



BAR– Concept Review

Alexandria Waterfront Implementation: Flood Mitigation

December 18, 2024

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Skanska/JMT/LAI Design-Build Team**

Waterfront Plan (2014)

Draft, Deliberative, Pre-Decisional



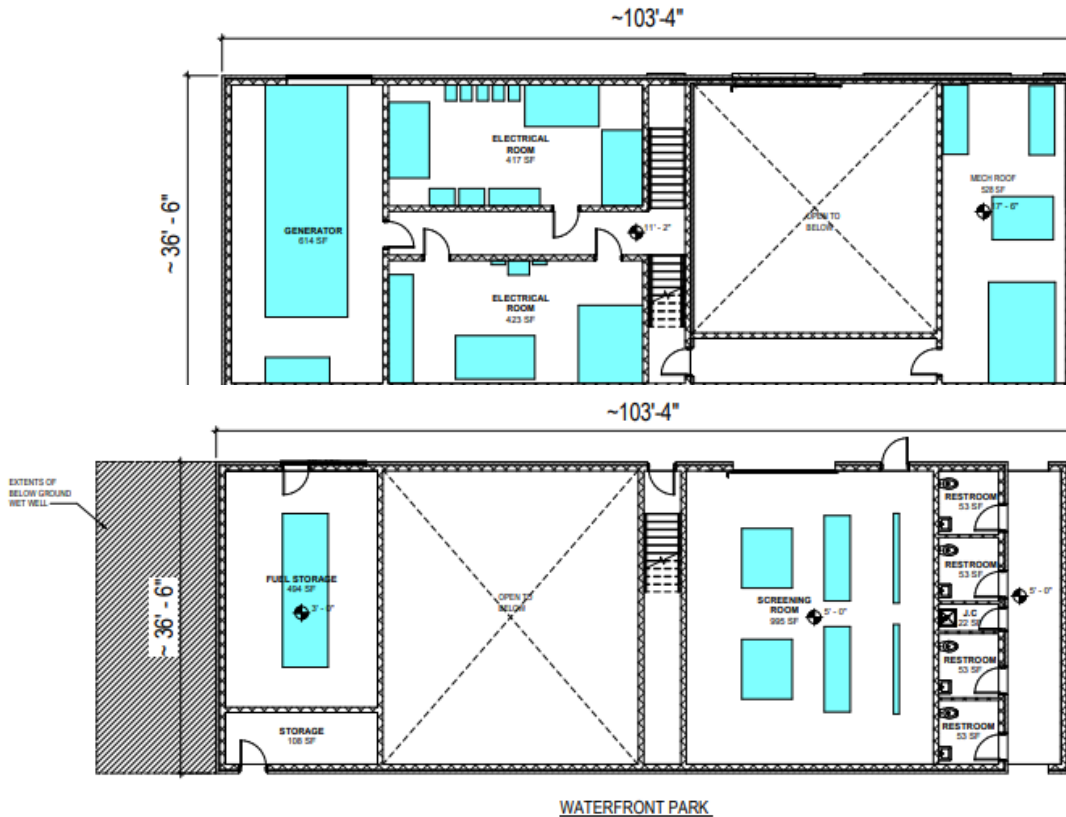
Pump Station: Alternate Concepts

(November 2024, advanced from June)



Pump Station – Floor Plans

Draft, Deliberative, Pre-Decisional



WATERFRONT PARK

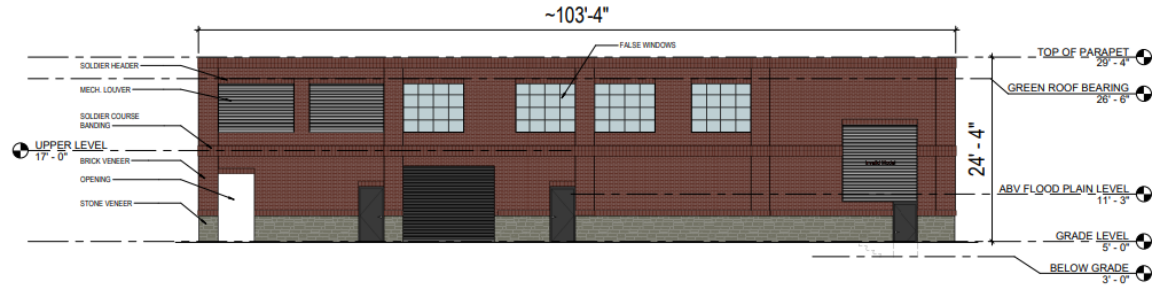
FLOOR PLAN - GRADE LEVEL OPTION 1 OR 2

1/8" = 1'-0"

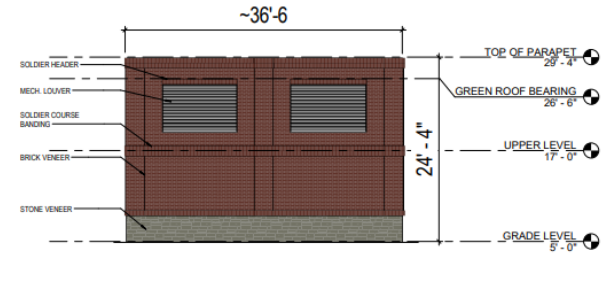
- Proposed height (flat roof) = +/- 24'
- Single, smaller mass of building, smallest overall impact to park (can be sited on Strand or on Prince)
- Most first floor program elements are at grade, fuel storage is below grade over wet well
- Most first floor program elements are at grade, fuel storage is below grade over wet well
- Critical electrical infrastructure at el. 11.2'
- Redundant screen
- Smaller footprint for restrooms
- Mechanical roof can be open to elements on 3 sides

Waterfront Park Option 1 - Pump Station Elevations

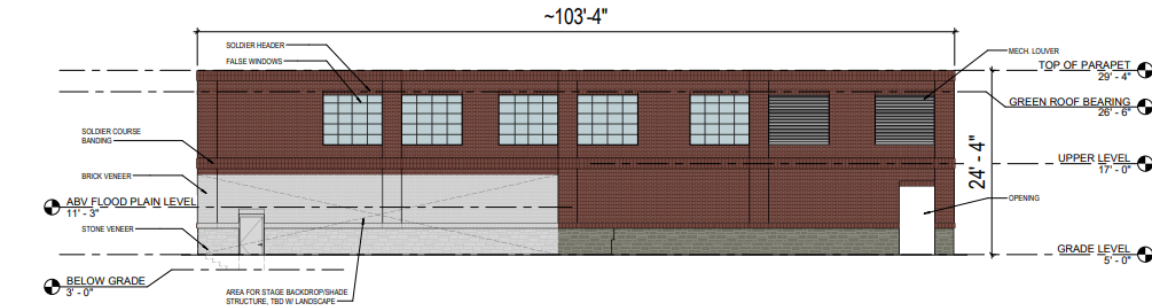
Draft, Deliberative, Pre-Decisional



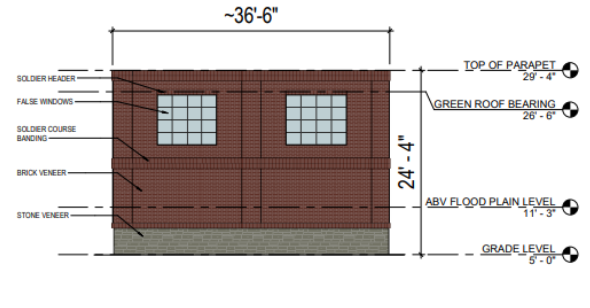
1 WEST ELEVATION - OPTION 1 - VIEW FROM STRAND STREET
1/8" = 1'-0"



3 NORTH ELEVATION - OPTION 1
1/8" = 1'-0"



2 EAST ELEVATION - OPTION 1 - VIEW FROM WATERFRONT PARK
1/8" = 1'-0"

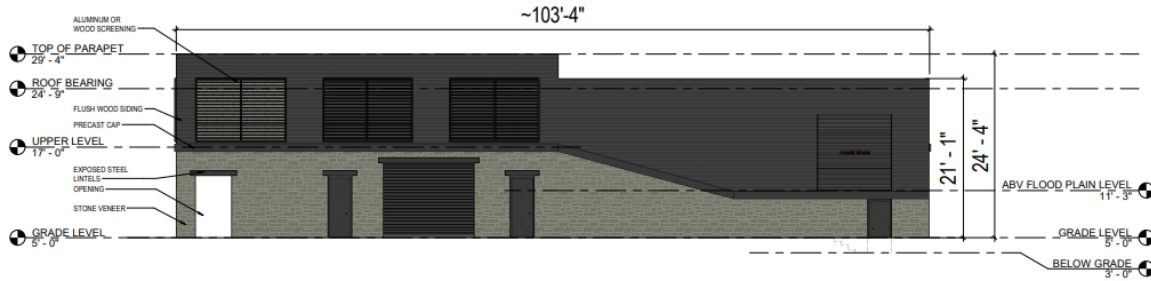


4 SOUTH ELEVATION - OPTION 1
1/8" = 1'-0"

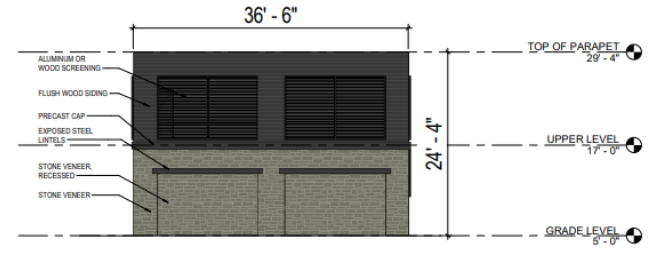


Waterfront Park Option 2 - Pump Station Elevations

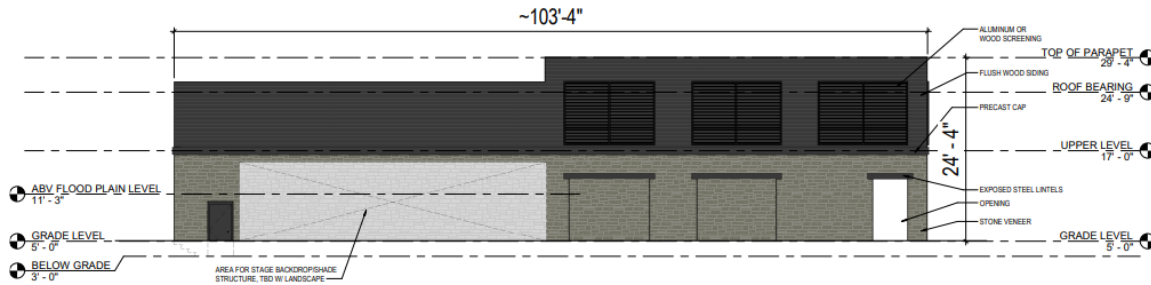
Draft, Deliberative, Pre-Decisional



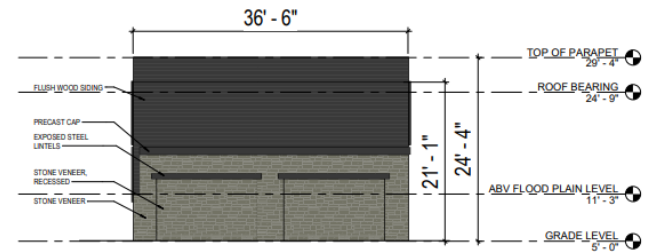
1 SOUTH ELEVATION - OPTION 2 - VIEW FROM PRINCE STREET
1/8" = 1'-0"



