

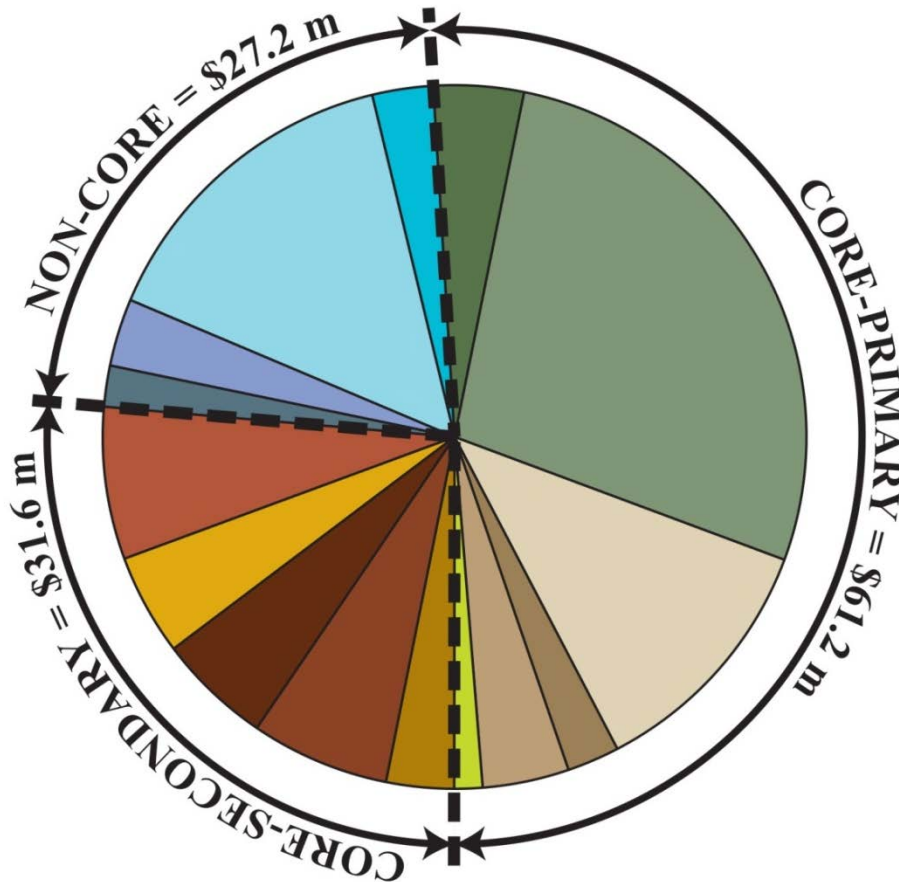


# Waterfront Implementation

Alexandria Commission for the Arts  
July 21, 2015

