

# Waterfront Implementation

City Council

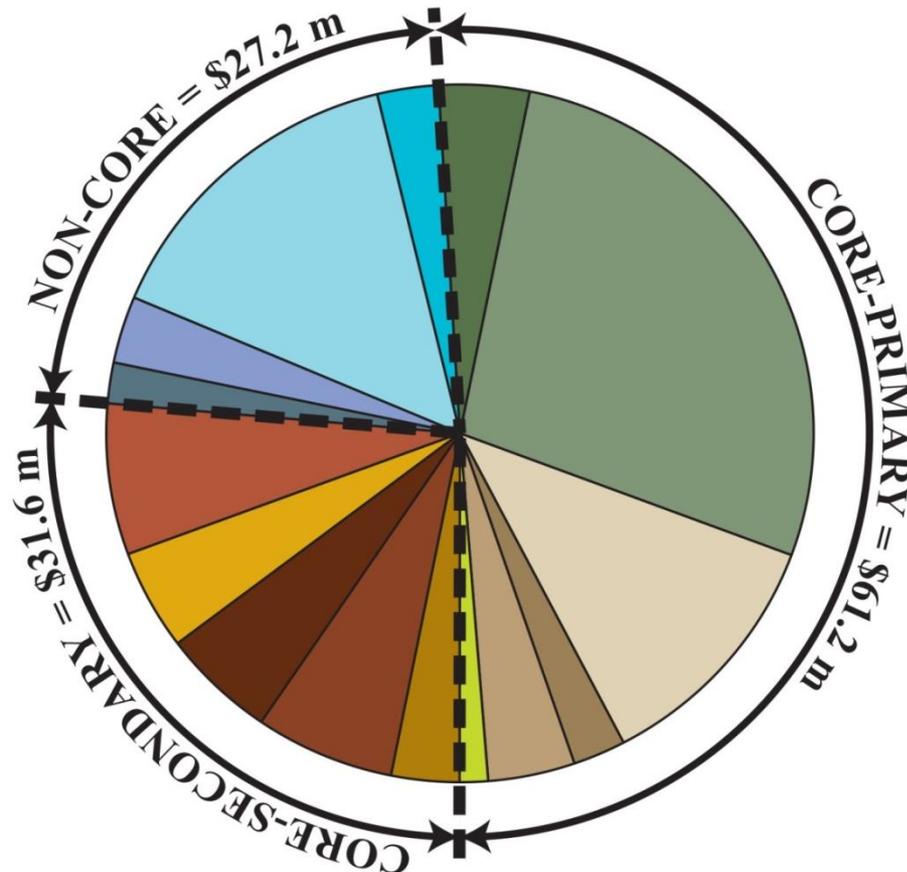
January 27, 2015

# Process Overview

- Waterfront Small Area Plan (2012)
- Landscape & Flood Mitigation Design (2014)
- Waterfront Plan Implementation (2015)
  - 12/03/14 – Community Open House
  - 12/11/14 – Joint Commission Public Hearing
  - 12/16/14 – Waterfront Commission Mtg.
  - 01/06/15 – Planning Commission Mtg.
  - 01/15/15 – Parks and Recreation Commission Mtg.
  - 01/27/15 – City Council Mtg.

# Major cost categories of Waterfront public improvements

**Total estimated cost = \$120 million**



## CORE-PRIMARY AREA \$61.2 million

- Utilities and Strand Street = \$4.9 m
- Promenade and Flood Mit. = \$33.1 m
- Fitzgerald Square = \$14.0 m
- Point Lumley Park = \$2.9 m
- Waterfront Park = \$4.8 m
- Thompson's Alley = \$1.6 m

