

3/24/2025

OVERALL PROJECT CONCEPT PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park



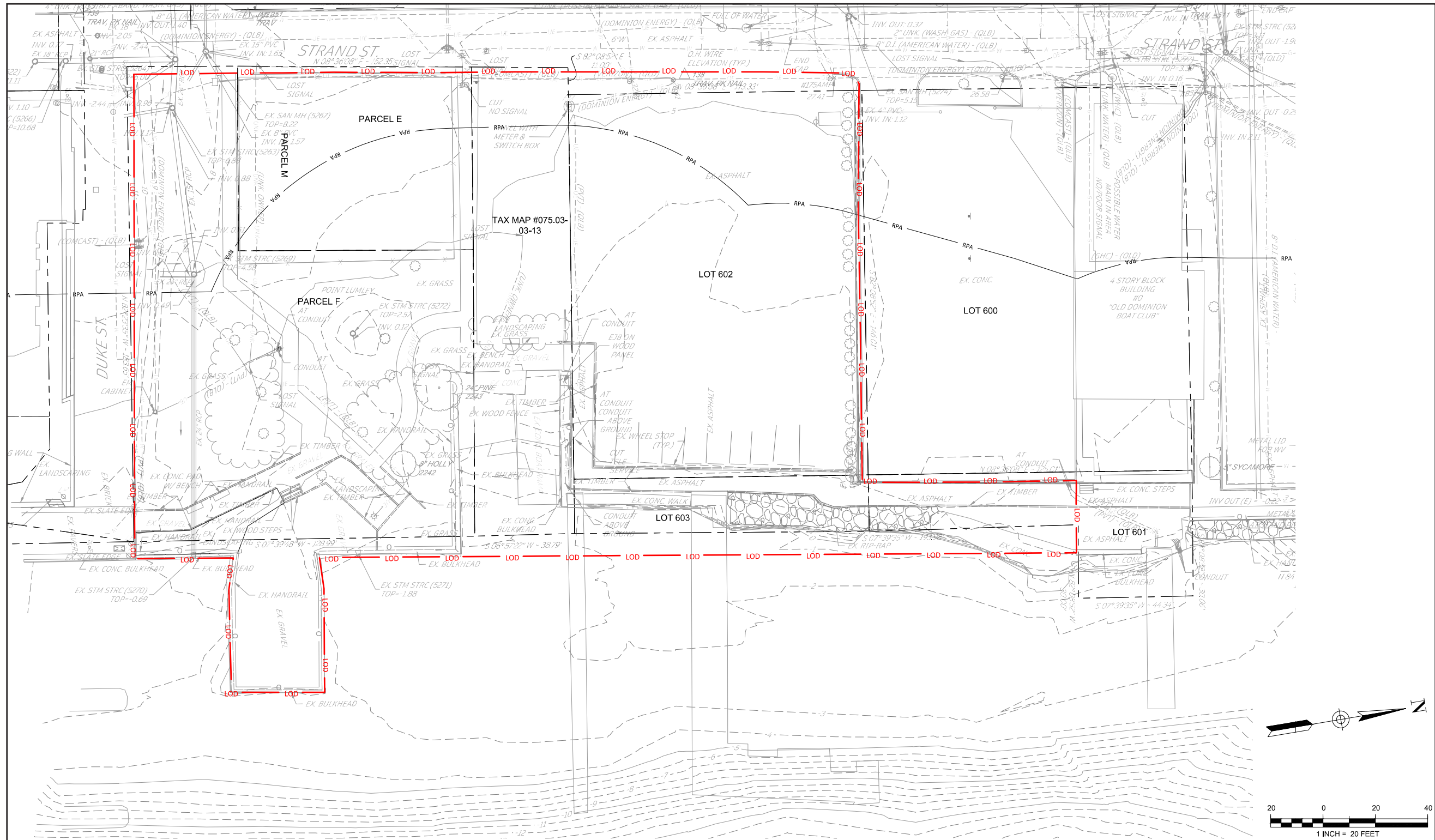


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EXISTING CONDITIONS

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park



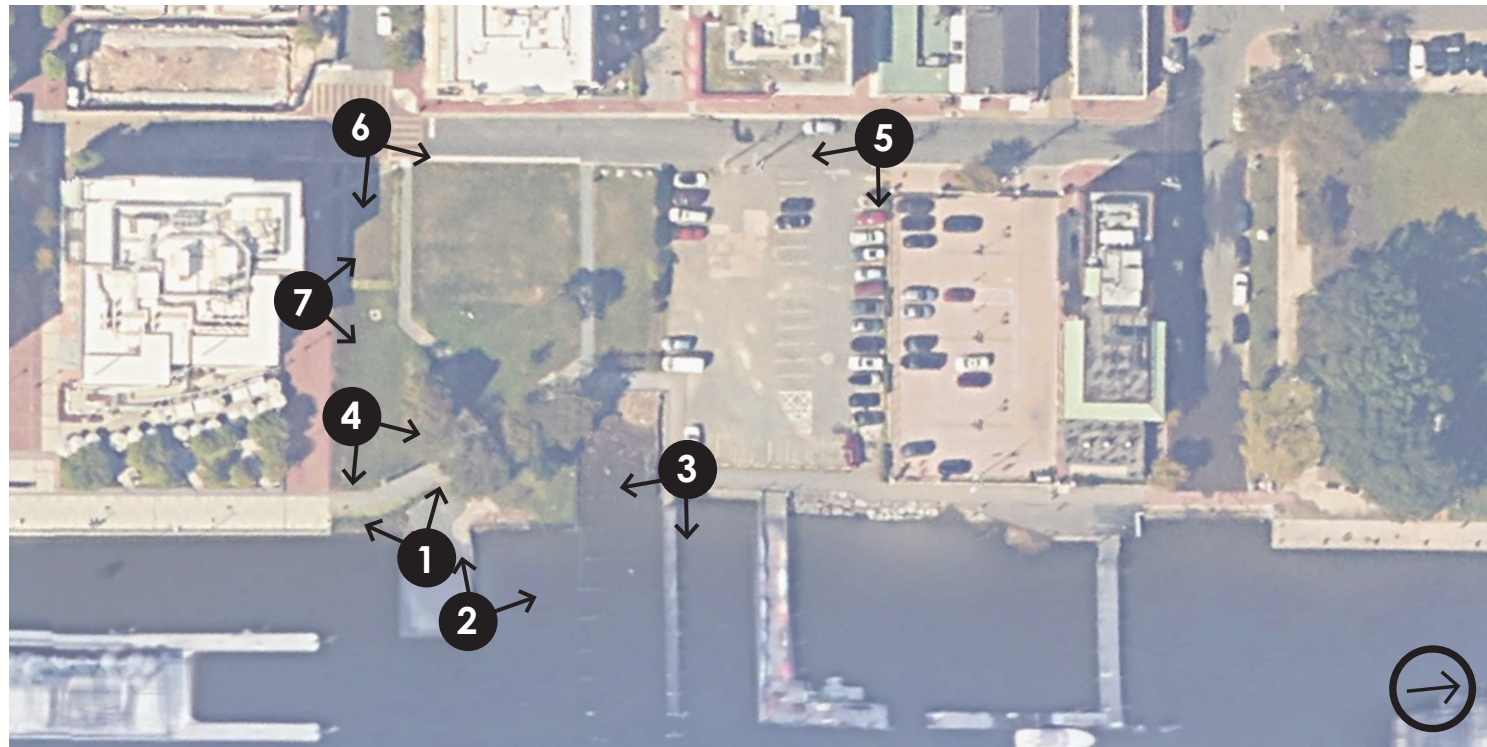


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EXISTING SITE PLAN

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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

