



Waterfront Implementation

Planning Commission

January 6, 2015

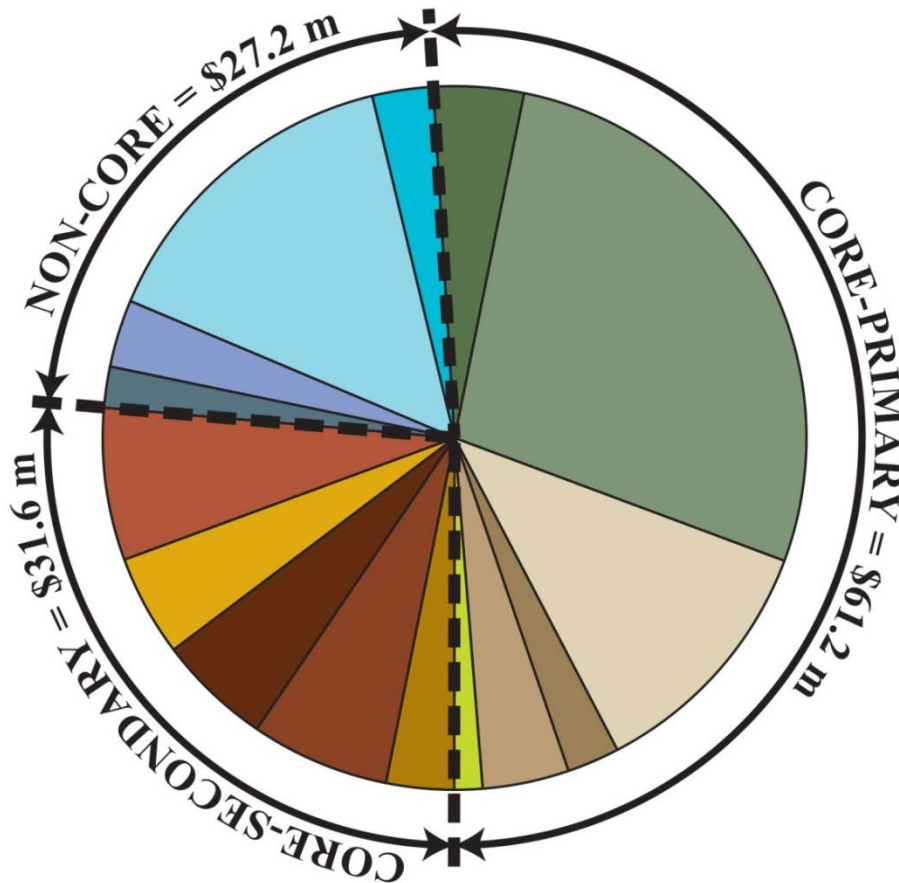


Process to Date

- 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

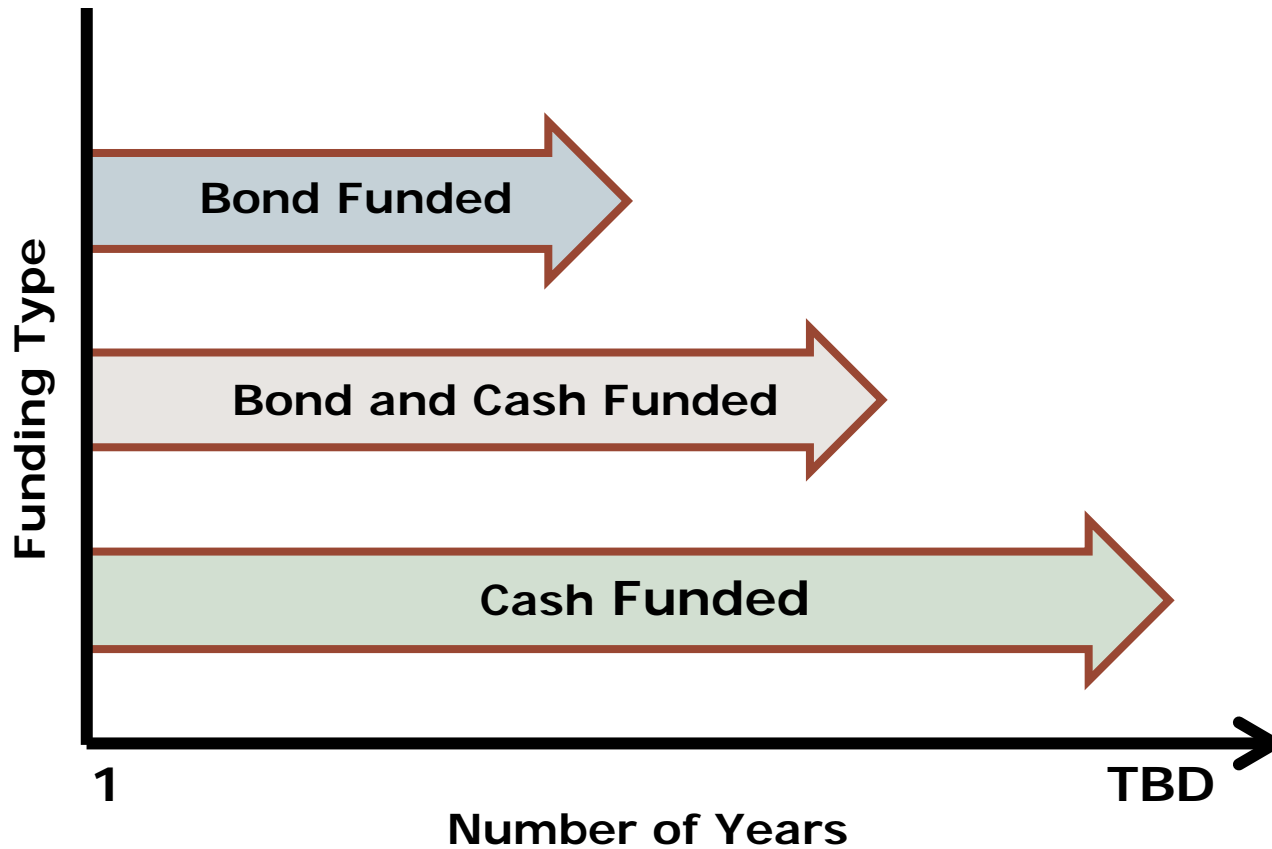
CORE-SECONDARY AREA \$31.6 million

- 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

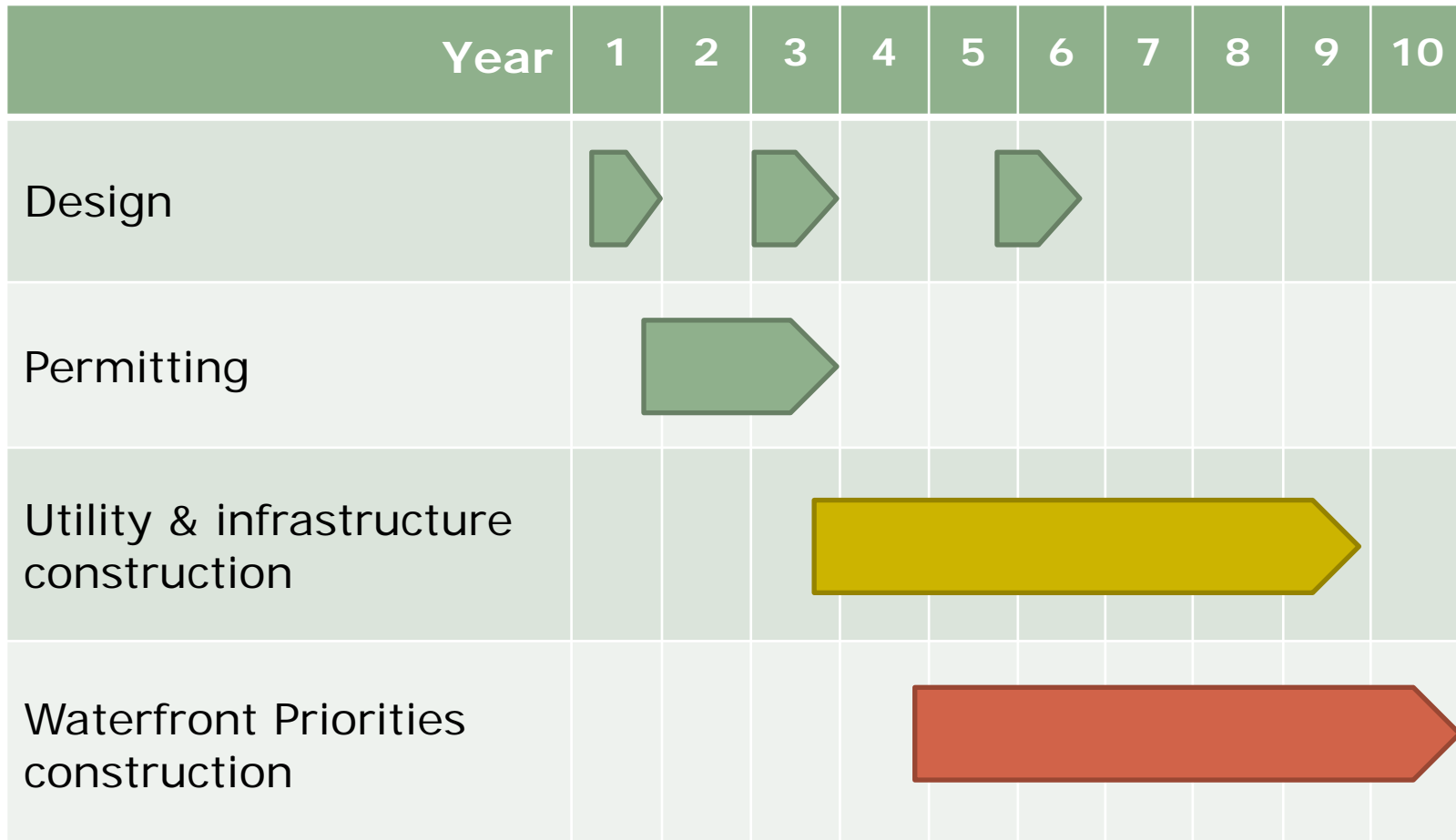