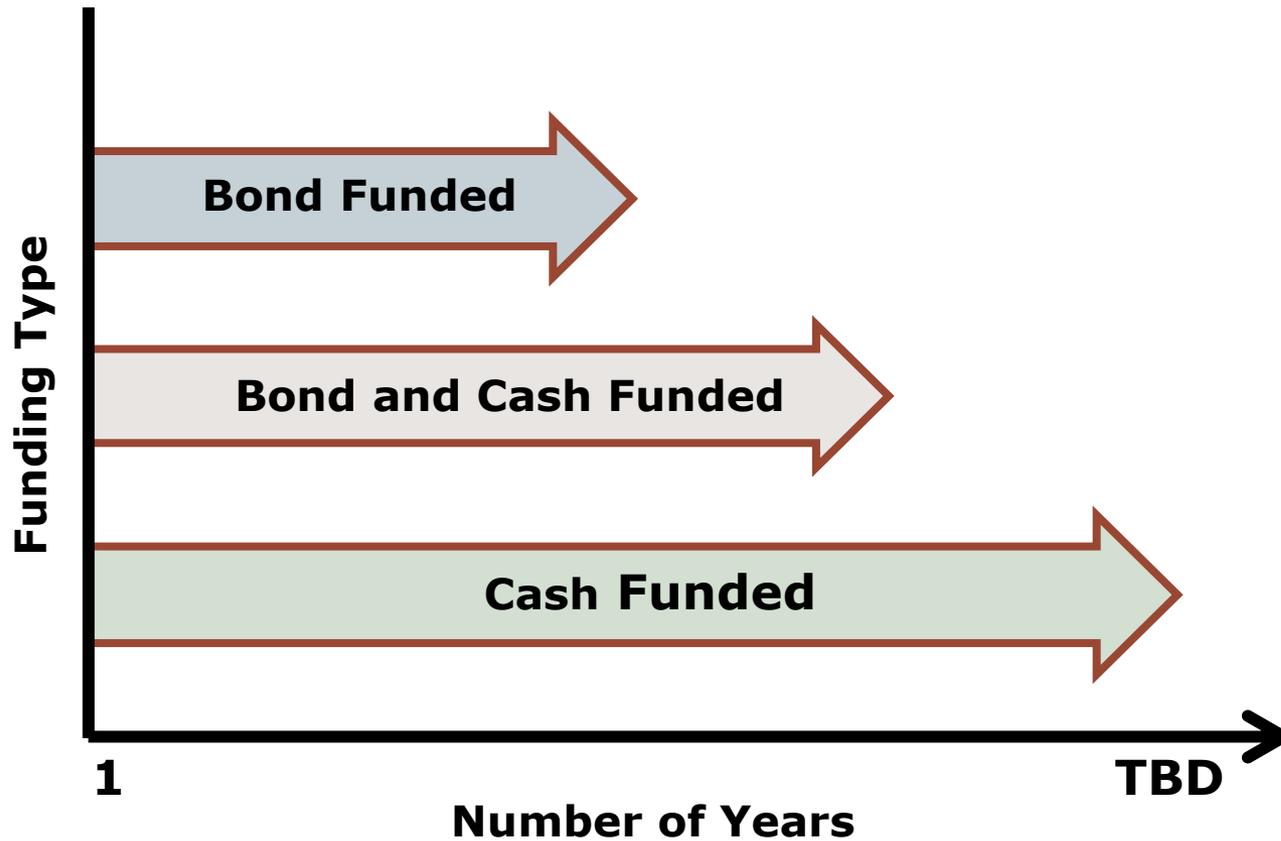
## CORE-SECONDARY AREA \$31.6 million

- Street end gardens = \$3.8 m
- Civic building = \$7.7 m
- King Street pier = \$6.2 m
- Torpedo Factory = \$5.6 m
- Marina = \$8.4 m

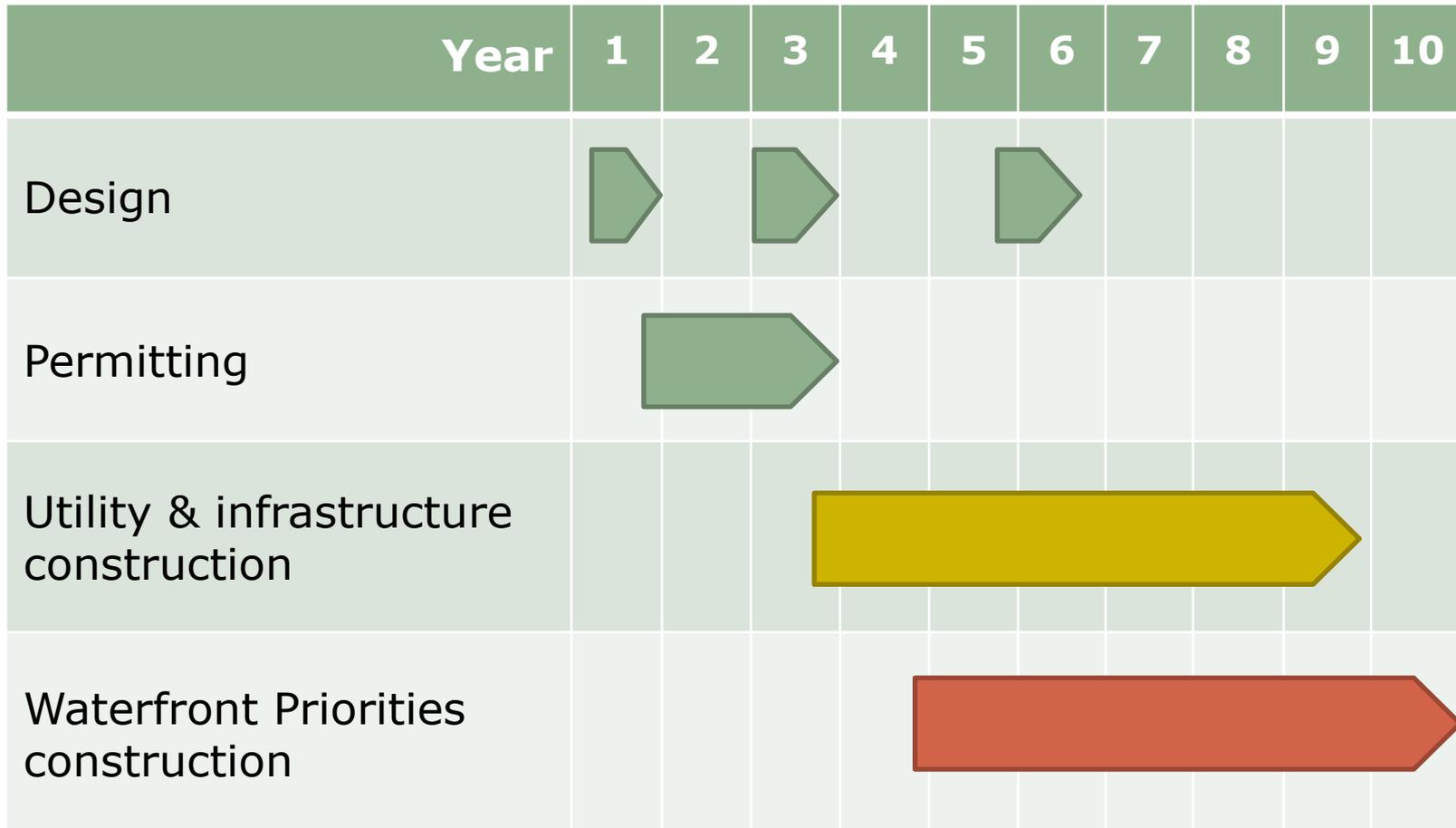
## NON-CORE AREA \$27.2 million

- Harborside and RTS = \$2.2 m
- Founders Park = \$3.7 m
- Oronoco Bay Park and RTN = \$17.9 m
- Rivergate Park = \$3.4 m

