



Project Update – Waterfront Commission

Alexandria Waterfront Implementation- Project Team Introduction

November 28, 2023

Agenda

- Mission and Goals
- Project Team Organization & Sphere of Influence
- Who are Skanska, JMT, & LAI?
- Skanska-JMT Phase 1A Scope of Services
- PDB Project Phases & Key Milestones
- Project Schedule (as per RFP)
- Closing Remarks



Project Mission & Goals



Project Mission

To collaboratively design and deliver a set of solutions to mitigate flooding and provide residents, businesses and visitors with a resilient and vibrant public resource along the City of Alexandria's historic waterfront.

Through effective teamwork and communication, and a culture of responsibility, we will work together to address the opportunities and challenges faced and deliver a project that maximizes available budget through intelligent, innovative and functional design.

Key Objectives

The City seeks to implement the Waterfront Implementation Project to:

- Mitigate stormwater and the most frequent tidal and riverine flooding
- Replace aging and failing shoreline infrastructure, where practicable and affordable
- Improve public accessibility and public amenities within key waterfront locations of Old Town Alexandria.
- Actualize the goals of the Waterfront Small Area Plan

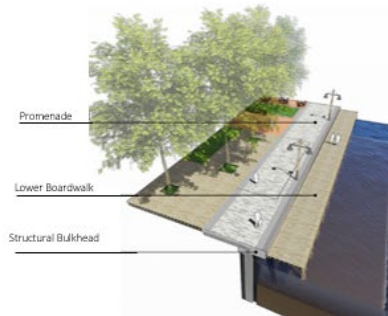
BACKFLOW

of River Outfalls



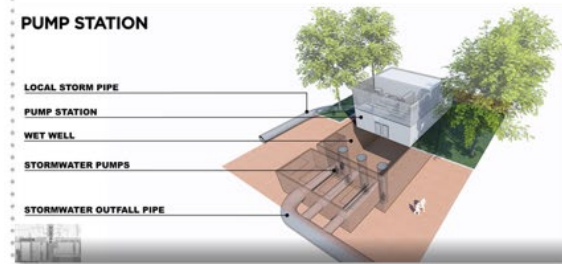
OVERTOPPING

of Bulkhead



INUNDATION

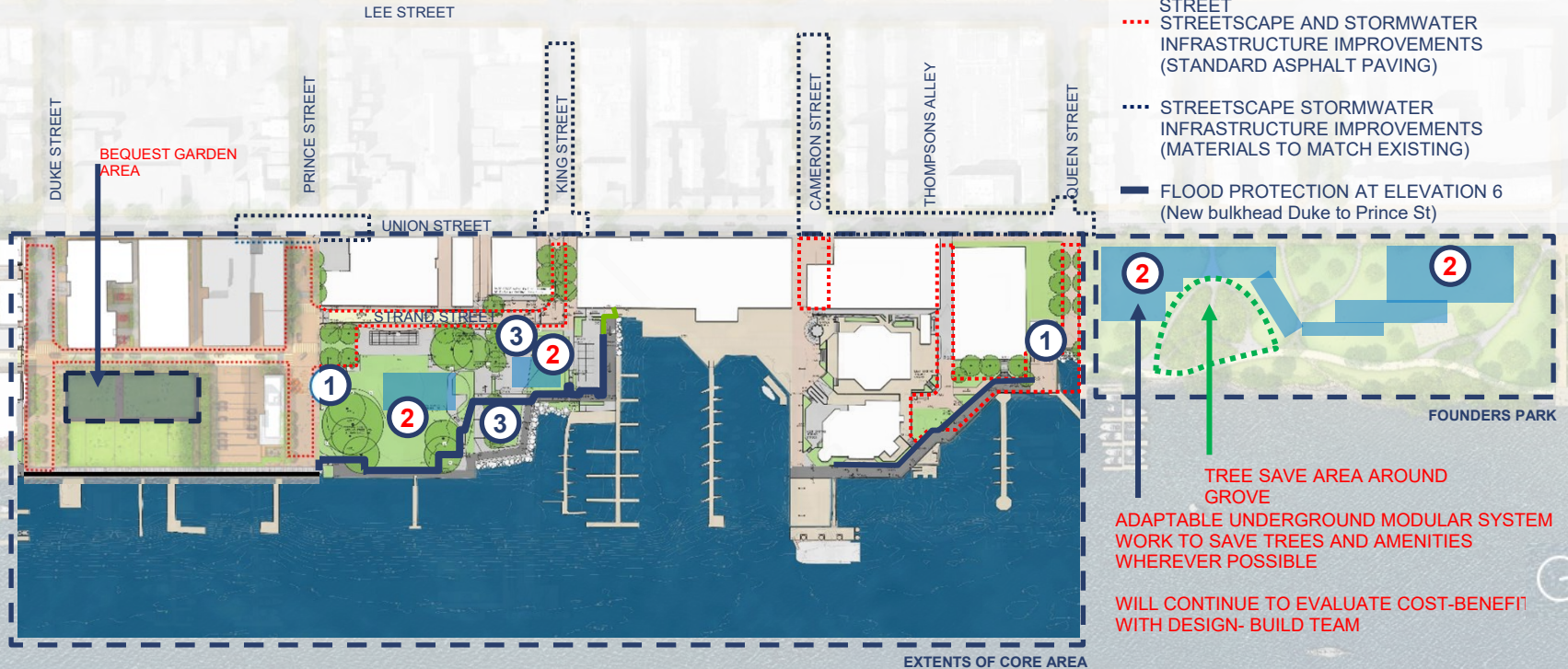
of Storm Sewers



Hybrid Bulkhead & Landscape Based Flood Protection

LEGEND

- 1 PUMP STATION
- 2 **POTENTIAL** UNDERGROUND STORMWATER DETENTION CHAMBERS (**FURTHER EVALUATION REQUIRED**)
- 3 RETAIN WATERFRONT PARK AT KING STREET
- STREETScape AND STORMWATER INFRASTRUCTURE IMPROVEMENTS (STANDARD ASPHALT PAVING)
- STREETScape STORMWATER INFRASTRUCTURE IMPROVEMENTS (MATERIALS TO MATCH EXISTING)
- FLOOD PROTECTION AT ELEVATION 6 (New bulkhead Duke to Prince St)



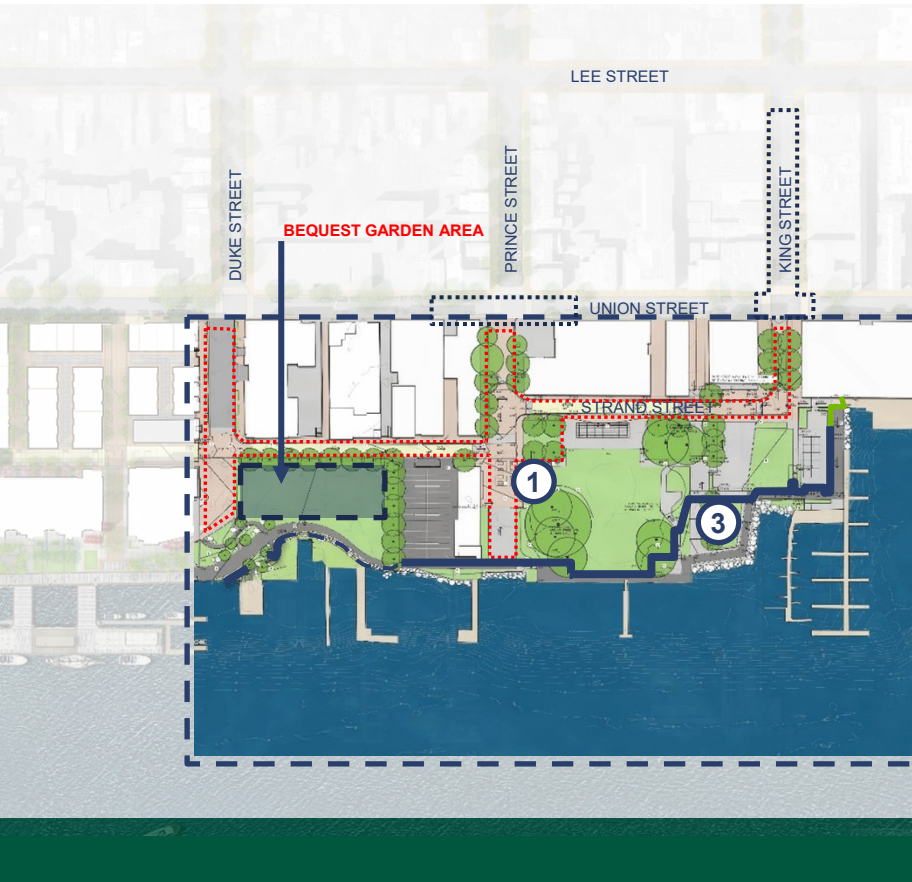
ADAPTABLE UNDERGROUND MODULAR SYSTEM WORK TO SAVE TREES AND AMENITIES WHEREVER POSSIBLE

