

# THE HARBOR'S EDGE RIVER TOWER



KLINE ENGINEERING  
& CONSULTING



## Project Description

Large-scale expansion project at Harbor's Edge, a high-end retirement community that includes:

- 326-foot , 24-story high-rise tower
- 135 independent luxury residences
- Square Feet: 334,000+
- Parking garage below grade

## Project/Design Features:

- Unbonded post-tensioned



Norfolk, VA

## CAPABILITIES

- **Structural Design**
- **Post-Tensioning**

Developer:

**C.A. Neil Volder, III**

Architect:

**three • living architecture**

General Contractor:

**W.M. Jordan Company**

Project completion:

**2021**

Industry

**Residential – Senior living**

Project type:

**NEW CONSTRUCTION**

Addition/Expansion

## Full Project Description

The new \$200 million tower expansion known as River Tower at Harbor's Edge is a sophisticated, resort-like senior living project located on the riverfront in Norfolk, VA.

The 24-story, high-rise tower will feature 147 independent living units, assisted living, memory care, and skilled nursing beds for residents 62 and older. The expansion also adds 900 square feet of new common areas and first-class amenities as part of its premier Life Plan Retirement Community.

The new River Tower is connected on the third floor to the existing 17-story Harbor Tower by a new, enclosed glass walkway boasting views of the Elizabeth River and historic Fort Norfolk.

Kline Engineering & Consulting partnered with Clark Nexsen to design the Tower's concrete slabs and beams using Post-Tensioning to reduce slab thicknesses, dead weight, and increase column spans. Our team designed the concrete floor framing systems for residential tower (Levels 4 – 22 and Roof and small PH roof), including transfer girders at the Roof level. Kline prepared structural drawings for floors, including schedules and details required for construction; and assisted with quality control during construction of the Post-tensioning deck by performing site visits regularly and being responsive to unforeseen conflicts.

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