



CITY OF ALEXANDRIA

# WATERFRONT IMPLEMENTATION PROJECT: Flood Mitigation Comprehensive Agreement

City Council Public Hearing – June 13, 2026



# Action Summary

▶ **Purpose:**

- ▶ City Council action on the Waterfront Flood Mitigation Project Comprehensive Agreement

▶ **Council Action:**

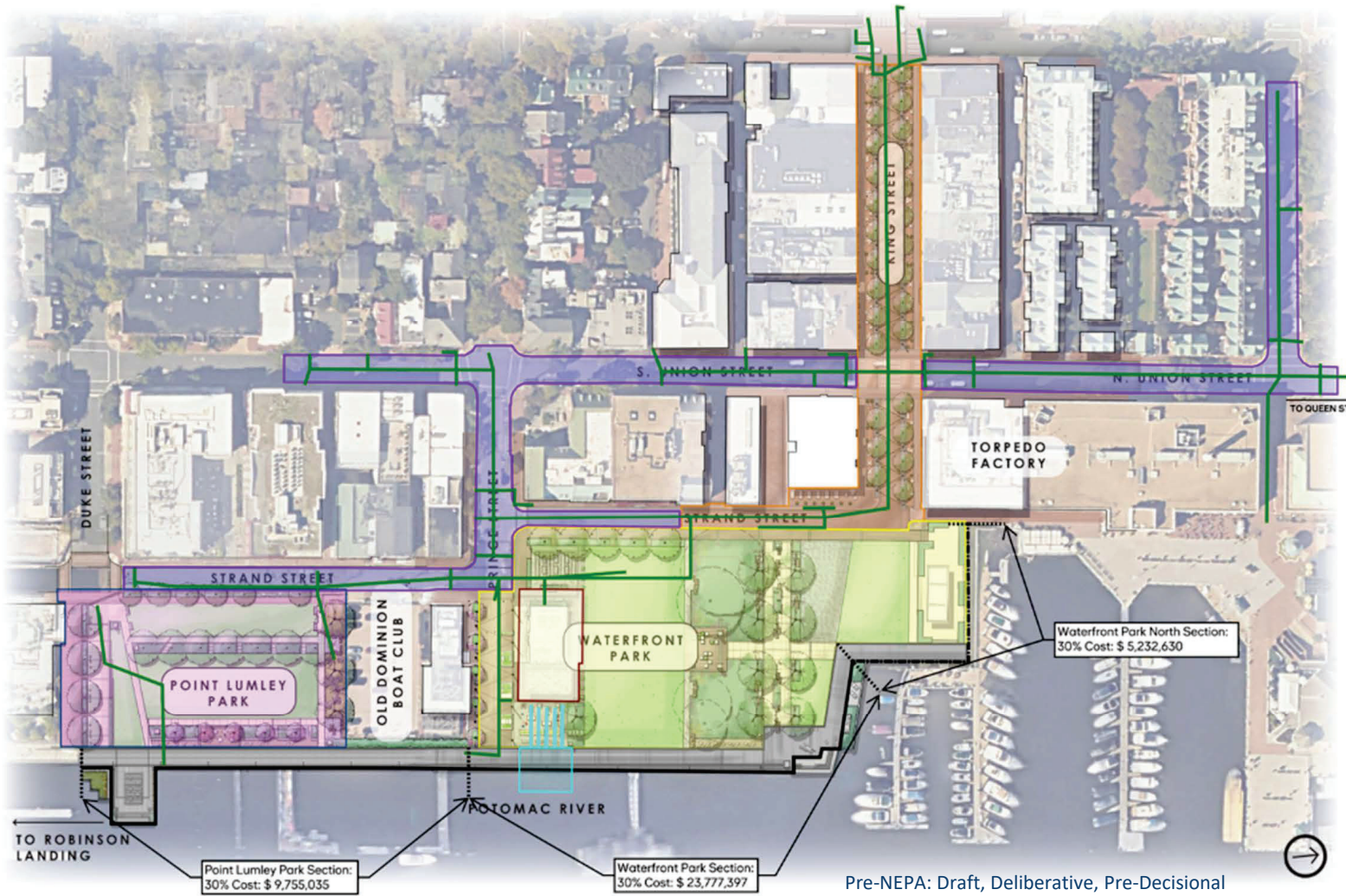
- ▶ Direction on project design approach
- ▶ Receive and approve the draft Comprehensive Agreement (CA)
- ▶ Provide City Manager authority for procurement and contract management to execute Phase 2 CA

