

04/24/2025

OVERALL PROJECT CONCEPT PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
King Street Concept



SKANSKA



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04/24/2025



ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
King Street Concept



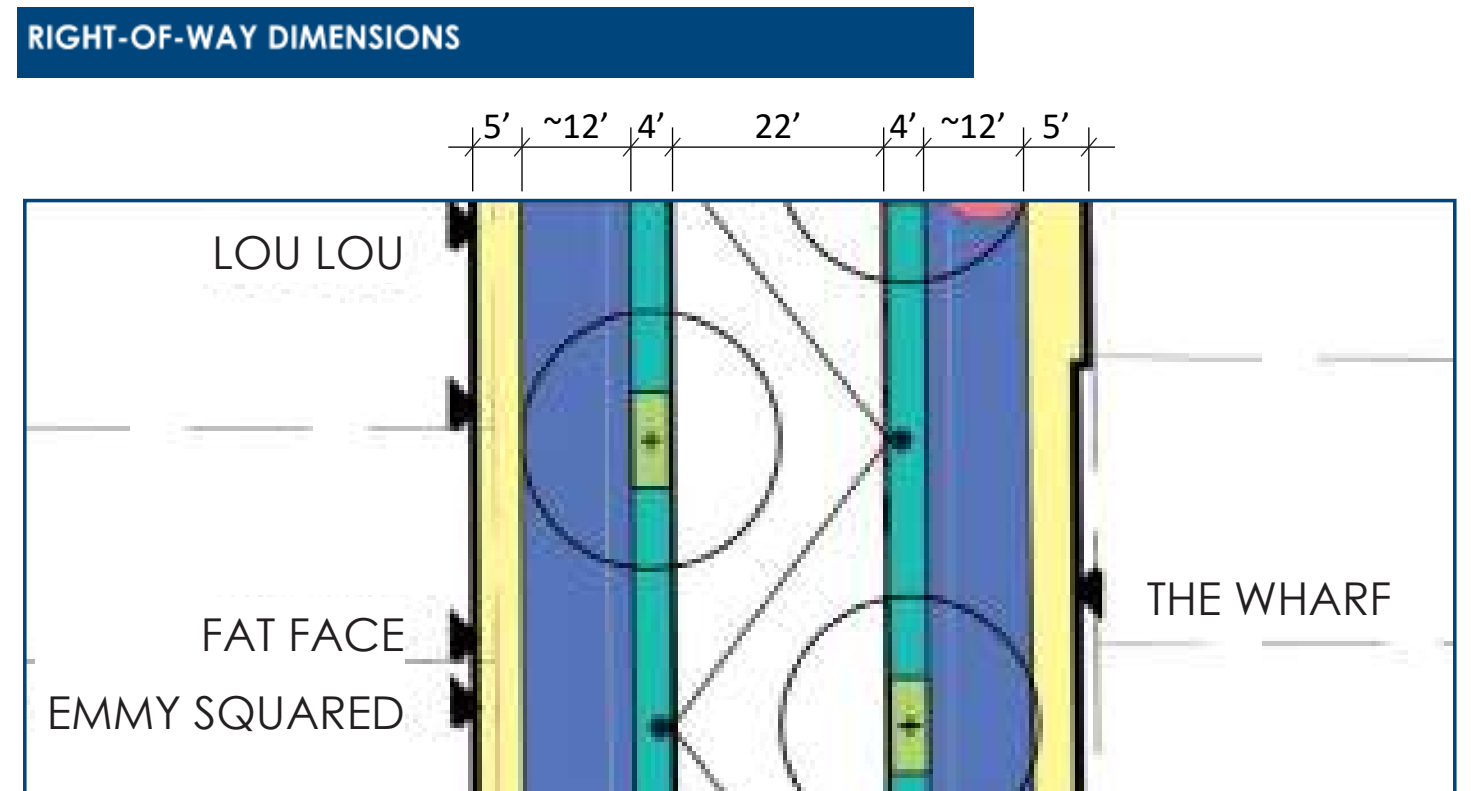
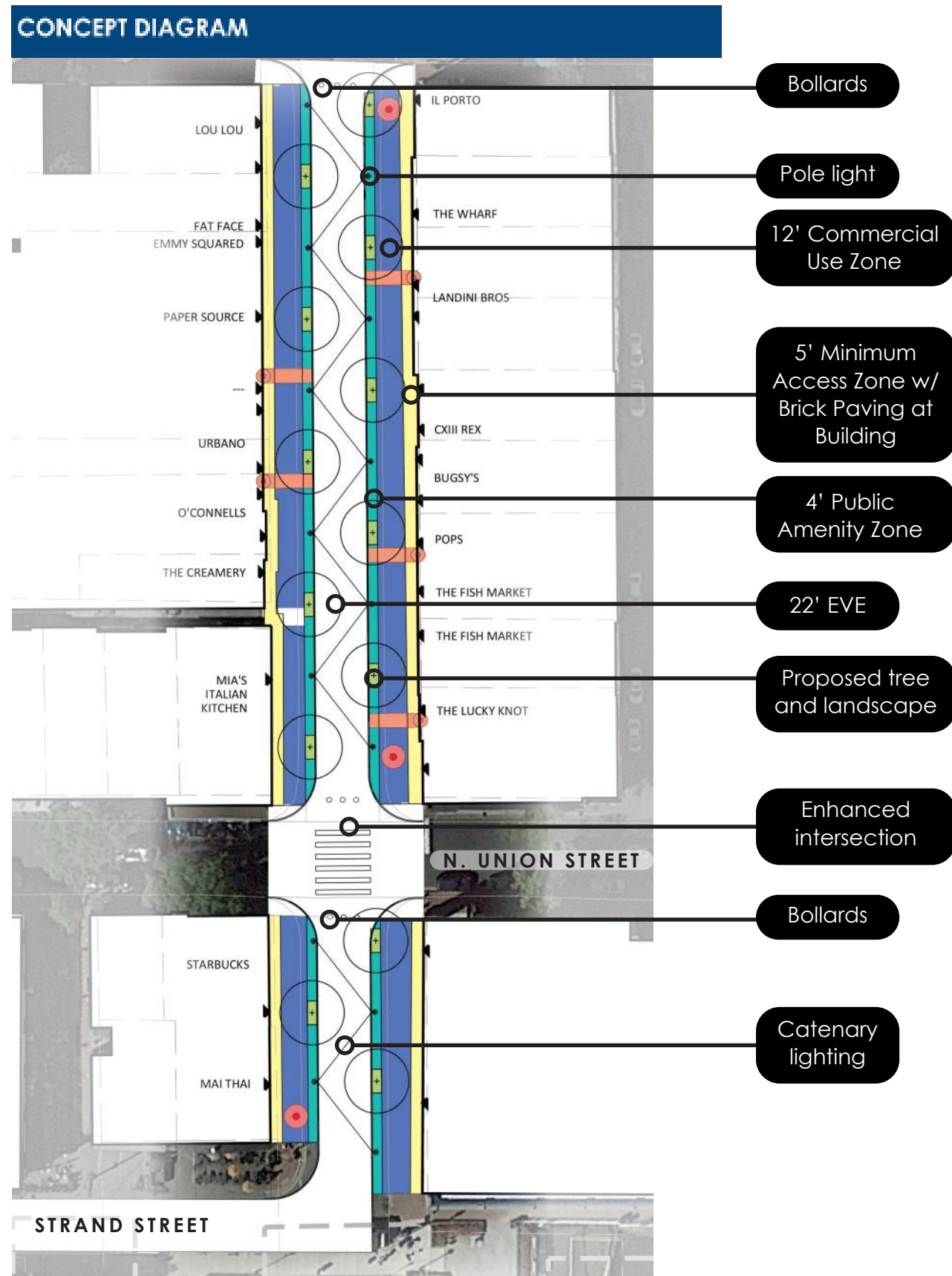
Guiding Principles

