Waterfront Implementation

City Council

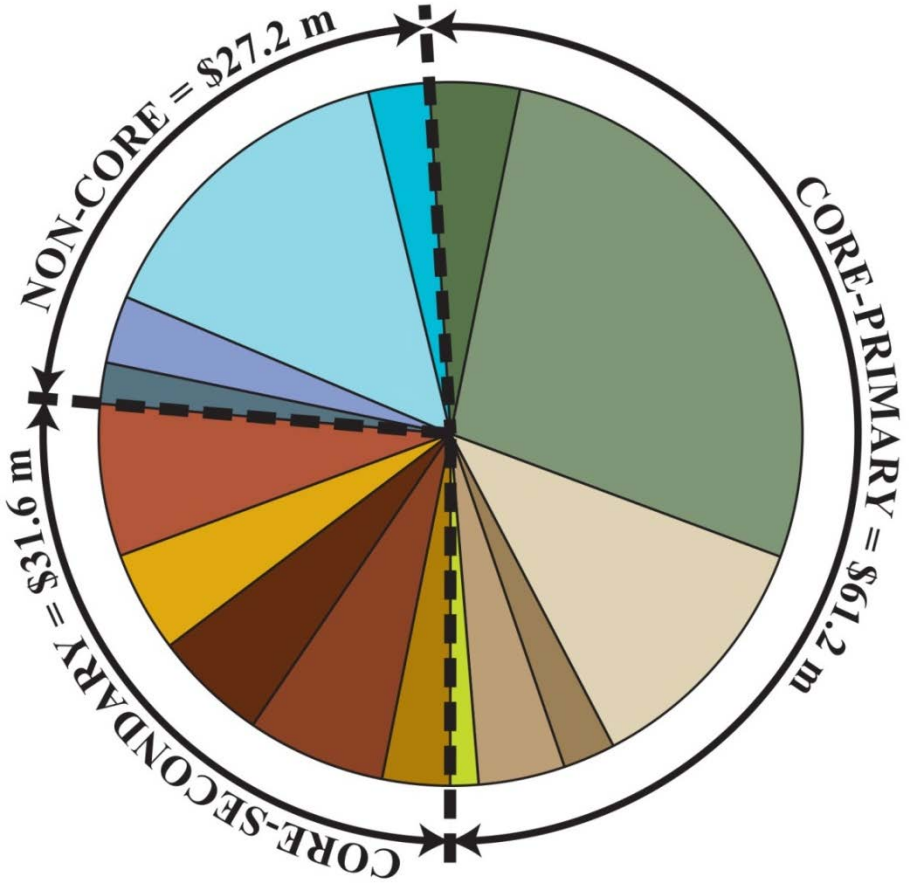
January 27, 2015

Process Overview

- 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

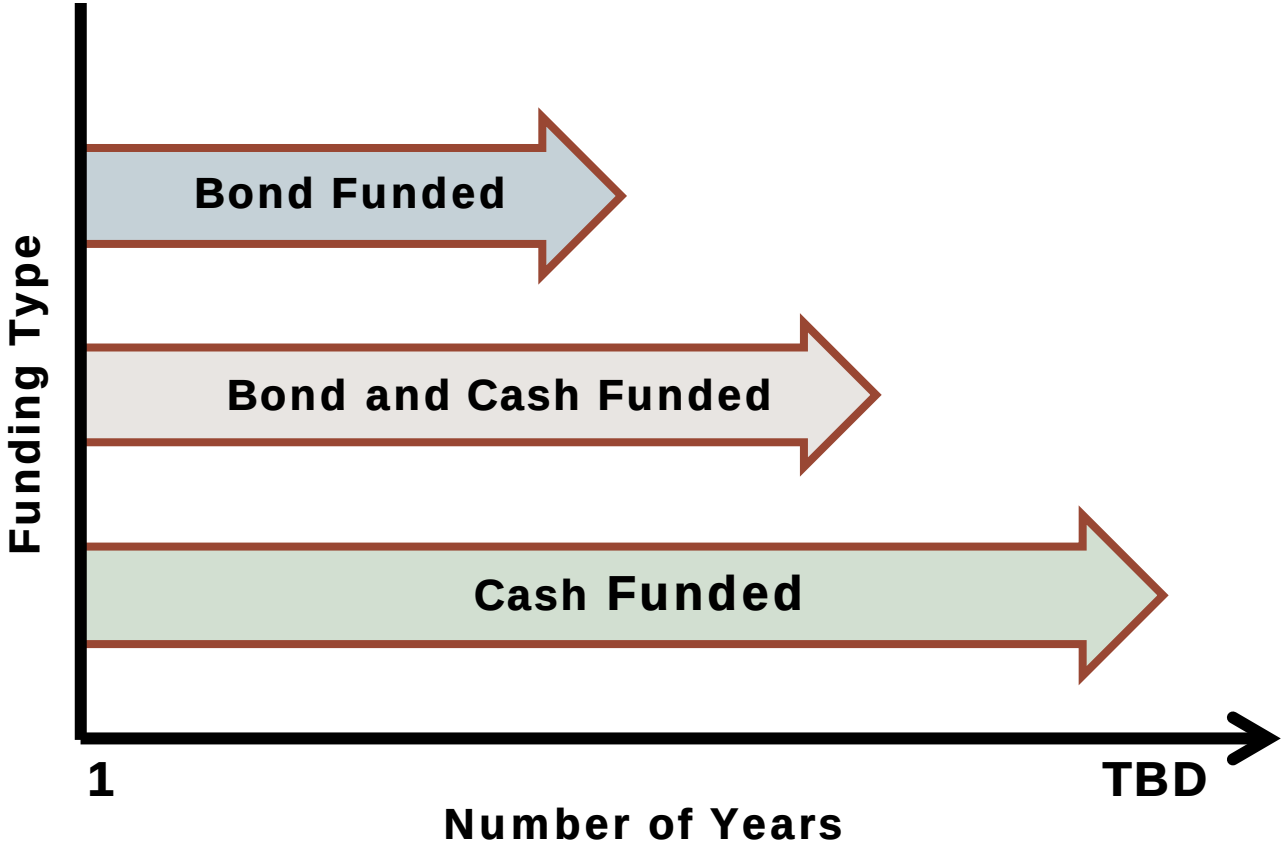
CORE-SECONDARY AREA
$31.6 million