2 WEST ELEVATION - OPTION 2
1/8" = 1'-0"



3 NORTH ELEVATION - OPTION 2 - VIEW FROM WATERFRONT PARK
1/8" = 1'-0"

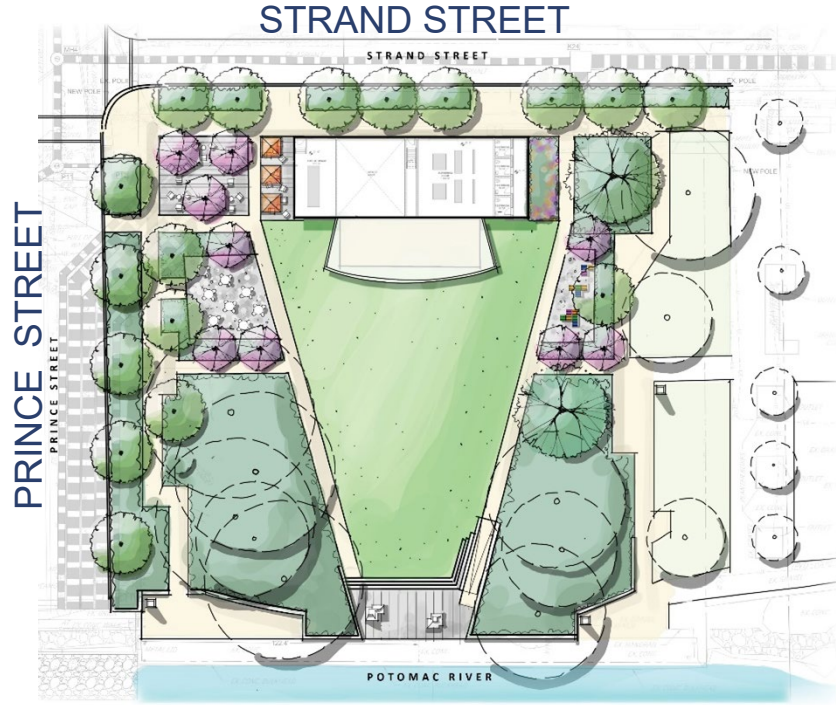


4 EAST ELEVATION - OPTION 2
1/8" = 1'-0"

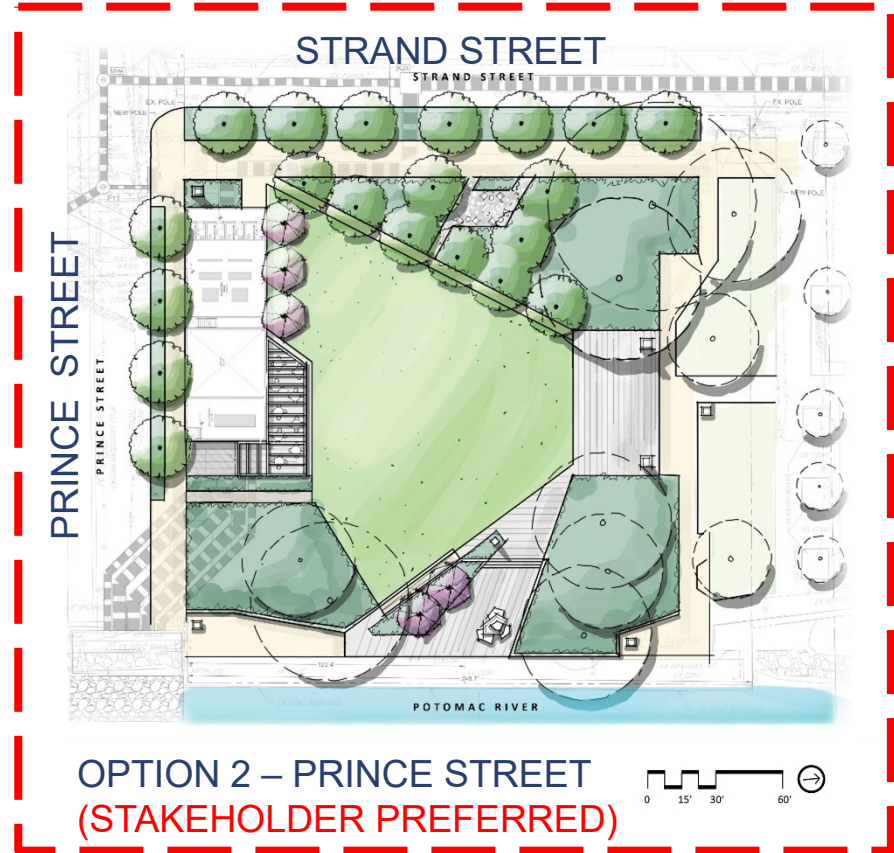


Waterfront Park – Location Options

Draft, Deliberative, Pre-Decisional



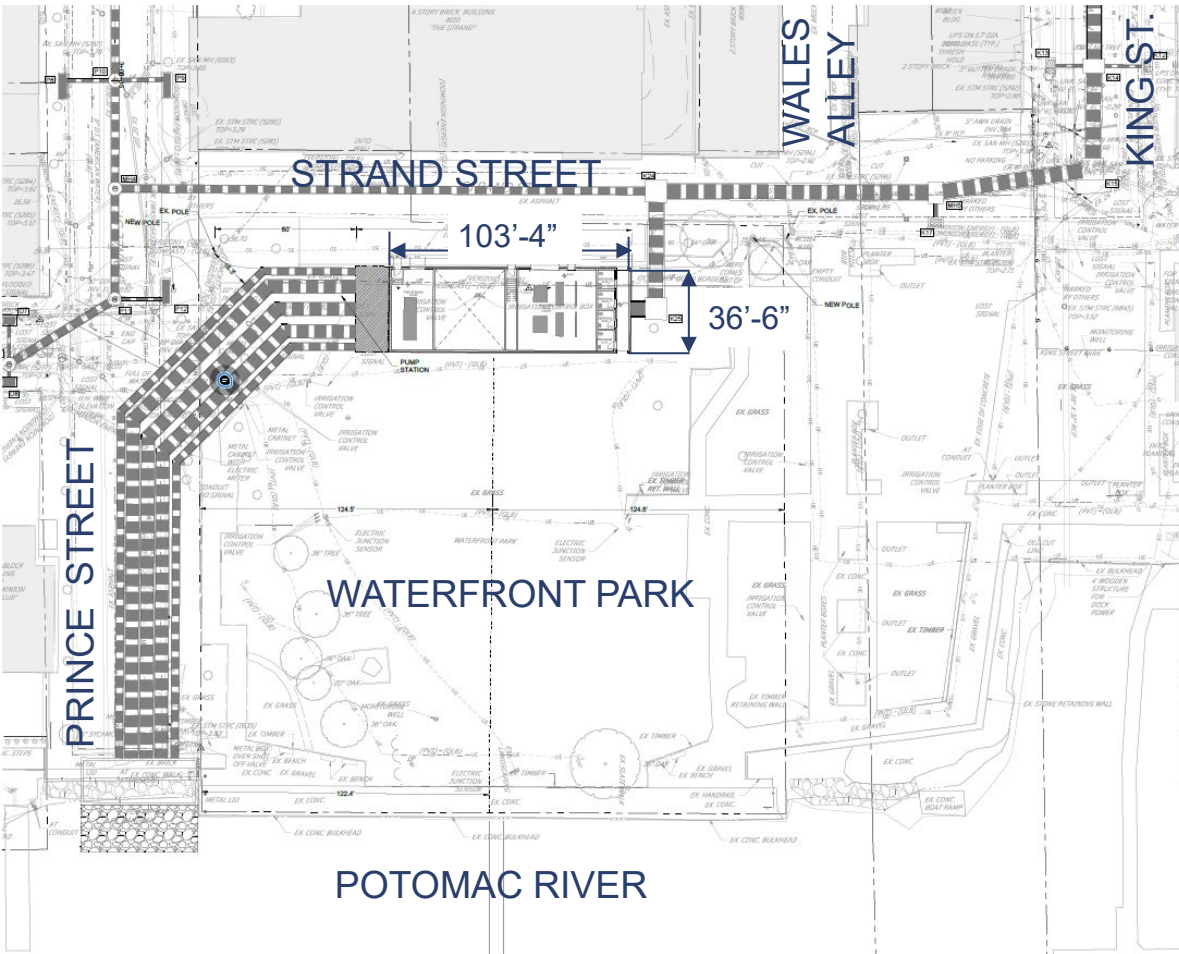
OPTION 1 – STRAND STREET



OPTION 2 – PRINCE STREET
(STAKEHOLDER PREFERRED)

Waterfront Park – Strand Street Single Building (Option 1)

Draft, Deliberative, Pre-Decisional



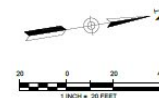
Cost implication: +\$200,000 increased direct cost

Objective:

- Reduce footprint
- Reduce height
- Station as backdrop to park/programming
- Individual restrooms (no increase in footprint)

