NARRATIVE DESCRIPTION OF DEVELOPMENT:

THIS SITE IS BORDERED TO THE NORTH BY SLATERS LANE; TO THE SOUTH BY CITY OF ALEXANDRIA PROPERTY; TO THE EAST BY POTOMAC RIVER; AND TO THE WEST BY NORFOLK SOUTHERN CORPORATION. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).

THE EXISTING SITE IS FORMER POTOMAC RIVER GENERATING STATION.

THIS DEVELOPMENT SPECIAL USE PERMIT PLAN PROVIDES THE PROPOSED OPEN SPACE INCLUDES WATERFRONT OPEN SPACE, RAIL CORRIDOR OPEN SPACE AND OLD TOWN NORTH LINEAR PARK (SEGMENT 2). WATERFRONT PLAZA, AND PEPCO LINER. STREETSCAPES WILL BE PROPOSED AND SUBMITTED UNDER SEPARATE BLOCK DSUP SUBMISSIONS. THE EXISTING PUMP HOUSE AND GUARD HOUSE WILL REMAIN FOR ADAPTIVE REUSE.

THE ULTIMATE BUILD OUT OF THIS SITE WILL INCLUDE MIXED-USE BUILDINGS (RETAIL, OFFICE, HOTEL, ARTS AND MULTIFAMILY). AND WILL BE PROCESSED UNDER SEPARATE BLOCK DSUPs.

ACCESS TO THE SITE WILL BE FROM N FAIRFAX STREET, N ROYAL STREET AND SLATERS LANE.

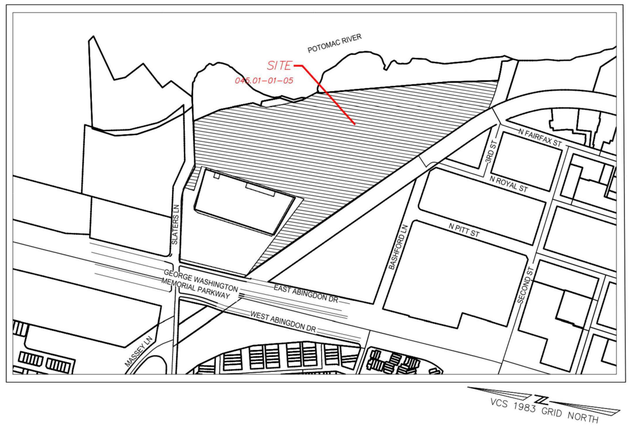
OPEN SPACE AREAS	
WATERFRONT OPEN SPACE	2.86 ACRES
RAIL CORRIDOR OPEN SPACE	1.95 ACRES
TOTAL OPEN SPACE (AC)	***4.81 ACRES***

DSUP

CONCEPT 1 PLAN

POTOMAC RIVER GENERATING STATION REDEVELOPMENT WATERFRONT OPEN SPACE, RAIL CORRIDOR OPEN SPACE AND OLD TOWN NORTH LINEAR PARK (SEGMENT 2)

ALEXANDRIA, VIRGINIA



SEAL & SIGNATURE

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

REV.	DATE	DESCRIPTION
-	28 APRIL 2023	DSUP CONCEPT I SUBMISSION: WATERFRONT OPEN SPACE AND RAILWAY CORRIDOR PARK OPEN SPACE

OWNER / APPLICANT

HRP POTOMAC, LLC
1199 N FAIRFAX ST.
SUITE 808
ALEXANDRIA, VA 22314
312.796.6564
SIOBHAN STEEN
SSTEEN@HILCOGLOBAL.COM

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE
SUITE 801
BOSTON, MASSACHUSETTS 02114
617.426.1300

ATTORNEY

WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
703.836.5757

CIVIL ENGINEER

IMEG CORP.
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703.273.6820

TRAFFIC ENGINEER

GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314
703.721.3044

SHEET INDEX:

CIVIL SHEET

C201	EXISTING CONDITIONS PLAN
C202	EXISTING CONDITIONS PLAN
C203	EXISTING CONDITIONS PLAN
C204	EXISTING CONDITIONS PLAN
C205	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

LANDSCAPE SHEET

L000	COMPREHENSIVE OPEN SPACE PLAN
L001	ORIENTATION PLAN
L101	LANDSCAPE PLANS
L102	LANDSCAPE PLANS
L103	LANDSCAPE PLANS
L104	LANDSCAPE PLANS
L105	LANDSCAPE PLANS
L106	LANDSCAPE PLANS
L108	LANDSCAPE PLANS
L109	LANDSCAPE PLANS
L201	OPEN SPACE PRECEDENTS

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

_____ _____ _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE
1"=30'

EX. INGRESS-EGRESS TO U.S.A. D.B.1044 PG. 813

POTOMAC RIVER BED AND BANKS

100 - YEAR FLOODPLAIN LINE

500 - YEAR FLOODPLAIN LINE

EX. TRAIL

UNITED STATES OF AMERICA

EX. PARCEL "C" U.S.A. PERPETUAL ESM. TO PEPCO D.B. 1044 PG. 813

TERMINUS OF EX. 40' BLDG RSTR. LINE D.B. 403 PG. 813

EX. PARCEL "A" U.S.A. PERPETUAL ESM. TO PEPCO D.B. 1044 PG. 813

EX. PARCEL "F" PEPCO PERPETUAL ESM. TO U.S.A. D.B. 1044 PG. 813

500 - YEAR FLOODPLAIN LINE

MT. VERNON TRAIL

EX. RPA

S8° 41' 55."W 47.57'

S4° 54' 52"W 32.08'

S 18°11'45" E 19.93'

S8°45'54" W 4.97'

S24° 25' 54"E 52.70'

S3° 53' 58"E 27.69'

S36° 05' 16"E 91.82'

S19° 53' 43"E 191.03'

S32° 12' 19"E 165.13'

S18° 11' 45"E 80.09'

S23° 08' 10"E 54.76'

EX. PUMP STATION (TO REMAIN)

EX. WATER STORAGE TANK

EX. STORAGE (TYP.)

EX. TEMP. ESM. TO U.S.A. D.B.1044 PG. 813

CITY OF ALEXANDRIA

EX. SD/SWM ESMT INSTRUMENT #200019504

100' RPA

EX. MULTI-STORY BRICK BUILDING

SMOKE STACK HEIGHT = 161.6'

EX. TANK

EX. TANK

EX. TANK

EX. STORM TYP.