# 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

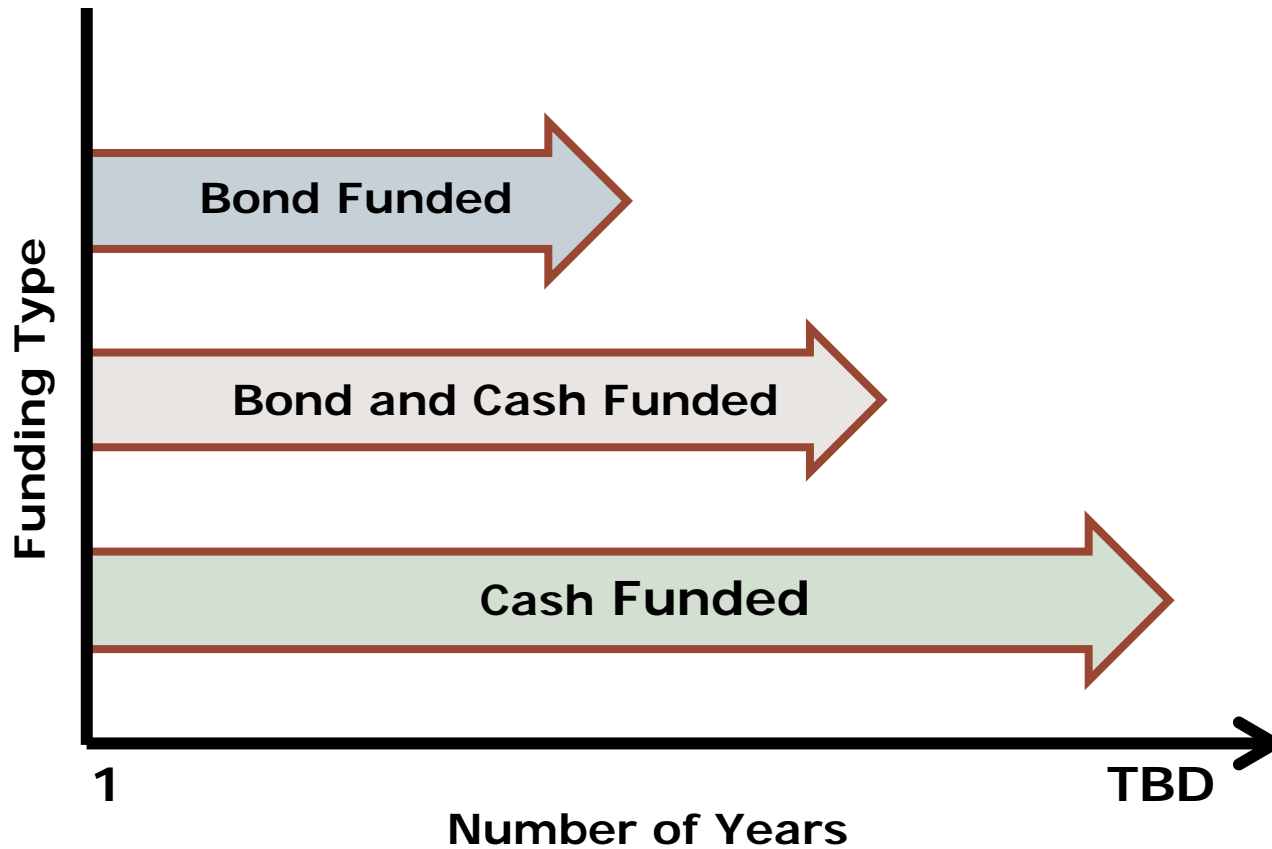
**CORE-SECONDARY AREA  
\$31.6 million**