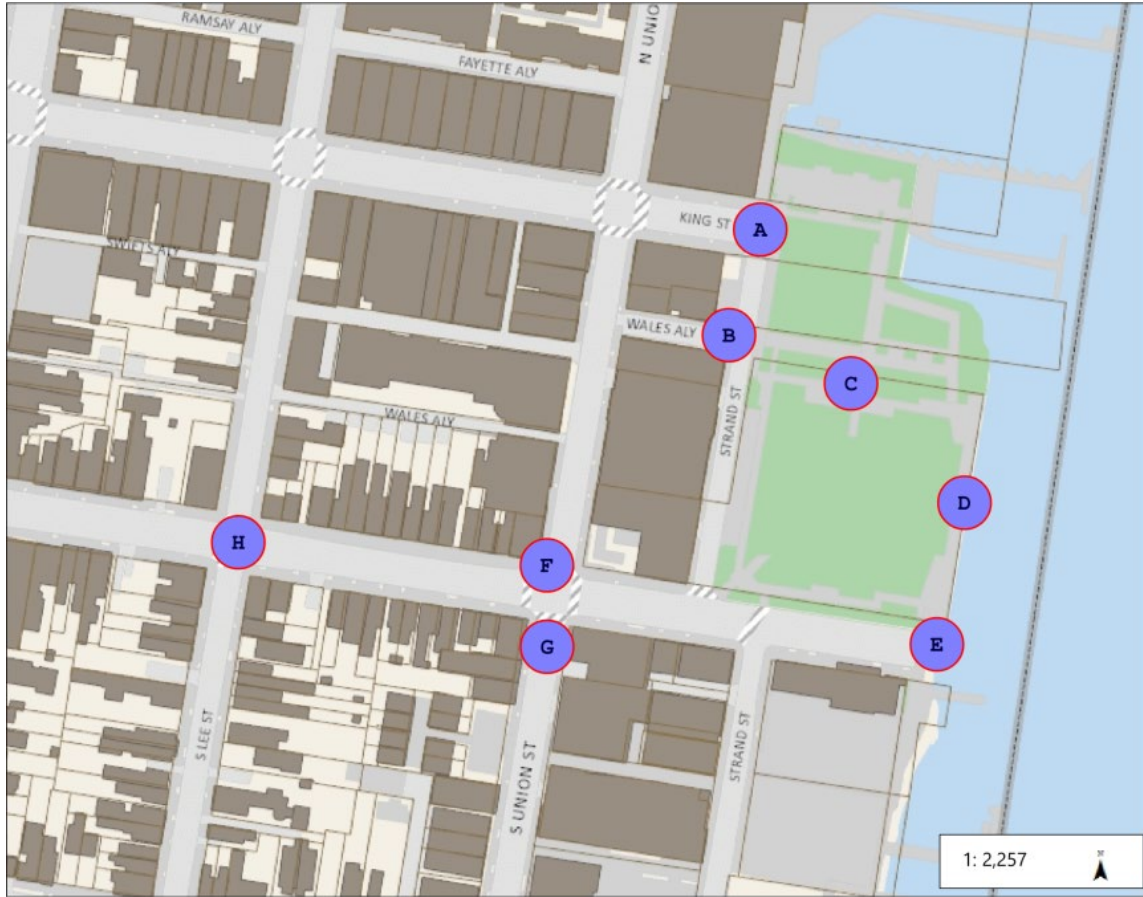
Height: : 24' (flatroof)

Building Footprint: 3,800 SF



Waterfront Park – Location Map for Visualization Renderings

Draft, Deliberative, Pre-Decisional



Waterfront Park – A: King & Strand Streets (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – B: Strand Street & Wales Alley (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – C: Northern Waterfront Promenade (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – D: Along Waterfront (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – E: End of Prince Street (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – F: Prince & Strand Streets (Option 1)

Draft, Deliberative, Pre-Decisional



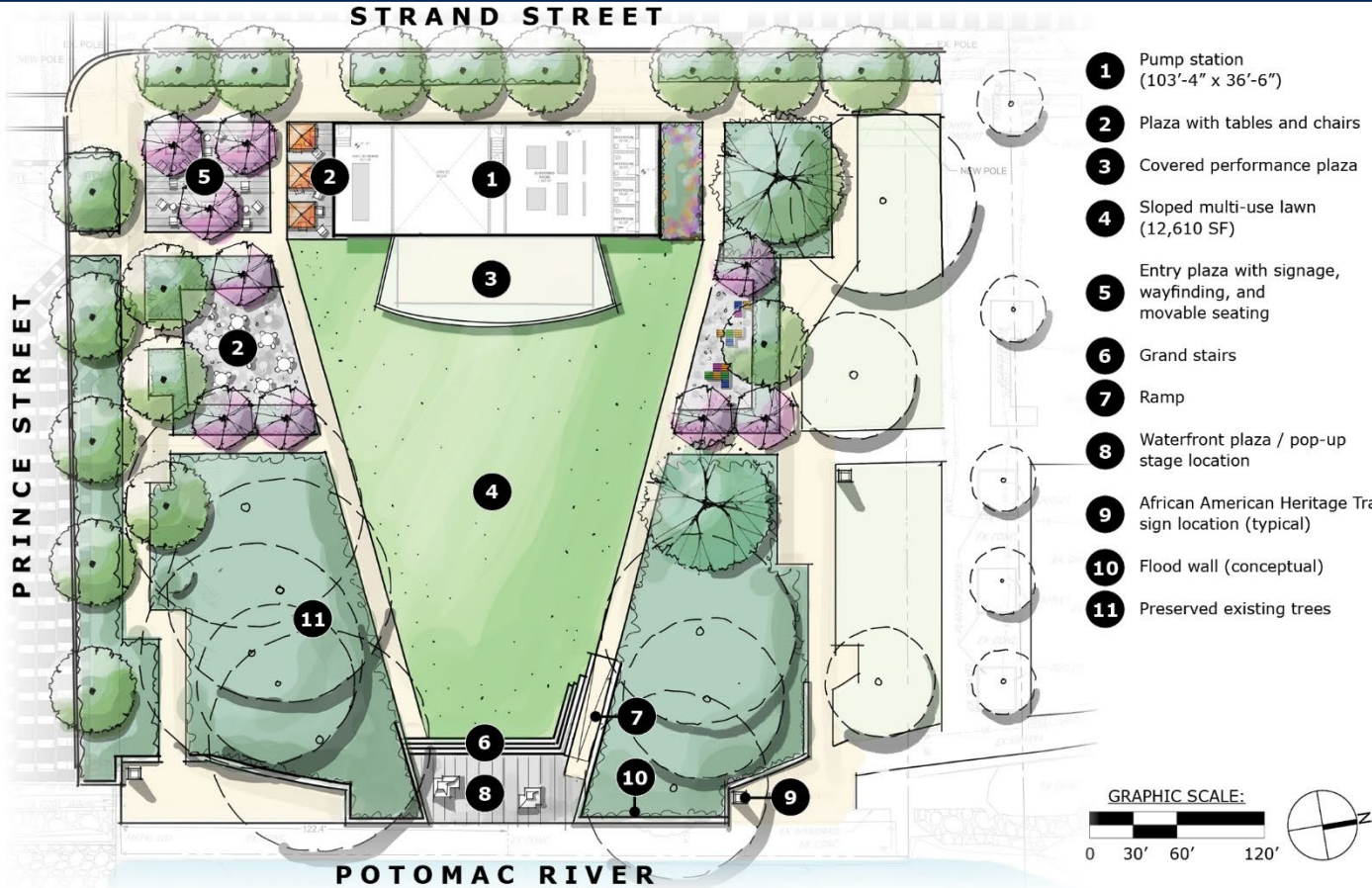
Waterfront Park – G: Strand Street Next to Old Dominion (Option 1)

Draft, Deliberative, Pre-Decisional



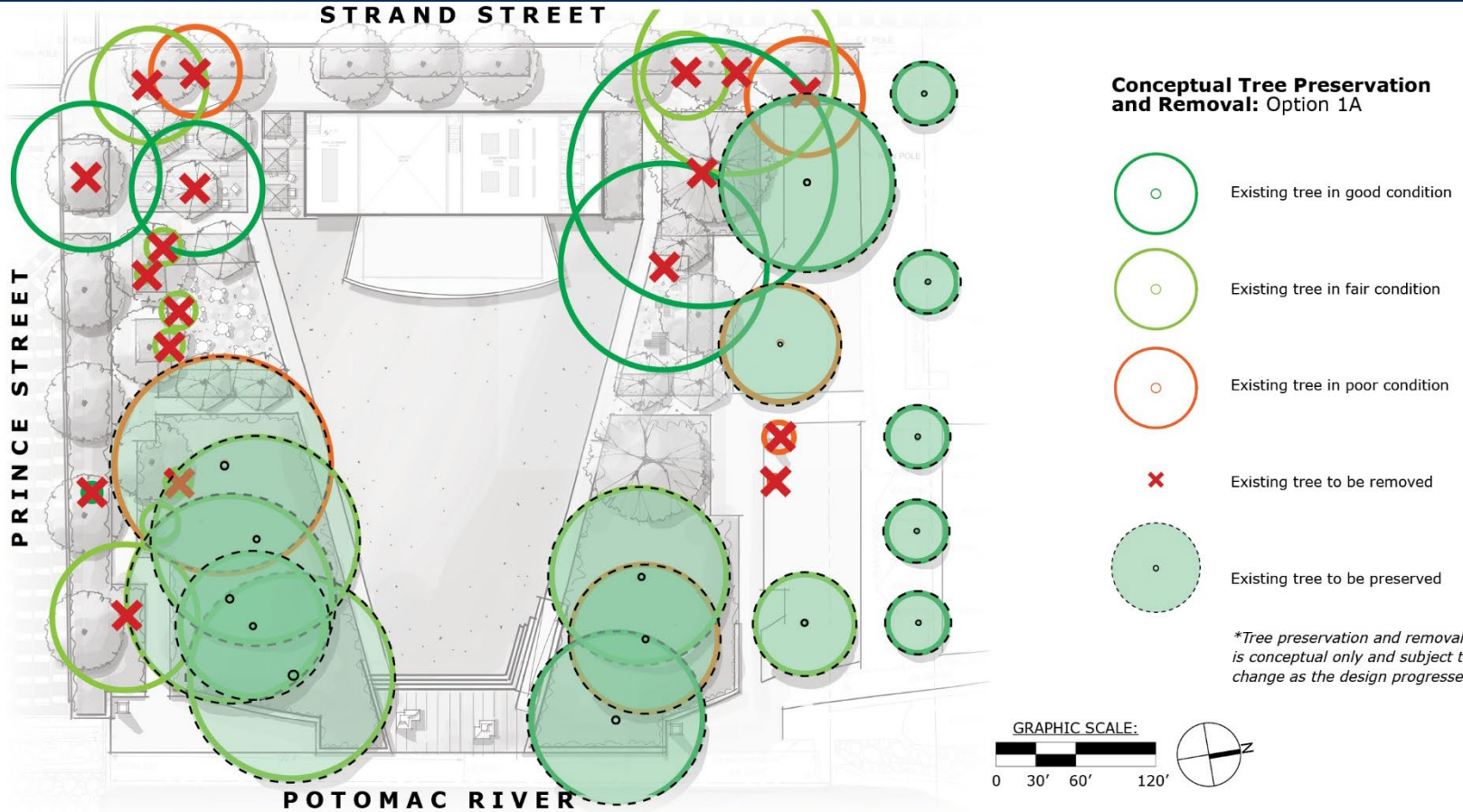
Waterfront Park – Strand Street Landscape Concept 1A