# Financing Options and Implementation



# Implementation Schedule





# Summary of Feedback 12/03 Open House

Keypad polling exercise results:

- Start construction inside the core area
- Provide flood mitigation
- Provide continuous riverfront walkway
- Expand and enhance parks
- Over 70% of respondents – 2 or more core area projects in 10 year CIP

# Phasing Options

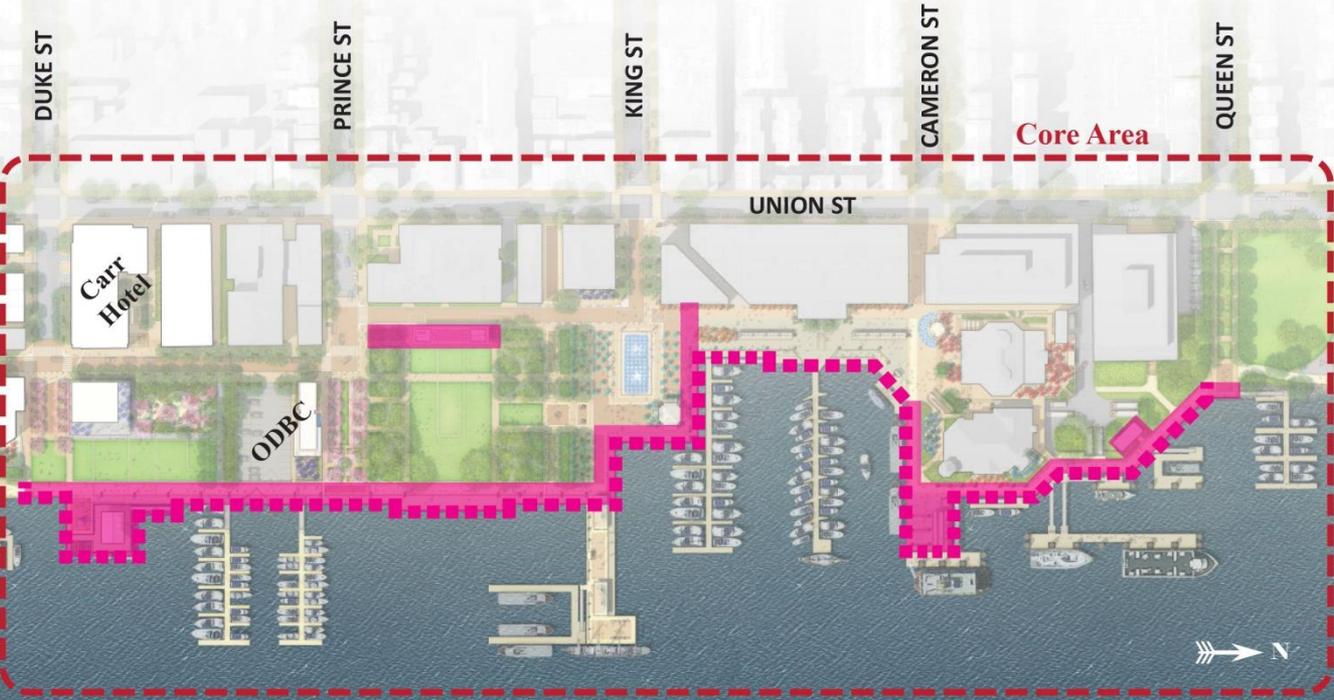
- Based on engineering project sequencing prioritized by community feedback
- Three phasing priority options:
  - A. Flood mitigation and promenade
  - B. Fitzgerald Square
  - C. Core area parks