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EXISTING SITE IMAGES



ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park





4

VIEW FROM PARK TO WHARF



5

VIEW FROM STRAND AND OLD DOMINION BOAT CLUB



6

VIEW FROM STRAND AND DUKE STREETS



7

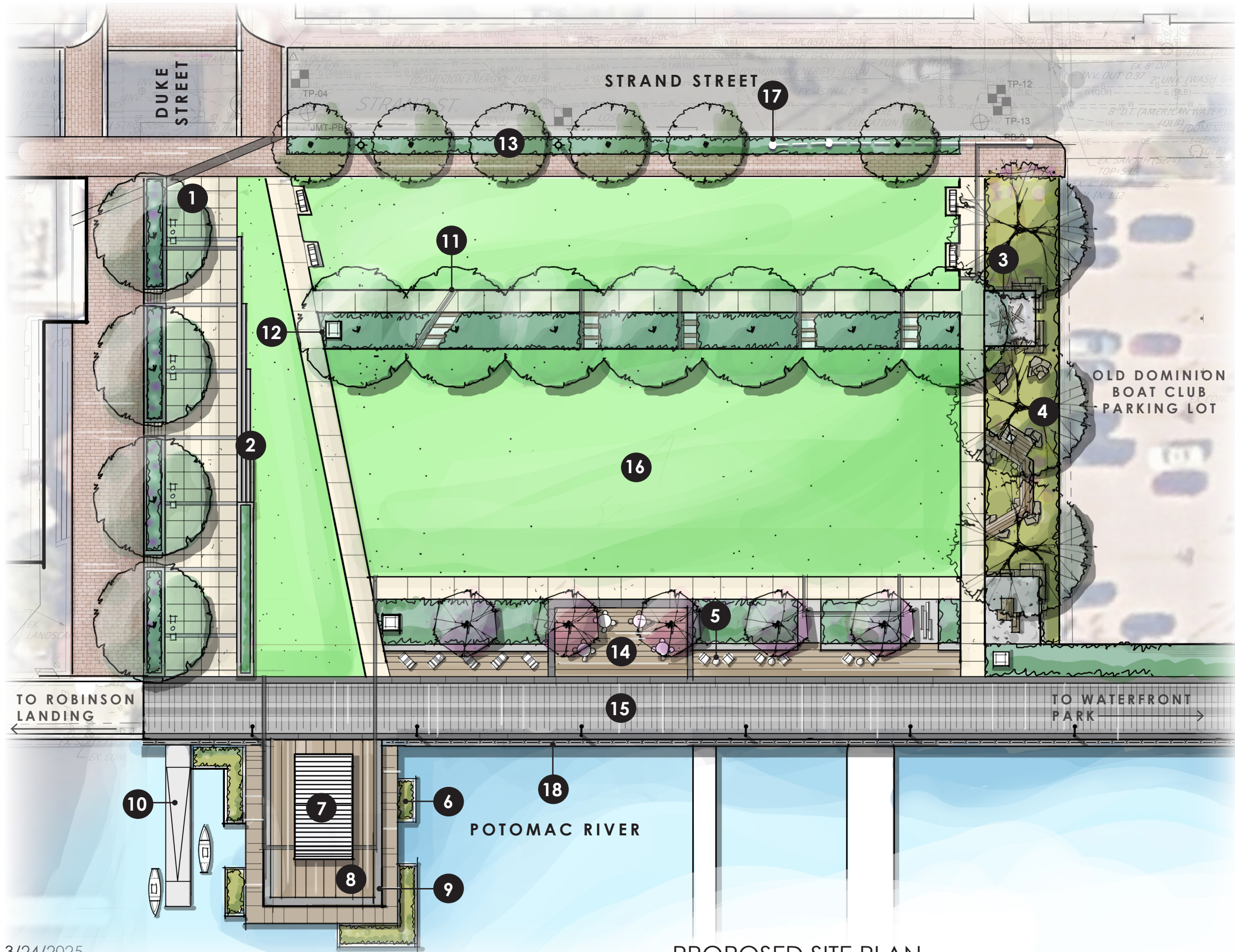
VIEW FROM ROBINSON LANDING / CHEESEMAN QUAY

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EXISTING SITE IMAGES

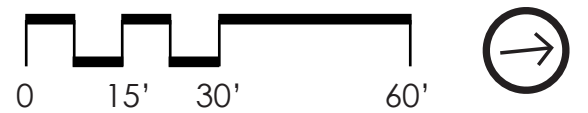
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park





LEGEND:

- 1 EVE entry
- 2 Vanishing stone steps
- 3 Children's nature play with canal stone walls
- 4 Bioretention with boardwalk and learning node
- 5 Seating
- 6 Floating wetlands (attached to structure)
- 7 Shade structure
- 8 Wharf
- 9 Seat ledge/waterfront step
- 10 Kayak launch
- 11 Historic shoreline paving band
- 12 Signage
- 13 Small shade/ornamental tree (single trunk serviceberry, or similar)
- 14 Waterfront plaza
- 15 20' wide promenade
- 16 Multi-use lawn
- 17 Existing utility poles to remain
- 18 Guardrail

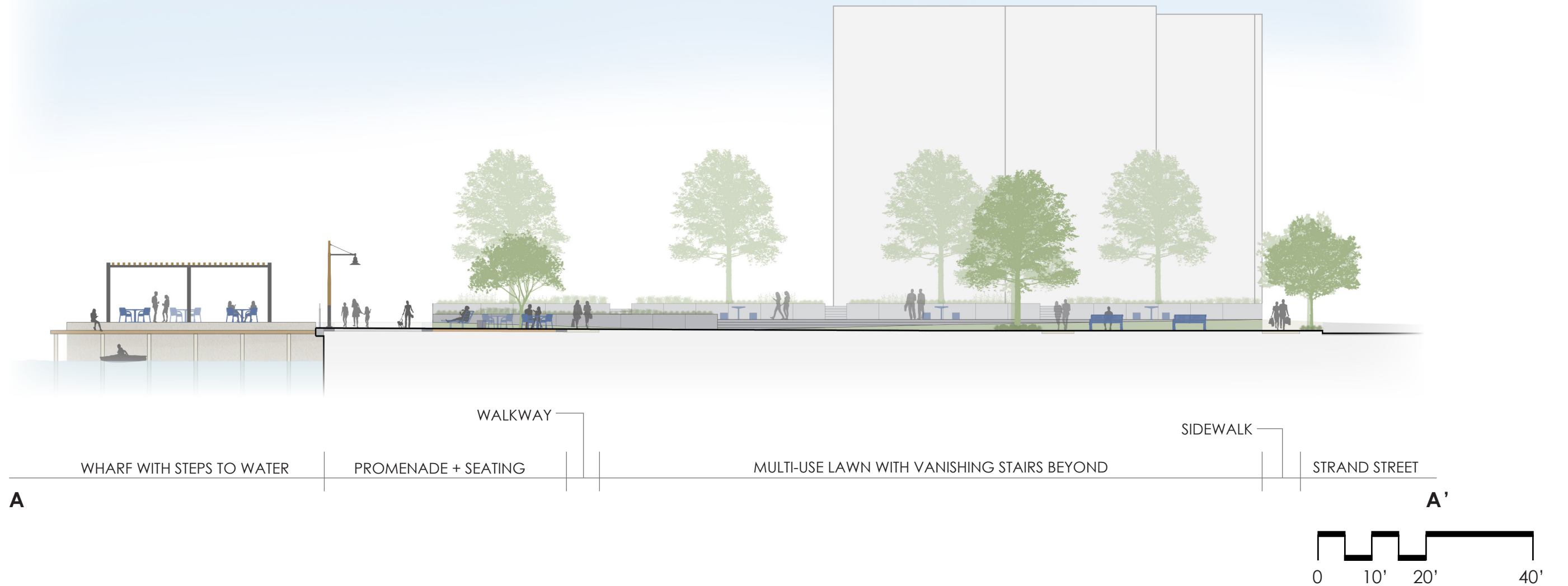
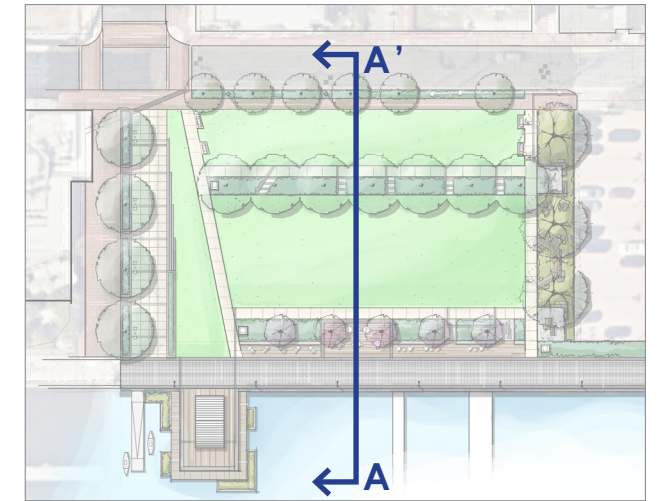