Utilize quality, affordable, durable and easy-to-maintain materials for construction.

Implement a cohesive streetscape design that creates a unique sense of place.

Build a pedestrianized area that protects users while maintaining access for emergency services.

Create a balanced space that supports all users, including pedestrians, shoppers, and diverse businesses.



LEGEND

- Commercial Zone
- Public Amenity Zone
- Access Zone
- Planting Area
- Existing Fire Hydrant
- Existing FDC
- Street Light

RULES OF THE ROAD: CITY OF ALEXANDRIA STANDARDS

- Shared street common elements typology translated to pedestrian only
- Activate edges
- Street tree spacing to be 30' apart
- Tree pit minimum size to be 4' x 10'
- Minimum soil volume = 300 cubic feet
- Combined areas
- Comply with paving standards for city regarding Common Elements and Landscape Guidelines including brick type and pattern
- Furnishing standards for parks and streetscapes
- Outdoor dining has own set of design Guidelines and regulations to follow

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SITE PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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VIEWSHED KEY MAP



VIEW EAST THROUGH LEE STREET INTERSECTION



VIEW EAST FROM MID KING STREET

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EXISTING SITE IMAGES

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
King Street Concept



EXISTING WATERFRONT PAVING + MATERIALS SUMMARY



The waterfront includes a range of materials, colors, and textures. King Street hardscape materials are selected based on this existing palette to ensure continuity of place.

King Street's hardscape design to be grounded in simplicity with refined, clean detailing – ensuring that emphasis remains on the historic architecture, and the ground plane works as a complement.

ALEXANDRIA WATERFRONT COMMON ELEMENTS-INFLUENCED DESIGN GOALS

BRICK SIDEWALK / BRICK STREET / RAISED TABLE FIELD

ALEXANDRIA CITY STANDARD
BRICK PAVERS/VEHICULAR PAVERS
RED - FULL RANGE

Vehicular-rated pavers in areas of vehicular use. Vehicular pavers to match sidewalk pavers.



GRANITE CURB

NEUTRAL, LIGHT GRAY
GRANITE, THERMAL FINISH



CROSSWALK

VEHICULAR BRICK PAV
LIGHT TAN/BEIGE/OFF-WHITE
SINGLE RANGE

Provides contrast striping with street brick.



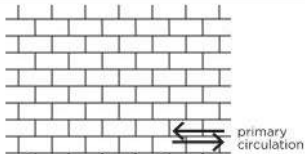
COBBLE GUTTER / RAISED TABLE
TRANSITION

NEUTRAL, LIGHT GRAY
GRANITE COBBLES
TUMBLED FINISH



BRICK SIDEWALK

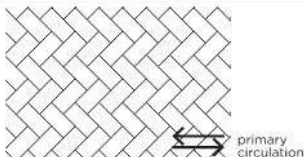
ALEXANDRIA CITY STANDARD
RUNNING BOND



BRICK STREET / RAISED TABLE FIELD

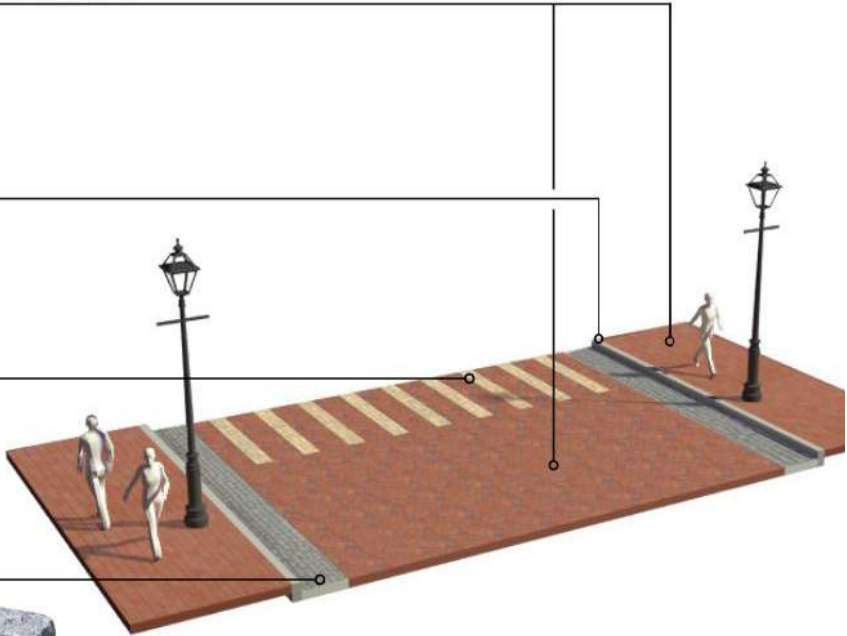
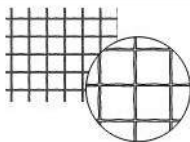
ALEXANDRIA CITY STANDARD
HERRINGBONE

In areas of vehicular of circulation.

