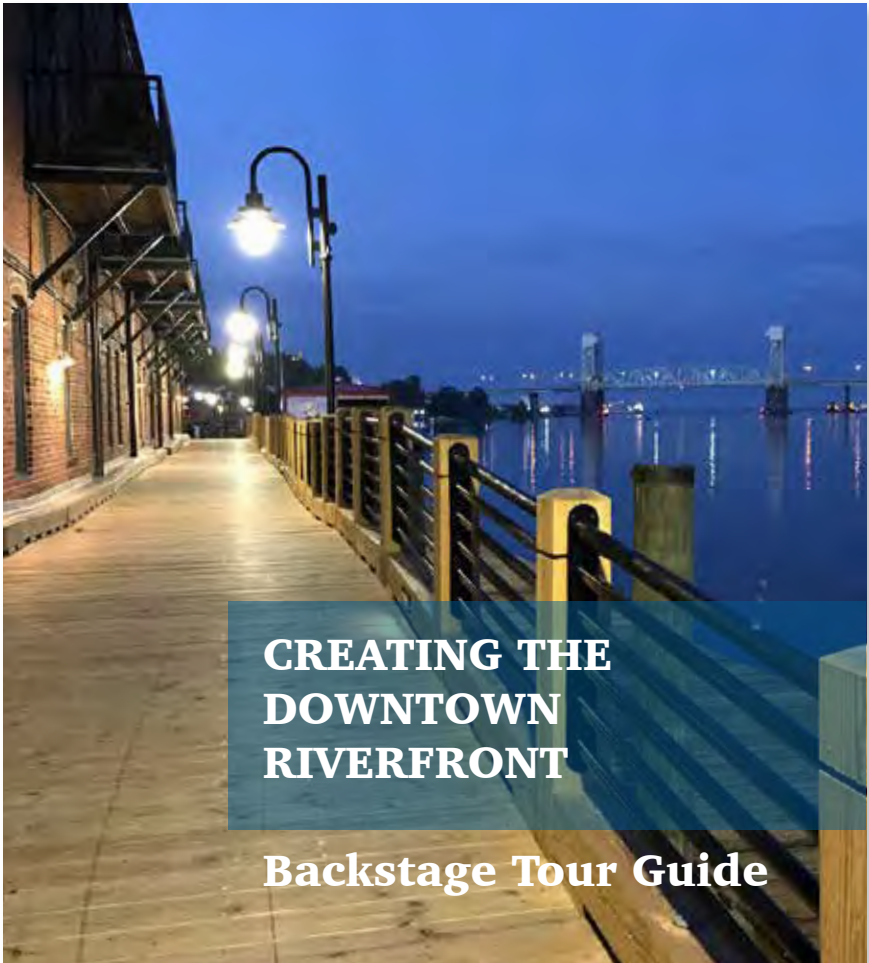


CITY OF WILMINGTON RIVERWALK



CREATING THE DOWNTOWN RIVERFRONT

Backstage Tour Guide

For more information, visit our website at
www.wilmingtonnc.gov/riverwalk



MARINA BEFORE

CREATING THE DOWNTOWN RIVERFRONT



MARINA AFTER

W^{CITY OF}
WILMINGTON
RIVERWALK

SETTING THE STAGE

EARLY BEGINNINGS

From its colonial beginnings, Wilmington's riverfront has a rich history. As a major port, the city has played important roles during the Revolutionary War, Civil War, and World War II. Historic markers along the Riverwalk introduce visitors to fascinating stories of the past.



URBAN RENEWAL



The battleship *USS North Carolina* arrived on Eagle Island in 1961

The 1965 Wilmington Urban Renewal Plan covered the northern riverfront area, including the Water Street Parking Deck. The nationwide 1960s and 1970s Urban Renewal movement focused narrowly on making cities more economically competitive and paid less attention to key qualities of historic urban environments.

