Waterfront Implementation

Phasing and Funding Options

December 11, 2014

Agenda

1. Overview of Community Meeting
2. Summary of feedback
3. Phasing options
4. Next steps
5. Commissioners' comments
6. Public testimony

Phasing and Funding Options

Overview of Community Meeting

Presentation Objectives

- Update community on Waterfront implementation
- Seek community views on priorities
- Input for development of FY 2016 – FY 2025 Capital Improvement Program and for subsequent Council action

Waterfront Small Area Plan (2012)

- Small area plans represent general visions
- Early concepts for public space development
- Flood mitigation need acknowledged, but no detailed plan
- Cost estimated at $50 million

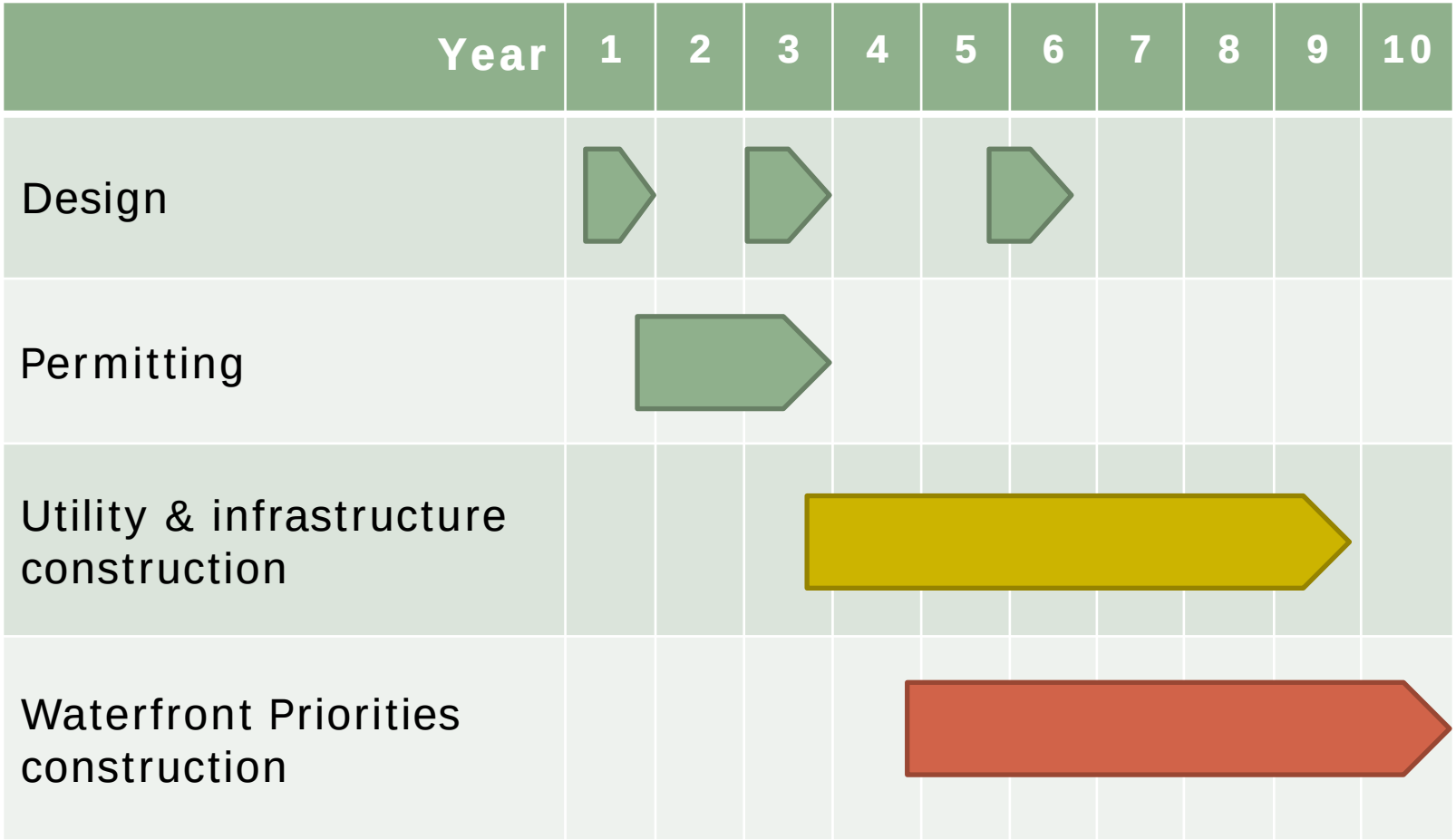
Waterfront Landscape and Flood Mitigation Design (2014)

- Community and stakeholder input
- Long term wishes, desires, and ideals
- World class level Olin design, unconstrained
- More fully integrated flood mitigation

Waterfront Plan Implementation (2015 and Beyond)

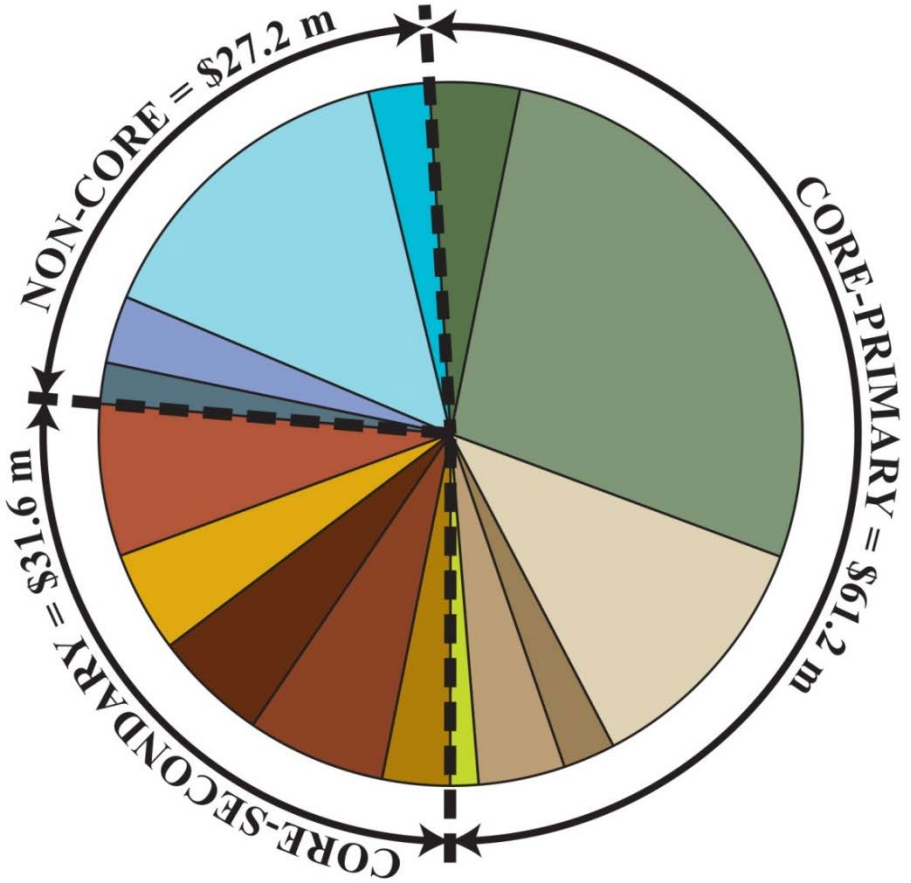
- Translate Olin and flood mitigation designs into a fundable implementation plan
- Determine what gets built when by phasing
- Develop phasing and funding plan for capital budget (CIP)
- Will compete with other capital needs in a short and medium term constrained fiscal environment