- 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

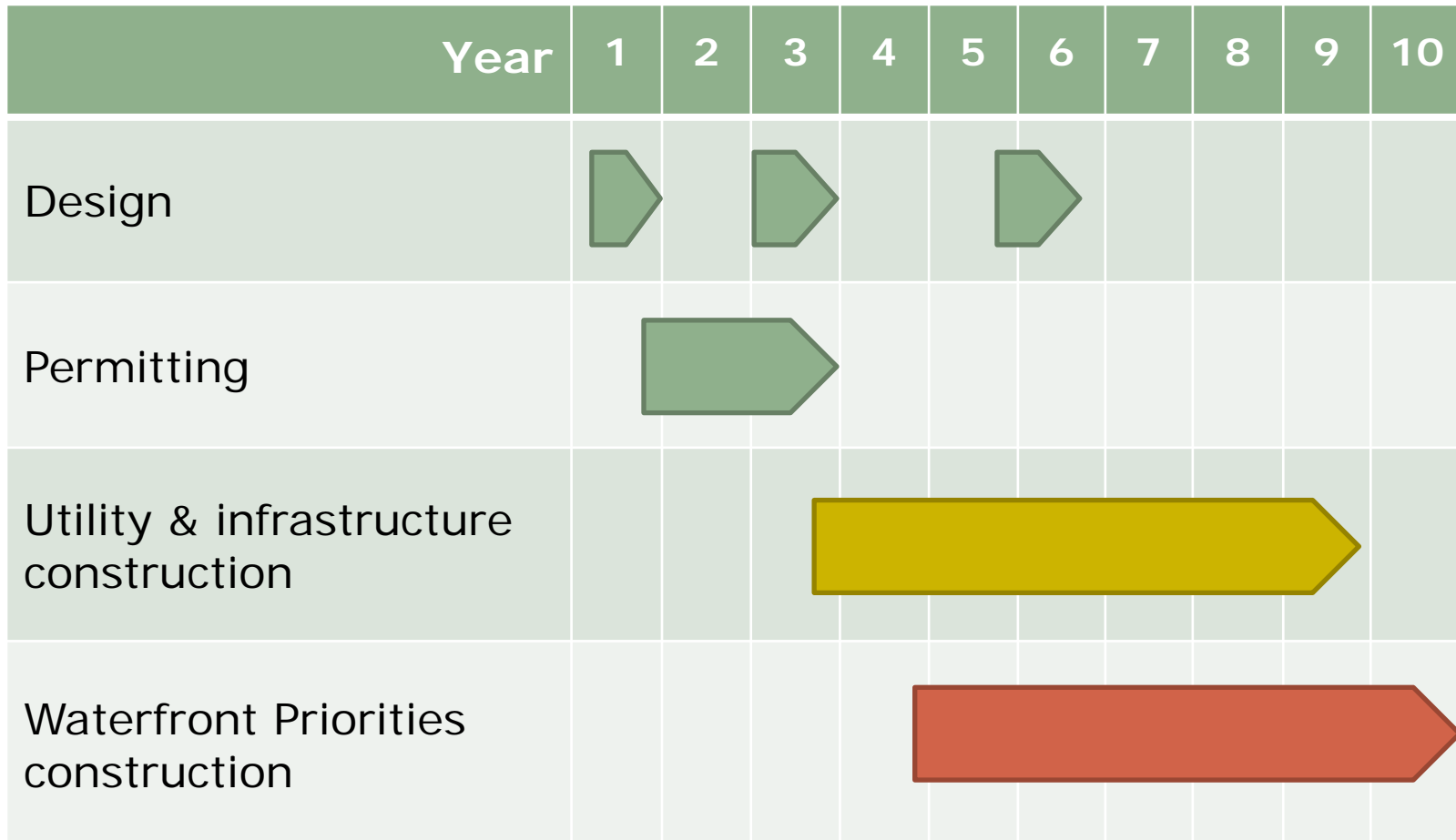
**NON-CORE AREA  
\$27.2 million**