# Option A

## Flood Mitigation & Promenade Priority

### Phase 1

Bulkhead  
Promenade  
Pump Stations

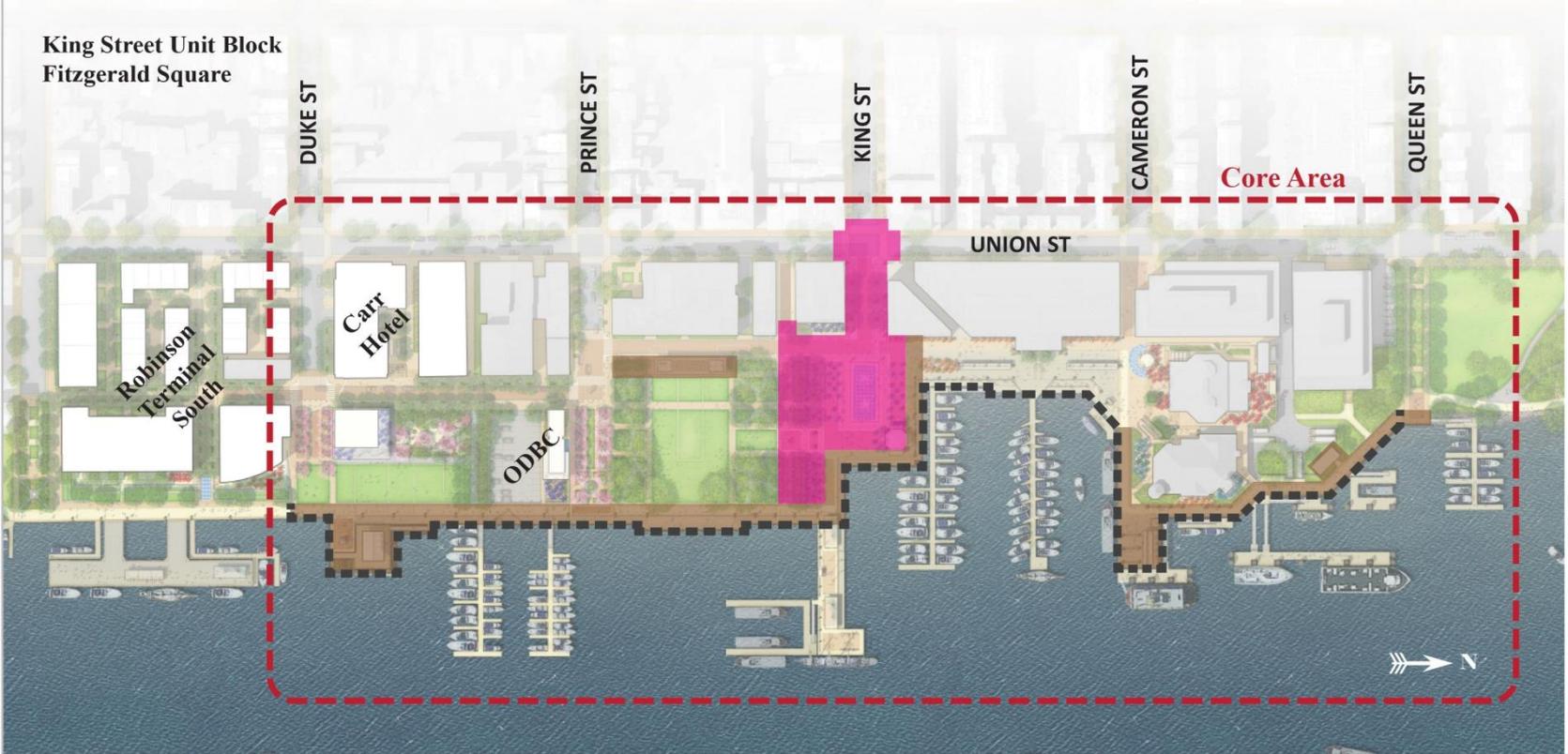


# Option A

## Flood Mitigation & Promenade Priority

### Phase 2

King Street Unit Block  
Fitzgerald Square

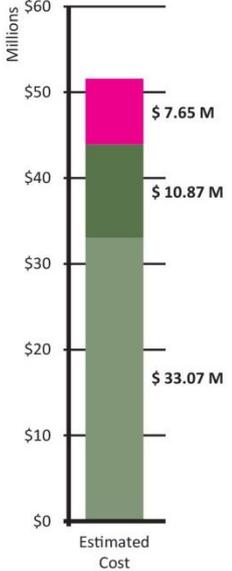
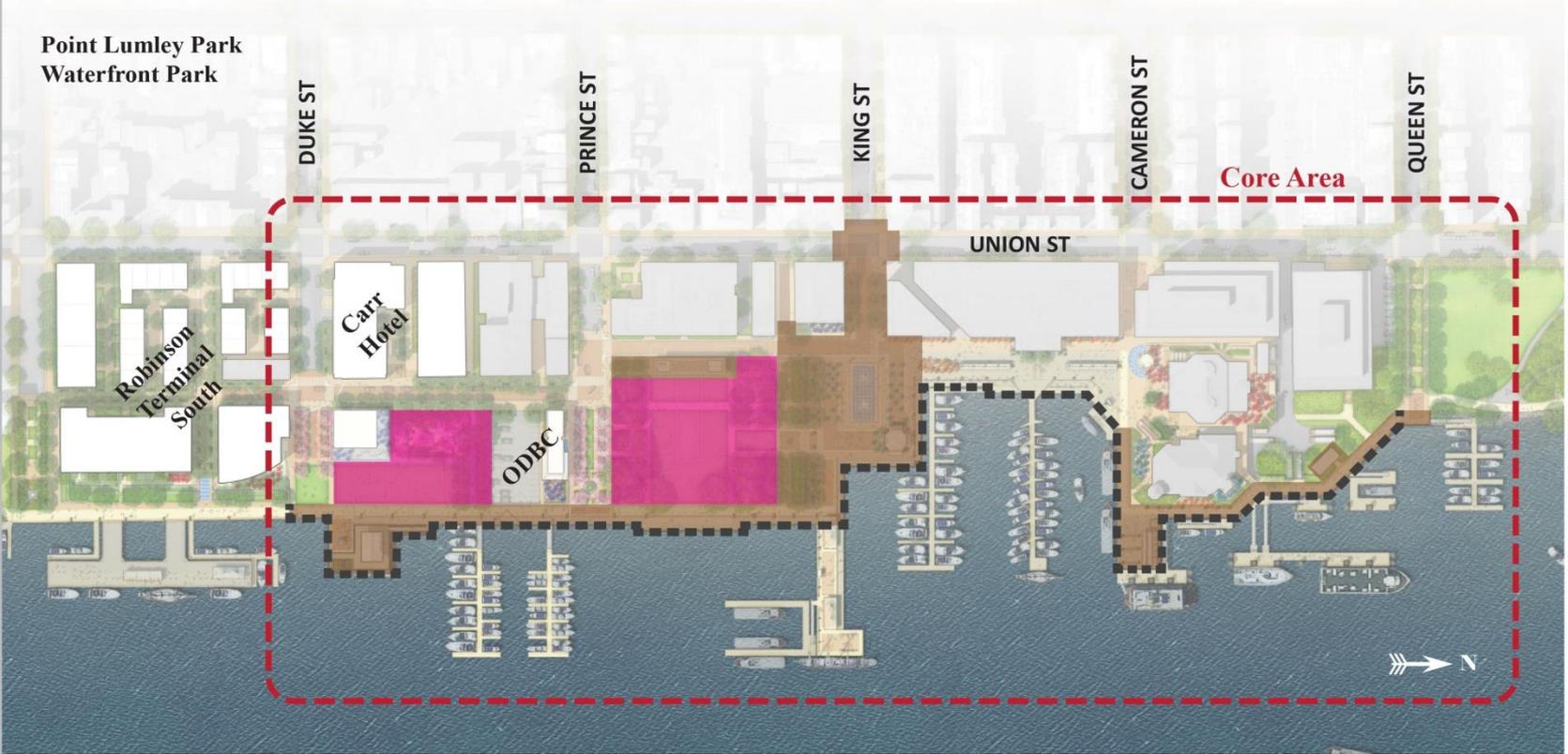