- 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

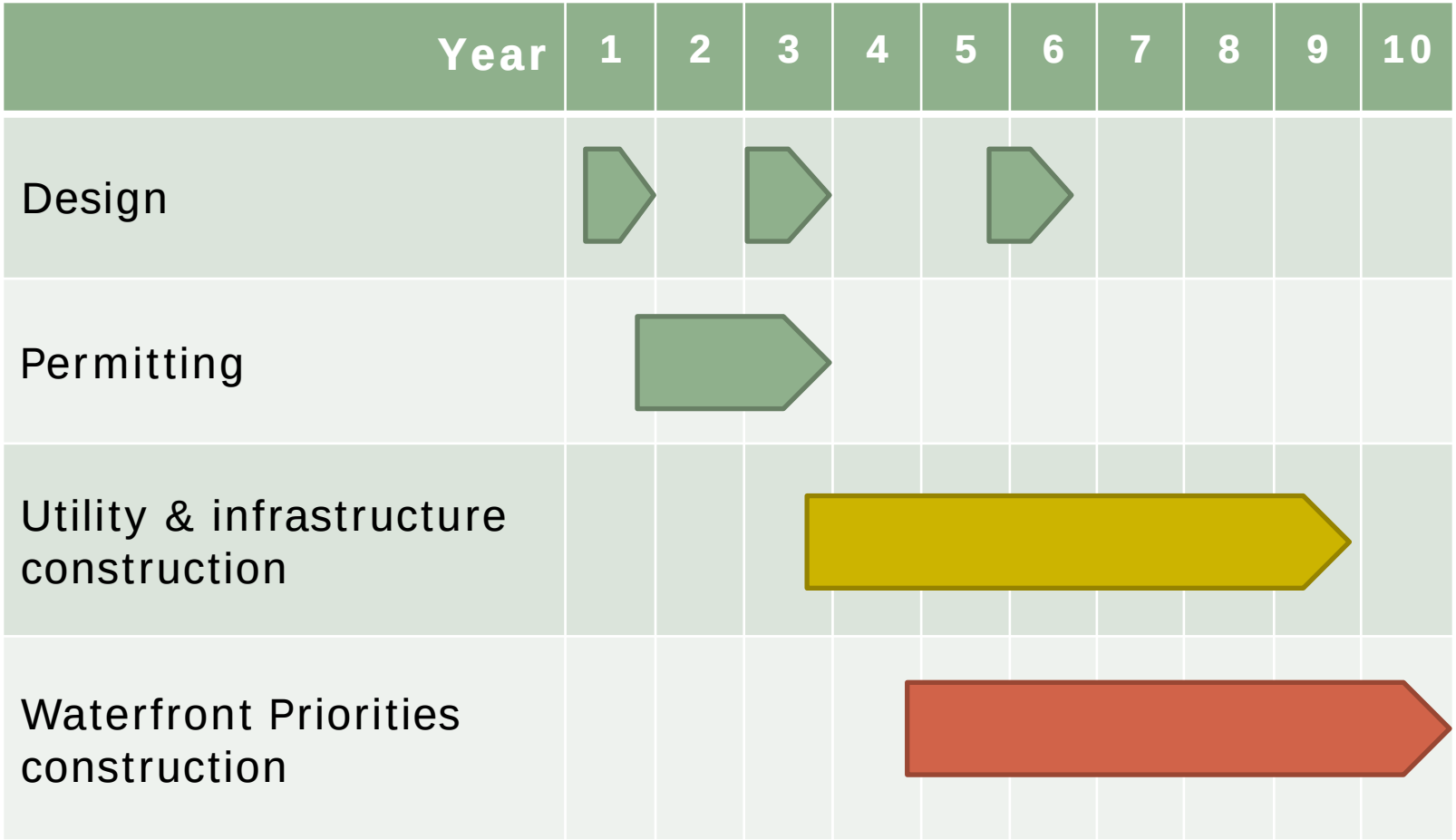
NON-CORE AREA
$27.2 million

- 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



Summary of Feedback 12/03 Open House

Keypad polling exercise results:

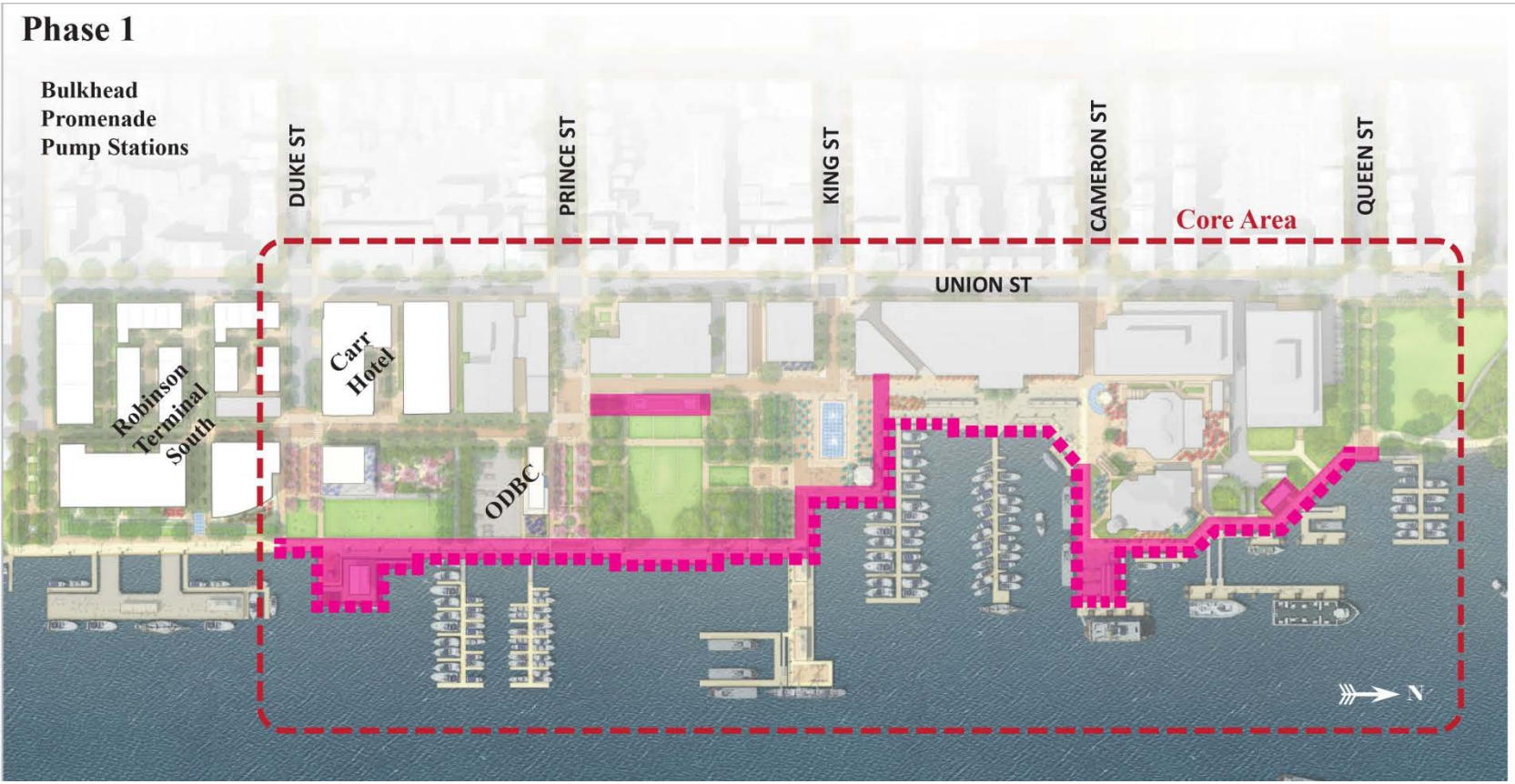
- Start construction inside the core area
- Provide flood mitigation
- Provide continuous riverfront walkway
- Expand and enhance parks
- Over 70% of respondents – 2 or more core area projects in 10 year CIP

Phasing 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

Option A
Flood Mitigation & Promenade Priority



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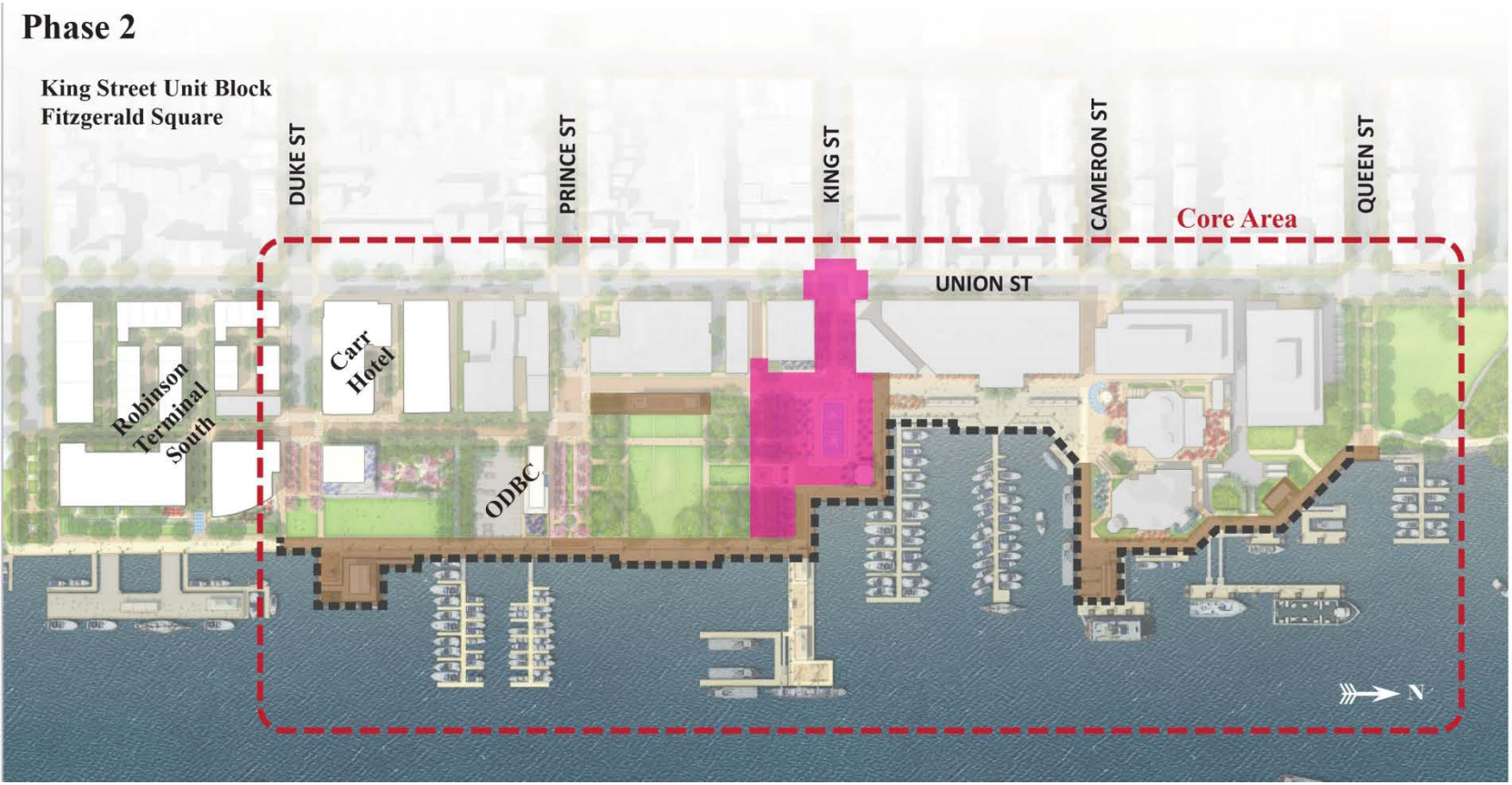