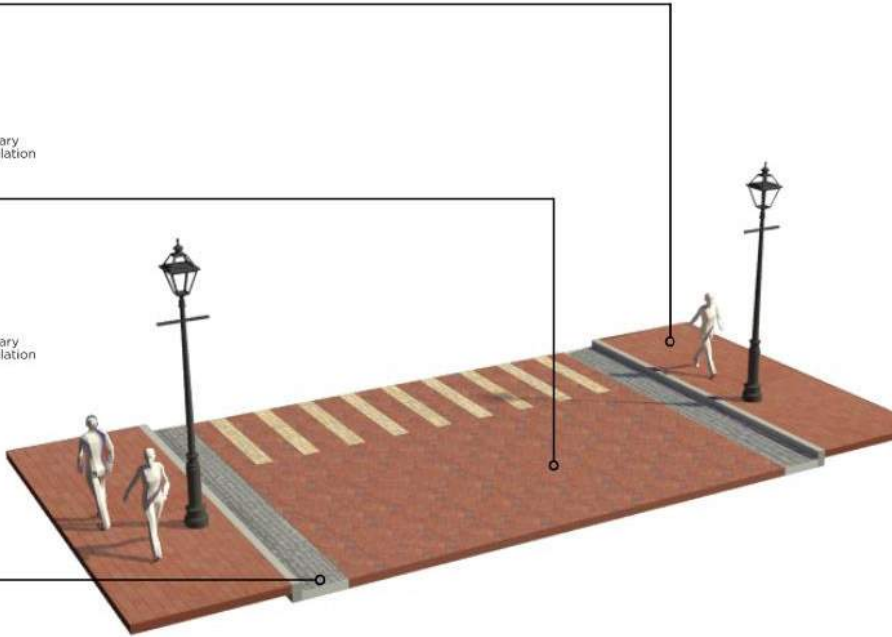


COBBLE GUTTER / RAISED TABLE
TRANSITION

STACKED BOND



PAVING MATERIALS IN THE STREETS ARE CITY OF ALE:
STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRE



PAVING PATTERNS FOR THE STREETS ARE CITY OF ALEXANDRIA
STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

3 MAIN GOALS:
PEDESTRIANIZED KING STREET

- SIMPLE
- SCALED
- STREAMLINED

BRICK SIDEWALK / RAISED TABLE FIELD

ALEXANDRIA CITY STANDARD
BRICK PAVERS/VEHICULAR PAVERS
RED - FULL RANGE

Vehicular-rated pavers in areas of vehicular use. Vehicular pavers to match sidewalk pavers.



GRANITE CURB

NEUTRAL, LIGHT GRAY
GRANITE, THERMAL FINISH



CROSSWALK

VEHICULAR BRICK PAV
LIGHT TAN/BEIGE/OFF-WHITE
SINGLE RANGE

Provides contrast striping with street brick.



COBBLE GUTTER / RAISED TABLE
TRANSITION

NEUTRAL, LIGHT GRAY
GRANITE COBBLES
TUMBLED FINISH



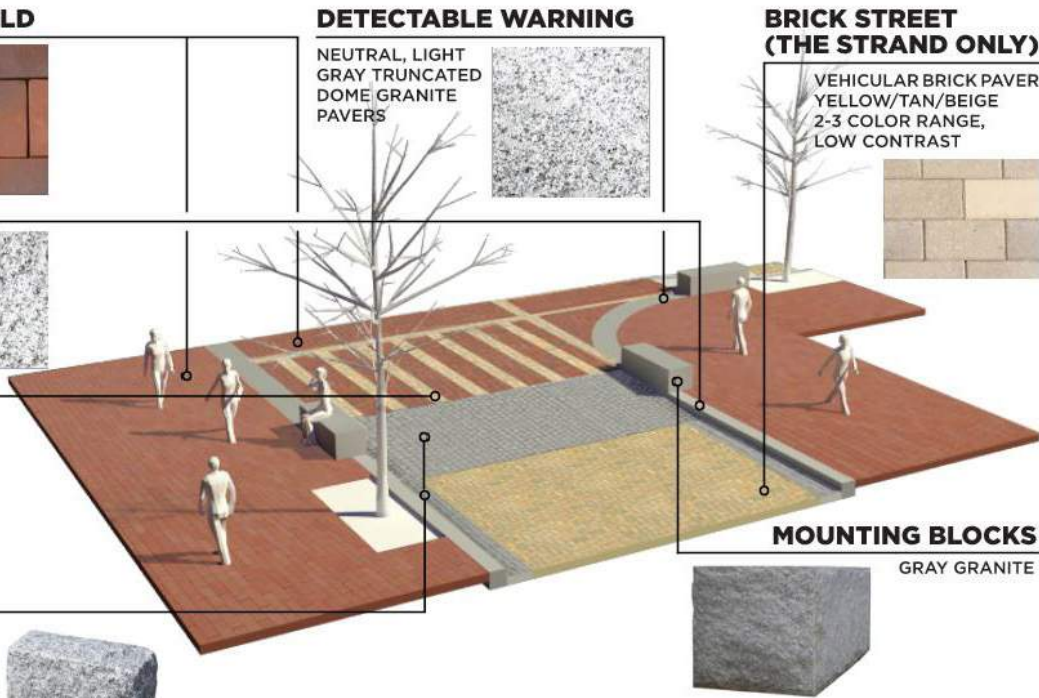
DETECTABLE WARNING

NEUTRAL, LIGHT
GRAY TRUNCATED
DOME GRANITE
PAVERS



BRICK STREET
(THE STRAND ONLY)

