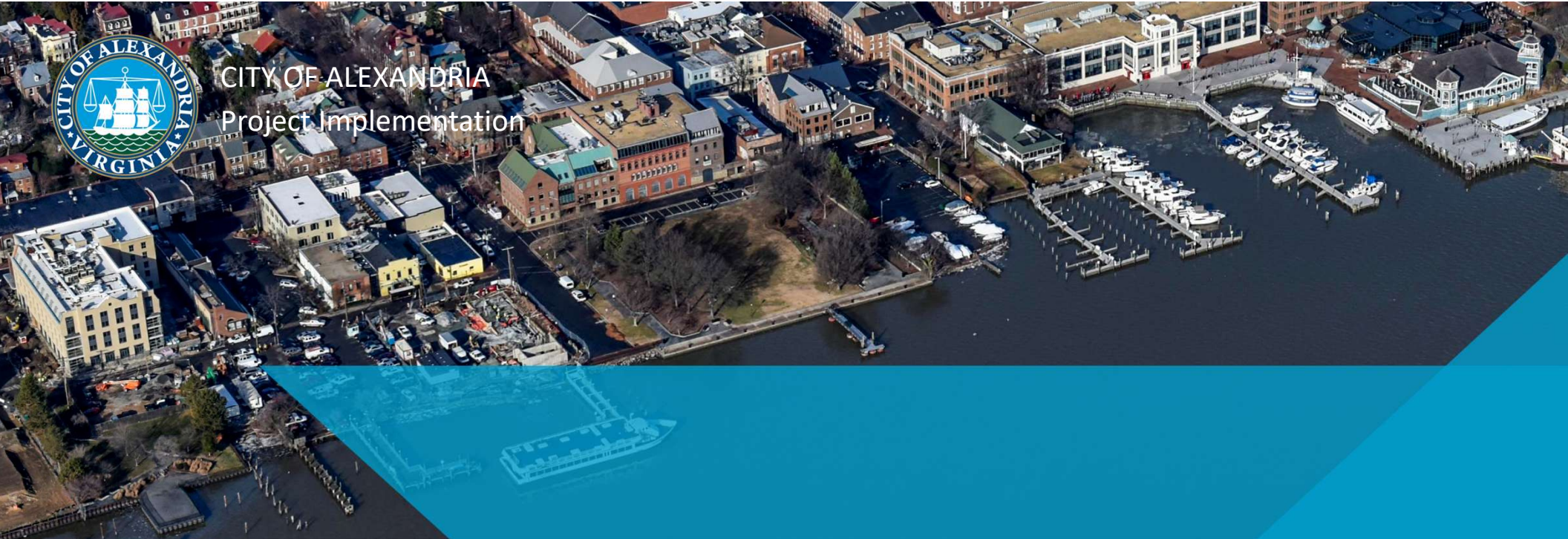




CITY OF ALEXANDRIA  
Project Implementation



# WATERFRONT COMMISSION PROJECT BRIEFING

## Alexandria Waterfront Implementation: Flood Mitigation Project

May 19, 2026

T&ES - Project Implementation

Draft, Deliberative, Pre-Decisional

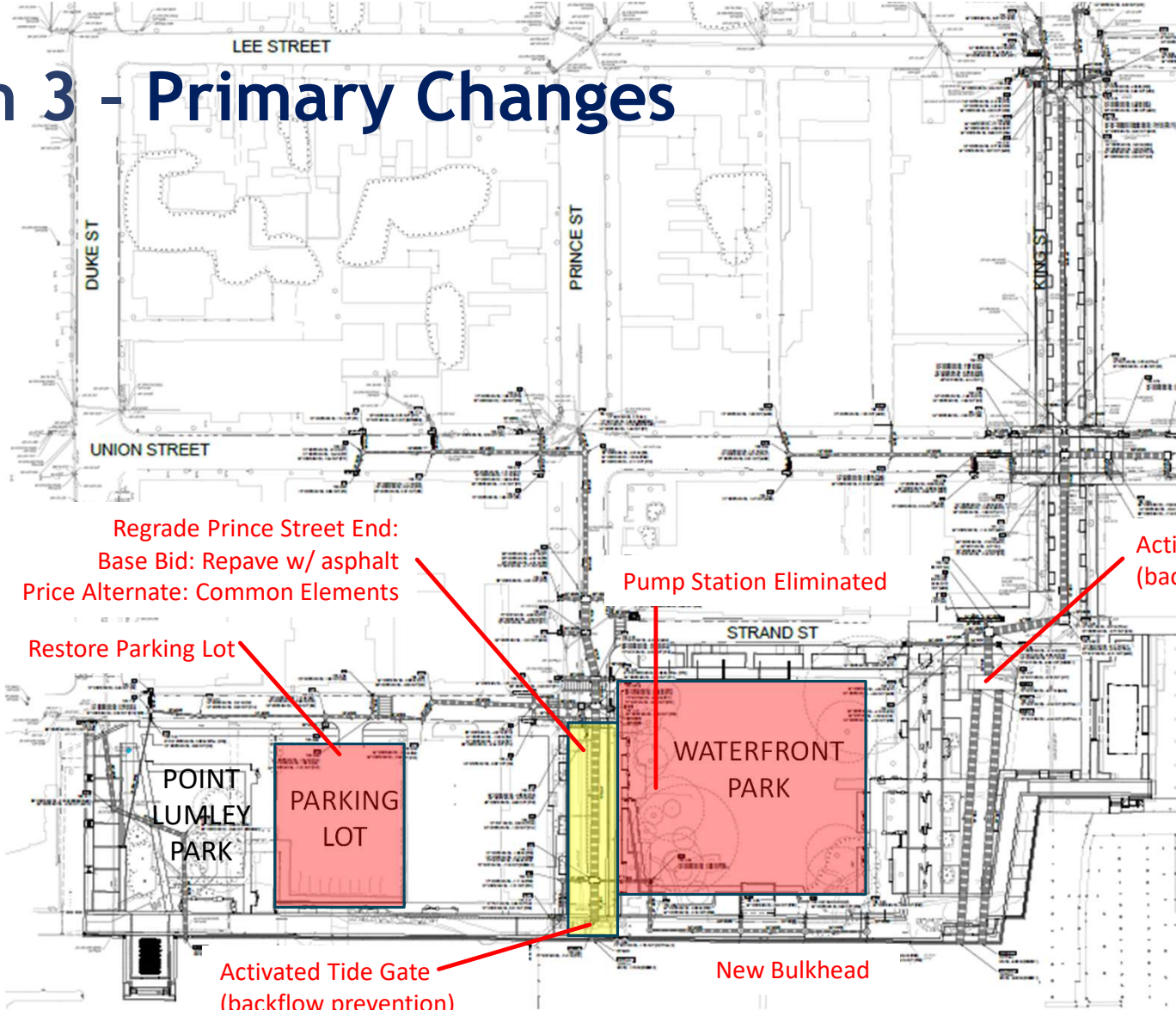


# Alternative Project Concept

- ▶ **Council-Selected Concept :**
  - ▶ **Enhanced Gravity-storm sewer system (within budget\*)**
    - ▶ **Council-selected this option** for further development and validation (March 24<sup>th</sup>)