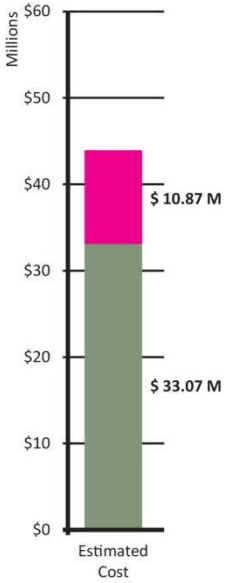

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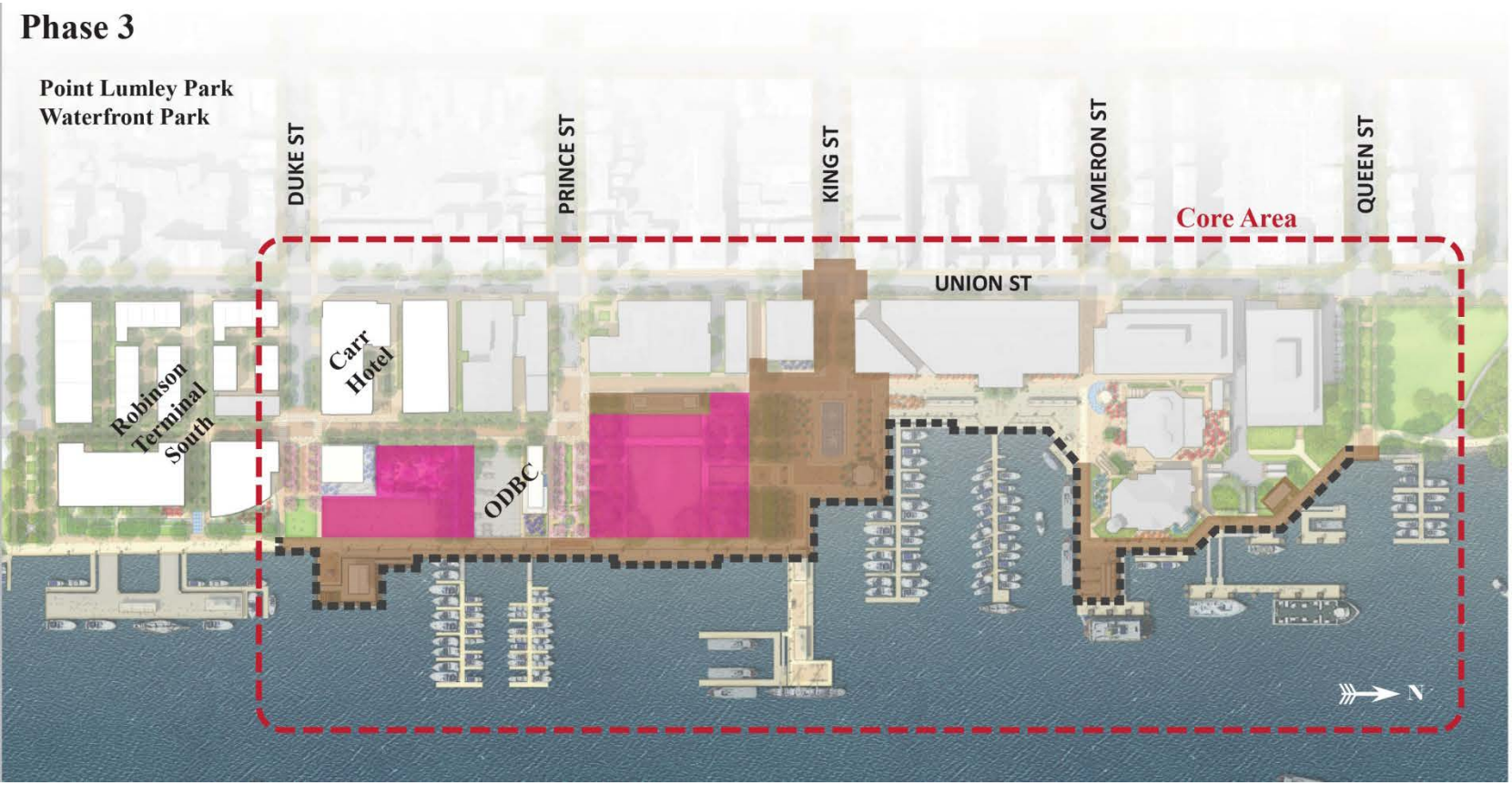
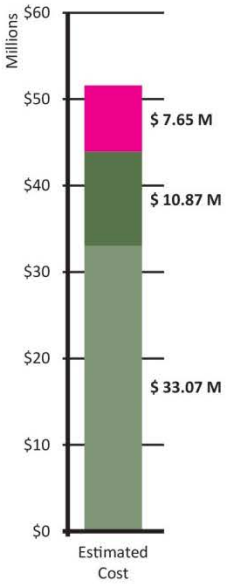
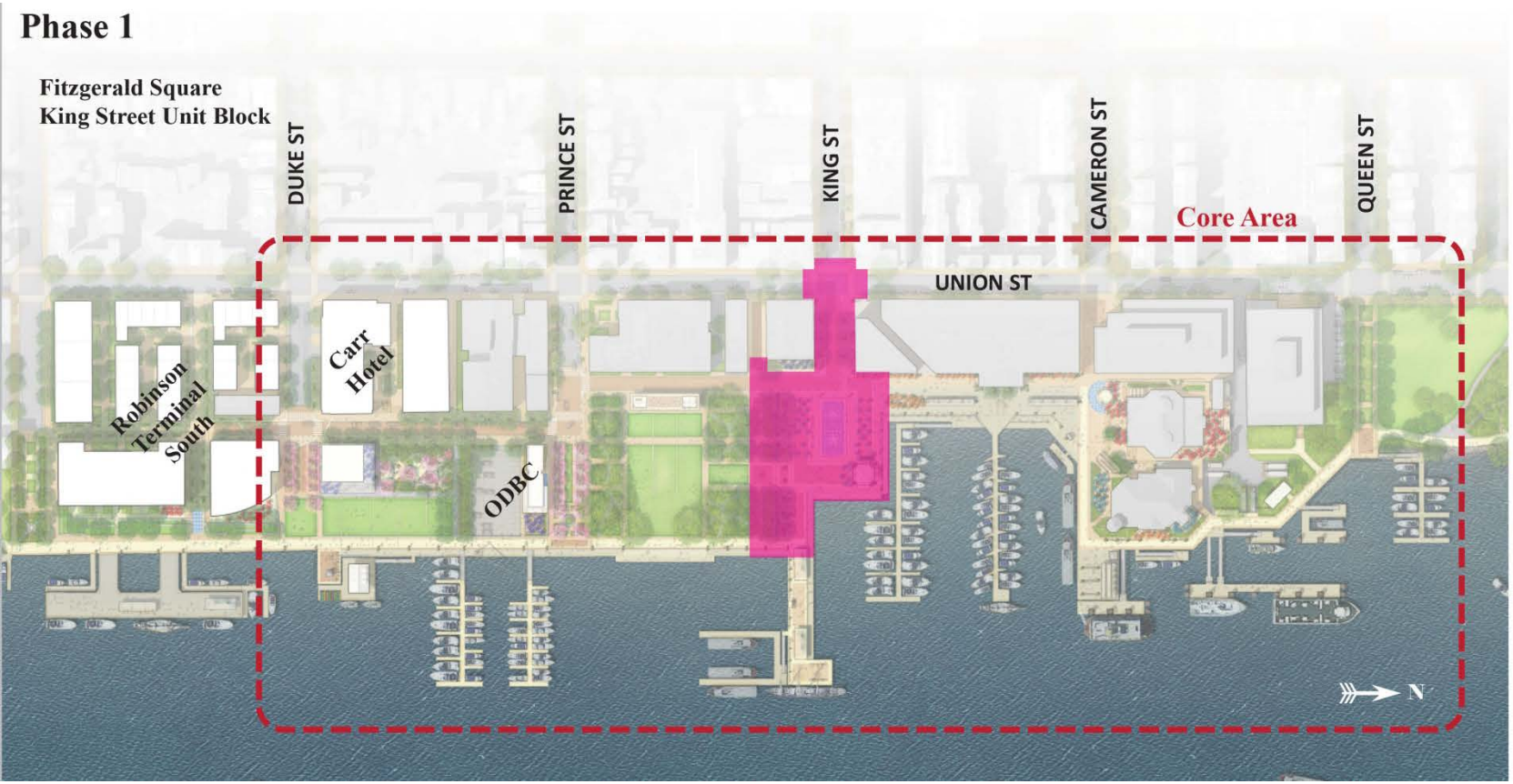