NON-CORE AREA \$27.2 million

- 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



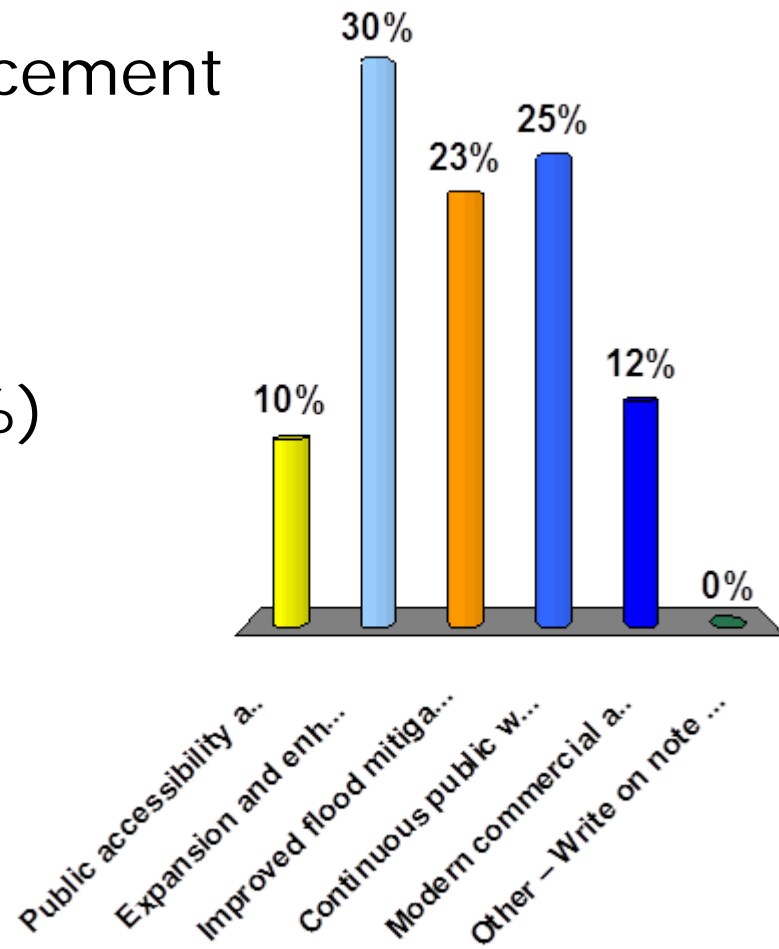
Implementation Schedule



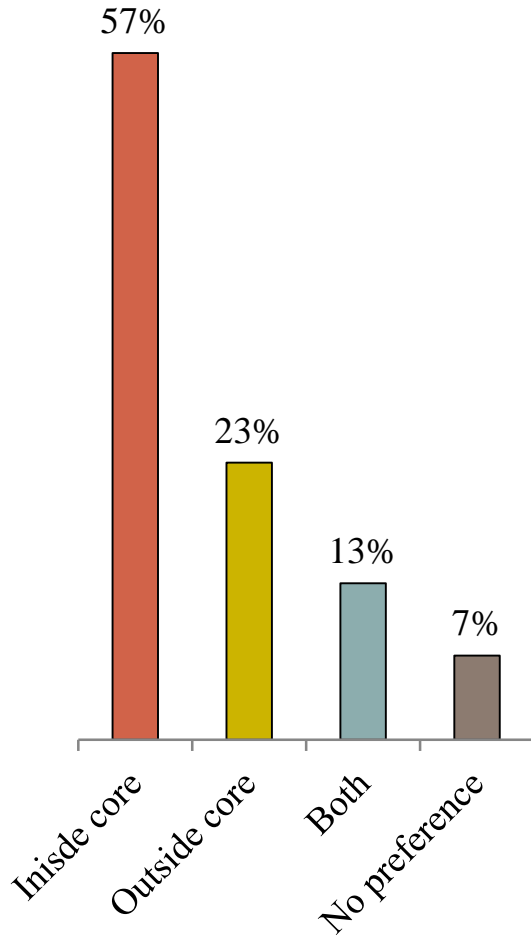
General Design Priorities

Highest priorities:

- Expansion and enhancement of parks (30%)
- Continuous riverfront promenade (25%)
- Flood mitigation (23%)