WORKING WHARF THEME

Heavy timber structures, open railings, banner poles, granite, brick, gooseneck lights, and cobblestones reflect the character of a working wharf. These design elements seamlessly integrate with the charm of the historic district.



DRAM TREE PARK & BOAT RAMP



2010

Renovation of Existing Boat Ramp and Brownfield Cleanup of a Coal Gasification Plant

Completed 2012

\$700,000 (City)

The City partnered with the North Carolina Wildlife Resources Commission and Duke Energy to convert a hazardous waste site into a clean and safe park.



2007

BEFORE

Ref. Google



The new ramp helps to shield boaters from the formidable currents of the Cape Fear River.

CAST MEMBERS

PROJECT MANAGER

Jay Carter, Streets Manager

DESIGN ENGINEER

Mark T. Arcuri, P.E.
Criser-Troutman-Tanner

SITE CONTRACTOR

City Streets Division

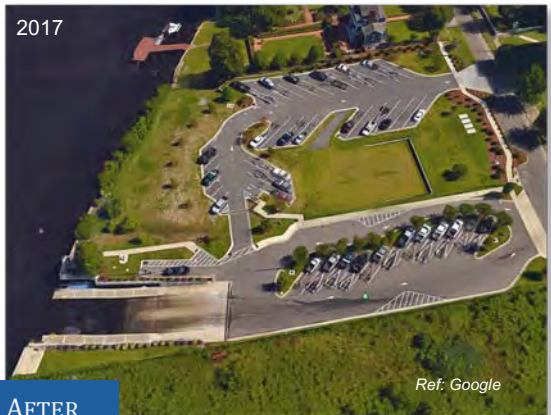
BULKHEAD CONTRACTOR

Atlantic Marine Construction Co

DIRECTOR OF PUBLIC SERVICES

Richard King

2017



AFTER

Ref. Google

GOVERNOR'S LANDING BULKHEAD REPLACEMENT



*New steel bulkhead to
replace original
developer-installed
timber bulkhead*

Completed 2008

\$311,989



CAST MEMBERS

PROJECT MANAGER

Darren Ivey

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

David Cowell

DESIGN ENGINEER

E. B. Pannkuk, P.E.
Andrew Consulting Engineers

GENERAL CONTRACTOR

T.A. Loving Construction Co.

DIRECTOR OF PUBLIC SERVICES

Richard King

The City accepted ownership of the Riverwalk at Governor's Landing with the understanding that a new steel bulkhead would need to be installed to replace the original developer-installed timber bulkhead.



GOVERNOR'S LANDING RIVERWALK FOUNDATION REPAIR

*Helical anchor piles to
replace original
developer-installed
timber piles*

Completed 2011

\$127,822



CAST MEMBERS

PROJECT MANAGER
Darren Ivey

CONSTRUCTION INSPECTOR
Randy Allen

CITY ENGINEER
David Cowell

DESIGN ENGINEER
E. B. Pannkuk
Andrew Consulting Engineers

GENERAL CONTRACTOR
Bulldog Foundation Repair

DIRECTOR OF PUBLIC SERVICES
Richard King

Settlement of the original developer-installed timber piles necessitated the installation of helical anchor piles to restore the Riverwalk.



RIVERWALK SOUTH

Pile-supported timber boardwalk from Nun St to Dock St w/ Pocket Parks

Completed 2003

\$2,600,000

The first of the linear Riverwalk projects, Riverwalk South created a tourist destination along the historic shoreline.



2003



CAST MEMBERS

PROJECT MANAGER
David Cowell

CONSTRUCTION INSPECTOR
Randy Allen

CITY ENGINEER
William Penny

DESIGN ENGINEER
W.K. Dickson

GENERAL CONTRACTOR
Alderman Bros. Construction
DEVELOPMENT SERVICES DIRECTOR
Wayne Clark

2003



POCKET PARKS SHORELINE STABILIZATION



Soil stabilization at Muter's Alley, Orange Street & Ann Street

Completed 2014

\$545,573

Building along a historic riverfront, which dates to the colonial era, can reveal unforeseen challenges.