VEHICULAR BRICK PAV
YELLOW/TAN/BEIGE
2-3 COLOR RANGE,
LOW CONTRAST



PAVING MATERIALS IN THE STRAND ARE CITY OF ALEXANDRIA
STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

MOUNTING BLOCKS
GRAY GRANITE



NOTE: All graphic information on this page is from the Alexandria Waterfront Common Elements Design Guidelines, dated September 7, 2016.

STANDARD STREETScape COMPONENTS



Standard pole light

Seasonal flower basket

Building awnings

Wayfinding signage

Trash/recycling receptacles

Red brick paving

Brick header band

STANDARD FURNISHINGS

CITY OF ALEXANDRIA STANDARD FURNISHINGS

BENCH
Victor Stanley Classic Series Model CR-96, 6 ft. standard, free standing bench with back and edge arms. Black, powder coat finish.



BICYCLE RACK
Victor Stanley Model BRWS-101 (inverted U-shape rack). Black, powder coat finish.

RECYCLING RECEPTACLE
Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; blue, powder coat finish (Color: RAL5010). Optional recycling lid shall be included. Top band shall be marked with "Recycling" in white lettering, as shown (right).

TRASH RECEPTACLE
Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; black, powder coat finish. Optional lid shall be included.

BOLLARD
Spring City Princeton Bollard Model BDPRC-12-3 58. Height: 43" / Bolt Diam.: 14" / Dimension: 13"sq. Classic black. To be used throughout City of Alexandria.

Alternate: Fairweather Model B-1 Steel bollard. Black, powder coat finish. 6" diameter most prevalent in city (three sizes available). Use only where RPCA selects for parks/trails/rec facilities. Permanent, embedded sleeve/casing with lockable bolt to allow removal/replacement.

CITY STANDARDS - STREET LIGHTING

AUTHENTIC HISTORICAL EXAMPLE, PRINCE STREET

GADSBY - URBAN RENEWAL CURRENT CITY STANDARD

REPLACEMENT STREET LIGHT NEW CITY STANDARD MOCK-UP AT CITY HALL

NOTE: Furnishing and lighting information on this page is from the Alexandria Waterfront Common Elements Design Guidelines, dated September 7, 2016.



LEGEND:

- 1 Enhanced crosswalk
- 2 Sidewalk access zone
- 3 Commercial dining zone
- 4 Public amenity zone
- 5 22' Pedestrian walkway (EVE)
- 6 Trench drain
- 7 Street tree
- 8 Catenary lights
- 9 Mounting block
- 10 Expanded commercial dining zone

Note: All furnishings shown in the commercial dining zone will be privately maintained/operated and are shown for program/conceptual purposes only.



A simple paving design based on the Common Elements will create a solid foundation for King Street's variation of architectural facades, outdoor dining furnishings, railings, signage, and other streetscape elements. These elements give the street its character and should be celebrated; a simple and thoughtfully-conceived ground plane will bring them to the foreground.

The proposed design's variety of paving patterns adapt the Common Elements to the needs of a pedestrian street and reflect its historic Old Town location.



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PROPOSED SITE PLAN
ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
King Street Concept

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TYPICAL SECTION PERSPECTIVE



- LEGEND:**
- 1 Sidewalk access zone
 - 2 Commercial dining zone
 - 3 Public amenity zone
 - 4 22' Pedestrian walkway (EVE)
 - 5 Trench drain
 - 6 Street tree
 - 7 Light pole
 - 8 Catenary lights

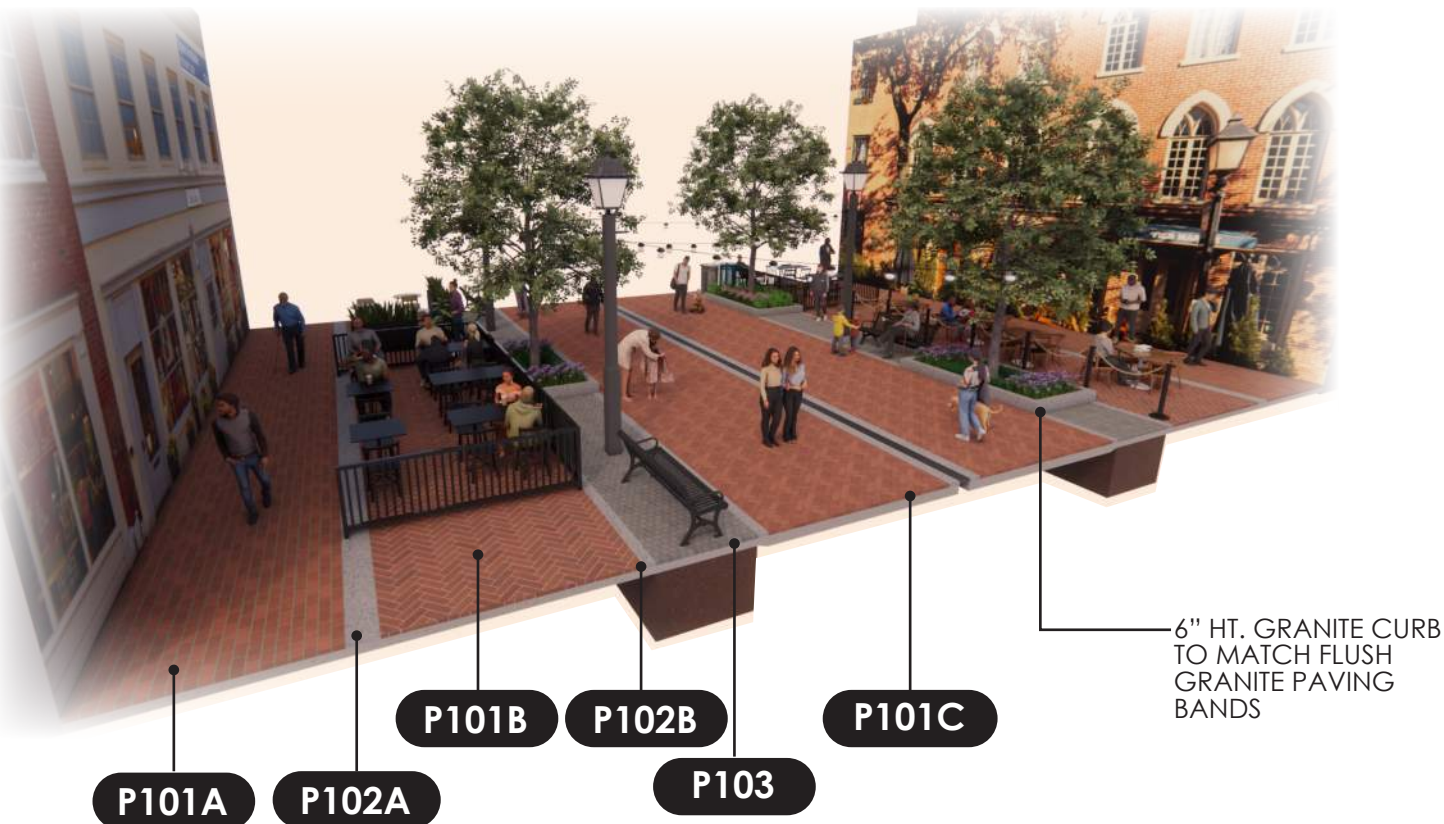
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PAVING