EX. FIBER OPTIC ESMT INSTRUMENT #200019504

EXISTING TRANSMISSION LINE AND STORM DRAIN EASEMENT INSTRUMENT #200019504

EX. STORM TYP.

SLATERS LANE

50.00' PUBLIC R.O.W

MATCHLINE SEE SHEET 202

MATCHLINE SEE SHEET 203

ADMIN BUILDING

NOTES

1. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

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DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
4035 ridge top rd suite 601 fairfax, va 22030
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/28/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSUP

CONCEPT I SUBMISSION

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	04/28/2023	DSUP CONCEPT I SUBMISSION

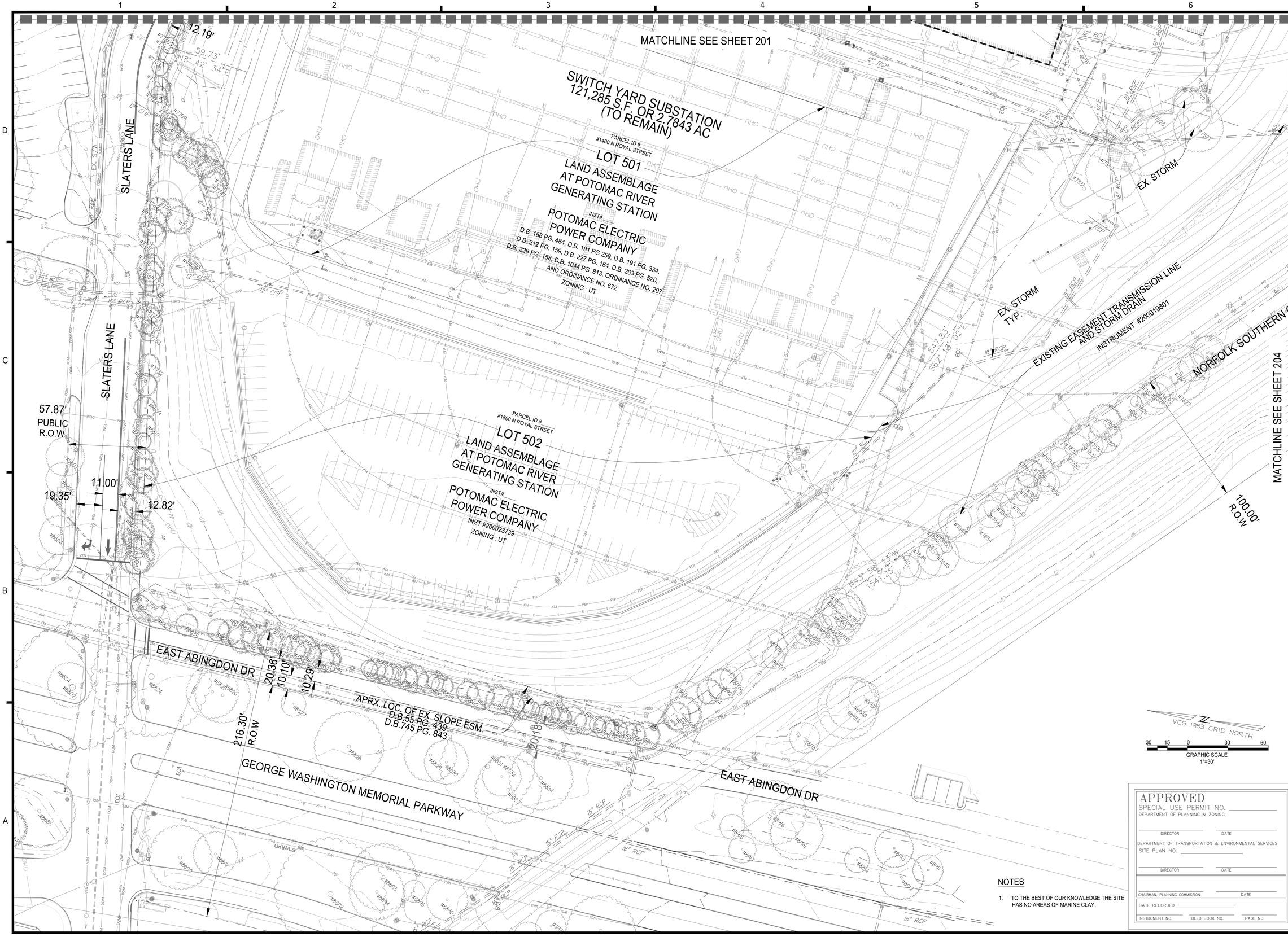
PROJECT No.: 17005.004.03
DRAWING No.: 112206
DATE: 04-28-2023
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:

EXISTING CONDITIONS

SHEET No.

C201



NOTES

1. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/28/2023
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSUP

CONCEPT I SUBMISSION

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	04/28/2023	DSUP CONCEPT I SUBMISSION