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PROPOSED SITE PLAN

**ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park**



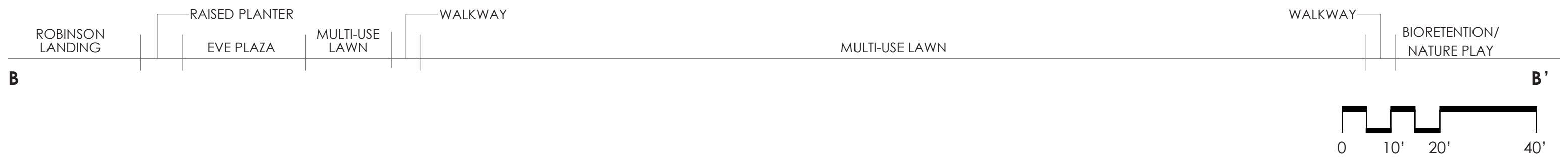
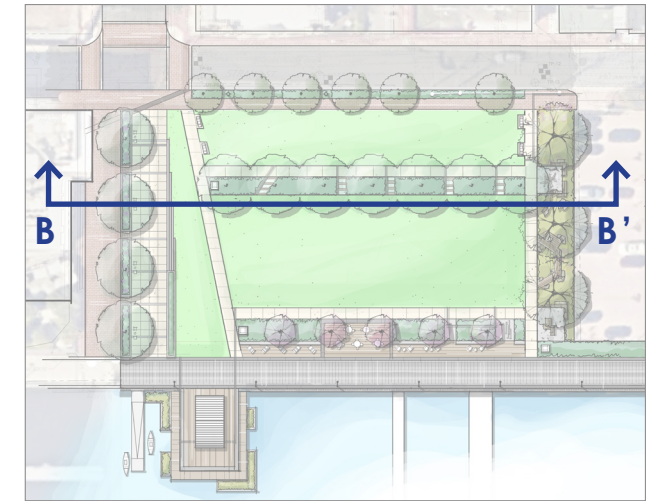


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SITE SECTION

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
 BAR Concept Review — Point Lumley Park



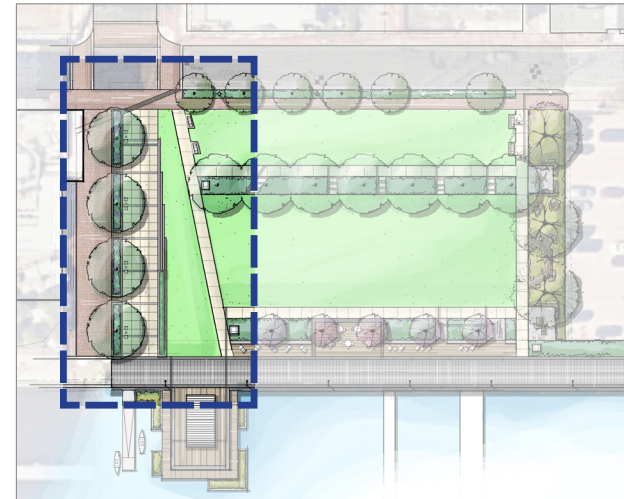
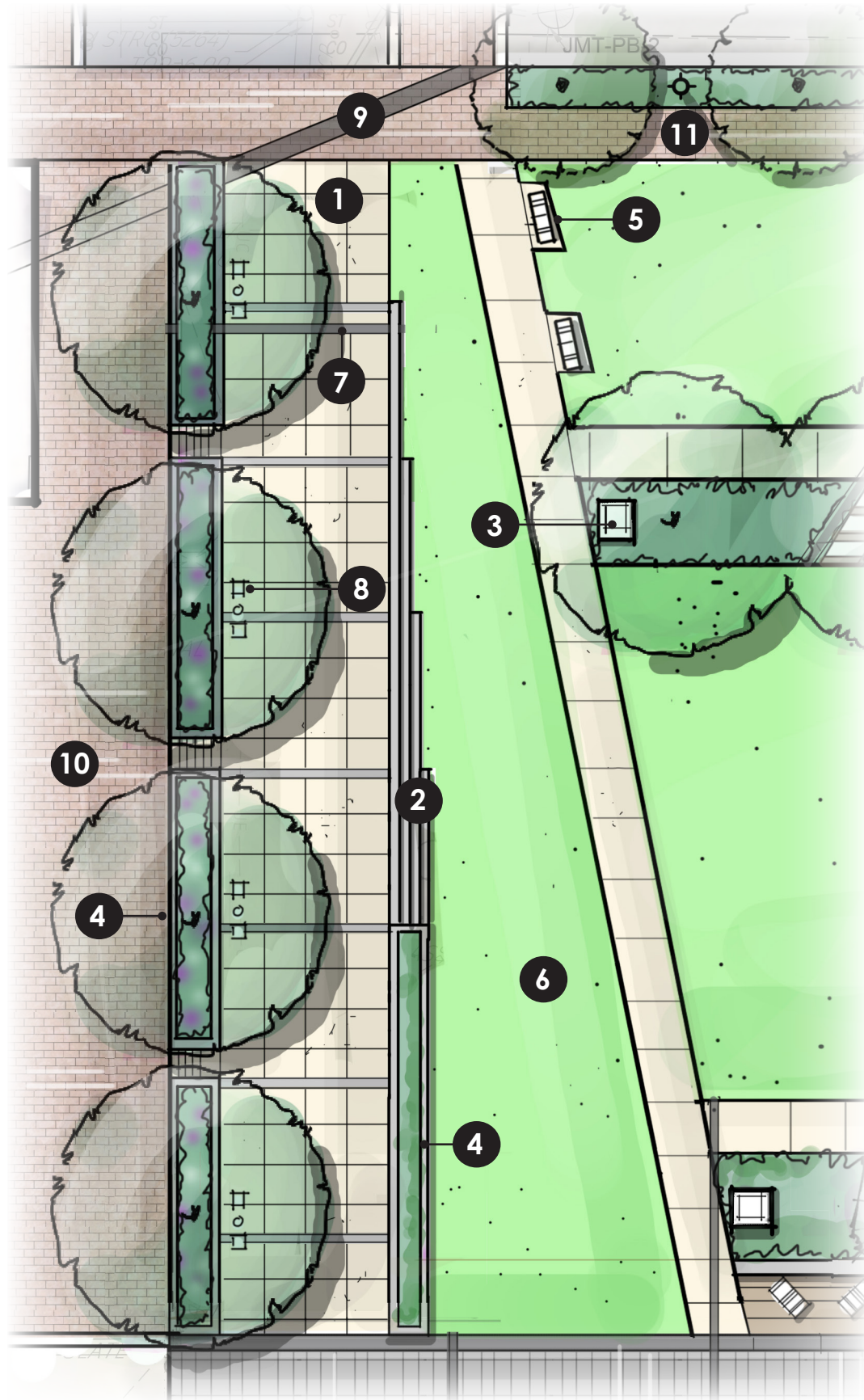


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SITE SECTION

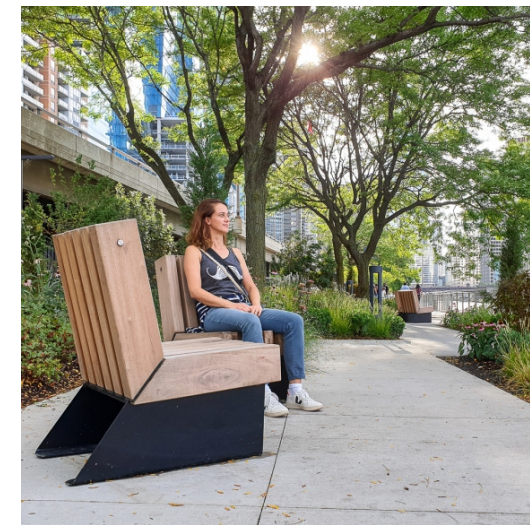
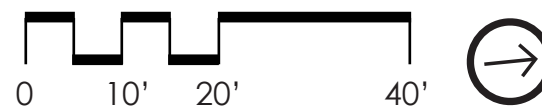
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park