- 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



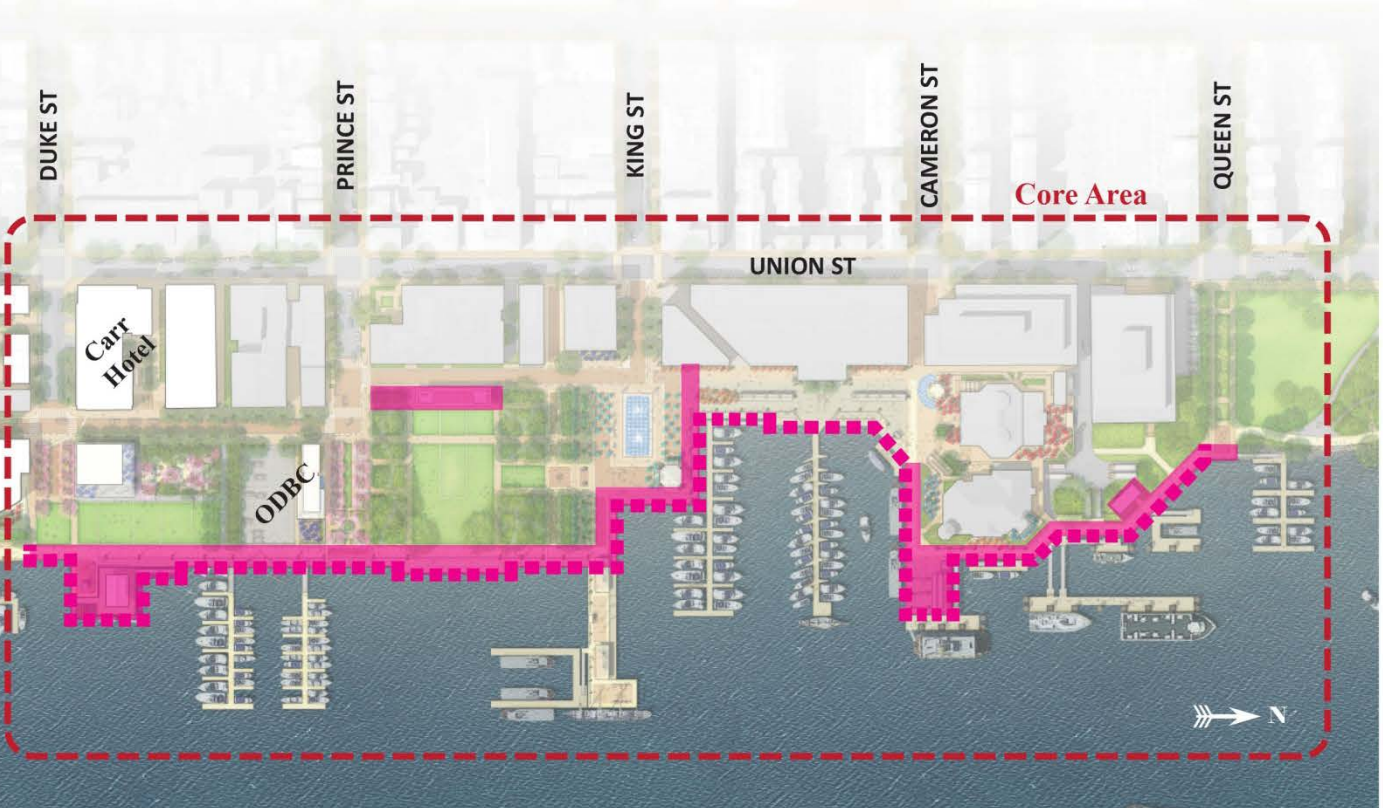
# Implementation Schedule



# Flood Mitigation & Promenade Priority

## Phase 1

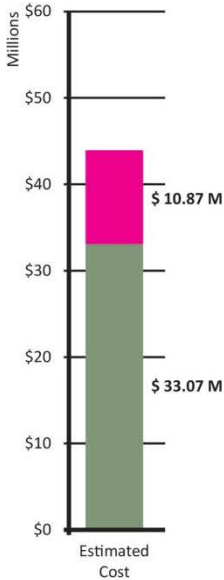
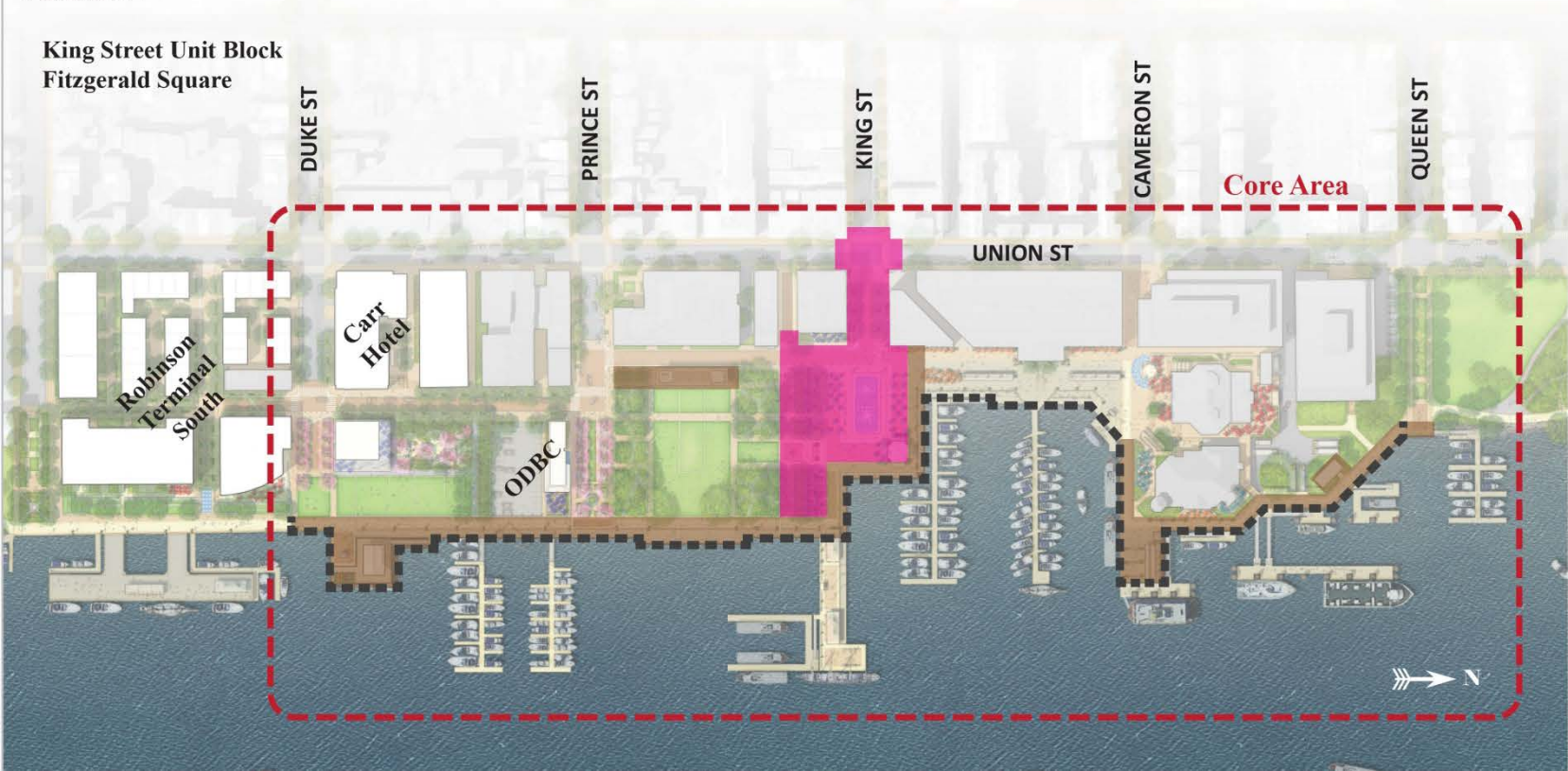
Bulkhead  
Promenade  
Pump Stations