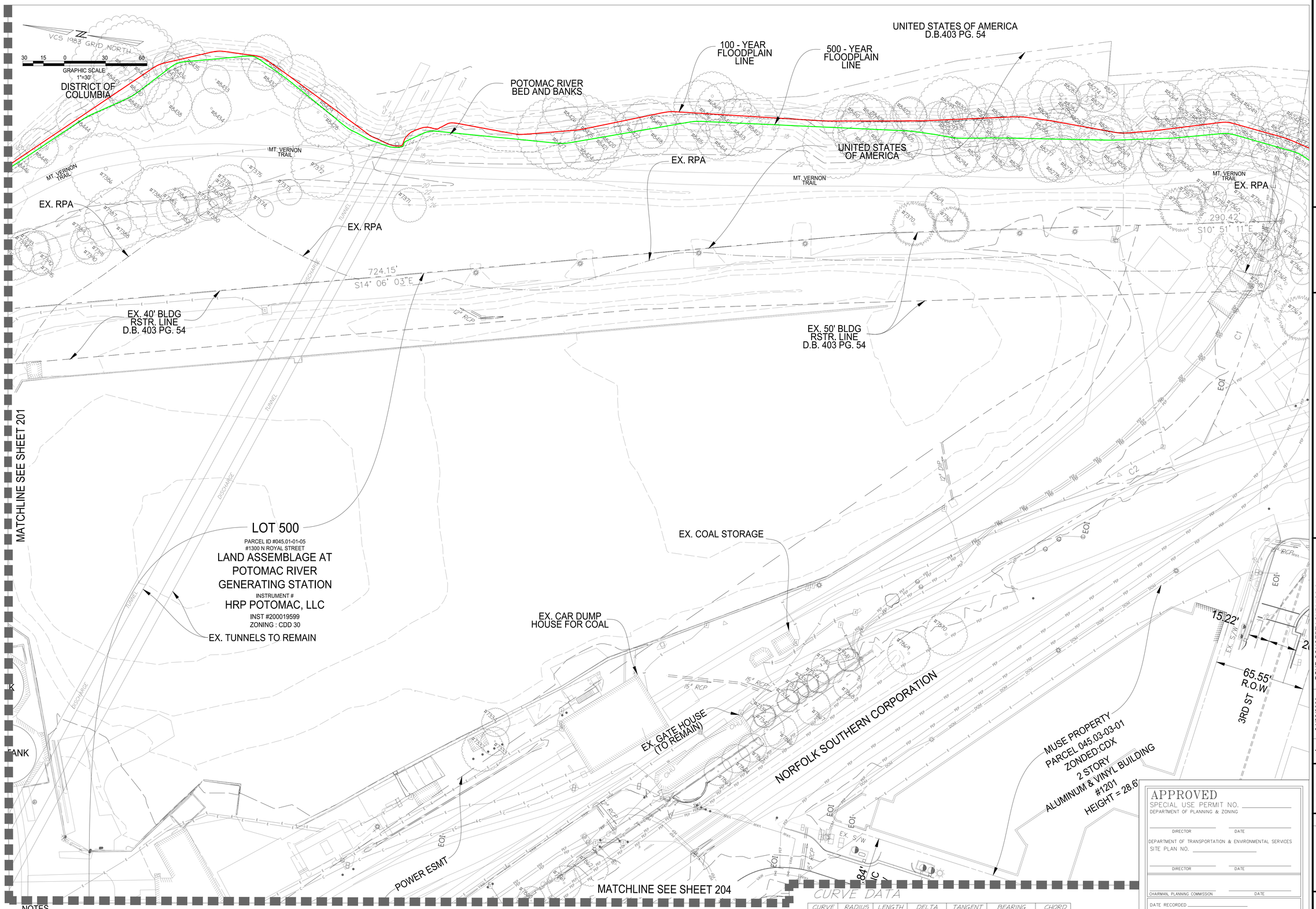
PROJECT No.: 17005.004.03
DRAWING No.: 112206
DATE: 04-28-2023
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C202



NOTES

1. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'

APPROVED
SPECIAL USE PERMIT NO. _____
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CHAIRMAN, PLANNING COMMISSION DATE
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JOHN L. HELMS
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DSUP

CONCEPT I SUBMISSION

CITY OF ALEXANDRIA, VA

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DATE: 04-28-2023
DESIGN: JH
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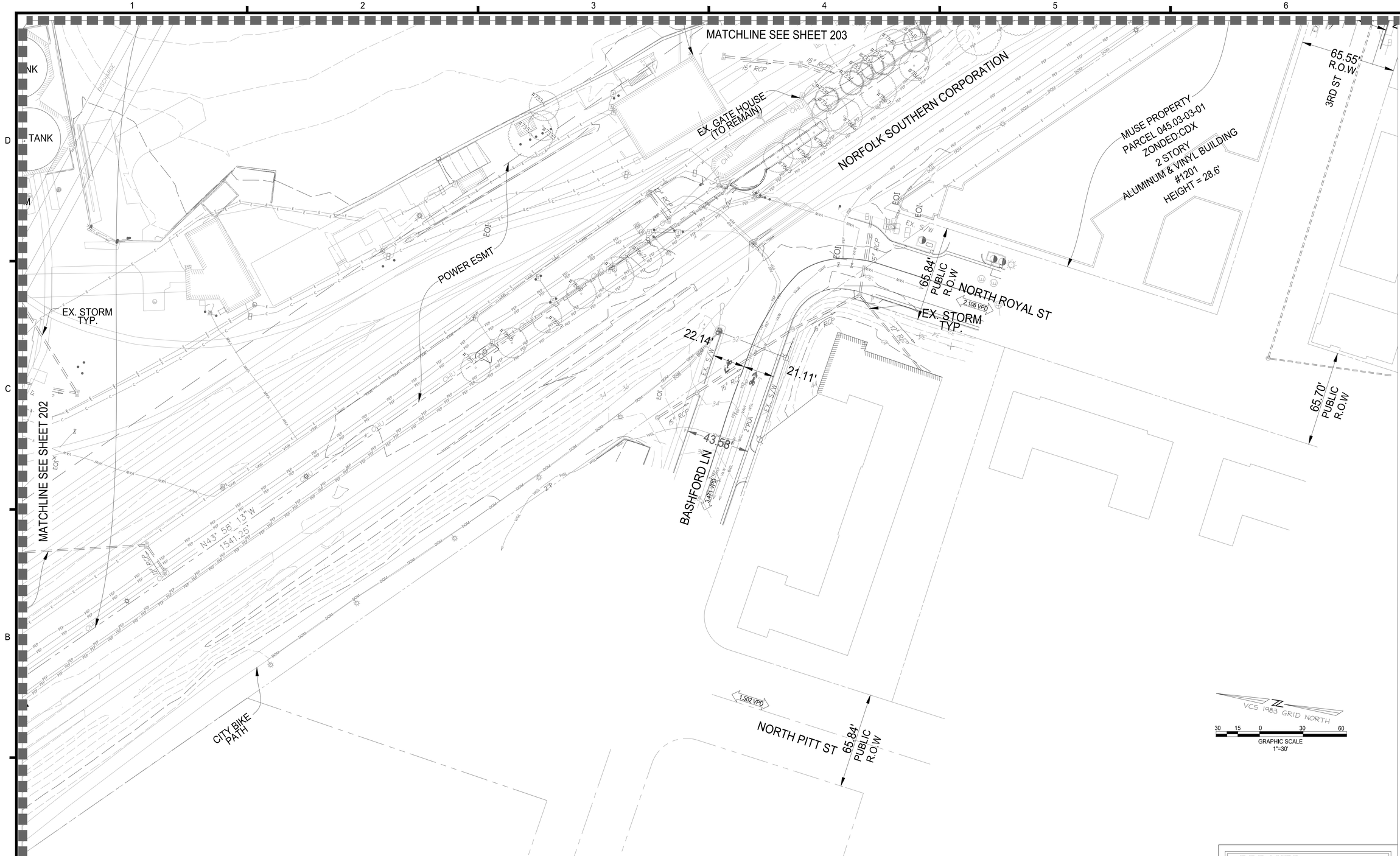
CHECKED: KW