CAST MEMBERS

PROJECT MANAGERS
Anthony Geathers
Darren Ivey

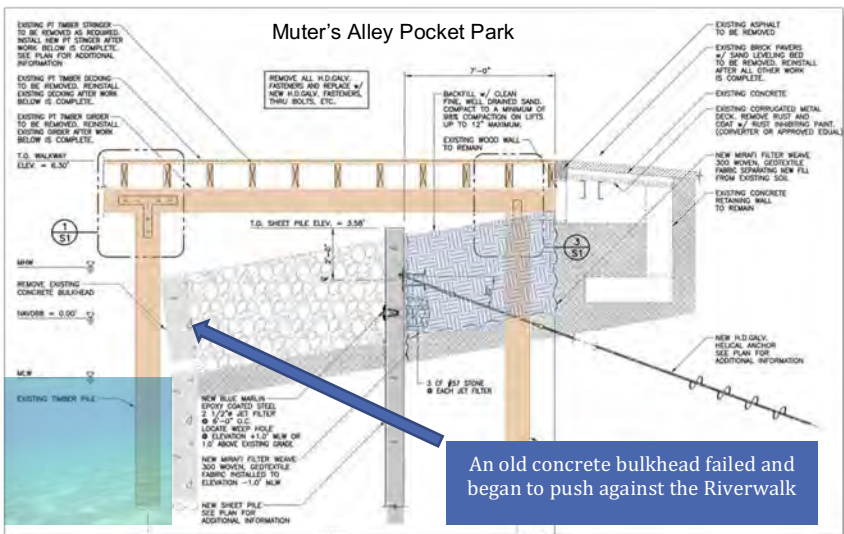
CONSTRUCTION INSPECTOR
Jim Whitehurst

PROJECT DIRECTOR
Mike Naklicki

DESIGN ENGINEER
E.B Pannkuk
Andrew Consulting Engineers

GENERAL CONTRACTOR
Cape Romain Contractors
D. Evans Contracting

CITY ENGINEER
David Cowell



An old concrete bulkhead failed and began to push against the Riverwalk

DOCK STREET RIVERWALK ACCESS

Visitors will soon have an improved Riverwalk entry, compliant with the Americans with Disabilities Act



Peter Brennan, City Surveyor

*Pedestrian access
improvements*

Design 2017

\$175,000

CAST MEMBERS

PROJECT MANAGER
Matt Hypes

3D VISUALIZATION
Jonathan Rhyne

CITY ENGINEER
David Cowell

DESIGN ENGINEER
Jeffrey Troutman
Criser-Troutman-Tanner

DEPUTY CITY MANAGER
Richard King



BROOKS BUILDING RIVERWALK



Free-standing pile-supported timber boardwalk w/ shoreline stabilization

Completed 2017

\$1,062,097

CAST MEMBERS

PROJECT MANAGER
Matt Hypes

CONSTRUCTION INSPECTOR
Randy Allen

CITY ENGINEER
David Cowell

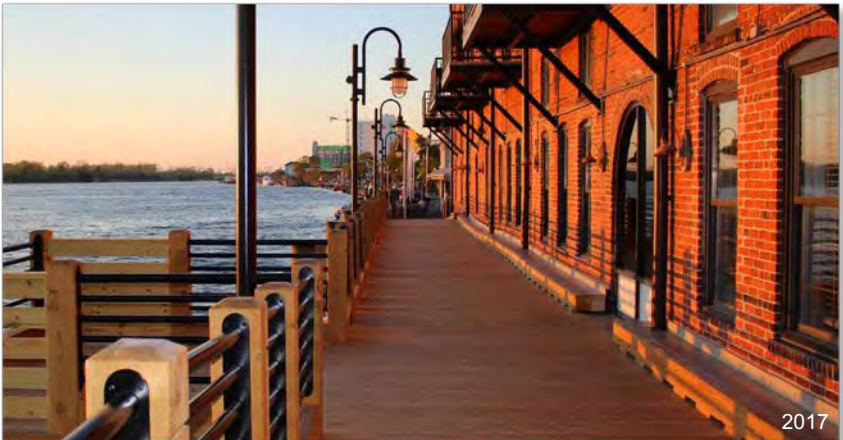
DESIGN ENGINEER
Jeffrey Troutman
Criser-Troutman-Tanner

