



Waterfront Implementation

City Council

January 27, 2015

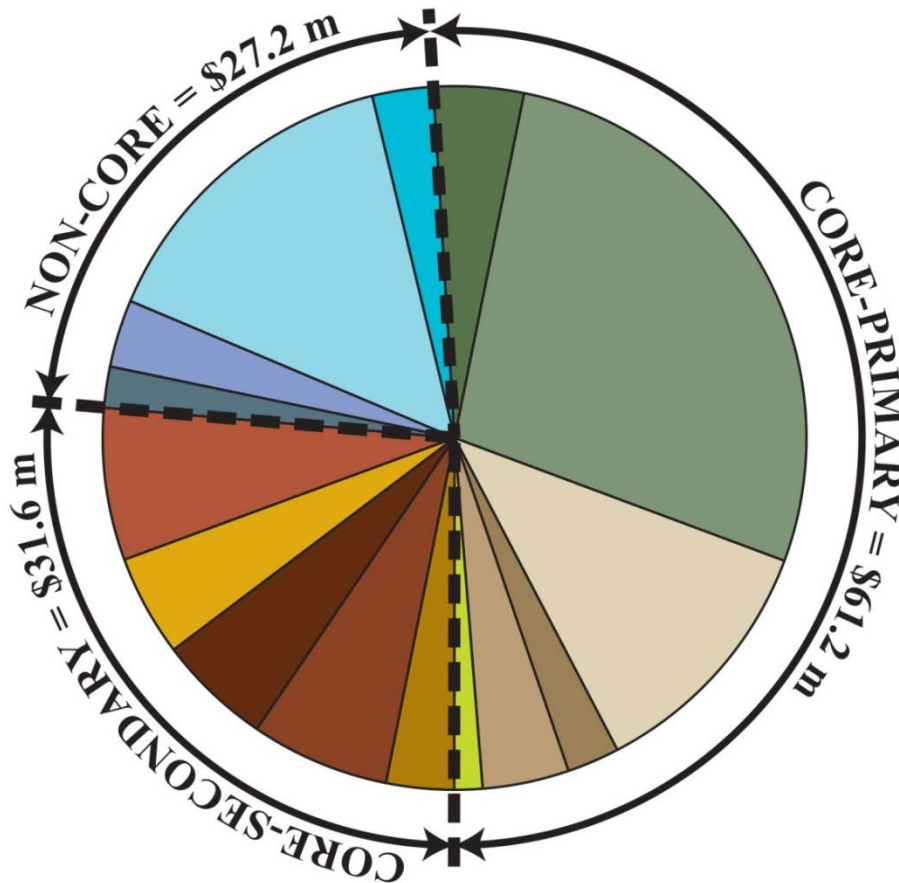


Process Overview

- 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

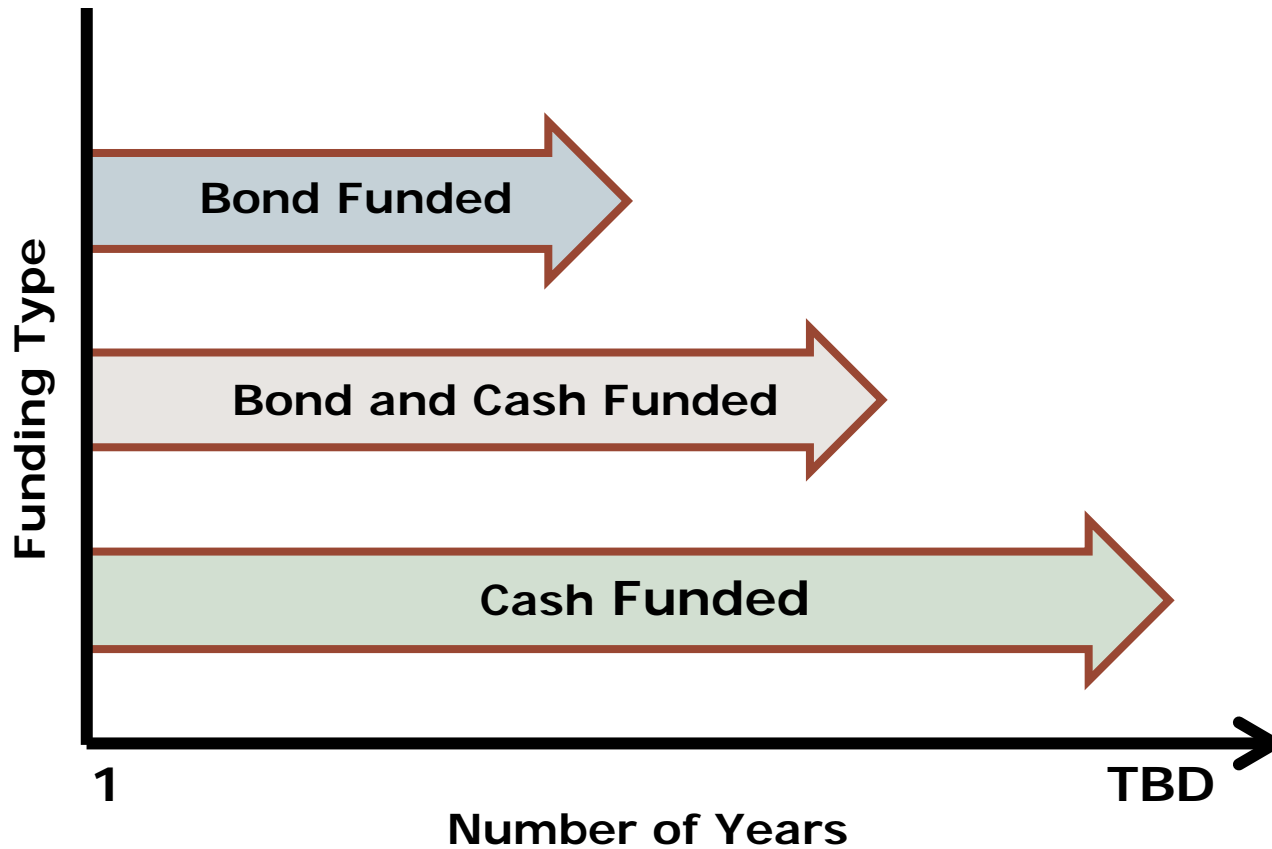
**CORE-SECONDARY AREA
\$31.6 million**

- 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

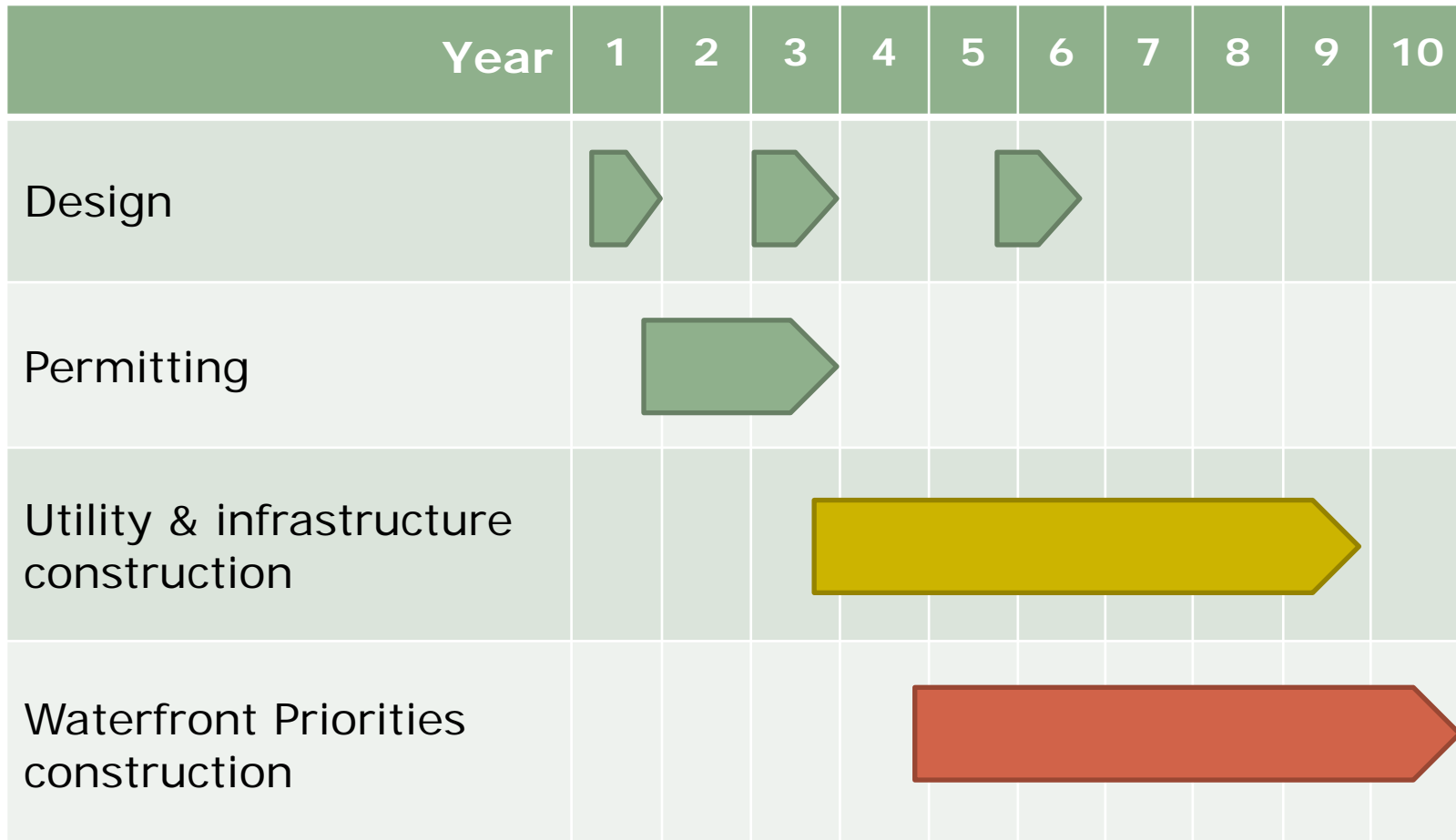
**NON-CORE AREA
\$27.2 million**

- 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

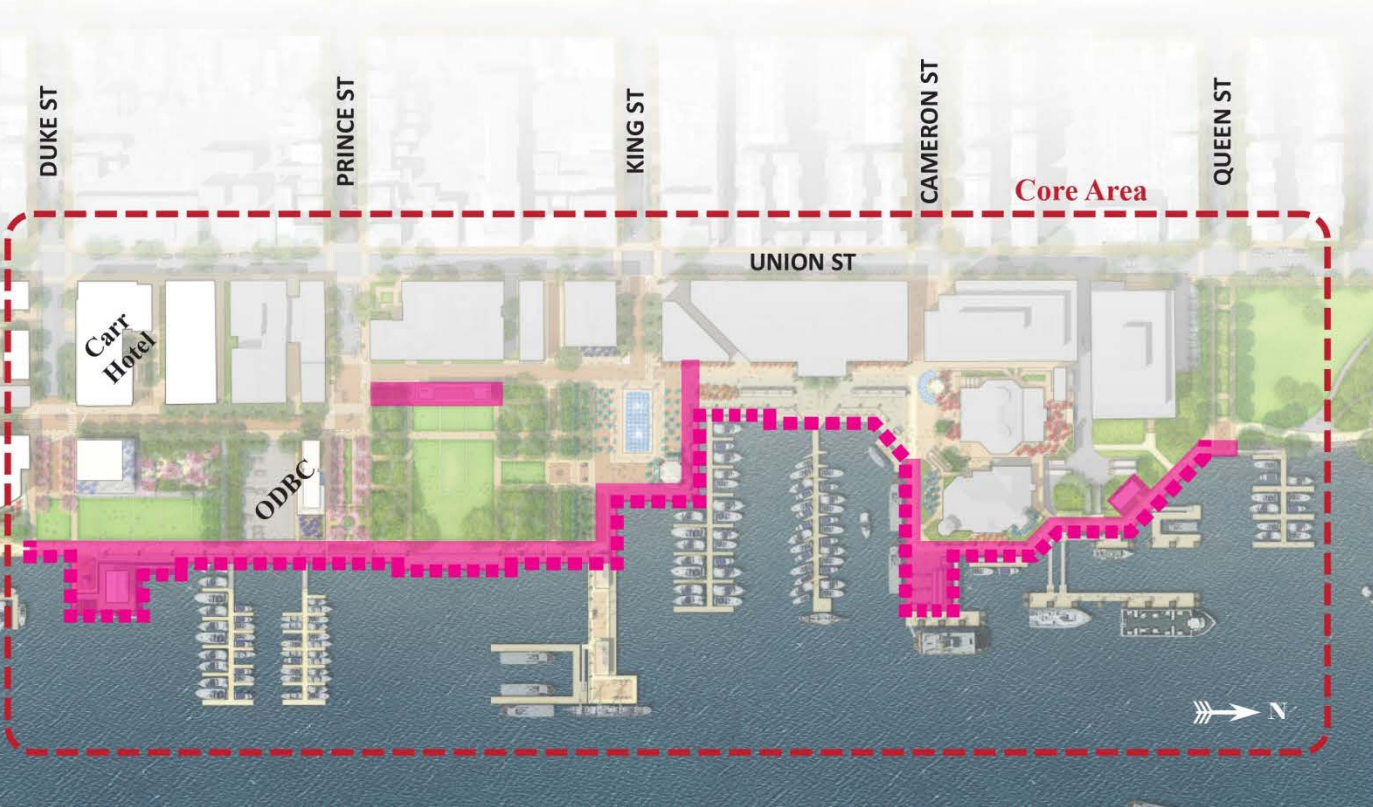
- Based on engineering project sequencing prioritized by community feedback
- Three phasing priority options:
 - A. Flood mitigation and promenade
 - B. Fitzgerald Square
 - C. Core area parks

Option A

Flood Mitigation & Promenade Priority

Phase 1

Bulkhead
Promenade
Pump Stations

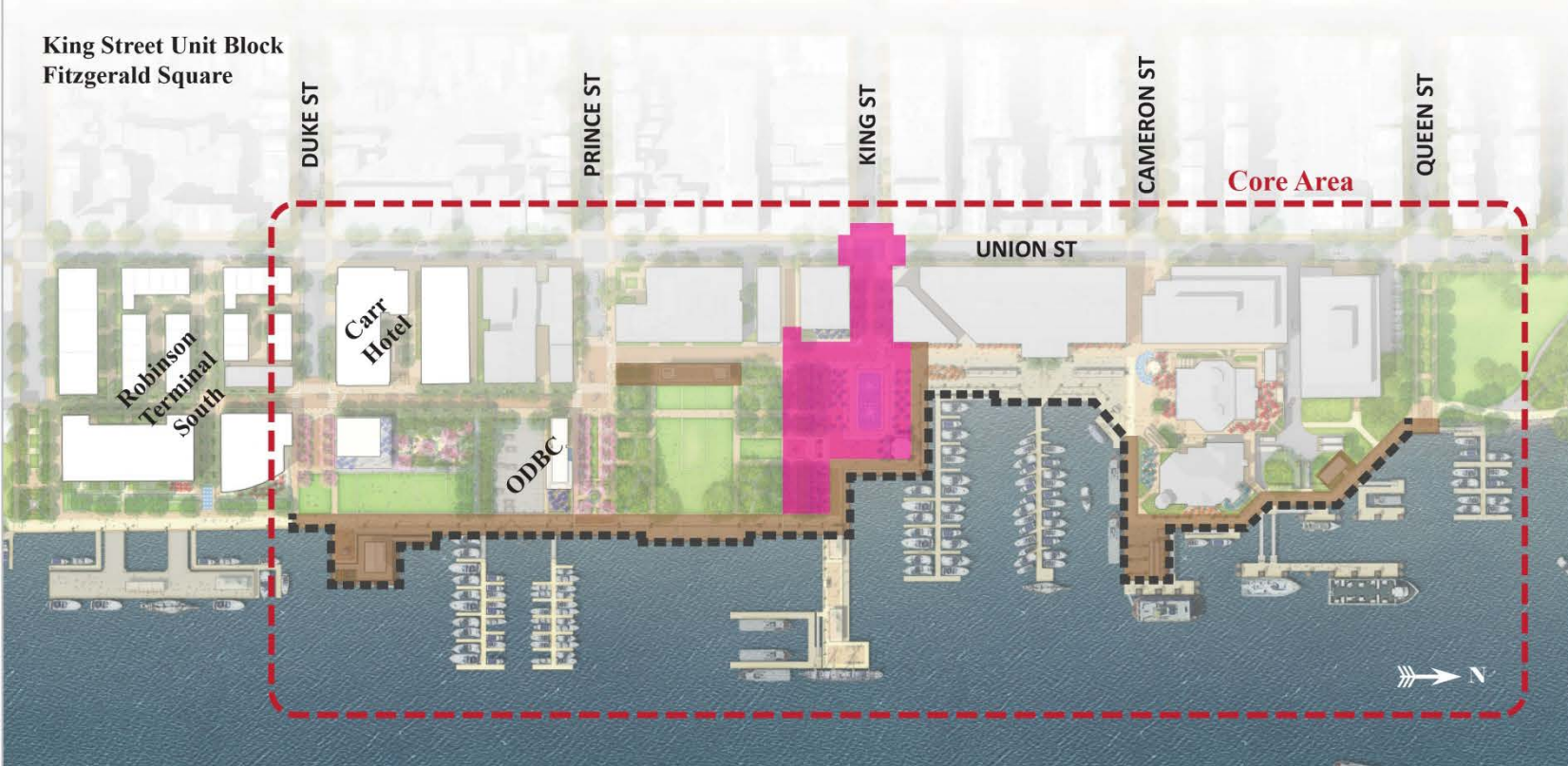


Option A

Flood Mitigation & Promenade Priority

Phase 2

King Street Unit Block
Fitzgerald Square

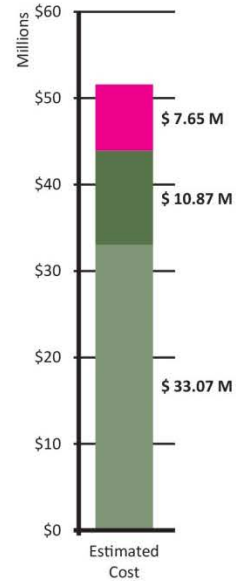
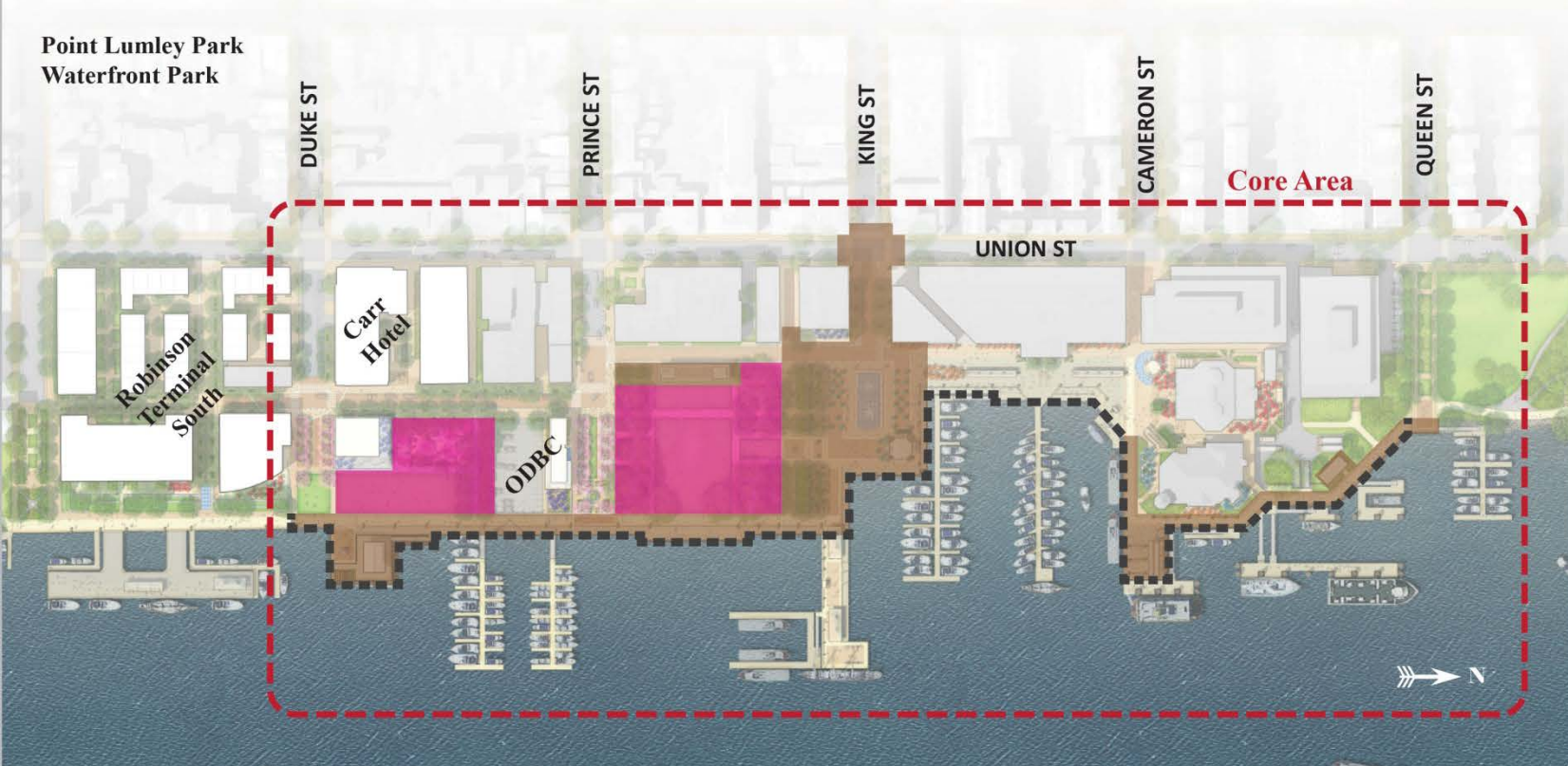


Option A

Flood Mitigation & Promenade Priority

Phase 3

Point Lumley Park
Waterfront Park



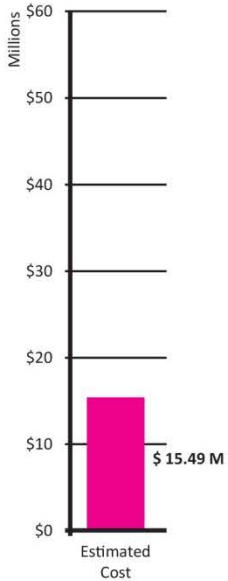
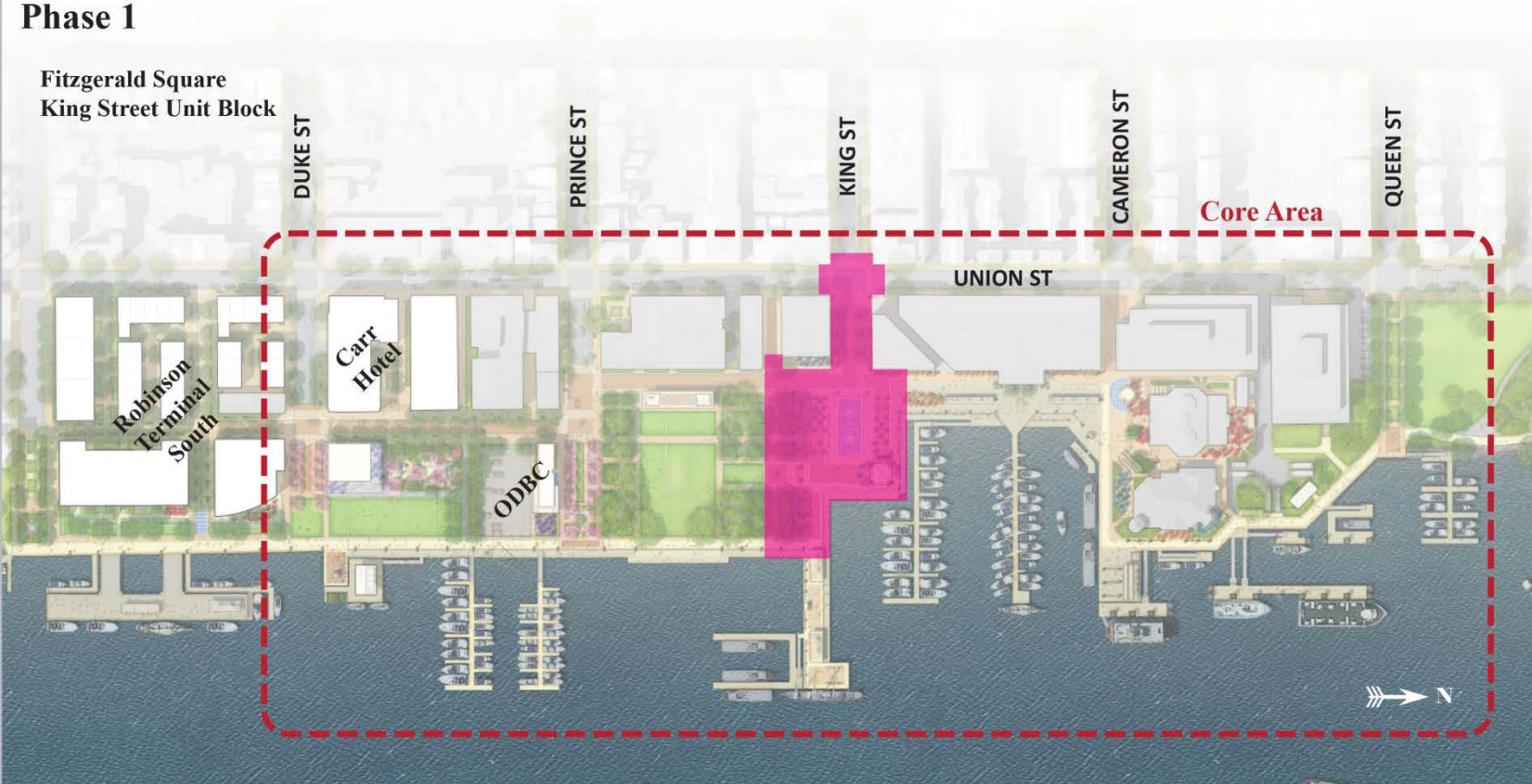
Advantages of Option A

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

Option B Fitzgerald Square Priority

Phase 1

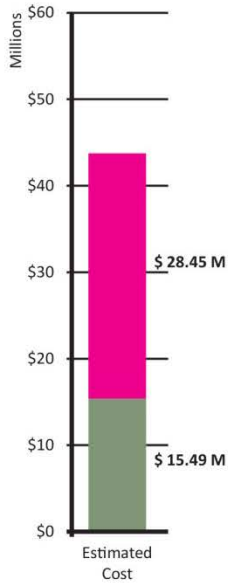
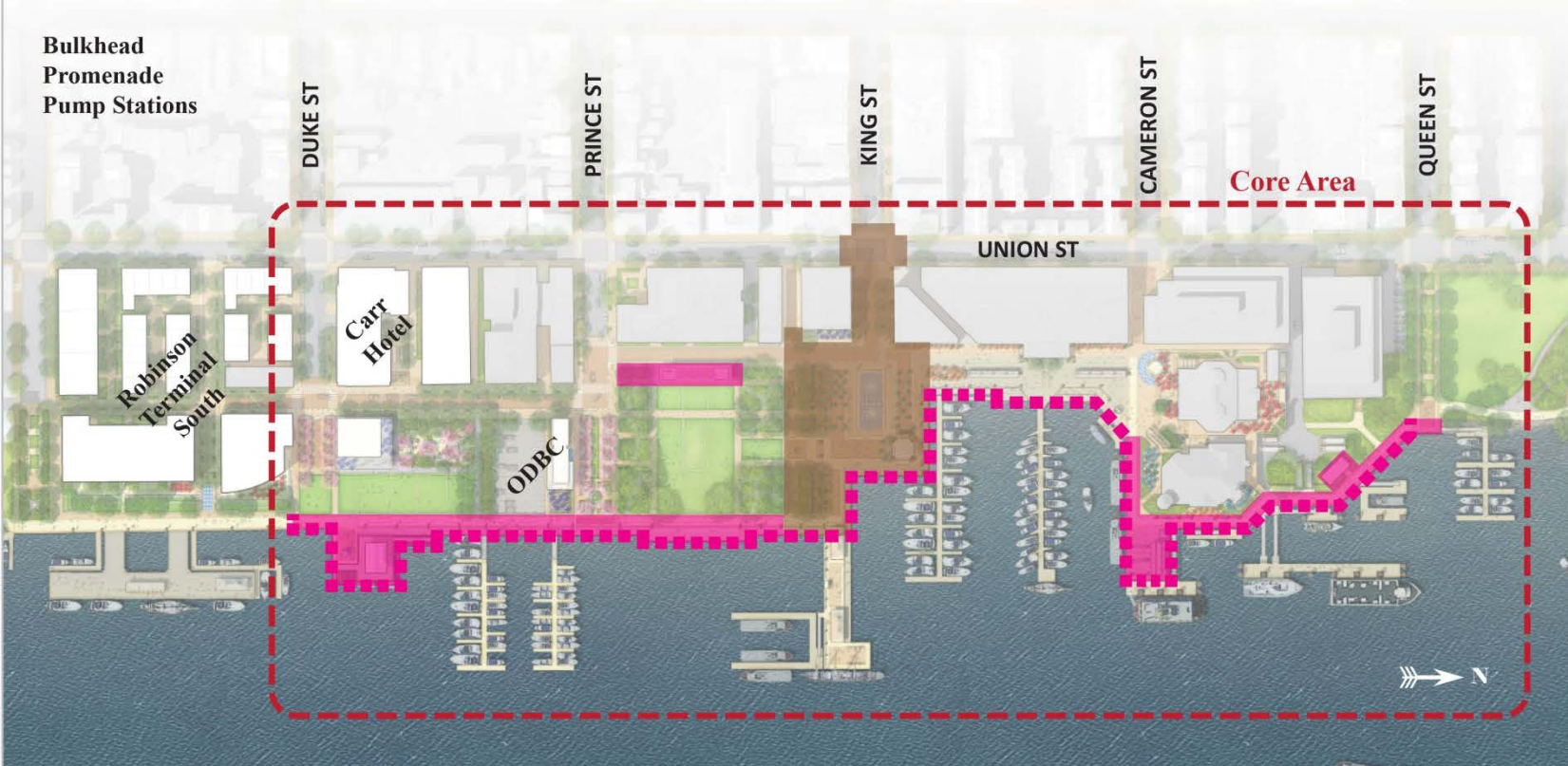
Fitzgerald Square
King Street Unit Block



Option B Fitzgerald Square Priority

Phase 2

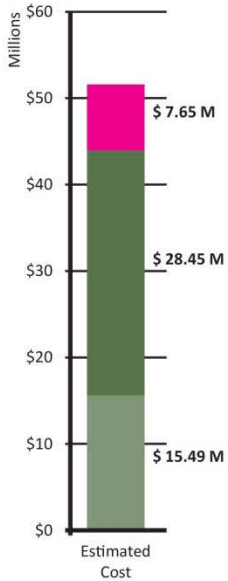
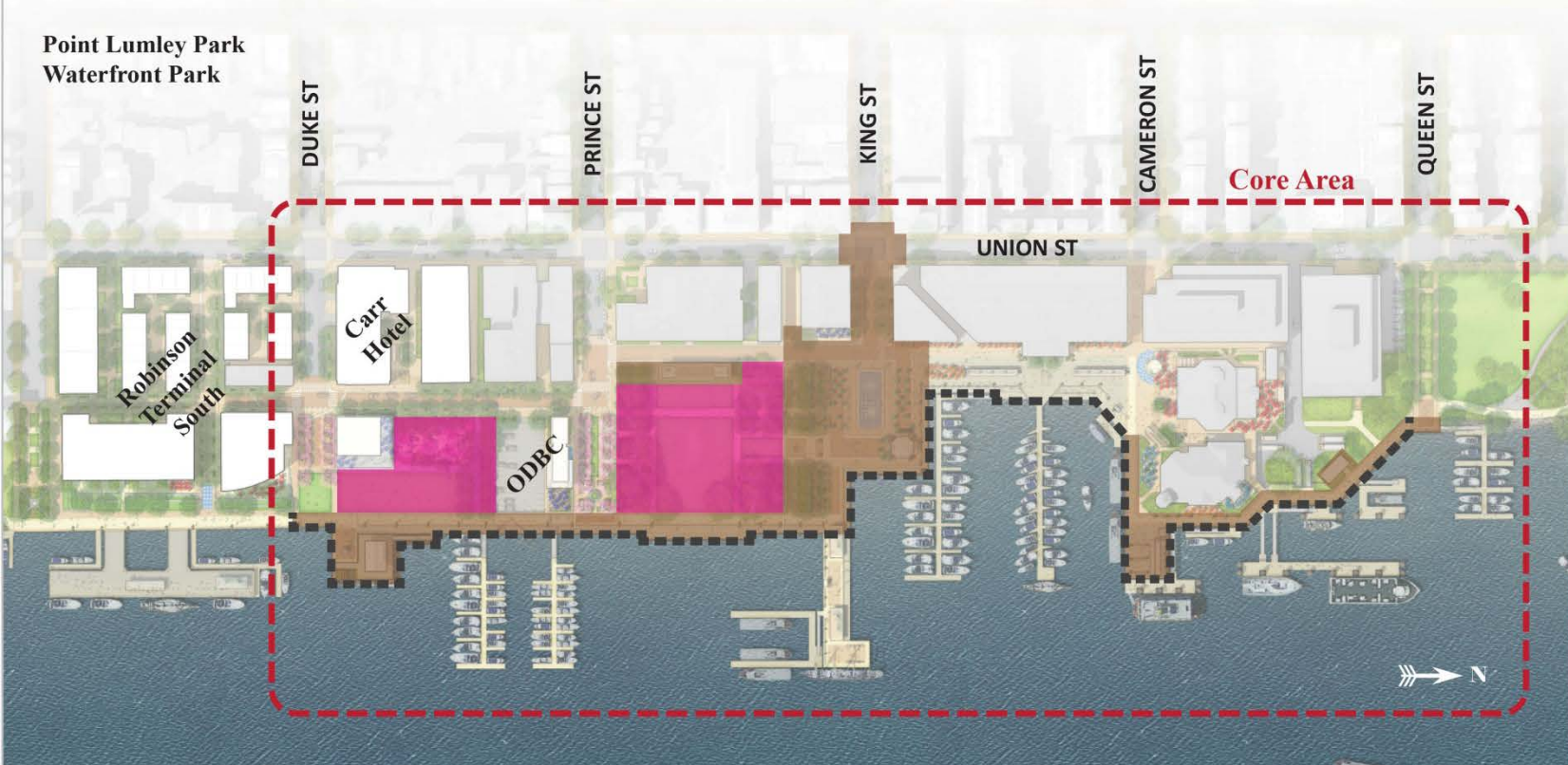
Bulkhead
Promenade
Pump Stations



Option B Fitzgerald Square Priority

Phase 3

Point Lumley Park
Waterfront Park

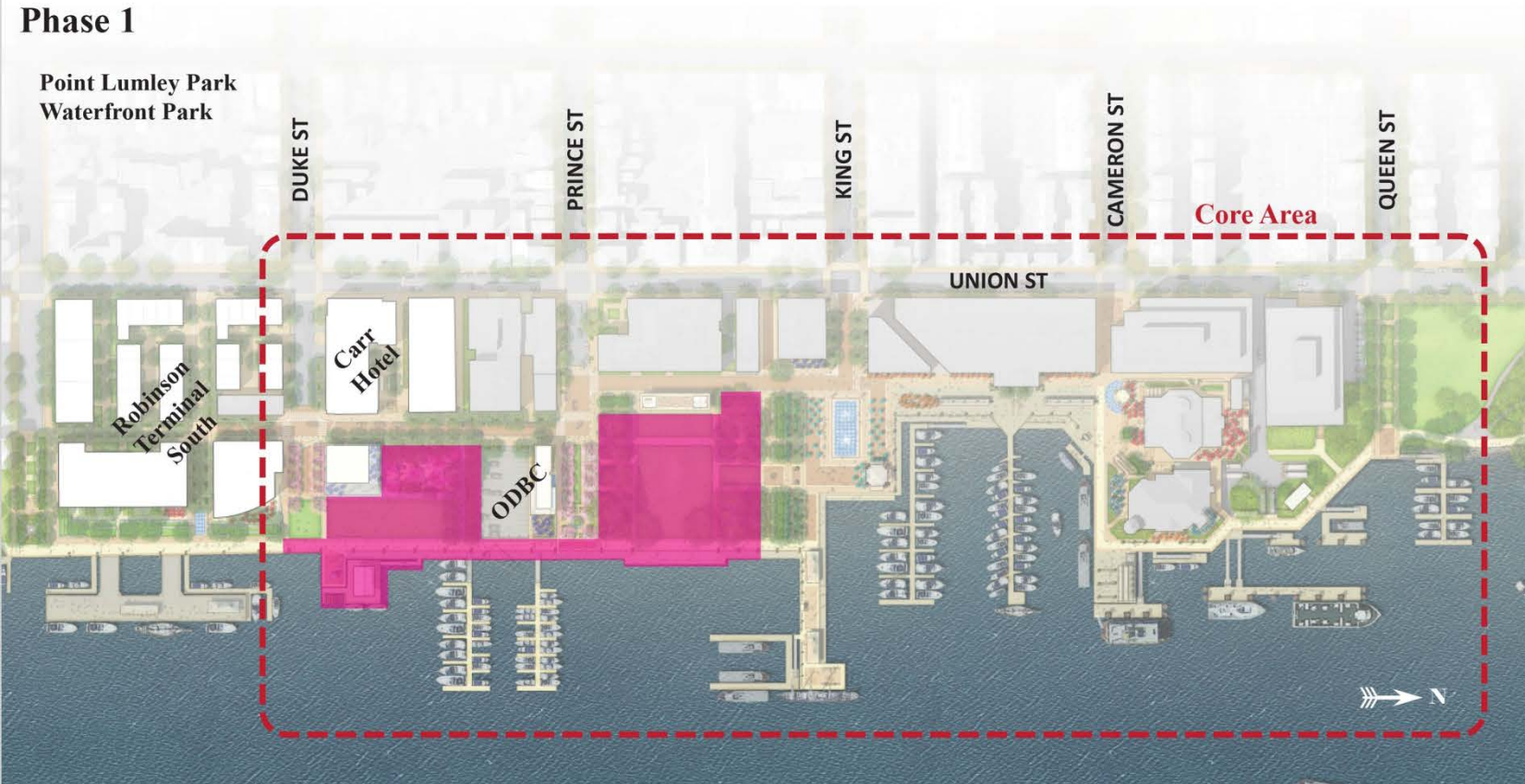


Option C

Core Area Parks Priority

Phase 1

Point Lumley Park
Waterfront Park

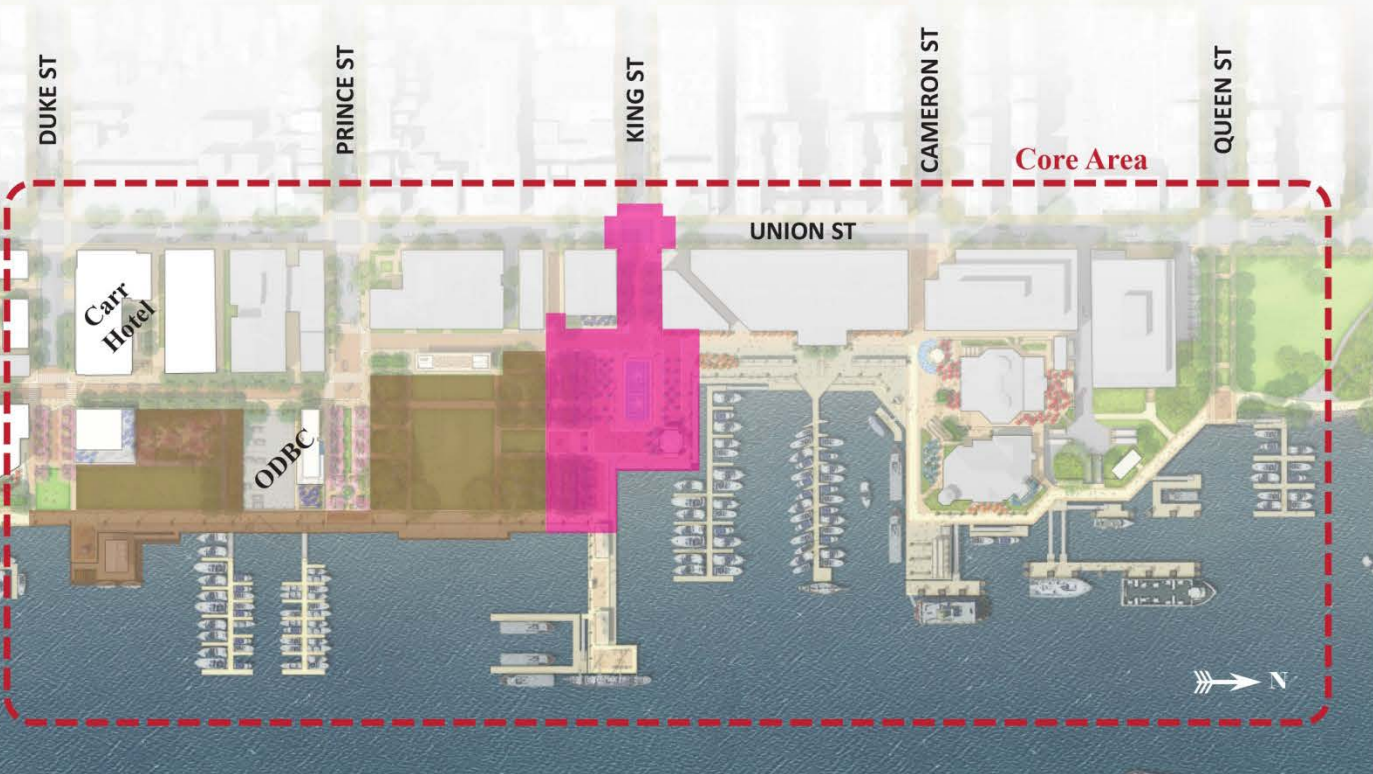


Option C

Core Area Parks Priority

Phase 2

Bulkhead
Promenade
Pump Stations

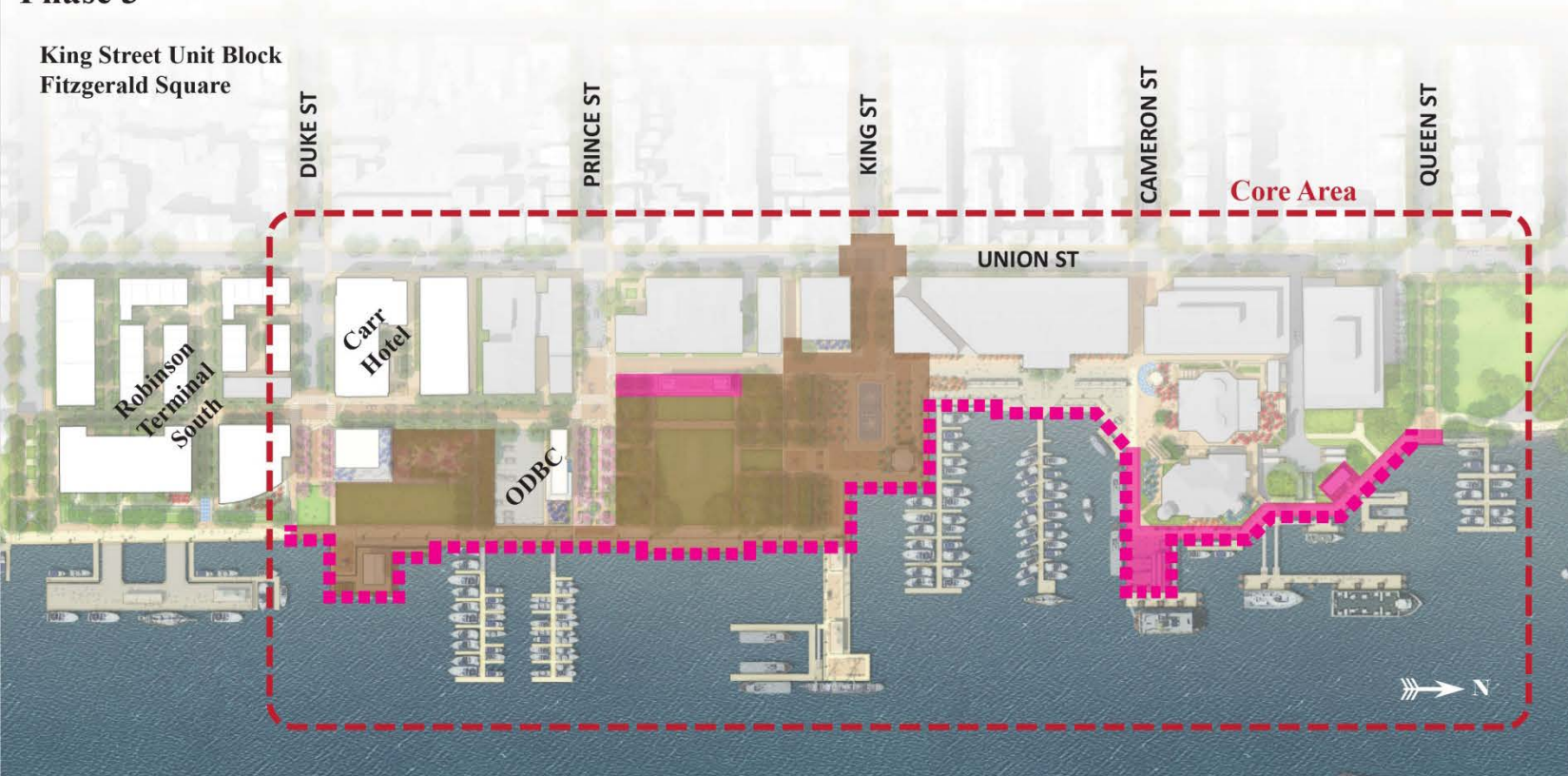


Option C

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