WILL CONTINUE TO EVALUATE COST-BENEFIT WITH DESIGN- BUILD TEAM

EXTENTS OF CORE AREA

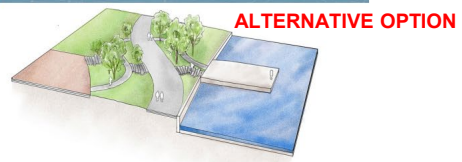
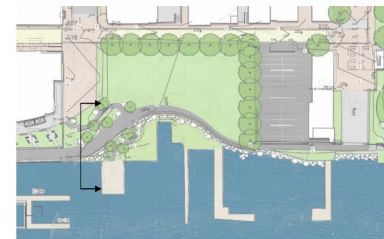
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- FLOOD PROTECTION AT ELEVATION 6 (Stabilized Shoreline-no bulkhead Duke to Prince ...)

// Phase 1 – Point Lumley Shoreline Alternate



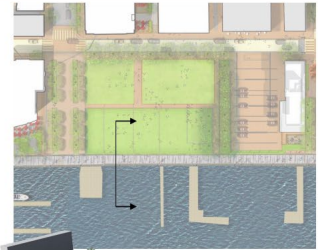
Duke to Prince Strategies – Point Lumley

LANDSCAPE
\$7M



ALTERNATIVE OPTION

BULKHEAD
\$28M

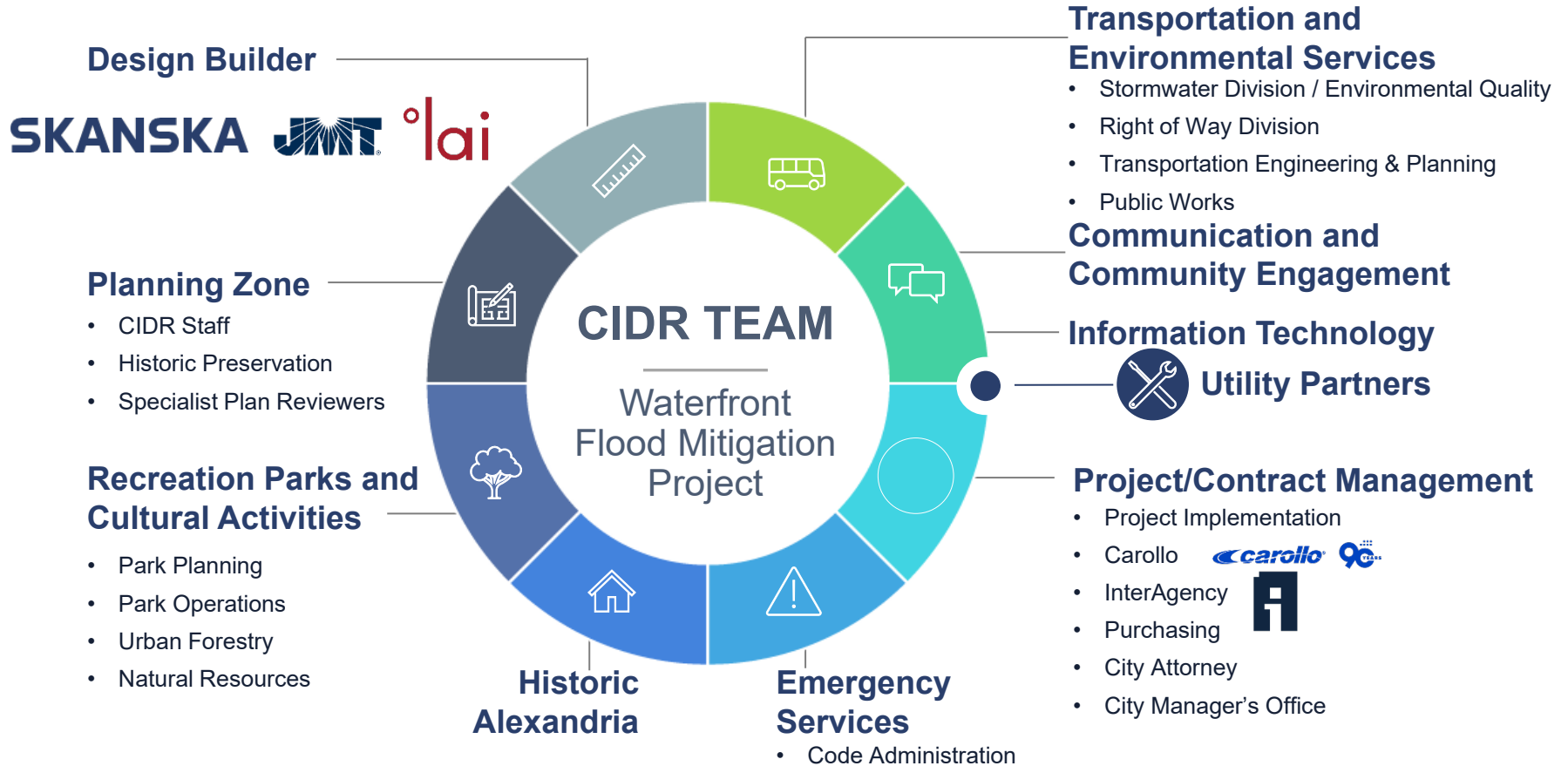


BASELINE

Included but not shown:
 - Hardscape + landscape allowances
 - Baseline Plan furnishings

Project Team Organization





City of Alexandria



SKANSKA



McLean



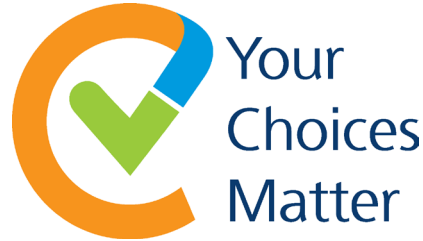
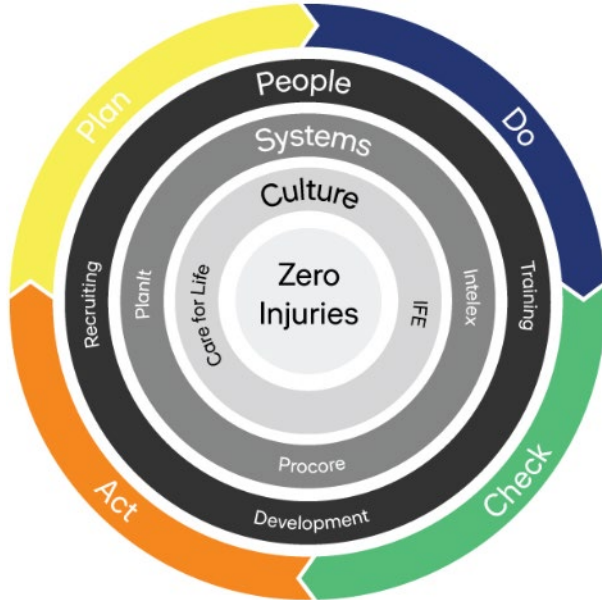
Hayes & Monaghan, Geoarchaeologists LLC



Who are Skanska, JMT, & LAI?



Safety & Quality Moment



ISO 14001 Certificate