GENERAL CONTRACTOR
Intercoastal Marine

DEPUTY CITY MANAGER
Richard King



The original boardwalk was built on the old concrete dock extending from the building. In 2016, the deteriorated concrete was demolished and replaced by a free-standing Riverwalk.



VISITOR CENTER



Approx. 1986

CAST MEMBERS

PROJECT DIRECTOR
Michael Hargett

DESIGN ENGINEER
Charles Davis
Henry Von Oesen & Assoc

ARCHITECT
Charles Boney
Boney Architects, Inc

CITY MANAGER
William Farris

*Tourist
information
booth,
restrooms, and
covered picnic
area.*

*Extension of
Riverfront Park
wharf platform.*

*Completed
1989*



Approx. 1986

The Visitor Center rests on a platform over the Cape Fear River. The original nautical flags along the railing spelled "Wilmington". In 2017 the building was renovated at a cost of \$73,028.



2009

VISITOR CENTER BULKHEAD



*Steel bulkhead and
landscape
improvements at
Market Street*

Completed 2009

\$1,174,724

CAST MEMBERS

PROJECT MANAGERS

David Cowell
Darren Ivey

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

William Penny

STRUCTURAL ENGINEER

E.B. Pannkuk
Andrew Consulting Engineers

CIVIL ENGINEER/LANDSCAPE

Withers & Ravenel

GENERAL CONTRACTOR

Intercoastal Diving

In 2009 a sinkhole developed under Water Street near the Visitor Center. An underwater investigation revealed that the shallow concrete retaining wall had been undermined by erosion. An emergency project was initiated to install a new steel bulkhead.



MARKET STREET LANDING DOCKS



Floating docks for transient boaters

Completed 2006

\$140,000

CAST MEMBERS

PROJECT MANAGERS

Carl Farmer

Darren Ivey

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

William Penny

DESIGN ENGINEER

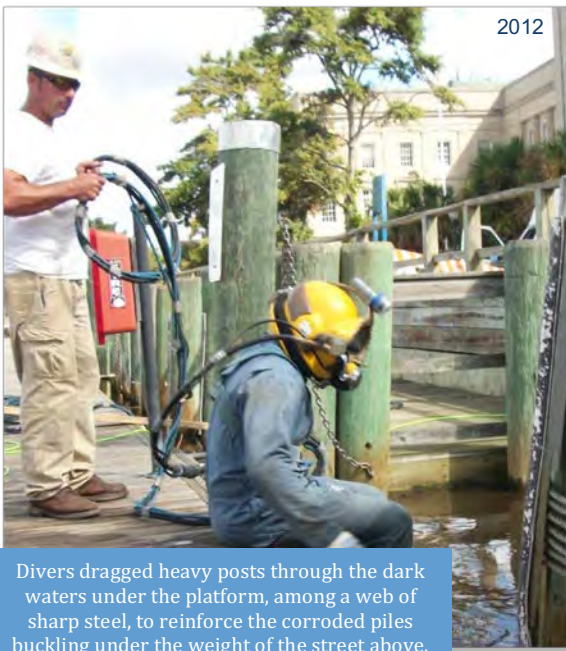
Alvin McCollum

Wilmington welcomes boaters to the downtown area. Docks are provided at Market Street, the Hilton Hotel, and the Coastline Inn.



MARKET STREET WHARF FOUNDATION REPAIR

In 2012 the City's Dock Master, RT Jones, alerted the City Engineer to a tripping hazard. The corroded steel piles supporting the heavy concrete platform under Market Street had begun to buckle.



