Waterfront Implementation

Planning Commission

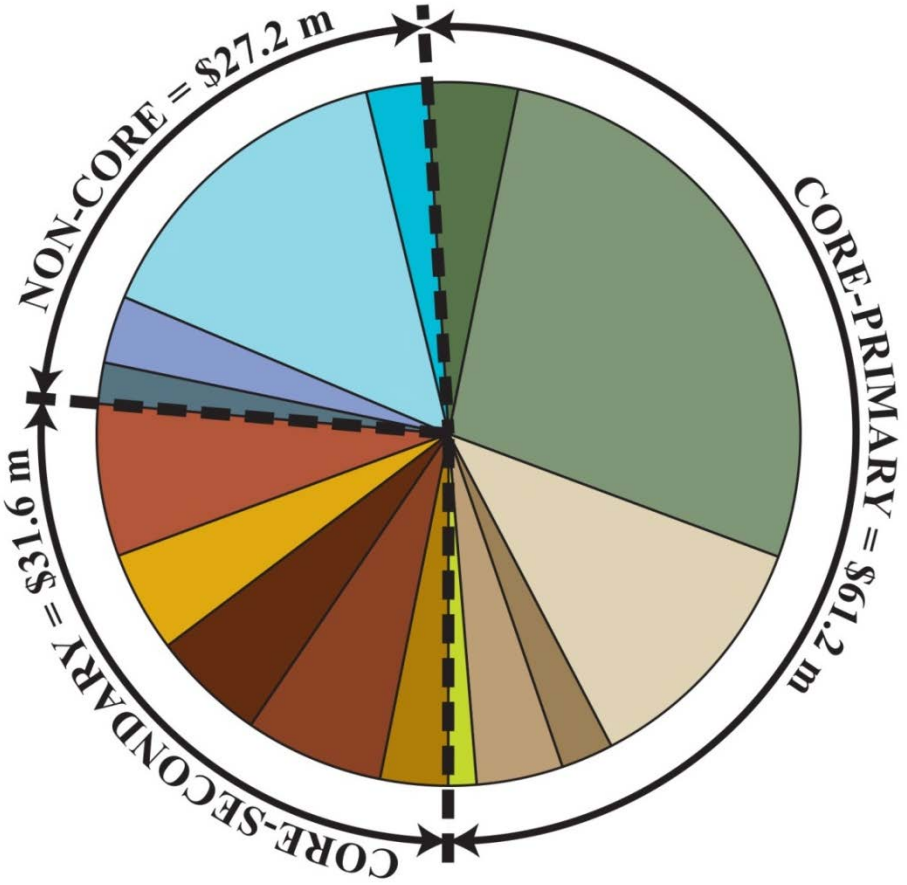
January 6, 2015

Process to Date

- 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

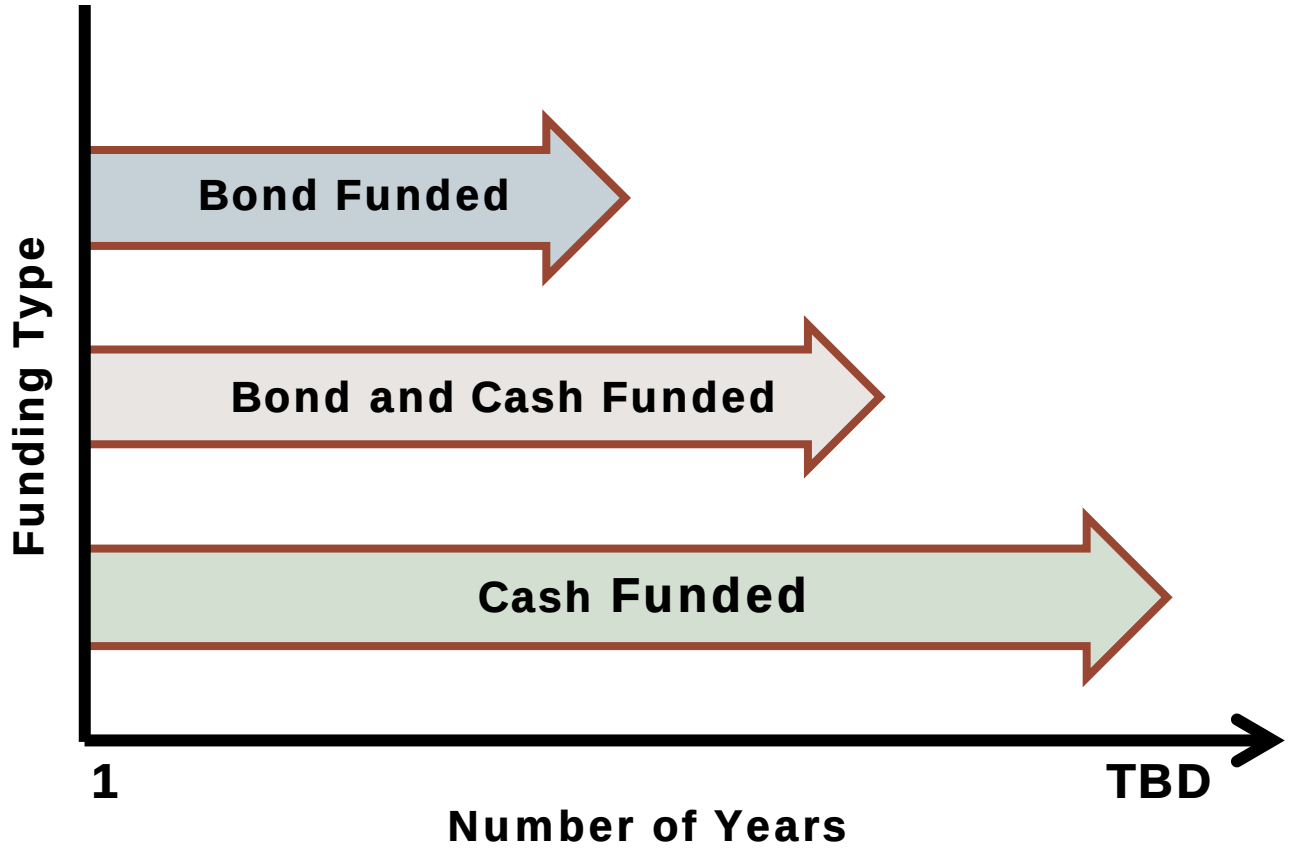


CORE-PRIMARY AREA
$61.2 million
- Utilities and Strand Street = $4.9 m
- Promenade and Flood Mit. = $33.1 m
- Fitzgerald Square = $14.0 m
- Point Lumley Park = $2.9 m
- Waterfront Park = $4.8 m
- Thompson's Alley = $1.6 m