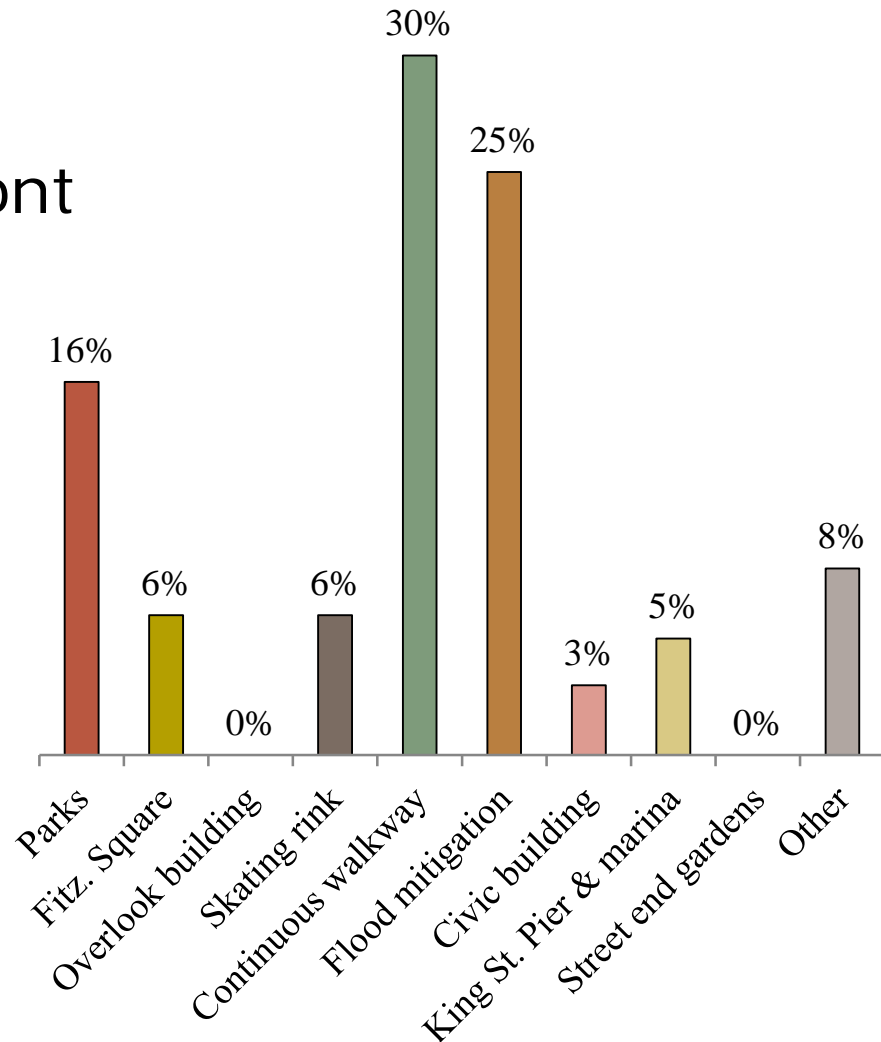
Start Construction



Core Area Components

Highest specific priorities:

- Continuous riverfront walkway (30%)
- Flood mitigation (25%)
- Point Lumley and Waterfront Parks (16%)



