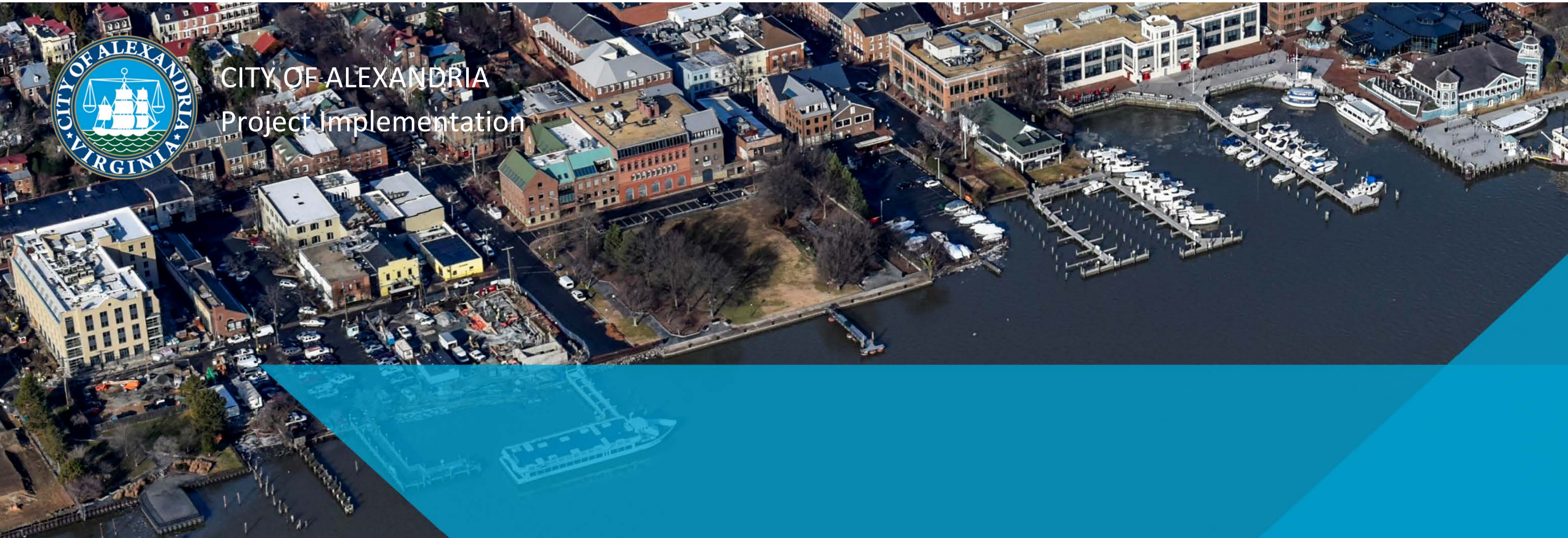




CITY OF ALEXANDRIA
Project Implementation



WATERFRONT COMMISSION PROJECT BRIEFING

Alexandria Waterfront Implementation: Flood Mitigation Project

May 19, 2026

T&ES - Project Implementation

Draft, Deliberative, Pre-Decisional

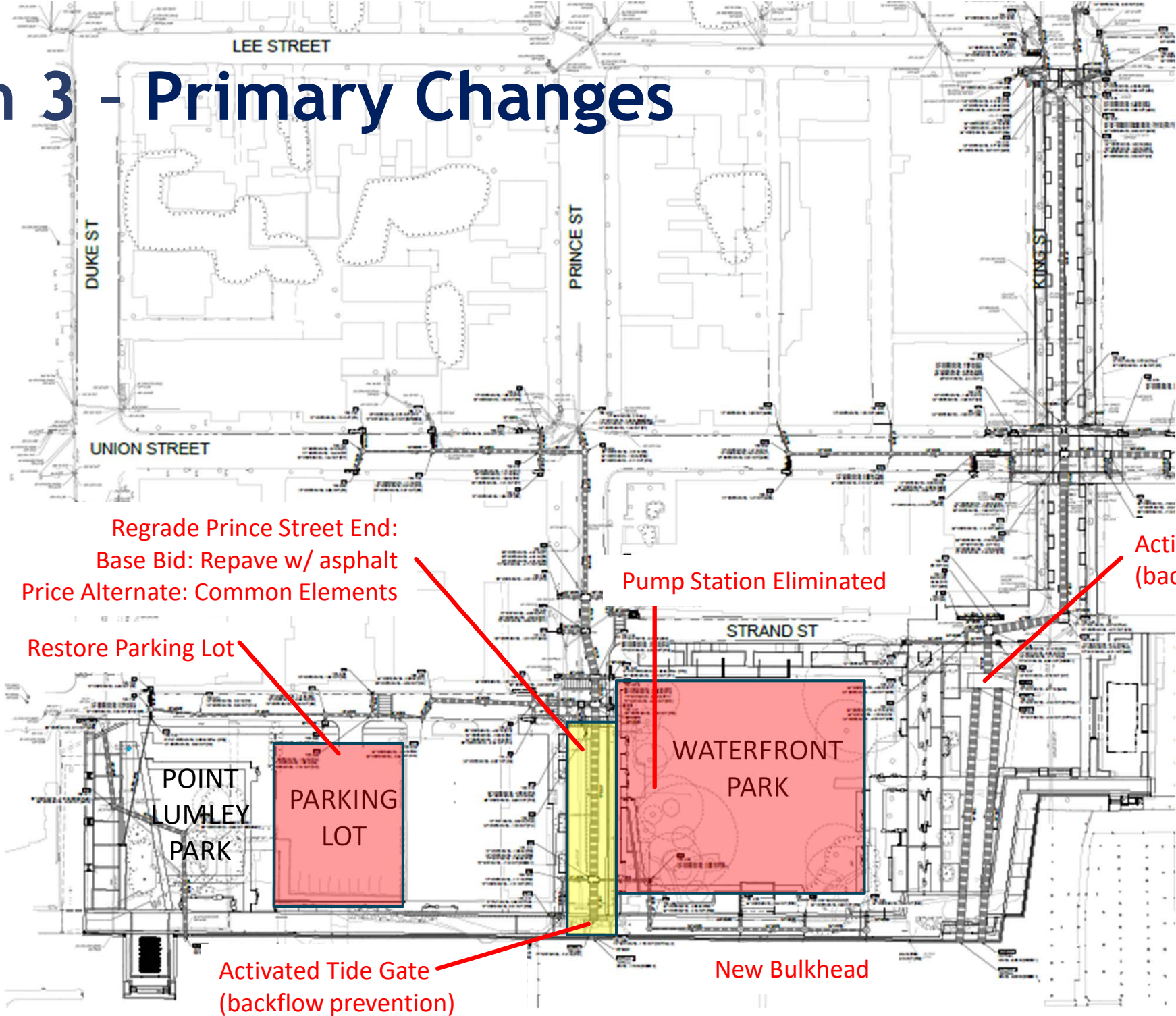


Alternative Project Concept

- ▶ **Council-Selected Concept :**
 - ▶ **Enhanced Gravity-storm sewer system (within budget*)**
 - ▶ **Council-selected this option** for further development and validation (March 24th)
 - ▶ Eliminate pump station & defer improvements to Point Lumley Park & Bulkhead, as needed, to scope to budget.

*Independent cost verification required and is currently underway

Option 3 - Primary Changes



Waterfront Park

Draft, Deliberative, Pre-Decisional



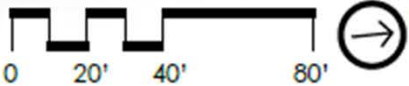
Strand Street

Waterfront Park

Prince Street

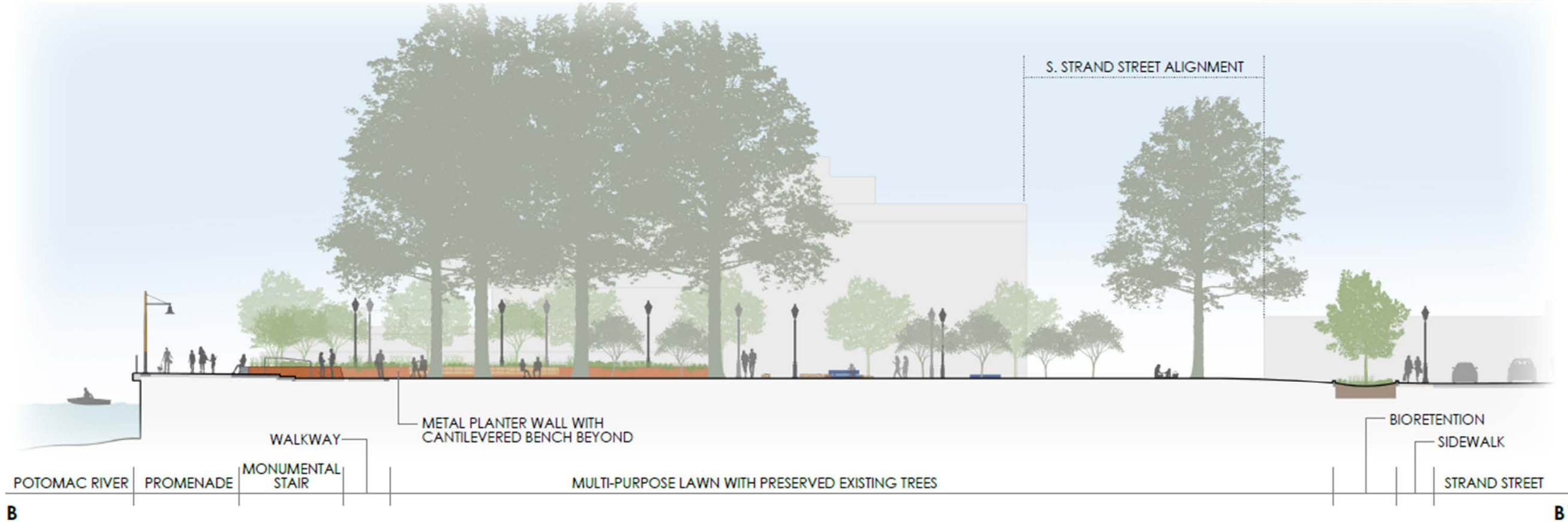
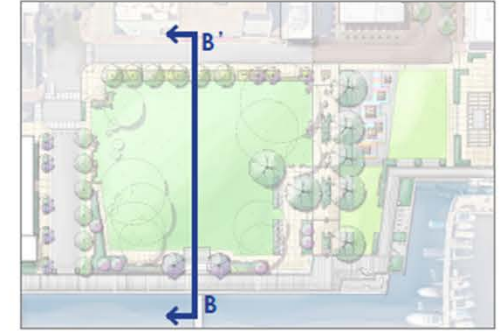
Potomac River

Tall Ship Providence





Waterfront Park Section



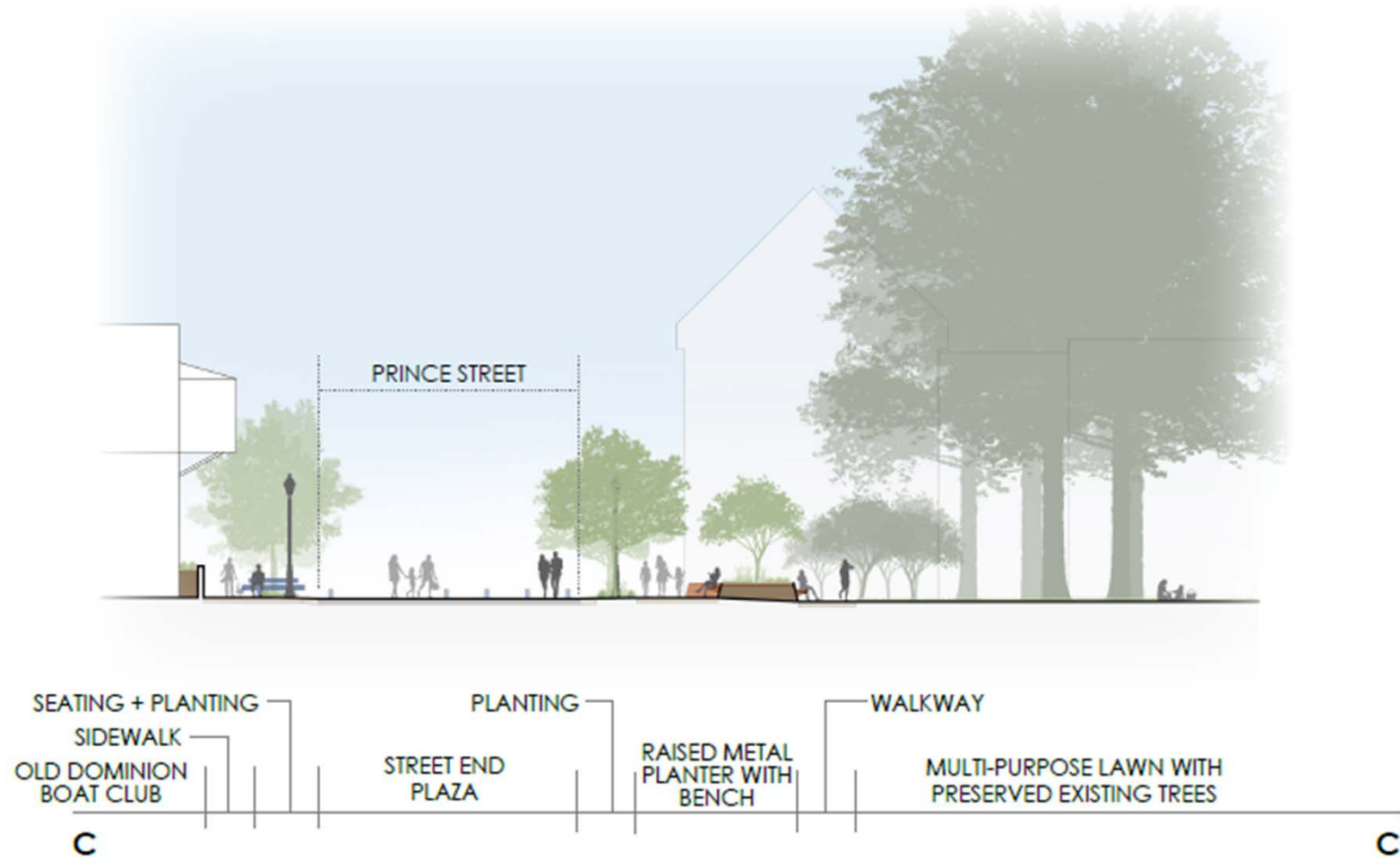


Prince Street Section





Prince Street Section





Council Guidance

(Received March 24)

▶ **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.
 - ▶ Determine construction means and methods
- ▶ Validate construction costs (vs funding).
- ▶ Stakeholder Outreach and Public Engagement
- ▶ 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
- ▶ Construction team can proceed with design & construction with limited further delay
- ▶ Many stakeholder concerns addressed



Next Steps

- ▶ **Stakeholder Outreach & Community Engagement**
- ▶ **Design Development**
- ▶ **Council Concurrence on Scope (Public Hearing June 13)**
 - ▶ **Cost update**
 - ▶ **Schedule update**
 - ▶ **Includes review of Comprehensive Agreement**
 - ▶ **Council to authorize City Manager to receive and negotiate a GMP**
- ▶ **Advance Design & Development Review Process**
- ▶ **Development of Guaranteed Maximum Price (GMP)**
- ▶ **Construction Phase Planning and Stakeholder Outreach**
- ▶ **Final Design & Permitting**



Stakeholder Outreach & Community Engagement

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

* https://alexandriava.zoom.us/webinar/register/WN_u9u5ZgeSSBGmEOx0yJUS_Q#/registration



Questions?

For additional information: www.AlexandriaVA.gov/waterfront

Email:

Matthew.Landes@alexandriava.gov

or

waterfront@alexndriava.gov



Lower King Reference Slides





Existing Conditions





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.



A simple paving design based on the Common Elements will create a solid foundation for King Street's variety 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.

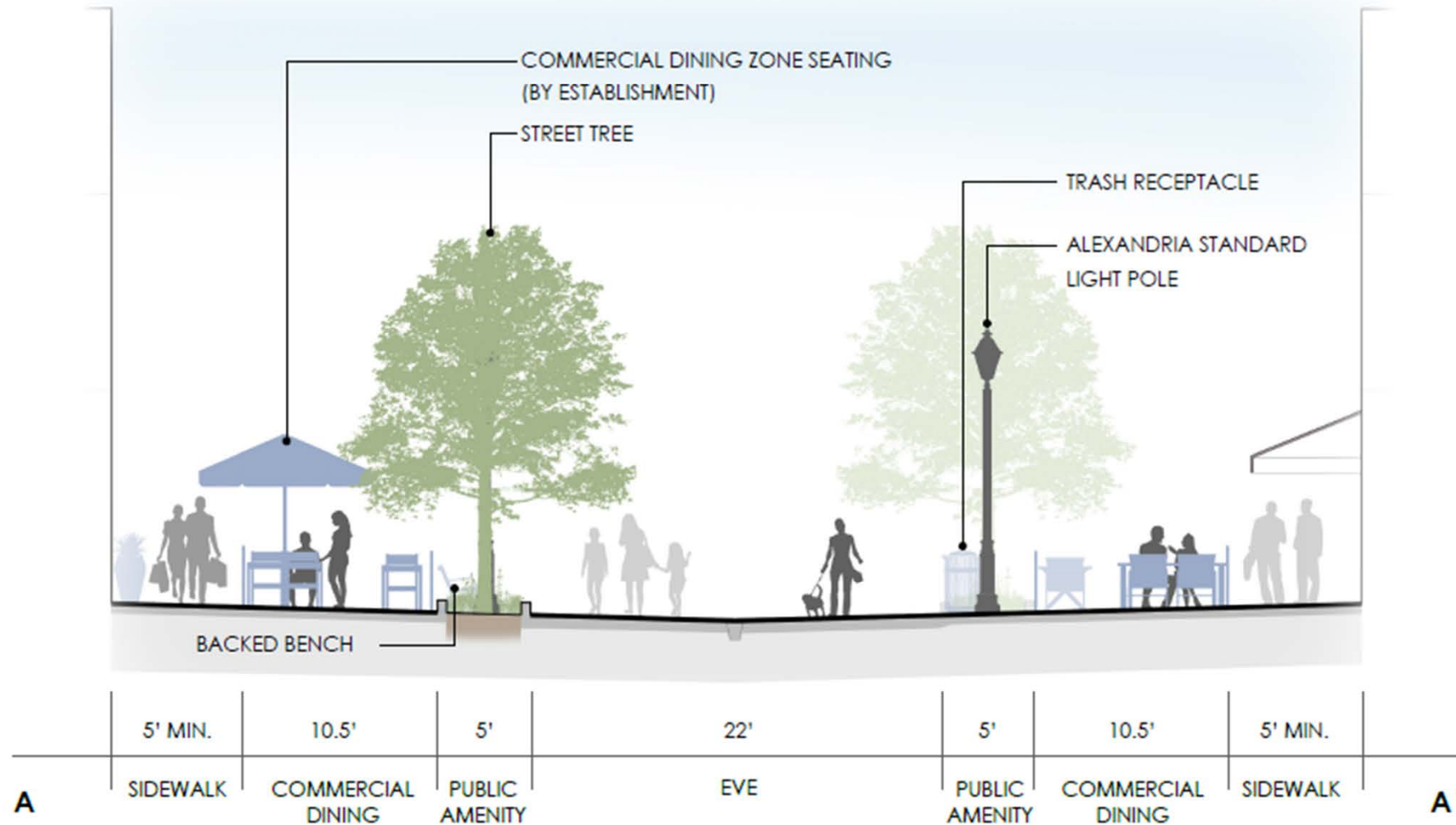
The proposed design's variety of paving patterns adapt the Common Elements to the needs of a pedestrian street and reflect its historic Old Town location.



LOWER KING STREET



Proposed King Street Section



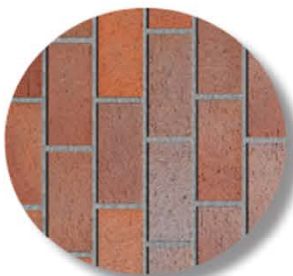
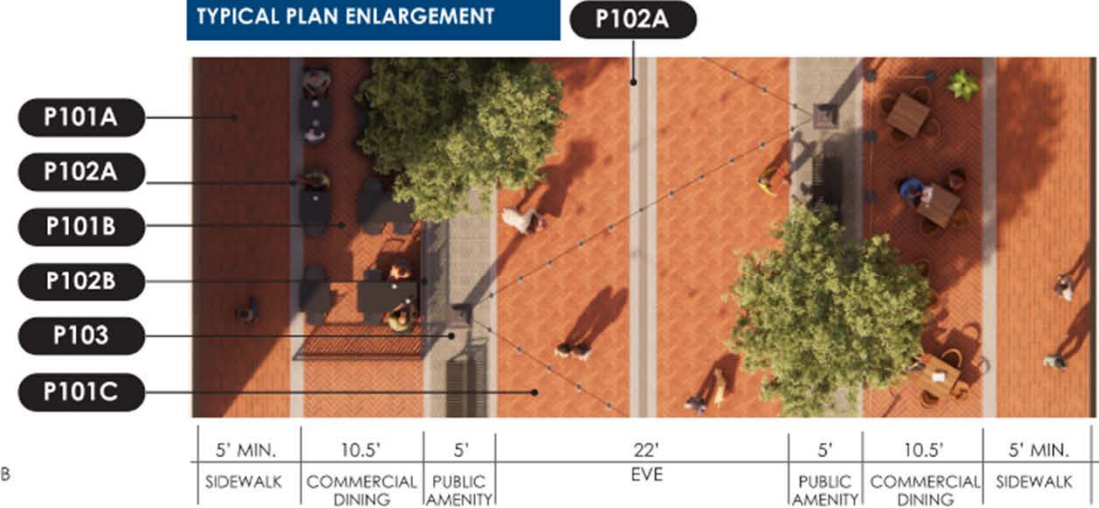


Paving

TYPICAL SECTION PERSPECTIVE

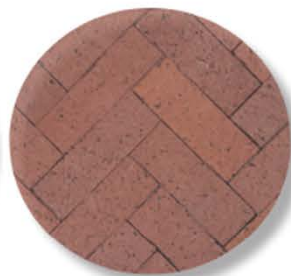


TYPICAL PLAN ENLARGEMENT



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

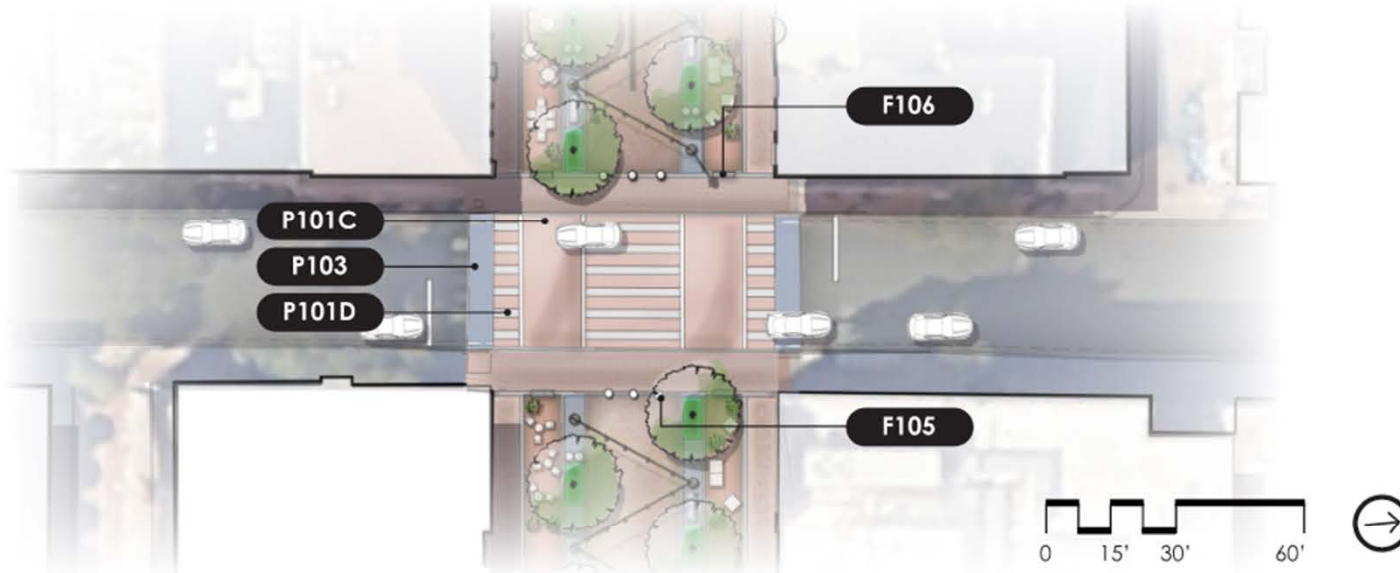
P101A	BRICK PAVING TYPE 1 ALEXANDRIA STANDARD BRICK - RUNNING BOND PATTERN PEDESTRIAN-GRADE
P101B	BRICK PAVING TYPE 2 LARGE FORMAT BRICK - HERRINGBONE PATTERN PEDESTRIAN-GRADE
P101C	BRICK PAVING TYPE 3 ALEXANDRIA STANDARD BRICK - HERRINGBONE PATTERN VEHICULAR-GRADE
P102A	GRANITE BAND TYPE 1 12" WIDTH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

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



Intersection Improvements

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 colors. Color of paving to be determined based on physical samples; images are for 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, 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



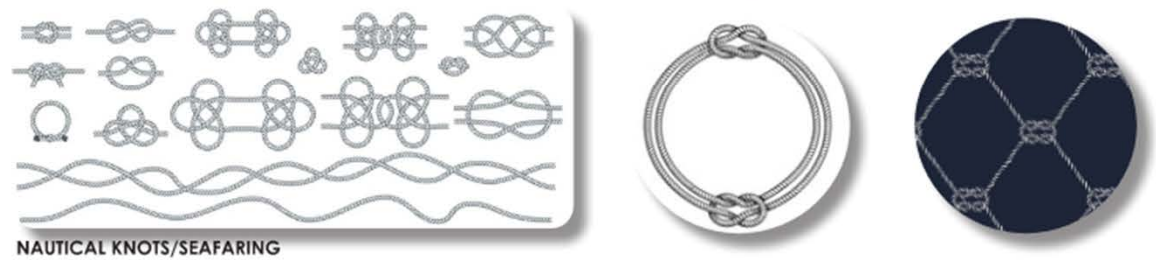
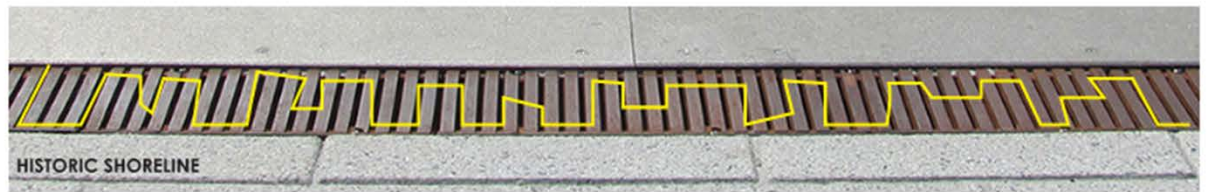
Utilities & Drains

Draft, Deliberative, Pre-Decisional



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.



CUSTOM MANHOLE COVERS

OLD TOWN NORTH PRECEDENTS