▶ **Key Elements:**

- ▶ Develop enhanced, upsized, gravity storm sewer and backflow prevention approach



# Baseline Project – 30% Plan





# NPS Update: Deed Modification

- ▶ **Interior Department & NPS changed position and intent:**
  - ▶ Deed modification required to build pump station as planned
  - ▶ NPS has stated support for the flood mitigation project since 2017
  - ▶ Deed modification and NEPA process were underway
  
- ▶ **Changes in position:**
  - ▶ Pump station considered an “impermissible use”
  - ▶ Will not change current height restriction (15’)
  - ▶ Do not consent to modification

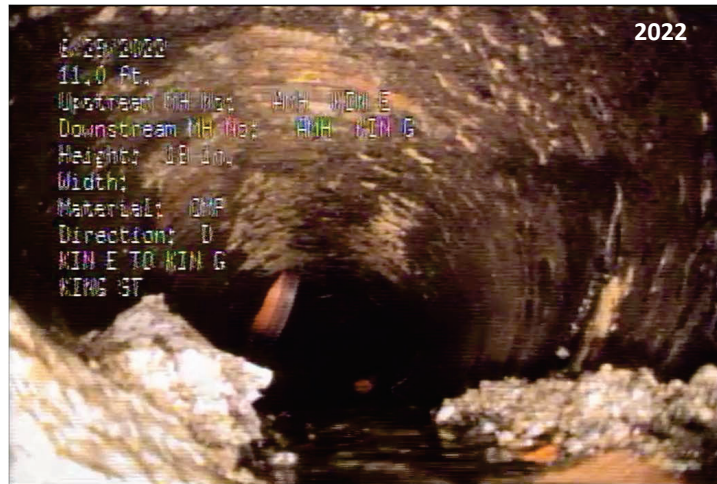
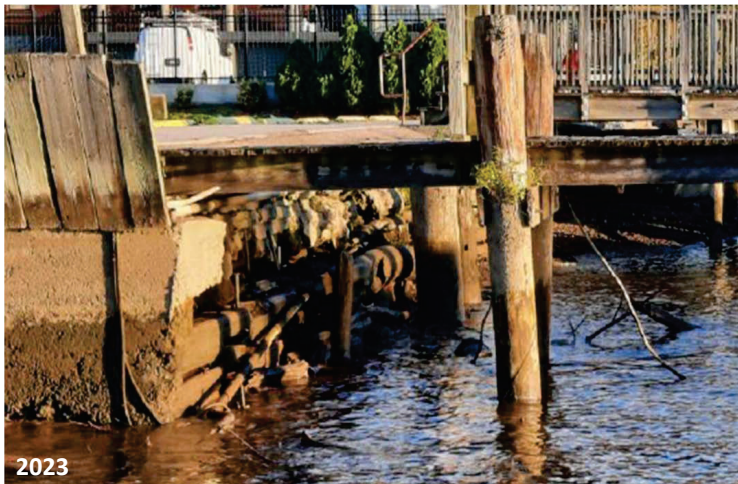
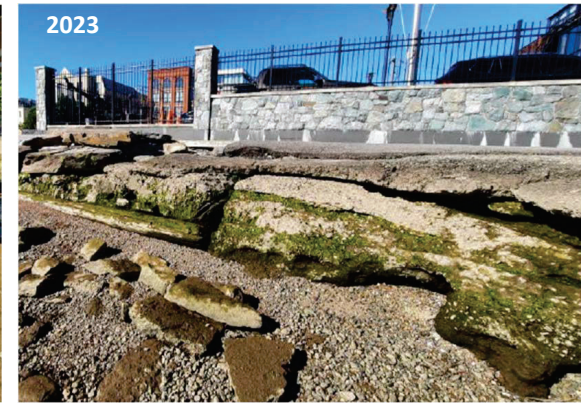


# Cost Estimate Update

- ▶ **Project costs increased for original project and Pump Station:**
  - ▶ Phase 2 estimated cost increased dramatically from \$118M to \$189M
- ▶ **Major Cost Drivers:**
  - ▶ Market and price impacts from tariffs and inflation
  - ▶ Increasing labor costs over time
  - ▶ Delays & added costs associated for alternative analyses
  - ▶ Greater understanding of construction risks & environmental condition
- ▶ **Total estimated project costs exceeded current funding by \$60M - \$80M**
- ▶ **Total remaining funding: \$151M**