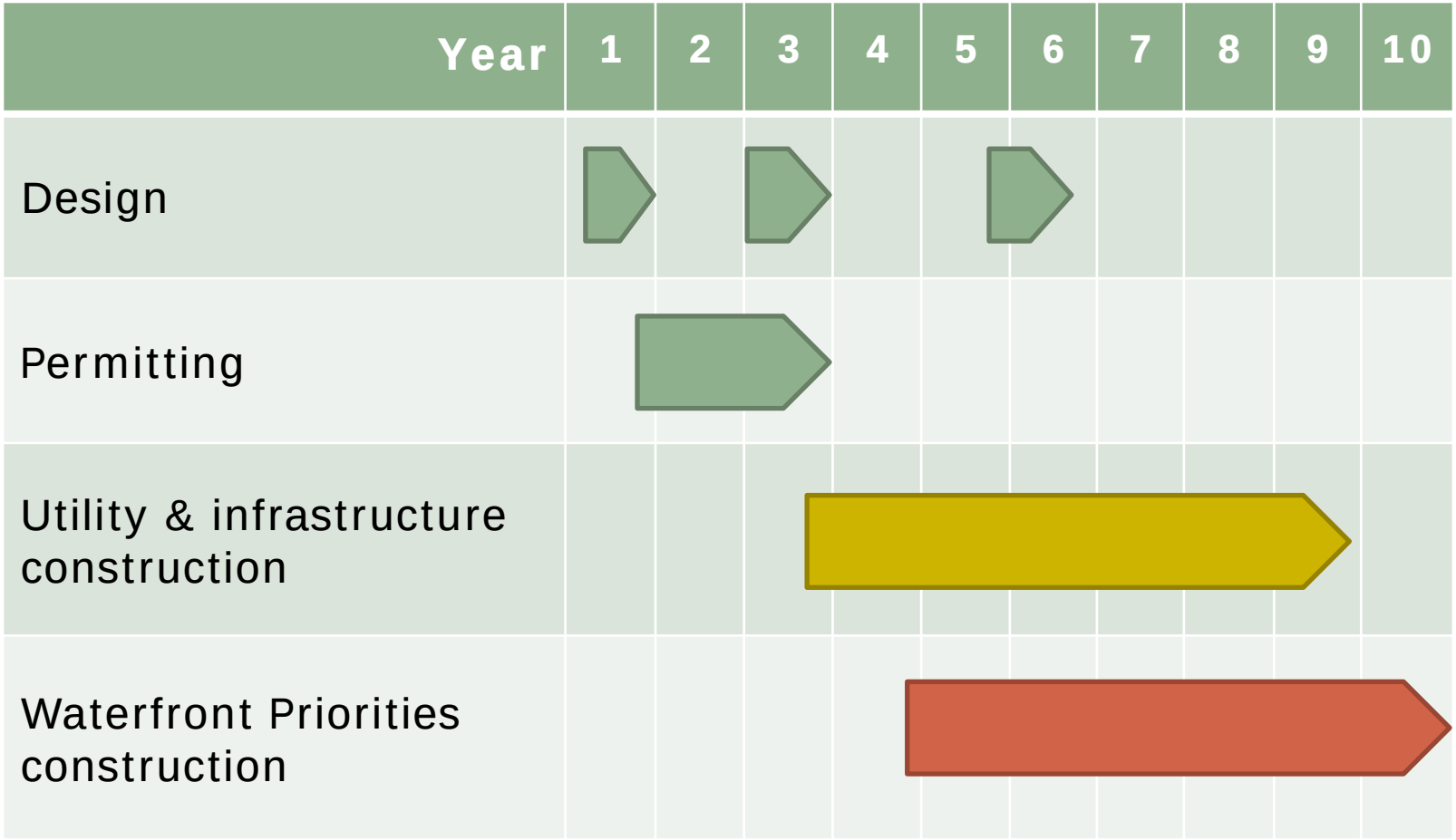
CORE-SECONDARY AREA
$31.6 million
- Street end gardens = $3.8 m
- Civic building = $7.7 m
- King Street pier = $6.2 m
- Torpedo Factory = $5.6 m
- Marina = $8.4 m

