



Project Briefing – Waterfront & Parks and Recreation Commission

Alexandria Waterfront Implementation: Flood Mitigation

November 19, 2024 & November 21, 2024

Matthew Landes, PLA – Portfolio Manager, Project Implementation

1. Waterfront Park –
 - 1. Pump Station Location –**
 1. Prince Street and Strand Street options are technically feasible
 2. Preliminary stakeholder feedback on location?
 3. Additional feedback requested at upcoming Open House
 2. Park Concepts and Program Elements *(via upcoming Open House)*
2. Point Lumley Park
 1. Park Concepts and Program Elements *(via upcoming Open House)*

1. Request stakeholder guidance on station location and park options:
 1. Waterfront Commission - 11/19
 2. Parks and Recreation Commission - 11/21
 3. **Public Open House– 11/25**

2. Project Updates on Parks, Streets, and Lower King Pedestrianization
 1. Waterfront Commission – February & March 2025
 2. Parks and Recreation Commission – February & March 2025
 3. Open House(s) – February or March 2025

3. NEPA/Section 106 Consulting Party Meeting – Anticipated in Late Winter or Spring 2025

BODR Strand Street Location (Presented in Summer 2024)

Consistent with Waterfront Plan (2014) & National Park Service Coordination/Correspondence

Cost Implications:

Established Baseline Cost Estimate (BODR)

Saves ~\$15-20M by eliminating 2nd northern station

Objective:

-Combine to single station, eliminate northern station

-Station as backdrop to park/programming

Pro:

- Minimizes impacts to trees in good condition
- Pump station does not impact park user views of river
- Maintains dual screens (recommended)
- Minimizes impact to garage entrance on Strand Street
- Reduces Capital and O&M Costs – scopes to budget

Cons:

- Risk of delay due to stakeholder opposition/appeal
- Requires undergrounding of Strand Street overhead power

Height – flat roof:

18' for 1 structure.

26' for 2nd structure.

Building Footprint: ~5,000 SF (~90' x ~55')

LEAST IMPACTFUL TO TREES



*Additional coordination was known to be required with Dominion Power before floorplan and requirements set.

Draft, Deliberative, Pre-Decisional

1. Dominion Power Coordination:

1. Removed requirement for Dominion switches/transformers to be in/on pump station - reduced footprint possible.
2. Dominion recommends/requests pole at corner remain (if South Strand Street not undergrounded)

2. Further evaluation in response to stakeholder concerns:

1. Alternatives site analysis conducted for non-Waterfront Park / private parcels per stakeholder requests.
2. Re-consideration of alternatives that impact trees along Prince and Waterfront in light of stakeholder concerns.

3. Existing Tree Condition Assessment Completed

1. Shows which trees in excellent, fair, poor condition.

4. Created various options to:

1. Reduce building footprint and total building height.
2. Break up large single mass of building into smaller component structures.
3. Better integrate the pump station into the landscape and programming.
4. Make pump station an asset and amenity as a backdrop to park.