# Aging & Failing Infrastructure



# Riverine Overtopping & Flooding



Pre-NEPA: Draft, Deliberative, Pre-Decisional



# Council Guidance

(Received March 24, 2026)

▶ **Further evaluate Option 3 Enhanced Gravity System:**

- ▶ Further develop design for improved gravity-system and backflow
  - ▶ Remove pump station. Defer Point Lumley Park/Bulkhead elements, as needed
- ▶ Validate construction costs (vs funding)
- ▶ Stakeholder Outreach
- ▶ Update project schedule

▶ **Validate anticipated benefits:**

- ▶ Addresses sources of most frequent and severe flooding
  - ▶ “Sunny day flooding” from river backflow
  - ▶ Replaces & raises a critical bulkhead segment
- ▶ Anticipated to be within existing funding
- ▶ Can proceed with design & construction with limited further delay
- ▶ Many stakeholder concerns addressed



# Work Completed Since March 24, 2026

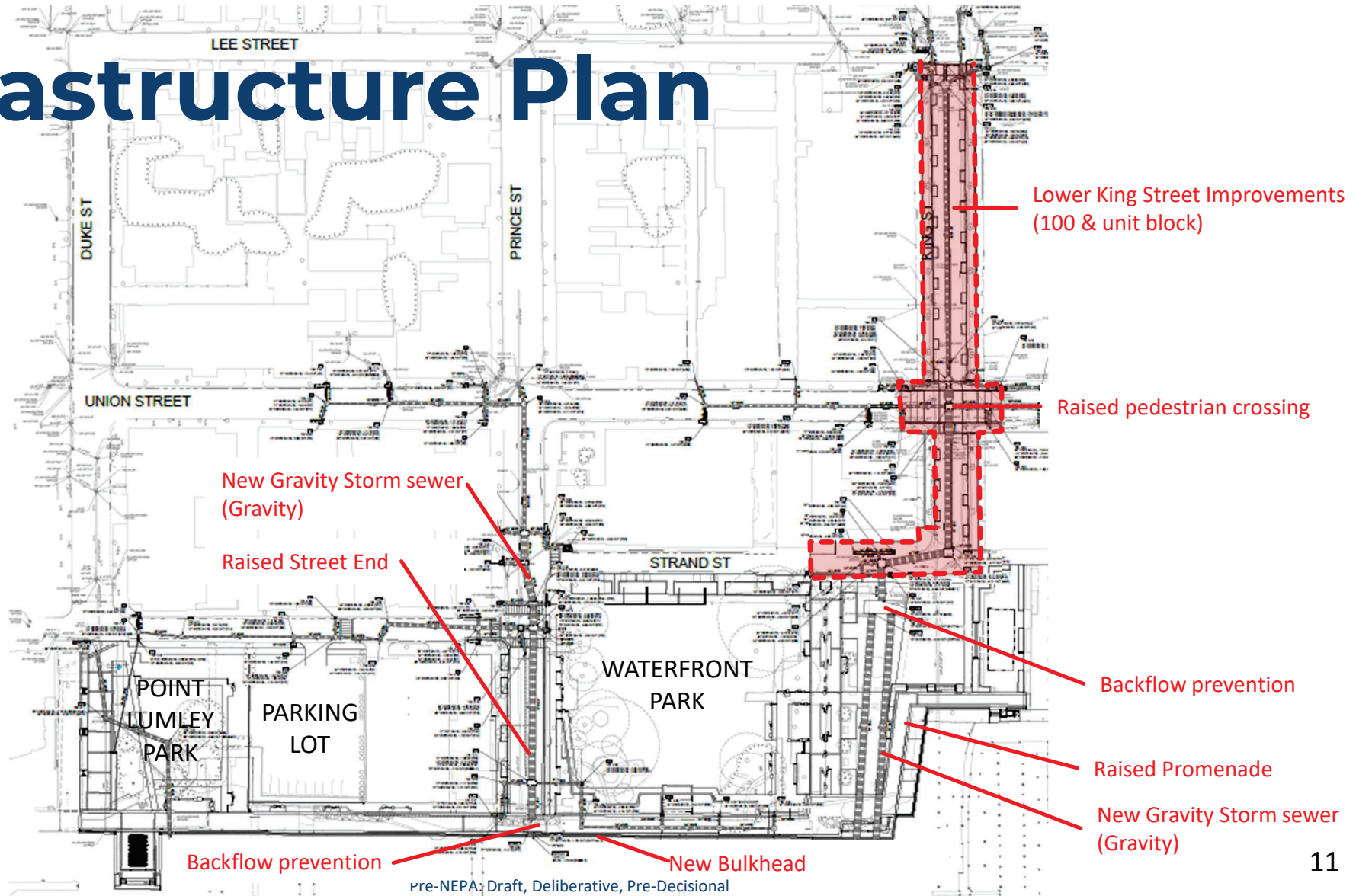
- ▶ Stakeholder outreach
- ▶ Advance design for preferred project alternative (to ~30%)
- ▶ Re-engagement with regulatory agencies
- ▶ Developed parallel cost estimates (Design-Builder & Independent)
- ▶ Draft schedule update



