

POTOMAC RIVER GENERATING STATION

PARKS + RECREATION COMMISSION

MARCH 21, 2024



 **Hilco**TM
Redevelopment Partners



AGENDA

1. PROJECT OVERVIEW

2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. NEXT STEPS

**WE TRANSFORM
UNSIGHTLY BLIGHT...**

**INTO SUSTAINABLE
COMMUNITIES**

**A COMPREHENSIVE
SITE VISION**

**1 INTEGRATE THE SITE INTO
OLD TOWN NORTH**

Create a mixed-use, people centric environment thoughtfully connected to OTN

**2 CONNECT PEOPLE
TO THE WATERFRONT**

Expand equitable access to Alexandria's waterfront

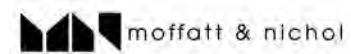
**3 PROVIDE MEANINGFUL
& VARIED OPEN SPACE**

Create places for a variety of activities seamlessly connected to neighboring parks

**4 CREATE A SUSTAINABLE
NEW PLACE**

Pursue sustainable and resilient strategies through a multi-pronged approach

PROJECT TEAM



DEVELOPMENT TEAM

LAND-USE ATTORNEY

EXECUTIVE ARCHITECT / BLOCK A, GARAGE & PODIUM

BLOCK B ARCHITECT

BLOCK C ARCHITECT

LANDSCAPE ARCHITECT

SUSTAINABILITY CONSULTANT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

TRANSPORTATION CONSULTANT

PERMITTING CONSULTANT

ENVIRONMENTAL ENGINEER

ARCHAEOLOGICAL

FAA CONSULTANT

MARINE CONSULTANT

PRECONSTRUCTION SERVICES

DEVELOPMENT REVIEW PROCESS

BUILDING ON APPROVED CDD

CDD

Coordinated Development District



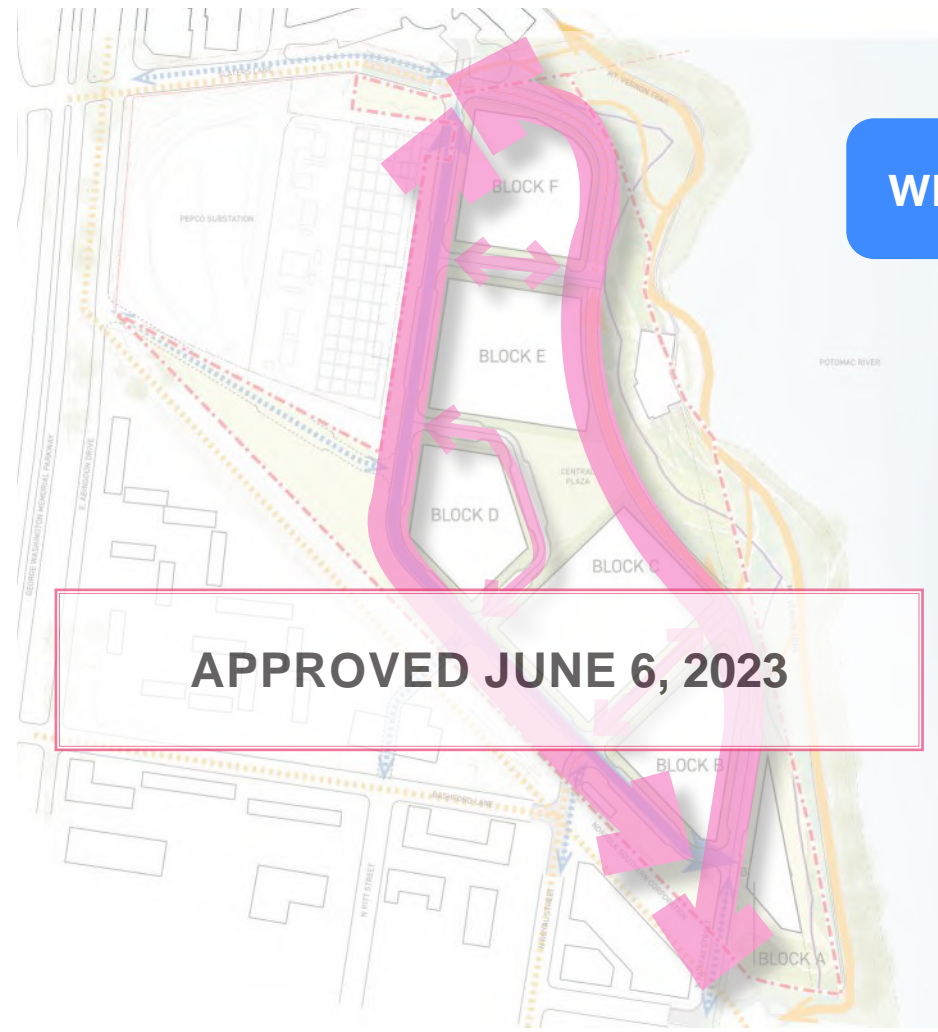
MASTER PLANNING & ZONING

- Road and block configuration
- Open space amount and approach
- Land use, density & height maximum

Outlines community benefit framework;
Carbon Neutrality Analysis

IDSP

Infrastructure Development Site Plan



SITE & INFRASTRUCTURE

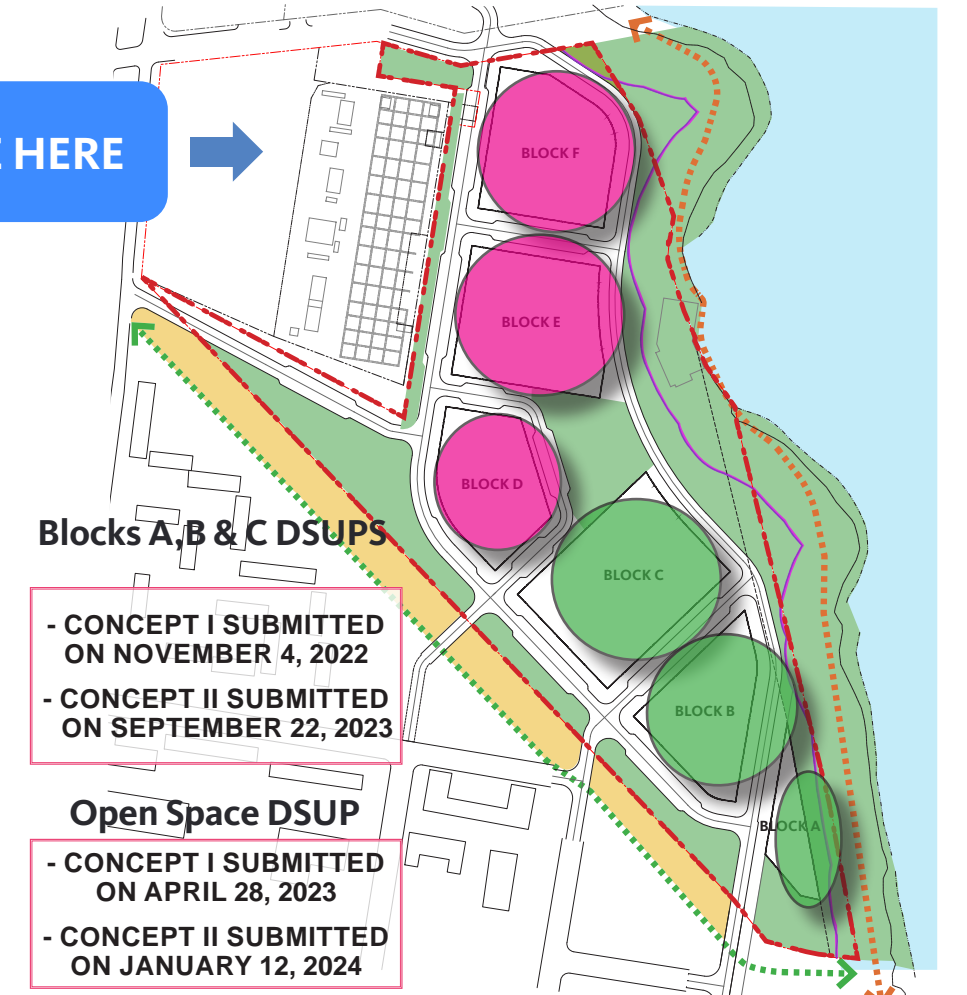
- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;
Coordinated Sustainability Strategy–Endorsed by
City Council on May 13, 2023

DSUPs

Development Special Use Permits

WE ARE HERE →



Blocks A, B & C DSUPs

- CONCEPT I SUBMITTED ON NOVEMBER 4, 2022
- CONCEPT II SUBMITTED ON SEPTEMBER 22, 2023

Open Space DSUP

- CONCEPT I SUBMITTED ON APRIL 28, 2023
- CONCEPT II SUBMITTED ON JANUARY 12, 2024

BLOCK FORM, ARCHITECTURE & OPEN SPACE

- Building massing and use
- Architectural definition and character
- Open space network program

Building sustainability features

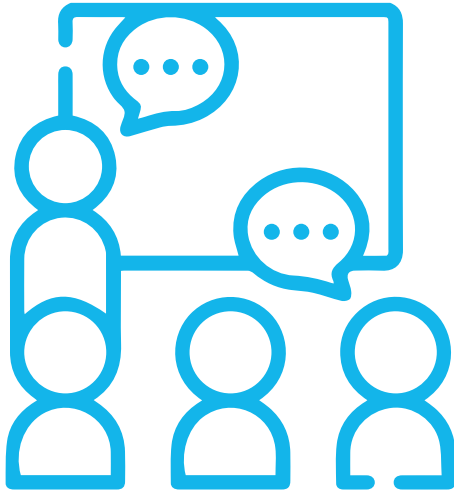
REMOVAL OF NORFOLK SOUTHERN LAND FROM DSUP PROCESS



- LEGEND**
- - - PRGS PROPERTY LINE
 - RPA LINE
 - - - EXISTING MOUNT VERNON TRAIL
 - - - CITY BIKE TRAIL

TOTAL OPEN SPACE WITHIN PRGS PROPERTY + ABUTTERS:
13.9 ACRES

COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

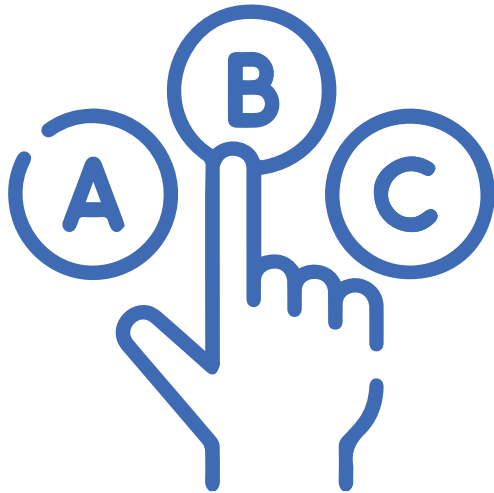


2021 - 2022

Initial community outreach

Relevant Dates

- Community Meeting #3- Site Tours - June 2021
- Community Meeting #5- Site Tours - November 2021
- **Community Meeting #6 - Open Space Planning & Community Poll - November 29, 2021**
- Community Meeting #10 - Open Space Community Benefits (CDD) - May 12, 2022
- Community Meeting #12- Open Space DSUP Process - November 9, 2022



2023

Open Space specific community engagement

Relevant Dates

- Community Meeting #13- Open Space Connectivity- January 30, 2023
- Community Meeting #14- Site Tours - May 12-13, 2023
- Community Meeting #15 - Open Space Elements - May 24, 2023
- Open Space DSUP Concept I - April 28, 2023
- **Open Space Survey - May 2023**
- Block DSUP Submission - September 22, 2023
- Community Meeting #16 - October 19, 2023



2024

Submit Open Space plans incorporating community feedback

Relevant Dates

- Open Space DSUP Concept II - January 12, 2024
- Community Meeting #17 - Open Space Network Program - March 19, 2024

COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

MAY 2023 OPEN SPACE SURVEY

816

Community
Responses

4

Languages
Offered

(Survey provided in English,
Spanish, Arabic, Amharic)

Results Summary

May 1, 2023 - May 31, 2023

Top Waterfront Programs

(over 65%)

- Waterside Dining at Pump House
- Woodland / Walking Trails
- Fitness Loop
- Potomac River Overlook
- Waterfront Seating
- Flexible Lawn
- Separated Bike Facilities
- Personal Watercraft Launch
- Native Planting
- Replacement of Mount Vernon Trail Bridge "Cage"

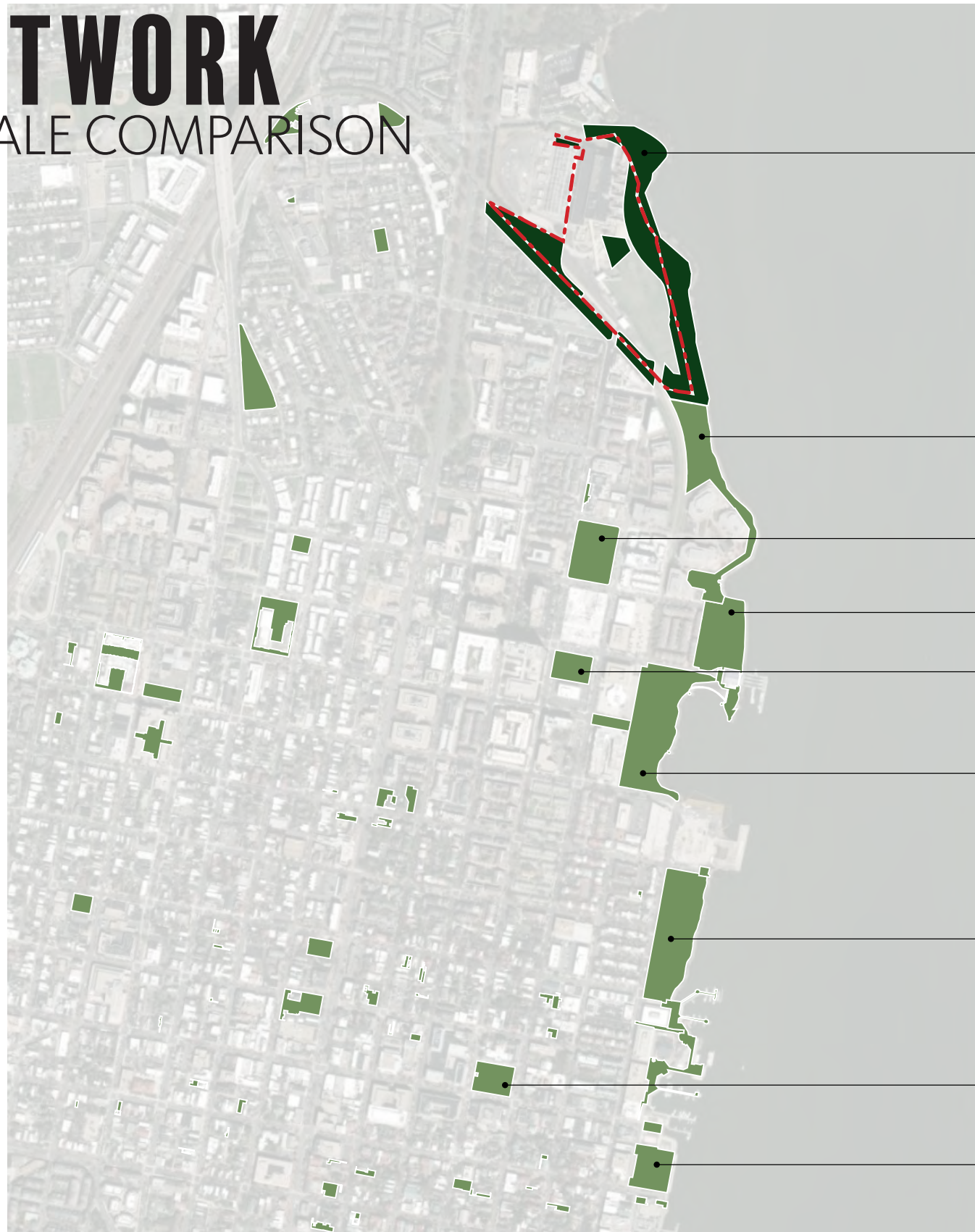
Rail Corridor / Linear Open Space Programs

(over 50%)

- Shaded Seating Under Trees
- Shade Structure
- Pop-up Activation (Farmer's Markets, Art Fairs)
- Children's Play Areas
- Cafe / Ice Cream Shop
- Public Amenities (Restroom + Fountains)
- Native Planting / Pollinator Gardens
- Recreational Facilities

INTEGRATED OPEN SPACE NETWORK

CONTEXT & SCALE COMPARISON



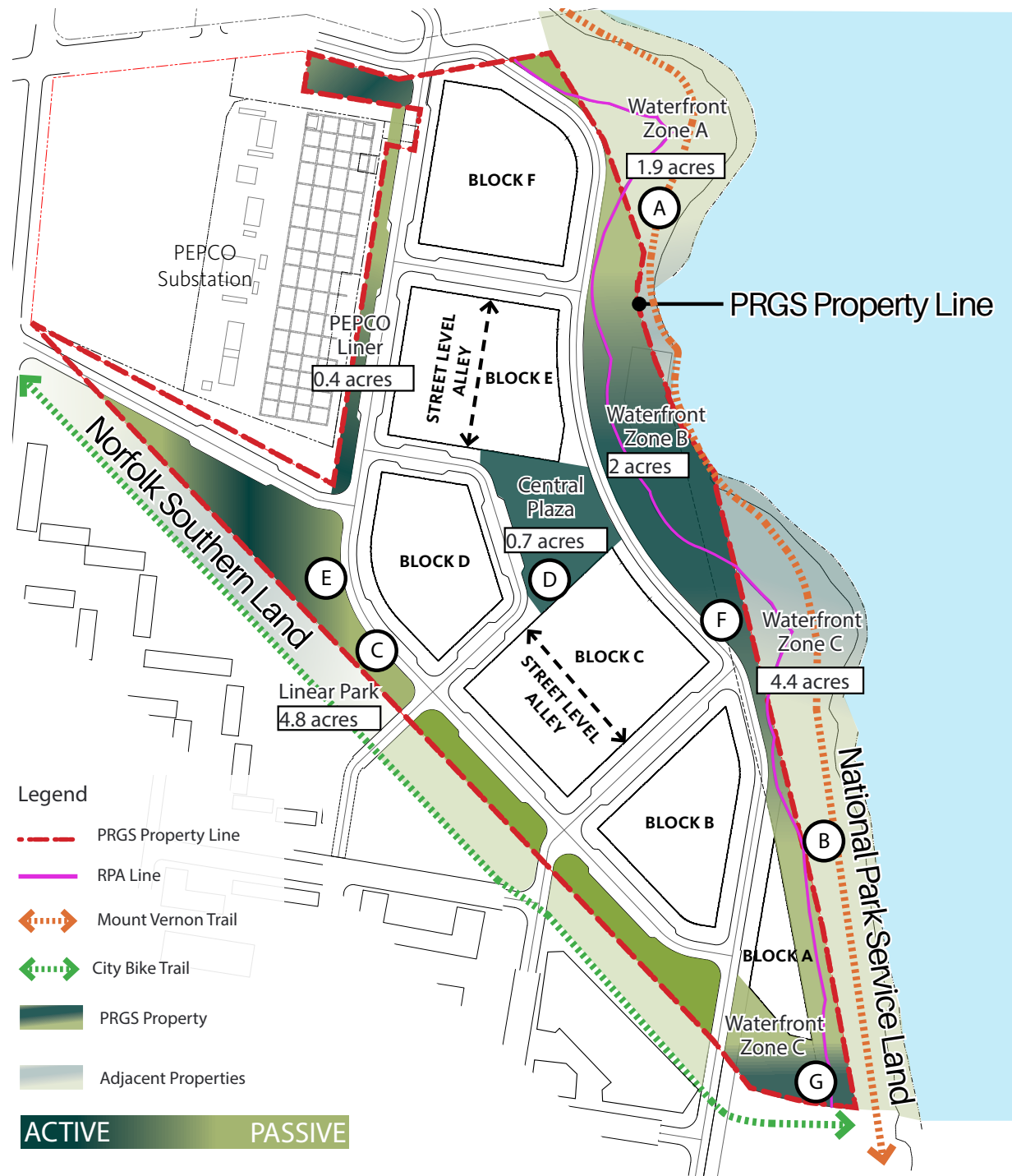
PRGS COMBINED OPEN SPACE	13.9 ACRE
TOTAL OFF-SITE	8.4 ACRE
TOTAL ON-SITE	5.5 ACRE

TIDE LOCK PARK	4.0 ACRE
MONTGOMERY PARK	2.4 ACRE
RIVERGATE PARK	3.0 ACRE
ALEXANDRIA HOUSE PARK	1.0 ACRE
ORONOCO PARK	5.6 ACRE
FOUNDERS PARK	4.8 ACRE
MARKET SQUARE	1.0 ACRE
WATERFRONT PARK	1.5 ACRE

*SOURCE: CITY OF ALEXANDRIA OPEN DATA

COMPREHENSIVE OPEN SPACE PLAN

PARKS + RECREATION COMMISSION - APRIL 20, 2023



DSUP OPEN SPACE CONCEPT II - JANUARY 2024



AGENDA

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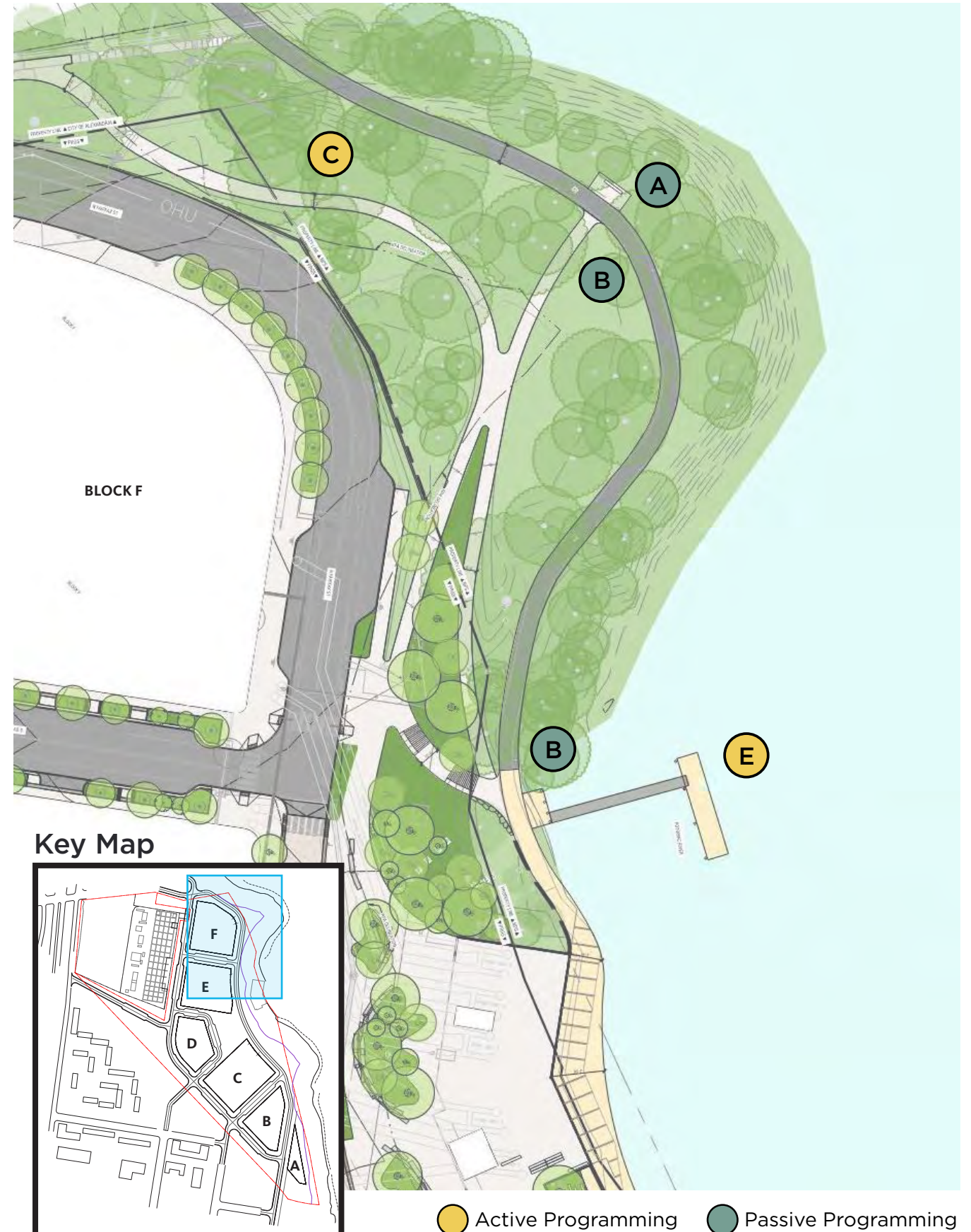
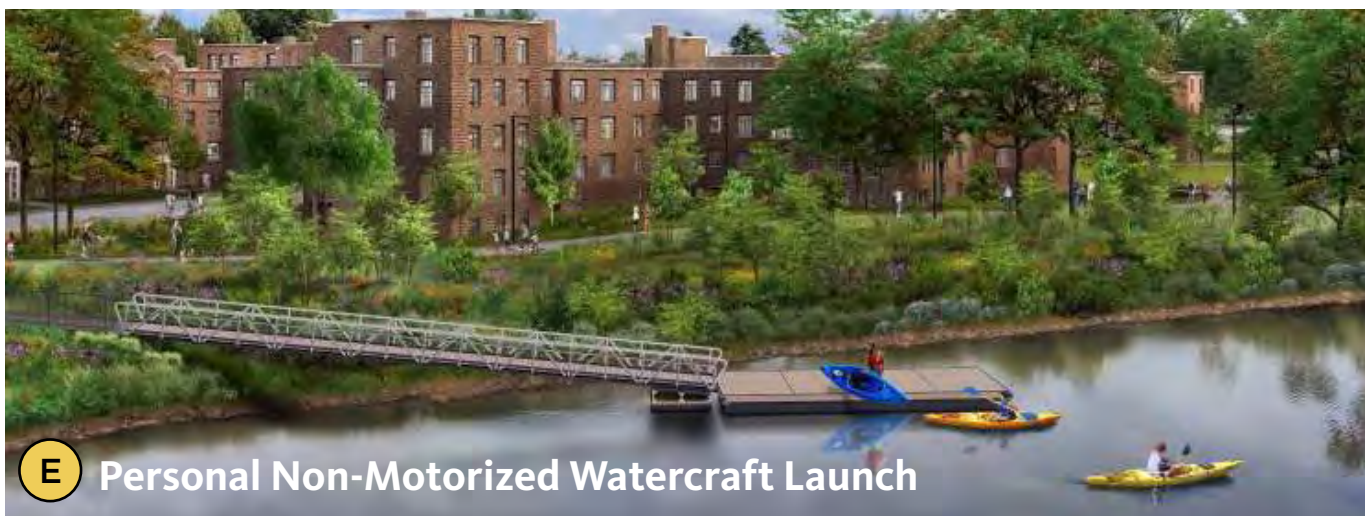
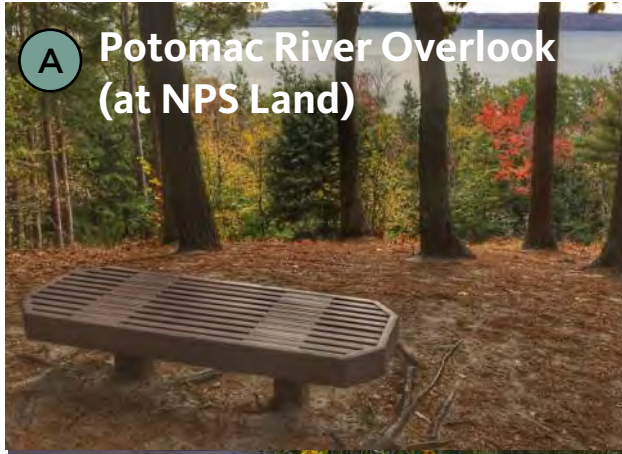
2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. NEXT STEPS

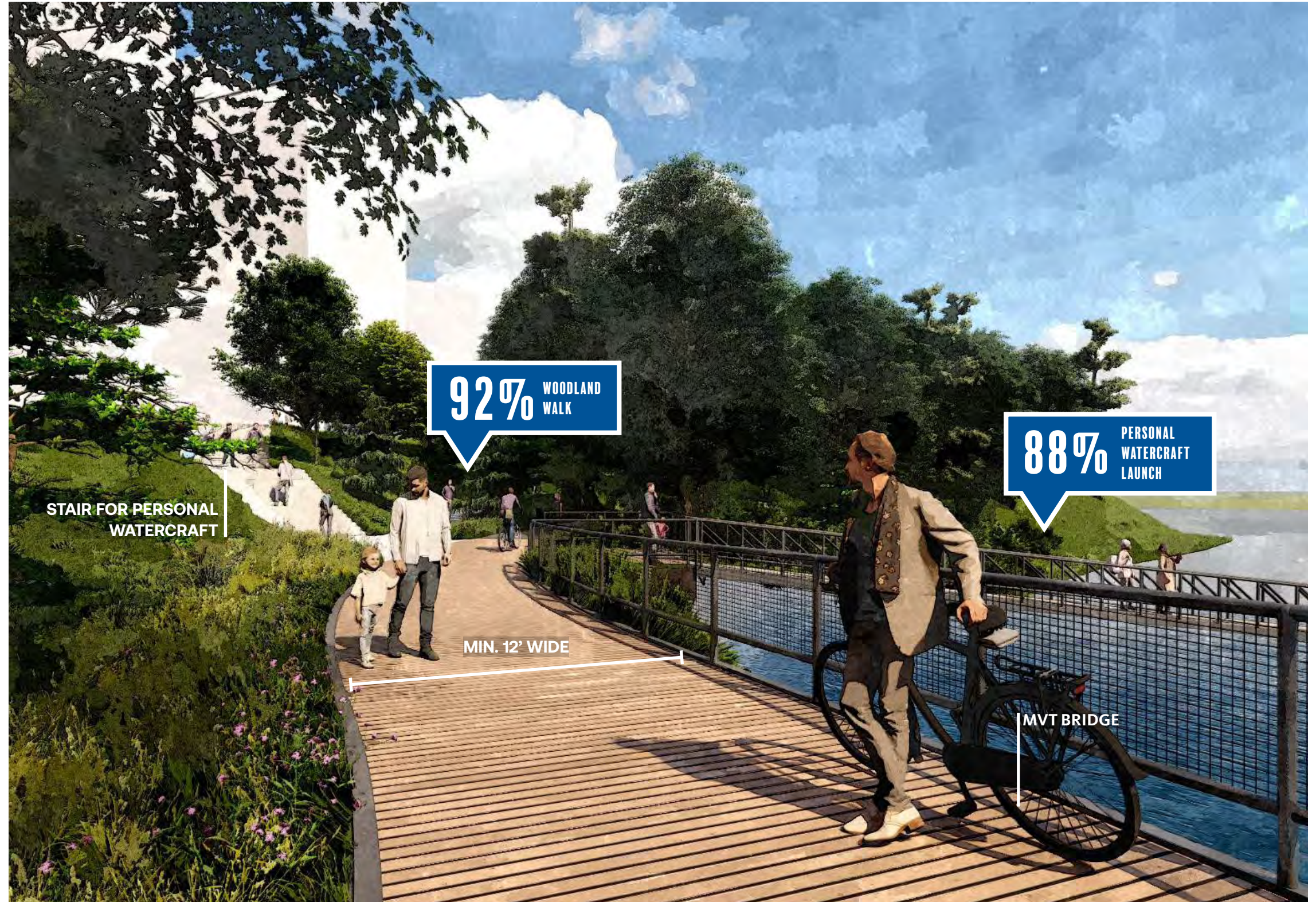
WATERFRONT OPEN SPACE

WATERFRONT NORTH



WATERFRONT OPEN SPACE

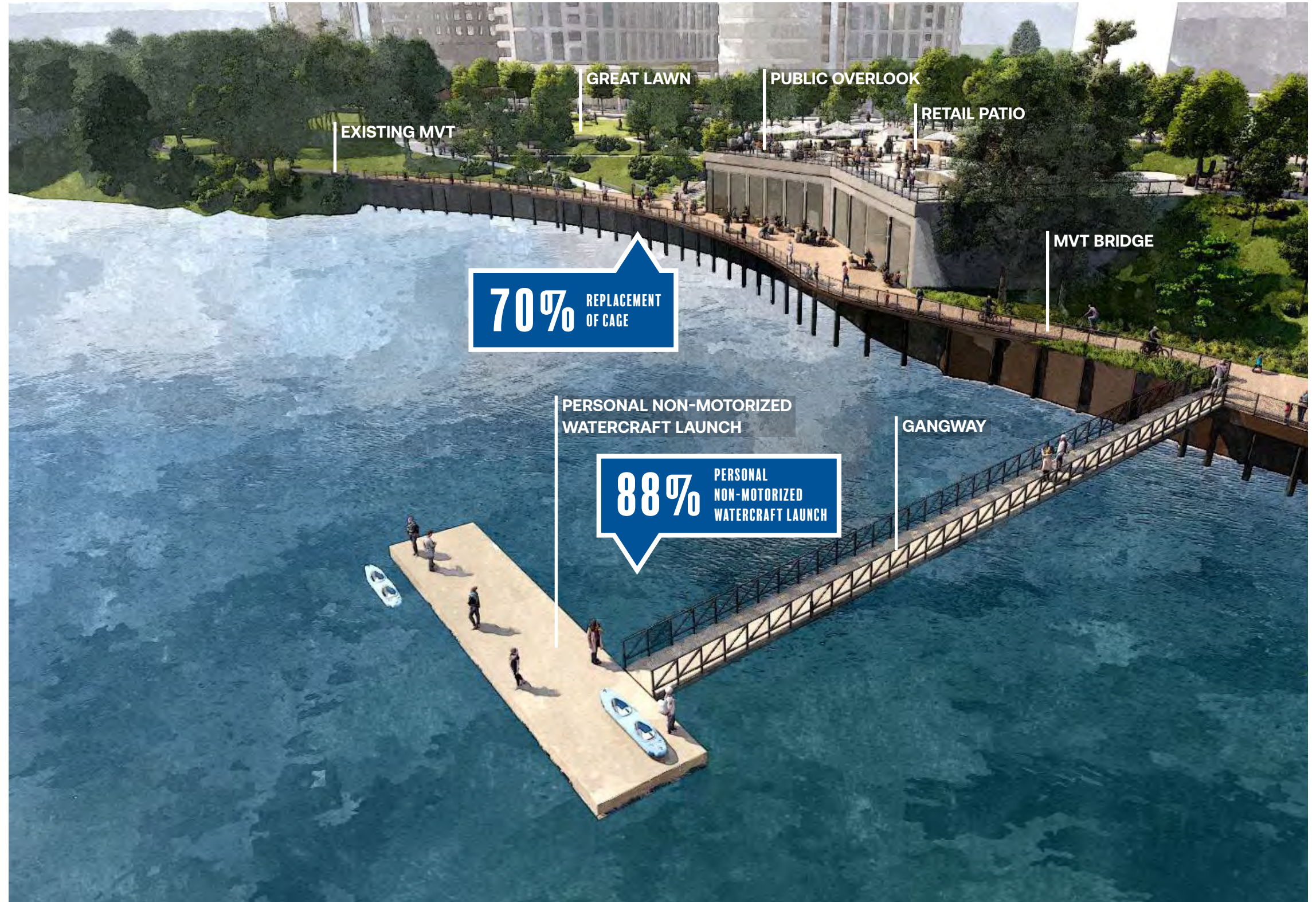
PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

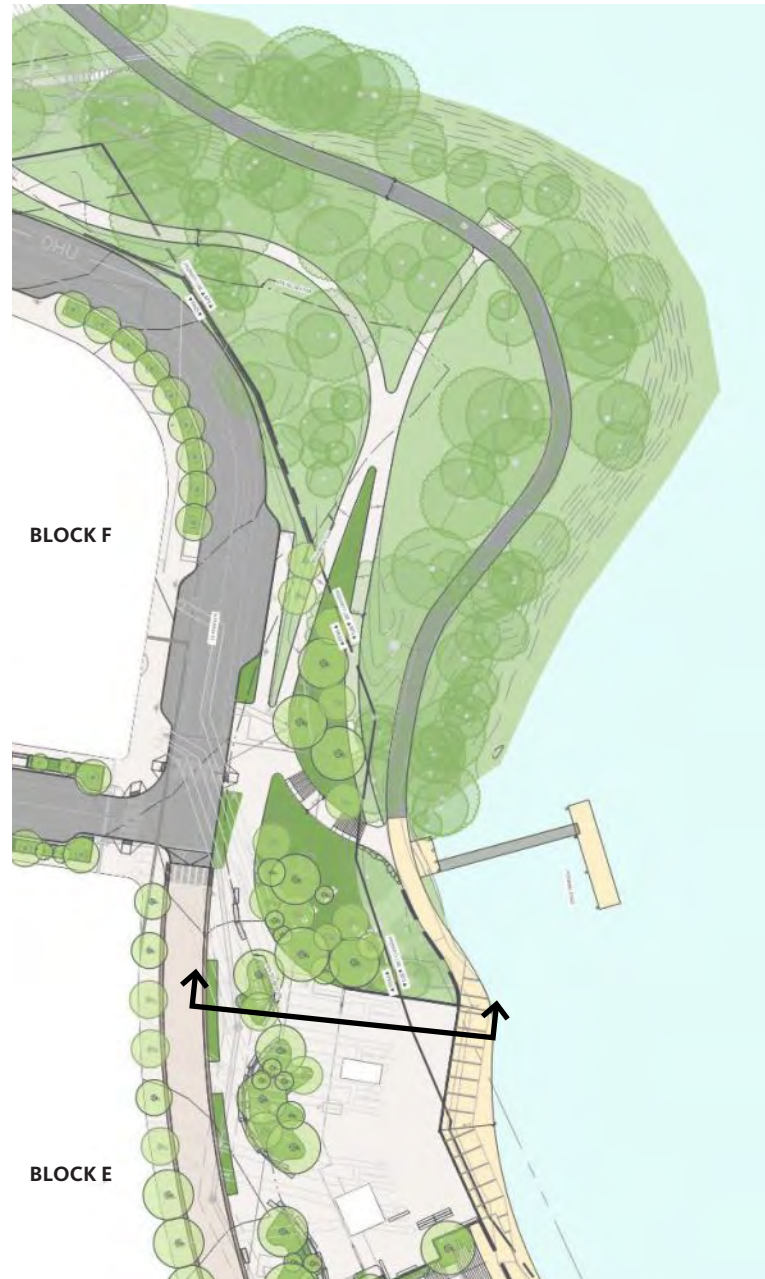
PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH & MOUNT VERNON TRAIL BRIDGE



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WATERFRONT OPEN SPACE

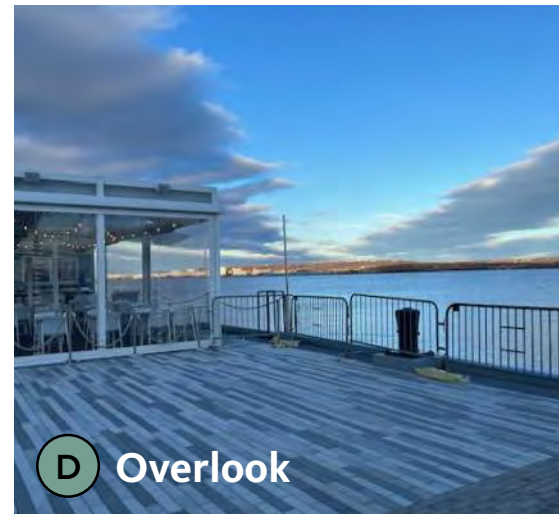
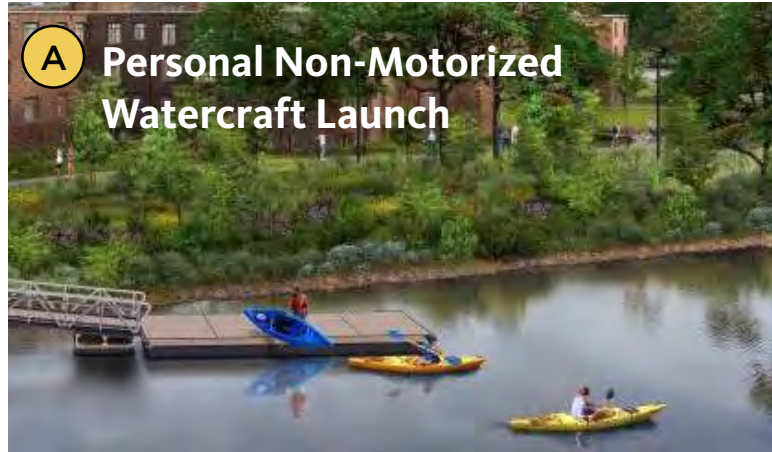
ADAPTIVE REUSE OF PUMPHOUSE & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT CENTRAL



WATERFRONT OPEN SPACE

WATERSIDE DINING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

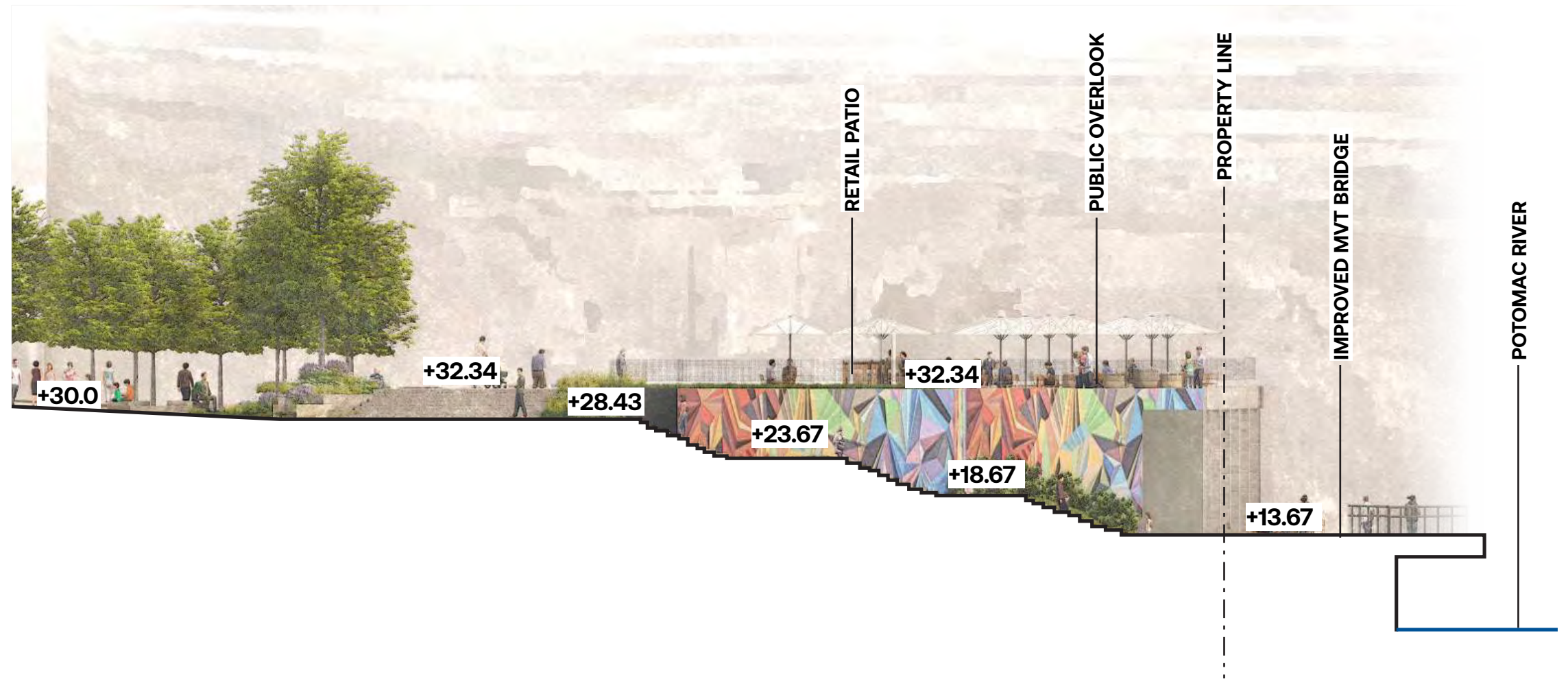
INTEGRATED TERRACE SEATING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

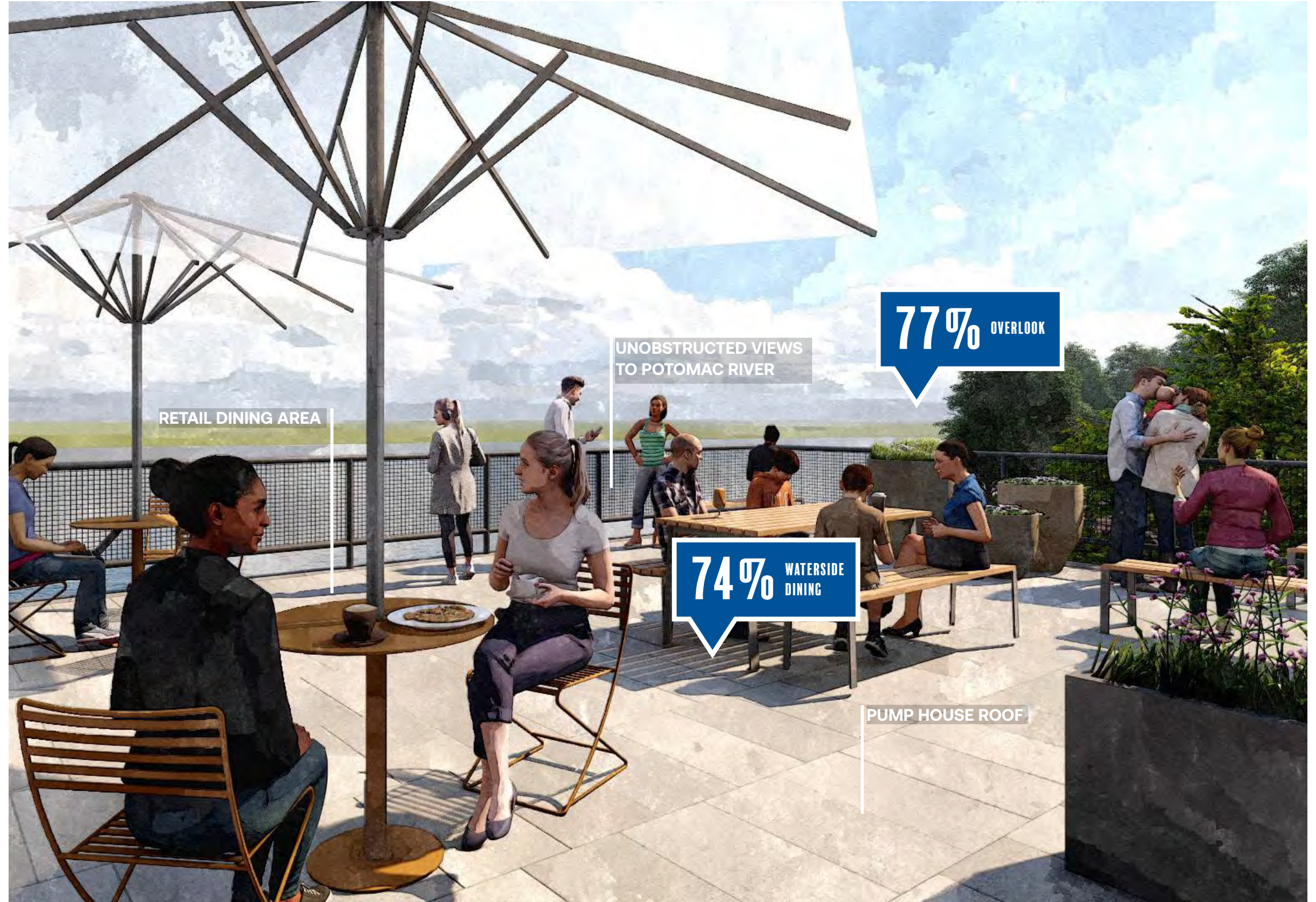
PUMP HOUSE STAIR



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

PUMP HOUSE OVERLOOK



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

NATIVE PLANTING GARDEN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WOONERF



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

VIEW FROM THE GREAT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

SWING & SHADE STRUCTURE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN SHADE STRUCTURE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN SHADE STRUCTURE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN CONNECTION TO MOUNT VERNON TRAIL



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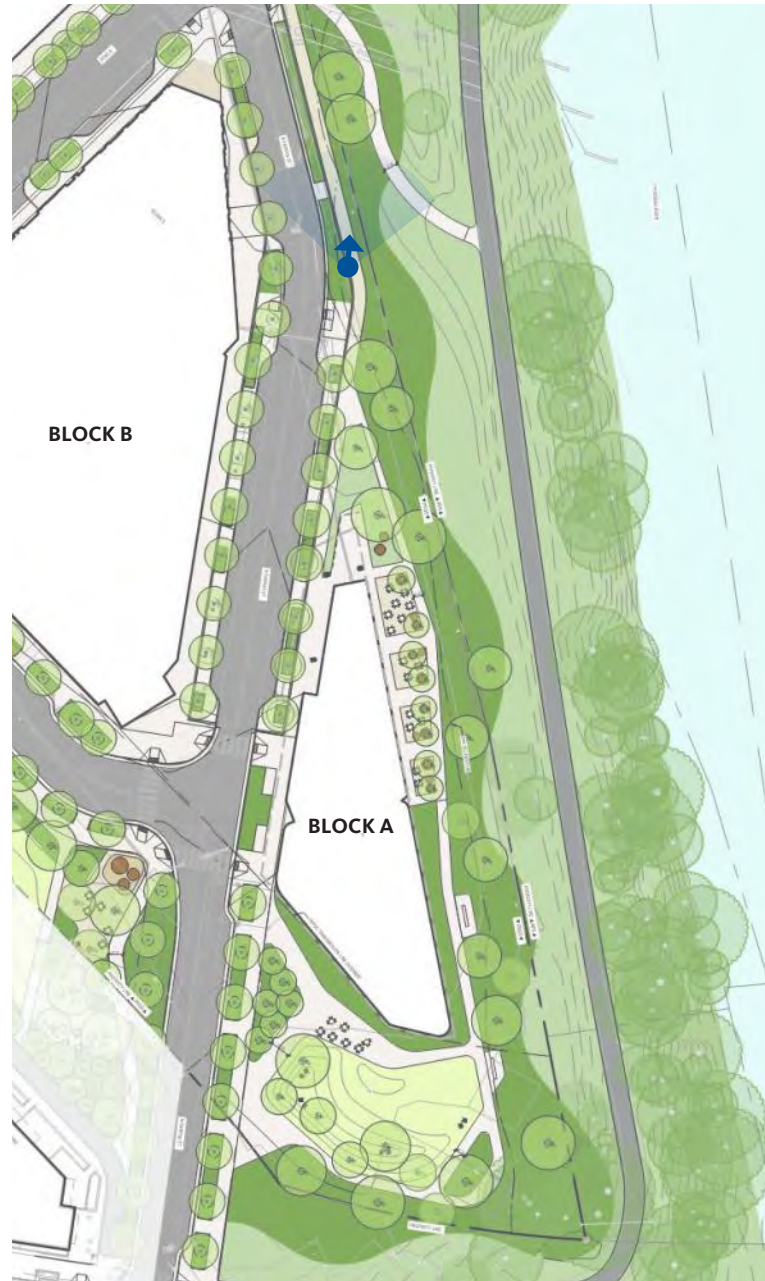
WATERFRONT OPEN SPACE

WATERFRONT SOUTH



WATERFRONT OPEN SPACE

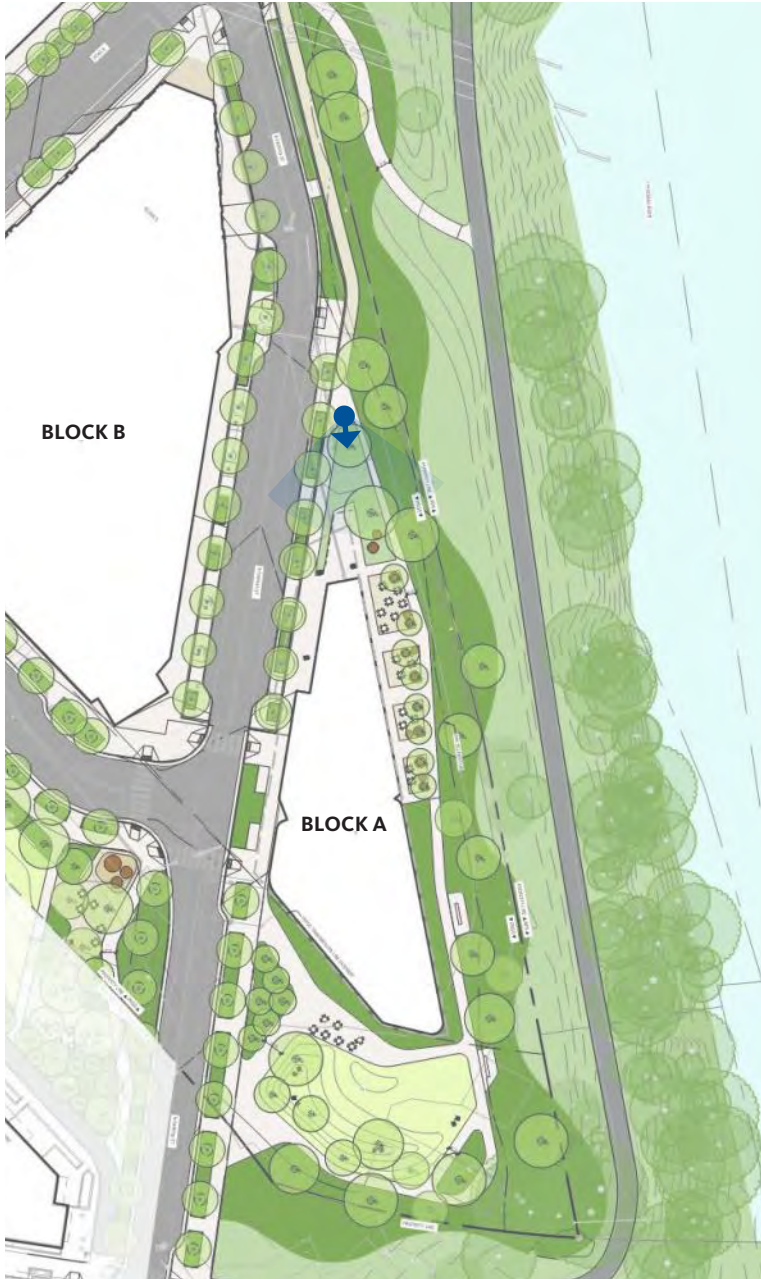
WATERFRONT SOUTH



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

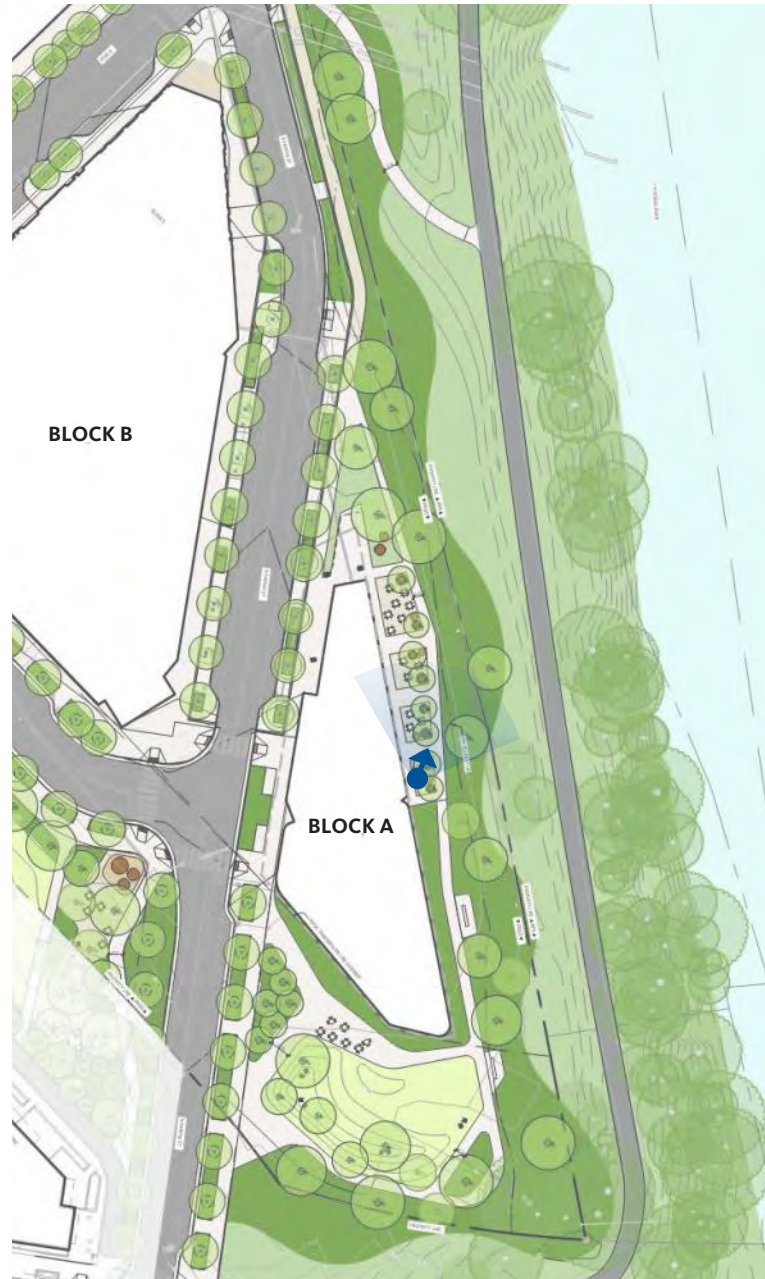
WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

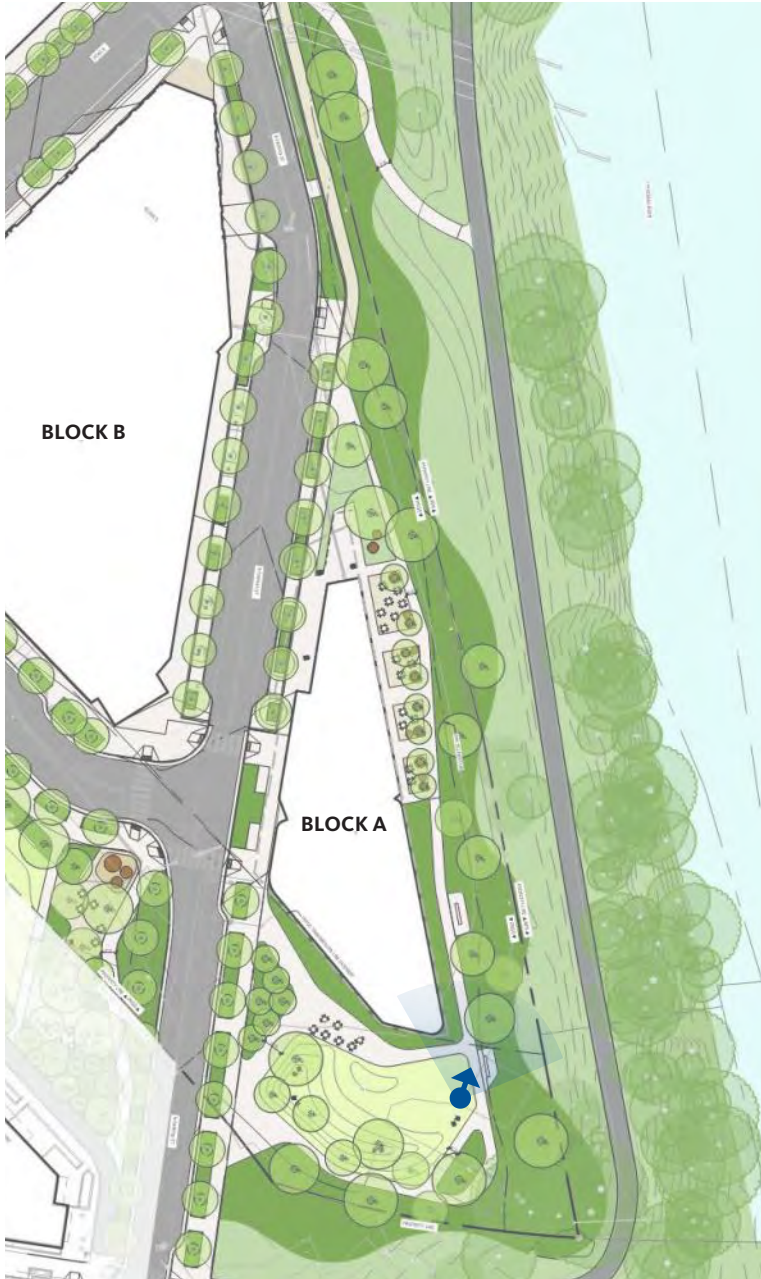
WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

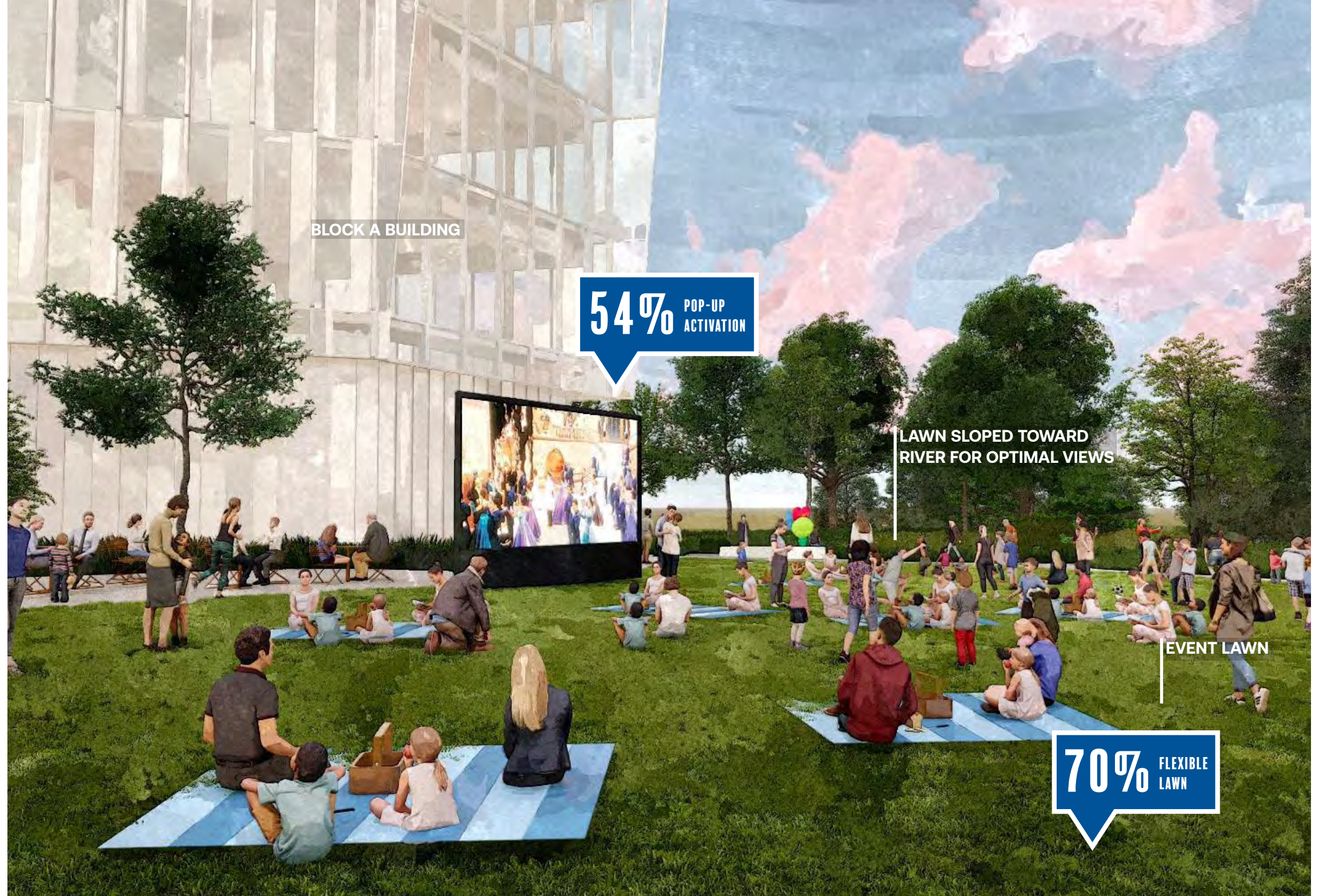
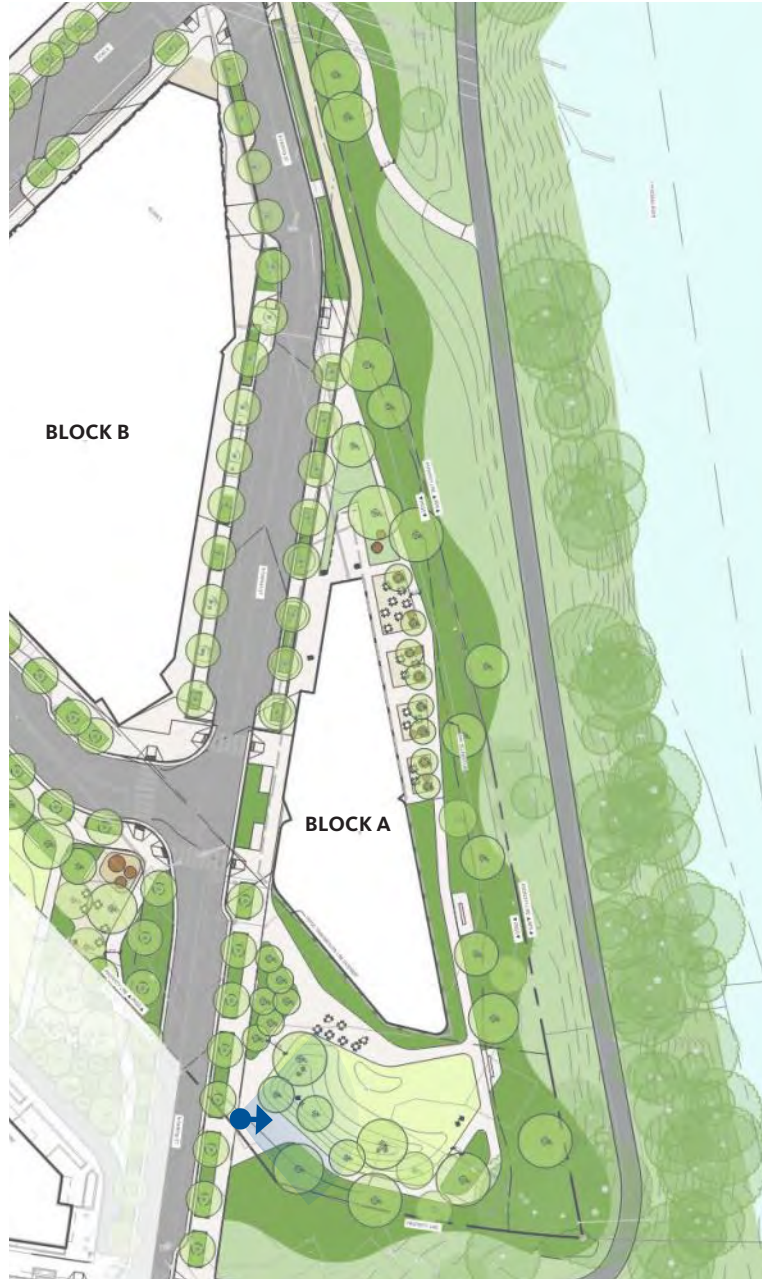
WATERFRONT OVERLOOK



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

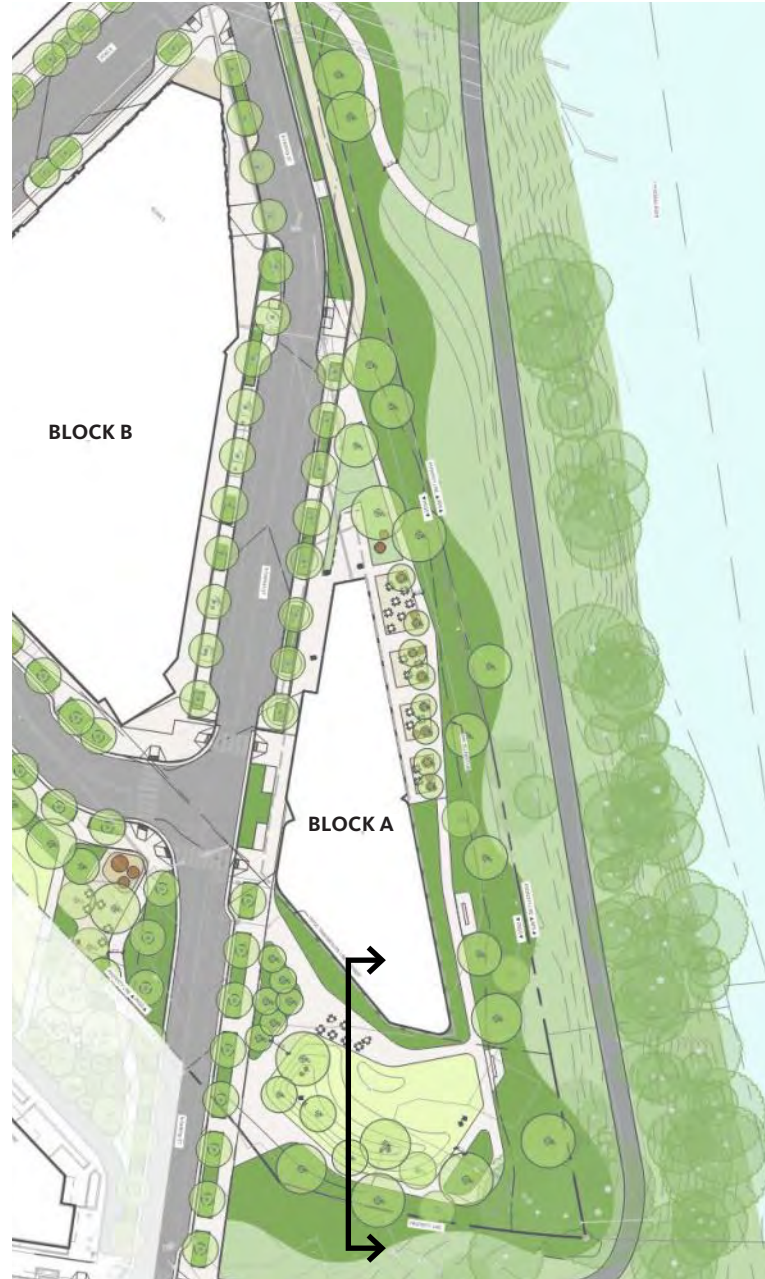
EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

AGENDA

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2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. NEXT STEPS

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR SOUTH



A Re-Purposed Guard House



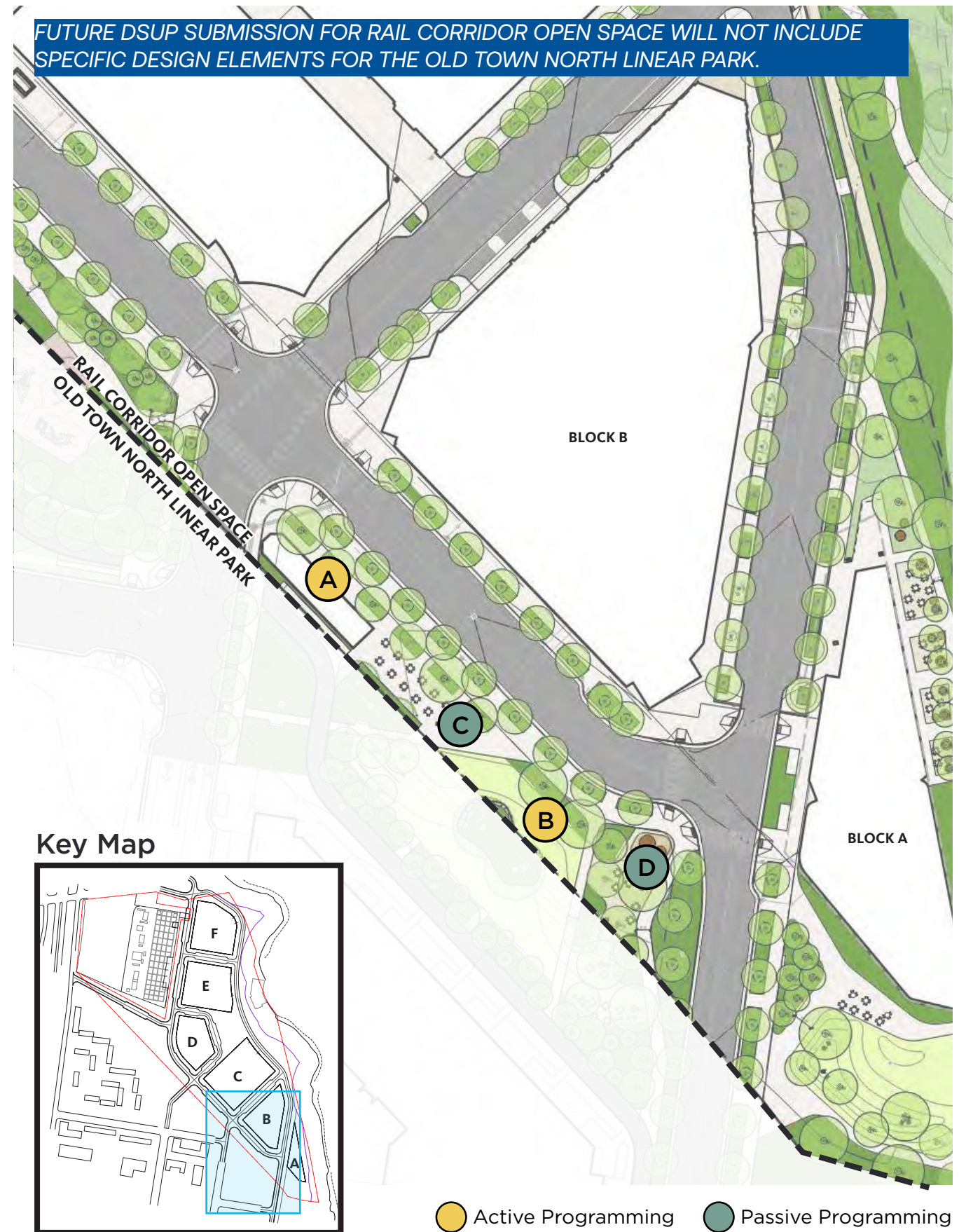
B Flexible Lawn



C Guard House Plaza

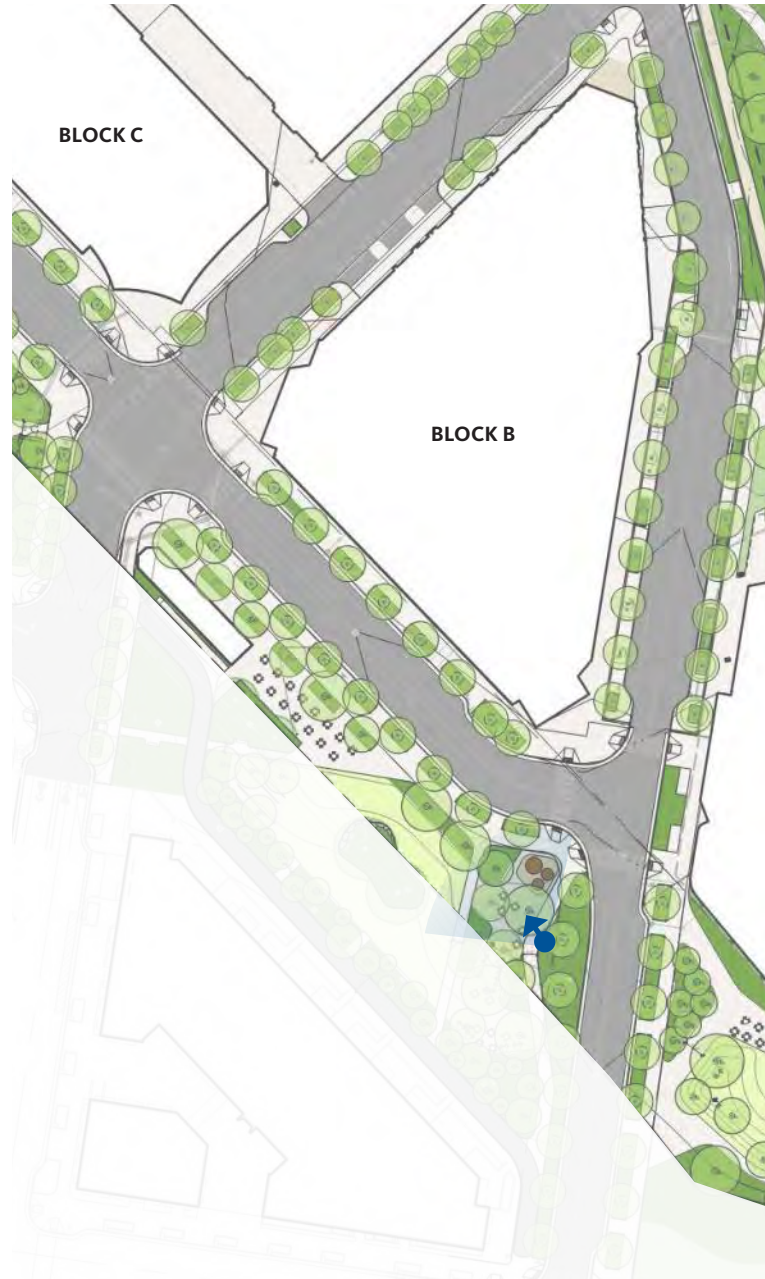


D Gateway Plaza



RAIL CORRIDOR OPEN SPACE

GATEWAY PLAZA

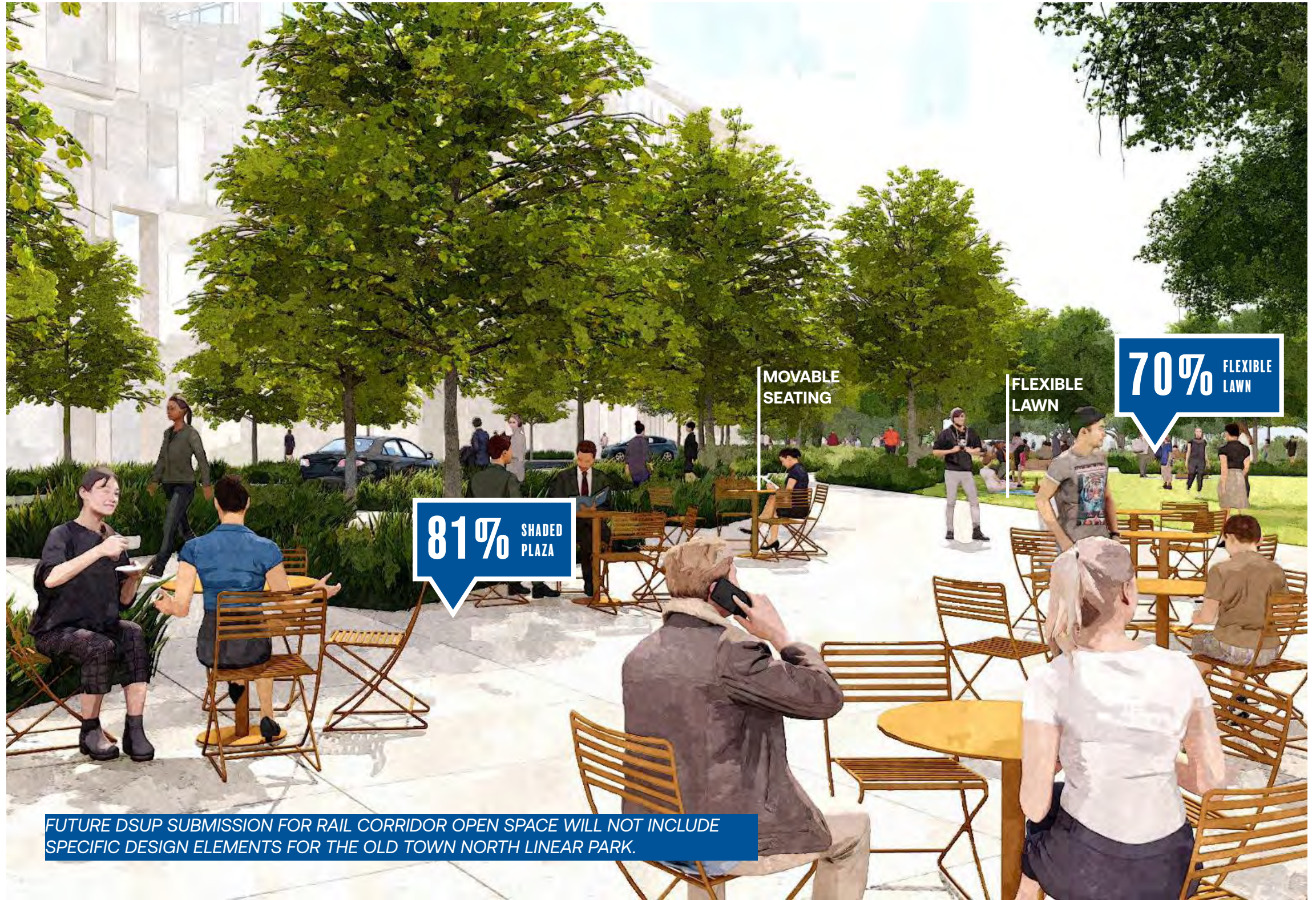
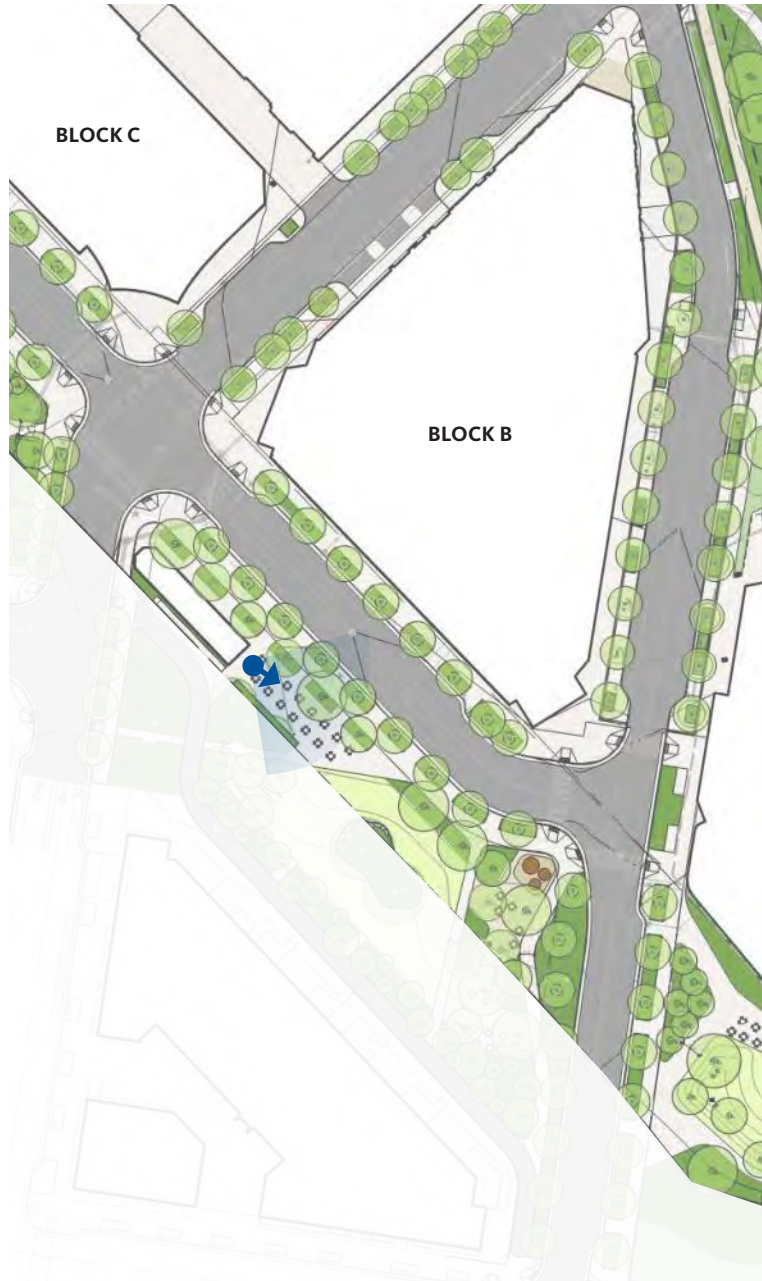


FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

GUARD HOUSE PLAZA

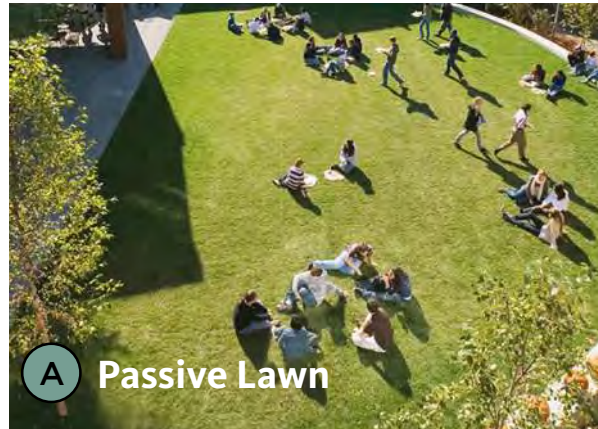


FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR CENTRAL



A Passive Lawn



B Native Planting Gardens



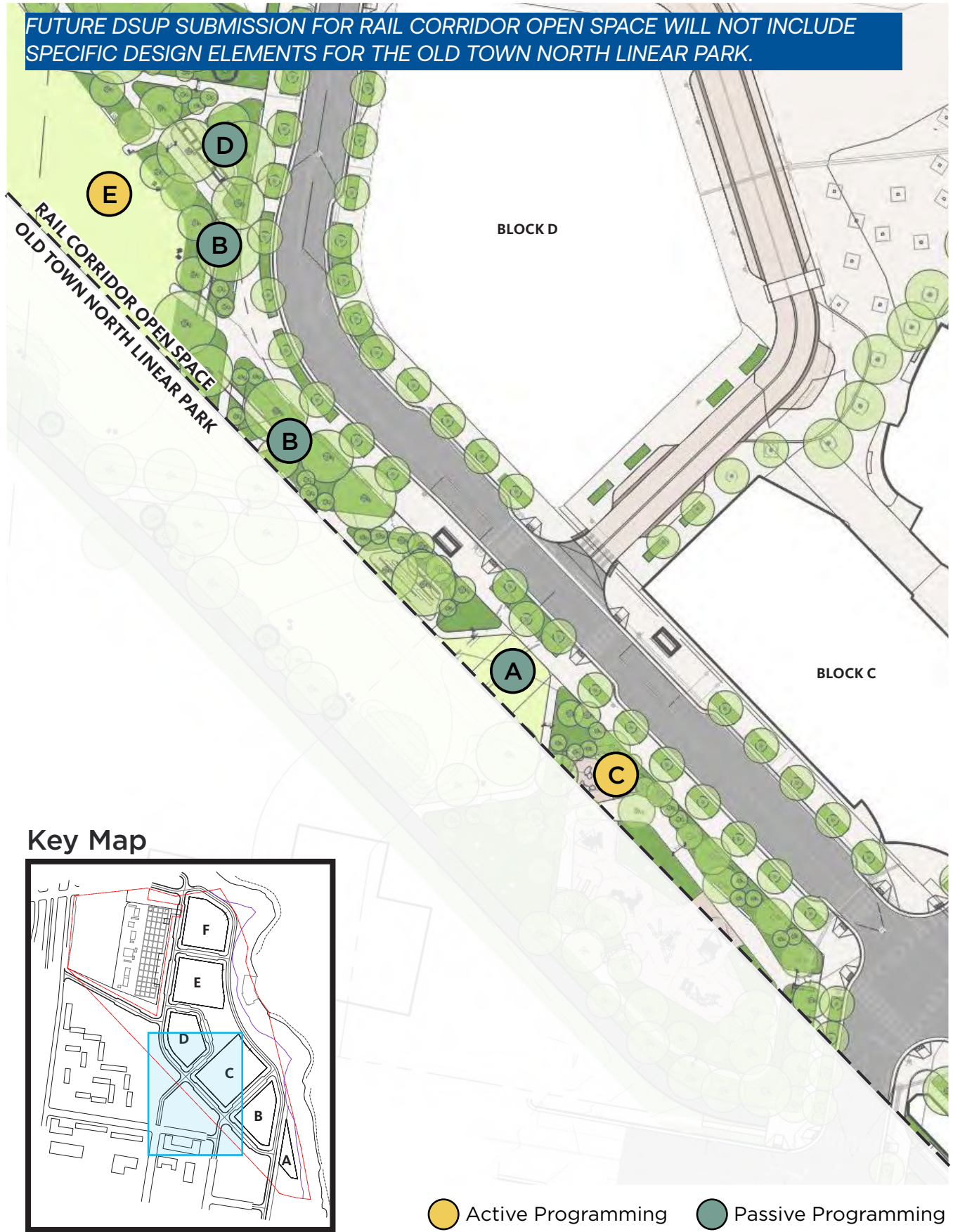
C Kids Play Area



D Grove Court

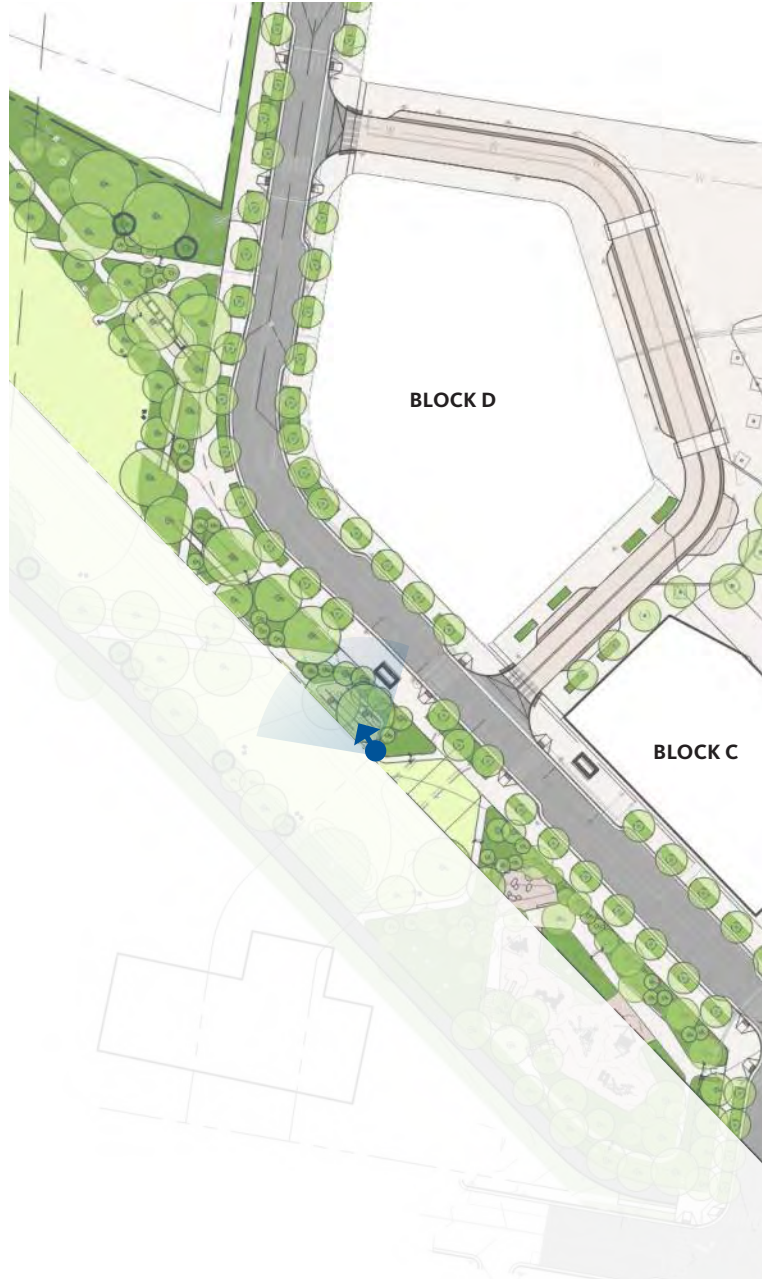


E Recreational Lawn



RAIL CORRIDOR OPEN SPACE

NATIVE PLANTING GARDEN



FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR NORTH



A Dog Run



B Recreational Lawn



C Fitness Stations



D Native Planting Gardens



E Grove Court



RAIL CORRIDOR OPEN SPACE

RECREATIONAL LAWN



FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

PEPCO LINER



A Flexible Gathering Space



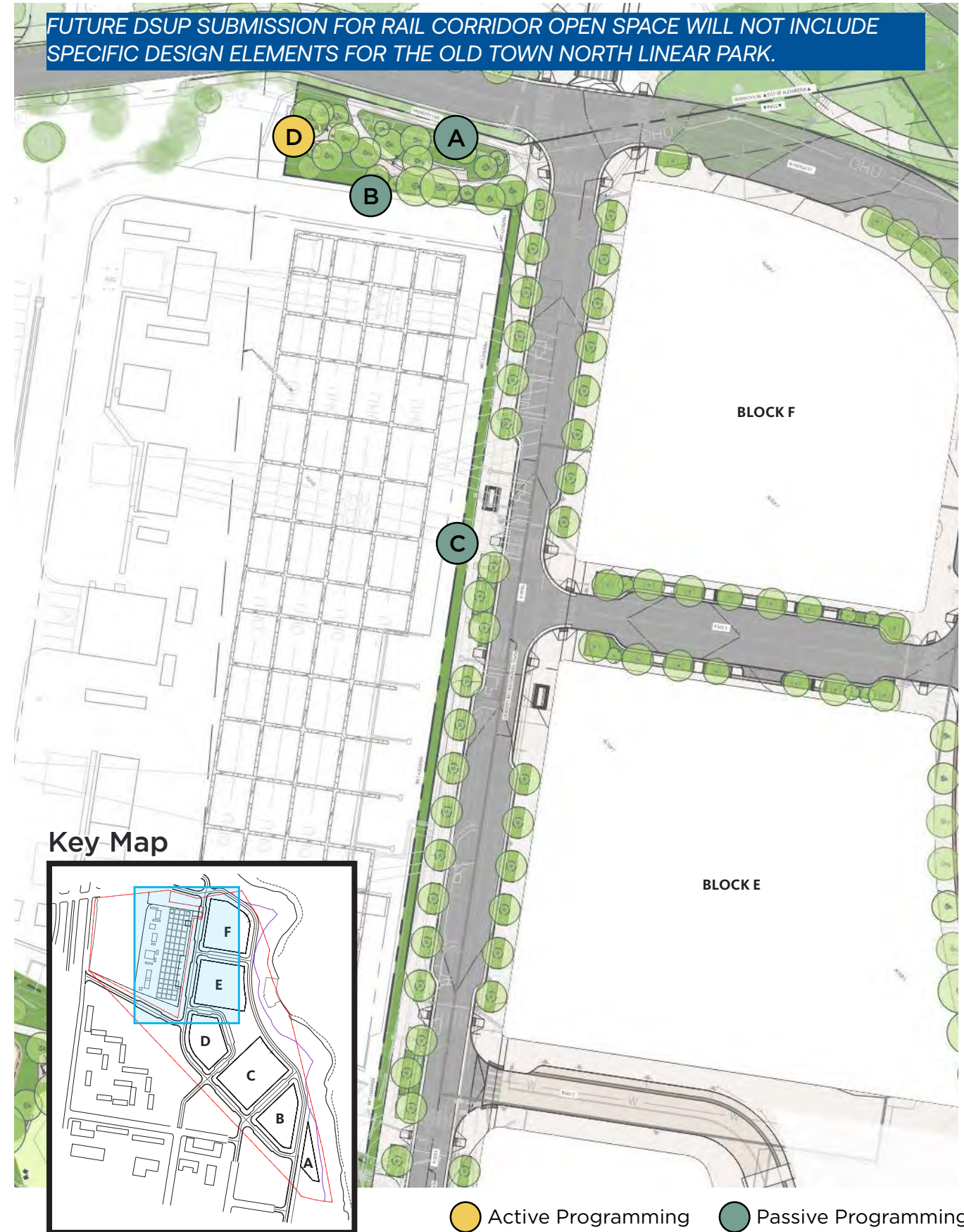
B Native Planting Gardens



C Planted Artistic Screening



D Fitness Stations



AGENDA

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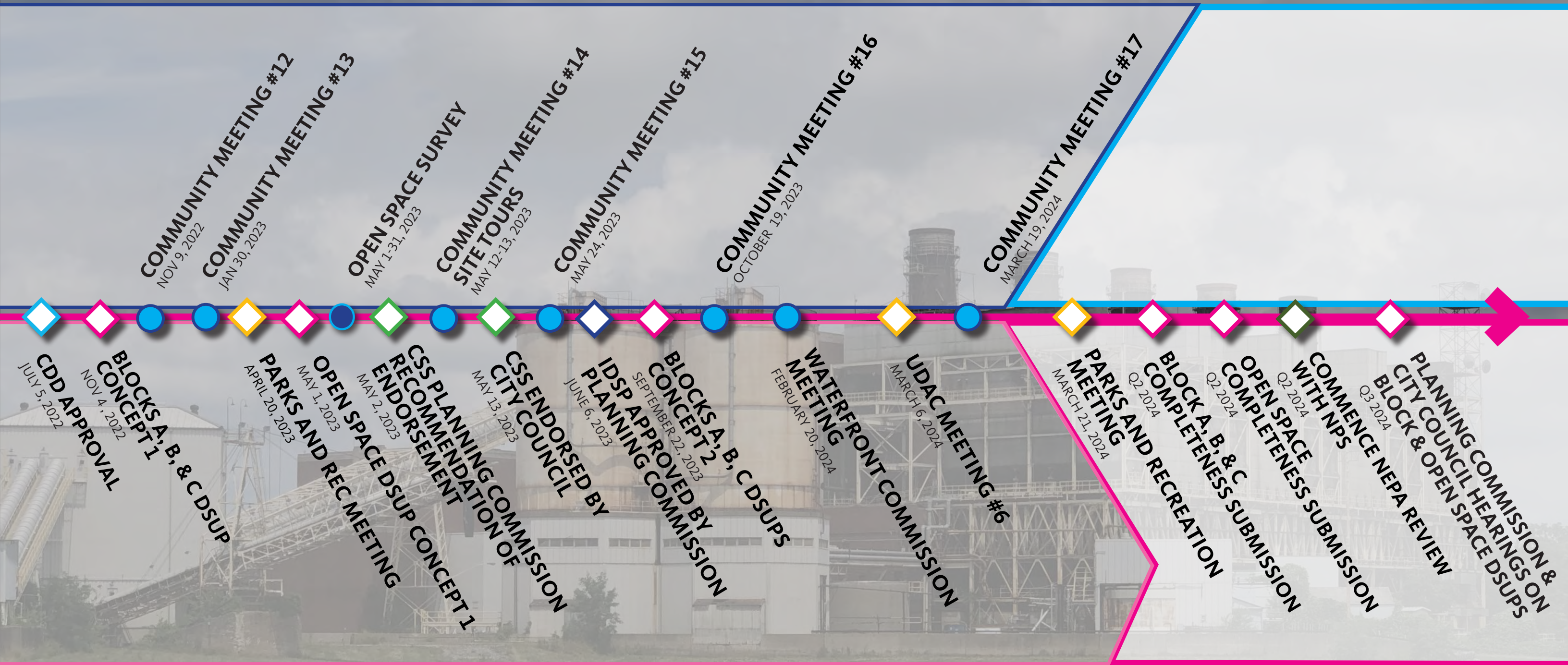
2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. NEXT STEPS

SCHEDULE & PROCESS

STEPS FORWARD



KEY			
	IDSP		DSUP
	CDD APPROVAL		OTHER REVIEWS
	CSS		COMMUNITY MEETINGS
			UDAC & PRC MEETINGS

THANK YOU

PARKS + RECREATION COMMISSION

MARCH 21, 2024

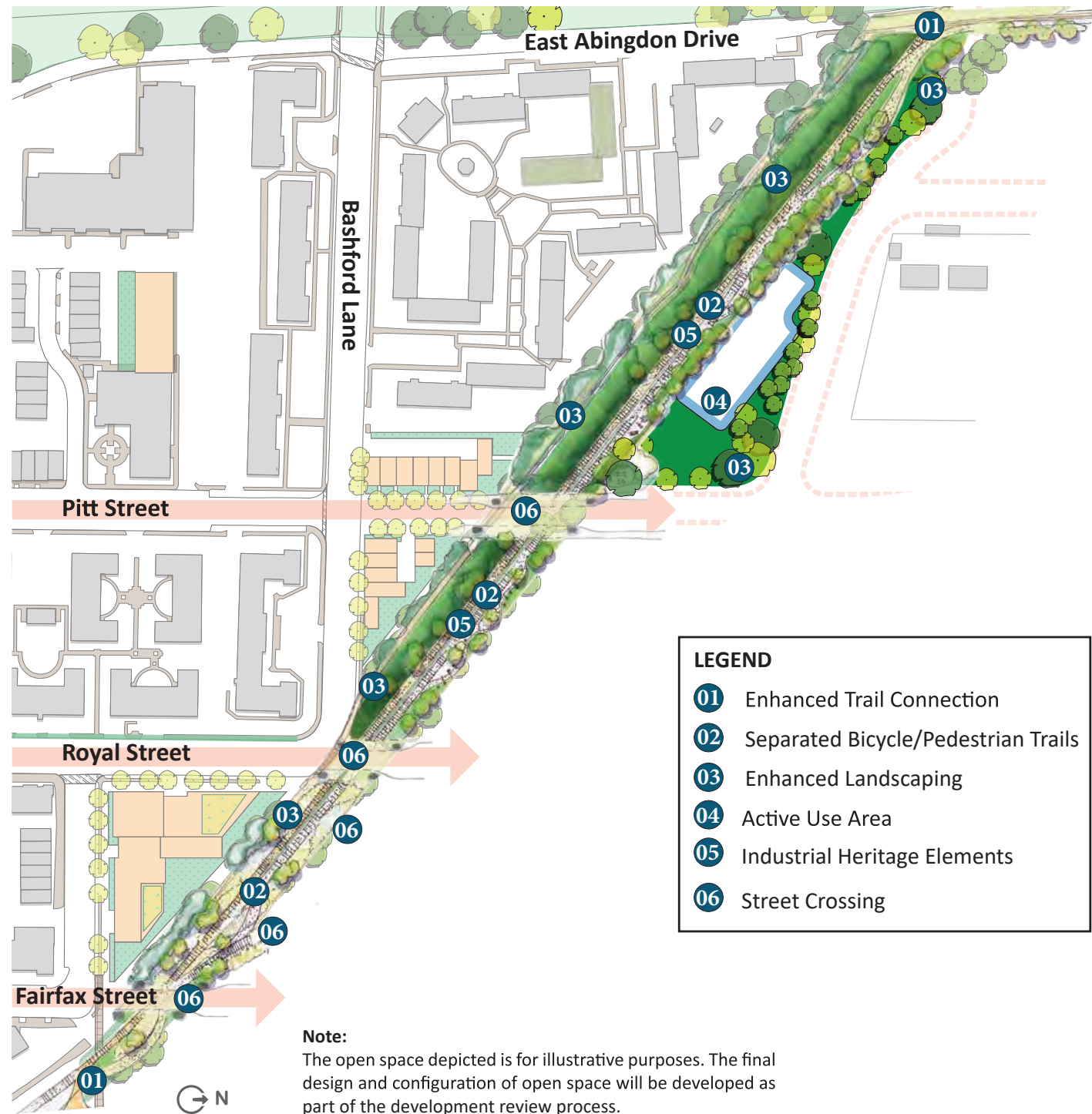


 **Hilco**TM
Redevelopment Partners



APPENDIX: OLD TOWN NORTH LINEAR PARK

OLD TOWN NORTH SMALL AREA PLAN - SEPTEMBER 2017



APPENDIX: WATERFRONT OPEN SPACE

GREAT LAWN DIMENSION MARKUP



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

APPENDIX: WATERFRONT OPEN SPACE

EVENT LAWN DIMENSION MARKUP



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY