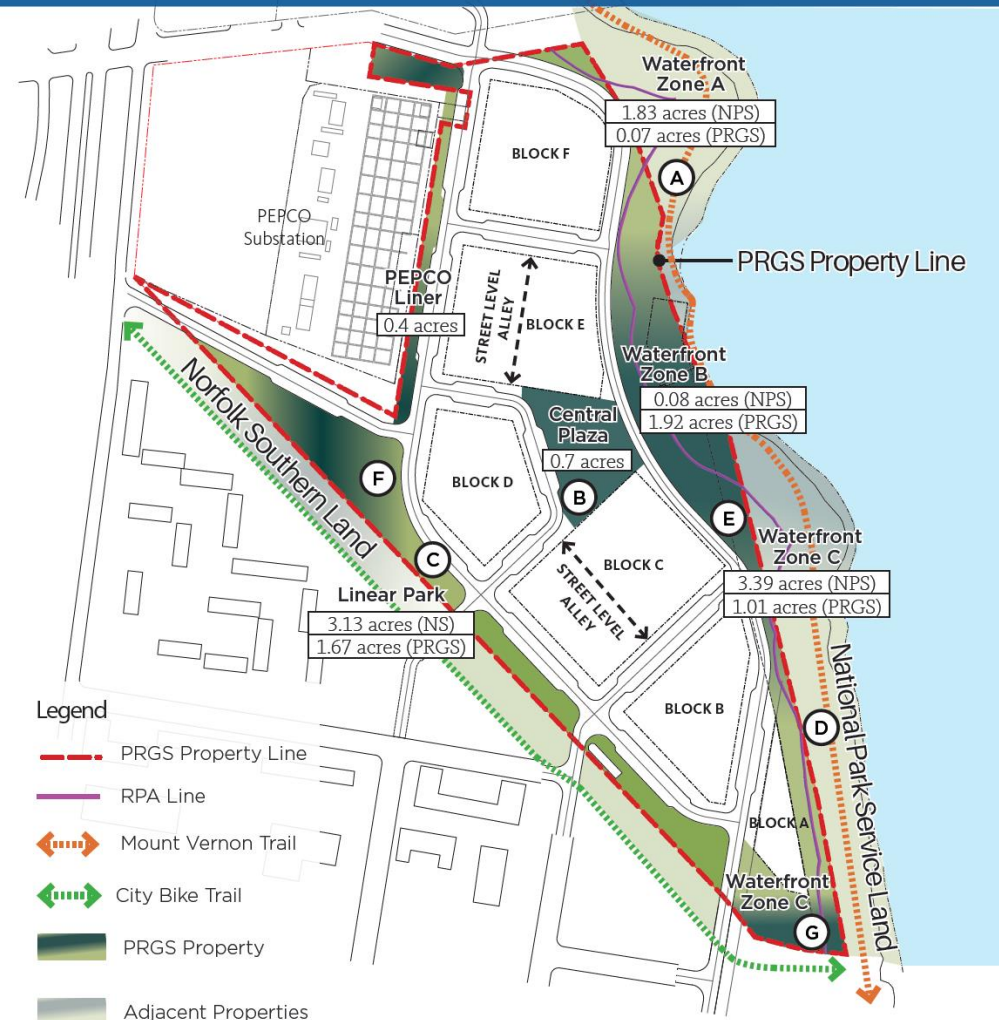
SUBSTANTIAL NEW OPEN SPACE NETWORK EXCEEDS OTN SAP

Total Open Space Required within PRGS Property by OTN SAP
3.0 acres



Total Open Space Provided within PRGS Property
5.77 acres

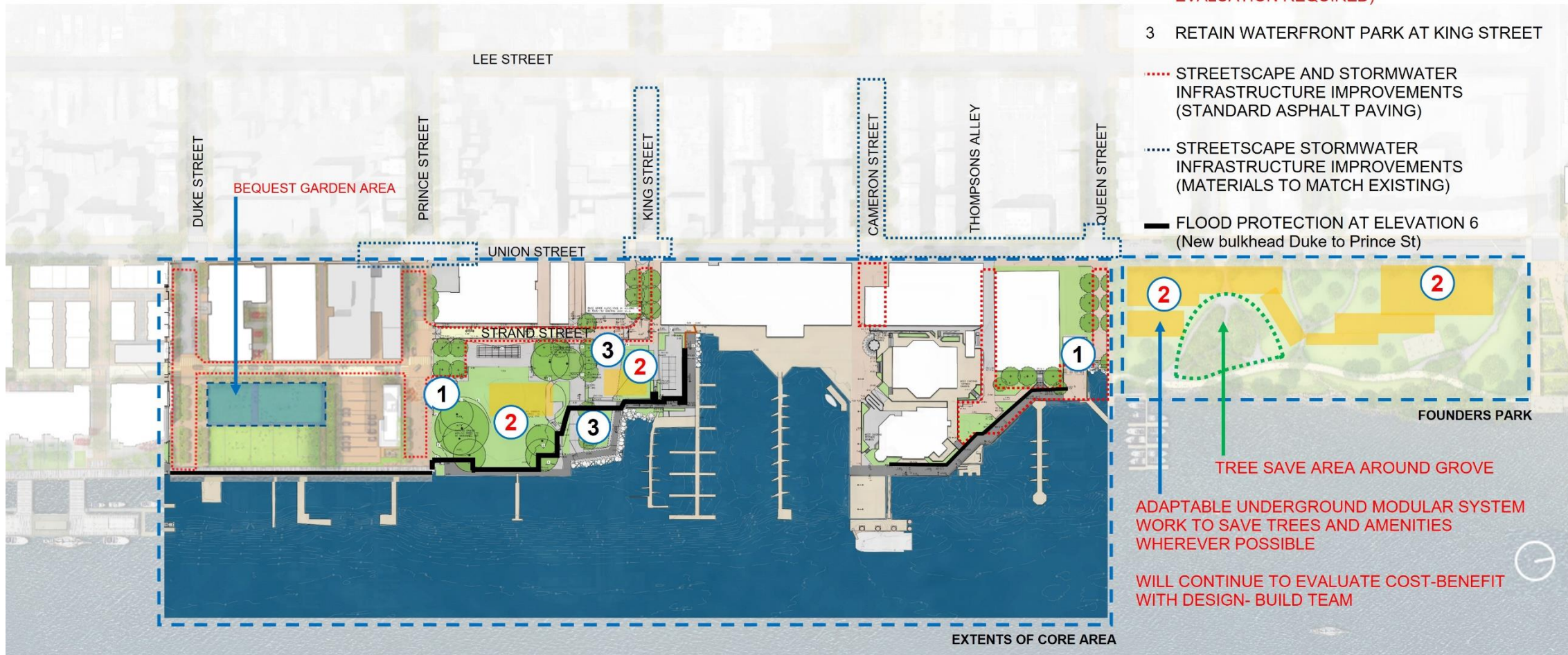
Total Open Space within PRGS Property + Abutters:
14.2 acres



Flood mitigation



// Phase 1 – Scope to \$100M Budget Hybrid Bulkhead & Landscape Based Flood Protection



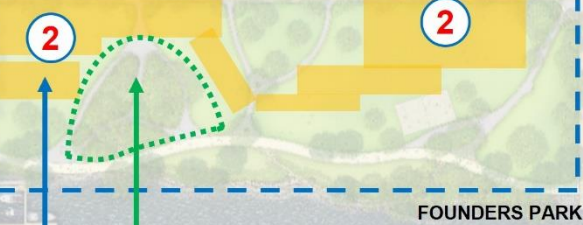
LEGEND

- 1 PUMP STATION
- 2 **POTENTIAL** UNDERGROUND STORMWATER DETENTION CHAMBERS (**FURTHER EVALUATION REQUIRED**)
- 3 RETAIN WATERFRONT PARK AT KING STREET

..... STREETScape AND STORMWATER INFRASTRUCTURE IMPROVEMENTS (STANDARD ASPHALT PAVING)

..... STREETScape STORMWATER INFRASTRUCTURE IMPROVEMENTS (MATERIALS TO MATCH EXISTING)

— FLOOD PROTECTION AT ELEVATION 6 (New bulkhead Duke to Prince St)



TREE SAVE AREA AROUND GROVE

ADAPTABLE UNDERGROUND MODULAR SYSTEM WORK TO SAVE TREES AND AMENITIES WHEREVER POSSIBLE

WILL CONTINUE TO EVALUATE COST-BENEFIT WITH DESIGN- BUILD TEAM

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