# Stakeholder Outreach

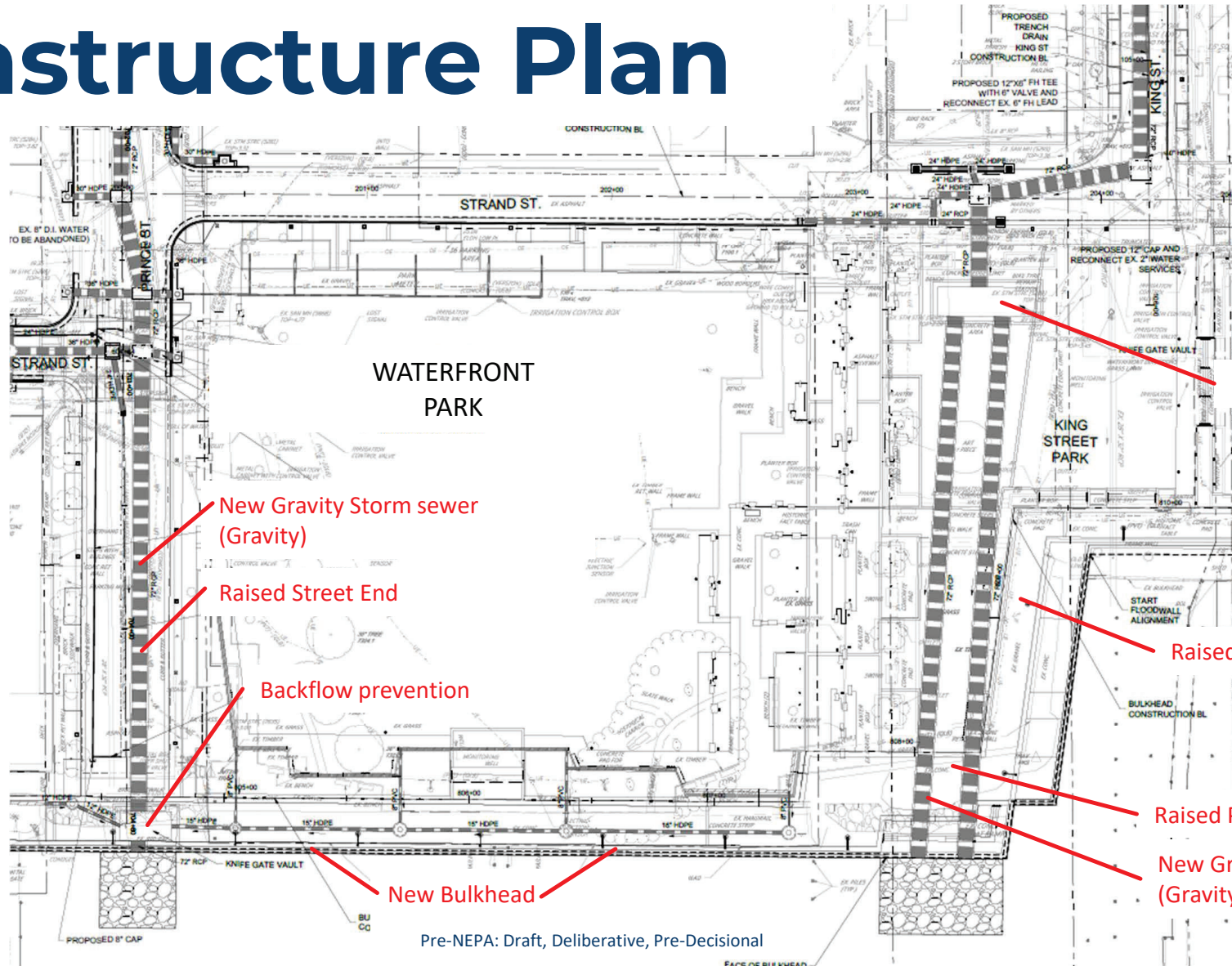
- ▶ **4/21 – Waterfront Commission**
- ▶ **5/13 – Old Town Civic Association**
- ▶ **5/18 – Virtual Stakeholder Meeting (Zoom)**
  - ▶ Open to the public
  - ▶ Alexandria Waterfront Alliance
  - ▶ Old Dominion Boat Club
  - ▶ Neighboring Business Stakeholders
- ▶ **5/19 – Waterfront Commission**
- ▶ **5/21 – Parks and Recreation**