ISO 45001 Certificate



Value Moment

Be better together



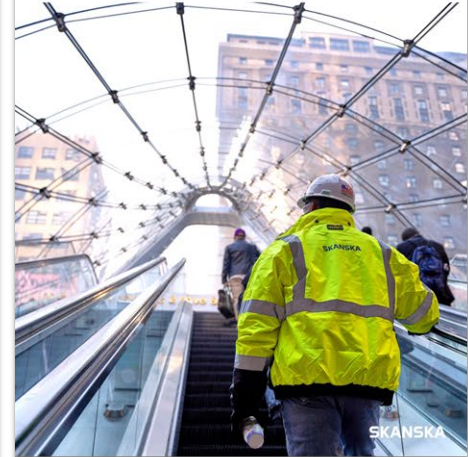
Care for life



Act ethically and transparently



Commit to customers



Who is Skanska?

- One of the world's leading companies in construction and project development
- 8th largest general contractor by U.S. revenue
- A top green contractor
- 4,000 repeat customers
- Global headquarters in Stockholm, Sweden
- More than 30,000 employees worldwide
- Named one of America's Best Employers by Forbes
- Four business streams
- Construction (building and heavy civil projects)
 - Commercial Development
 - Infrastructure Development
 - Residential Development



Local Presence, Local Impact



Menokin – Francis Lightfoot Lee House
Warsaw, VA



Route 1 Interchange
Alexandria, VA



Woodrow Wilson Bridge - Foundations
Oxon Hill, MD



Douglas MacArthur Elementary School
Alexandria, VA

Who is JMT?