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C203



NOTES

1. TO THE BEST OF OUR KNOWLEDGE THE SITE HAS NO AREAS OF MARINE CLAY.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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04/28/2023
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PRGS - REDEVELOPMENT

DSUP

CONCEPT I SUBMISSION

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	04/28/2023	DSUP CONCEPT I SUBMISSION

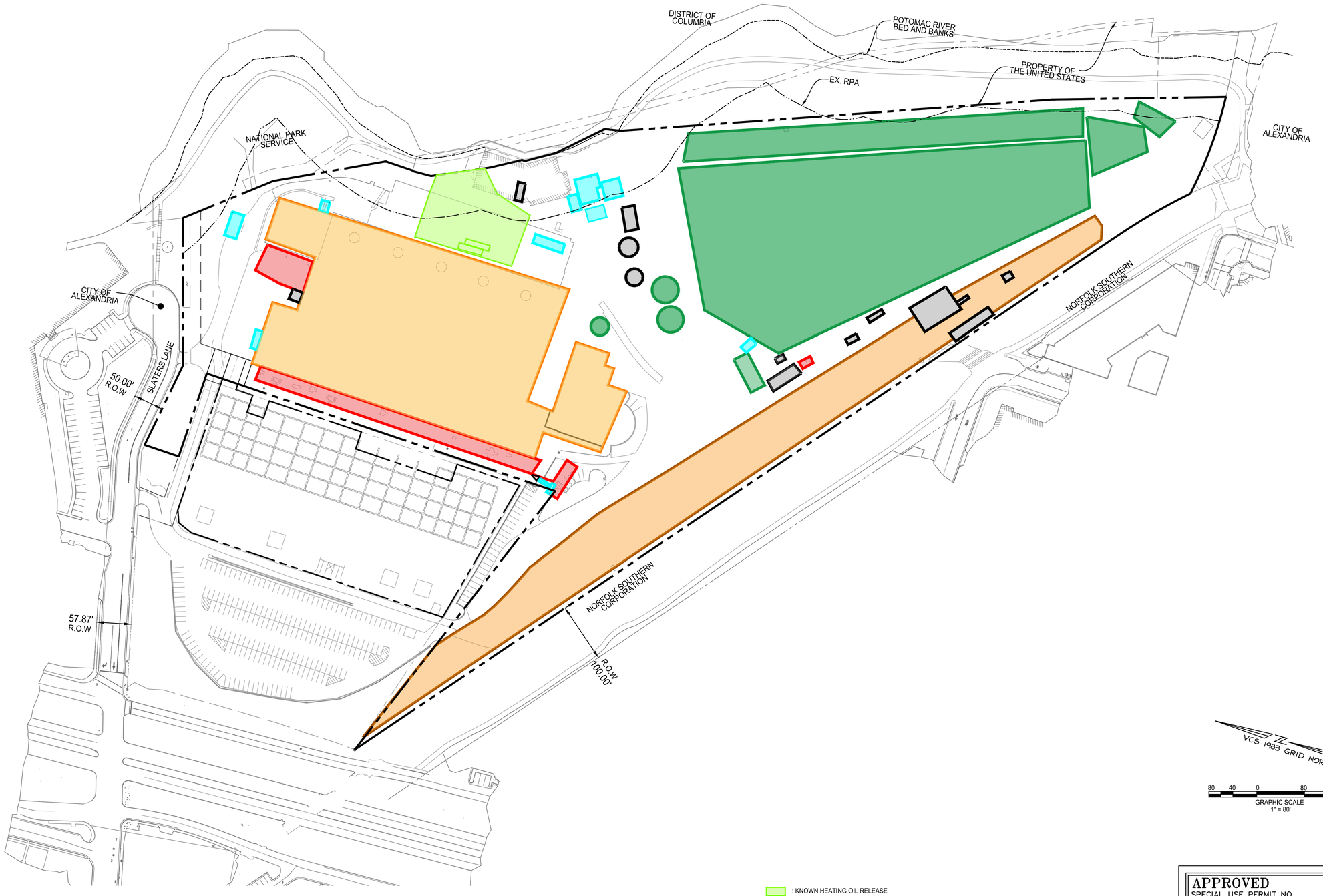
PROJECT No.: 17005.004.03
DRAWING No.: 112206
DATE: 04-28-2023
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C204



: KNOWN HEATING OIL RELEASE

: POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE

: POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)

: FORMER COAL AND ASH STORAGE AREAS

: TRANSFORMERS/ELECTRICAL EQUIPMENT

: RAIL YARD

: OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

VCS 1983 GRID NORTH

80 40 0 80 160

GRAPHIC SCALE
1" = 80'

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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DSUP

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CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	04/28/2023	DSUP CONCEPT I SUBMISSION