Draft, Deliberative, Pre-Decisional



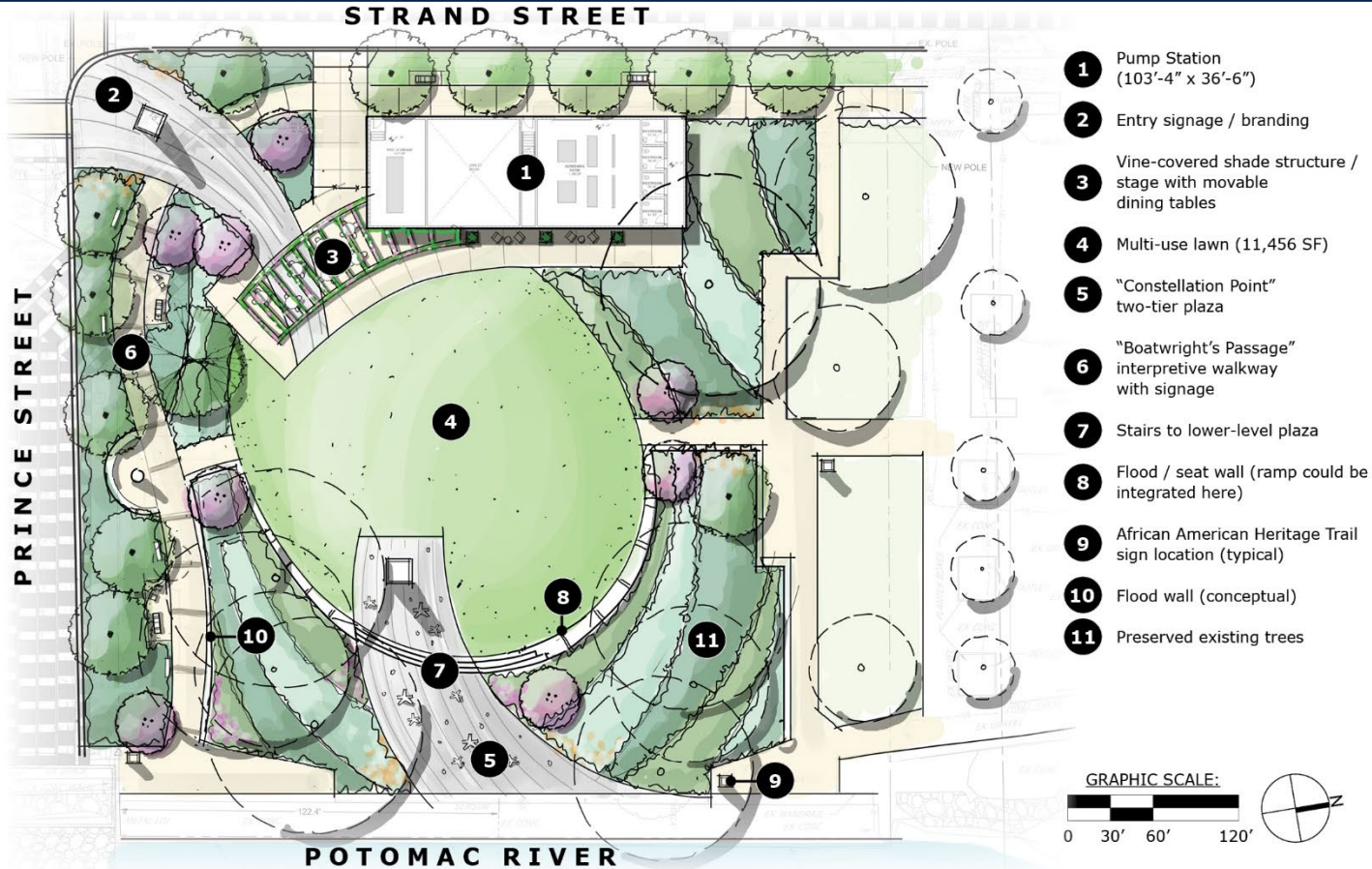
Waterfront Park – Strand Street Landscape Concept 1A (Centered)

Draft, Deliberative, Pre-Decisional



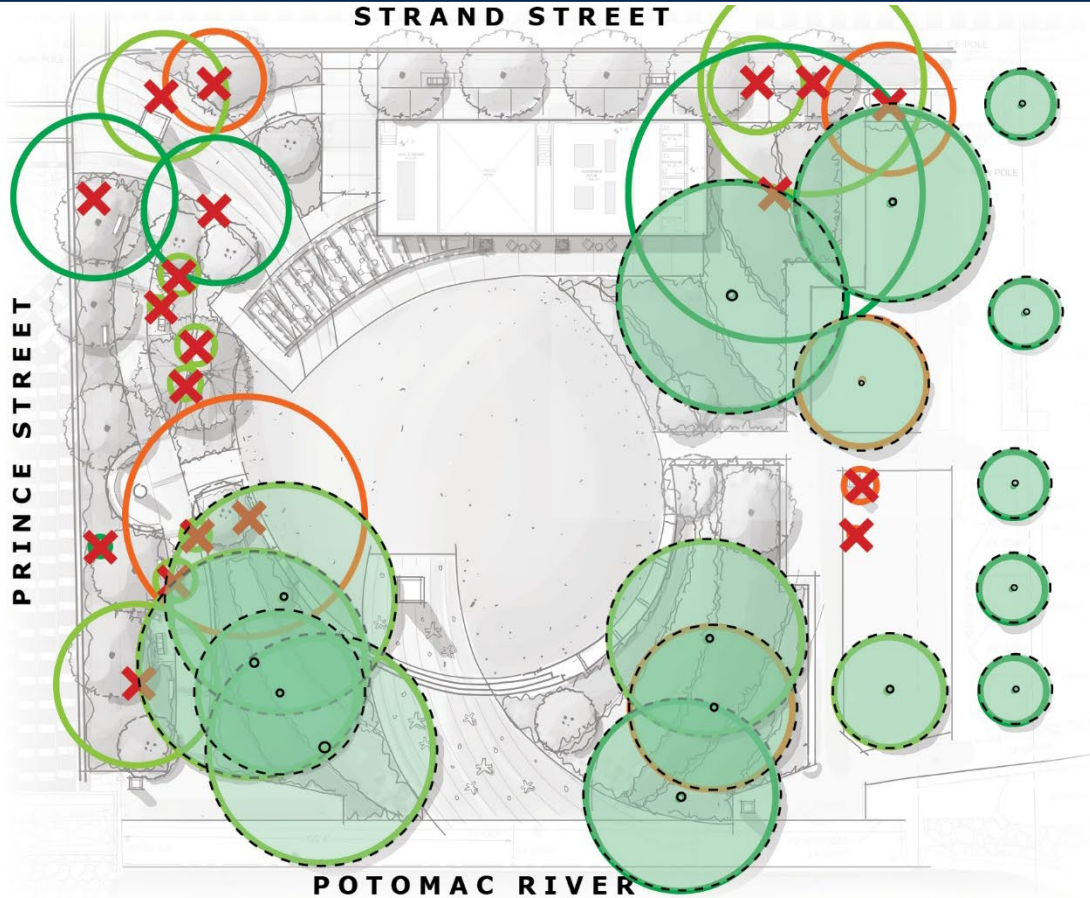
Waterfront Park – Strand Street Landscape Concept 1B

Draft, Deliberative, Pre-Decisional



Waterfront Park – Strand Street Landscape Concept 1B (Centered)