Mission: *“To provide professional infrastructure services that turn visions into realities for the betterment of our clients, communities, environment, and employee owners.”*

- JMT is a national leader in delivering transportation infrastructure improvements for federal, state, and local agencies.
- 50+ years of serving public and private clients
- 2,200 Professionals dedicated to high quality performance
- Top 5 Design Firms, Mid-Atlantic Region - Engineering News-Record
- Top 3 Largest Engineering Firms – Baltimore Business Journal
- JMT is certified to ISO 9001:2015 Business



JMT Waterfront Projects



Low Battery Seawall Project
Charleston, SC



Penns Landing Park
Philadelphia, PA

Skanska-JMT Teaming



Hunt Point Phase 1 Edgewater Waterfront Park
Bronx, NY



11th Street Bridges
Anacostia, Washington, DC

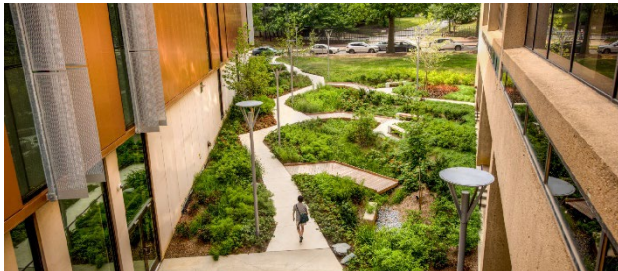


Nice-Middleton Bridge
Newburg, MD

Who is LAI?



- Landscape architecture, urban design, planning
- Award-winning practice with a collaborative and multi-disciplinary approach
- 35+ years of experience
- Washington, DC based with local, national, and international public and private projects
- Extensive experience on waterfront projects in the Potomac and Anacostia Rivers



**UDC Student
Center Rain
Garden**
Washington, DC



Waterfront Park at The Wharf
Washington, DC



Buzzard Point Riverwalk
Washington, DC

Who is Carollo and InterAgency?



Owners Advisor

CAROLLO'S STAFF BY THE NUMBERS

50+
offices in
North
America

1350+
employees

500+
professional
engineers

100%
Privately
owned



Certified small and disadvantaged business enterprise

Work closely with federal, state and local regulators to streamline permitting efforts.

Local knowledge and experience to apply to the project

A small 10+ year old company with a big footprint

Natural Resources Consulting Services:

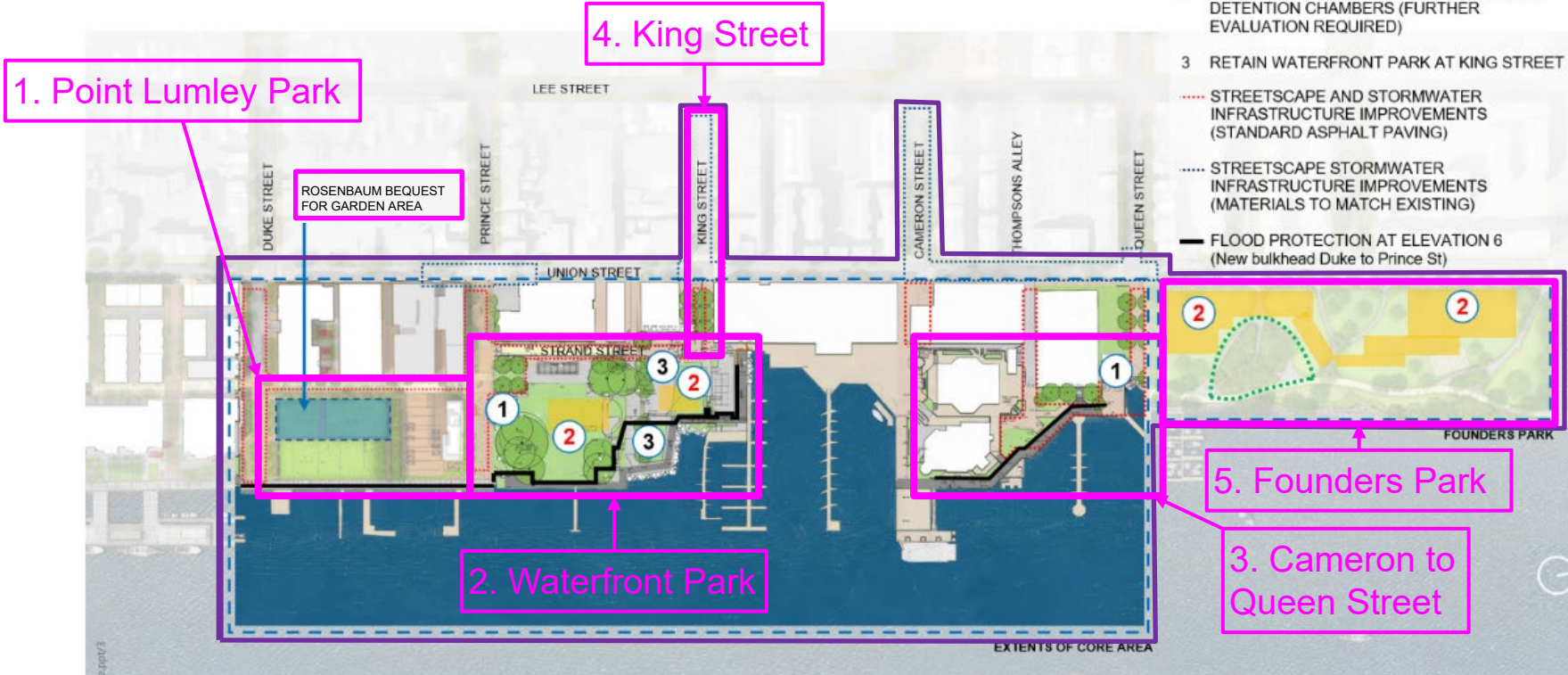
- National Environmental Policy Act (NEPA)
- Clean Water Act Permitting
- Wetland Delineations and Stream Assessments
- Rare, Threatened and Endangered Species Surveys