# Flood Mitigation & Promenade Priority

## Phase 2

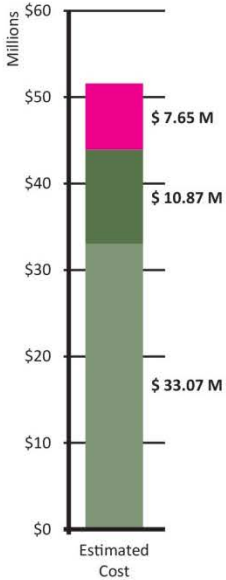
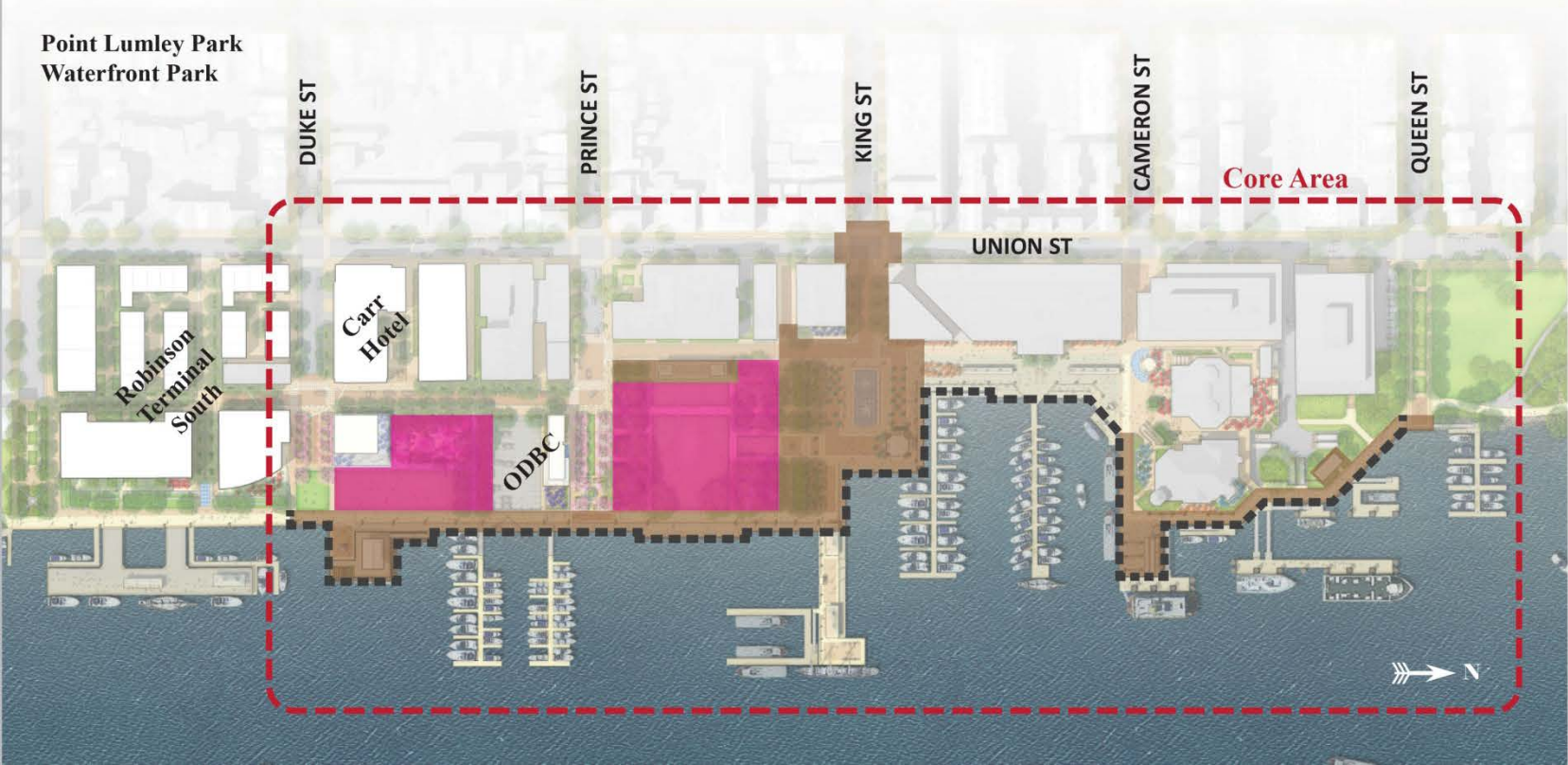
King Street Unit Block  
Fitzgerald Square



# Flood Mitigation & Promenade Priority

## Phase 3

Point Lumley Park  
Waterfront Park





# 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

# Waterfront Implementation

\*\*\* Estimated Construction Schedule \*\*\*

2016-2025 CIP Budget