Implementation Schedule



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

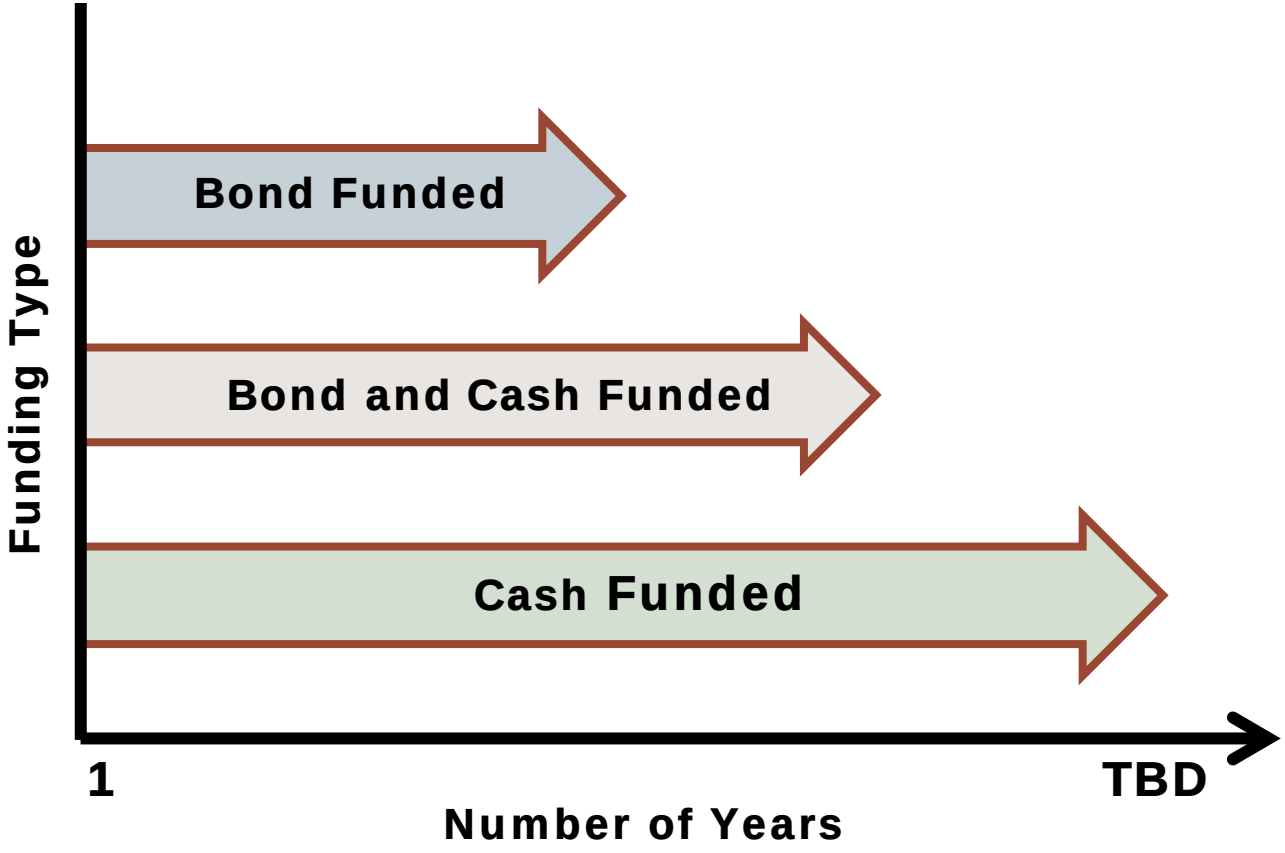
CORE-SECONDARY AREA
$31.6 million

- 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



Project Revenues

- Tax increment from new development
- Developer contributions for Waterfront Plan
- Potential fees for services
- Private donations and fundraising
- Grant funds

Phasing and Funding Options

Summary of Feedback

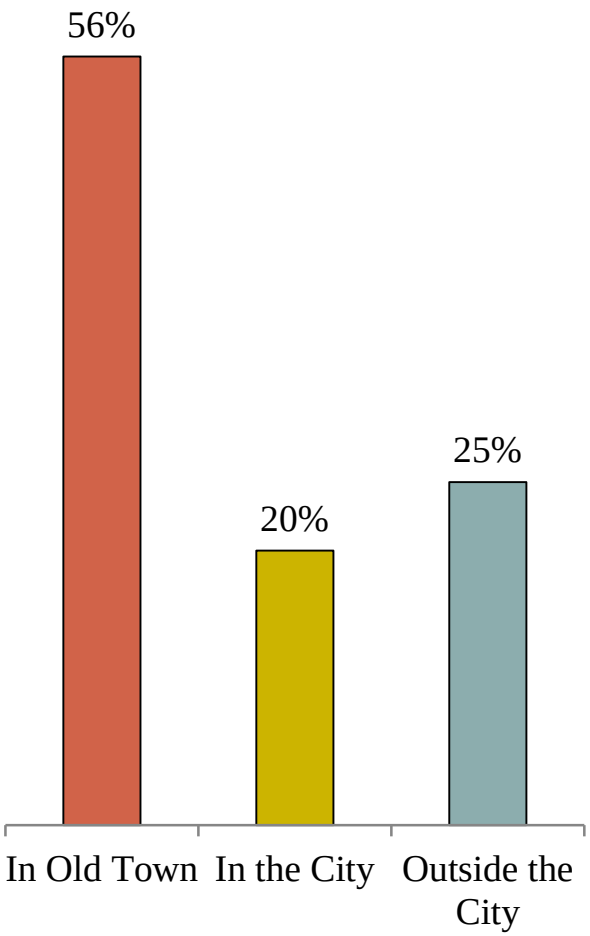
Keypad Polling

- Keypad polling
  - Series of 17 questions
  - Approximately 70 participants
- Polling question categories
  - Demographics
  - General priorities
  - Specific priorities

Keypad Polling

Demographics

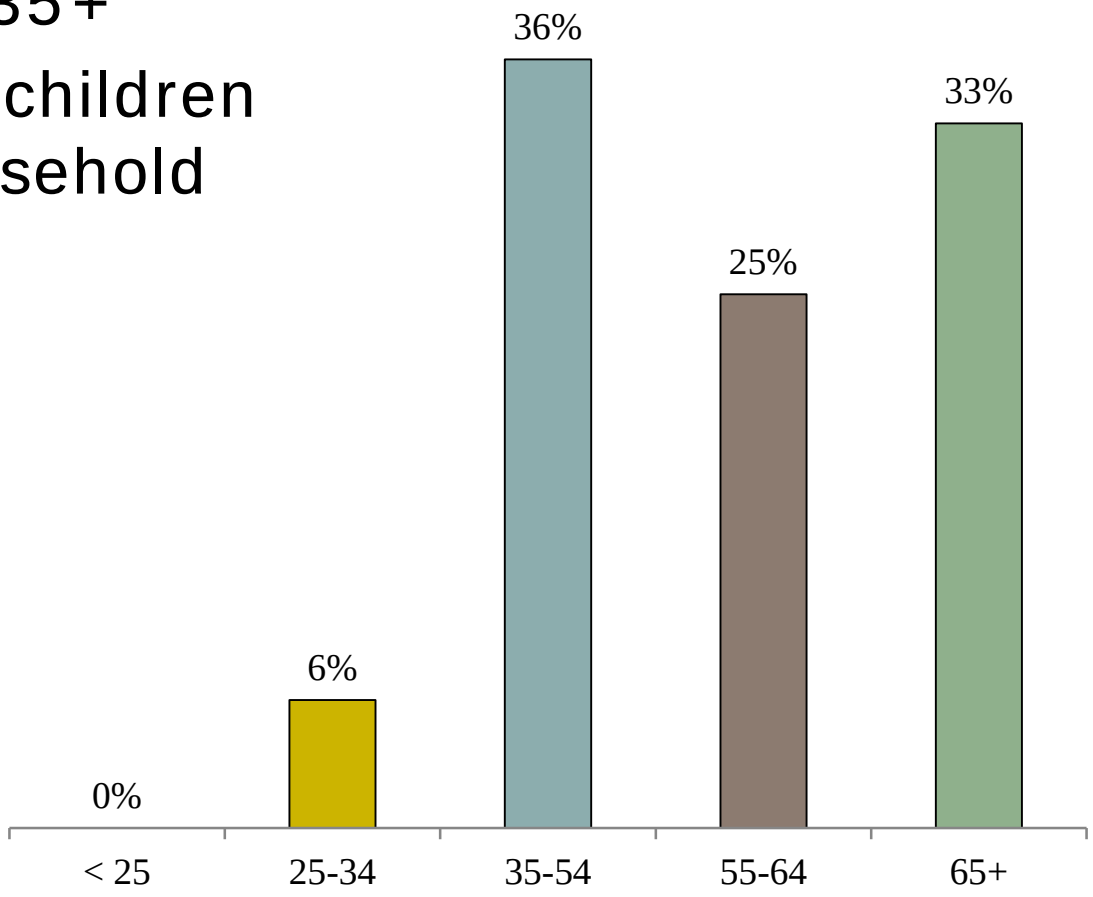
Polling Participants



- 75% Alexandria residents
- 56% Old Town residents
- 35% Represent business
- 69% Attended previous Waterfront meetings