# Infrastructure Plan



pre-NEPA: Draft, Deliberative, Pre-Decisional

# Infrastructure Plan



New Gravity Storm sewer (Gravity)

Raised Street End

Backflow prevention

New Bulkhead

Backflow prevention

Raised pedestrian crossing

Raised Promenade

New Gravity Storm sewer (Gravity)

Pre-NEPA: Draft, Deliberative, Pre-Decisional



**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 Mounting block
- 9 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.



05/13/2026

**LOWER KING STREET**

**ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT**



# Project Alternative



05/13/2026

## OVERALL SITE PLAN

### ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT

Pre-NEPA: Draft, Deliberative, Pre-Decisional

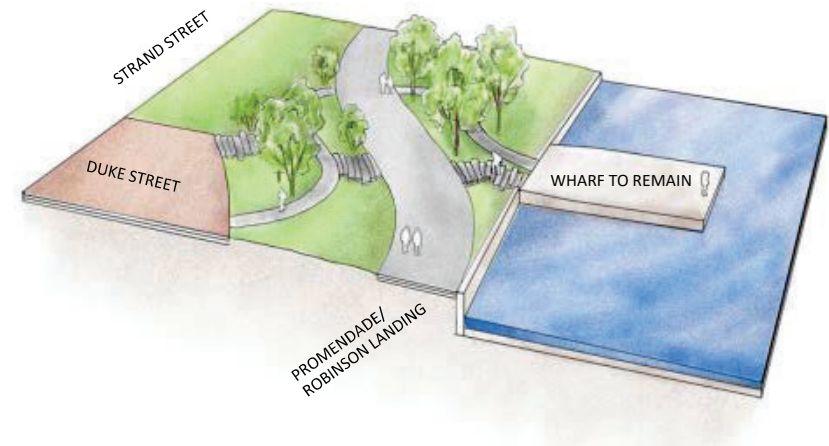
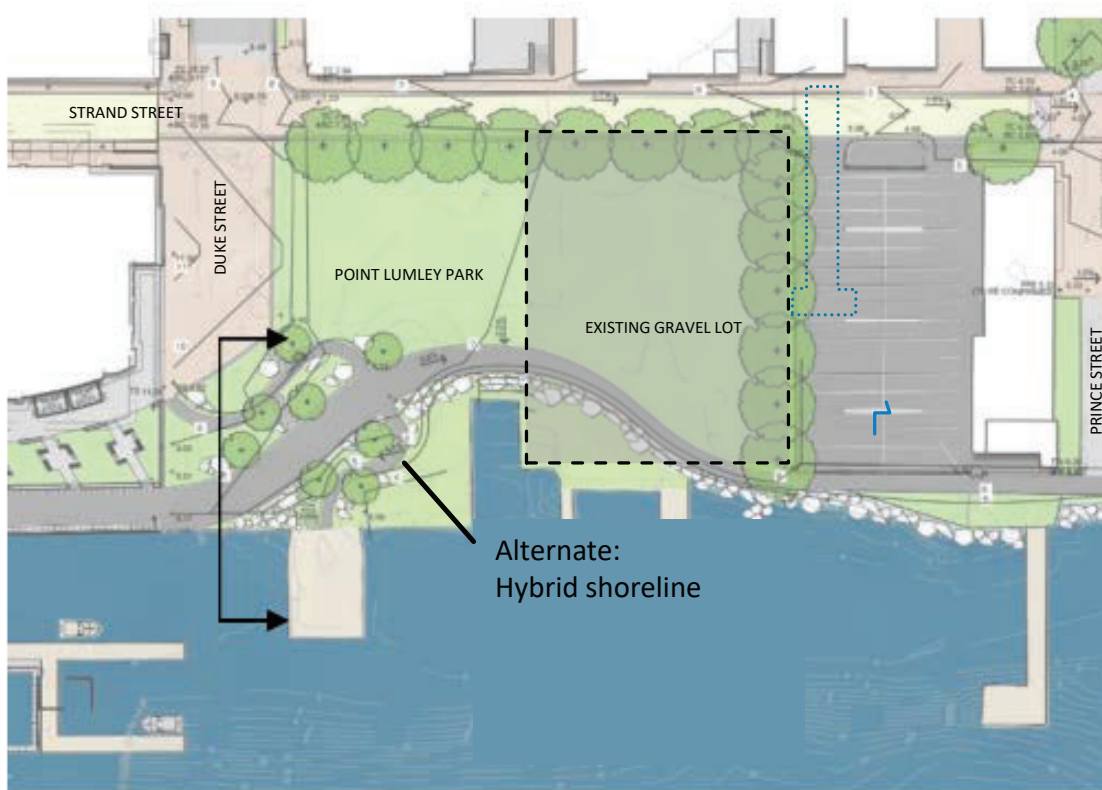