Skanska-JMT Phase 1A Scope Summary

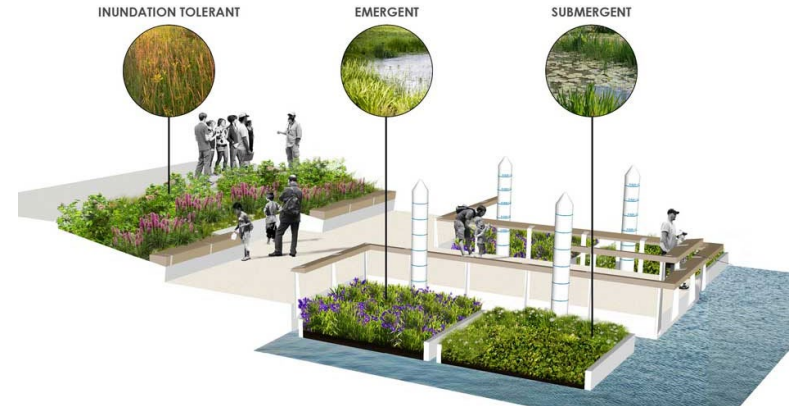


Project Extents

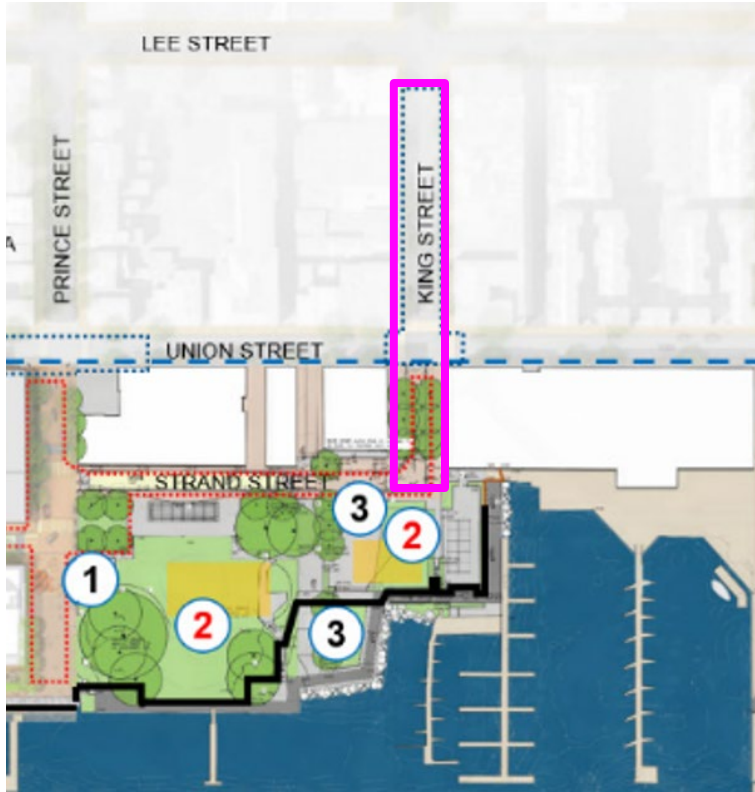


Alternative Evaluations

- Riverine Protection Strategies
- Alternative Shoreline Solutions
- Stormwater Detention Chambers
- Pump Station Generator Locations
- Stormwater Quality/Pretreatment
- Northern Pump Station (PS2) Siting
- Lower King Street Placemaking