Advantages of Option A

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

Option B
Fitzgerald Square Priority



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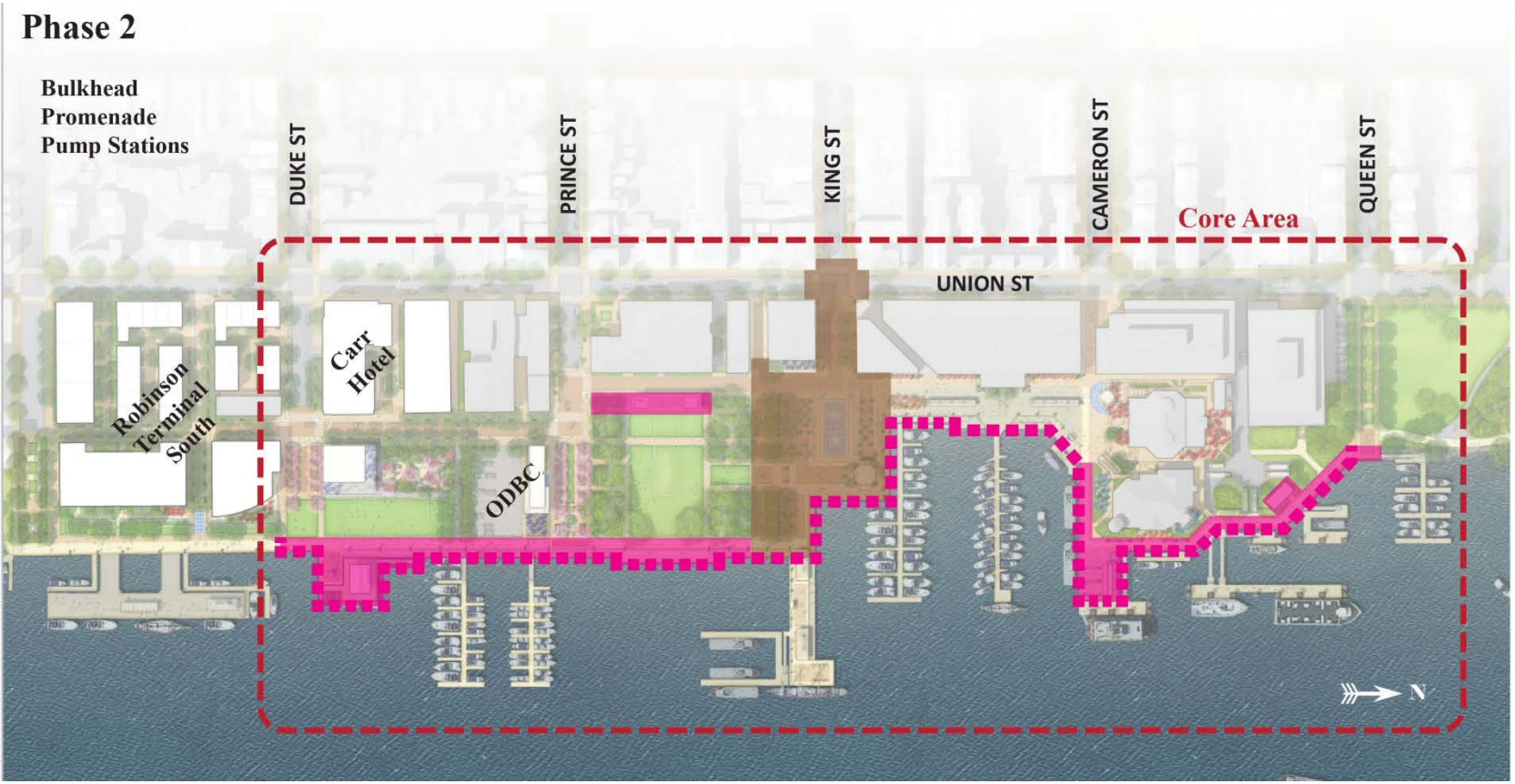