# Option A

## Flood Mitigation & Promenade Priority

### Phase 3

Point Lumley Park  
Waterfront Park



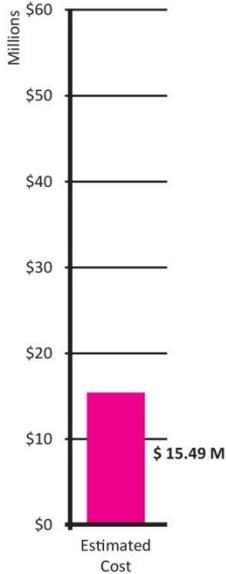
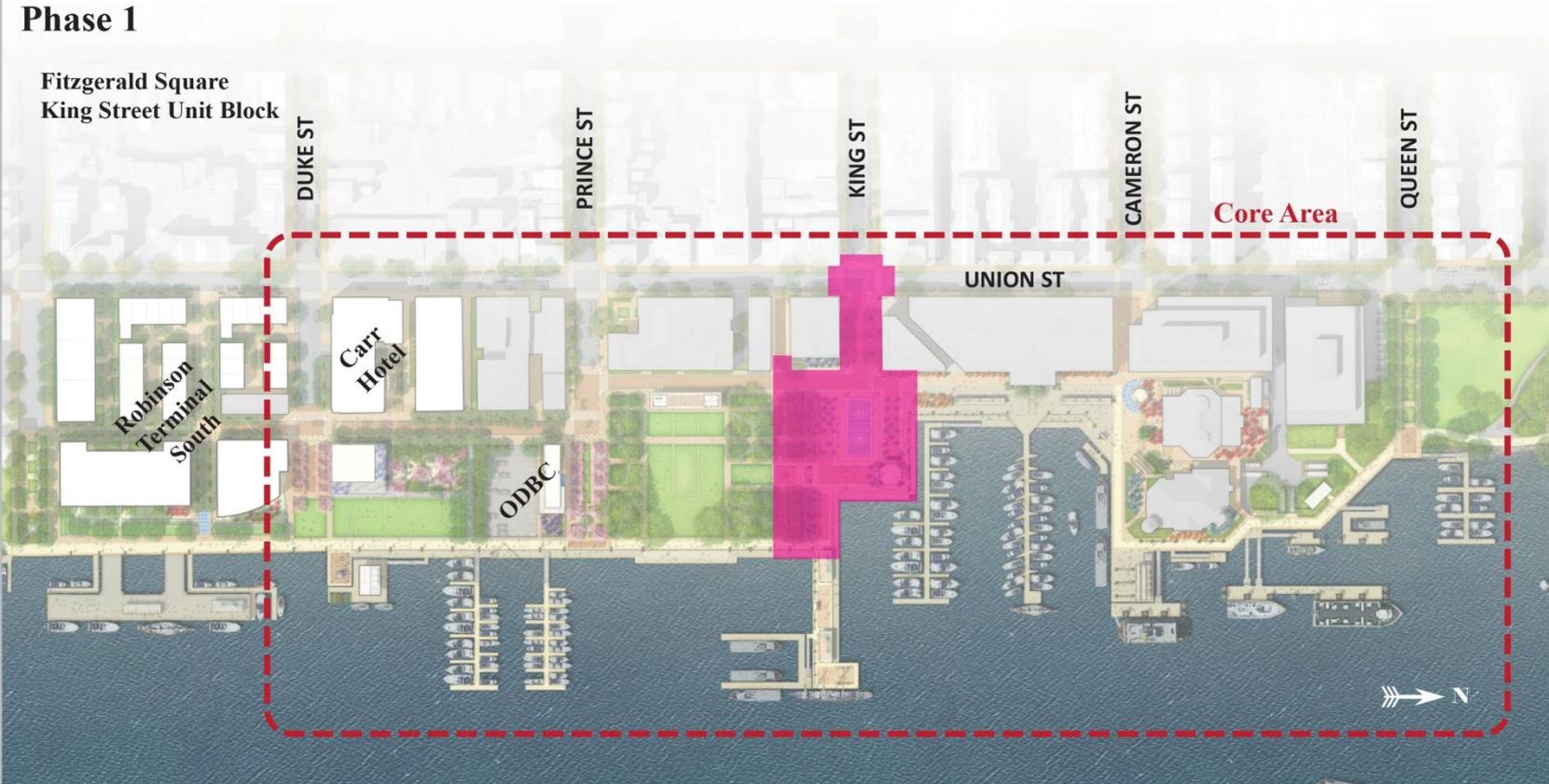
# Advantages of Option A

- Early protection from nuisance flooding
- Highly desired continuous riverfront walkway
- Protection of future investments