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

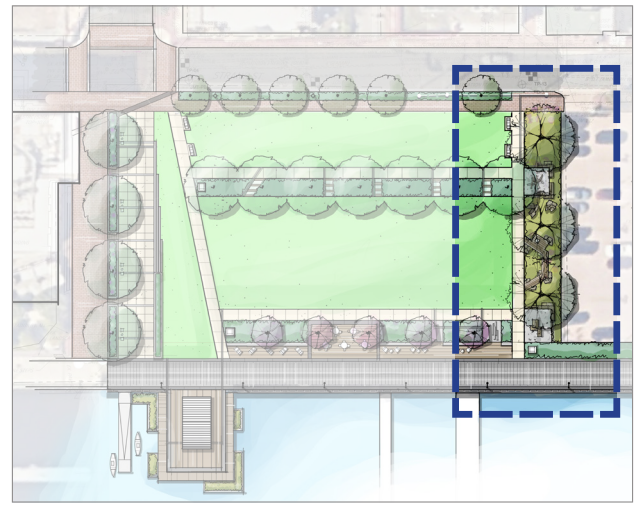
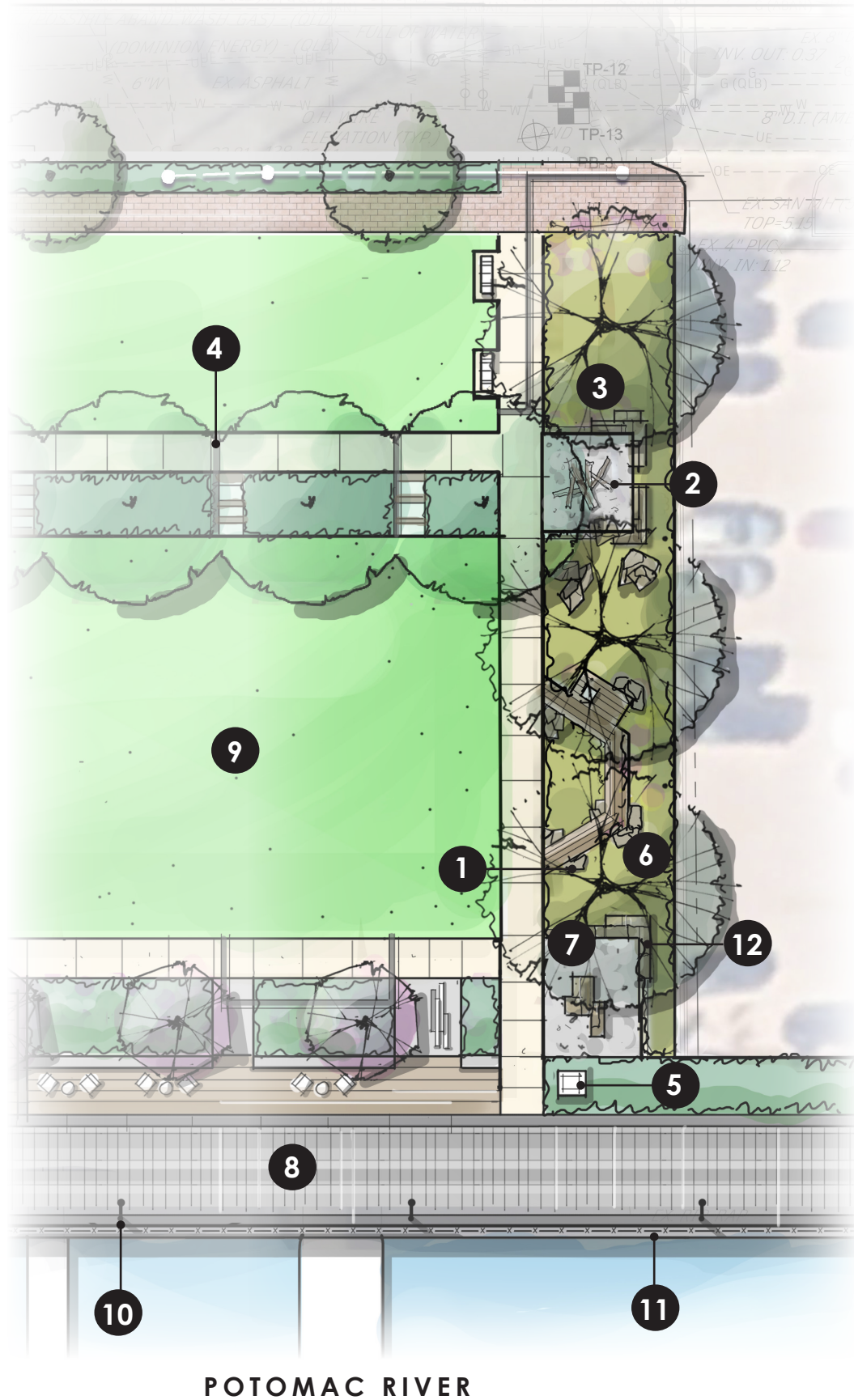


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ENLARGEMENT PLAN: SHIP-BUILDING WALK

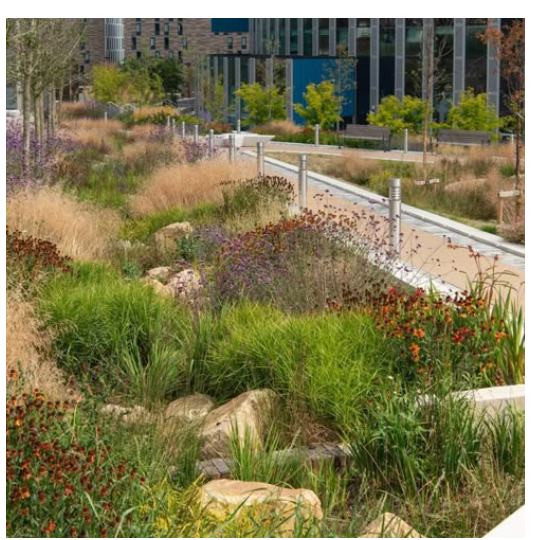
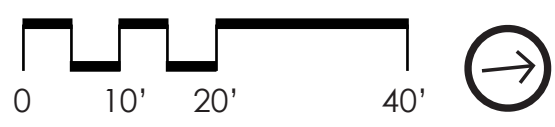
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park





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

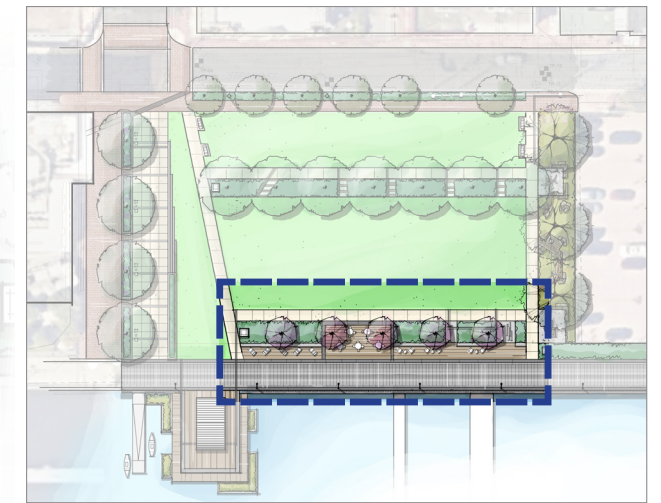
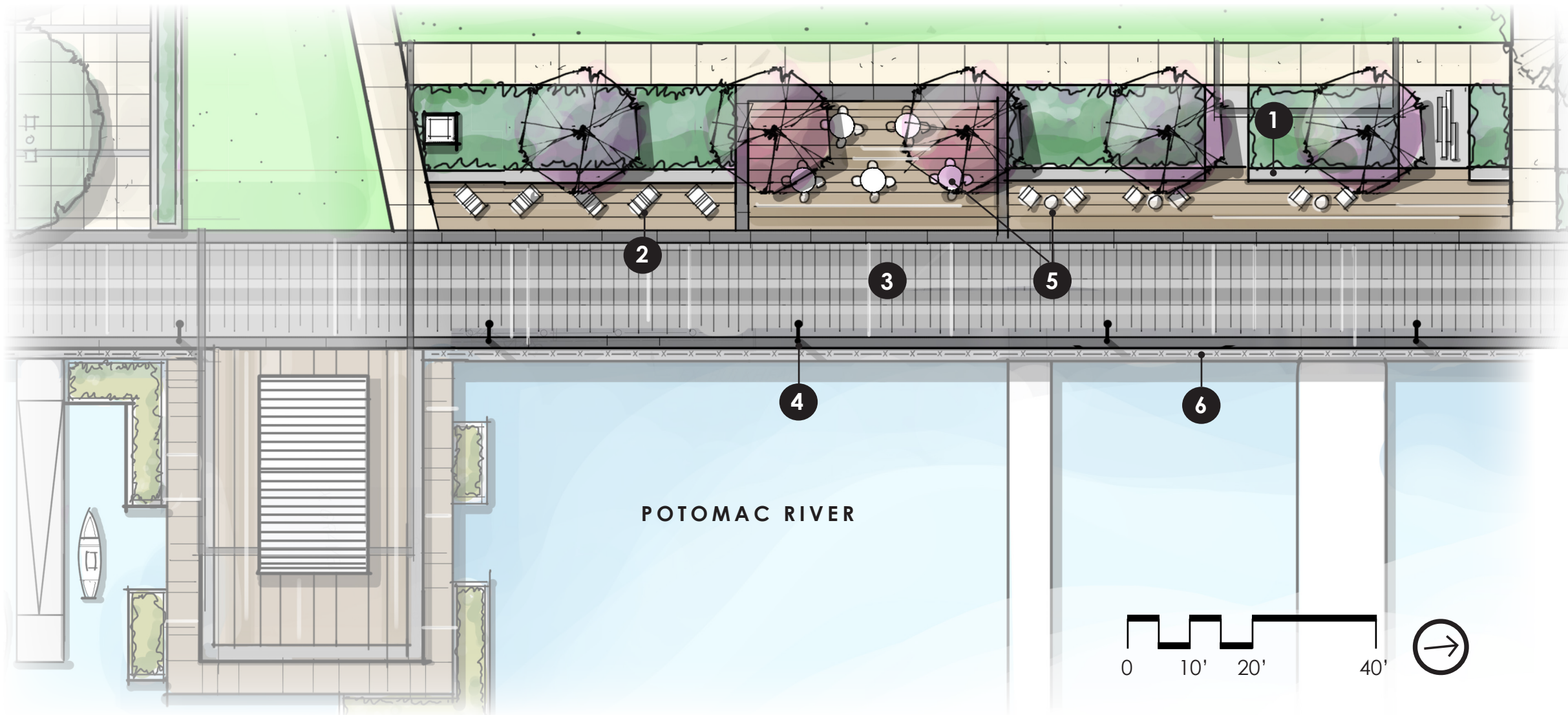