Summary of Feedback 12/03 Open House

- 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 and Funding Options

Phasing Options

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

Phasing Options – Option A

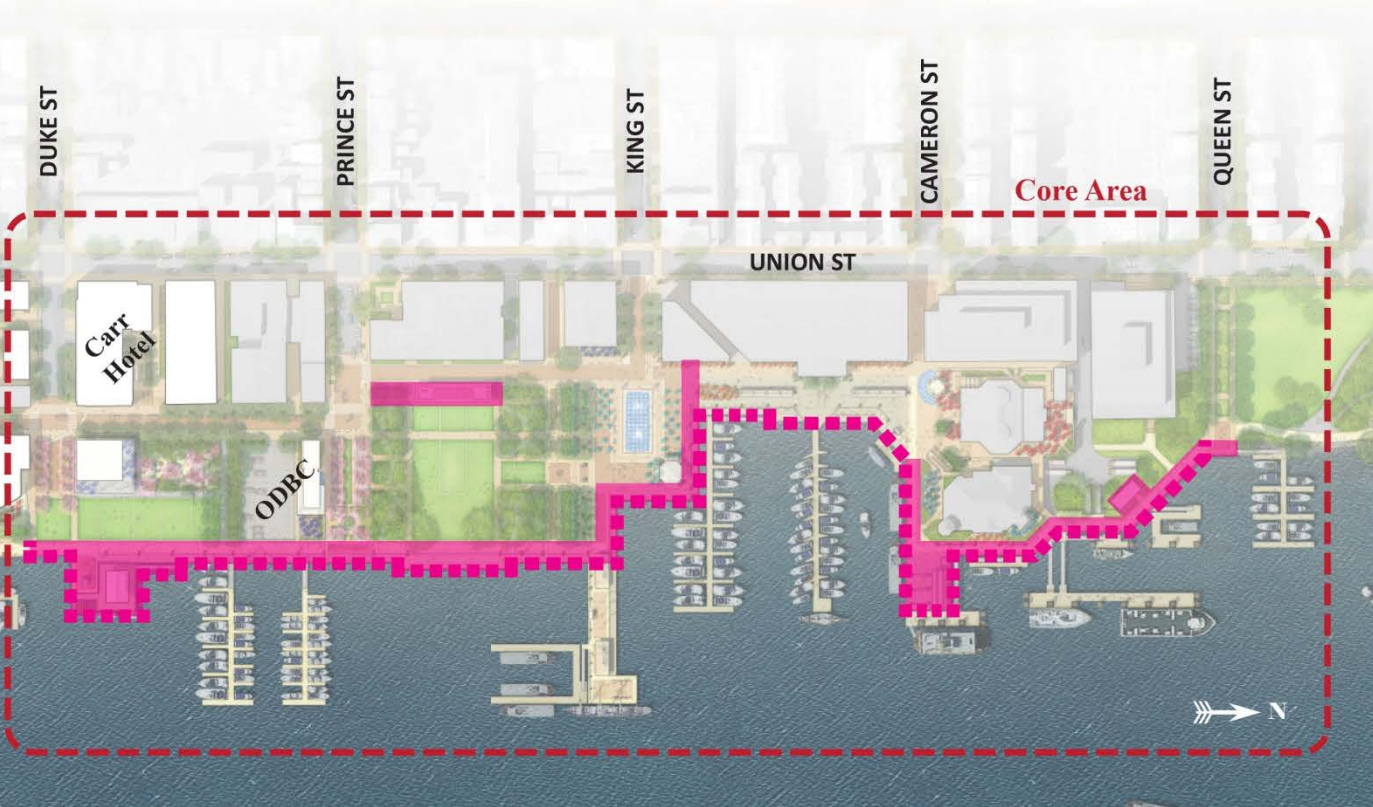
Flood Mitigation and Promenade Priority

Option A

Flood Mitigation & Promenade Priority

Phase 1

Bulkhead
Promenade
Pump Stations

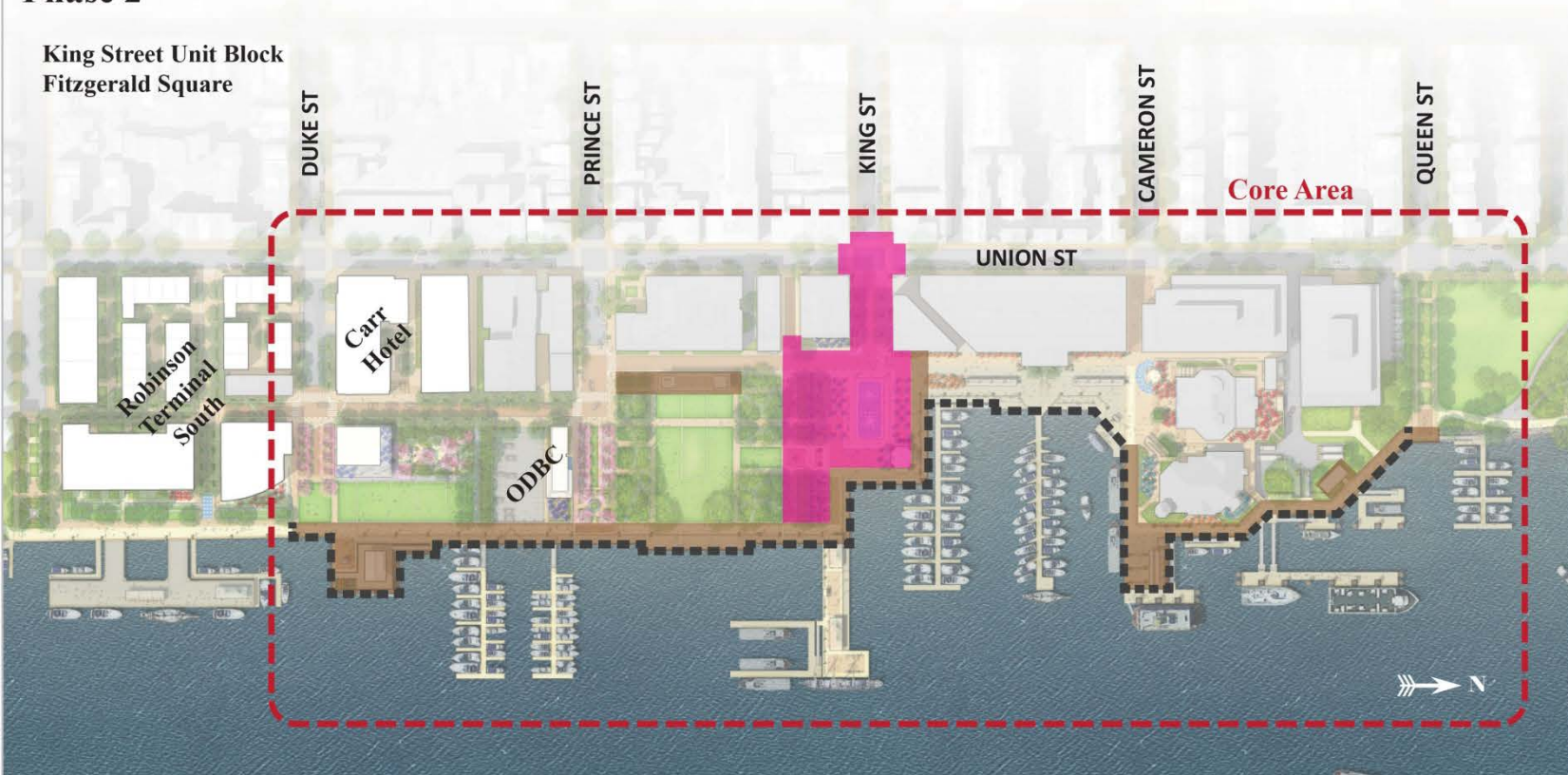


Option A

Flood Mitigation & Promenade Priority

Phase 2

King Street Unit Block
Fitzgerald Square

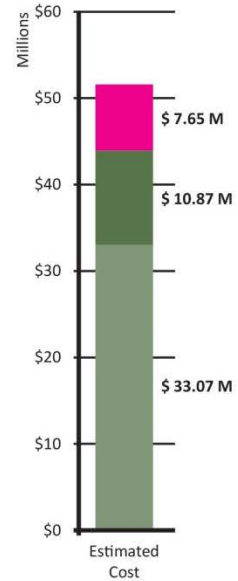
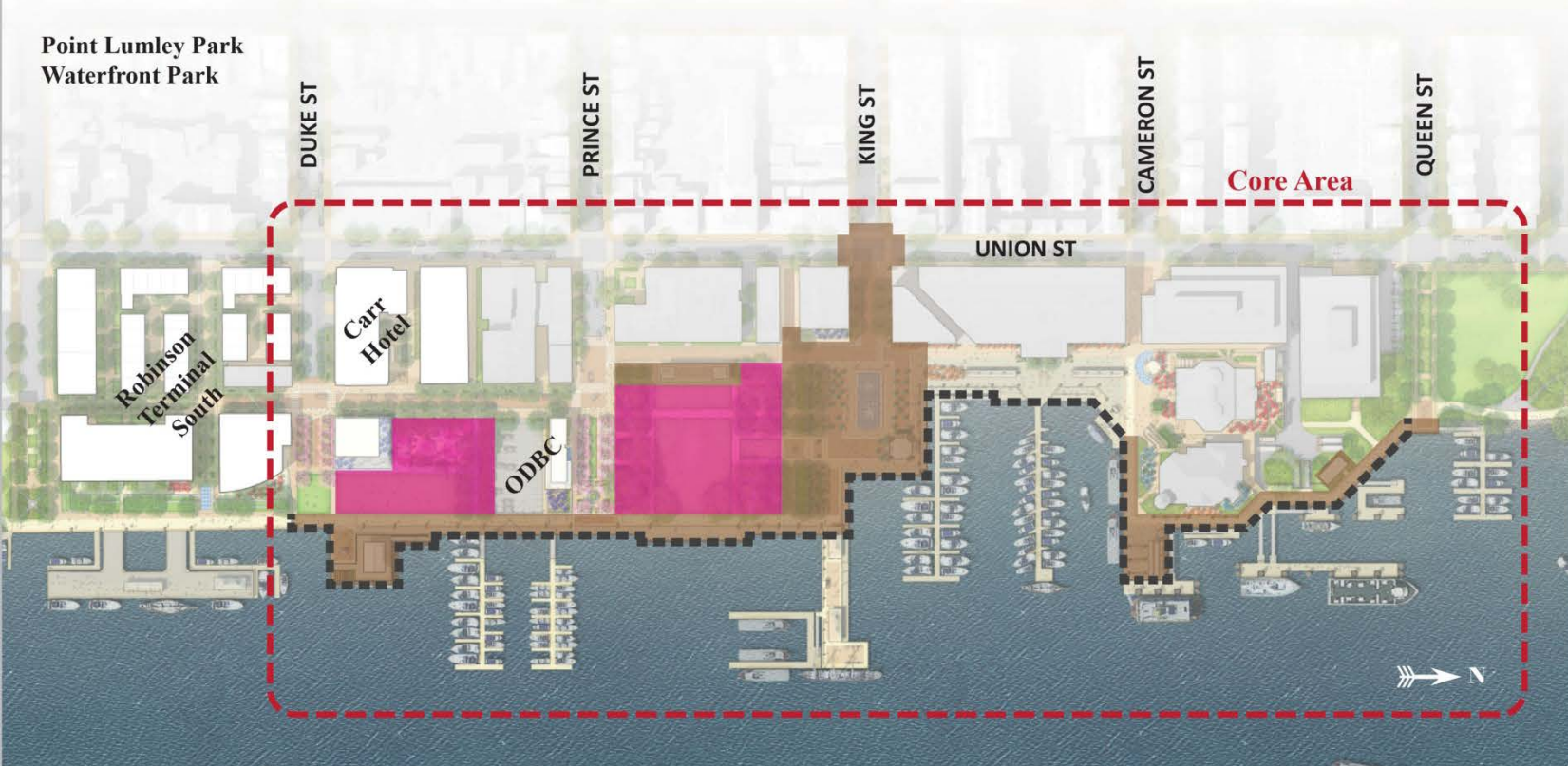