# Option B Fitzgerald Square Priority

## Phase 1

Fitzgerald Square  
King Street Unit Block

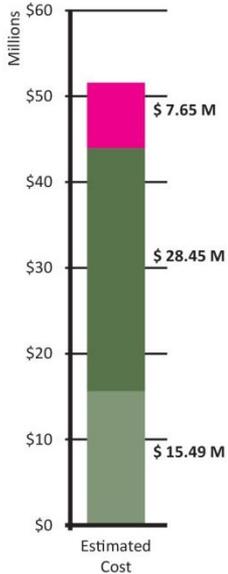
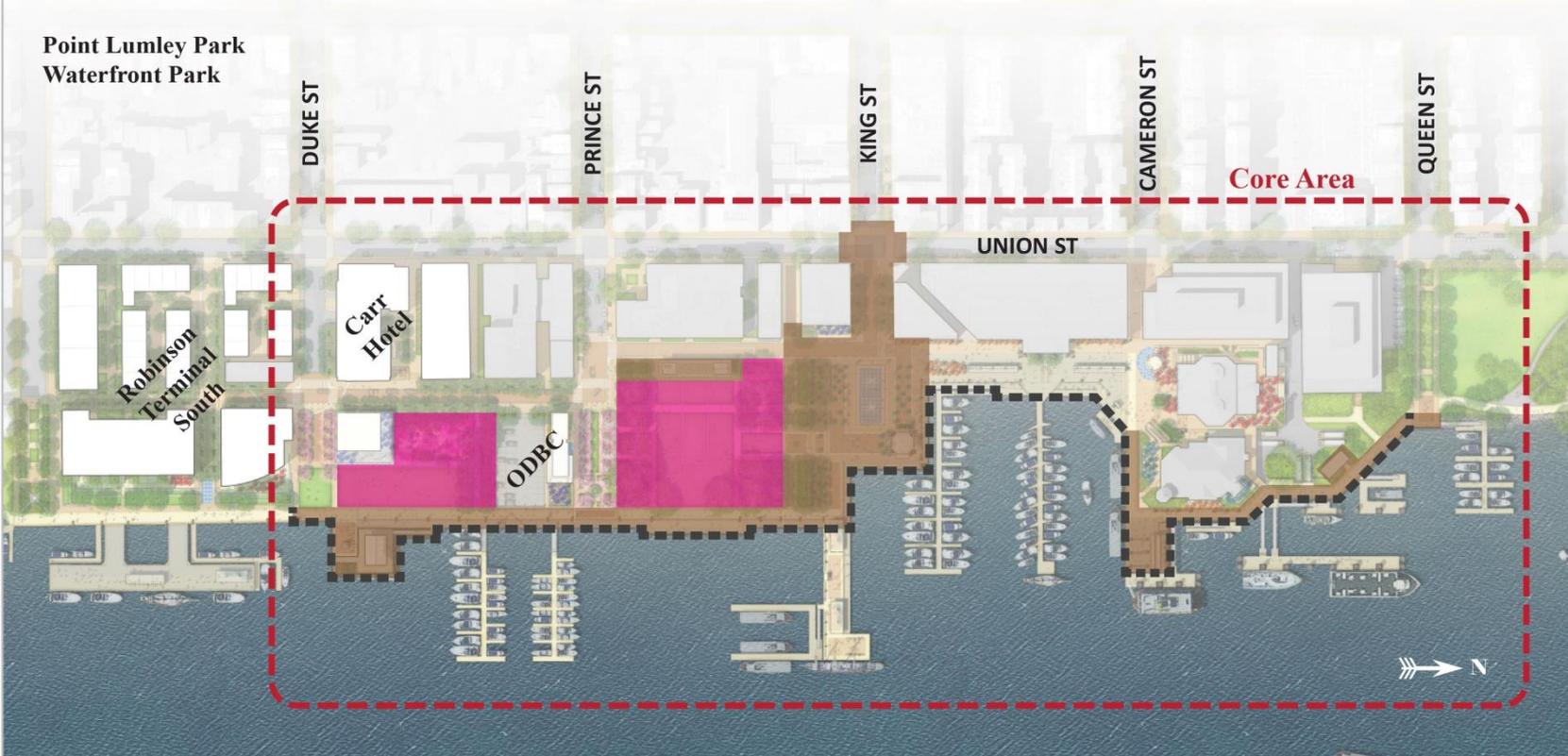