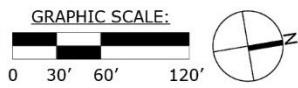
Draft, Deliberative, Pre-Decisional



Conceptual Tree Preservation and Removal: Option 1B

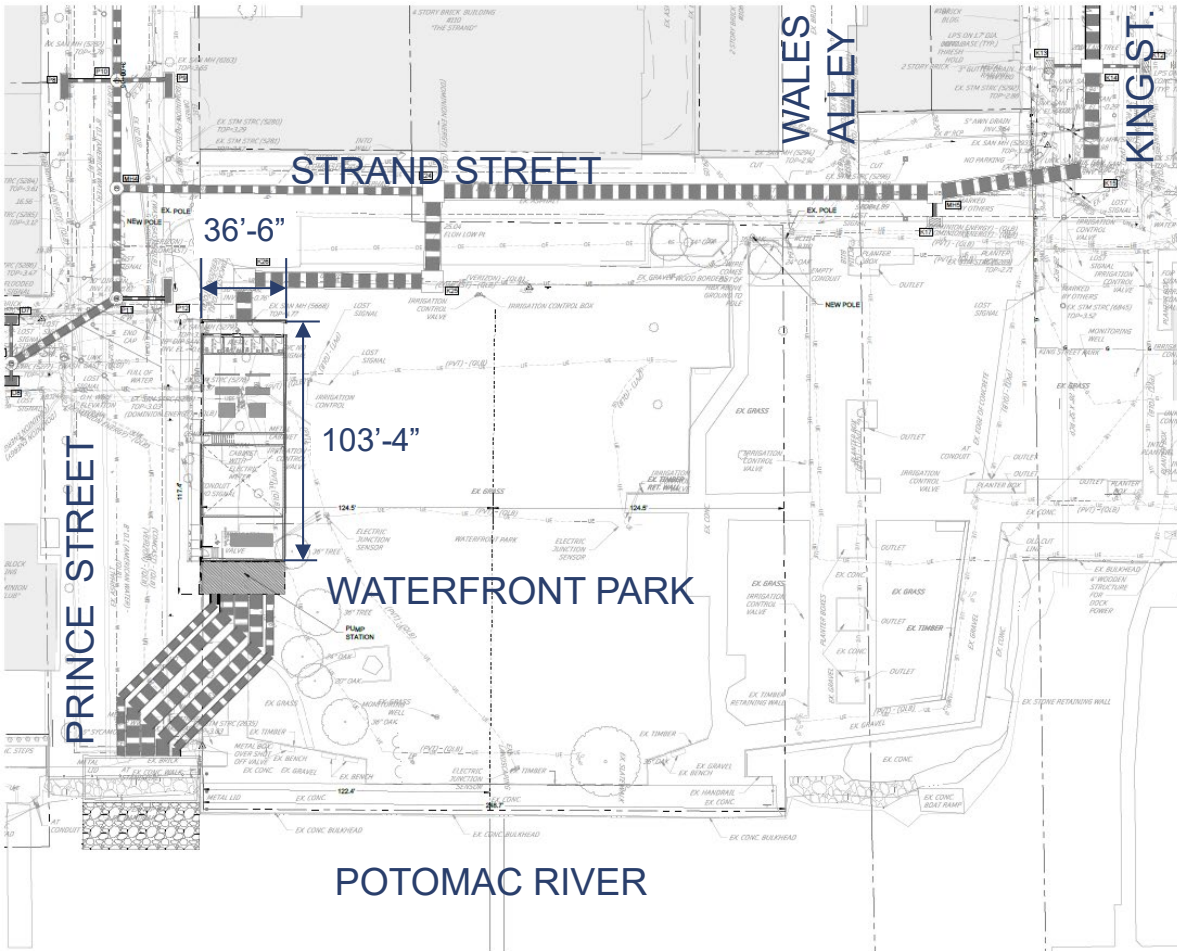
-  Existing tree in good condition
-  Existing tree in fair condition
-  Existing tree in poor condition
-  Existing tree to be removed
-  Existing tree to be preserved

**Tree preservation and removal is conceptual only and subject to change as the design progresses.*



Waterfront Park – Prince Street Single Building (Option 2)

Draft, Deliberative, Pre-Decisional



Cost implication: +\$200,000 increased direct cost

Objective:

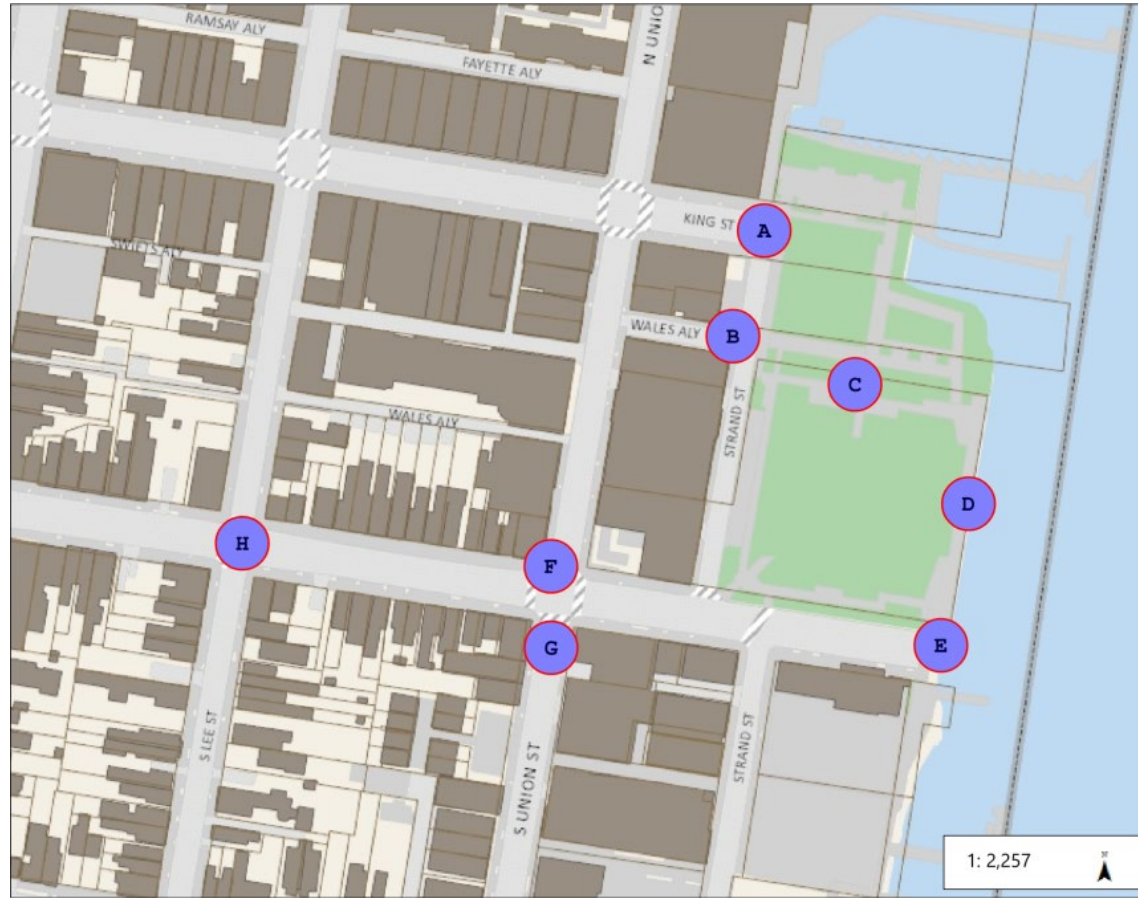
- Reduce footprint
- Reduce height
- Station as backdrop to park/programming
- Individual restrooms (no increase in footprint)
- Strong connection to Strand Street pedestrian corridor

Height: 24' (flatroof)

Building Footprint: 3,800 SF

Waterfront Park – Location Map for Visualization Renderings

Draft, Deliberative, Pre-Decisional



Waterfront Park – A: King & Strand Streets (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – B: Strand Street & Wales Alley (Option 2)

Draft, Deliberative, Pre-Decisional



25/2023

Waterfront Park – C: Northern Waterfront Promenade (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – D: Along Waterfront (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – E: End of Prince Street (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – F: Prince & Strand Streets (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – G: Strand Street Next to Old Dominion (Option 2)

Draft, Deliberative, Pre-Decisional



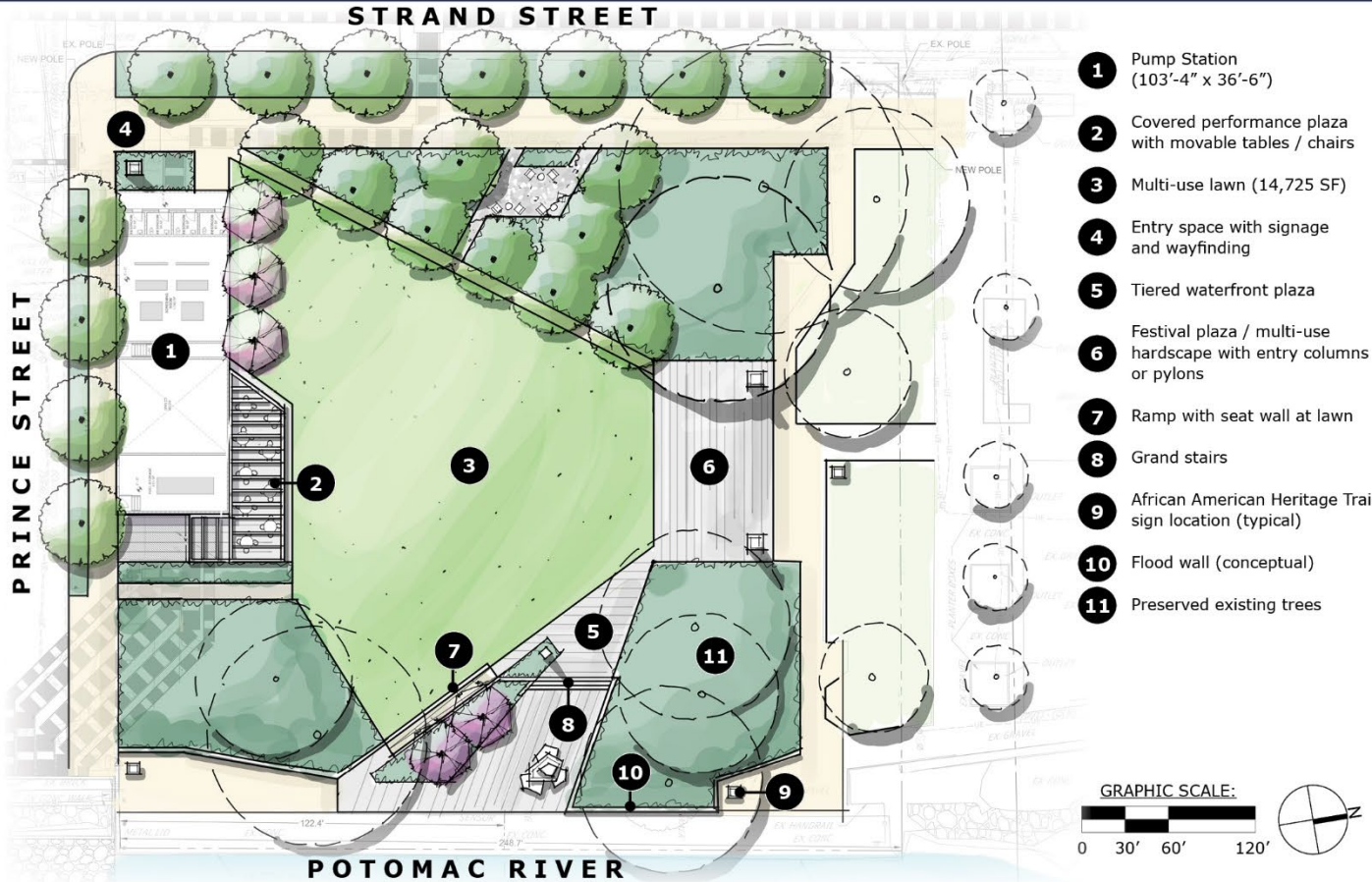
Waterfront Park – H: Prince & Union Streets (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – Prince Street Landscape Concept 2A