2012

Divers dragged heavy posts through the dark waters under the platform, among a web of sharp steel, to reinforce the corroded piles buckling under the weight of the street above.

Emergency foundation repairs for an existing concrete platform

Completed 2013

\$970,868

CAST MEMBERS

PROJECT MANAGERS
Mike Naklicki

CONSTRUCTION INSPECTOR
Jim Whitehurst

CITY ENGINEER
David Cowell

STRUCTURAL ENGINEER
E.B. Pannkuk
Andrew Consulting Eng

CONTRACTOR
Intercoastal Diving
Cape Romain Contractors

DIRECTOR OF PUBLIC SERVICES
Richard King



2013

WATER STREET EMERGENCY REPAIRS

Injection of an expanding structural polymer to stabilize soil loss thru bulkhead

Completed 2013

\$93,039

CAST MEMBERS

PROJECT MANAGER

Mike Naklicki

CONSTRUCTION INSPECTOR

Jim Whitehurst

CITY ENGINEER

David Cowell

STRUCTURAL ENGINEER

E.B. Pannkuk

Andrew Consulting Eng

CONTRACTOR

Uretek ICR Mid-Atlantic, Inc

DIRECTOR OF PUBLIC SERVICES

Richard King



Contractors injected a polymer into the soil to stop erosion of soil through the bulkhead

2013

Funding was approved for replacement of the bulkhead under the Market Street intersection, as well as the wharf foundation repair.

Before construction contracts could be issued, sinkholes developed in Water Street and the wharf piles began to buckle.



WATER ST & RIVERFRONT PARK: MARKET ST INTERSECTION

CAST MEMBERS

PROJECT MANAGERS

Mike Naklicki
Denise Freund

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

David Cowell

PRIME/STRUCTURAL ENGINEER

E.B. Pannkuk
Andrew Consulting Eng

CIVIL ENGINEER

Denise Freund
WK Dickson

LANDSCAPE ARCHITECT

Howard Capps

CONTRACTOR

Trader Construction Co.

DEPUTY CITY MANAGER

Richard King



2017

A canon was discovered during construction.



Streetscape & Bulkhead at foot of Market St; utilities thru Princess St; & Visitor Center rehabilitation

Completed 2017

\$2,300,000

The ambitious recreation of Riverfront Park was born out of the need for major repair projects at the Market Street intersection.

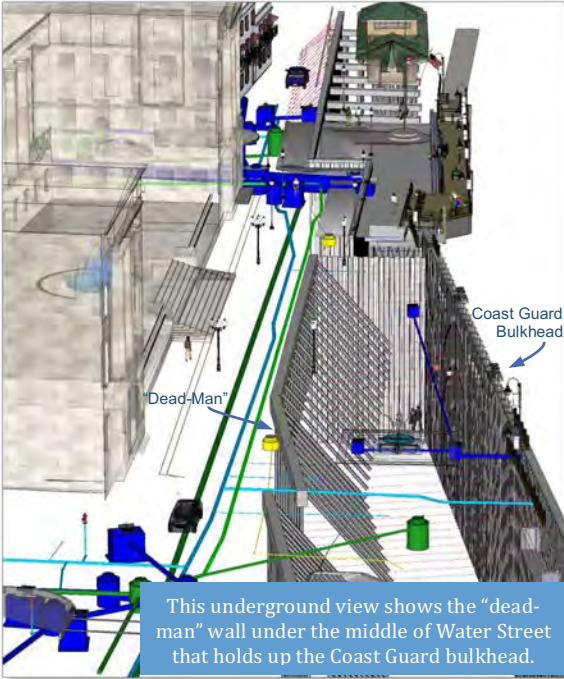


2017



2016

WATER ST & RIVERFRONT PARK: COURTHOUSE



This underground view shows the "dead-man" wall under the middle of Water Street that holds up the Coast Guard bulkhead.