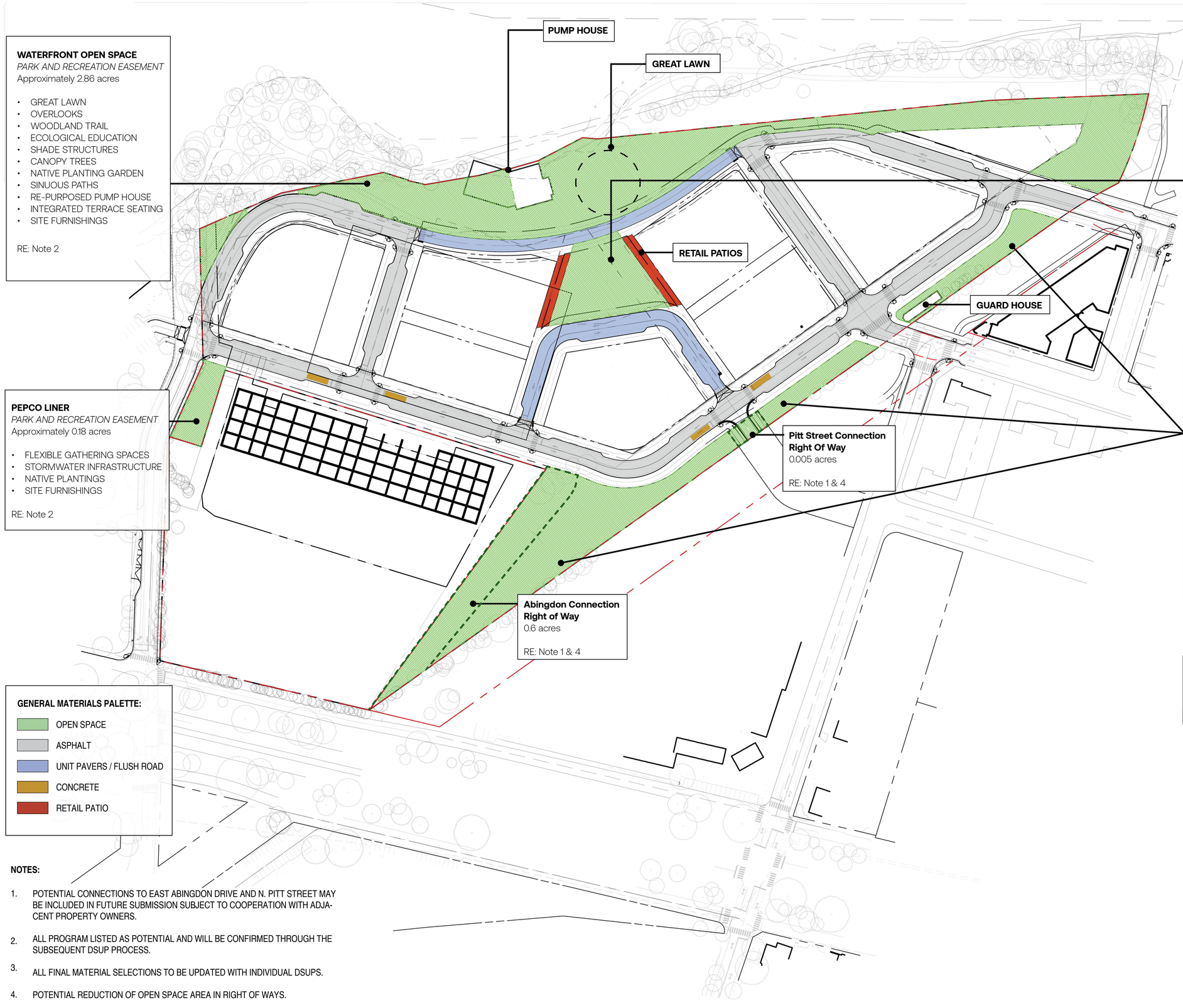
PROJECT No.: 17005.004.03
DRAWING No.: 112206
DATE: 04-28-2023
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.

C205



WATERFRONT OPEN SPACE
PARK AND RECREATION EASEMENT
Approximately 2.86 acres

- GREAT LAWN
- OVERLOOKS
- WOODLAND TRAIL
- ECOLOGICAL EDUCATION
- SHADE STRUCTURES
- CANOPY TREES
- NATIVE PLANTING GARDEN
- SINUOUS PATHS
- RE-PURPOSED PUMP HOUSE
- INTEGRATED TERRACE SEATING
- SITE FURNISHINGS

RE: Note 2

PEPCO LINER
PARK AND RECREATION EASEMENT
Approximately 0.18 acres

- FLEXIBLE GATHERING SPACES
- STORMWATER INFRASTRUCTURE
- NATIVE PLANTINGS
- SITE FURNISHINGS

RE: Note 2

WATERFRONT PLAZA
PUBLIC ACCESS EASEMENT
Approximately 0.52 acres

- CANOPY TREES
- FLEXIBLE PLAZA
- TREE GROVES
- SHADE STRUCTURE / PAVILION
- INTERACTIVE WATER FEATURE
- GAME FURNITURES
- UNIQUE FURNISHINGS

RE: Note 2

RAIL CORRIDOR OPEN SPACE
PARK AND RECREATION EASEMENT
Approximately 1.95 acres

- NATIVE PLANTING GARDEN
- KIDS PLAY AREA
- FLEXIBLE RECREATION COURTS
- STORMWATER INFRASTRUCTURE
- FITNESS LOOP
- OUTDOOR FITNESS STATION
- RECREATIONAL COURTS
- DOG RUN
- RE-PURPOSED INFRASTRUCTURE
- WELCOME PLAZA
- CANOPY TREE GROVE WITH SEATINGS
- GATHERING COURT
- ART OPPORTUNITY
- PASSIVE LAWN

RE: Note 2

GENERAL MATERIALS PALETTE:

- OPEN SPACE
- ASPHALT
- UNIT PAVERS / FLUSH ROAD
- CONCRETE
- RETAIL PATIO

OPEN SPACE AREAS	
WATERFRONT OPEN SPACE	2.86 ACRES
RAIL CORRIDOR OPEN SPACE	1.95 ACRES
TOTAL OPEN SPACE (AC)	***4.81 ACRES***

NOTES:

1. POTENTIAL CONNECTIONS TO EAST ABINGDON DRIVE AND N. PITT STREET MAY BE INCLUDED IN FUTURE SUBMISSION SUBJECT TO COOPERATION WITH ADJACENT PROPERTY OWNERS.
2. ALL PROGRAM LISTED AS POTENTIAL AND WILL BE CONFIRMED THROUGH THE SUBSEQUENT DSUP PROCESS.
3. ALL FINAL MATERIAL SELECTIONS TO BE UPDATED WITH INDIVIDUAL DSUPS.
4. POTENTIAL REDUCTION OF OPEN SPACE AREA IN RIGHT OF WAYS.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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PRGS REDEVELOPMENT

DEVELOPMENT SPECIAL USE PERMIT

OWNER/ APPLICANT
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Alexandria, VA 22314
Tel 312.796.6564

OJB
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Architect
GENSLER
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Washington, DC 20006
Tel 202.721.5200

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP
L-109 L-108
L-107 L-106 L-105
L-104 L-103 L-102 L-101

REV.	DATE	DESCRIPTION
-	28 APR 2023	DSUP CONCEPT 1 SUBMISSION

Job Number: AL-PGS
Issue Date: 28 APR 2023

NTS

COMPREHENSIVE OPEN SPACE PLAN

L000

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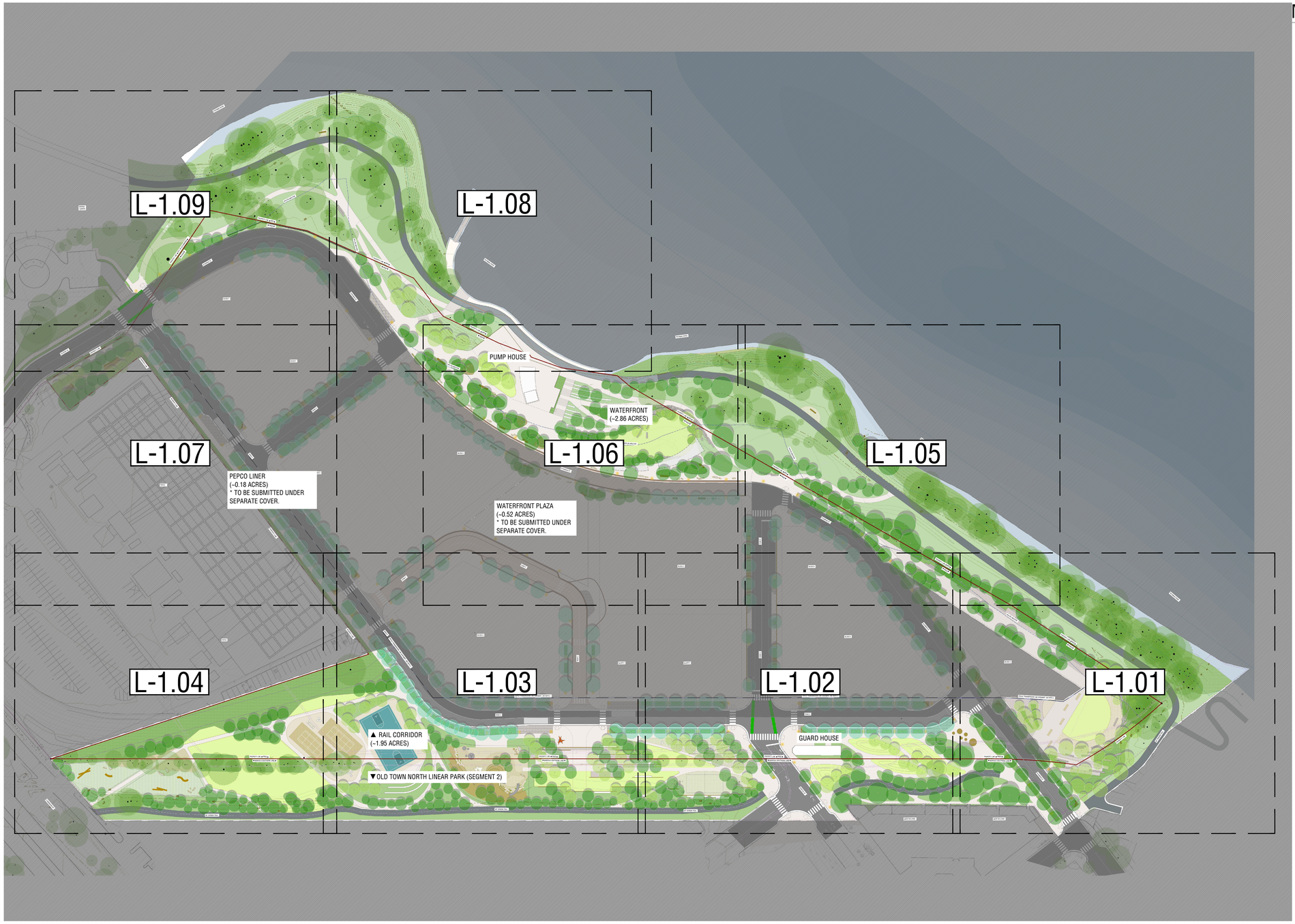

NOTES

1. ALL IMPROVEMENTS SHOWN ON OFF-SITE AREAS ARE SUBJECT TO COORDINATION WITH ADJACENT PROPERTY OWNERS.
2. ADAPTIVE REUSE AND ALL LANDSCAPE IMPROVEMENTS OVER EXISTING PUMP HOUSE PENDING STRUCTURAL REVIEW AND COORDINATION WITH PROJECT TEAM.
3. ALL MARINE-SIDE IMPROVEMENTS TO BE FURTHER REVIEWED AND COORDINATED WITH STRUCTURAL ENGINEER AND MARINE ENGINEERS.
4. TRAIL WIDENING AT EXISTING MOUNT VERNON TRAIL TO BE COMPLETED BY NATIONAL PARK SERVICE.
5. ALL LANDSCAPE AND IMPROVEMENTS WITHIN EXISTING PEPCO TRANSMISSION LINE EASEMENT ARE SUBJECT TO COORDINATION WITH PEPCO.
6. ALL PROGRAMS SHOWN ARE POTENTIAL ONLY AND ARE SUBJECT TO REFINEMENT IN SUBSEQUENT DSUPs.

PRGS REDEVELOPMENT

DEVELOPMENT
SPECIAL USE PERMIT

OWNER/ APPLICANT
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Architect
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2020 K Street, Northwest Suite 200
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

	L-109	L-108		
L-107		L-106	L-105	
	L-104	L-103	L-102	L-101

REV.	DATE	DESCRIPTION
-	28 APR 2023	DSUP CONCEPT 1 SUBMISSION

Job Number: AL-PGS
Issue Date: 28 APR 2023

SCALE: 1" = 80'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

DATE RECORDED _____

_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO.

ORIENTATION PLANS

L001

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_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PRGS REDEVELOPMENT

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Architect
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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

	L-109	L-108			
	L-107	L-106	L-105		
L-104	L-103	L-102	L-101		

REV.	DATE	DESCRIPTION
-	28 APR 2023	DSUP CONCEPT 1 SUBMISSION

Job Number: AL-PGS
Issue Date: 28 APR 2023

SCALE: 1" = 20'-0"

LANDSCAPE PLANS

L101

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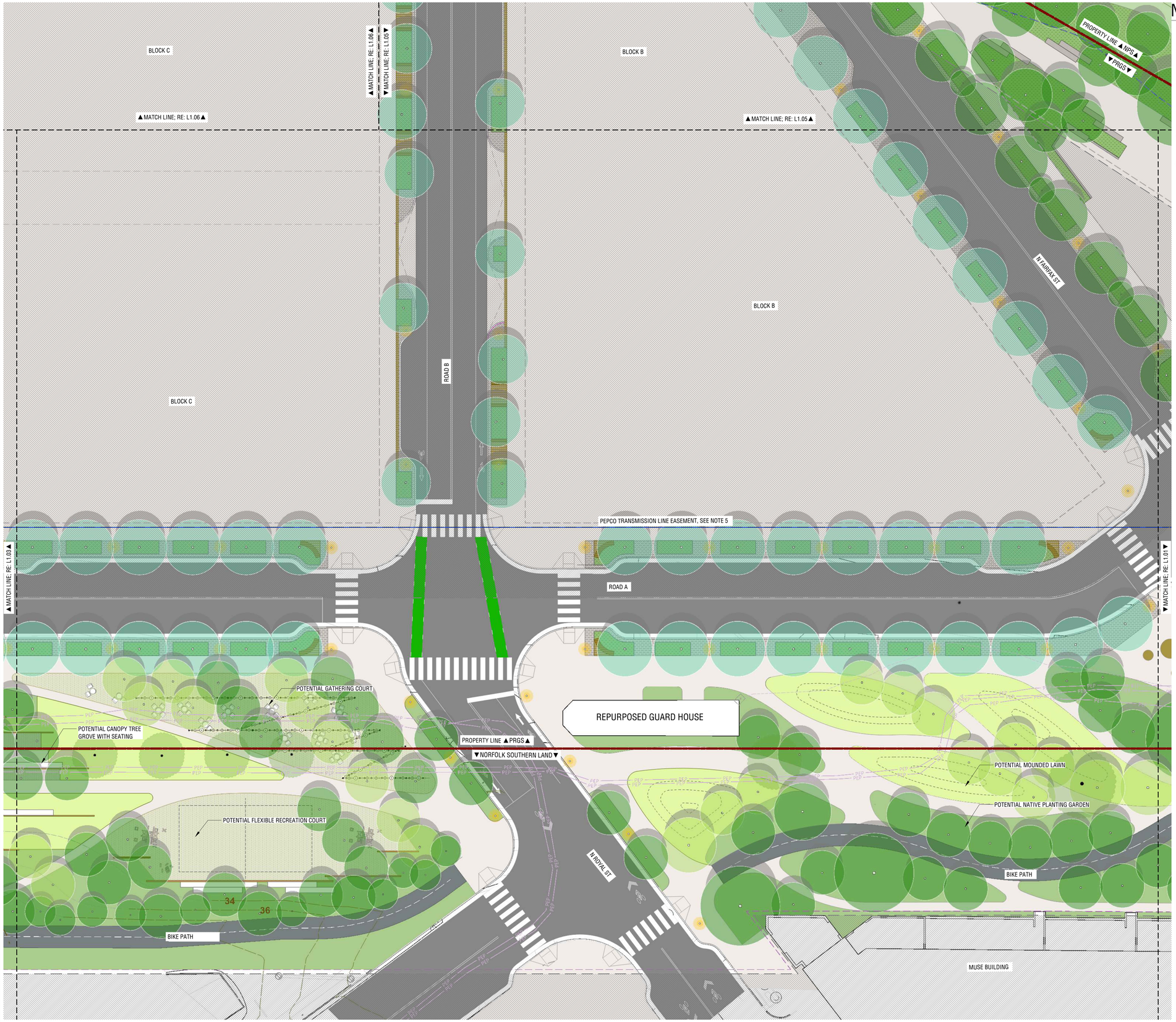

NOTES

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2. ADAPTIVE REUSE AND ALL LANDSCAPE IMPROVEMENTS OVER EXISTING PUMP HOUSE PENDING STRUCTURAL REVIEW AND COORDINATION WITH PROJECT TEAM.
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DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

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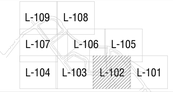
COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP



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LANDSCAPE PLANS

L102

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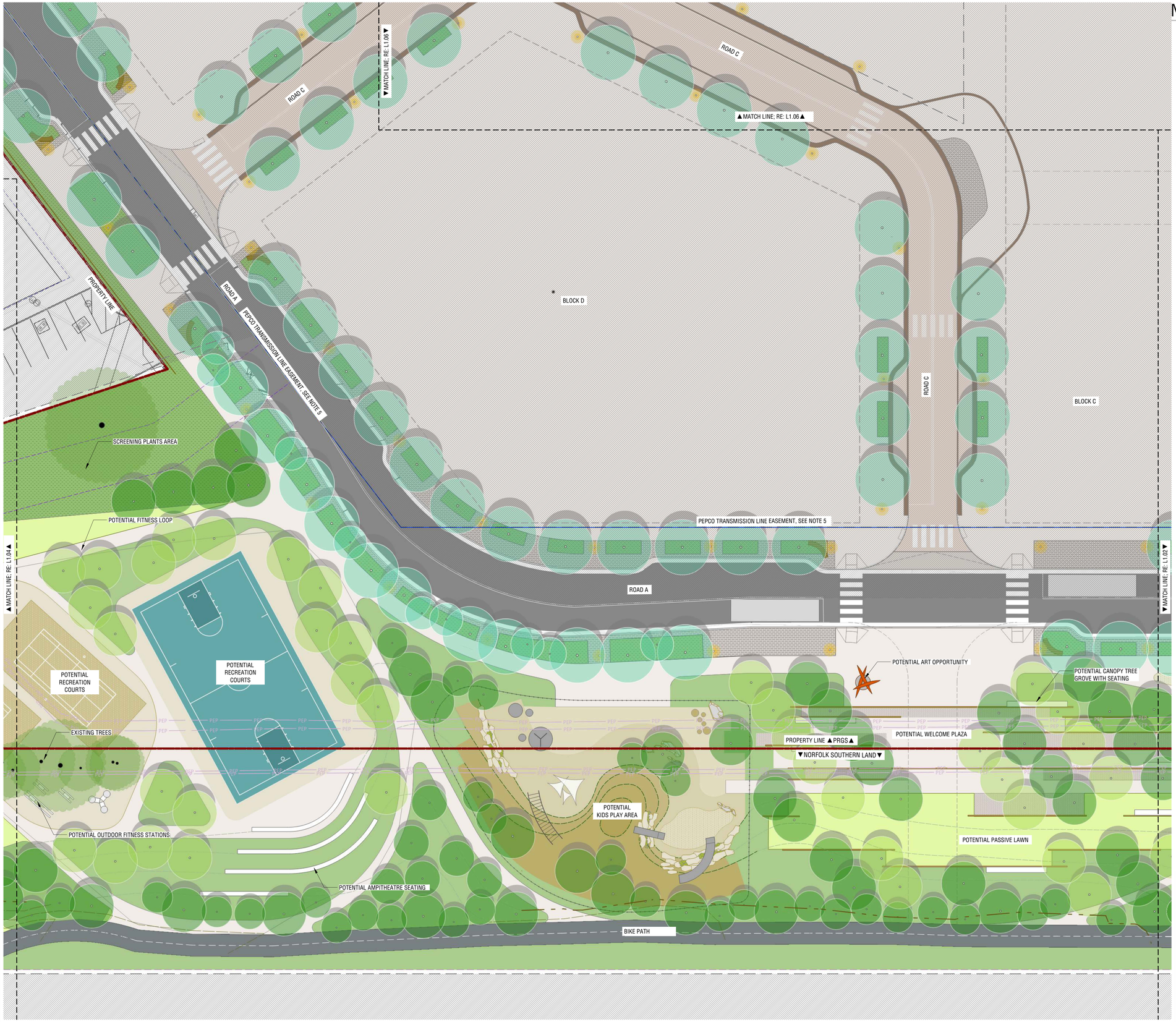

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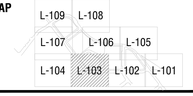

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LANDSCAPE PLANS

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COMMONWEALTH OF VIRGINIA
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No. 001105
LANDSCAPE ARCHITECT

KEY MAP

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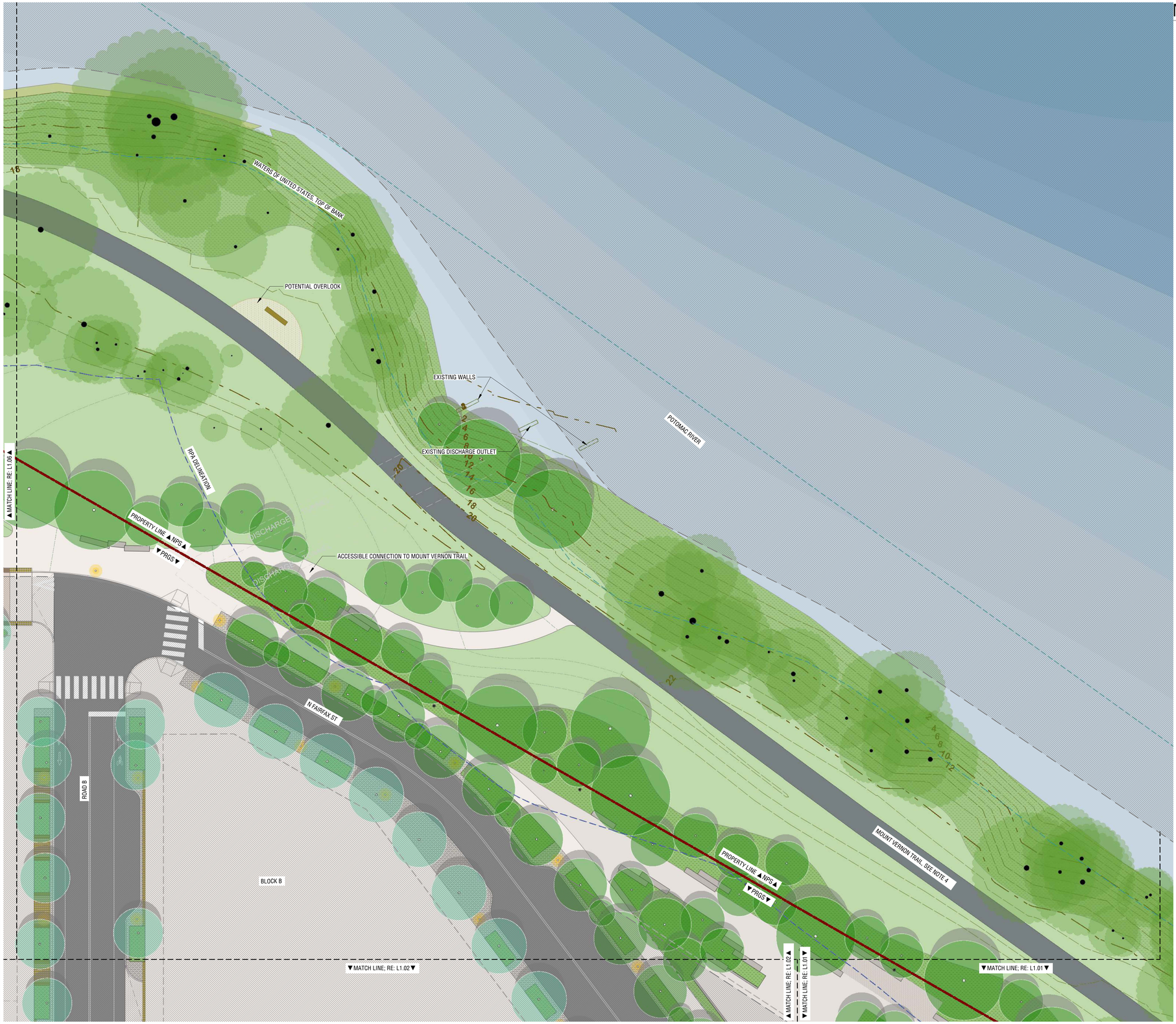

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

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	L-107	L-106	L-105	
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L105

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No. 001105
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KEY MAP

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JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

KEY MAP

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WATERFRONT OPEN SPACE



WOODLAND WALK



KAYAK LAUNCH



ECOLOGICAL EDUCATION



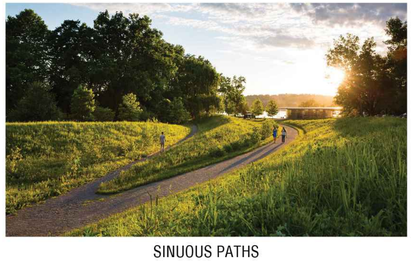
OVERLOOK



INTEGRATED TERRACE SEATING



GREAT LAWN



SINUOUS PATHS



NATIVE PLANTING GARDEN



SHADE STRUCTURES



SEPERATED BIKE FACILITIES (BIKE PATH)

RAIL CORRIDOR OPEN SPACE & OLD TOWN NORTH LINEAR PARK (SEGMENT 2)



STORMWATER INFRASTRUCTURE



NATIVE PLANTING GARDEN



PASSIVE LAWNS



RE-PURPOSED INFRASTRUCTURE



KIDS PLAY AREA



FLEXIBLE PLAZA AREA



RECREATION COURTS



FLEXIBLE GAMES COURTS



OUTDOOR FITNESS STATION/TRAIL



DOG RUN

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OPEN SPACE PRECEDENTS

L201

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