Draft, Deliberative, Pre-Decisional

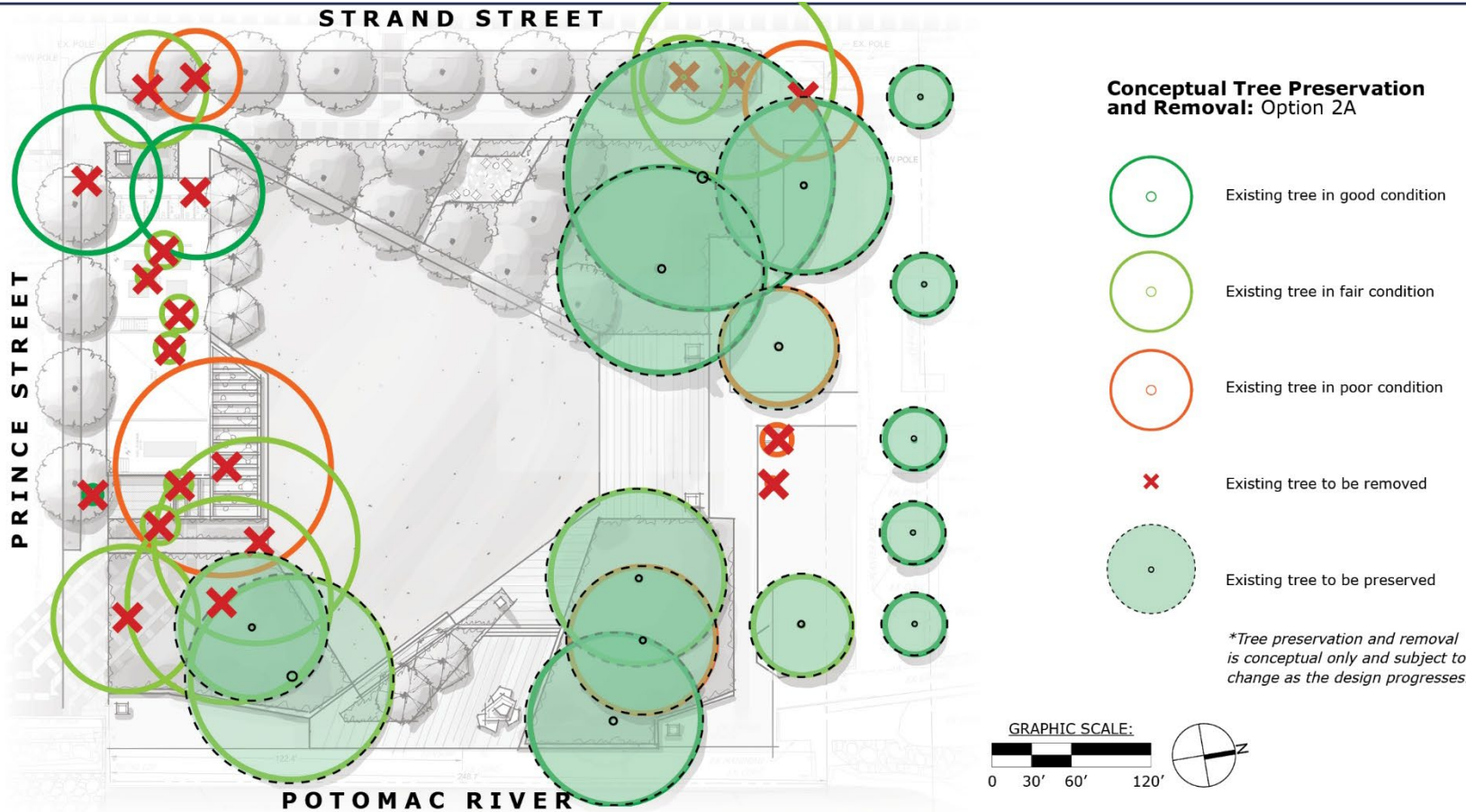


- 1** Pump Station (103'-4" x 36'-6")
- 2** Covered performance plaza with movable tables / chairs
- 3** Multi-use lawn (14,725 SF)
- 4** Entry space with signage and wayfinding
- 5** Tiered waterfront plaza
- 6** Festival plaza / multi-use hardscape with entry columns or pylons
- 7** Ramp with seat wall at lawn
- 8** Grand stairs
- 9** African American Heritage Trail sign location (typical)
- 10** Flood wall (conceptual)
- 11** Preserved existing trees



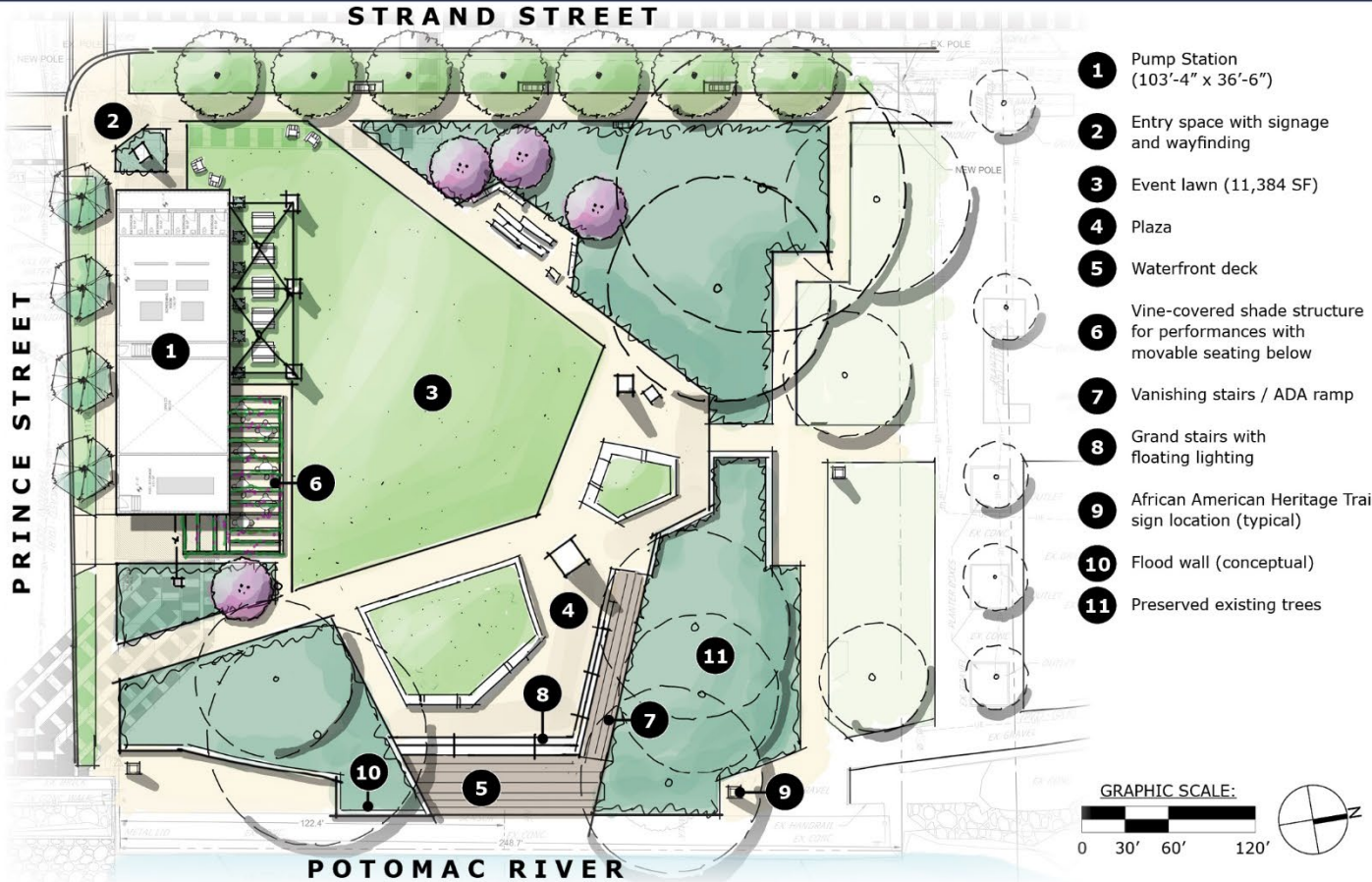
Waterfront Park – Prince Street Landscape Concept 2A

Draft, Deliberative, Pre-Decisional



Waterfront Park – Prince Street Landscape Concept 2B

Draft, Deliberative, Pre-Decisional



- 1** Pump Station (103'-4" x 36'-6")
- 2** Entry space with signage and wayfinding
- 3** Event lawn (11,384 SF)
- 4** Plaza
- 5** Waterfront deck
- 6** Vine-covered shade structure for performances with movable seating below
- 7** Vanishing stairs / ADA ramp
- 8** Grand stairs with floating lighting
- 9** African American Heritage Trail sign location (typical)
- 10** Flood wall (conceptual)
- 11** Preserved existing trees