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



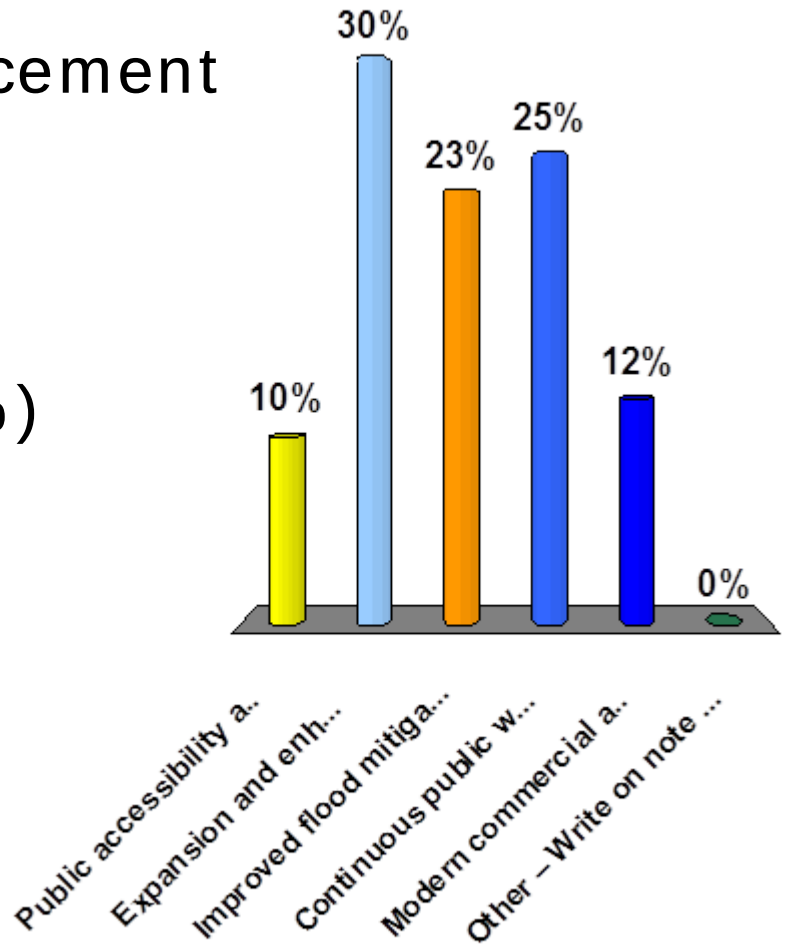
Implementation Schedule



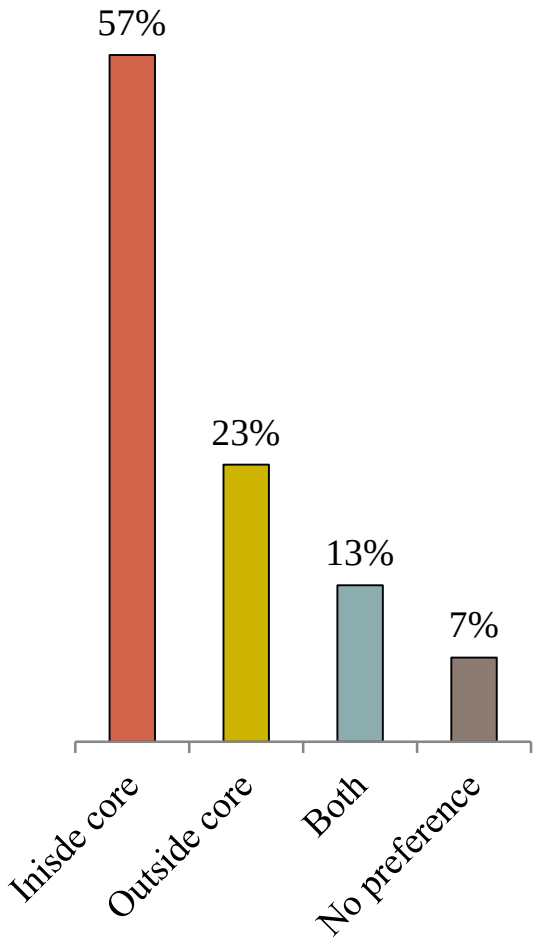
General Design Priorities

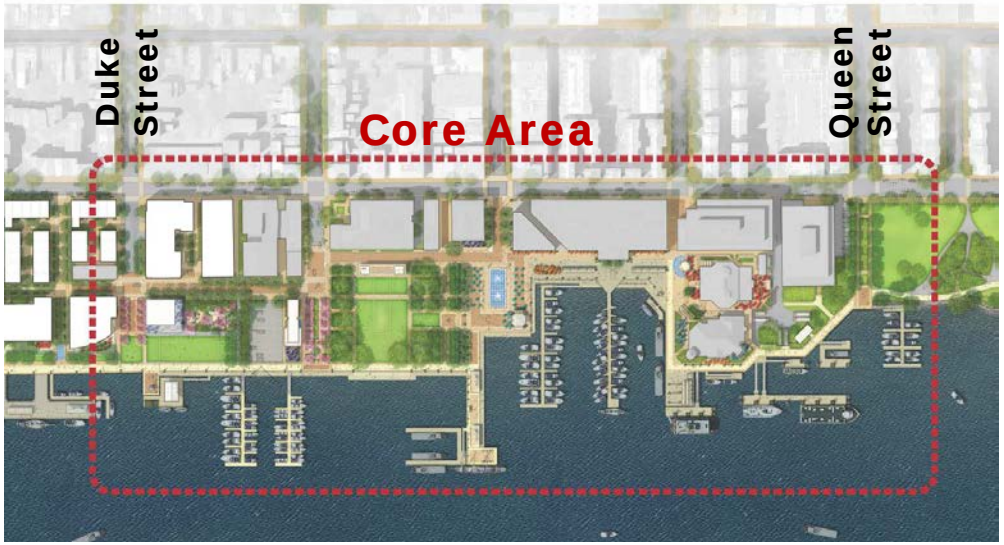
Highest priorities:

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



Start Construction

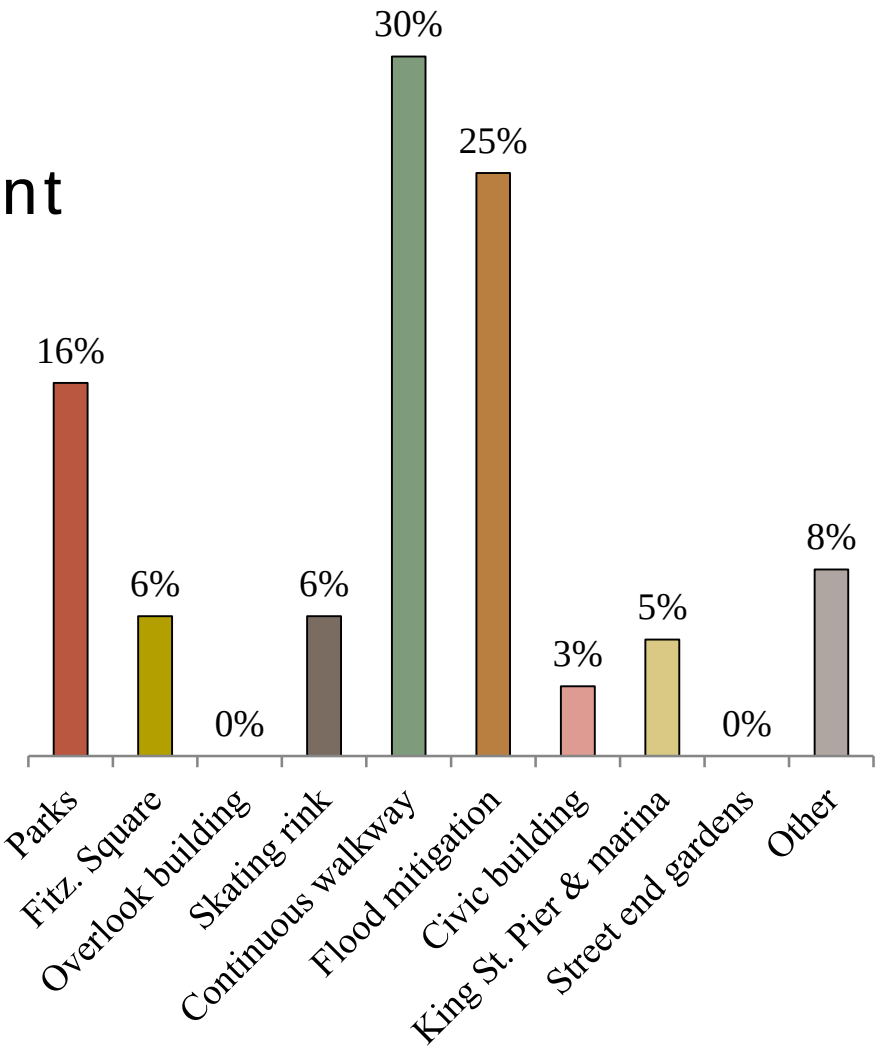




Core Area Components

Highest specific priorities:

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



Summary of Feedback 12/03 Open House

- 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

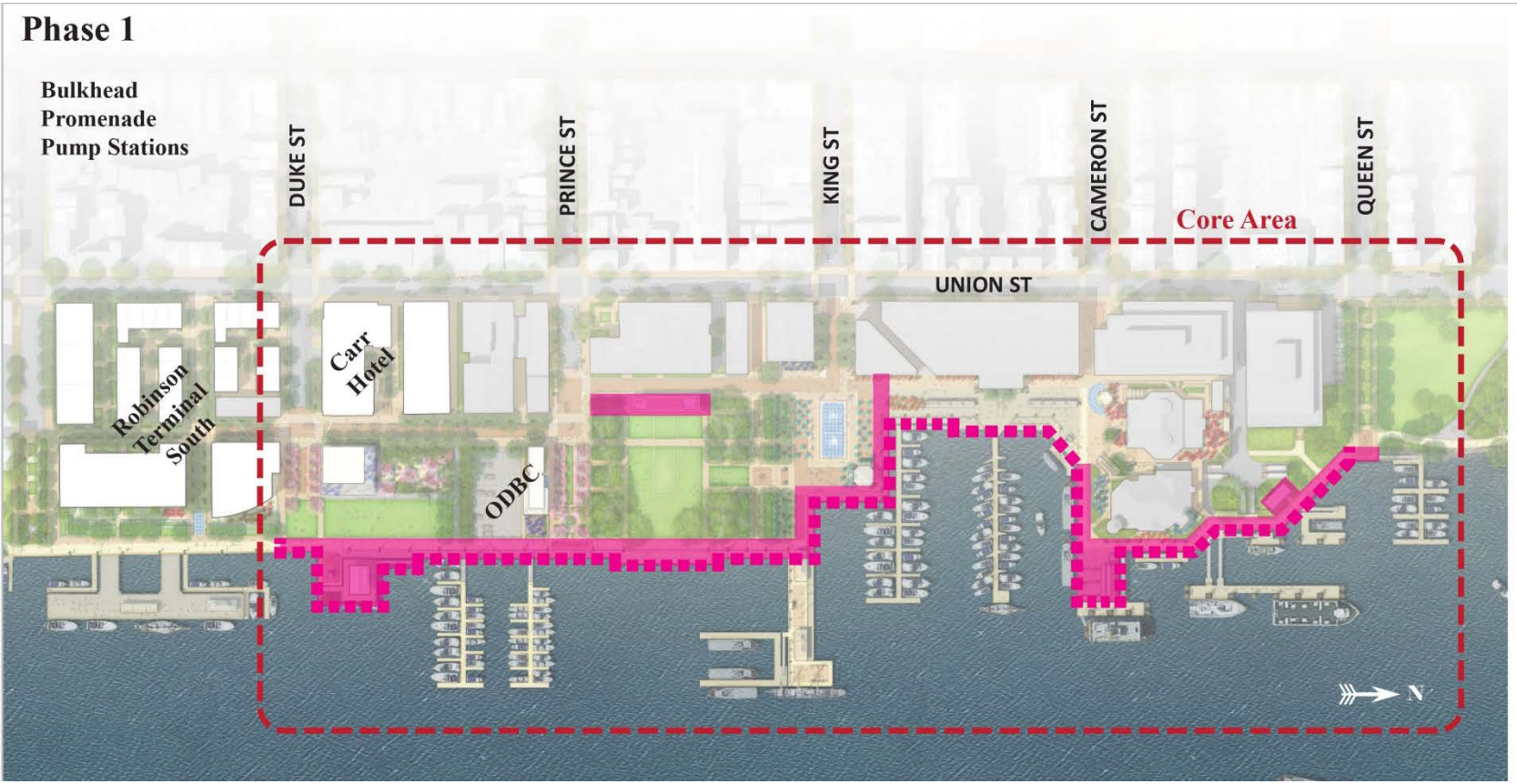
- Based on engineering project sequencing prioritized by community feedback