Polling Participants

- 94% age 35+
- 17% with children in the household



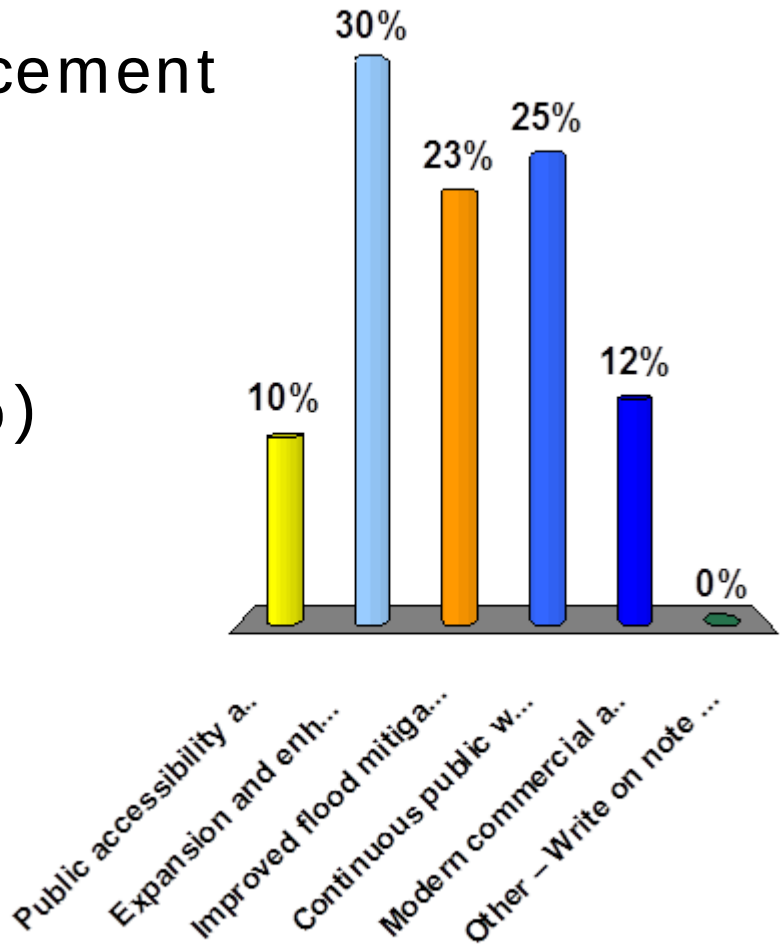
Keypad Polling

General Priorities

General Design Priorities

Highest priorities:

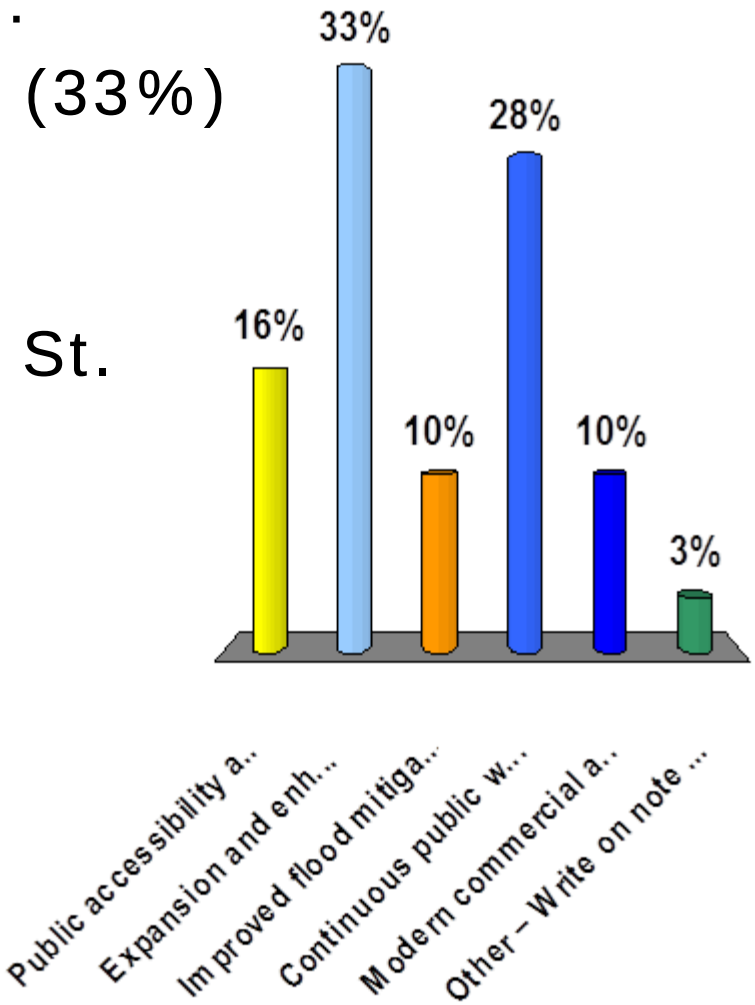
- Expansion and enhancement of parks (30%)
- Continuous riverfront promenade (25%)
- Flood mitigation (23%)



General Design Priorities

Second highest priorities:

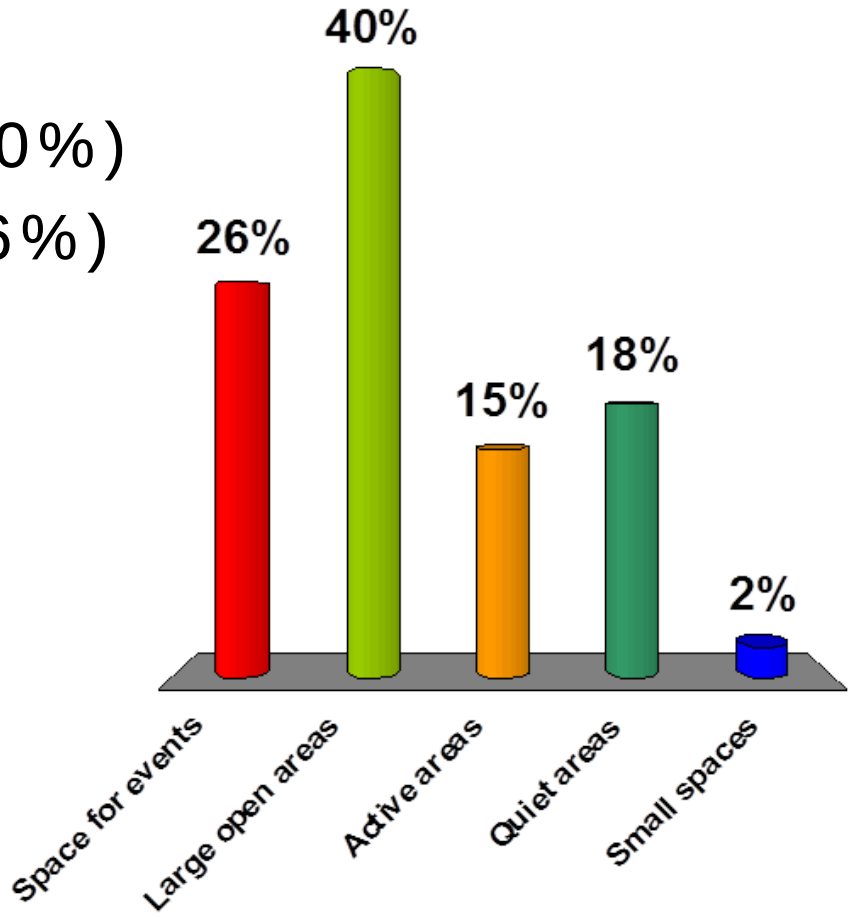
- Enhancement of parks (33%)
- Continuous riverfront promenade (28%)
- Activity at foot of King St. (16%)



Type of Public Space

Most important type of space:

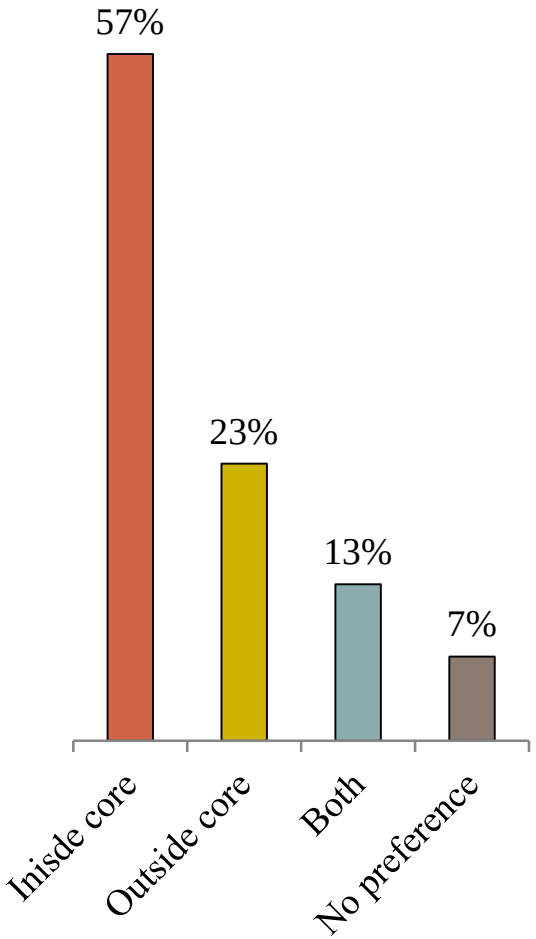
- Large open areas (40%)
- Space for events (26%)