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ENLARGEMENT PLAN: BIORETENTION AND NATURE PLAY

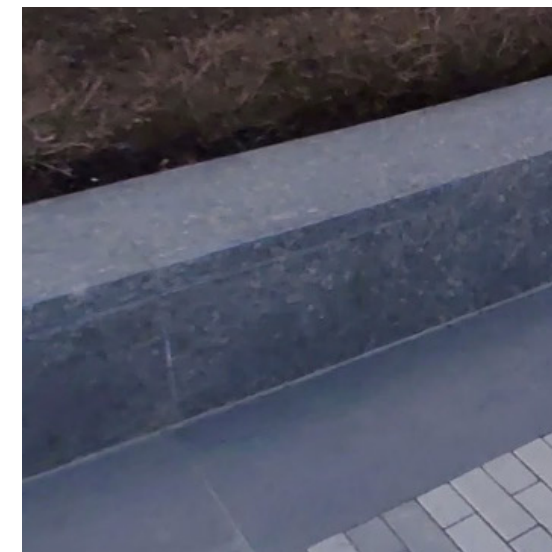
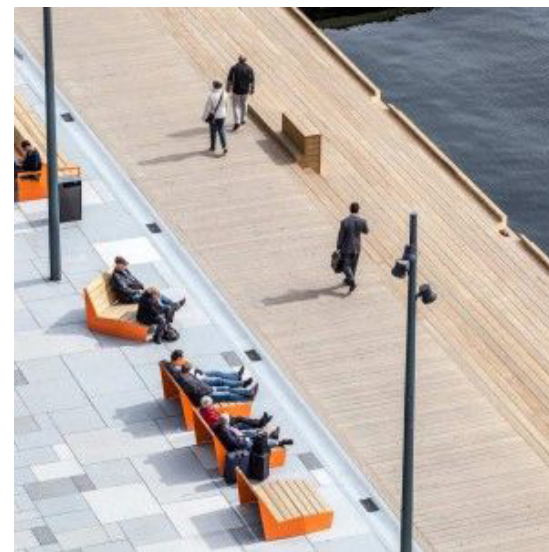
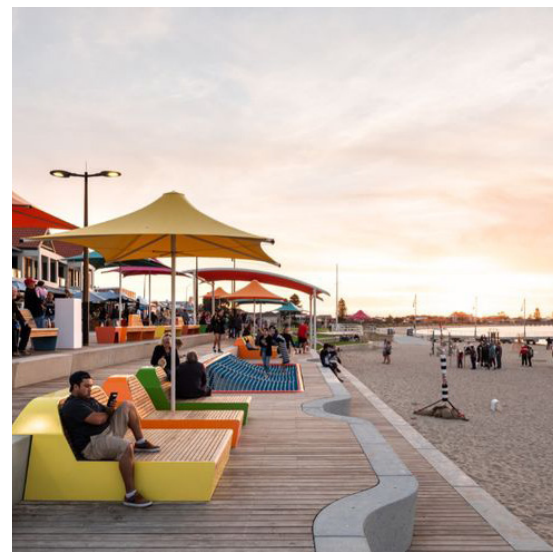
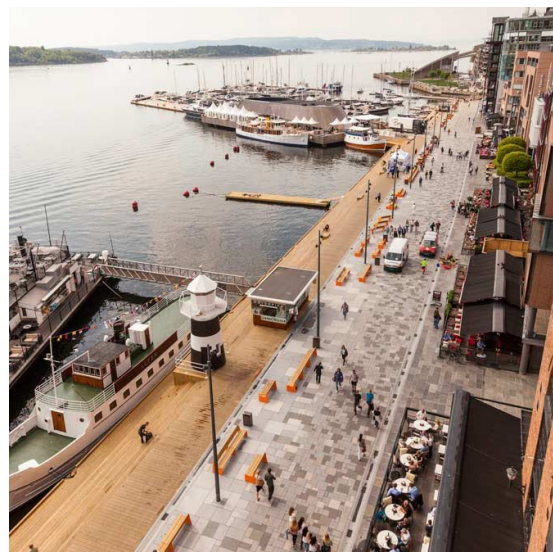
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
 BAR Concept Review — Point Lumley Park





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)