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
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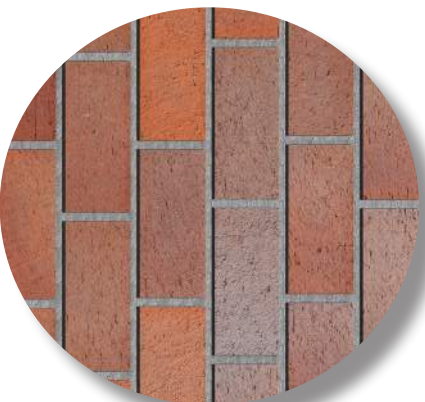
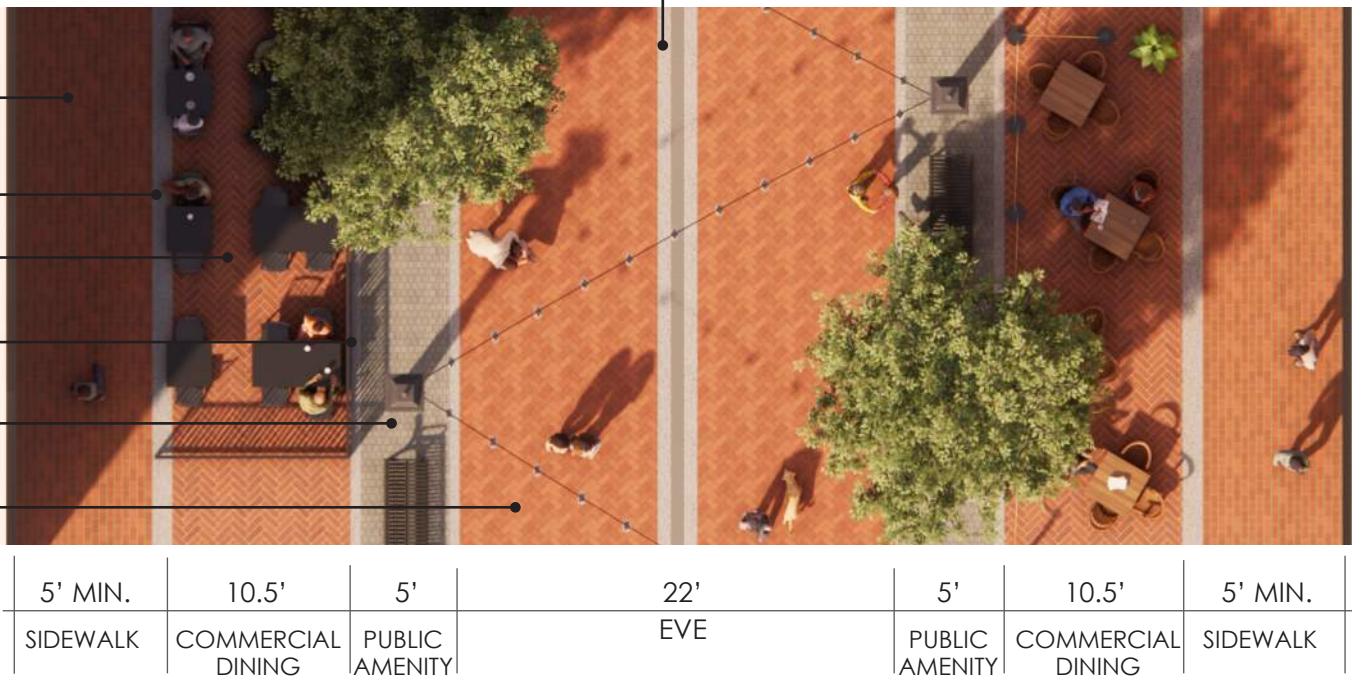


TYPICAL SECTION PERSPECTIVE



TYPICAL PLAN ENLARGEMENT

- P101A
- P102A
- P101B
- P102B
- P103
- P101C



P101A

BRICK PAVING TYPE 1
ALEXANDRIA STANDARD BRICK -
4" X 8" RUNNING BOND PATTERN,
MORTAR SET
PEDESTRIAN-GRADE
FULL RANGE OF COLOR
COMMON ELEMENTS