# Project Alternative: 30% Cost Estimate

- ▶ **Total Remaining Funding: ~\$141M**
  - ▶ Includes City funding, Stormwater Utility fee, Grants
  - ▶ Additional grants will be pursued
  
- ▶ **Estimated 30% Project Costs: \$145M - \$165M**
  - ▶ Final Design and Construction
  - ▶ Owner's Contingency
  - ▶ Costs will be reduced through Value Engineering

# Point Lumley Shoreline Alternate



\*This alternative will be advanced as a Value Engineering Option

# Performance & Benefits

NPS ELIMINATED OPTION 1A AND 2

	Option 1A & 1B	Option 2	Option 3	Option 4
OPTION'S BENEFITS	ORIGINAL PROJECT CONCEPT	PUMP STATION ONLY - DEFER PT. LUMLEY (BULKHEAD/PARK)	ENHANCED GRAVITY SYSTEM DEFER PT. LUMLEY (BULKHEAD/PARK)	OUTFALL REPLACEMENT & BACKFLOW PREVENTERS
ELIMINATE SUNNY DAY FLOODING	YES	YES	YES	YES
RIVER FLOOD PROTECTION (TO EL. 6.0)	YES	YES	YES	NO
IMPROVE STREET FLOODING	YES	YES	YES	LIMITED
ELIMINATE TIDAL INFLUENCE ON STORM SEWER	YES*	YES*	NO. Improved.	NO
PREVENTS STORM SEWER IMPACT ( 1-2' SEA LEVEL RISE)	YES	YES	NO. Adaptable with future station.	NO

\*When Potomac River is below proposed bulkhead elevation – no impact.

# Procurement Summary

- ▶ Virginia Public-Private Education Facilities and Infrastructure Act
  - ▶ Governing body must approve agreement & delegate authority to execute
  - ▶ Council approved Phase 1 agreement & delegated authority to award in June 2023
- ▶ Delivered in 2 Phases:

## **Phase 1 - Interim Agreement –**

- ▶ Design to 70%
- ▶ Development of GMP proposal

## **Phase 2 – Comprehensive Agreement**

- ▶ 70-100% design
- ▶ Permitting/Approvals
- ▶ Early Work Packages
- ▶ Construction



# Anticipated Timeline

## GRADING PLAN

Summer /Fall  
2026

## 70% DESIGN

Fall 2026

## EXECUTE CONTRACT

Winter 2026/  
Early 2027

## OUTREACH

Spring/Summer  
2027

## BAR HEARING

Fall 2026

## GMP PROPOSAL

Fall / Winter 2026

## FINAL DESIGN

Winter 2026 /  
Spring 2027

## CONSTRUCTION

Summer / Fall  
2027

\*Community Updates will occur at key milestones



# City Manager Authorization Requested

- ▶ Amend Scope of Services and Project Criteria
- ▶ Amend Interim Agreement, as needed
- ▶ Receive and negotiate a GMP Proposal(s)
- ▶ Negotiate final Comprehensive Agreement
- ▶ Execute and amend Comprehensive Agreement, as needed
- ▶ Issue Early Work Packages and Contract Amendments



# Questions?

For additional information: [www.AlexnadriaVA.gov/waterfront](http://www.AlexnadriaVA.gov/waterfront)

Email: [Matthew.Landes@alexandriava.gov](mailto:Matthew.Landes@alexandriava.gov)  
[waterfront@alexndriava.gov](mailto:waterfront@alexndriava.gov)