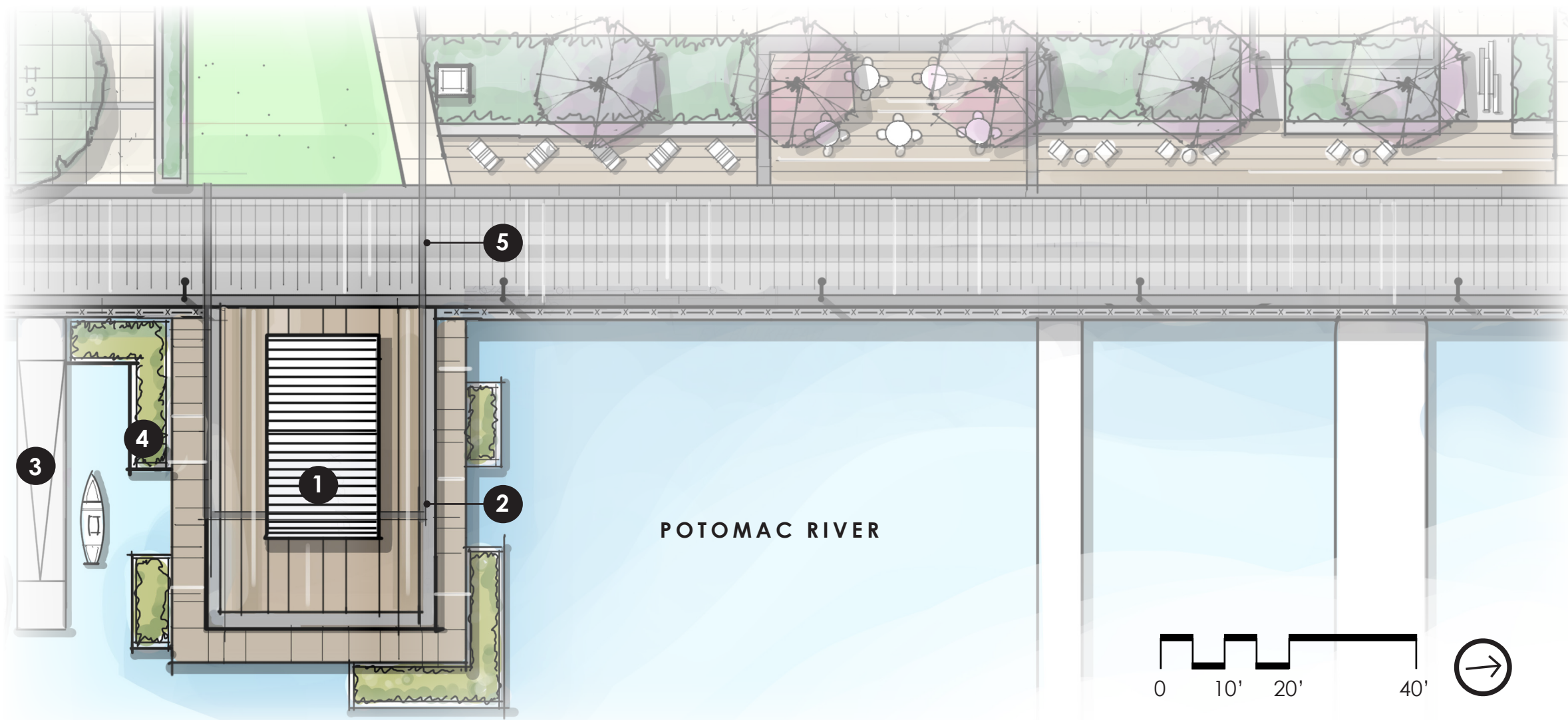


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ENLARGEMENT PLAN: PROMENADE

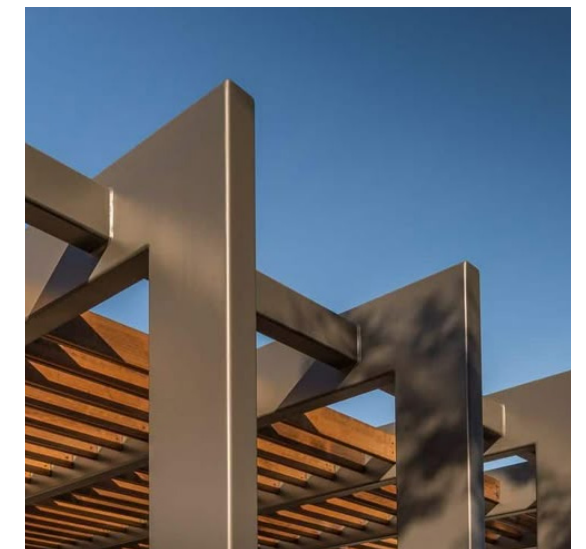
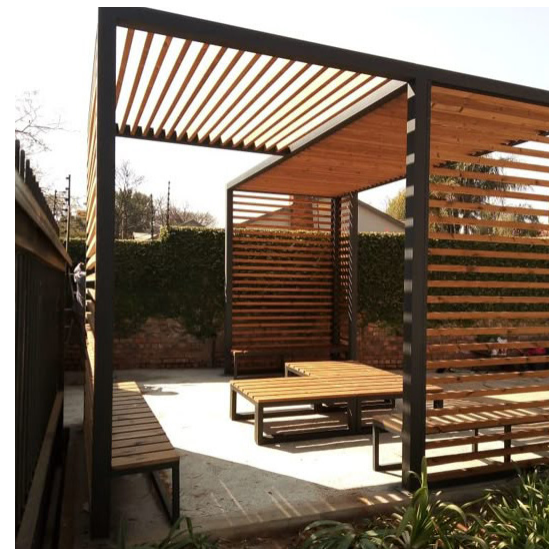
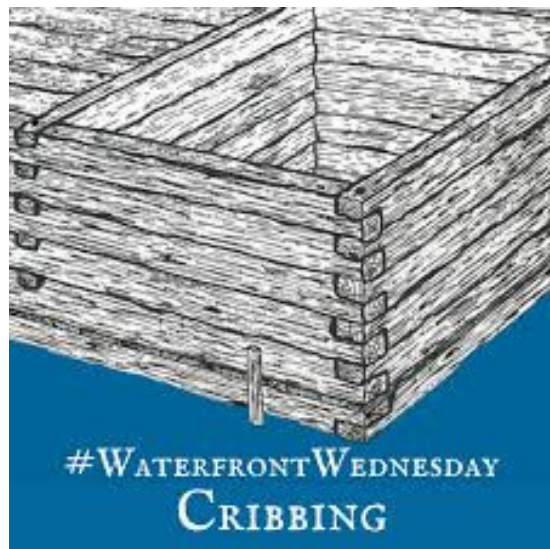
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review — Point Lumley Park





LEGEND:

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

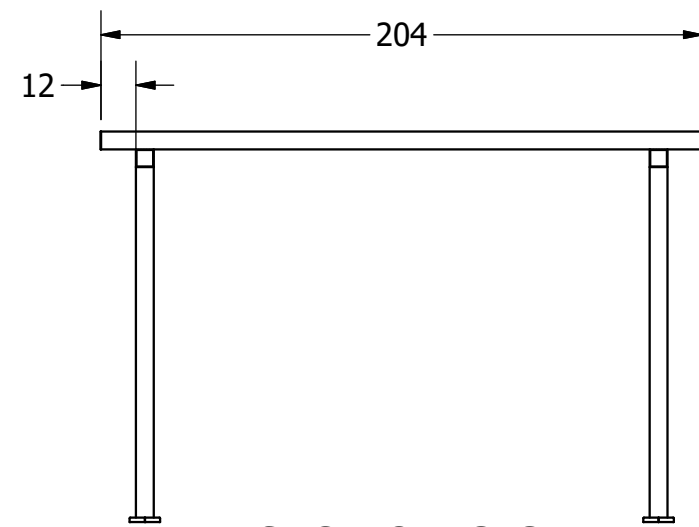
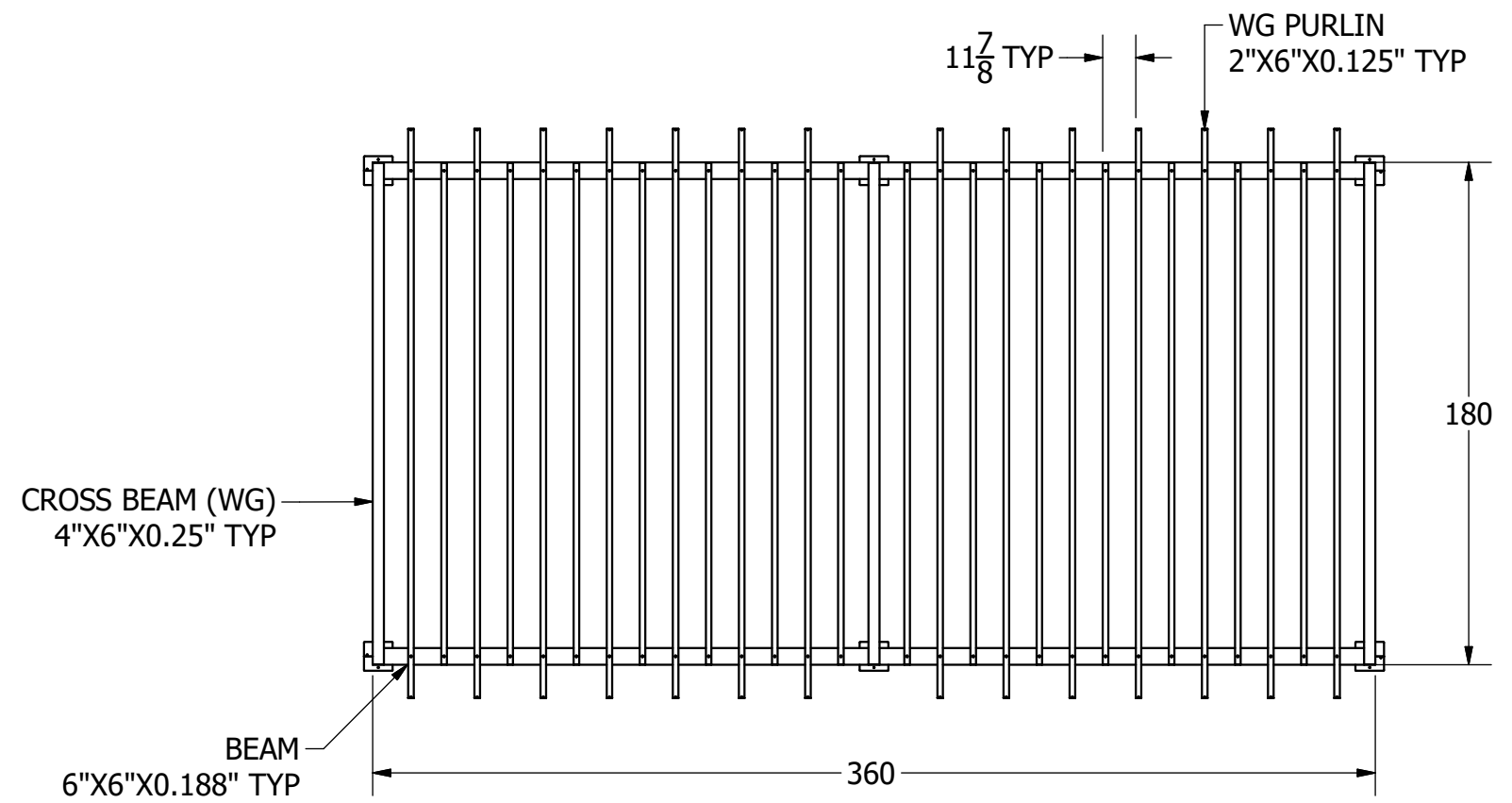
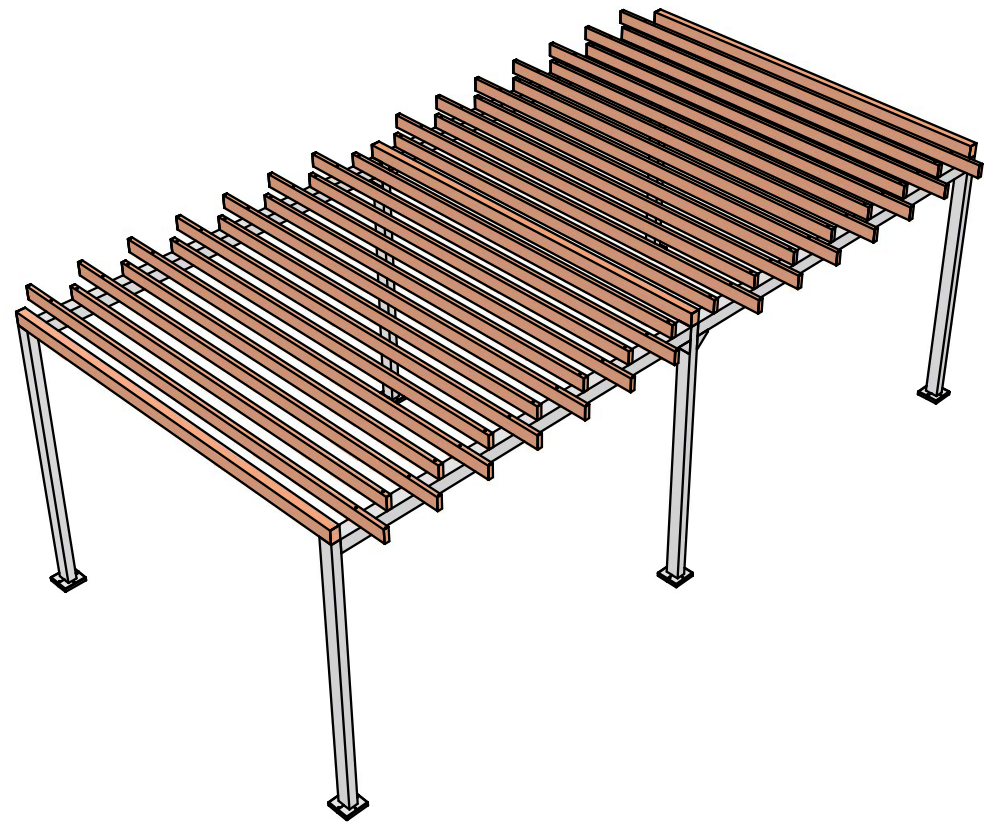


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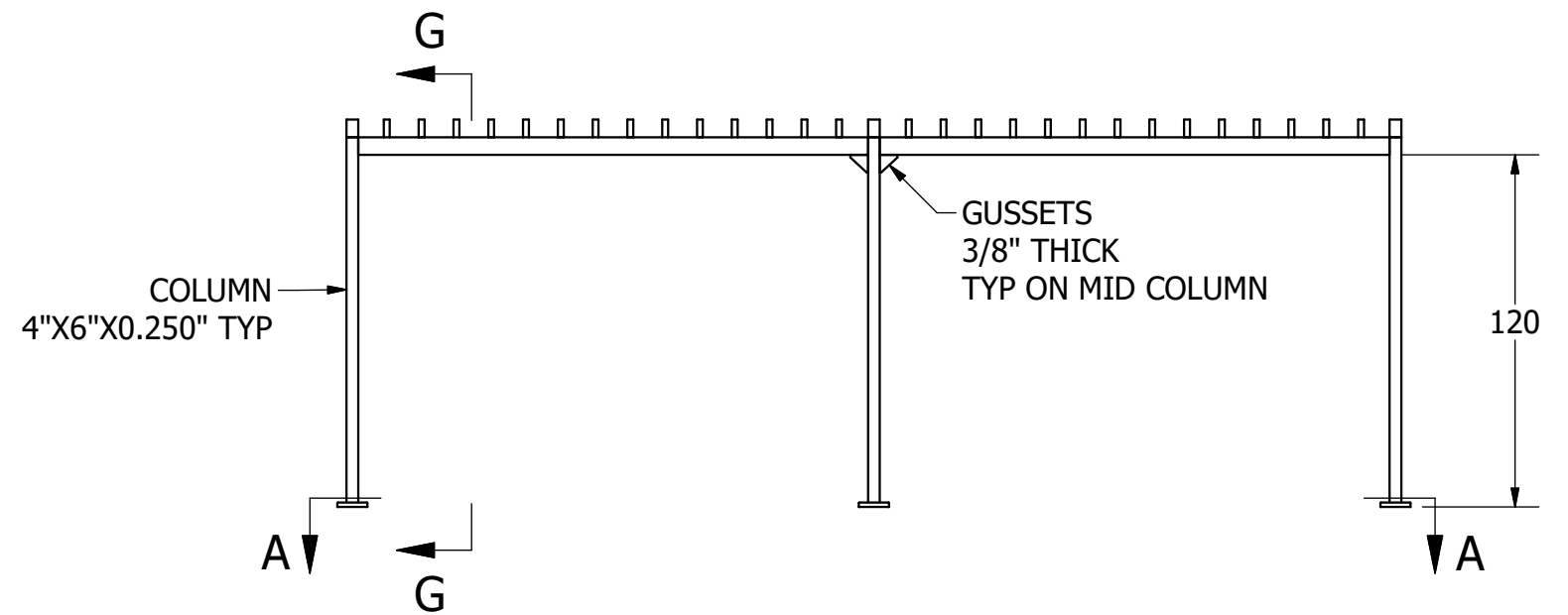
ENLARGEMENT PLAN: WHARF AND SHADE STRUCTURE

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 BAR Concept Review — Point Lumley Park





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

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BAR Concept Review — Point Lumley Park



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PARK RENDERING 3

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Historic 1749 shoreline band to match existing

Blue dashed lines indicate where paving bands delineate historic 1845 shoreline

The approximate historic shoreline layout is shown in gray. To maintain the lawn's potential for programming and recreational usage, the historic shoreline is not expressed here to avoid tripping hazards and safety concerns.



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 EXPRESSION

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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CONCEPTUAL PROMENADE VIEW

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

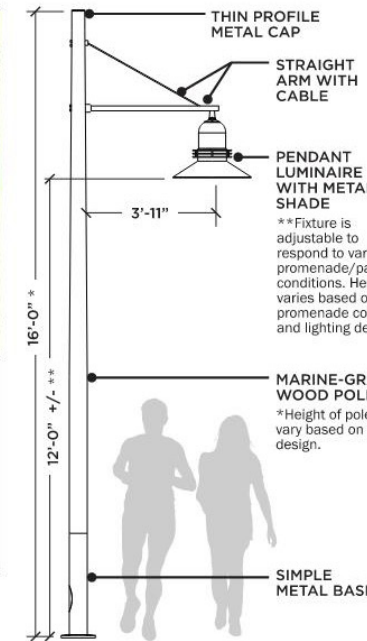
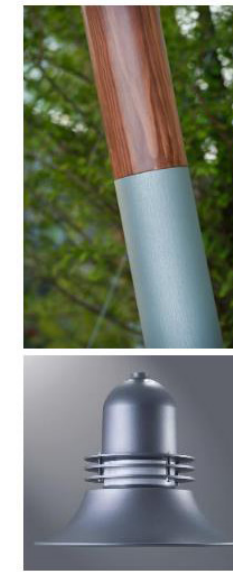
NAUTICAL



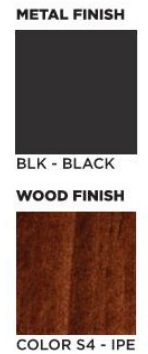
BALTIMORE INNER HARBOR, MD



PRICING (ESTIMATE):
 STRUCTURA PRODUCTS
 BOL-T-16-55-40-S4-BLK POLE
 WITH CAT-2S-PEN ARM(S)
 COOPER EPIC EMM-E04-LED-E1-
 T4-SR-FLBK 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

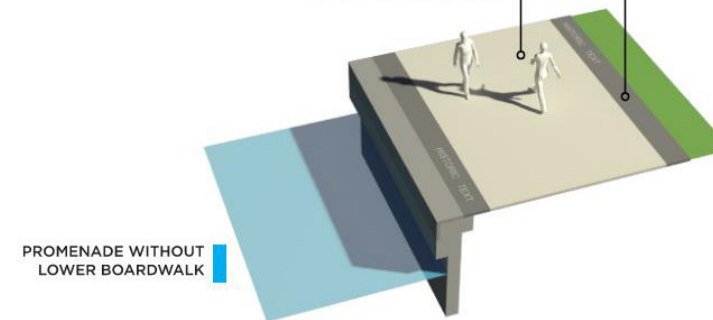
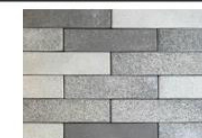
DARK GRAY/CHARCOAL GRANITE, THERMAL FINISH
 2 ft. wide in core area.