P101B

BRICK PAVING TYPE 2
LARGE FORMAT BRICK -
4" X 12" HERRINGBONE
PATTERN, MORTAR SET
PEDESTRIAN-GRADE
SINGLE COLOR



P101C

BRICK PAVING TYPE 3
ALEXANDRIA STANDARD BRICK -
4" X 8" HERRINGBONE PATTERN,
MORTAR SET
VEHICULAR-GRADE
FULL RANGE OF COLOR
COMMON ELEMENTS



P102A/B

GRANITE BAND TYPE 1
12" WIDTH/6" WIDTH
COMMON ELEMENTS



P103

GRANITE COBBLE
4" X 4" MORTAR SET
COMMON ELEMENTS

P101A	BRICK PAVING TYPE 1 ALEXANDRIA STANDARD BRICK - RUNNING BOND PATTERN PEDESTRIAN-GRADE
P101B	BRICK PAVING TYPE 2 LARGE FORMAT BRICK - HERRINGBONE PATTERN PEDESTRIAN-GRADE
P101C	BRICK PAVING TYPE 3 ALEXANDRIA STANDARD BRICK - HERRINGBONE PATTERN VEHICULAR-GRADE
P102A	GRANITE BAND TYPE 1 12" WIDTH
P102B	GRANITE BAND TYPE 2 6" WIDTH
P103	GRANITE COBBLE

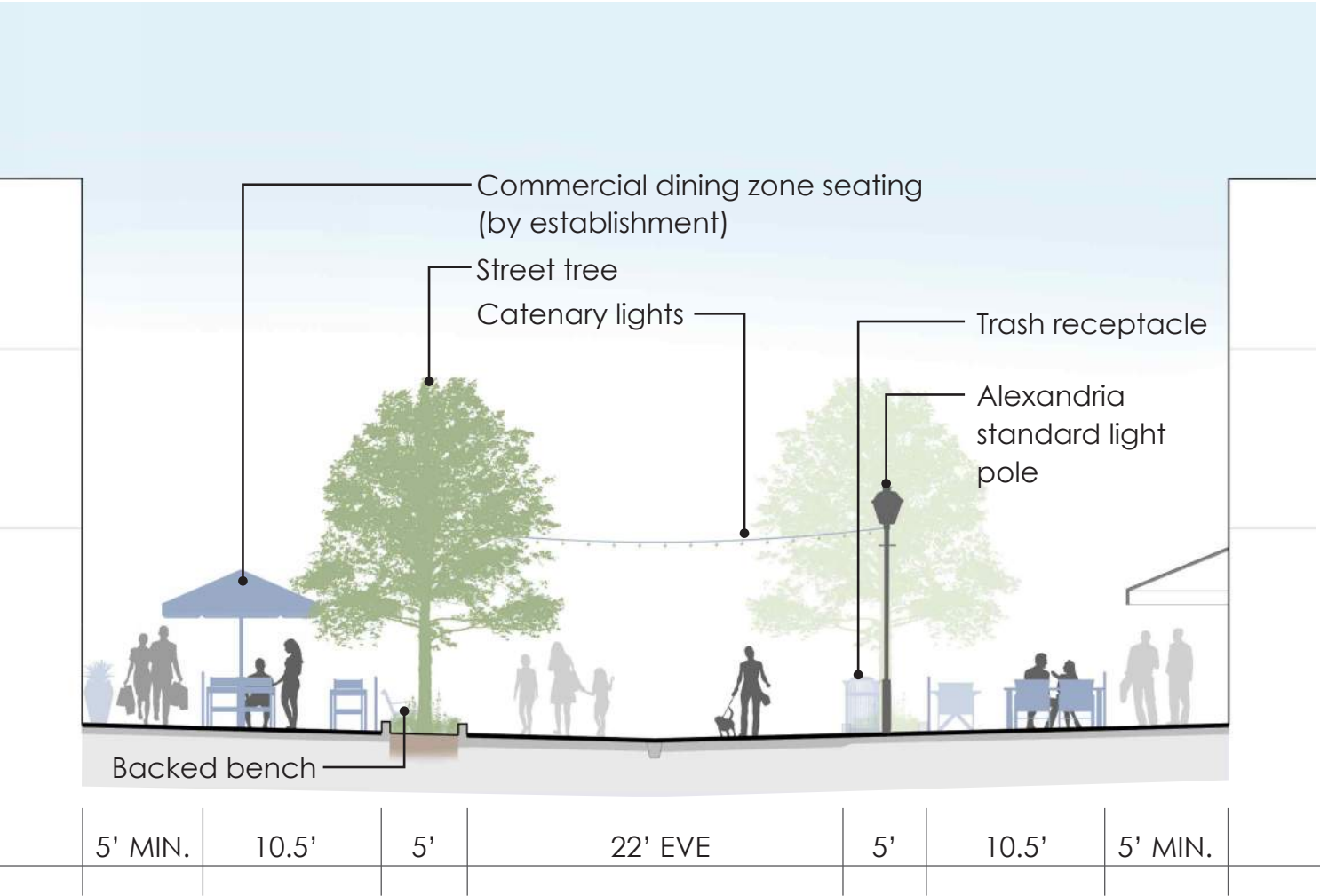
Note: Images are for color intent only.
Mortar within bricks to be gray.

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PAVING



TYPICAL SECTION



TYPICAL PLAN ENLARGEMENT



F101A

BENCH TYPE 1
STANDARD ALEXANDRIA
BACKED BENCH



F101B

BENCH TYPE 2
MATCHING BACKLESS BENCH



F102

**TRASH/RECYCLING
RECEPTACLE**
STANDARD ALEXANDRIA
RECEPTACLE



L101

LIGHT POLE
STANDARD ALEXANDRIA
LIGHT POLE



L102

CATENARY LIGHTING
FESTIVAL LIGHTS ATTACHED
AT ALEXANDRIA LIGHT POLE

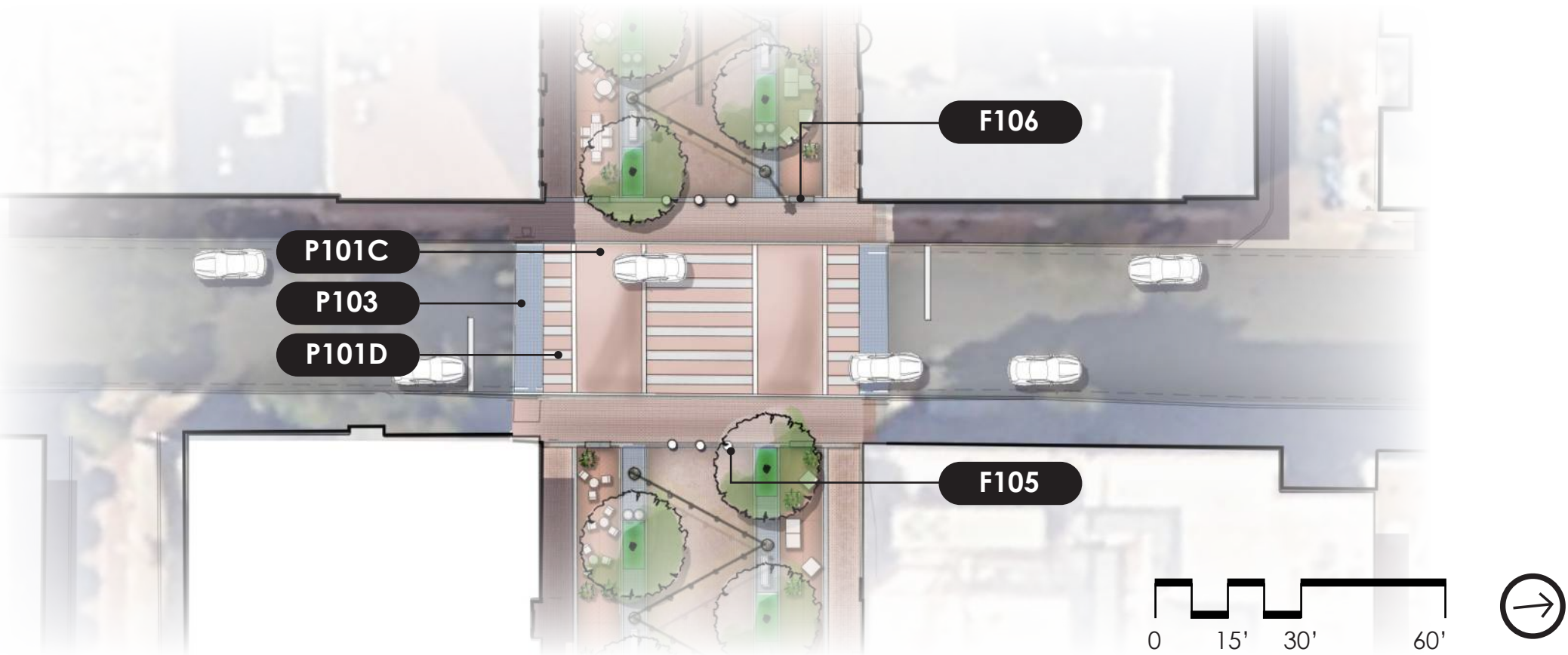
F101A	BENCH TYPE 1 STANDARD ALEXANDRIA BACKED BENCH
F101B	BENCH TYPE 2 MATCHING BACKLESS BENCH
F102	TRASH/RECYCLING RECEPTACLE ALEXANDRIA STANDARD
L101	LIGHT POLE ALEXANDRIA STANDARD
L102	CATENARY LIGHTING FESTIVAL LIGHTS ATTACHED AT ALEXANDRIA LIGHT POLE

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FURNISHINGS/LIGHTING



UNION STREET INTERSECTION ENLARGEMENT PLAN



P101C	BRICK PAVING TYPE 3 ALEXANDRIA STANDARD BRICK – HERRINGBONE PATTERN VEHICULAR-GRADE
P101D	BRICK PAVING TYPE 4 ALEXANDRIA STANDARD BRICK – HERRINGBONE PATTERN VEHICULAR-GRADE
P103	GRANITE COBBLE
F105	REMOVABLE BOLLARDS MATCH EXISTING KING STREET COLUMNS
F106	MOUNTING BLOCK GRANITE OR CANAL STONE

Note: Images are not exact representations of actual selected colors. Color of paving to be determined based on physical samples, images are for color intent only. Mortar within bricks to be gray.



P101C

BRICK PAVING TYPE 3
ALEXANDRIA STANDARD BRICK –
4" X 8" HERRINGBONE PATTERN,
MORTAR SET VEHICULAR-GRADE,
FULL RANGE OF COLOR RED
COMMON ELEMENTS



P101D

BRICK PAVING TYPE 4
ALEXANDRIA STANDARD
BRICK – 4" X 8" HERRINGBONE
PATTERN, MORTAR SET
VEHICULAR-GRADE, LIGHT
GRAY TONES
COMMON ELEMENTS