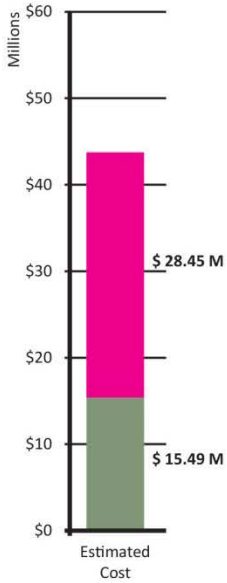

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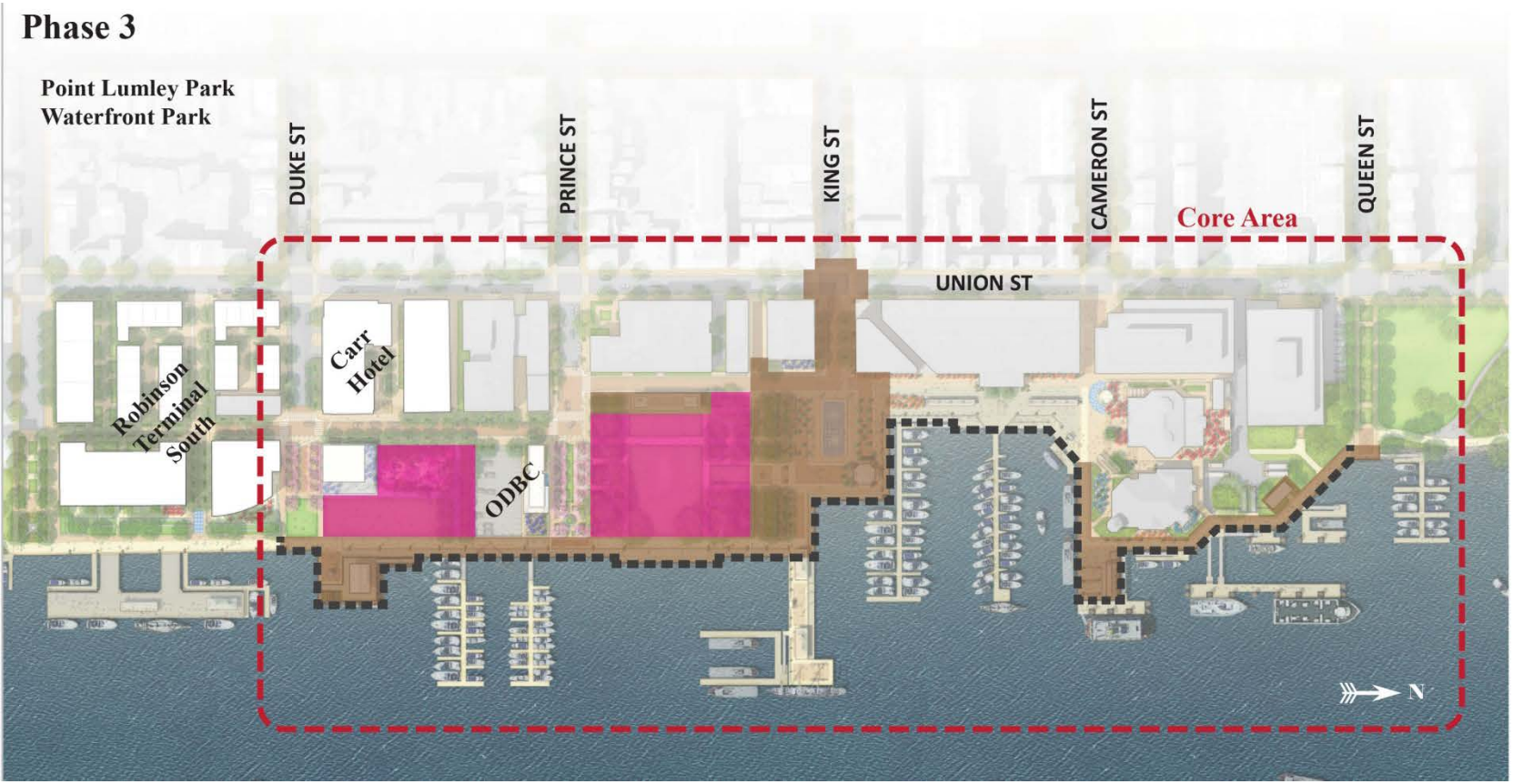
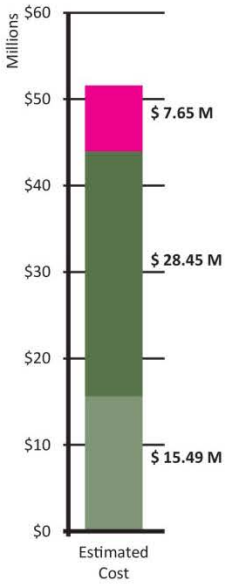
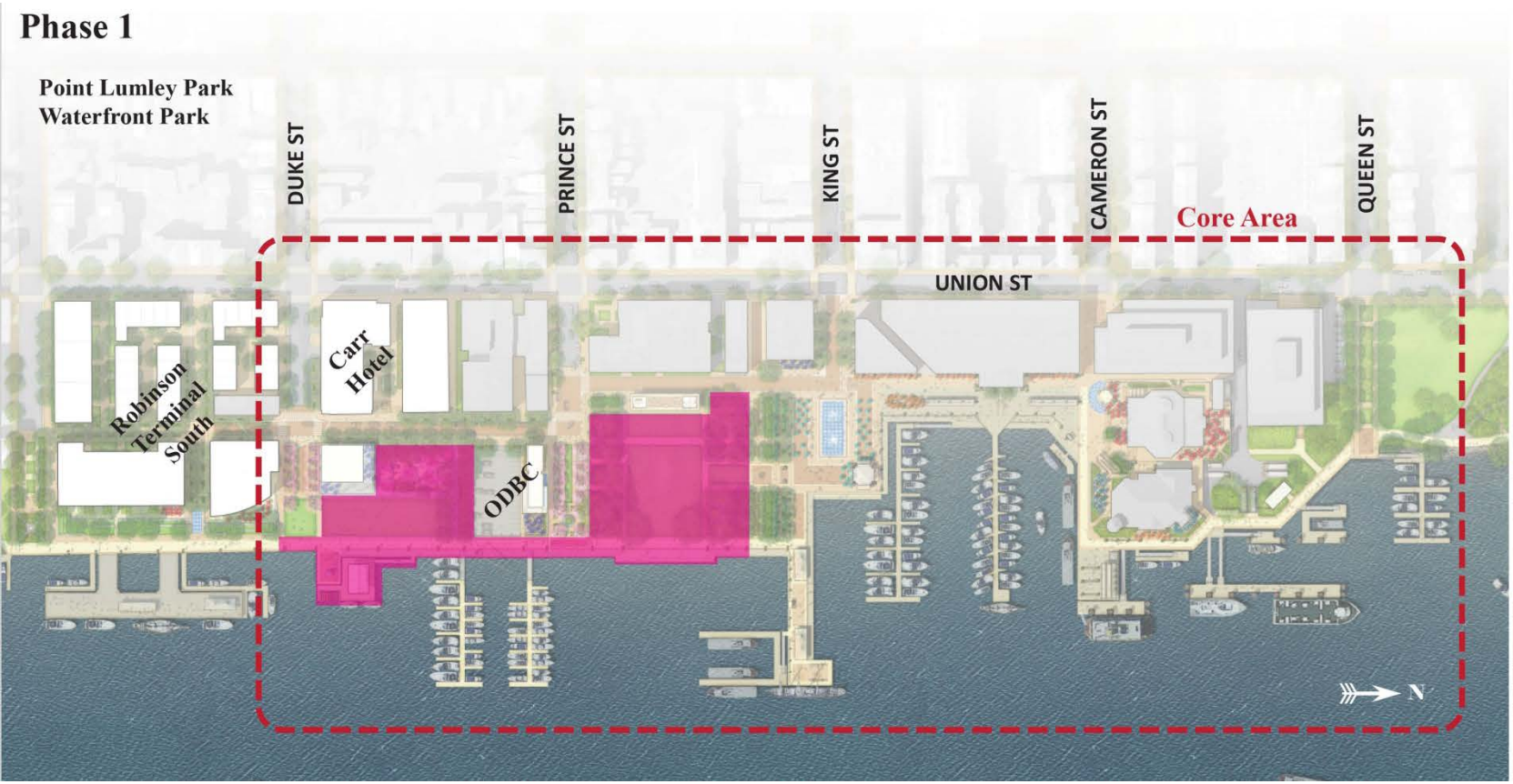