# Option B Fitzgerald Square Priority

## Phase 3

Point Lumley Park  
Waterfront Park

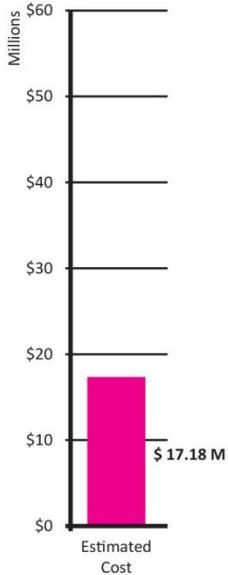
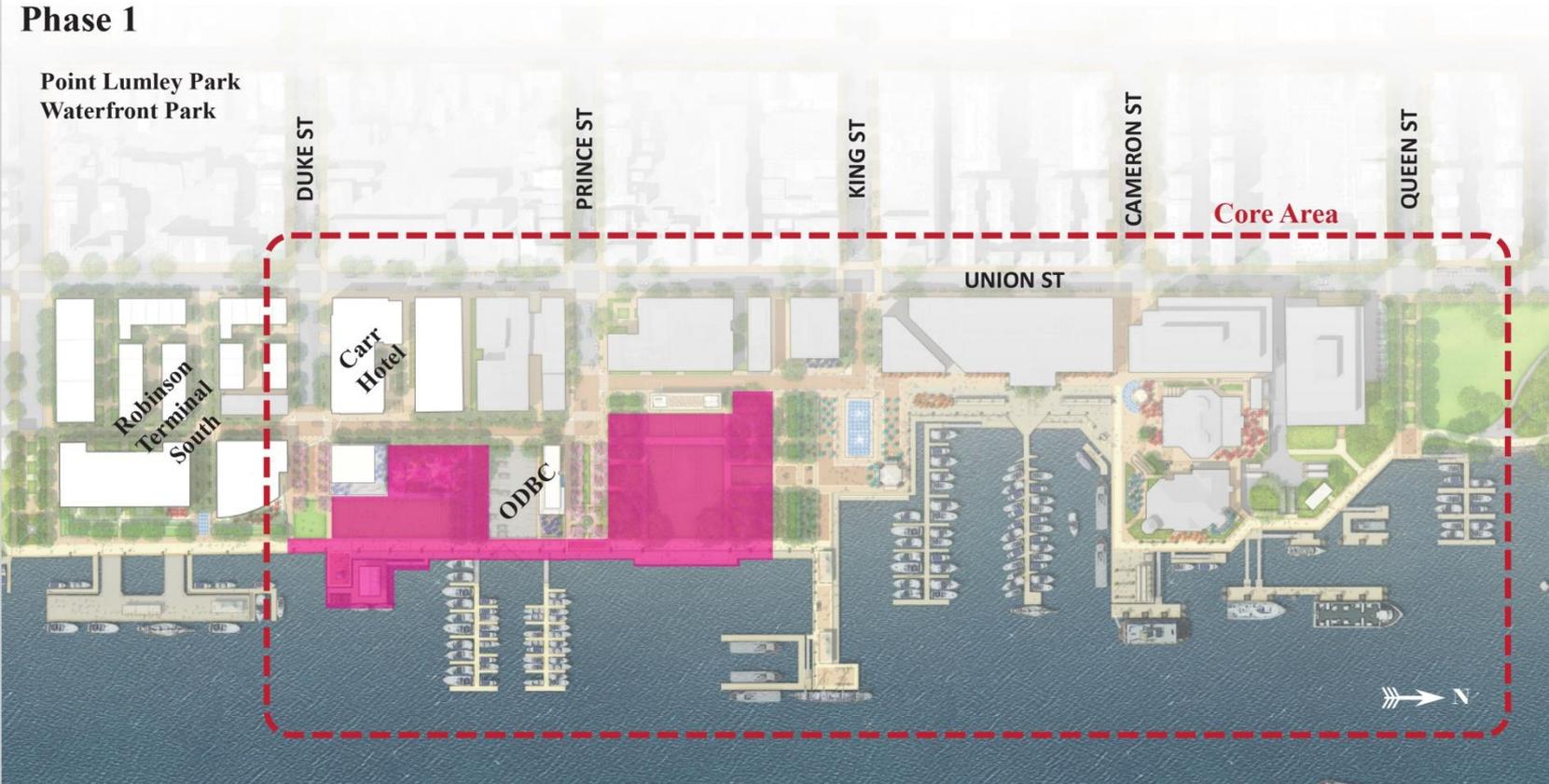


# Option C

## Core Area Parks Priority

### Phase 1

Point Lumley Park  
Waterfront Park

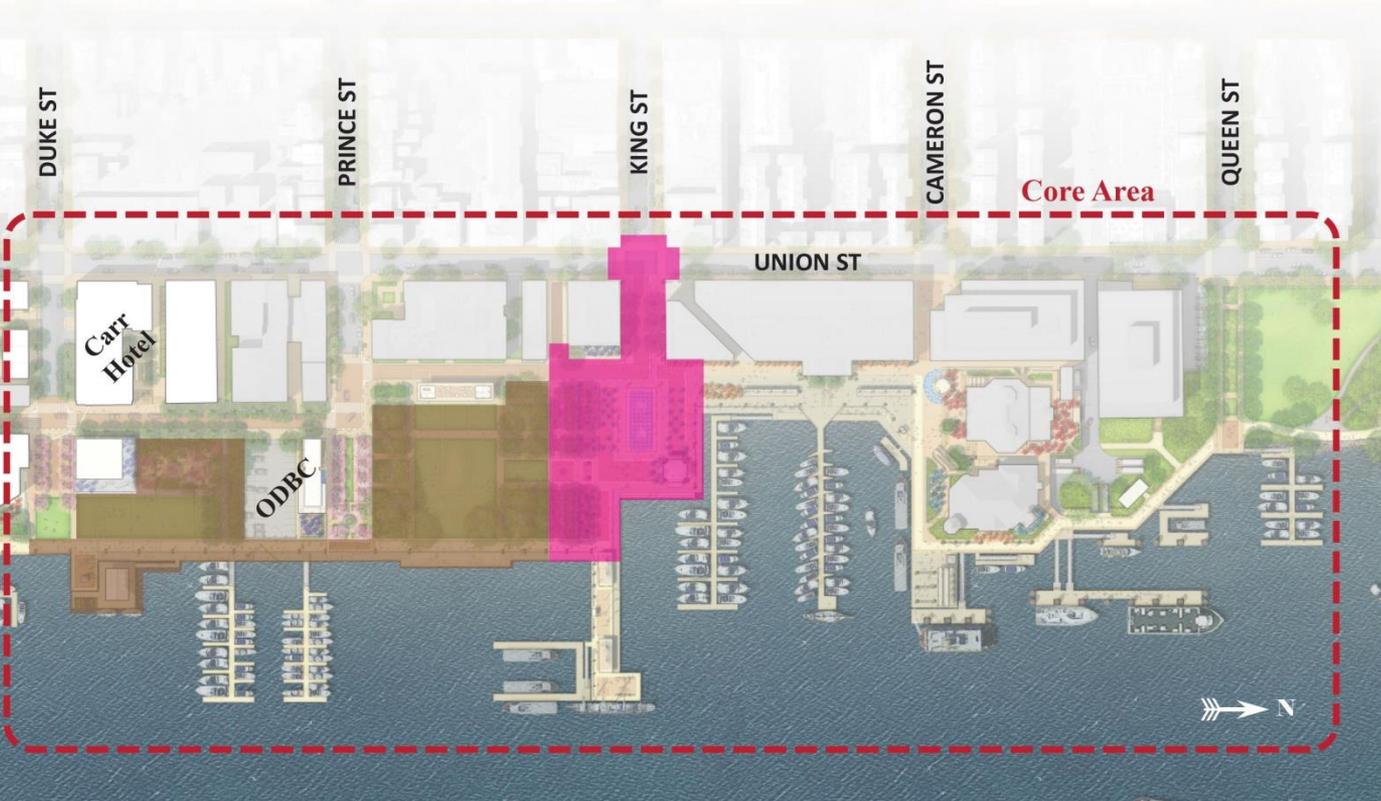


# Option C

## Core Area Parks Priority

### Phase 2

Bulkhead  
Promenade  
Pump Stations

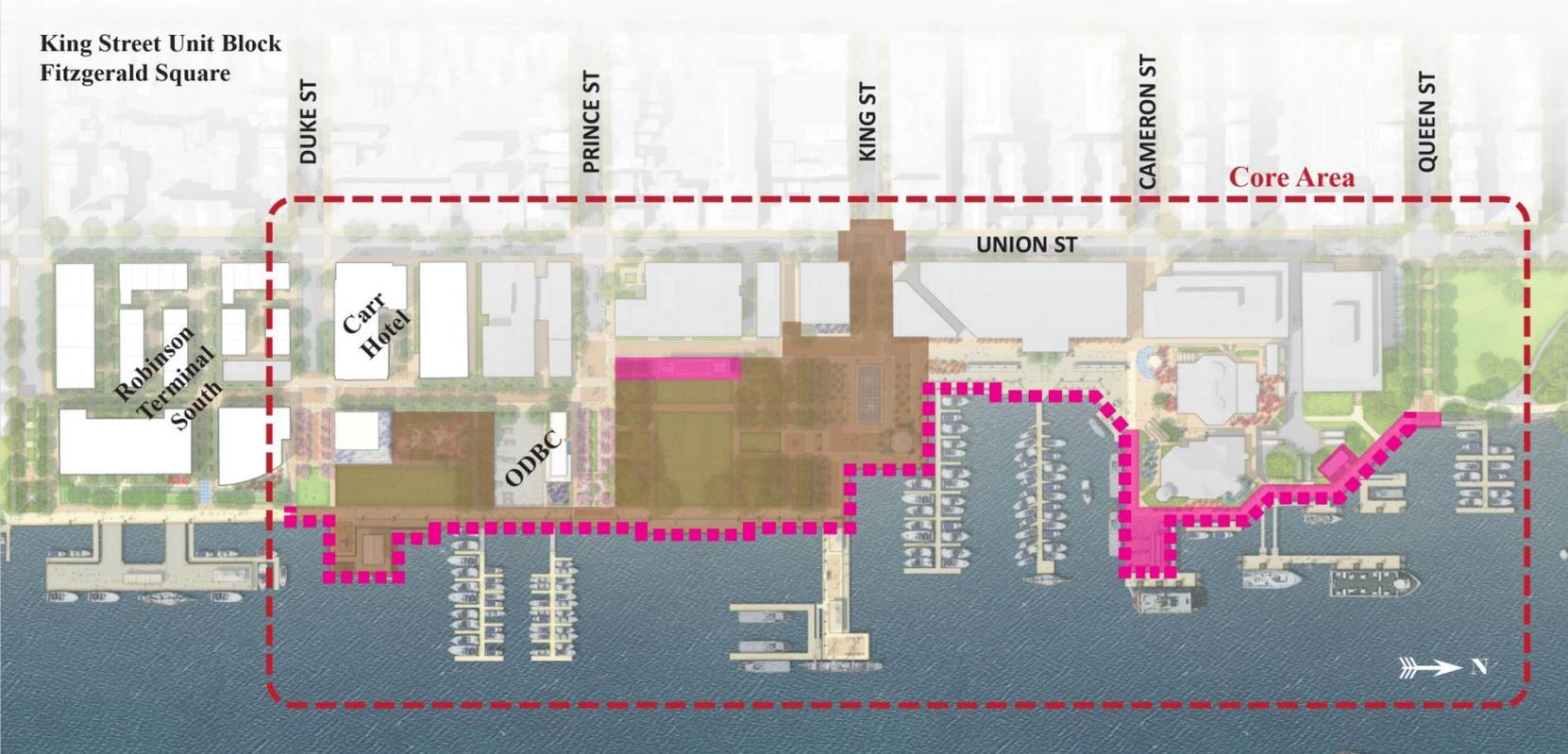


# Option C

## Core Area Parks Priority

### Phase 3

King Street Unit Block  
Fitzgerald Square



# Summary of Feedback

- Option A – Flood Mitigation & Promenade
  - Protect investments from flooding
  - Provides continuous walkway
- Construction
  - Coordination with development construction
  - Overall project management
  - Level of amenity construction TBD
- Governance
  - Future maintenance
  - Revenue sources (fund raising, grants)

# Flood Mitigation Cost Analysis

- \$33.1 million estimate for promenade and flood mitigation
- Includes elements beyond minimum necessary flood mitigation items
- Includes improvements needed to replace/repair aging infrastructure
- Conservative benefit/cost ratio (BCR) = 0.9
- Ratio does not consider all benefits:
  - Protecting future investment
  - Reduced media spotlight on flooding
  - Continued protection with future changes in Potomac River elevations

# Gravity Flood Mitigation System

- Gravity system was evaluated by staff
- Due to historic structures, maximum protection to Elevation 3.22
- Flooding frequency approx. 10 times/year
- Does not mitigate greater flooding risk resulting from climate change

# Flood Mitigation Design

- Upcoming design effort
- Rigorous detailed design and evaluation
- Subject matter expert peer review
- Continued community dialogue

# Council Request

## Recommended order of implementation:

1. Core area utility, roadway and other infrastructure
  2. Flood mitigation elements
  3. Fitzgerald Square improvements
  4. Completion of core area parks
- Provide general guidance to the City Manager to program funding into FY 2016-2025 CIP consistent with above phasing, and to the extent financially feasible