P103

GRANITE COBBLE
4" X 4" MORTAR SET
COMMON ELEMENTS



F105

REMOVABLE BOLLARDS
TO MATCH EXISTING
BOLLARDS AT KING AND STRAND
STREETS



F106

MOUNTING BLOCK
GRANITE OR CANAL STONES
COMMON ELEMENTS

INTERSECTION IMPROVEMENTS

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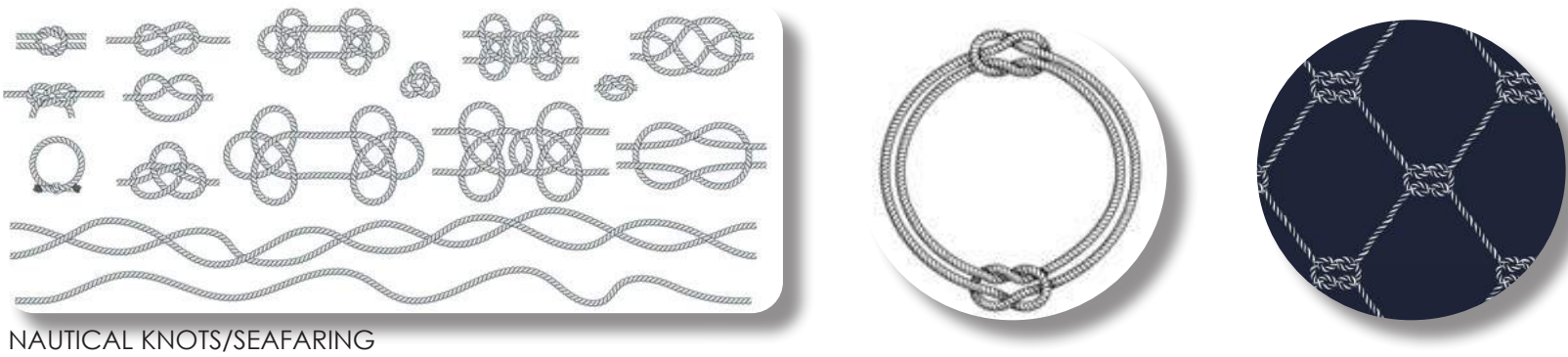
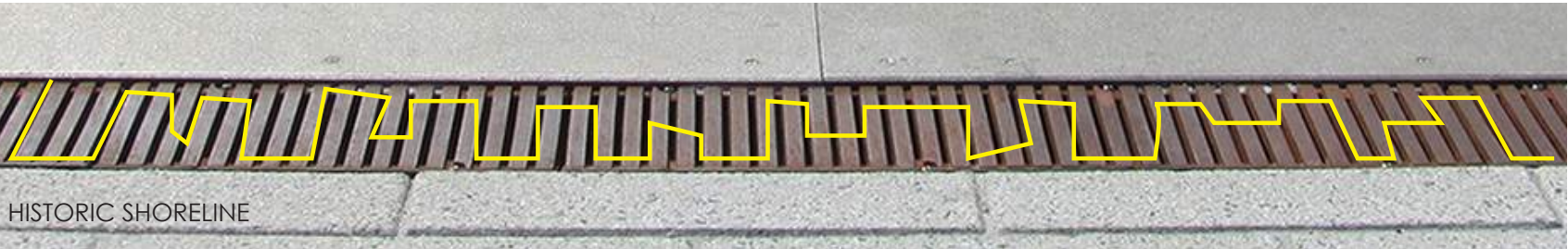


TRENCH GRATE LOCATION



CUSTOM TRENCH GRATE CONCEPT

A custom trench grate and manhole covers offer opportunities to incorporate art into the ground plane. Text to provide orientation, patterns inspired by the historic shoreline, or nautical/shipbuilding themes (such as knot patterns) could all be considered.



NAUTICAL KNOTS/SEAFARING

CUSTOM MANHOLE COVERS

OLD TOWN NORTH PRECEDENTS



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UTILITIES + DRAINS



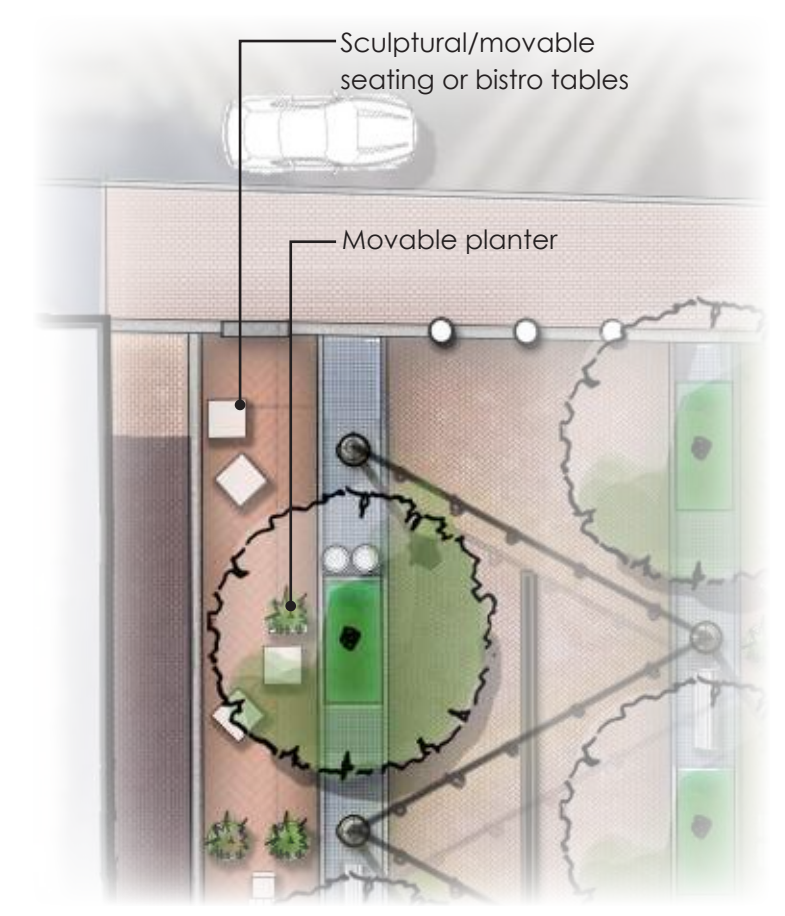
POP-UP PLACE LOCATIONS



Commercial dining zone areas adjacent to non-restaurant businesses can provide fun, informal seating for al-fresco dining, rest, and people watching. Colorful planters can also add vibrance to the streetscape. Movable bistro tables could be provided in a few select areas; other pockets can feature one or two types of sculptural seating elements that double as art. These furnishings are all in the same family as those proposed for Point Lumley and Waterfront Parks.



Note: Furnishings in pop-up locations to match with other Alexandria Waterfront Implementation Project selections for the full project.



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