    - ▶ 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



Regrade Prince Street End:  
Base Bid: Repave w/ asphalt  
Price Alternate: Common Elements

Restore Parking Lot

Pump Station Eliminated

Activated Tide Gates  
(backflow prevention)

Activated Tide Gate  
(backflow prevention)

New Bulkhead

# Waterfront Park

Draft, Deliberative, Pre-Decisional



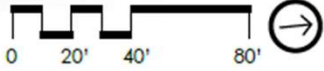
Strand Street

Waterfront Park

Prince Street

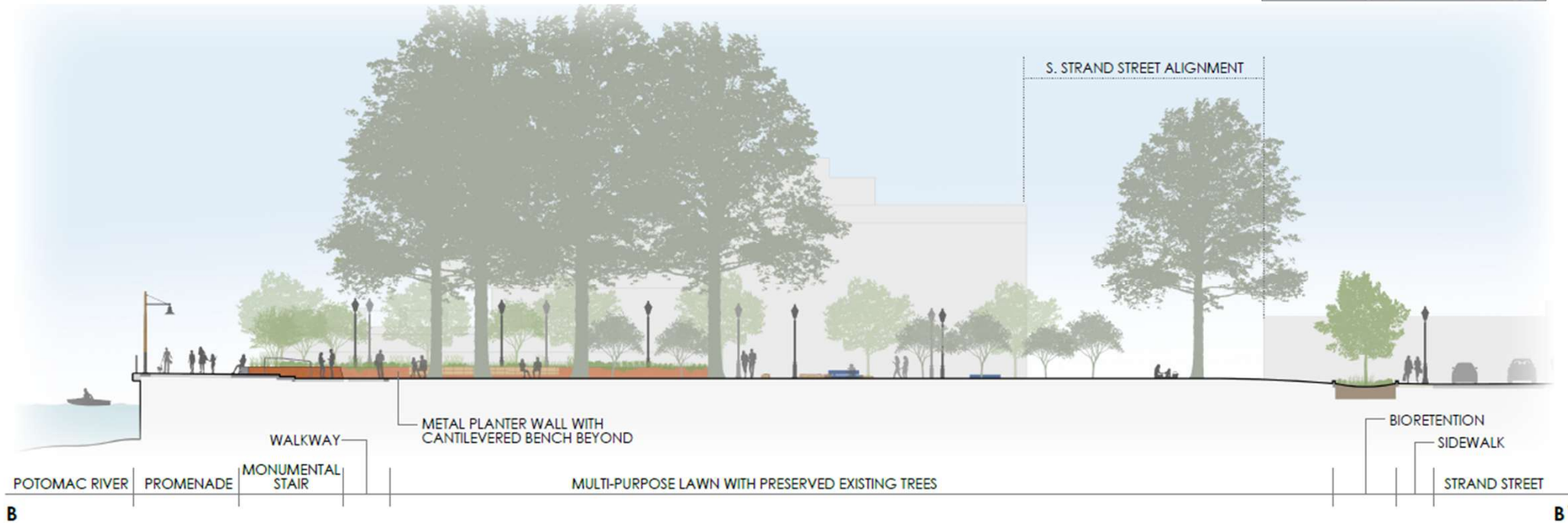
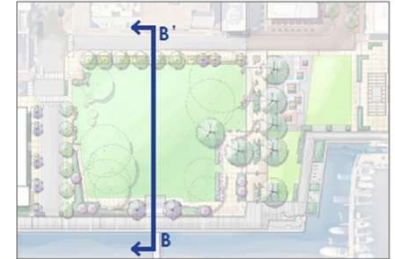
Potomac River

Tall Ship Providence





# Waterfront Park Section



Draft, Deliberative, Pre-Decisional



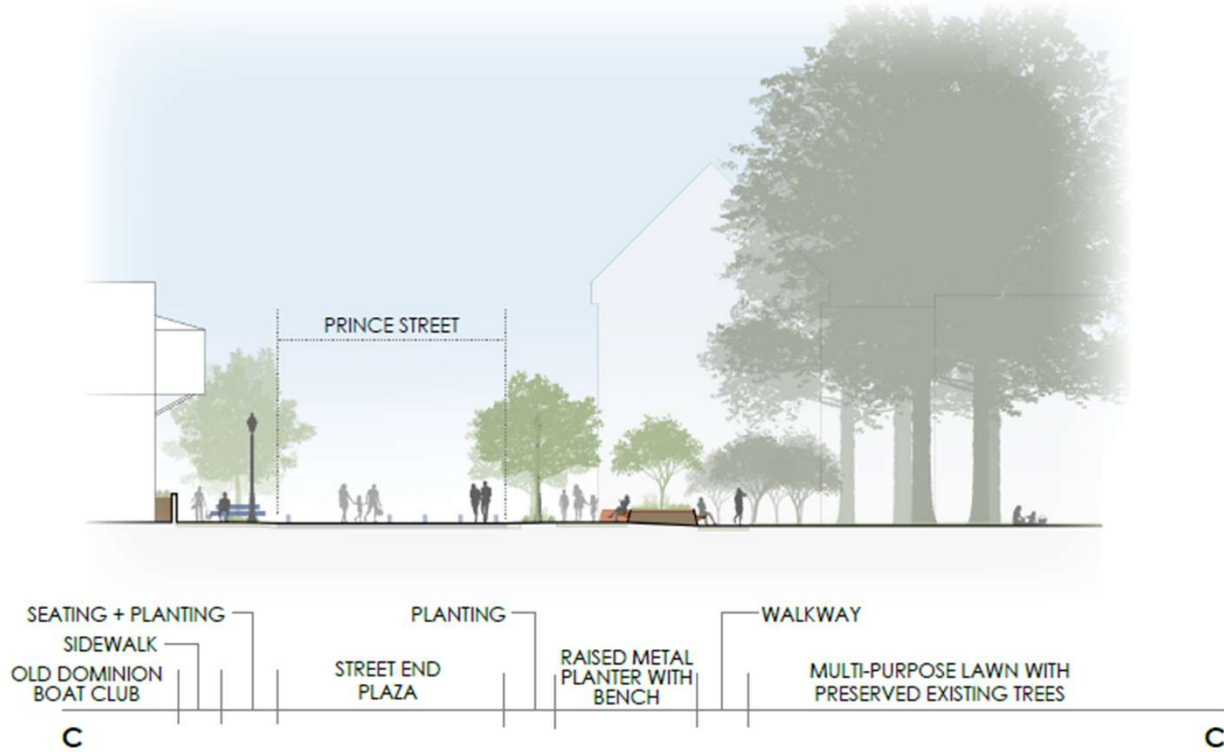
# Prince Street Section



Draft, Deliberative, Pre-Decisional



# Prince Street Section



Draft, Deliberative, Pre-Decisional



# 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](https://alexandriava.zoom.us/webinar/register/WN_u9u5ZgeSSBGmEOx0yJUS_Q#/registration)



# Questions?

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