Streetscape & Park from Market Street to Princess Street

Future

\$1,820,000

- CAST MEMBERS**
- PROJECT MANAGERS**
 Mike Naklicki
 Denise Freund
- 3D VISUALIZATION**
 David Cowell
- PRIME/STRUCTURAL ENGINEER**
 E.B. Pannkuk
 Andrew Consulting Eng
- CIVIL ENGINEER**
 Denise Freund
 WK Dickson
- LANDSCAPE ARCHITECT**
 Howard Capps
- DEPUTY CITY MANAGER**
 Richard King



Improvements near the federal courthouse are on-hold until the Coast Guard bulkhead is repaired.



Azalea Festival's Blooming Fountain

WATER STREET: PRINCESS STREET TO WALNUT STREET

Streetscape and utilities from Princess St to Walnut St

Design 2017

\$3,300,000



The Riverwalk will be widened along Water Street adjacent to the Coast Guard dock. Construction will be coordinated with the Water St Parking Deck redevelopment.



A new sanitary sewer will allow decommissioning of the pump station near Kilwin's.

CAST MEMBERS

PROJECT MANAGERS

Mike Naklicki
Denise Freund

3D VISUALIZATION

Jonathan Rhyne

CITY ENGINEER

David Cowell

PRIME/STRUCTURAL ENGINEER

E.B. Pannkuk
Andrew Consulting Eng

CIVIL ENGINEERS

Alex Adekoya
Julie Hellmann
WK Dickson

DEPUTY CITY MANAGER

Richard King



WATER ST PARKING DECK REDEVELOPMENT



Public-private partnership for mixed-use development

Construction 2018

\$23,555,793

The 1967 parking deck was a focus of the Wilmington Urban Renewal Plan.



Riverplace will soon rise upon this valuable site on the down riverfront.

CAST MEMBERS

PROJECT MANAGERS

Erris Dunston
Mike Naklicki
Denise Freund

DEVELOPER

East-West Partners

DESIGNER

Dishner Moore Architects

CONSTRUCTION MGMT

MBP

GENERAL CONTRACTOR

Barnhill Contracting Co.

DEPUTY CITY MANAGER

Tony Caudle

HILTON BULKHEAD & RIVERWALK



*Steel bulkhead and
pile-supported timber
boardwalk*

Completed 2009

\$4,216,227

During demolition of the original boardwalk, the old bulkhead began to collapse. The Contractor's quick action rescued the hotel's pool.



CAST MEMBERS

PROJECT MANAGERS

David Cowell
Darren Ivey

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

William Penny

STRUCTURAL ENGINEER

John R. Andrew
Andrew Consulting Eng

CONTRACTOR

Intercoastal Diving



RIVERWALK ENHANCEMENTS



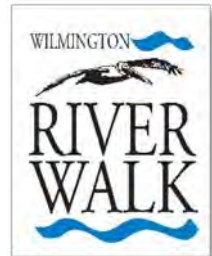
2013



Riverwalk banner poles, kiosks and historical marker design elements at various locations from Market Street to the Convention Center.

Completed 2012

\$121,375



The signature design elements were originally developed for the Riverwalk South project.



CAST MEMBERS

PROJECT MANAGER

Bret Russell

GRAPHIC ARTIST

Debbie Haynes

HISTORICAL CONSULTANT

Beverly Tetterton

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

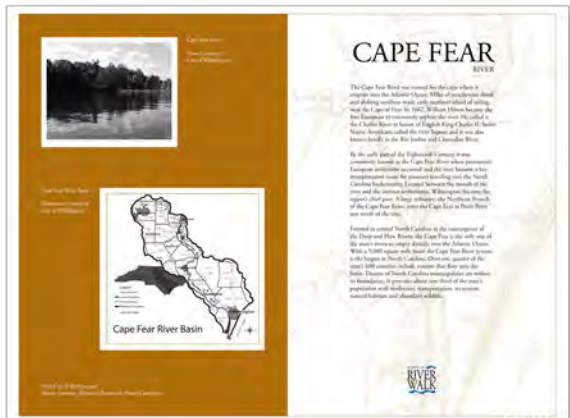
David Cowell

DESIGN ENGINEER

WK Dickson

CONTRACTOR

Bradley-Barnes



CAPE FEAR COMMUNITY COLLEGE RIVERWALK



2007

CAST MEMBERS

PROJECT ENGINEER
Alvin McCollum

DIVISION ENGINEER
Carl Farmer

CITY ENGINEER
William Penny

CONTRACTOR
Intercoastal Diving

Riverwalk markers were added along the path to reassure visitors they are welcome to enjoy the campus pocket park.