Option C
Core Area Parks Priority



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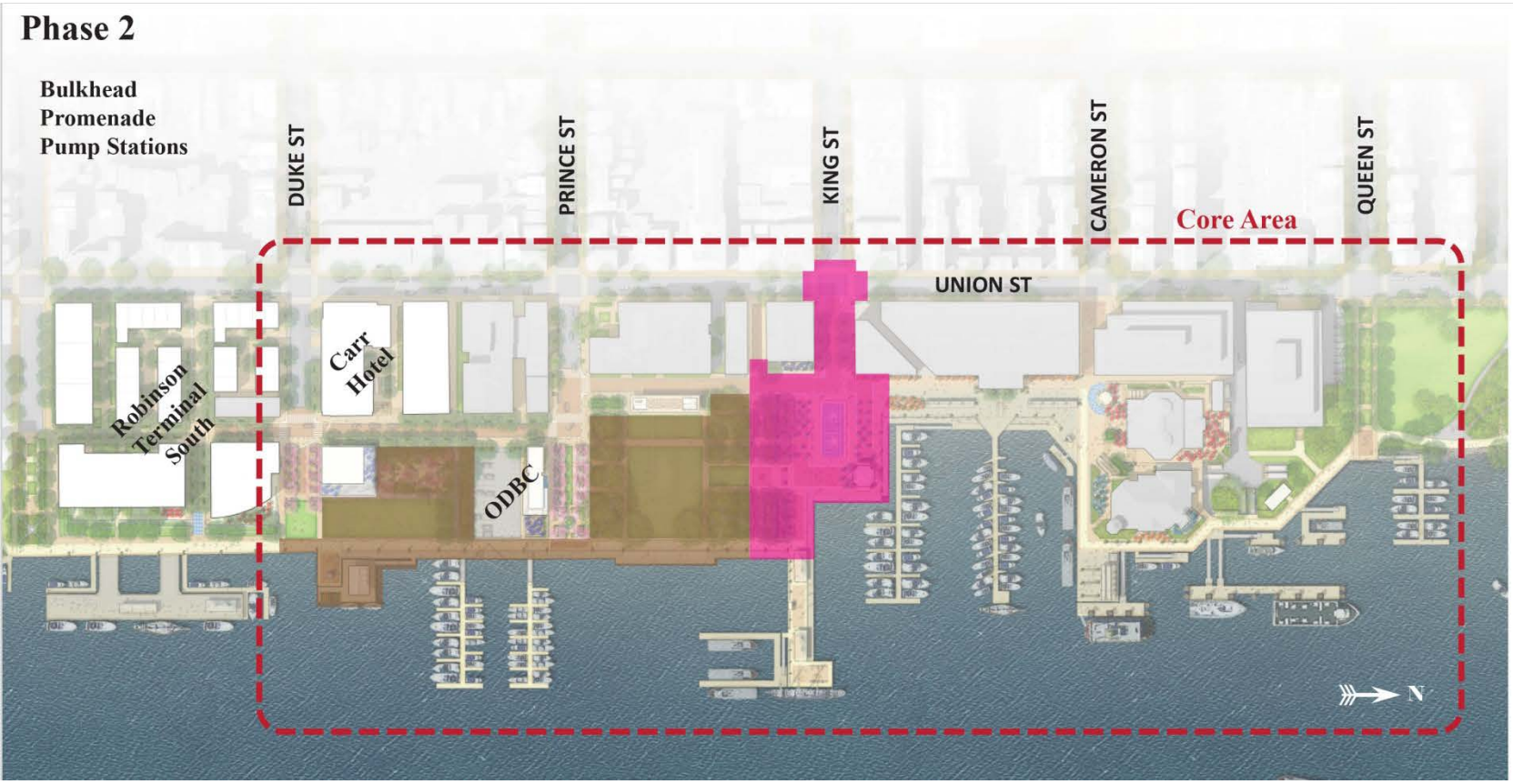