Option A

Flood Mitigation & Promenade Priority

Phase 3

Point Lumley Park
Waterfront Park



Flood Mitigation and Promenade Priority

- Advantages:
 - Early protection from nuisance flooding
 - Highly desired continuous riverfront walkway
 - Protection of future investments
- Disadvantages:
 - Enhancements to public parks deferred
 - No new programmable space
 - No new or enhanced large or active space
 - Delays synergy with private investments in public amenities

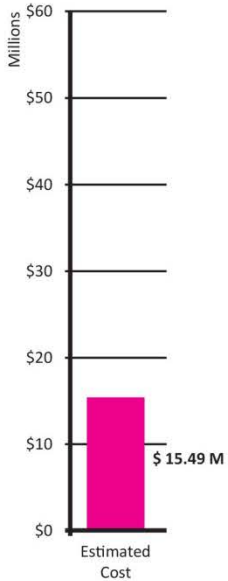
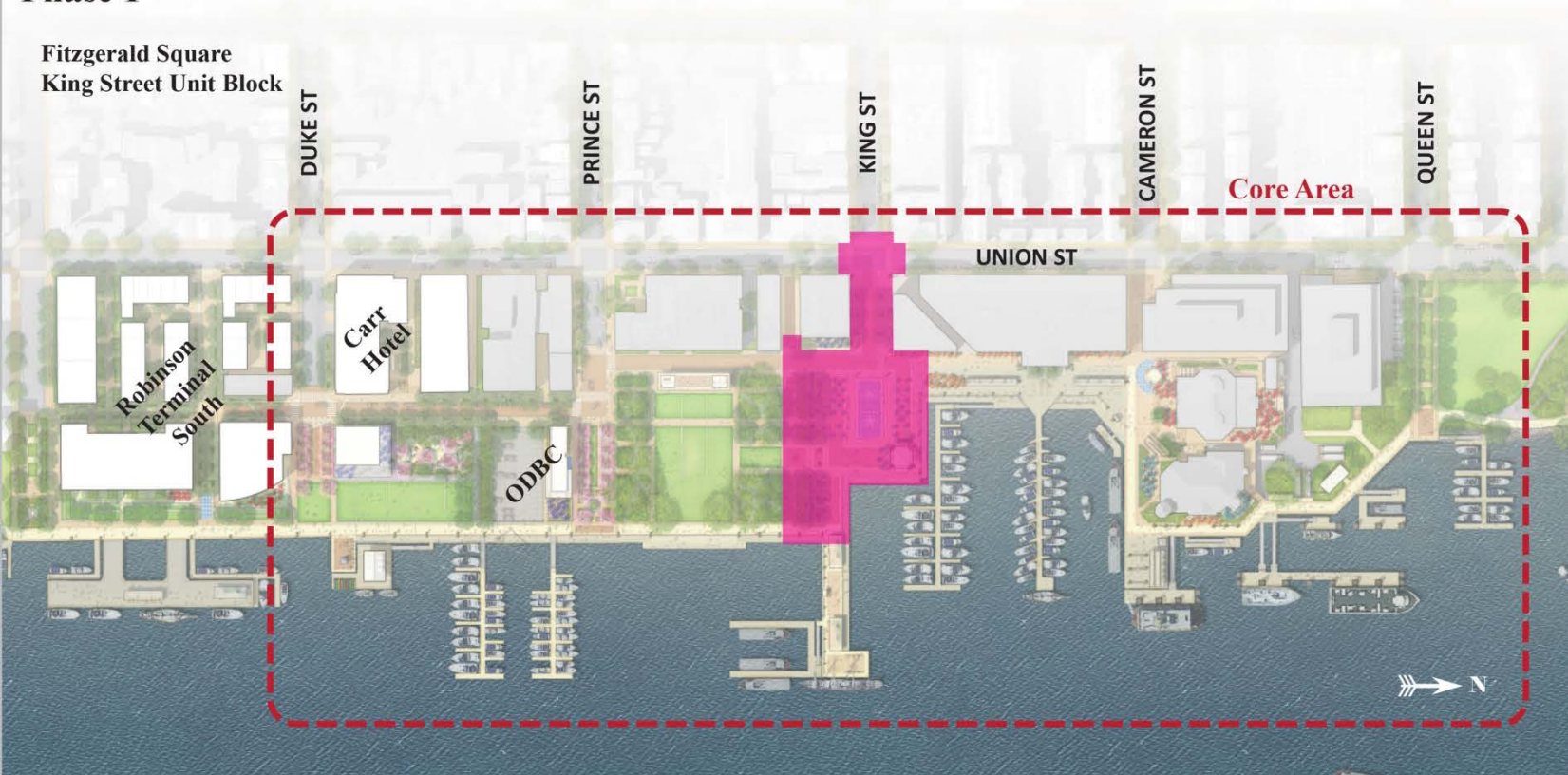
Phasing Options – Option B

Fitzgerald Square Priority

Option B Fitzgerald Square Priority

Phase 1

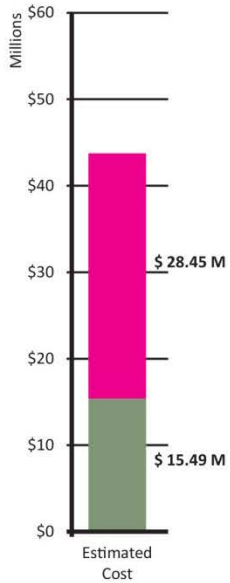
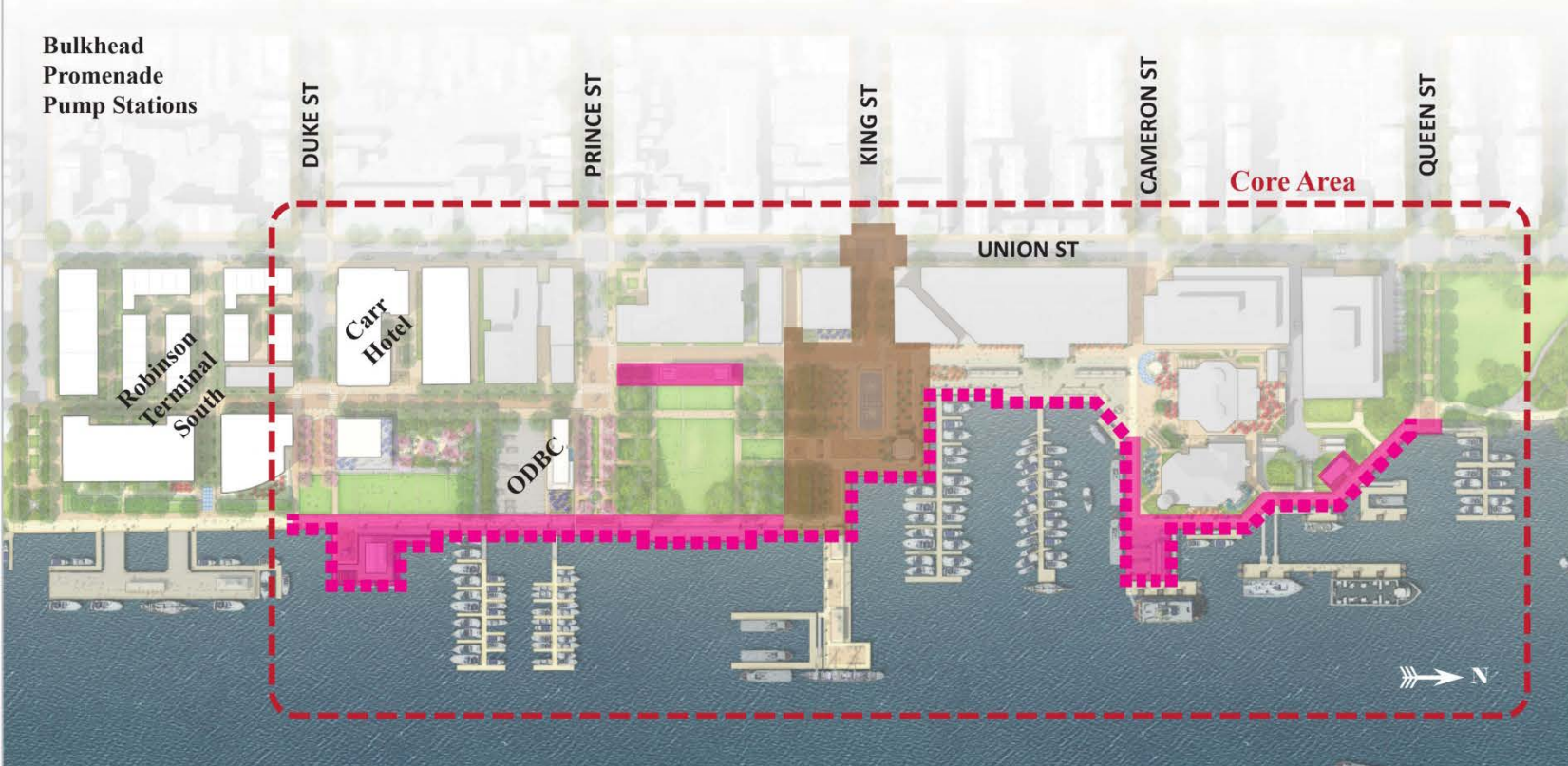
Fitzgerald Square
King Street Unit Block



Option B Fitzgerald Square Priority

Phase 2

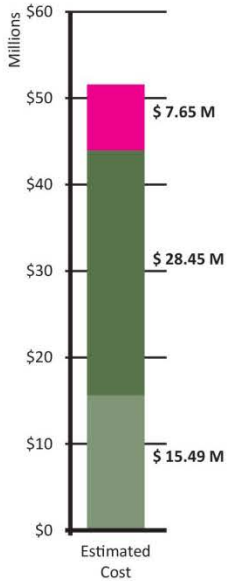
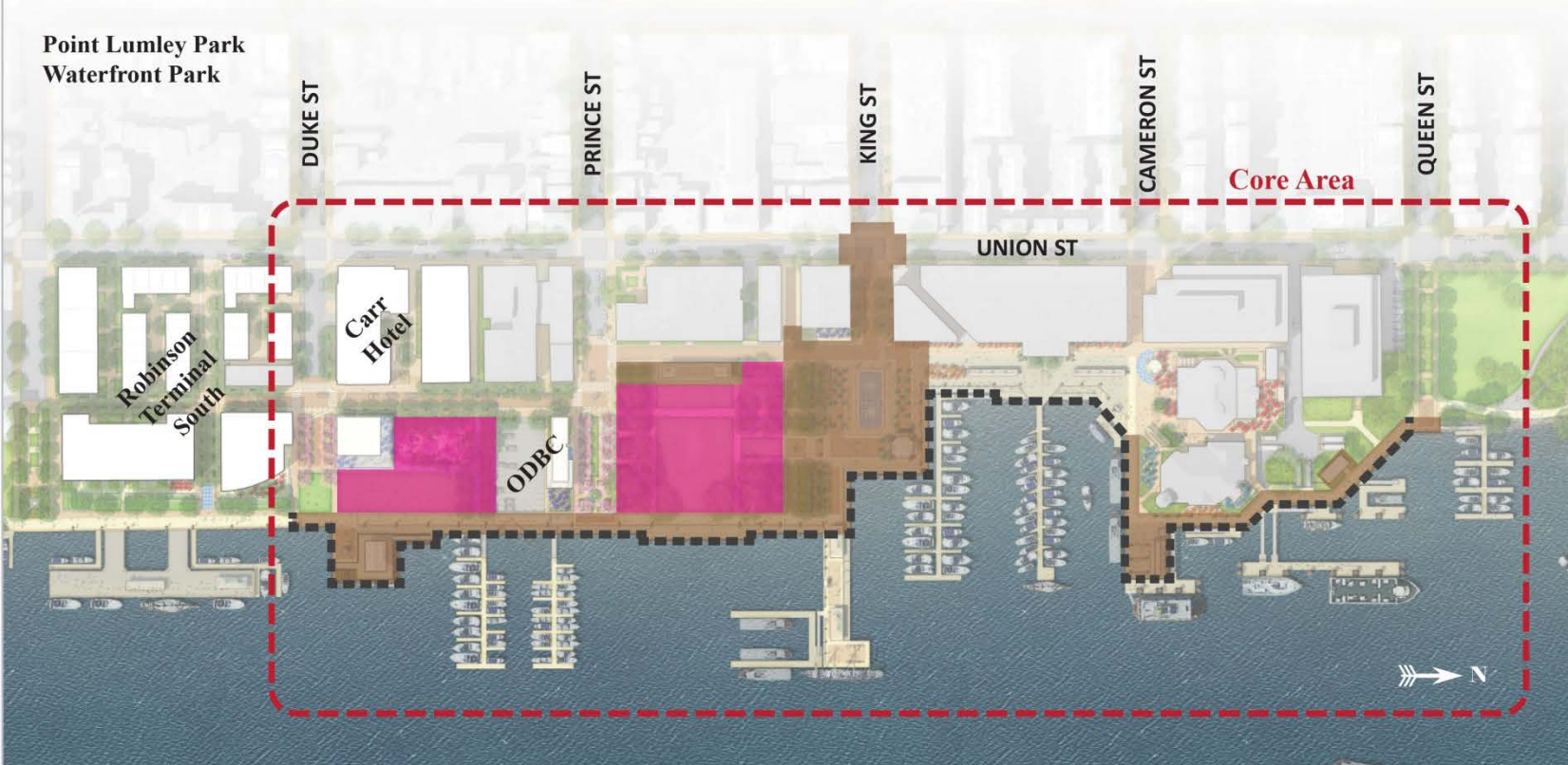
Bulkhead
Promenade
Pump Stations



Option B Fitzgerald Square Priority

Phase 3

Point Lumley Park
Waterfront Park



Fitzgerald Square Priority

- Advantages:
 - New programmable and active public space
 - Early focus on marquee element of plan
 - New seasonal draw to support existing and new businesses
- Disadvantages:
 - Limited protection from nuisance flooding
 - Delays synergy with private investment in public amenities
 - Impacts to pleasure boat marina

Phasing Options – Option C

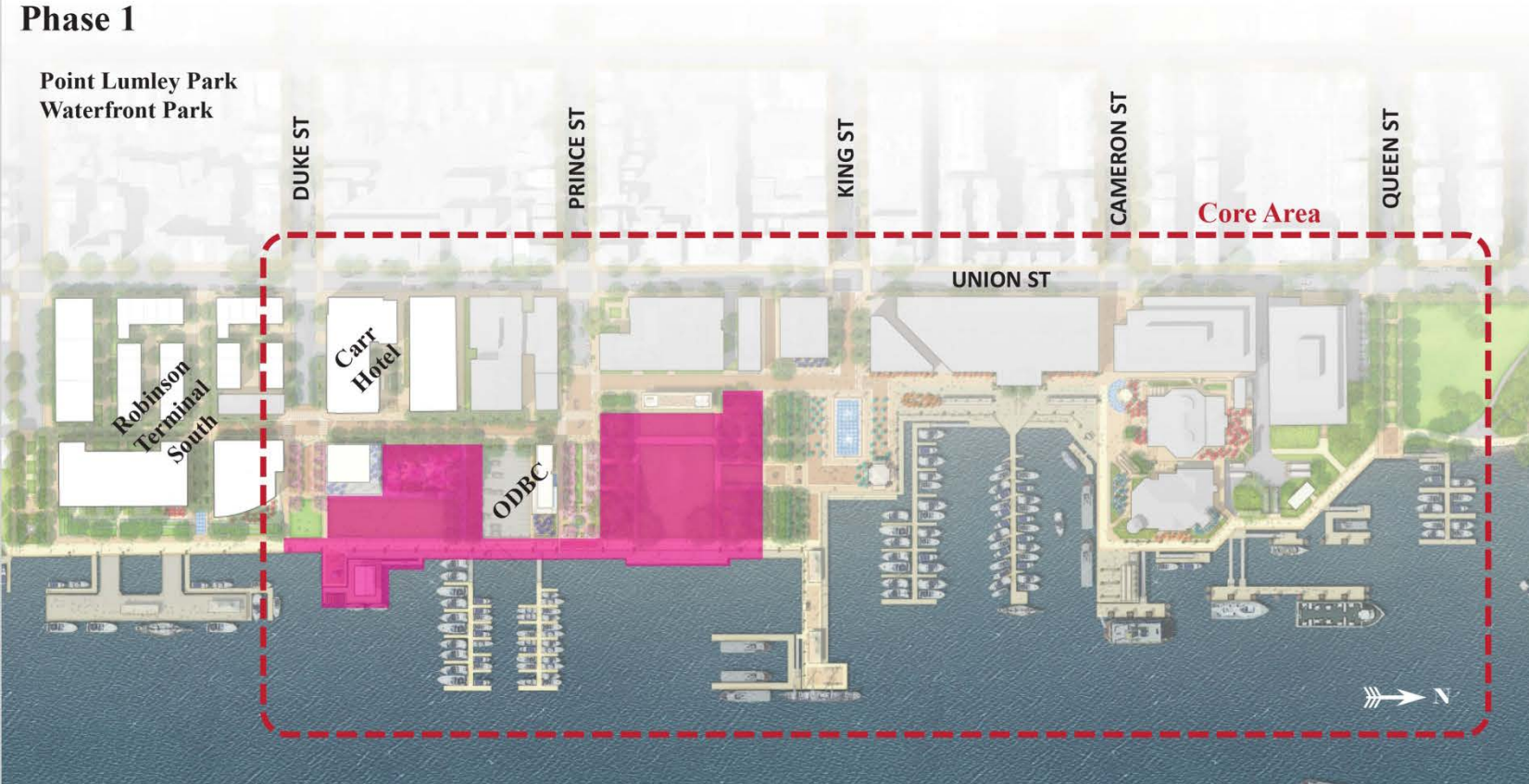
Core Area Parks Priority

Option C

Core Area Parks Priority

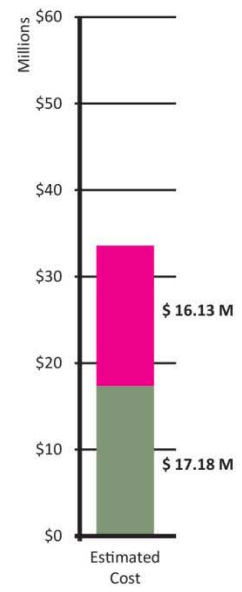
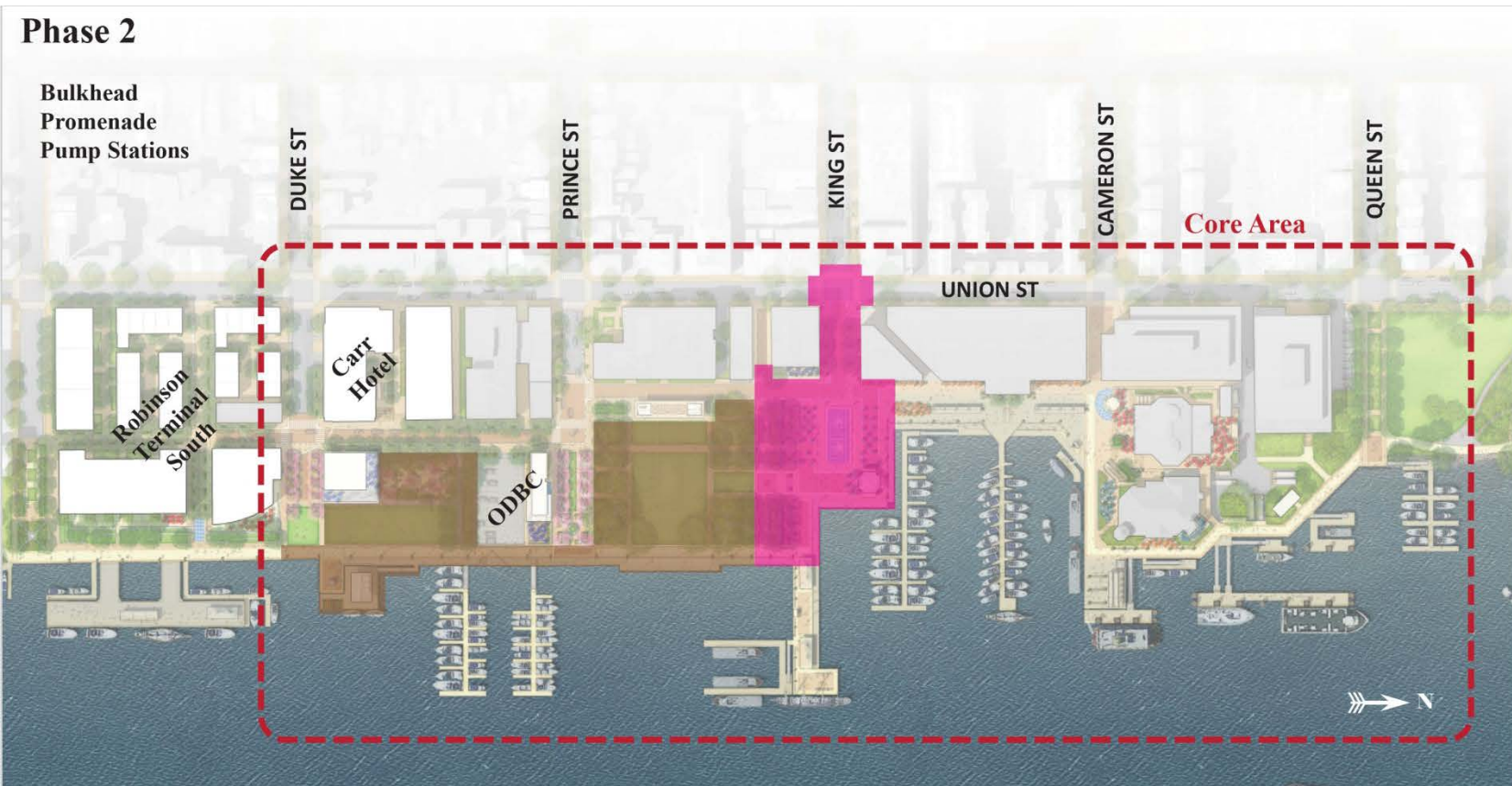
Phase 1

Point Lumley Park
Waterfront Park



Option C

Core Area Parks Priority

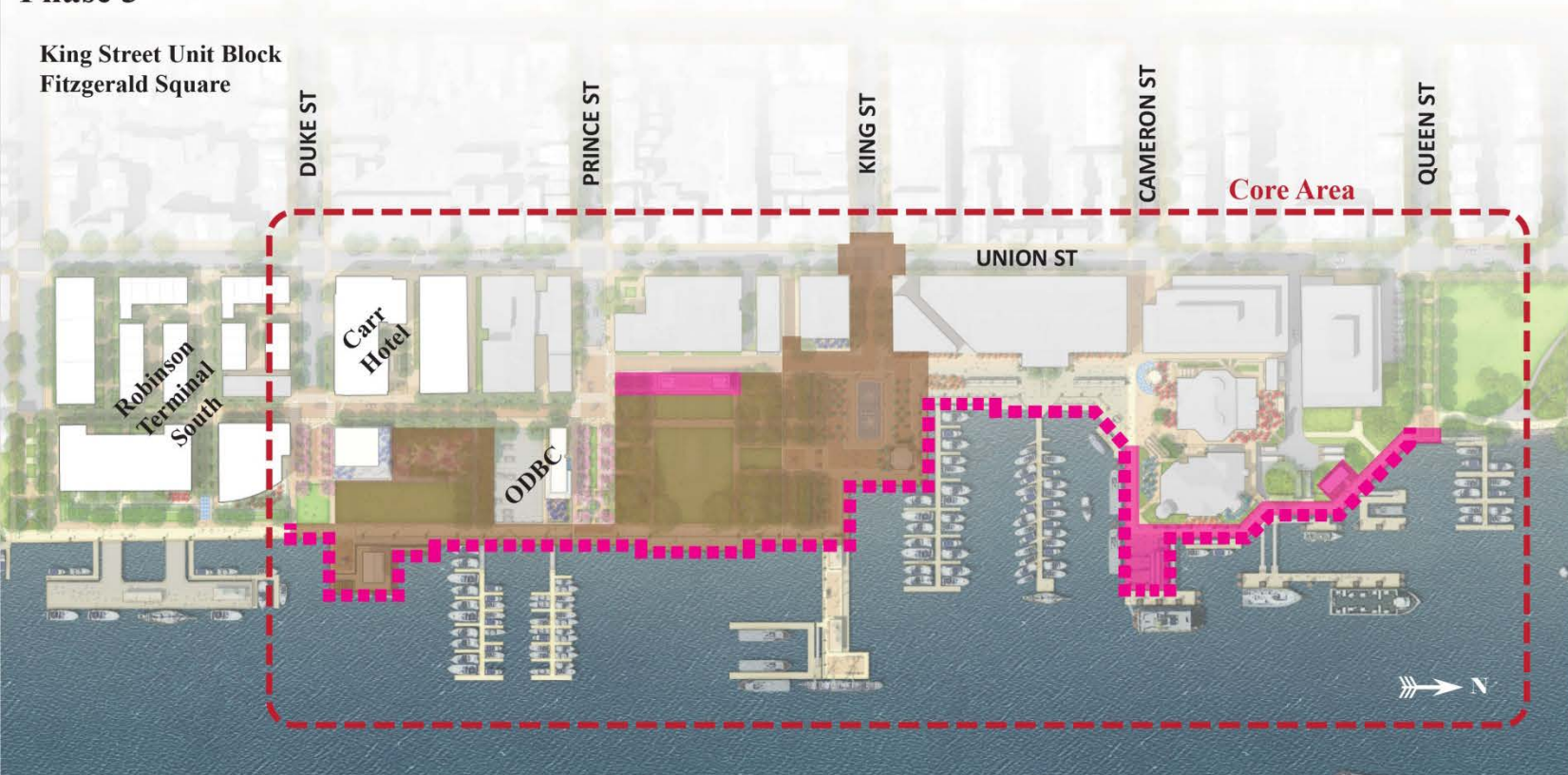


Option C

Core Area Parks Priority

Phase 3

King Street Unit Block
Fitzgerald Square



Core Area Parks Priority

- Advantages:
 - New and enhanced large open space
 - Creates synergy with private investment in public amenities
 - New space for events and fee revenue
- Disadvantages:
 - Improvements are at risk from nuisance flooding
 - Delays flood mitigation
 - Improvements in less centralized spaces

Key Questions

- Phasing options:
 - A. Flood mitigation & promenade priority
 - B. Fitzgerald Square priority
 - C. Core area parks priority
- Which option do you prefer?
- Which elements do you want to see in 10 years?

Summary of Feedback

12/11 Joint Commission Mtg.

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

Summary of Feedback

12/16 Waterfront Commission

- Preferred Option A – Flood Mitigation and Promenade priority
- Budget
 - Earmarked revenue source to fund improvements
 - Waterfront competing in CIP process
- Level of amenity construction TBD
- Recommendation letter to Council

Priorities for Phasing and Funding

Next Steps



Next Steps

- January 15, 2015 – Park and Recreation Commission
- January 27, 2015 - City Council Legislative Meeting