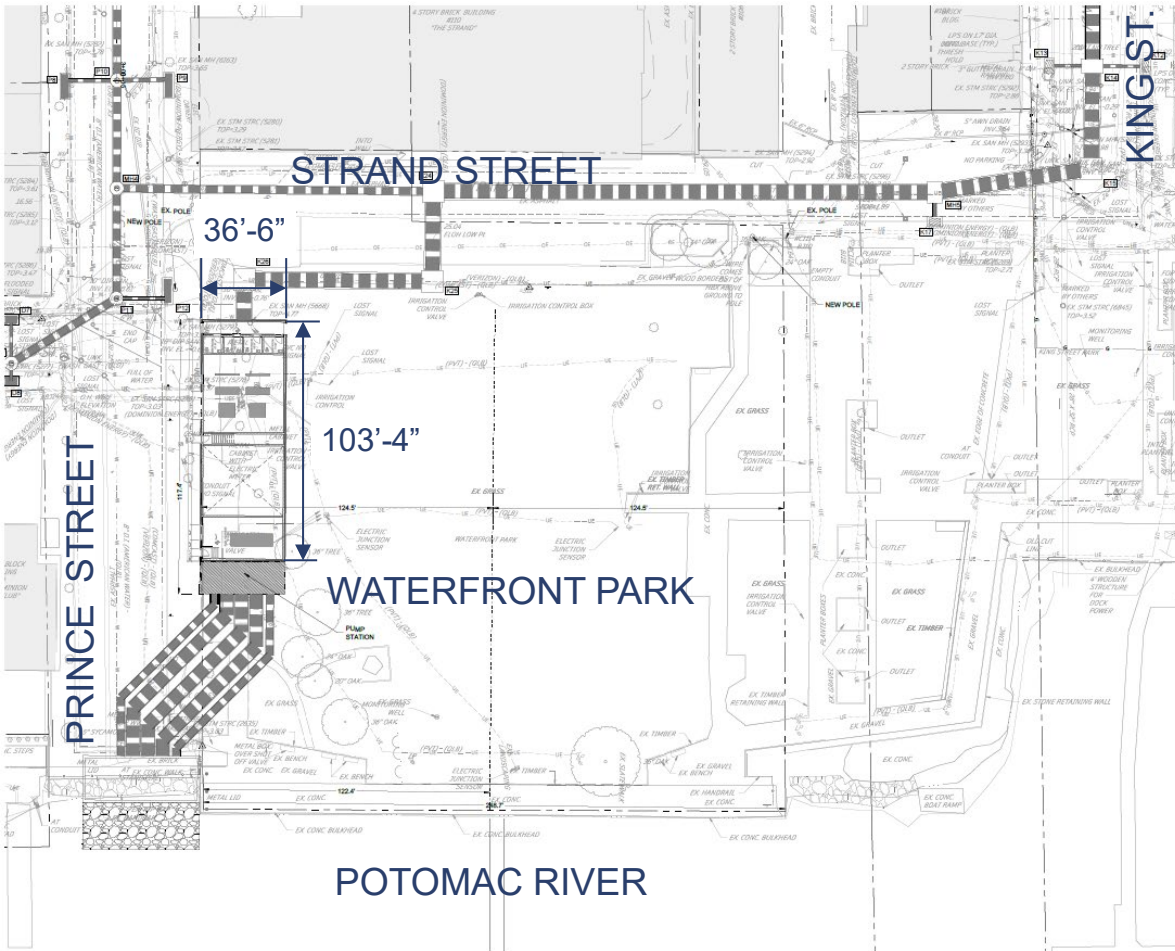
Pump Station: Alternate Concepts

(November 2024, advanced from June/BODR)



Waterfront Park – Prince Street Single Building (Option 2)

Draft, Deliberative, Pre-Decisional



Cost implication:
+\$200,000 increased direct cost

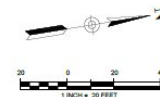
Objective:
-Reduce footprint
-Reduce height
-Station as backdrop to park/programming
-Individual restrooms

Pro:
-Reduced footprint
-Reduction in height/vertical massing
-Preserves most trees rated in good or excellent condition.
-Undergrounding of Strand Street overhead power optional
-Pump station does not impact park user views of river
-Minimizes impact to garage entrance on Strand Street
-Maintains dual screens (recommended)

Cons:
-Increased impacts to trees, though most not rated as "Good or
"Excellent" condition

Height: 24' (flatroof)

Building Footprint: ~3,800 SF

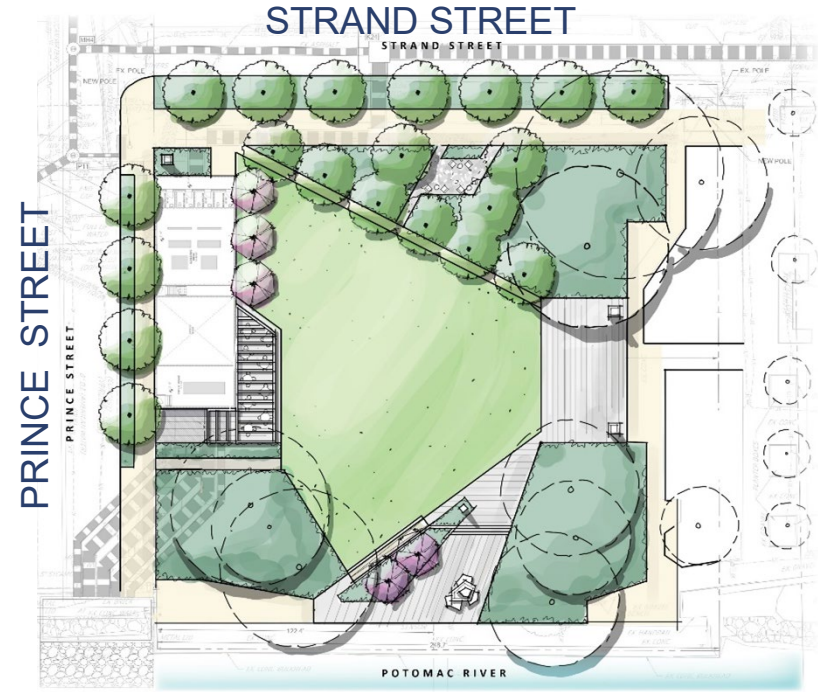


Waterfront Park – Which location preferred & why?