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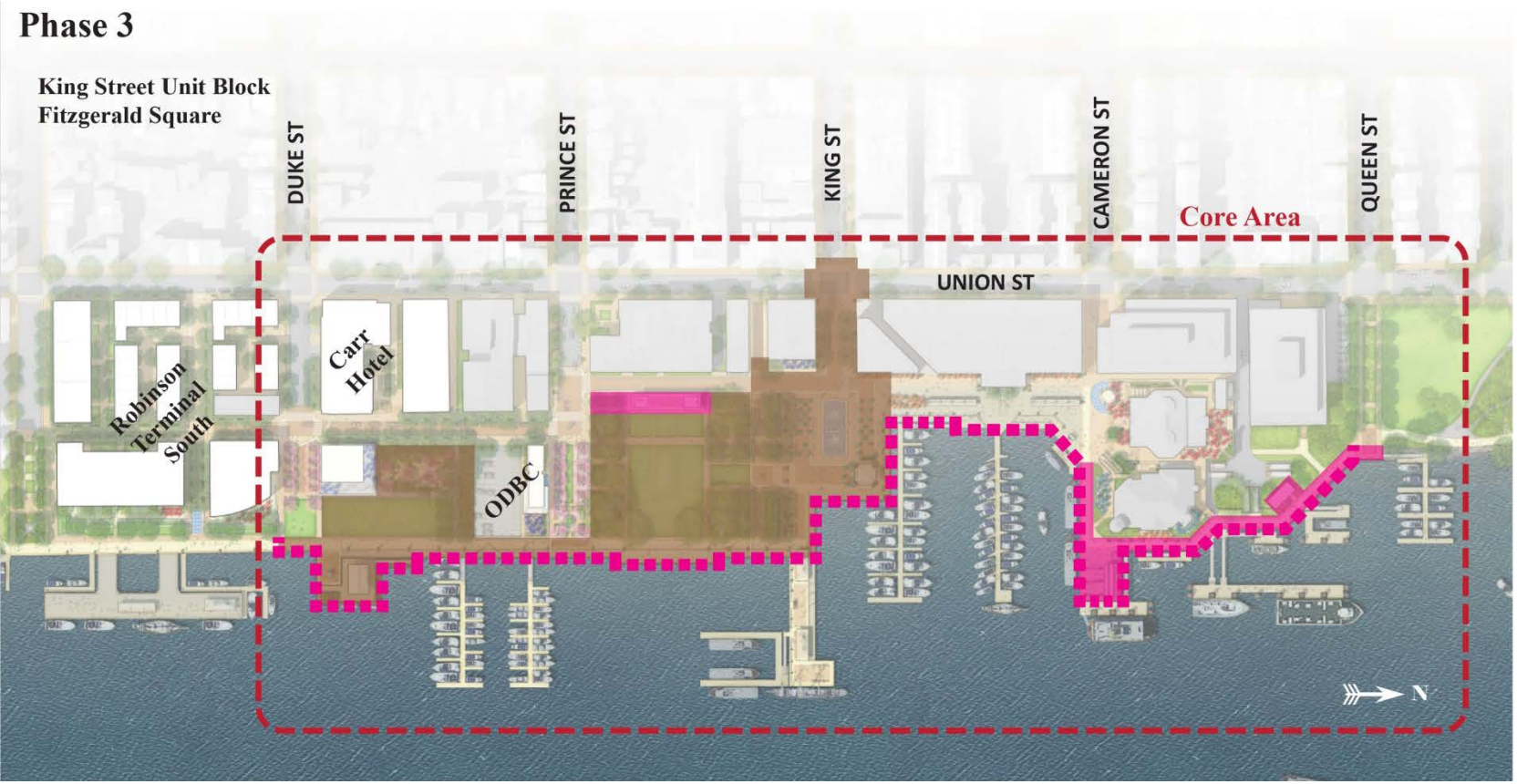

Summary of Feedback

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

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

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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

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Flood Mitigation Design

- Upcoming design effort
- Rigorous detailed design and evaluation
- Subject matter expert peer review
- Continued community dialogue

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Council Request

Recommended order of implementation:

1. Core area utility, roadway and other infrastructure
2. Flood mitigation elements
3. Fitzgerald Square improvements
4. Completion of core area parks

- Provide general guidance to the City Manager to program funding into FY 2016-2025 CIP consistent with above phasing, and to the extent financially feasible