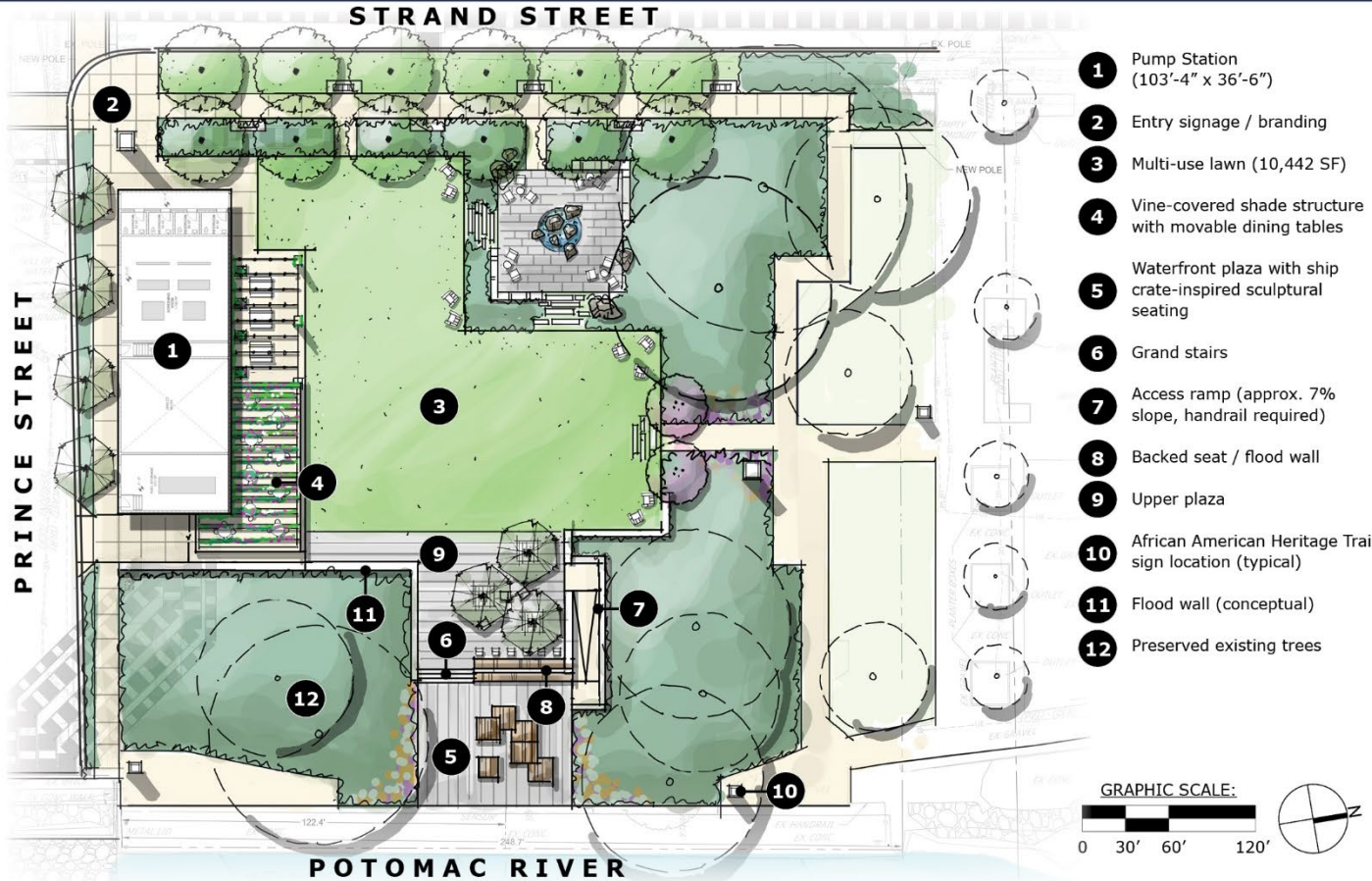
Waterfront Park – Prince Street Landscape Concept 2B

Draft, Deliberative, Pre-Decisional



Waterfront Park – Prince Street Landscape Concept 2C

Draft, Deliberative, Pre-Decisional



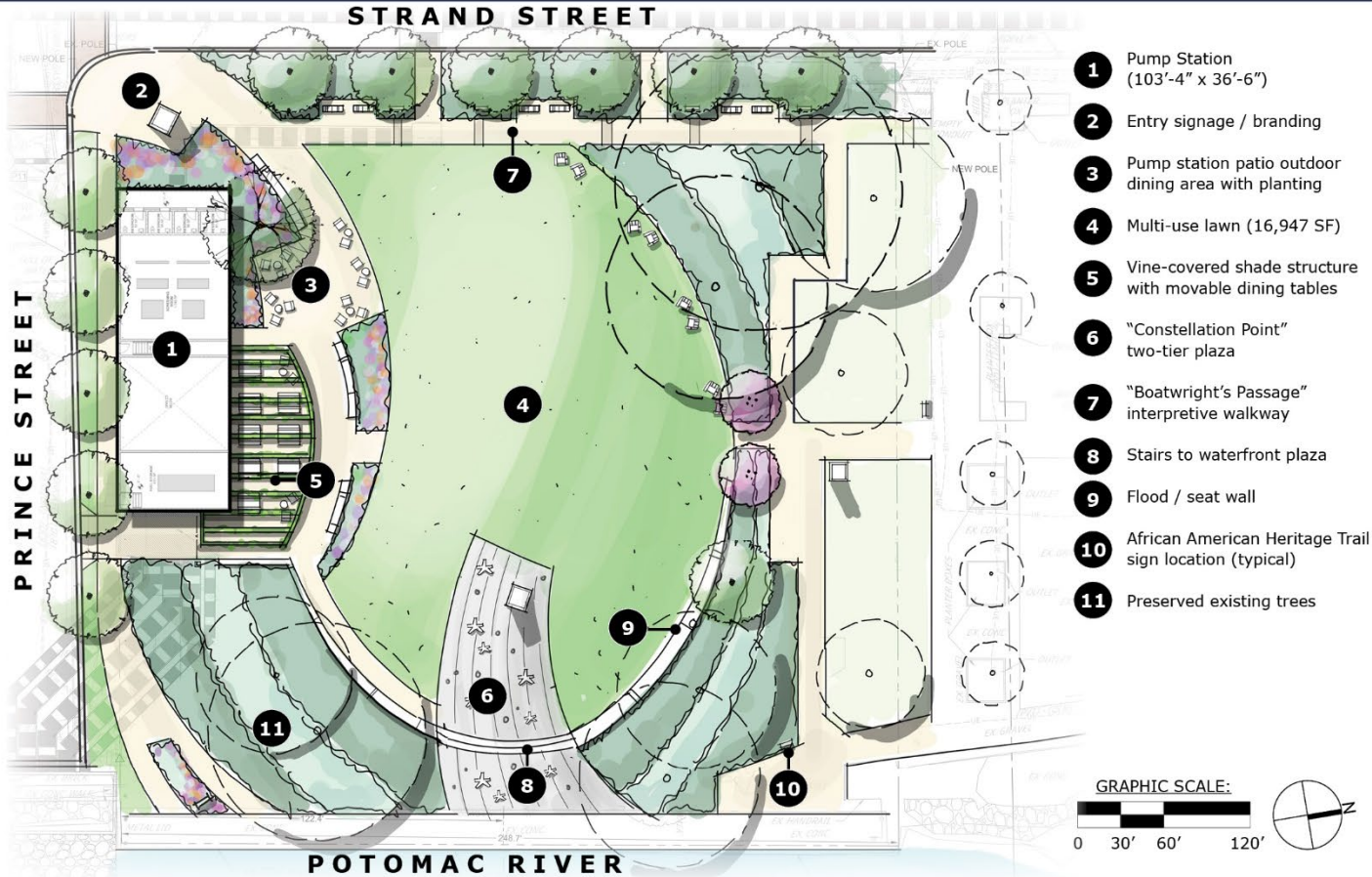
Waterfront Park – Prince Street Landscape Concept 2C

Draft, Deliberative, Pre-Decisional



Waterfront Park – Prince Street Landscape Concept 2D

Draft, Deliberative, Pre-Decisional

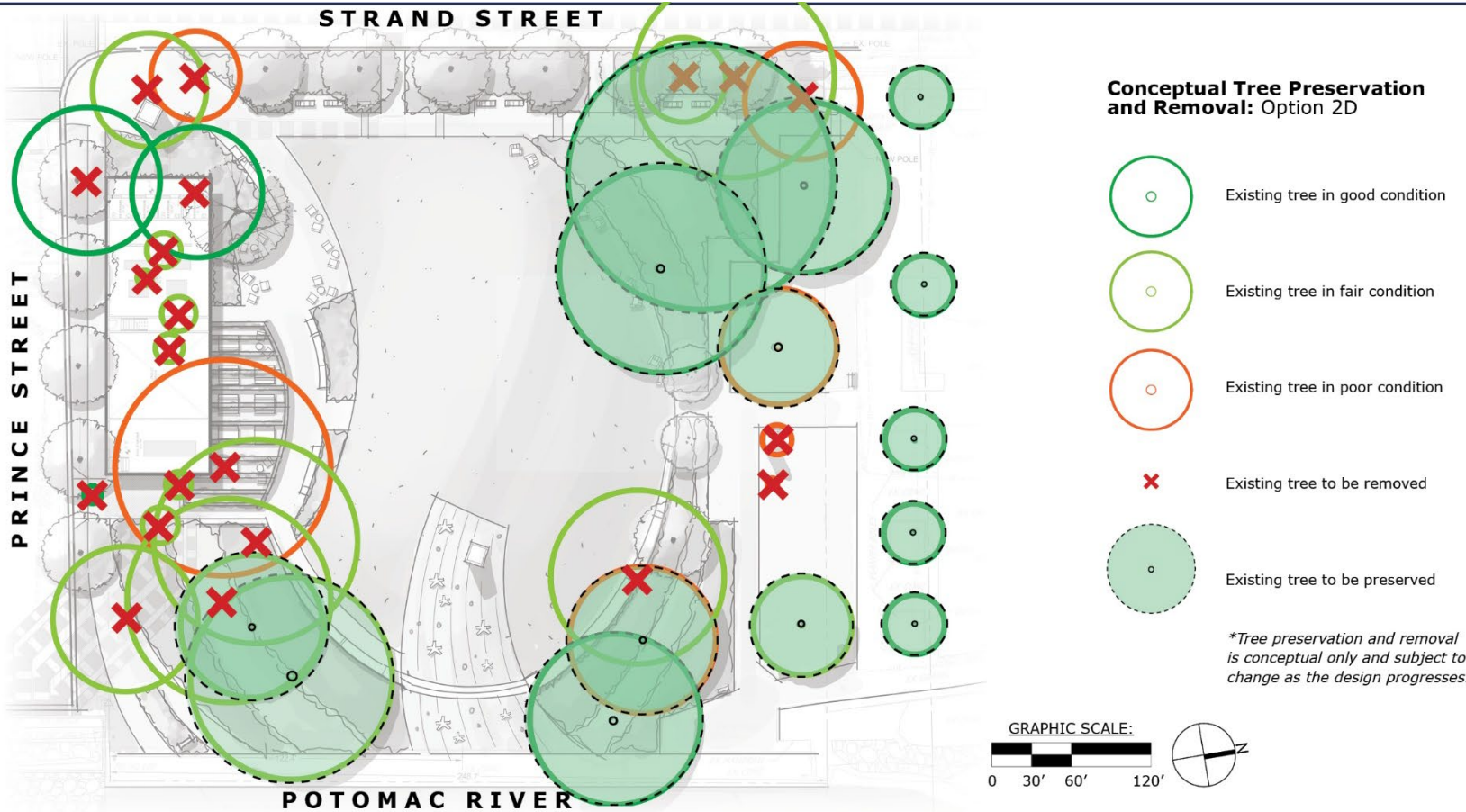


- 1** Pump Station (103'-4" x 36'-6")
- 2** Entry signage / branding
- 3** Pump station patio outdoor dining area with planting
- 4** Multi-use lawn (16,947 SF)
- 5** Vine-covered shade structure with movable dining tables
- 6** "Constellation Point" two-tier plaza
- 7** "Boatwright's Passage" interpretive walkway
- 8** Stairs to waterfront plaza
- 9** Flood / seat wall
- 10** African American Heritage Trail sign location (typical)
- 11** Preserved existing trees