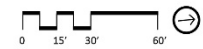
Draft, Deliberative, Pre-Decisional



OPTION 1 – STRAND STREET



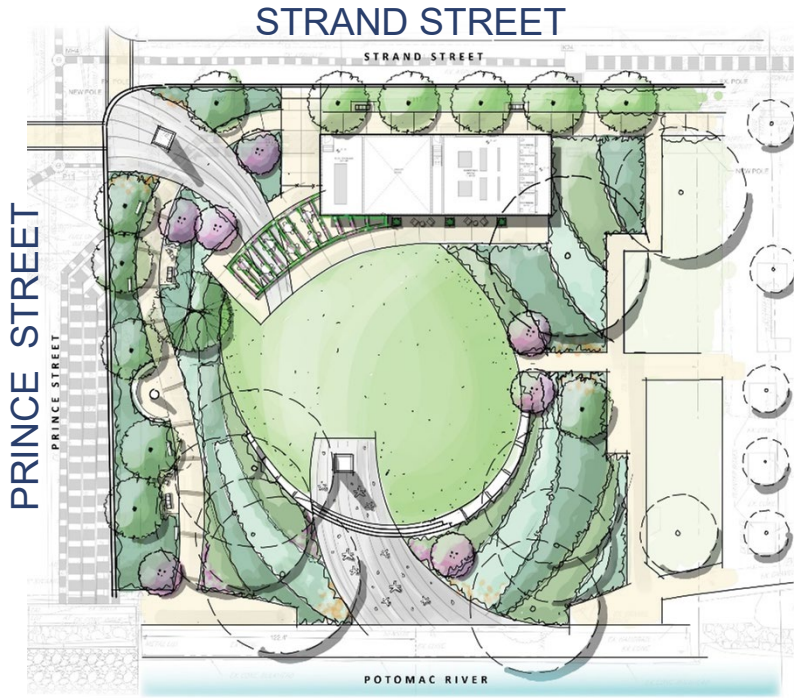
OPTION 2 – PRINCE STREET



*additional landscape concepts will be presented at the Public Open House

Waterfront Park – Strand Street Landscape Concepts

Draft, Deliberative, Pre-Decisional



OPTION 1A

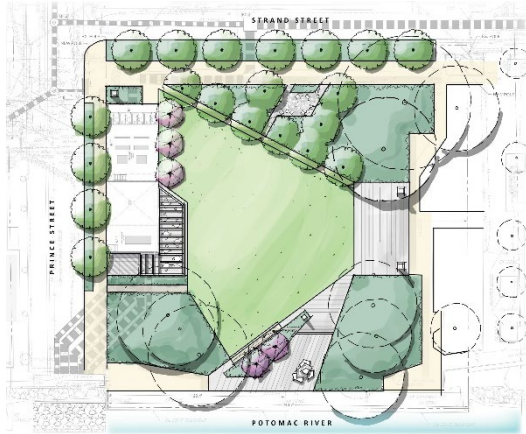
OPTION 1B



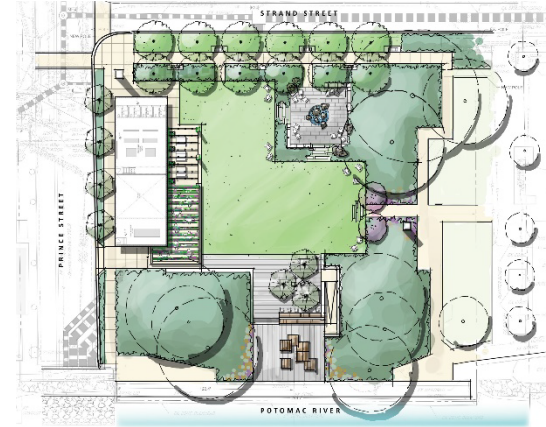
Waterfront Park – Prince Street Landscape Concepts

Draft, Deliberative, Pre-Decisional

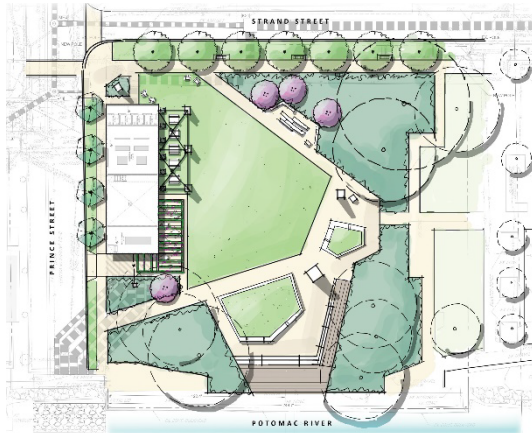
OPTION 2A



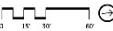
OPTION 2C



OPTION 2B



OPTION 2D

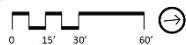


Point Lumley Park Landscape Concepts

Draft, Deliberative, Pre-Decisional



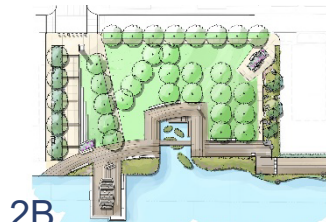
OPTION 1



OPTION 2



2A



2B



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Questions?

Email Questions or Comments to:
Matthew.Landes@AlexandriaVA.gov

Project Website:
www.AlexandriaVA.gov/Waterfront