COMMEMORATIVE INSCRIPTIONS OR OTHER HISTORICAL TEXT IN EDGE BANDS

PROMENADE PAVING (CORE ONLY)

CONCRETE PLANK PAVER GRAY/WHITE COLOR MIX



WOOD DECKING

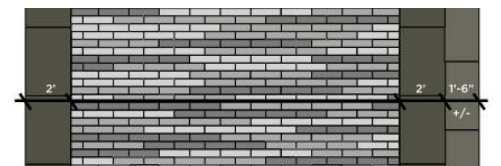
MODIFIED WOOD IN A WARM, MEDIUM GRAY COLOR TO MIMIC WEATHERED WOOD IN SURROUNDING DECK INSTALLATIONS



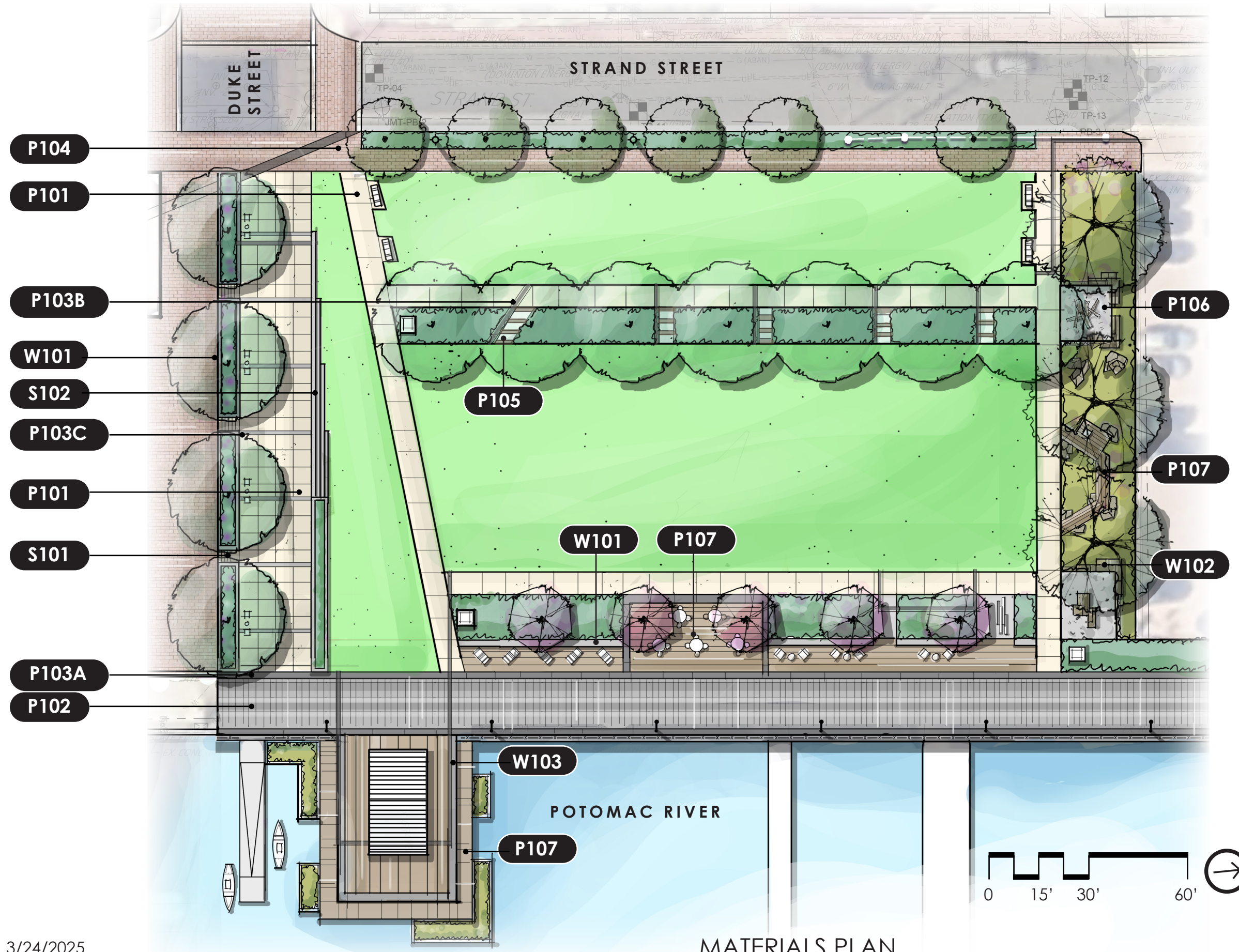
Continued use of pressure treated southern yellow pine is appropriate for floating docks.

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:

| | |
|-------|-----------------------------------------------------------------------------------------------|
| 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
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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

3/24/2025

MATERIALS: PAVING

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





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

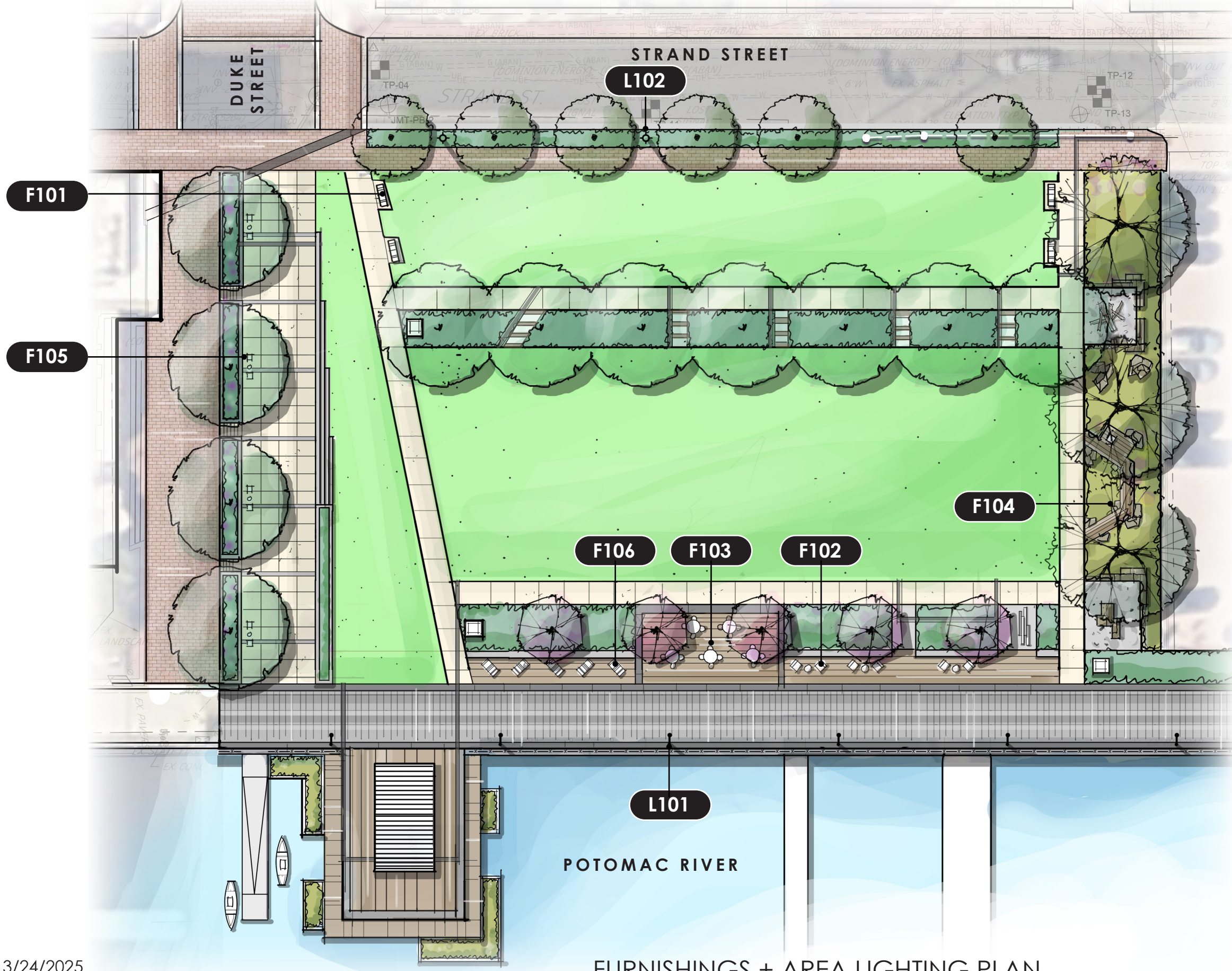
STAIR TYPE 2

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

MATERIALS: DECKING, WALLS + STAIRS

3/24/2025





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
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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

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