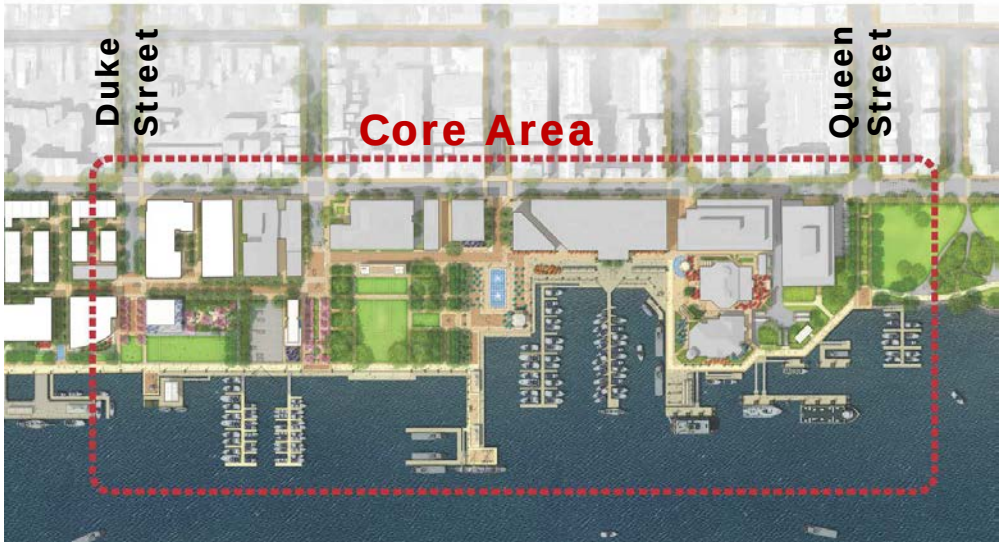


Keypad Polling

Specific Priorities

Start Construction

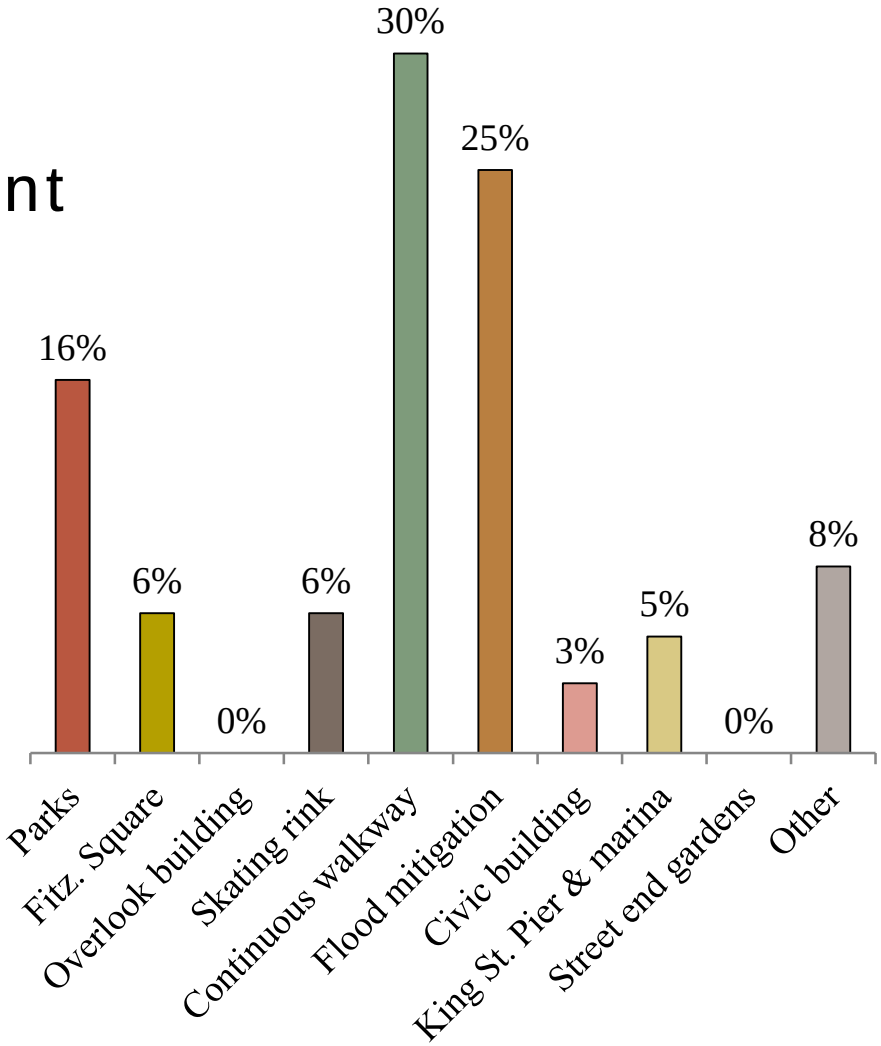




Core Area Components

Highest specific priorities:

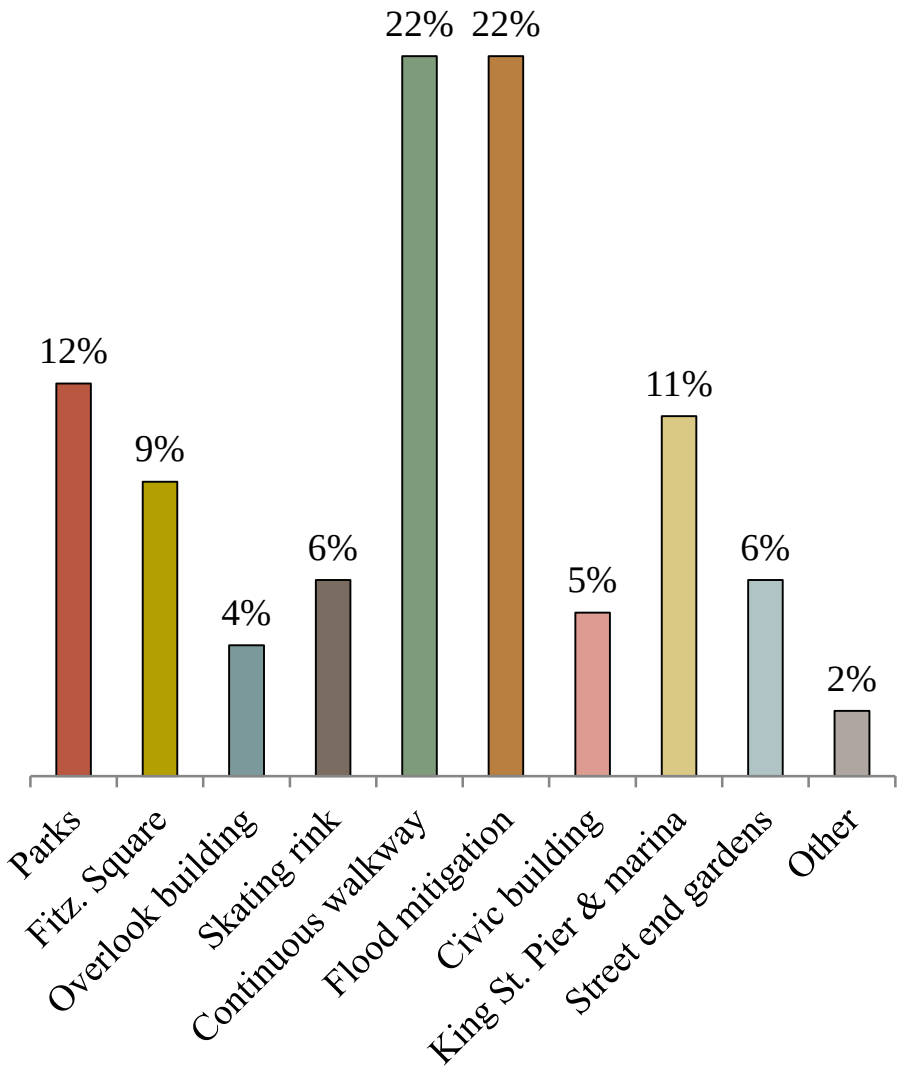
- Continuous riverfront walkway (30%)
- Flood mitigation (25%)
- Point Lumley and Waterfront Parks (16%)



Core Area Components

Also high priorities:

- Continuous riverfront walkway (22%)
- Flood mitigation (22%)
- Point Lumley and Waterfront Parks (12%)