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

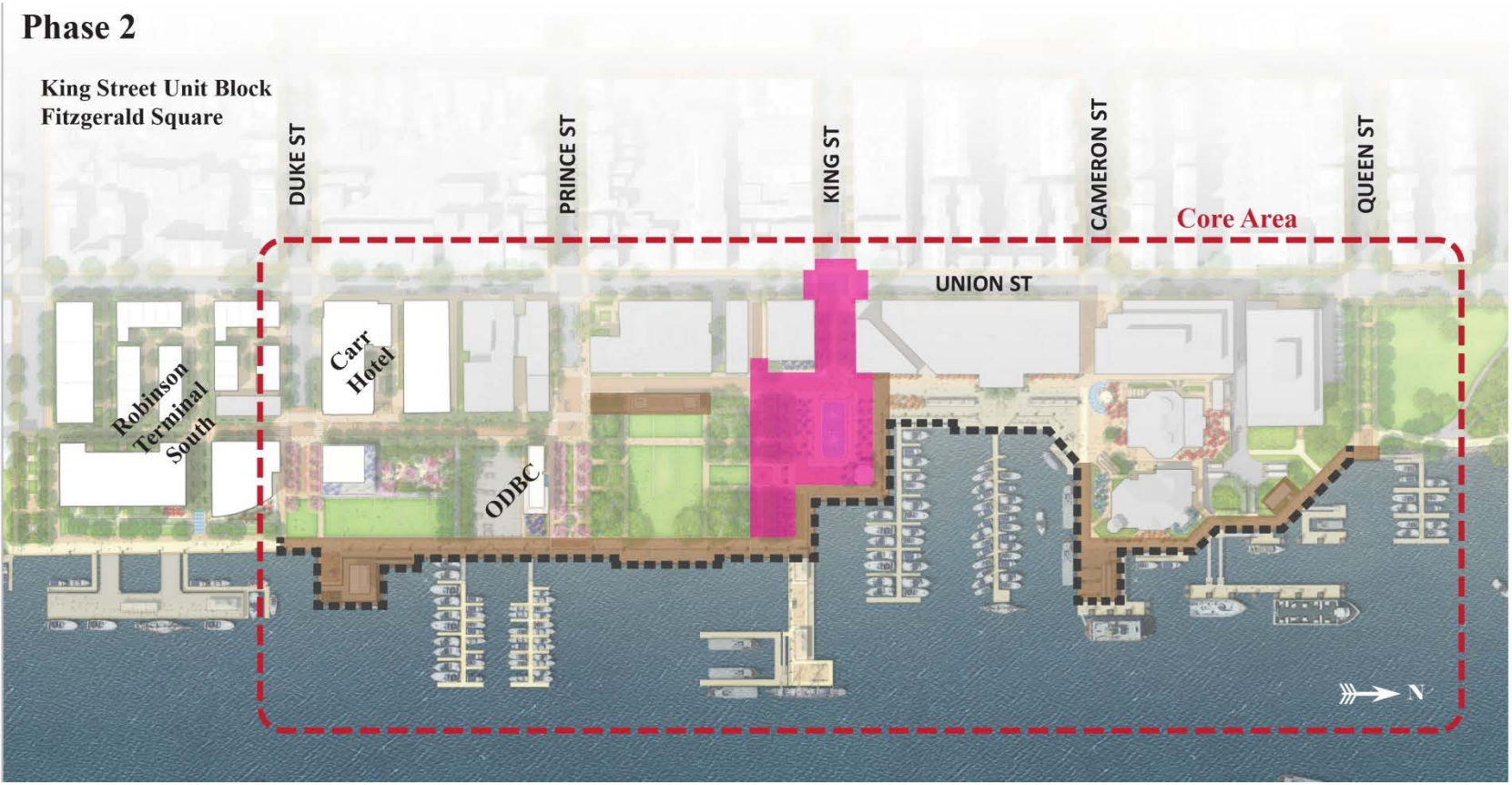
Phasing Options – Option A

Flood Mitigation and Promenade Priority

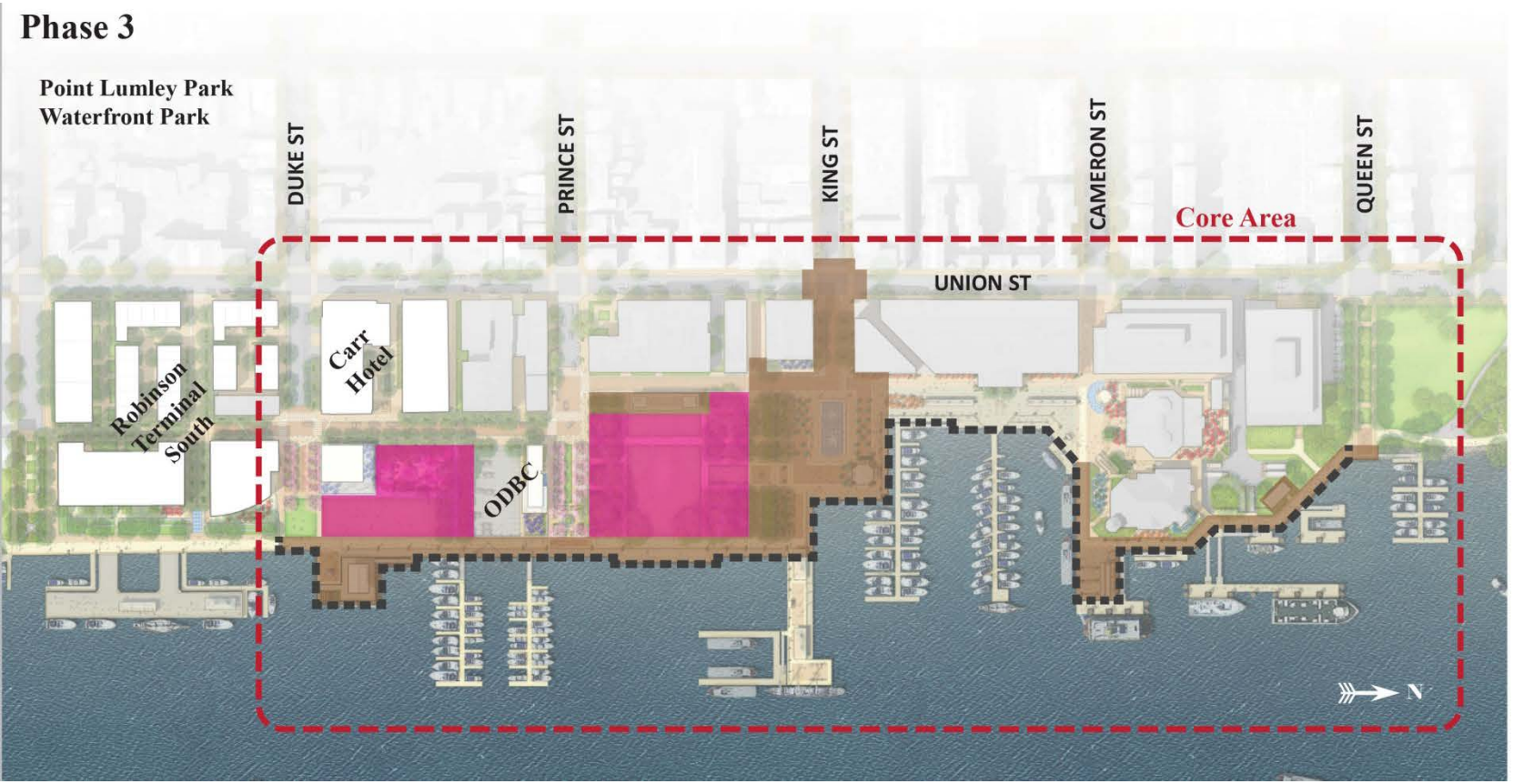
Option A
Flood Mitigation & Promenade Priority

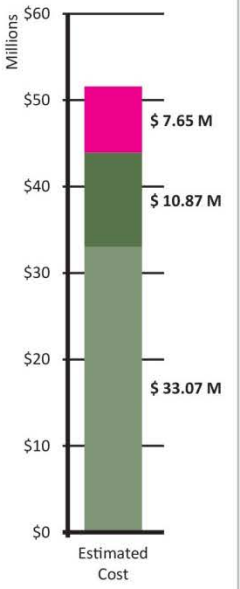


Option A
Flood Mitigation & Promenade Priority



Option A
Flood Mitigation & Promenade Priority





Flood Mitigation and Promenade Priority

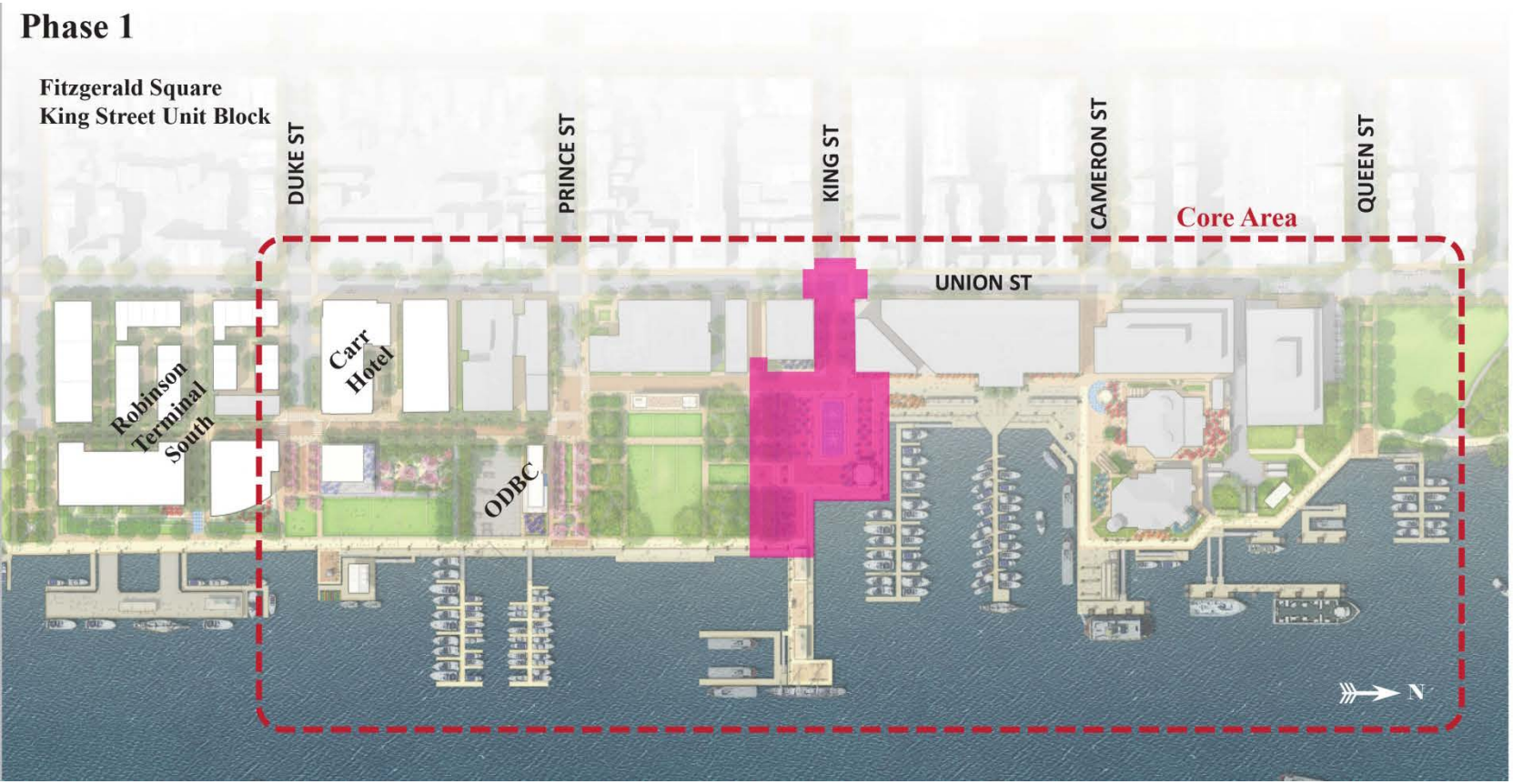
- Advantages:
  - Early protection from nuisance flooding
  - Highly desired continuous riverfront walkway
  - Protection of future investments

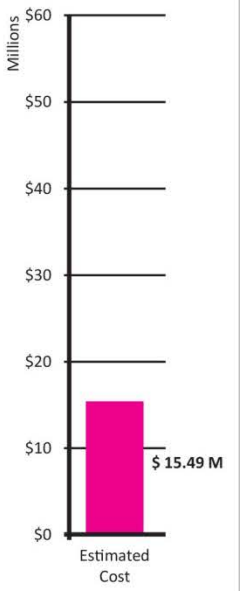
- Disadvantages:
  - Enhancements to public parks deferred
  - No new programmable space
  - No new or enhanced large or active space
  - Delays synergy with private investments in public amenities

Phasing Options – Option B

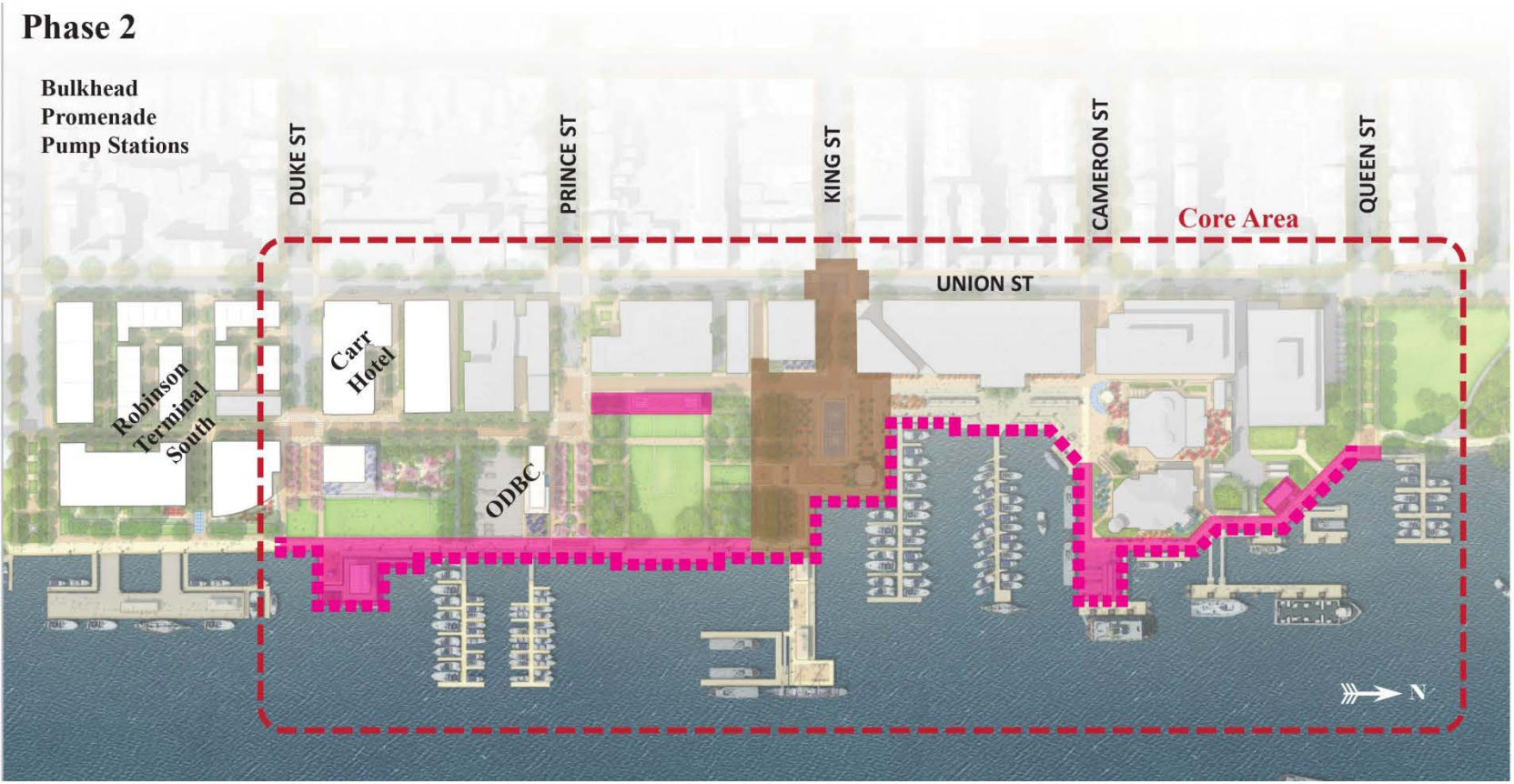
Fitzgerald Square Priority

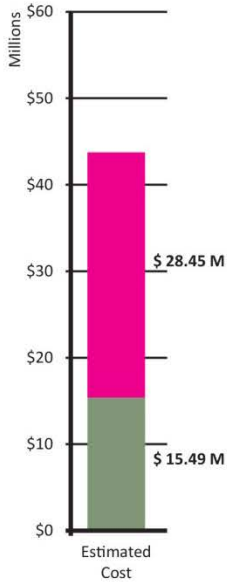
Option B
Fitzgerald Square Priority





Option B
Fitzgerald Square Priority





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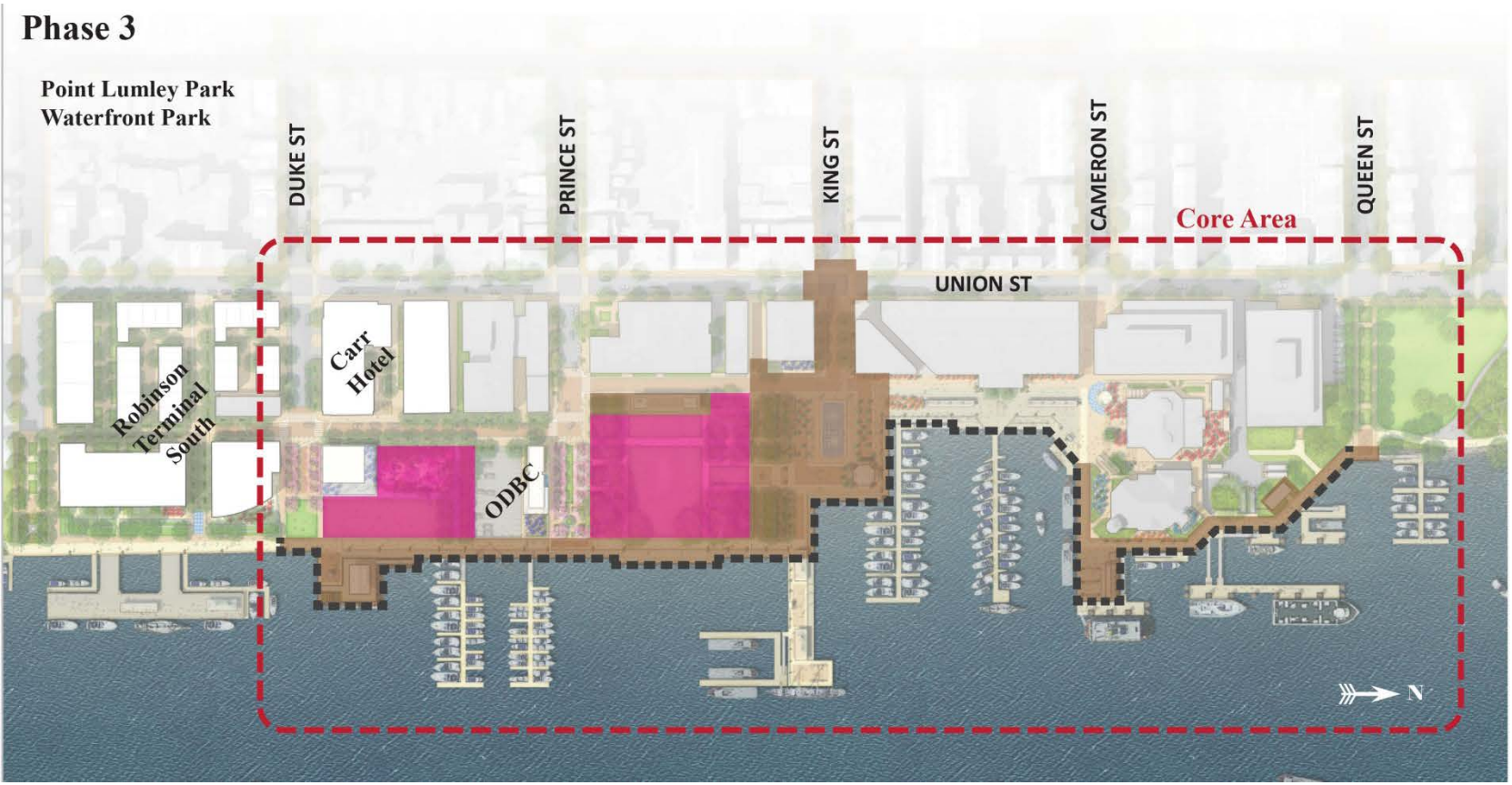
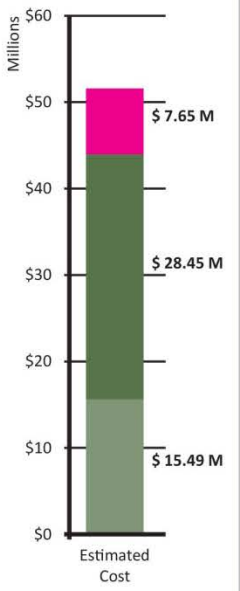
Fitzgerald Square Priority





Fitzgerald Square Priority

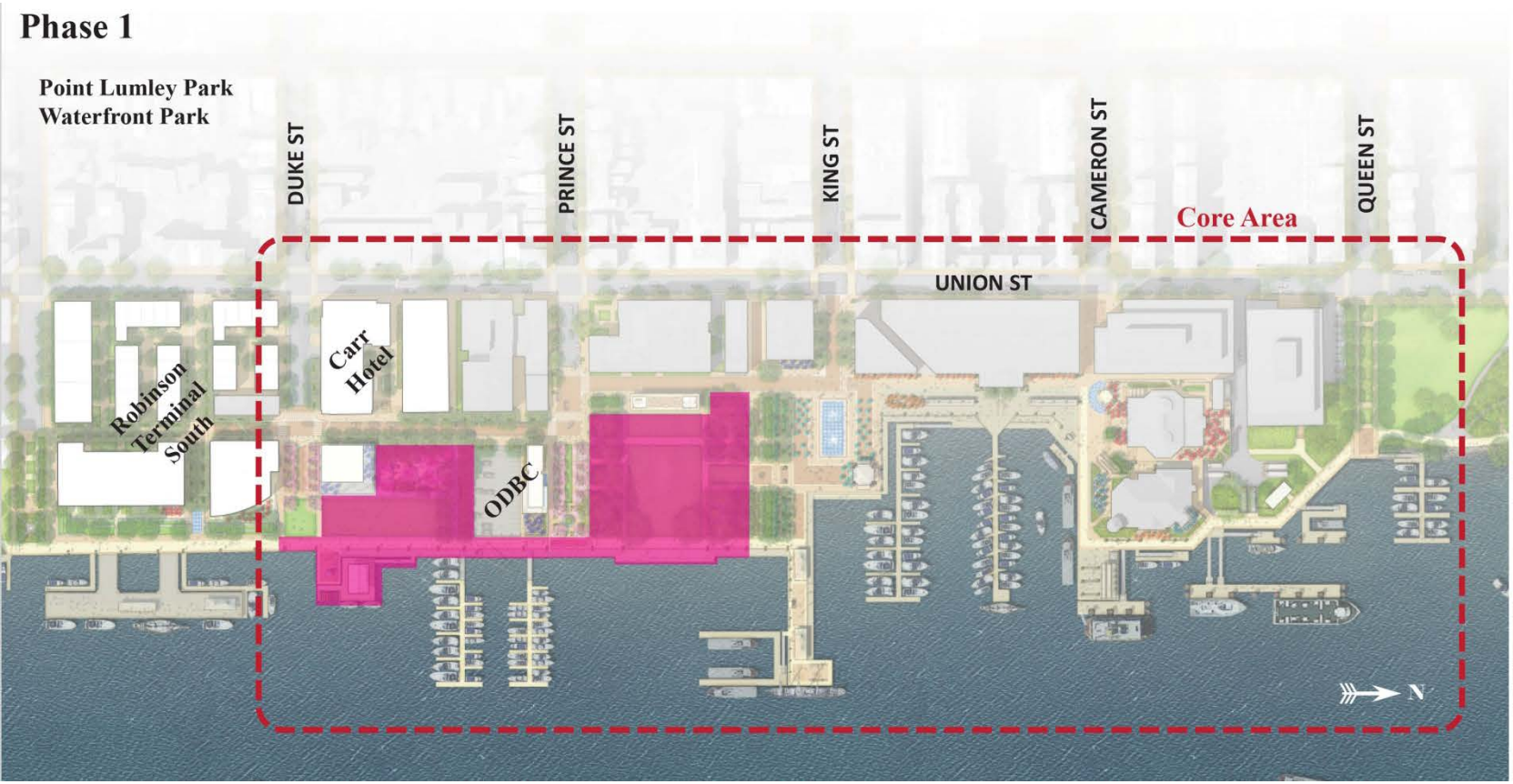
- Advantages:
  - New programmable and active public space
  - Early focus on marquee element of plan
  - New seasonal draw to support existing and new businesses

- Disadvantages:
  - Limited protection from nuisance flooding
  - Delays synergy with private investment in public amenities
  - Impacts to pleasure boat marina

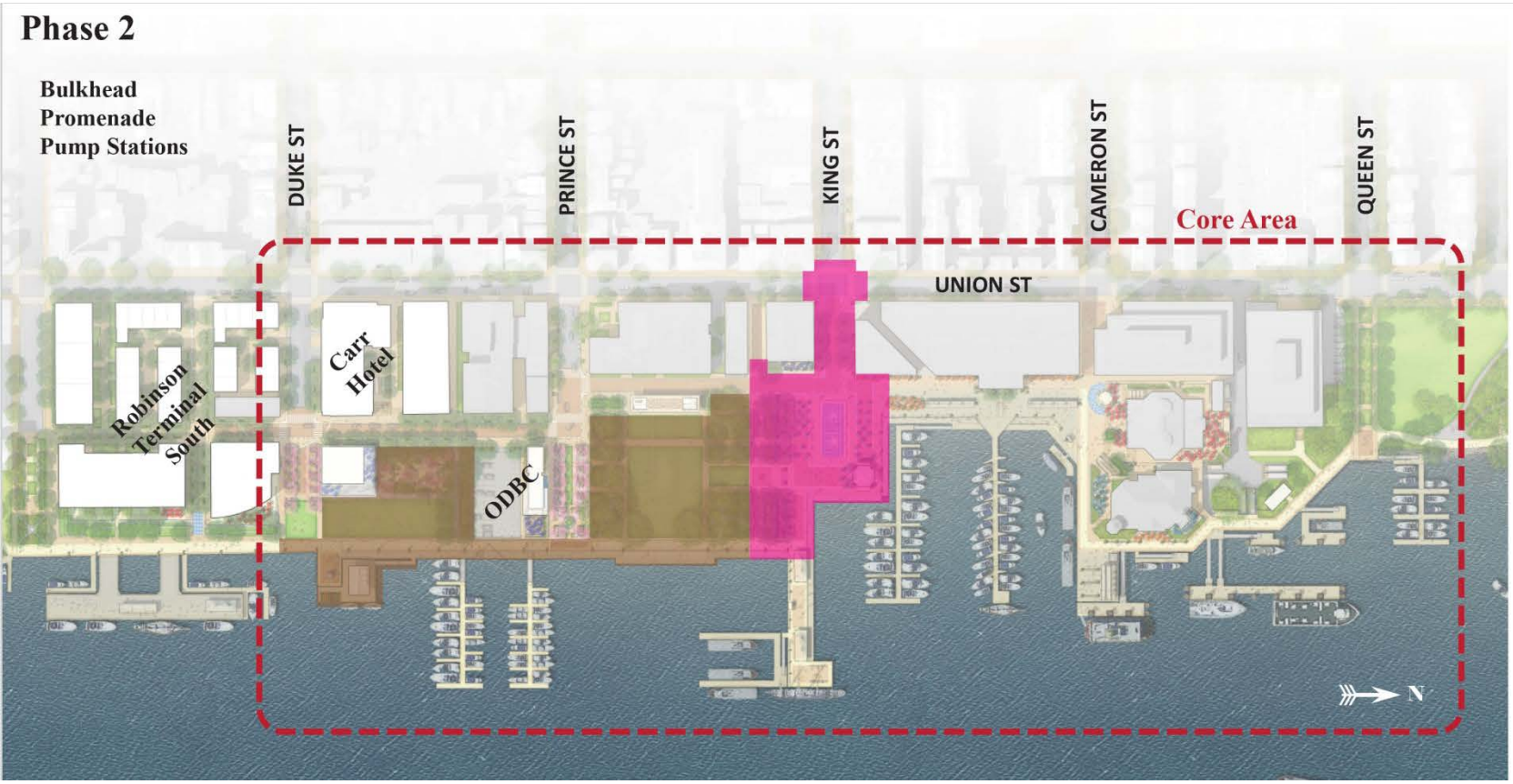
Phasing Options – Option C

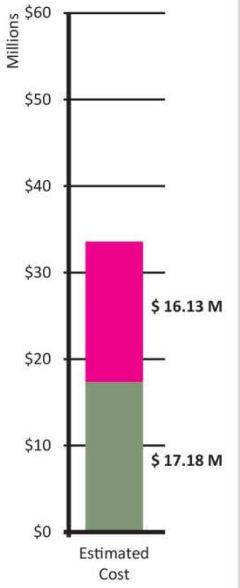
Core Area Parks Priority

Option C
Core Area Parks Priority



Option C
Core Area Parks Priority





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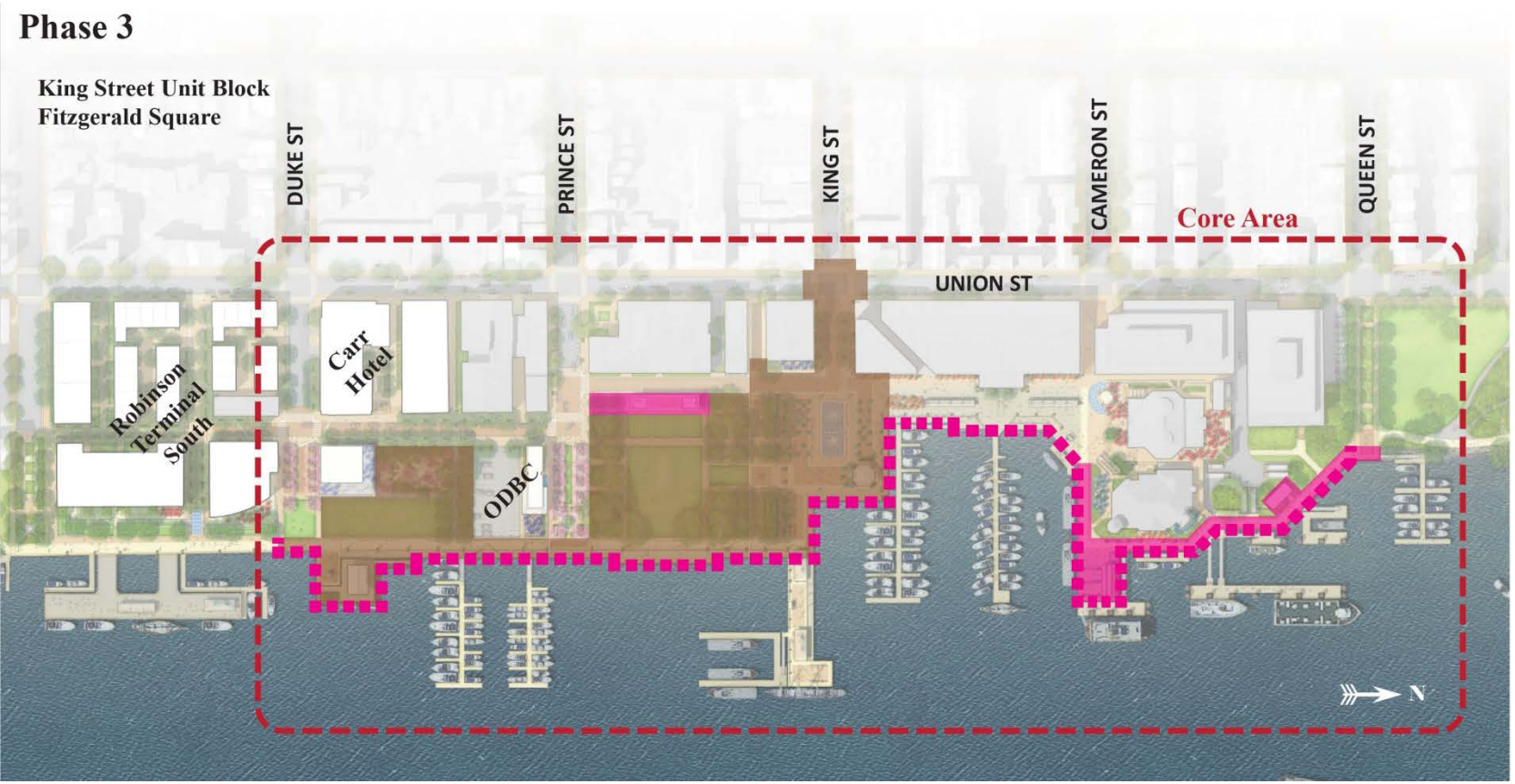
Core Area Parks Priority



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

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?

Summary of Feedback 12/11 Joint Commission Mtg.

- Option A – Flood Mitigation & Promenade
  - Protect investments from flooding
  - Provides continuous walkway
- Construction
  - Coordination with development construction
  - Overall project management
- Governance
  - Future maintenance
  - Revenue sources (fund raising, grants)

Summary of Feedback 12/16 Waterfront Commission

- Preferred Option A – Flood Mitigation and Promenade priority
- Budget
  - Earmarked revenue source to fund improvements
  - Waterfront competing in CIP process
- Level of amenity construction TBD
- Recommendation letter to Council

Priorities for Phasing and Funding

Next Steps

Next Steps

- January 15, 2015 – Park and Recreation Commission
- January 27, 2015 - City Council Legislative Meeting