Pocket Park with concrete walkway, timber boardwalk, landscaping, bulkhead repair, benches & lighting

Completed 1995

\$137,500



2007

COASTLINE INN BULKHEAD



The timber decking and benches at the southern end of the Coastline Inn were installed in 1998. A steel bulkhead and boardwalk were installed in 2017.

Steel bulkhead & timber boardwalk reconstruction

Completed 2017

\$772,000

CAST MEMBERS

PROJECT MANAGER
Anthony Geathers

PROJECT DIRECTOR
Mike Naklicki

CONSTRUCTION INSPECTOR
Randy Allen

CITY ENGINEER
David Cowell

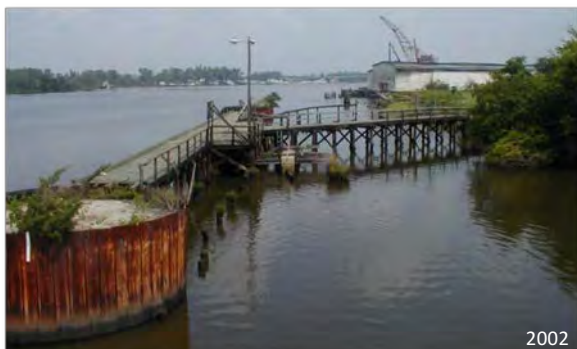
STRUCTURAL ENGINEER
Jeff Troutman
Criser-Troutman-Tanner

CONTRACTOR
Civil Works

DIRECTOR OF PUBLIC SERVICES
Richard King



CONLON PIER RIVERWALK: OLDE PORT



In 2004, looking north toward the dilapidated Almont Shipping site, developer Dean Scarafoni said the project was ridiculed as the “Riverwalk to Nowhere”.



CAST MEMBERS

PROJECT MANAGER
David Cowell

CONSTRUCTION INSPECTOR
Randy Allen

CITY ENGINEER
William Penny

STRUCTURAL ENGINEER
Rod Andrew
Andrew Consulting Eng

CONTRACTOR
Intercoastal Diving

DEVELOPER
Live Oak Development

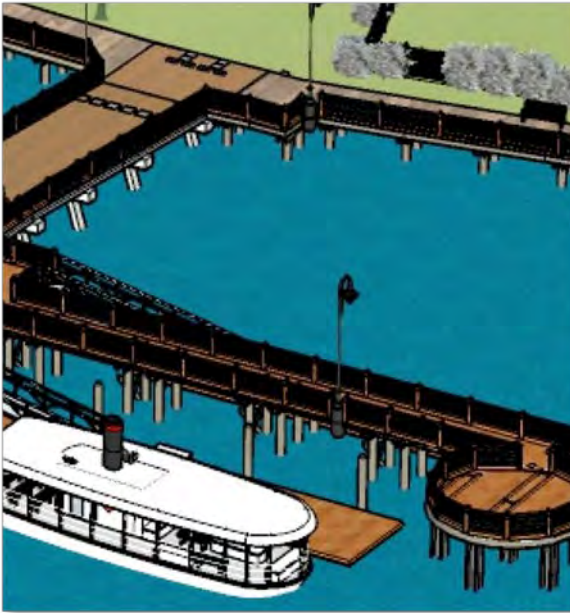
*Pier renovation &
timber boardwalk
extension from
Coastline Inn*

Completed 2004

\$1,250,000



CONLON PIER COFFERDAM REPAIR



Pedestrian platform reconstruction

Design 2017

\$1,188,000

CAST MEMBERS

PROJECT MANAGER
Anthony Geathers

PROJECT DIRECTOR
Mike Naklicki

CITY ENGINEER
David Cowell

3D VISUALIZATION
Jonathan Rhyne

STRUCTURAL ENGINEER
E.B. Pannkuk
Andrew Consulting Eng

DEPUTY CITY MANAGER
Richard King

Severe corrosion of the steel walls requires reconstruction of the circular pedestrian platforms.