Conclusions

- 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

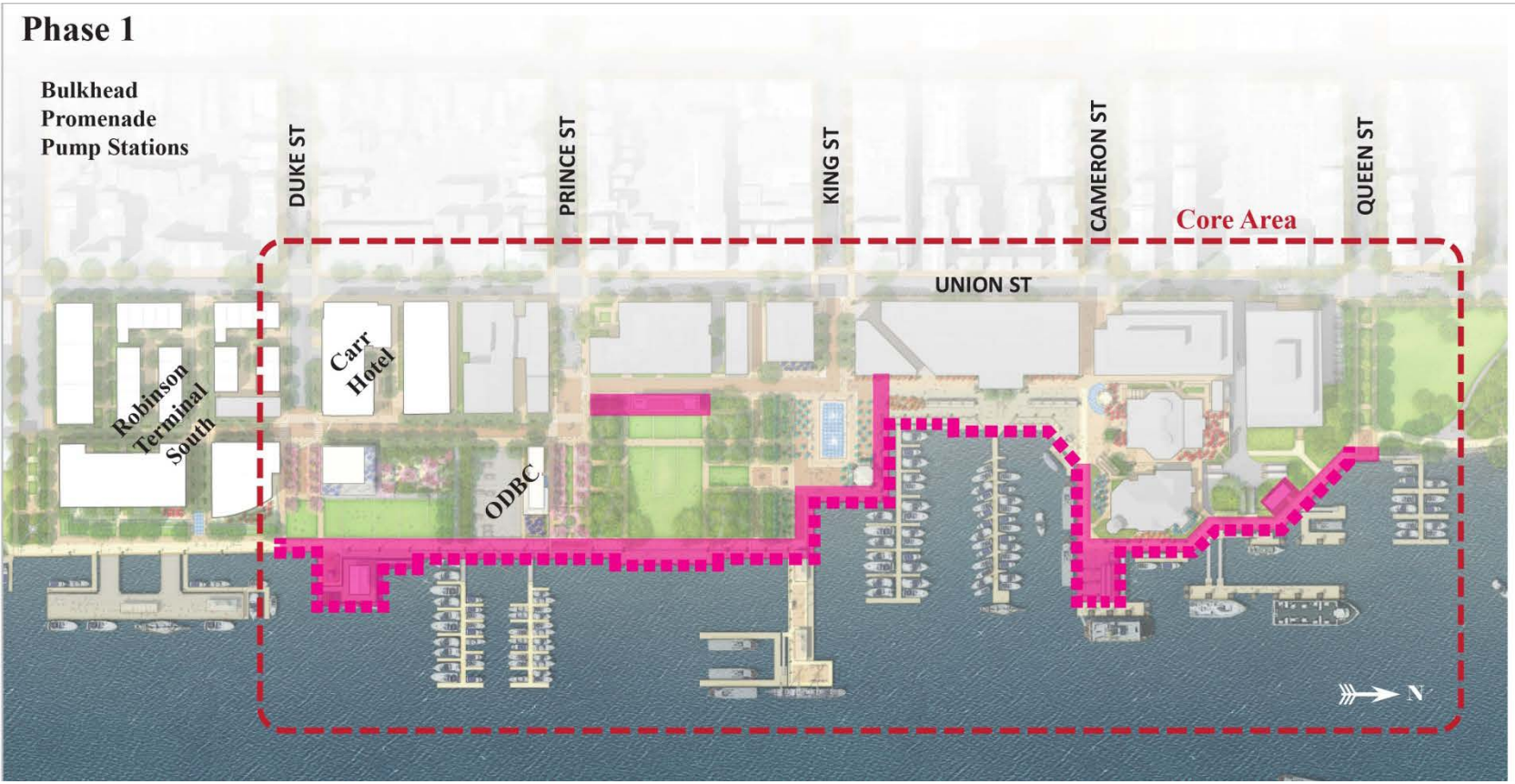
- Based on engineering project sequencing prioritized by community feedback

- Three phasing priority options:
  A. Flood mitigation and promenade
  B. Fitzgerald Square
  C. Core area parks

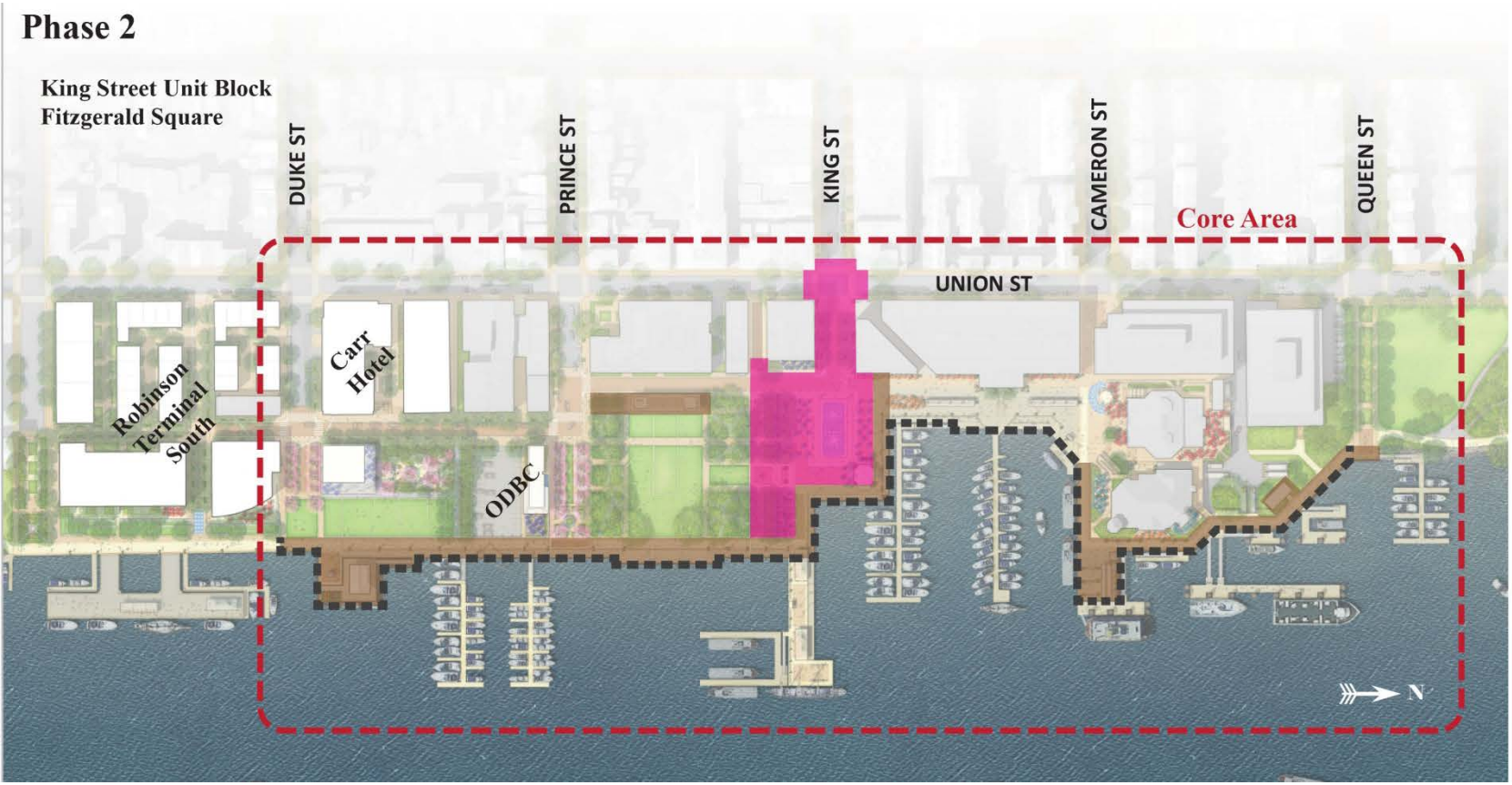
Phasing Options – Option A

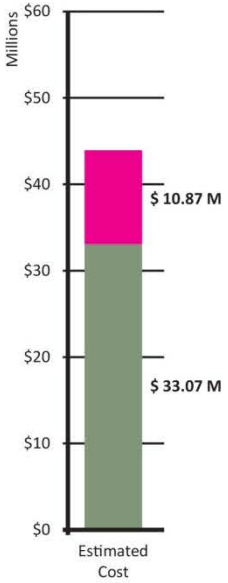
Flood Mitigation and Promenade Priority

Option A
Flood Mitigation & Promenade Priority

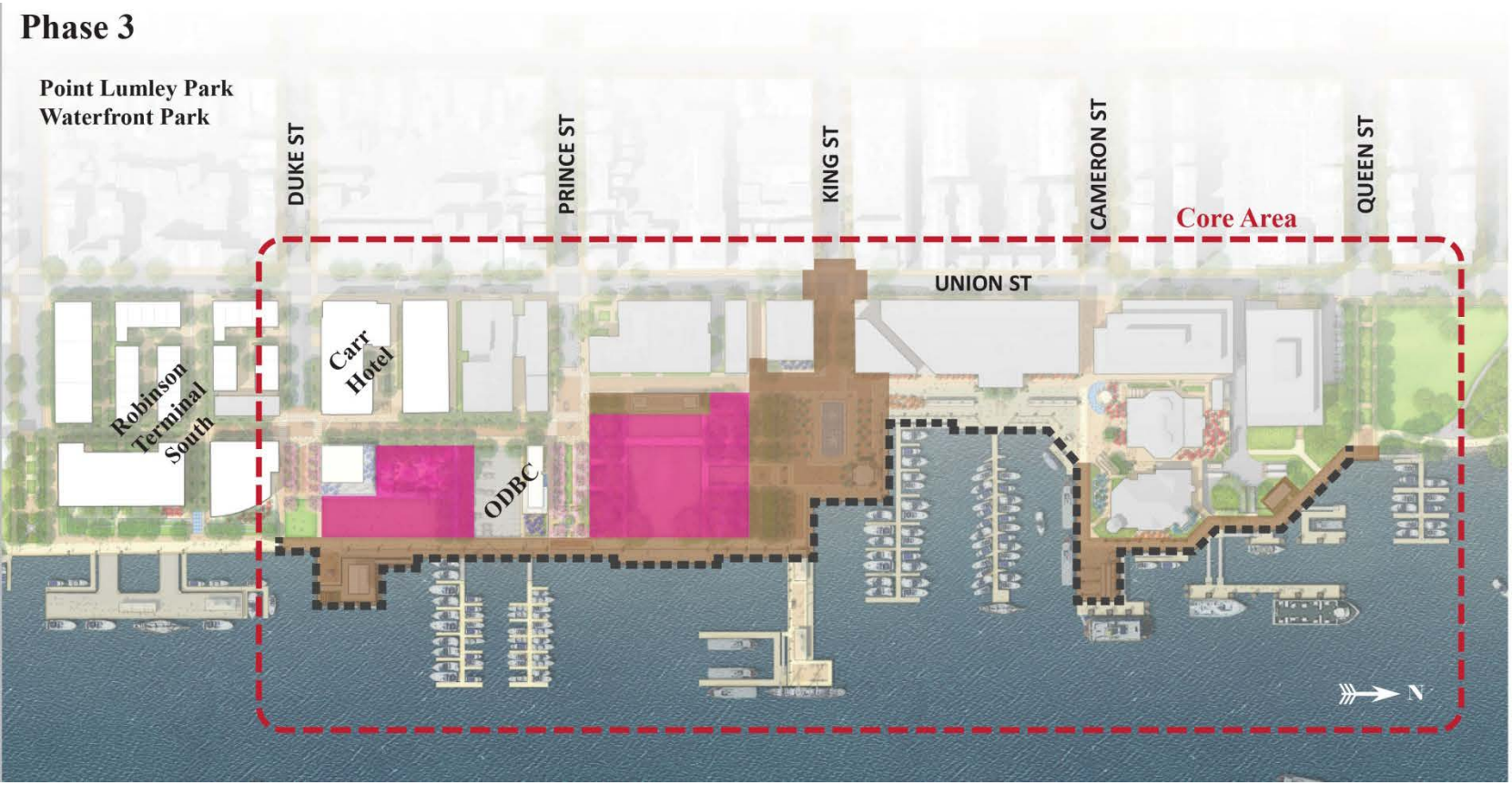


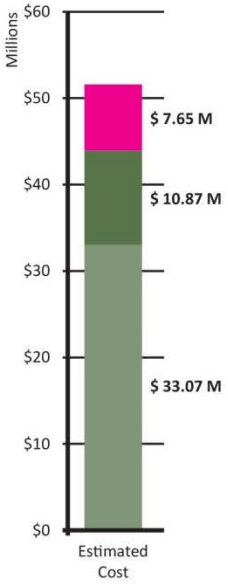
Option A
Flood Mitigation & Promenade Priority





Option A
Flood Mitigation & Promenade Priority





Flood Mitigation and Promenade Priority

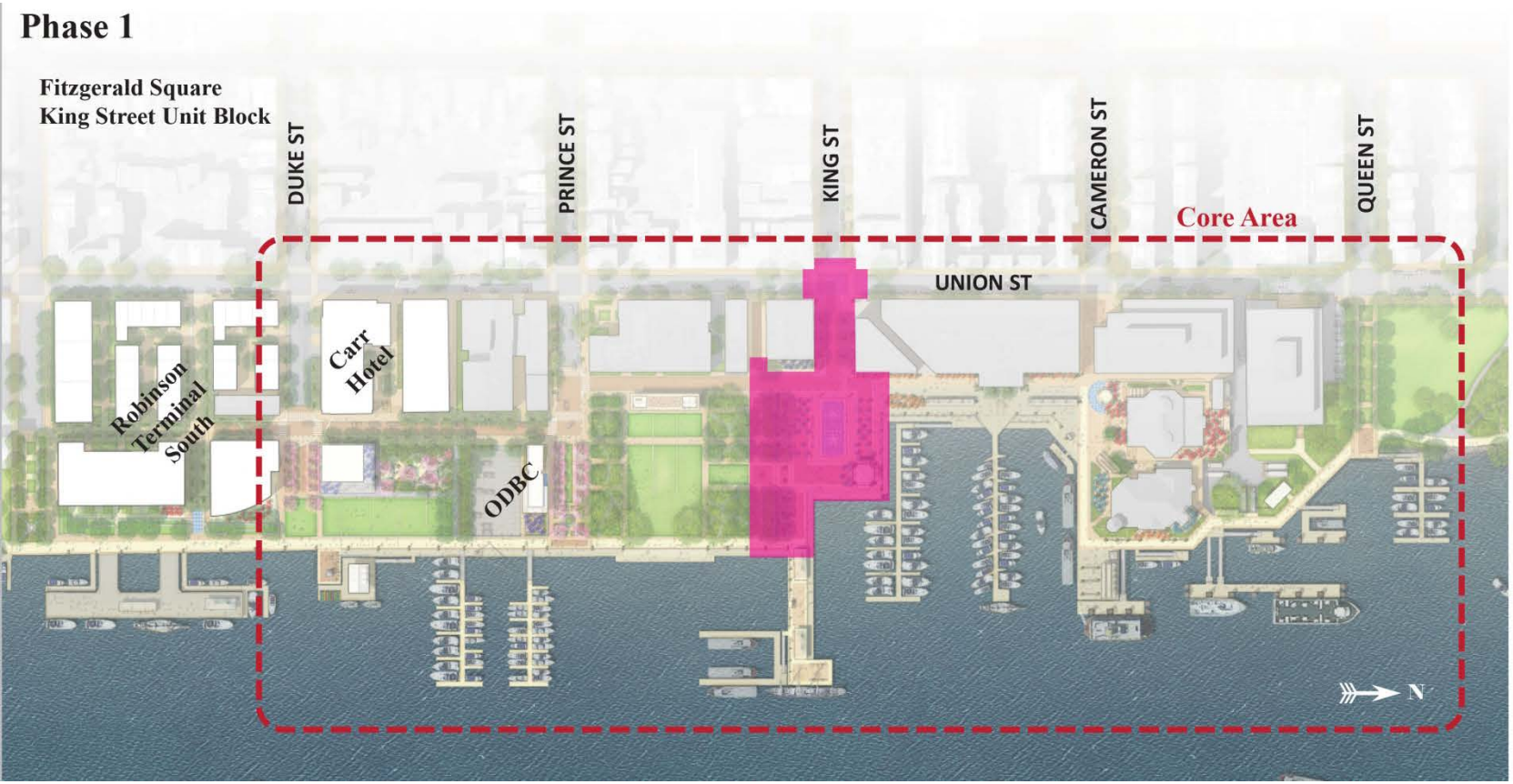
- Advantages:
  - Early protection from nuisance flooding
  - Highly desired continuous riverfront walkway
  - Protection of future investments

- Disadvantages:
  - Enhancements to public parks deferred
  - No new programmable space
  - No new or enhanced large or active space
  - Proximity to new development
  - Delays synergy with private investments in public amenities