Pedestrian-Only Lower King Street



Work Plans:

- Supplemental Site Surveys
- LiDAR
- Bulkhead Condition Assessment
- Archaeological Cultural Resources Work Plan
- Environmental Site Assessment (Supplemental)
- Civic Engagement and Outreach Plan
- Outfall Assessments



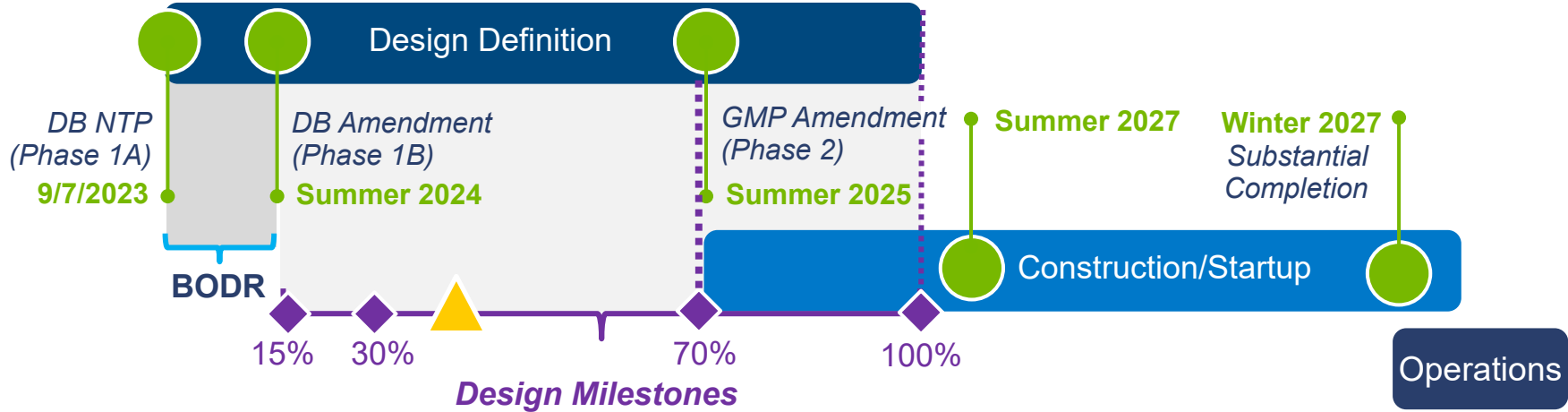
Project Schedule



Overall Project Schedule

Owners Advisory Planning Services

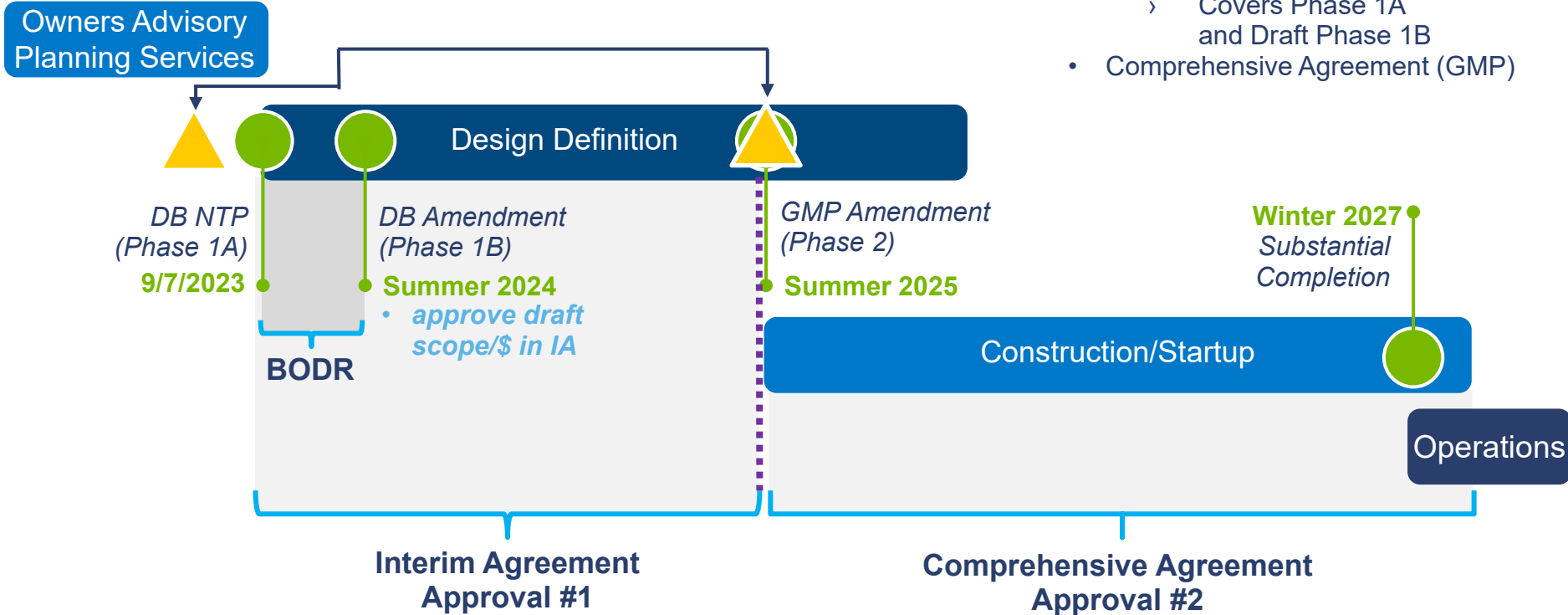
▲ Planning Commission and Council Approval



✦ Construction will commence AFTER City's 275th birthday celebration

Contractual Milestones & Council Authorization

- ▲ **Council Approval/Action anticipated:**
 - June/July 2023 - Interim Agreement
 - › Covers Phase 1A and Draft Phase 1B
 - Comprehensive Agreement (GMP)



Development Review Process - DSUP Trigger

- DSUP anticipated – as triggered by inclusion of Pump Stations / Special Utility elements
 - Requires Hearings and action by both Planning Commission and Council
 - Multiple separate DSUP's / Final Plans could be an option (per RiverRenew example)

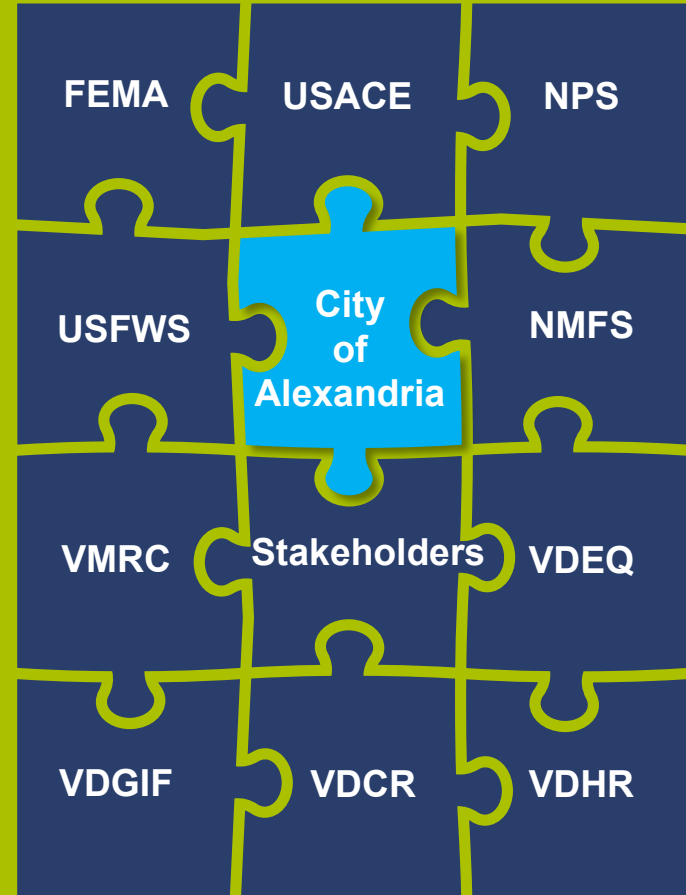
- **7-1202 - Special use utilities.**
- (A) ***Special use permit required.*** The following utility uses are permitted by public utilities, public service corporations, municipal departments, public commissions or public authorities only with a special use permit:
 - (1) ***Tanks***, towers, standpipes or ***other facilities for storing water***, sewage or other liquids or gases, electric power substations, telephone exchange buildings and structures, and ***pumping stations***;

NEPA Summary



NEPA

- Scoping – Spring 2024
- Draft EA – Spring - Fall 2024
- Final EA – Winter 2024
- Decision Document – Spring 2025



Civic Engagement



Anticipated Near-Term Civic Engagement

- November 28 – Update to Waterfront Commission
- December TBD – Waterfront Community Walking Tour
- January 16 – Update to Waterfront Commission
- February 20 – Update to Waterfront Commission

Closing