2017

CONVENTION CENTER RIVERWALK



The Riverwalk wraps around the Convention Center as an integral feature of the facility. Careful design preserved a valuable tree.

Steel bulkhead and timber boardwalk to the NW corner of the Convention Center

Completed 2011

\$1,939,456



CAST MEMBERS

PROJECT MANAGER

Mike Naklicki
Jamison Fair

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

David Cowell

STRUCTURAL ENGINEER

E.B. Pannkuk
Andrew Consulting Eng

CIVIL ENGINEER

Denise Freund
WK Dickson

CONTRACTOR

JM Thompson

DIRECTOR OF PUBLIC SERVICES

Richard King

PORT CITY MARINA RIVERWALK

CAST MEMBERS

PROJECT MANAGER
Mike Naklicki

CONSTRUCTION INSPECTOR
Jim Whitehurst

CITY ENGINEER
David Cowell

STRUCTURAL ENGINEER
Charles Davis
Criser-Troutman-Tanner

DEVELOPER
Riverfront Holdings II

DIRECTOR OF PUBLIC SERVICES
Richard King

2017



A public/private partnership extended the Riverwalk to the foot of Harnett St

Concrete walkway (approx. 1,300 ft.) plus timber boardwalk along the north side of the Convention Center (approx. 450 ft.)

Completed 2014

\$5,533,309

2017



NORTH WATERFRONT PARK



This centerpiece of the northern riverfront will be a major attraction for tourists and residents.

Urban Park
(6.63 acres)

Design 2017

Land \$4,100,000
Park Development \$20,000,000



CAST MEMBERS

PROJECT DIRECTOR
Amy Beatty

VENUE MANAGEMENT
Live nation

CONSTR MANAGER AT RISK
Clancy & Theys

DESIGNER
Hargreaves Jones



HARNETT ST./COWAN ST. RIVERWALK

CAST MEMBERS

PROJECT MANAGER
Mike Naklicki

CONSTRUCTION INSPECTOR
Jim Whitehurst

CITY ENGINEER
David Cowell

STRUCTURAL ENGINEER
Neal Andrew
Andrew Consulting Eng

DEVELOPER
Riverfront Holdings II

DEPUTY CITY MANAGER
Richard King



The long-awaited connection to the Dean Hardwoods Riverwalk at Sawmill Point has been completed!

*Pile-supported
timber boardwalk
(approx. 1,100 ft.)*

Completed 2015

\$2,220,906



DEAN HARDWOODS RIVERWALK

*Pile-supported
timber boardwalk
(approx. 850 ft.)*

Completed 2010

\$1,143,622

Reaching through
the tidal marsh to
the Isabel Holmes
Bridge, this is a
great place for a
quiet stroll.

CAST MEMBERS

PROJECT MANAGER

Mike Naklicki

CONSTRUCTION INSPECTOR

Randy Allen

CITY ENGINEER

David Cowell

STRUCTURAL ENGINEER

Charles Davis
Criser-Troutman-Tanner

DEVELOPER

Plantation Building Corp
Sawmill Point Apts

DIRECTOR OF PUBLIC SERVICES

Richard King



2010



2010

AMERICA'S BEST RIVERFRONT

2017



Of course, it is not possible to recognize everyone who helped to make the Riverwalk a reality.

There were City Council members, visionaries, property owners, business owners, developers, contractors, design professionals, and City employees in many departments who made vital contributions toward creating Wilmington's #1 tourist attraction.