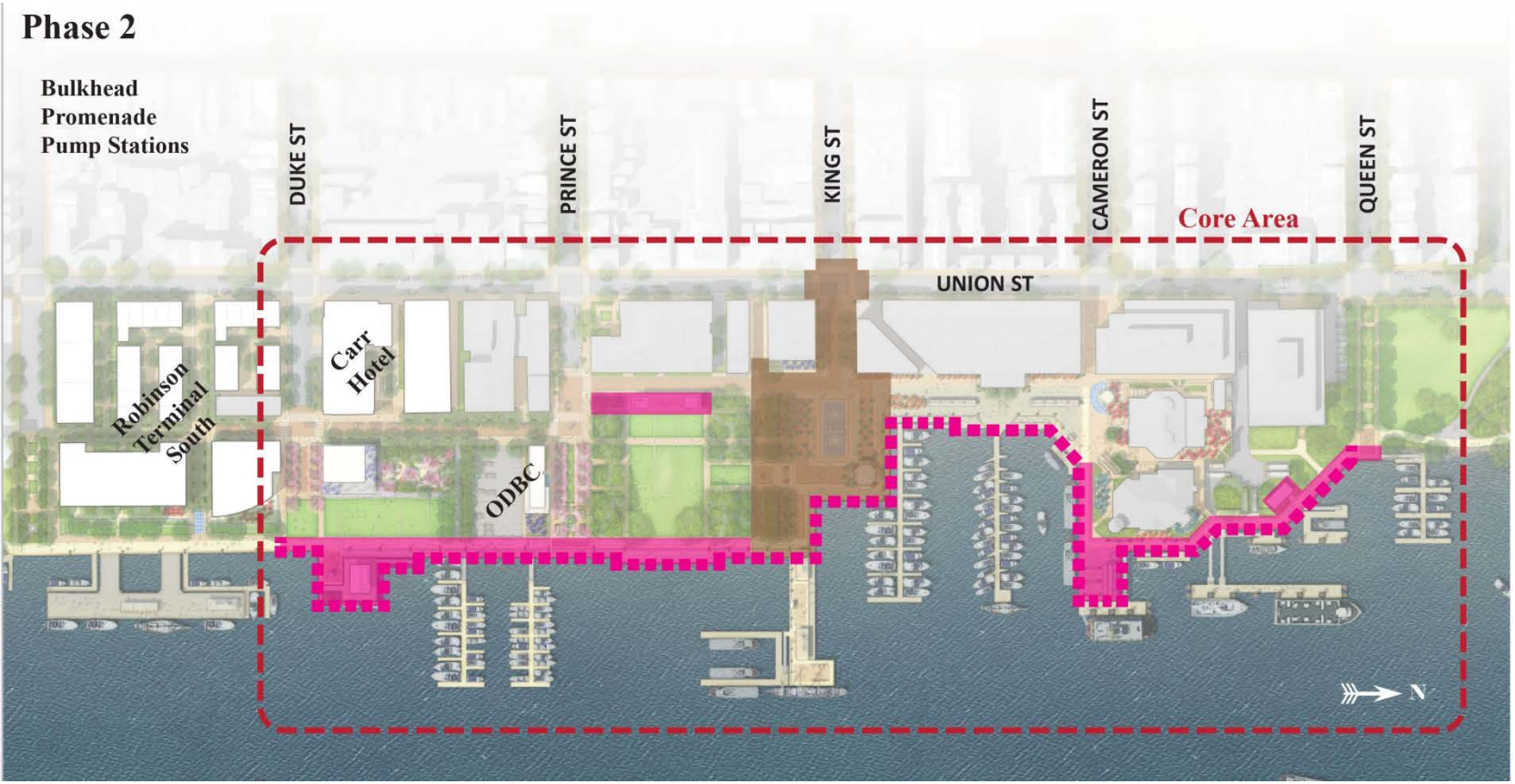
Phasing Options – Option B

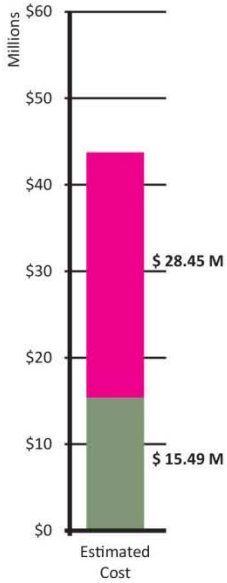
Fitzgerald Square Priority

Option B
Fitzgerald Square Priority

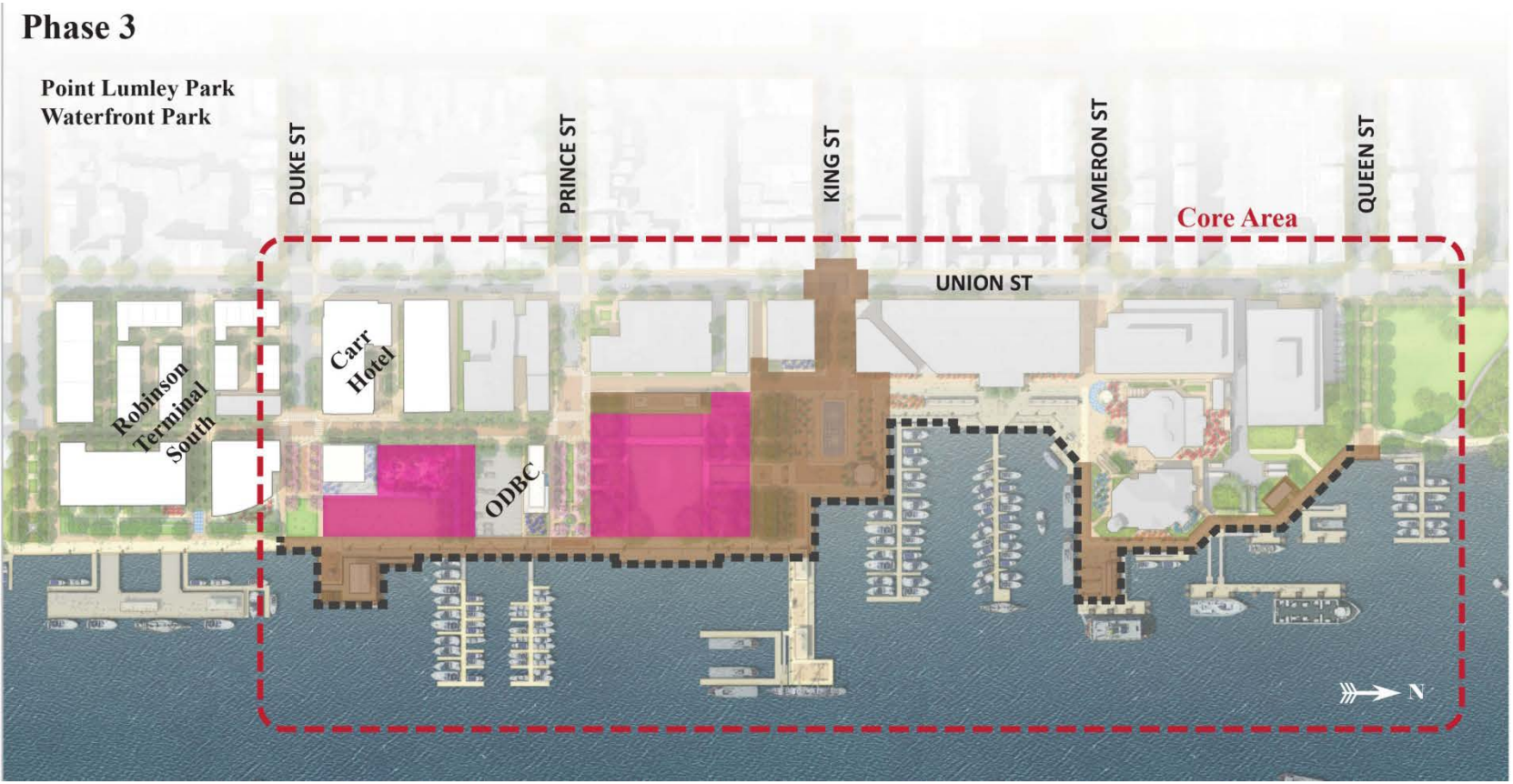


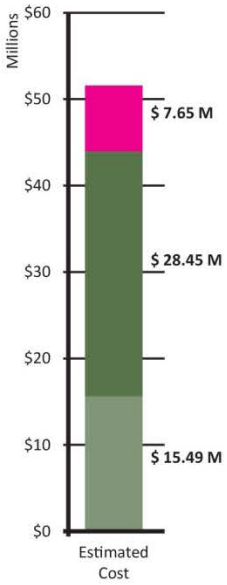
Option B
Fitzgerald Square Priority





Option B
Fitzgerald Square Priority





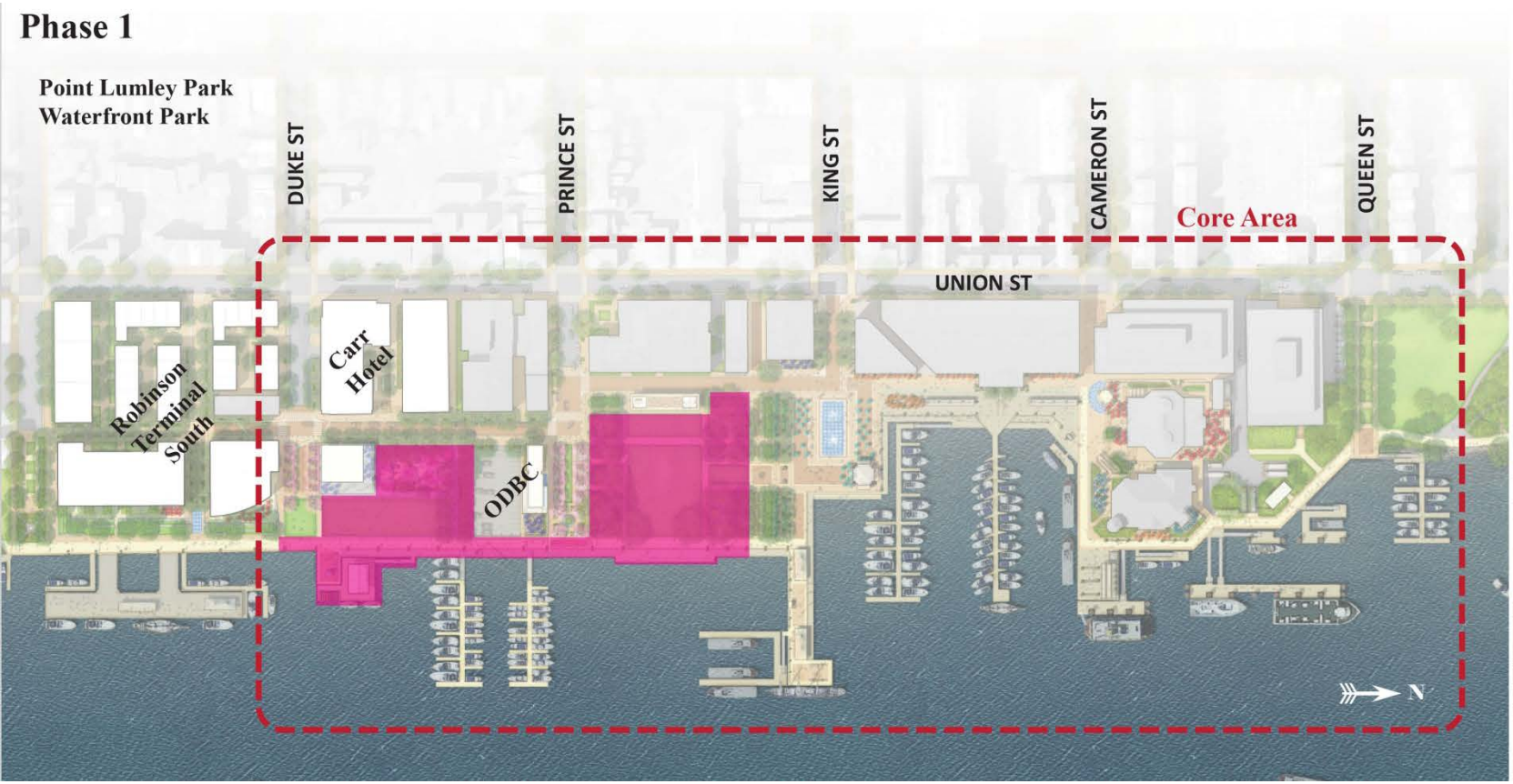
Fitzgerald Square Priority

- 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

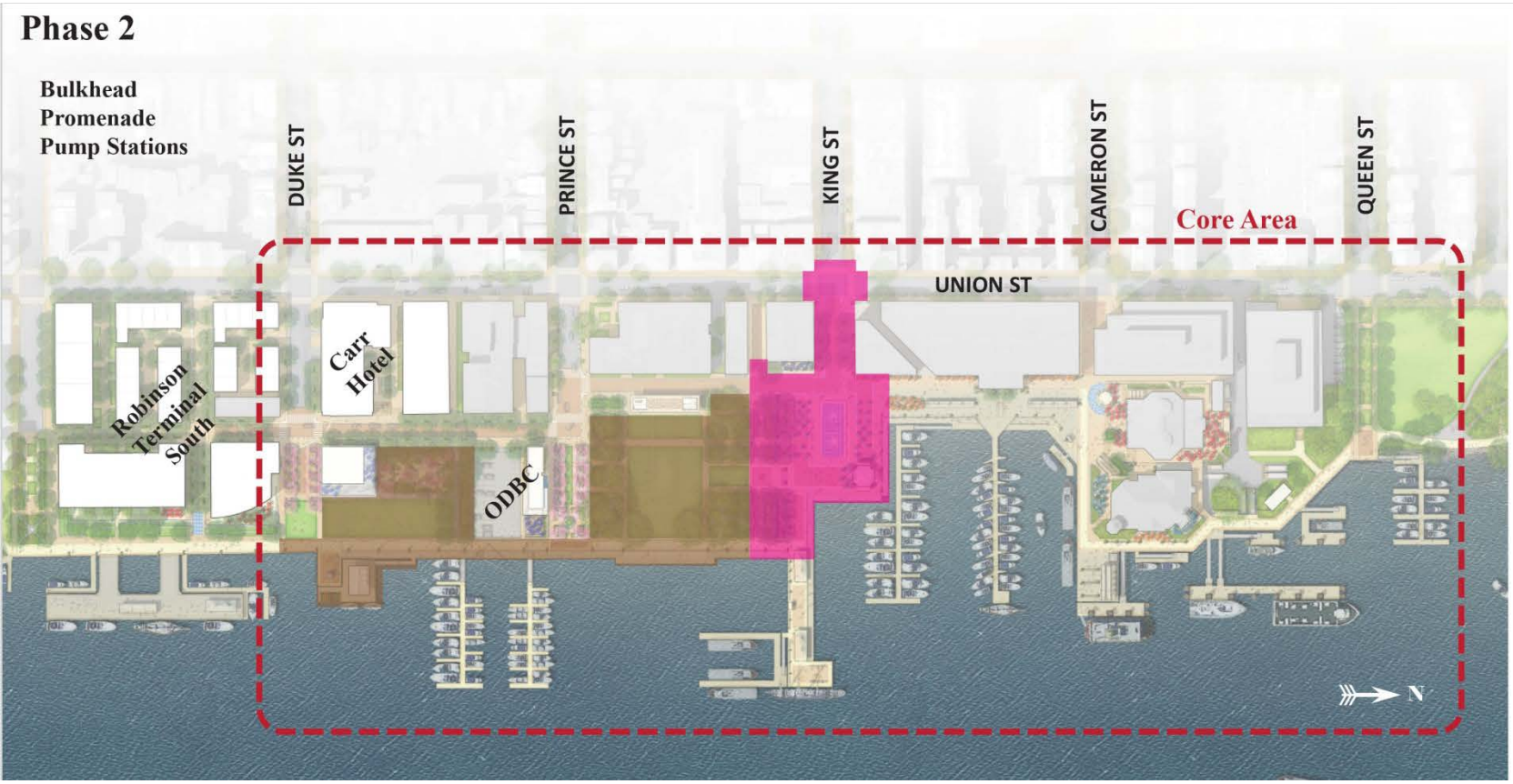
Phasing Options – Option C

Core Area Parks Priority

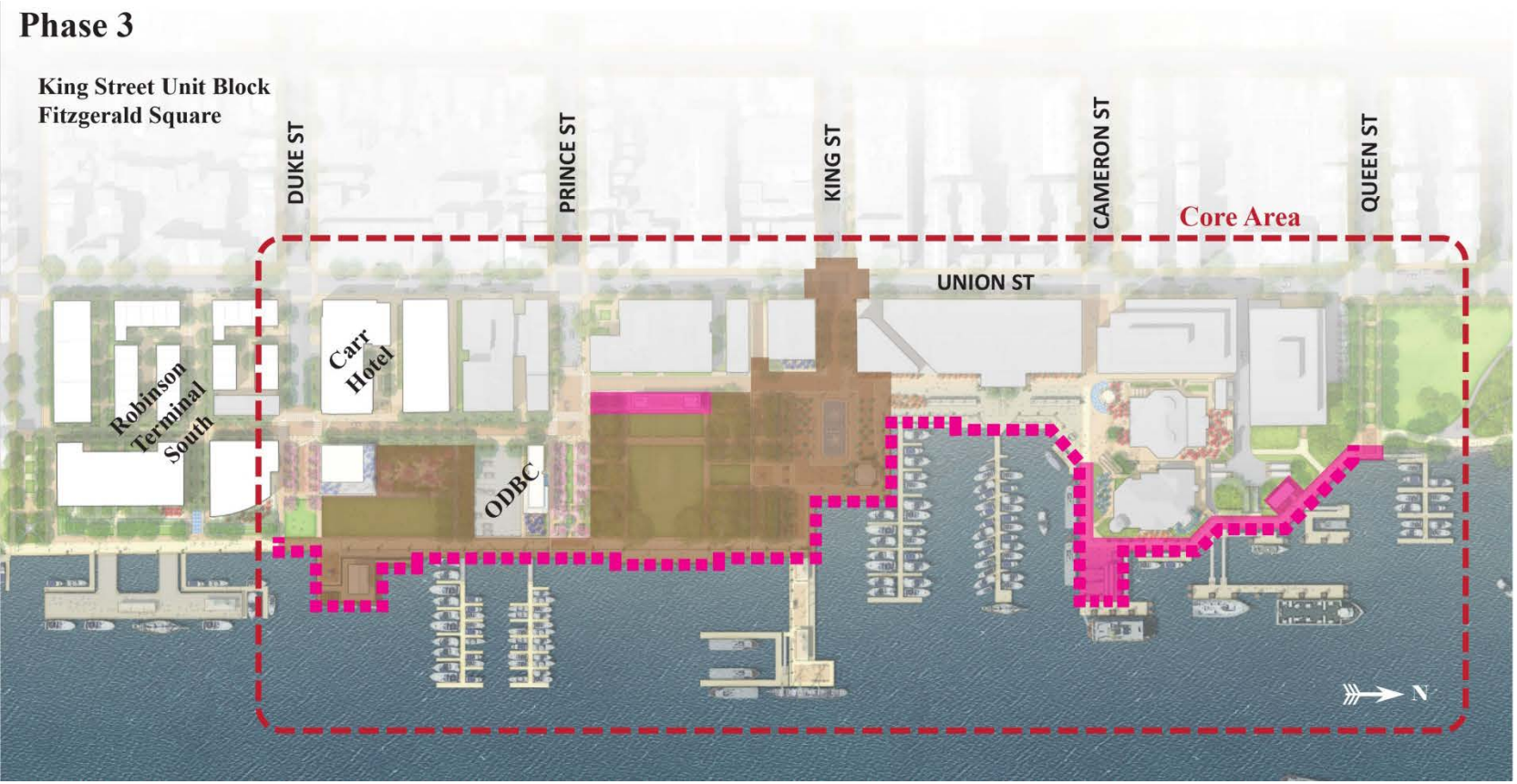
Option C
Core Area Parks Priority



Option C
Core Area Parks Priority



Option C
Core Area Parks Priority



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

Priorities for Phasing and Funding

Next Steps

Next Steps

- December 16, 2014 – Waterfront Commission
- January 6, 2015 – Planning Commission
- January 15, 2015 – Park and Recreation Commission
- January 27, 2015 - City Council Legislative Meeting

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?