Waterfront Park – Prince Street Landscape Concept 2D

Draft, Deliberative, Pre-Decisional



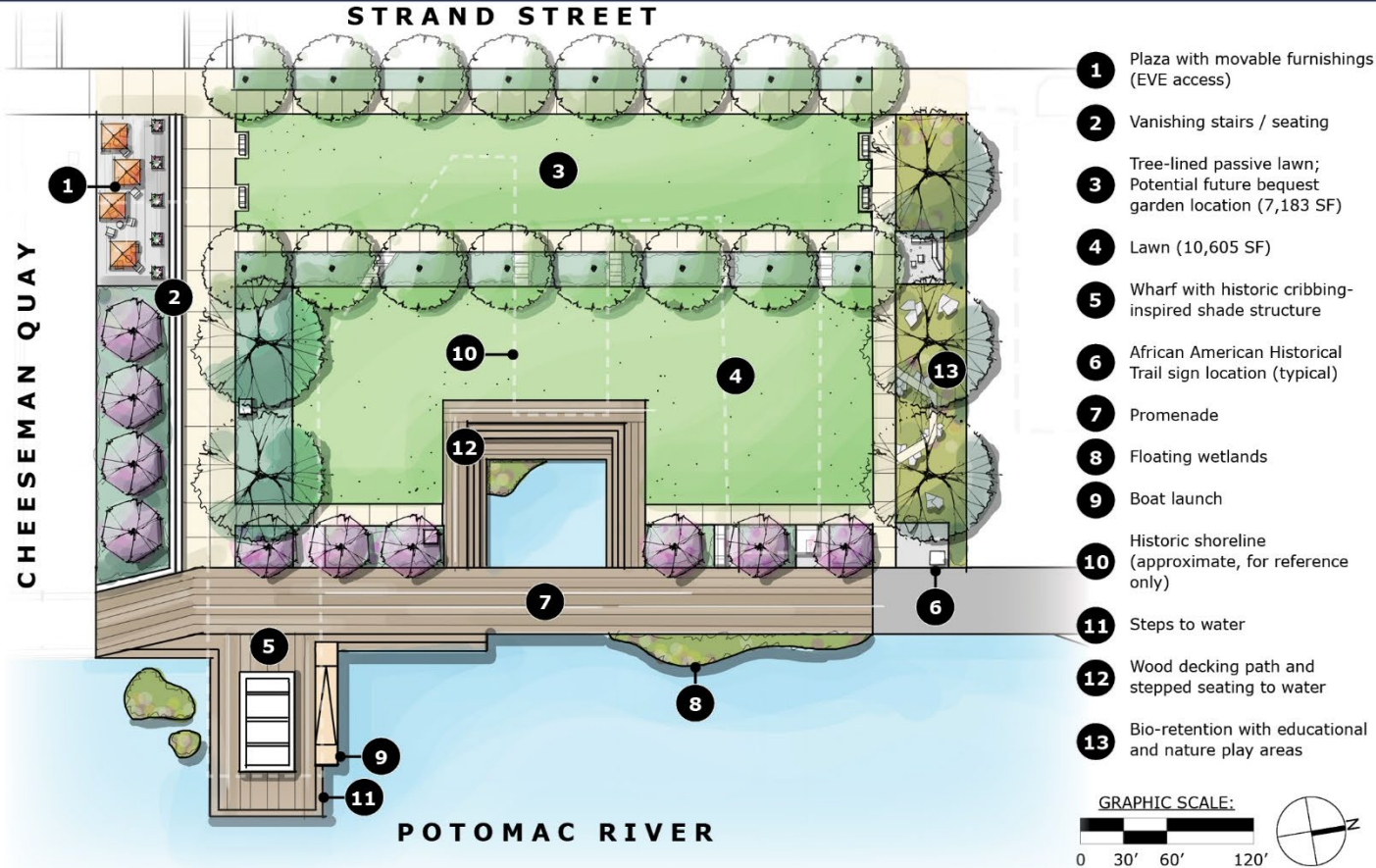
Point Lumley Landscape Concepts

(November 2024, advanced from June/BODR)

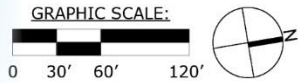


Point Lumley Park Landscape Concept 1

Draft, Deliberative, Pre-Decisional

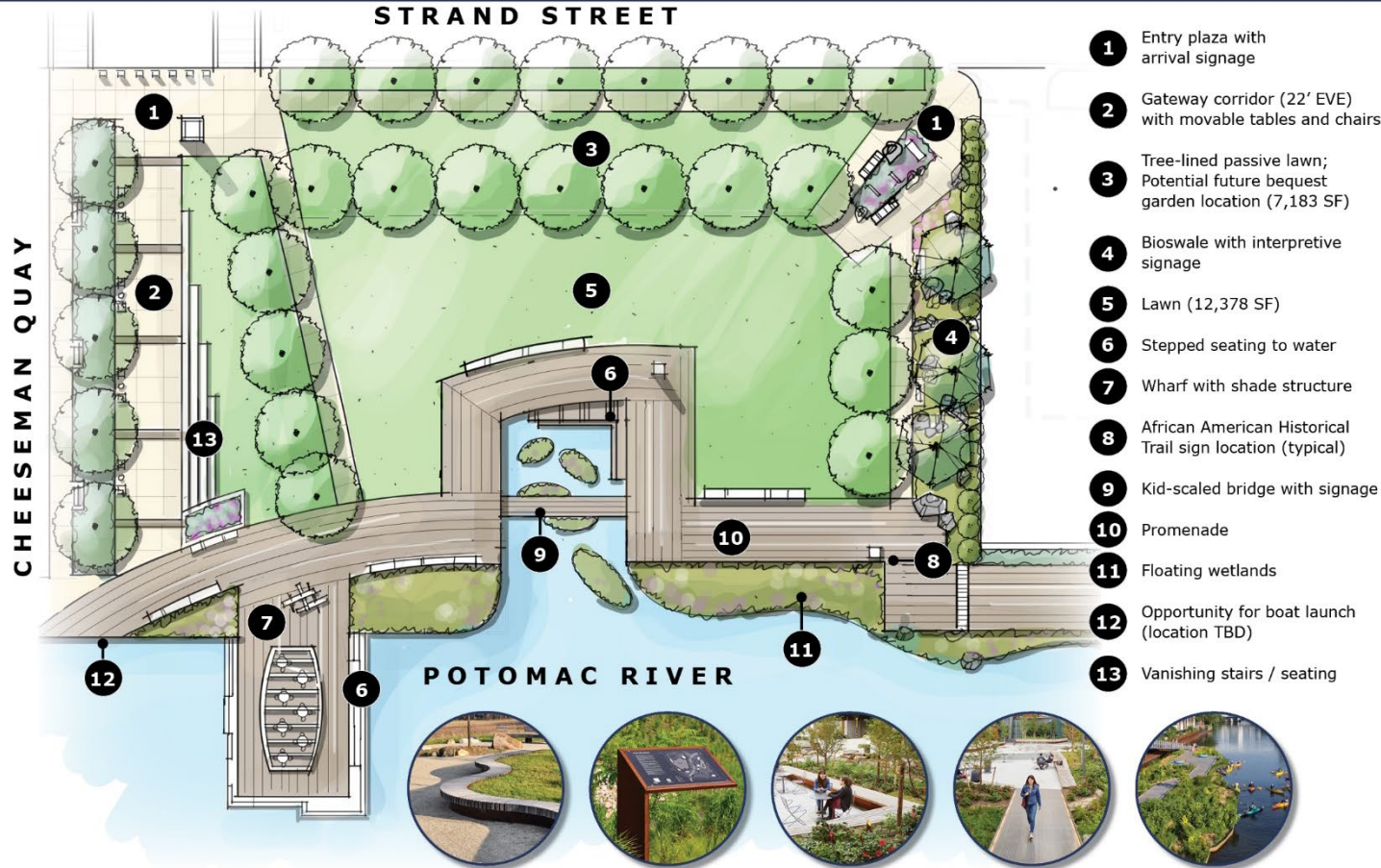


- 1** Plaza with movable furnishings (EVE access)
- 2** Vanishing stairs / seating
- 3** Tree-lined passive lawn; Potential future bequest garden location (7,183 SF)
- 4** Lawn (10,605 SF)
- 5** Wharf with historic cribbing-inspired shade structure
- 6** African American Historical Trail sign location (typical)
- 7** Promenade
- 8** Floating wetlands
- 9** Boat launch
- 10** Historic shoreline (approximate, for reference only)
- 11** Steps to water
- 12** Wood decking path and stepped seating to water
- 13** Bio-retention with educational and nature play areas



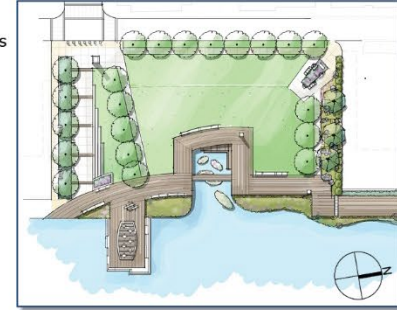
Point Lumley Park Landscape Concept 2

Draft, Deliberative, Pre-Decisional



Alternate 1:

Second row of trees is removed to expand lawn



Alternate 2:

A grove of trees follows the historic shoreline layout



GRAPHIC SCALE:

