

# POTOMAC RIVER GENERATING STATION

## WATERFRONT COMMISSION

FEBRUARY 20, 2024



 **Hilco**<sup>TM</sup>  
Redevelopment Partners

-  **Wire Gill**  **Gensler**  **Handel Architects**  **SCB**  **OJB**  **christopher consultants**  
IMEG
-  **Magnusson Klemencic Associates**  
Structural + Civil Engineers  **BALA**  **Gorove Slade**  
Transportation Planners and Engineers  **Balfour Beatty**  **ARUP**
-  **vhb**  **Capitol Airspace Group**  **moffatt & nichol**



# AGENDA

**1. PROJECT OVERVIEW**

**2. WATERFRONT OPEN SPACE**

**3. NEXT STEPS**



# PROJECT TEAM



DEVELOPMENT TEAM



LAND-USE ATTORNEY



EXECUTIVE ARCHITECT / BLOCK A, GARAGE & PODIUM



BLOCK B ARCHITECT

HANDEL ARCHITECTS

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



#### 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



**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**

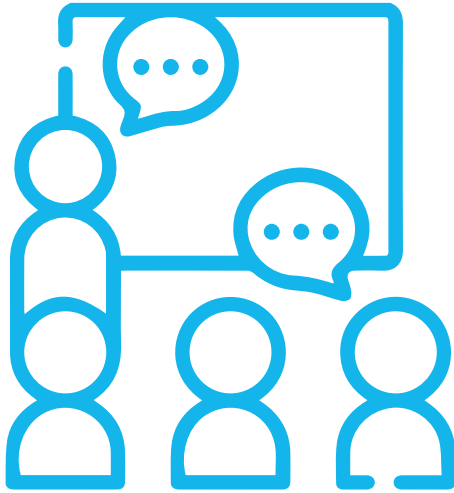
Create places for a variety of activities seamlessly connected to neighboring parks

**4 CREATE A SUSTAINABLE  
NEW PLACE**

Pursue sustainable and resilient strategies through a multi-pronged approach



# COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

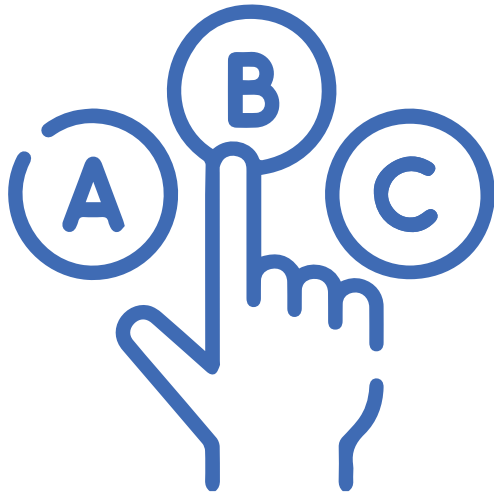


2021 - 2022

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 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%)

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

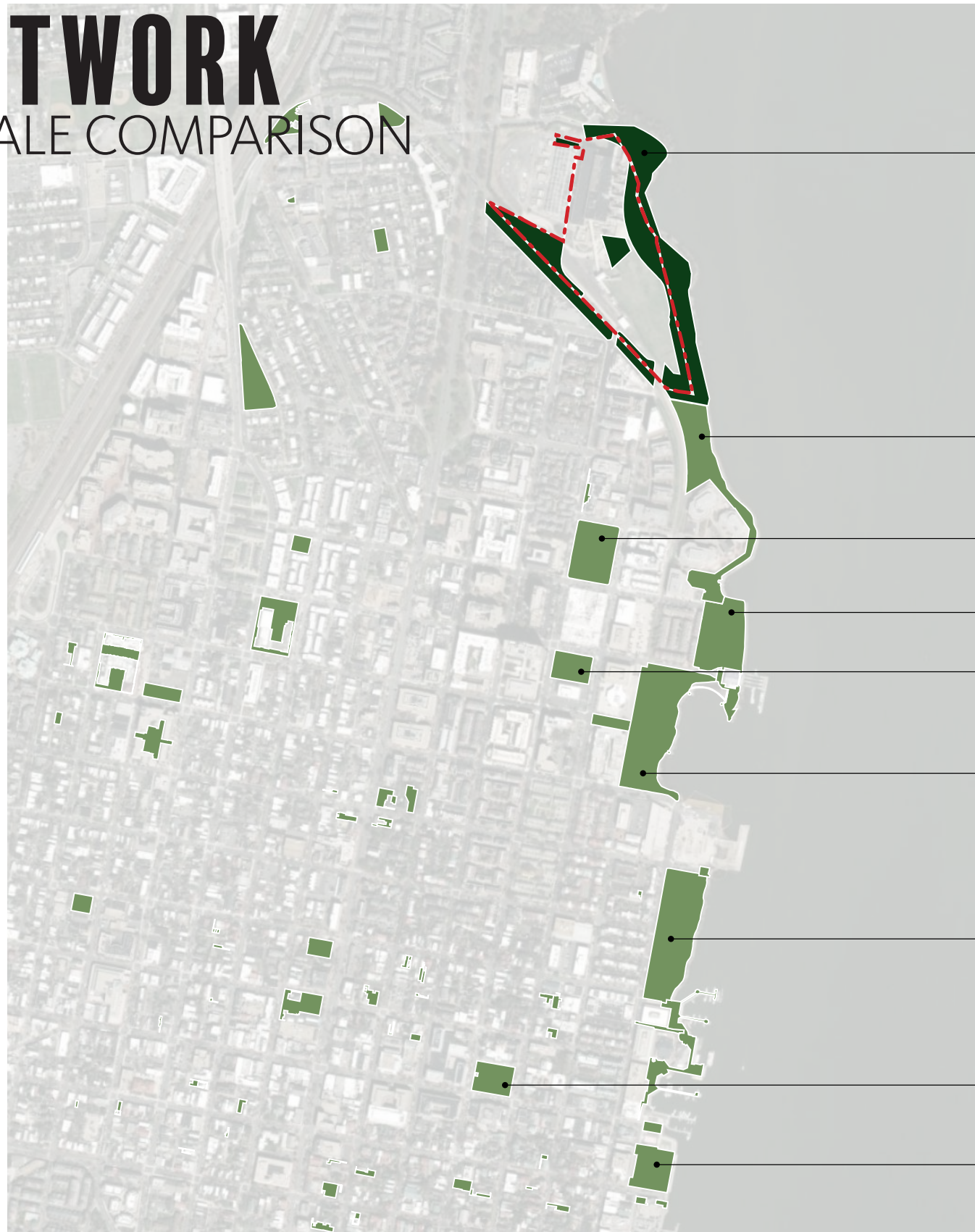
### Rail Corridor / Linear Open Space Programs (over 50%)

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



# INTEGRATED OPEN SPACE NETWORK

## CONTEXT & SCALE COMPARISON



<b>PRGS COMBINED OPEN SPACE</b>	<b>13.9 ACRE</b>
TOTAL OFF-SITE	8.4 ACRE
TOTAL ON-SITE	5.5 ACRE

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

\*SOURCE: CITY OF ALEXANDRIA OPEN DATA



# COMPREHENSIVE OPEN SPACE PLAN

WATERFRONT COMMISSION MEETING - APRIL 2022



DSUP OPEN SPACE CONCEPT II - JANUARY 2024



## LEGEND

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

**TOTAL OPEN SPACE WITHIN PRGS PROPERTY + ABUTTERS:**  
13.9 ACRES



# AGENDA

**1. PROJECT OVERVIEW**

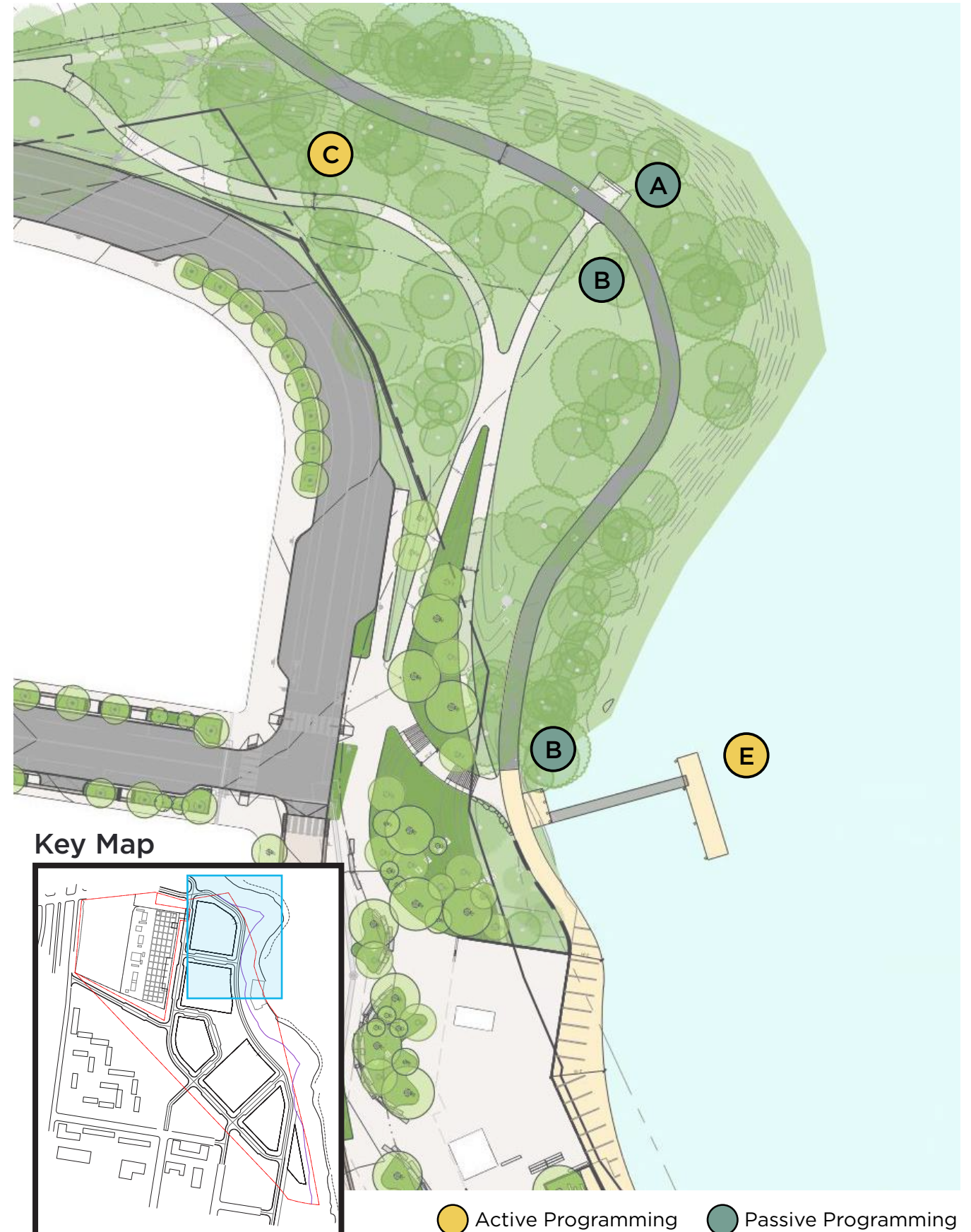
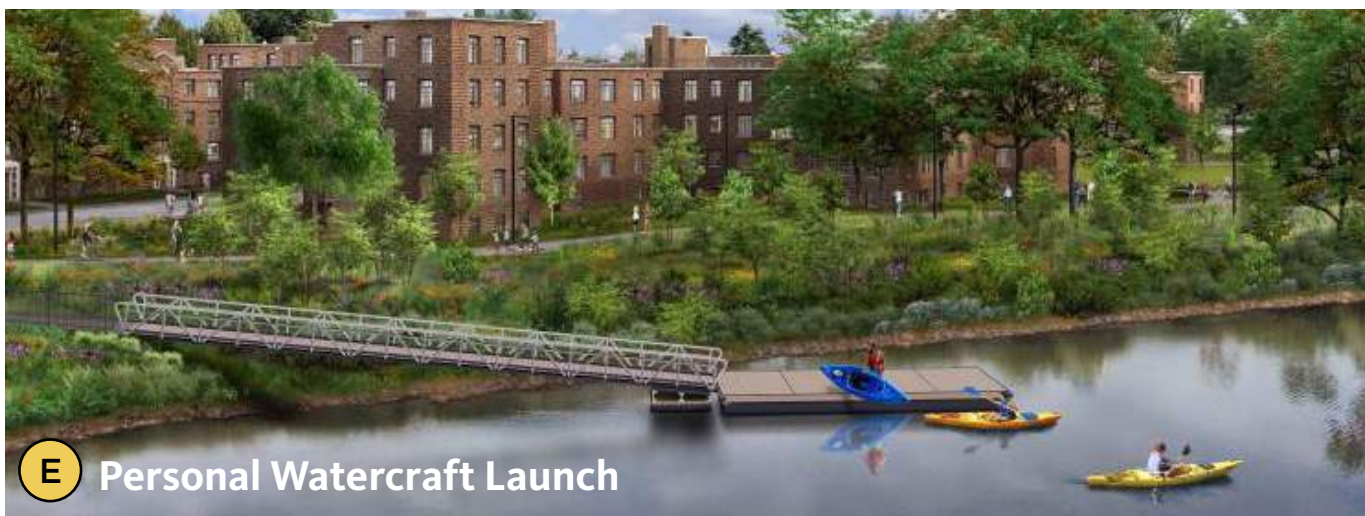
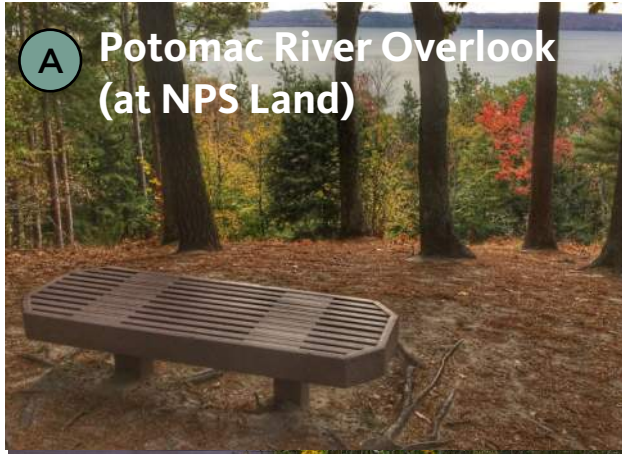
**2. WATERFRONT OPEN SPACE**

**3. NEXT STEPS**



# WATERFRONT OPEN SPACE

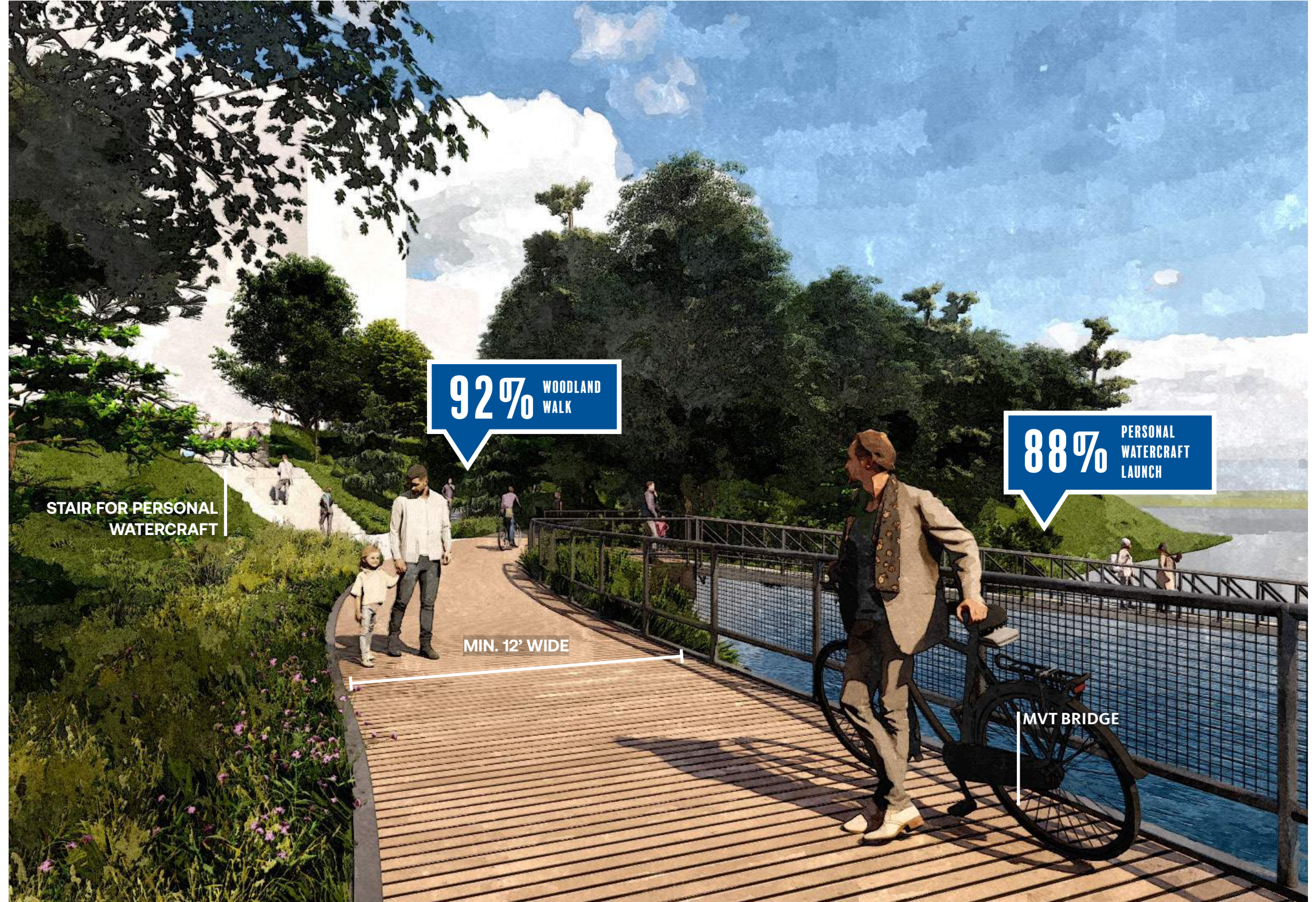
## WATERFRONT NORTH





# WATERFRONT OPEN SPACE

## PERSONAL WATERCRAFT LAUNCH & MVT BRIDGE

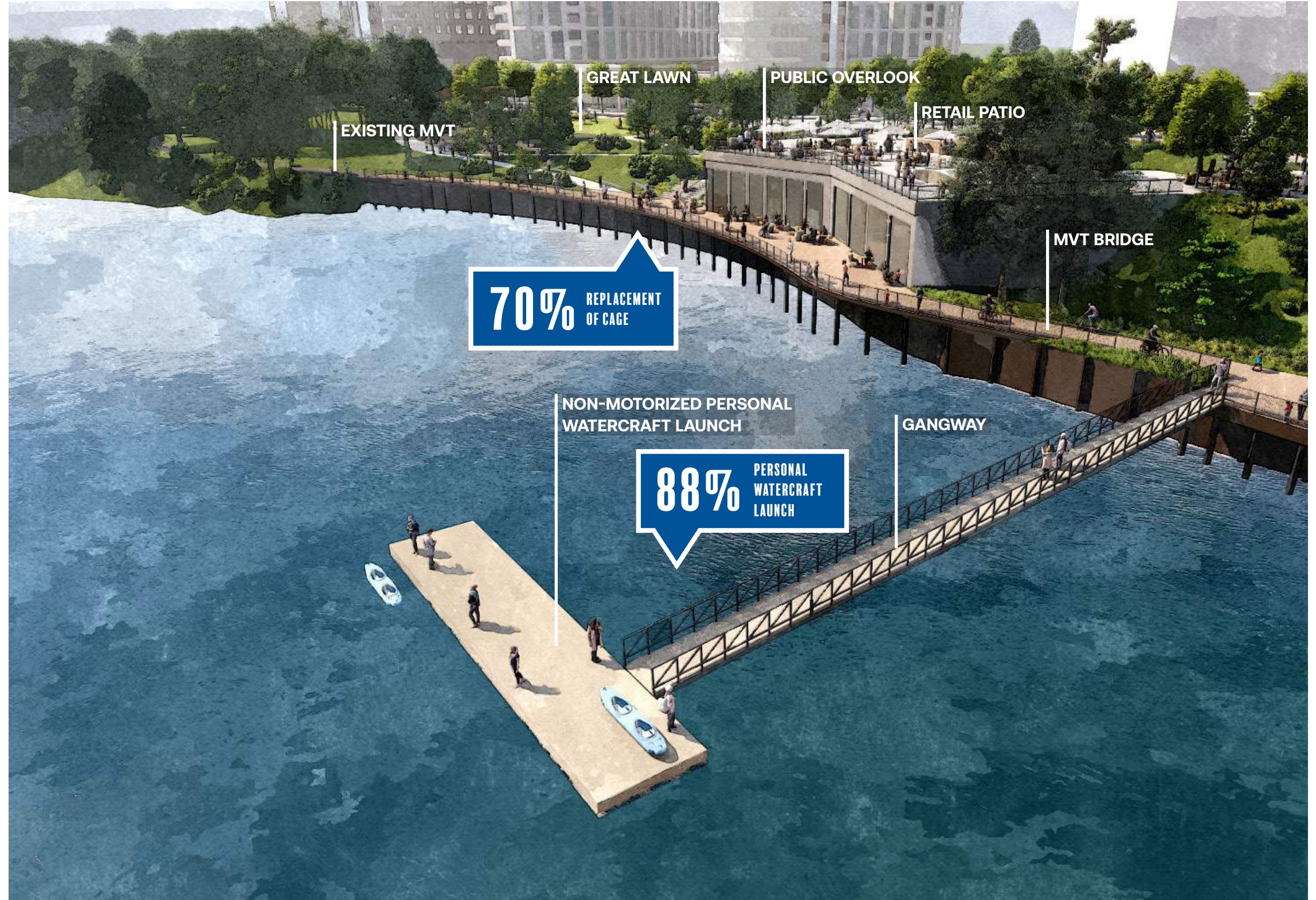


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## PERSONAL WATERCRAFT LAUNCH & MVT BRIDGE

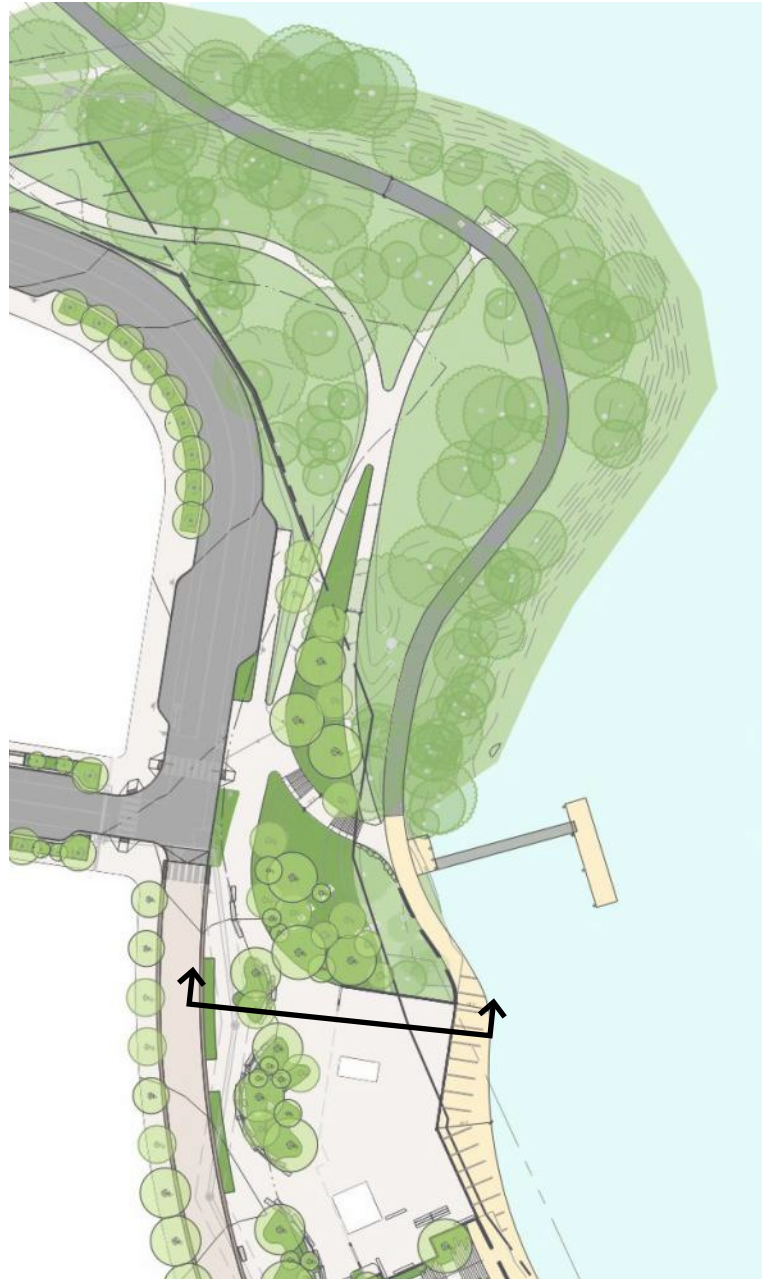


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

ADAPTIVE REUSE OF PUMPHOUSE & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT CENTRAL



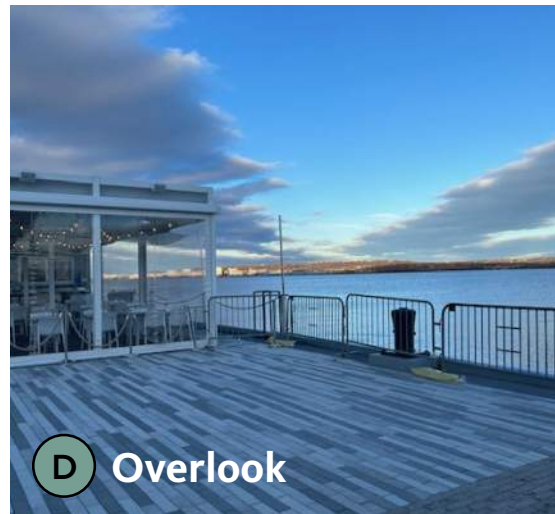
**A** Non-Motorized Personal Watercraft Launch



**B** MVT Bridge Replacement



**C** Native Planting Garden



**D** Overlook



**E** Shade Structure + Swing



**F** Great Lawn





# WATERFRONT OPEN SPACE

## WATERSIDE DINING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## INTEGRATED TERRACE SEATING

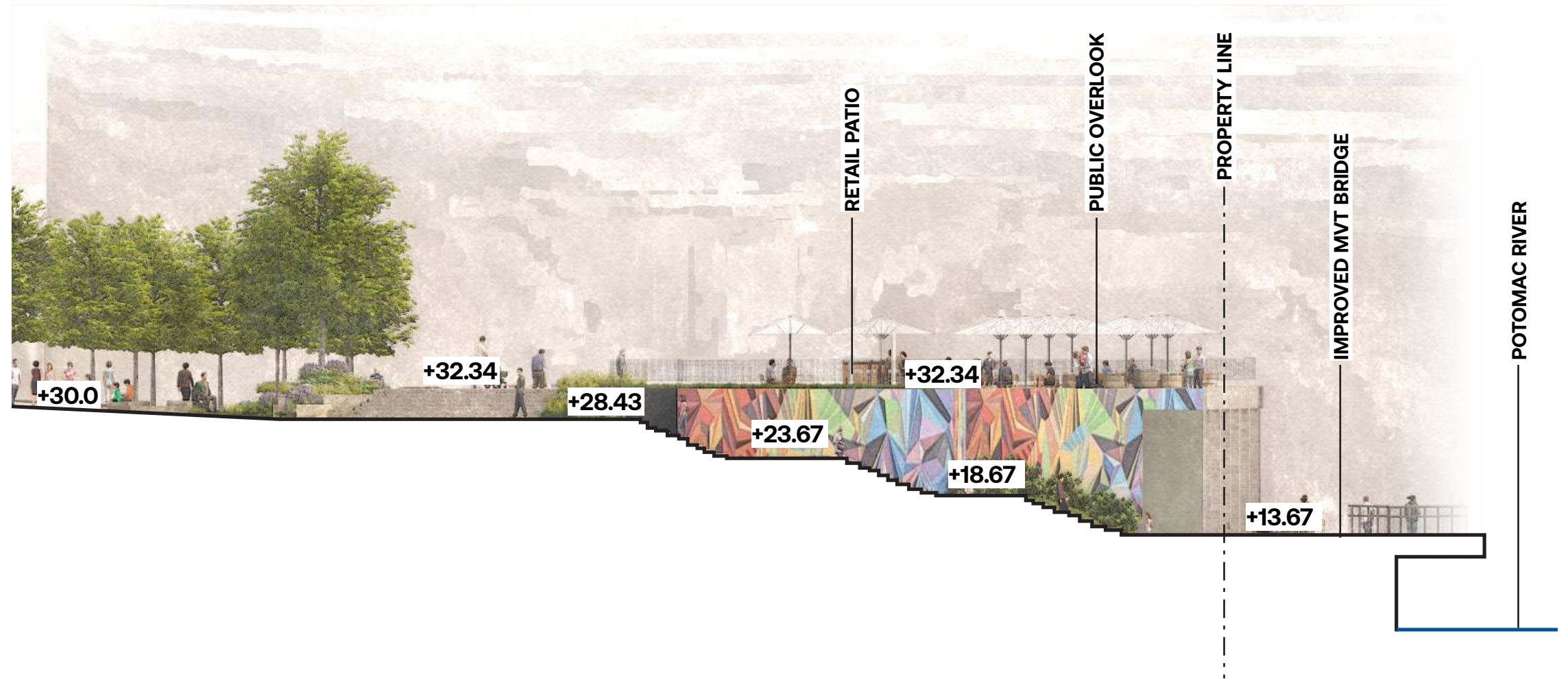


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## PUMP HOUSE STAIR

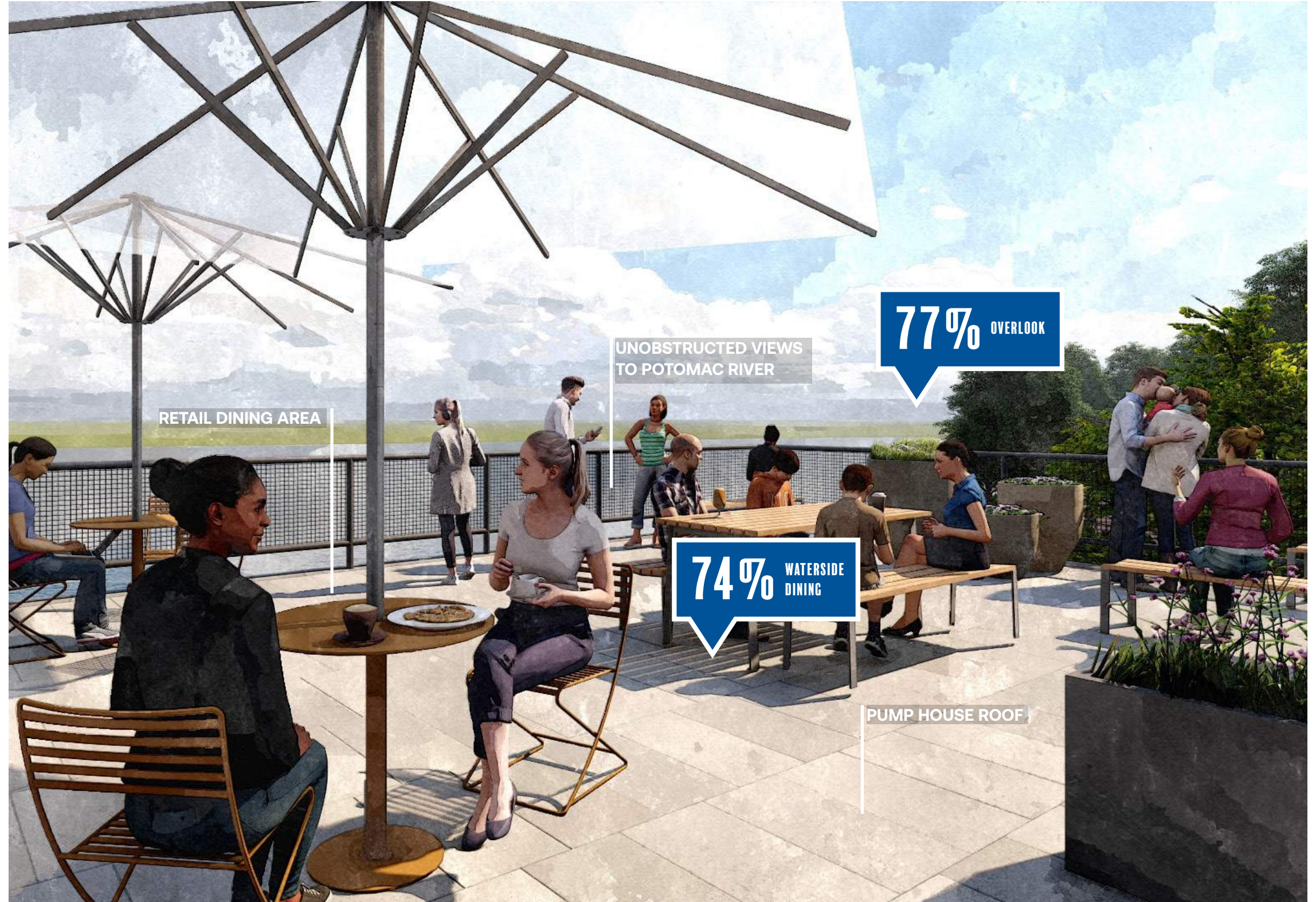


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# 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 MVT



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT SOUTH





# WATERFRONT OPEN SPACE

## SOUTH FAIRFAX SIDEWALK

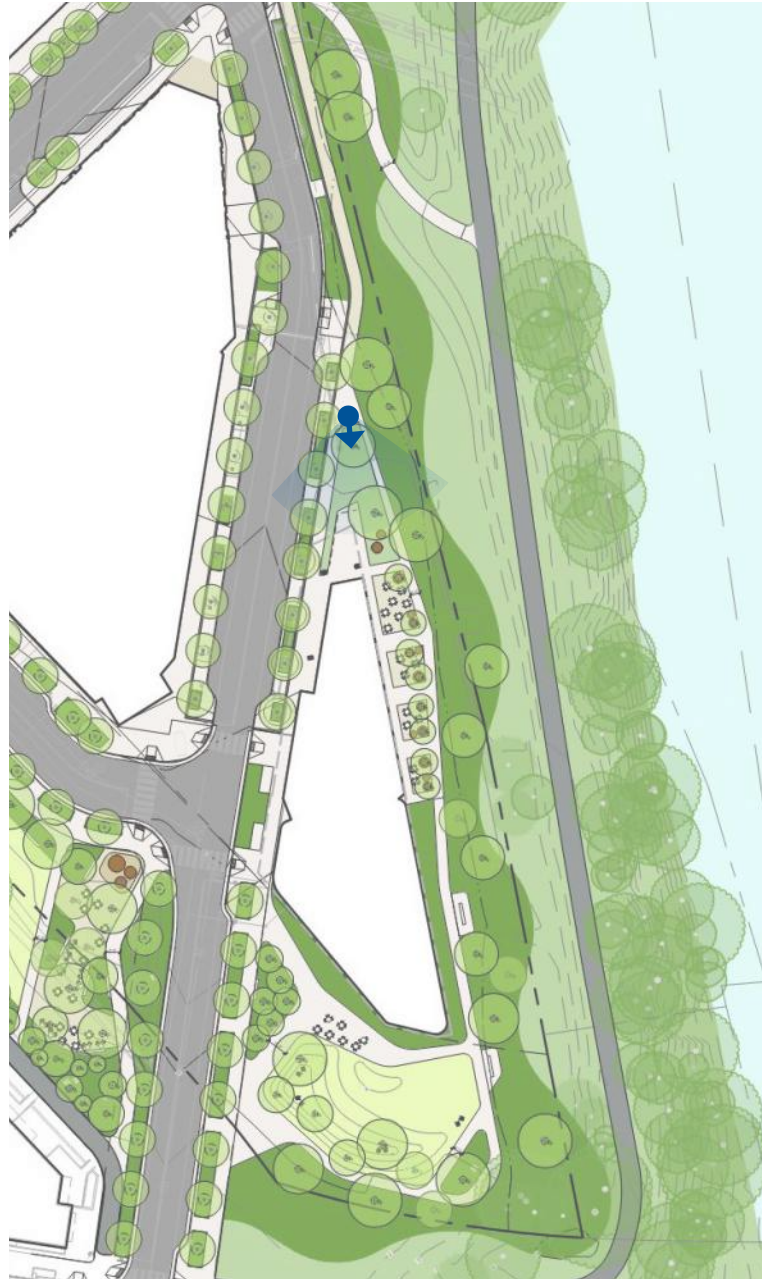


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT PROMENADE



PROMENADE ALONG  
BLOCK A BUILDING

VIEWS OUT TO THE  
POTOMAC RIVER

FLEXIBLE SEATING  
AREA

"I would like to see shaded areas with tables and chairs overlooking the water"

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT OVERLOOK

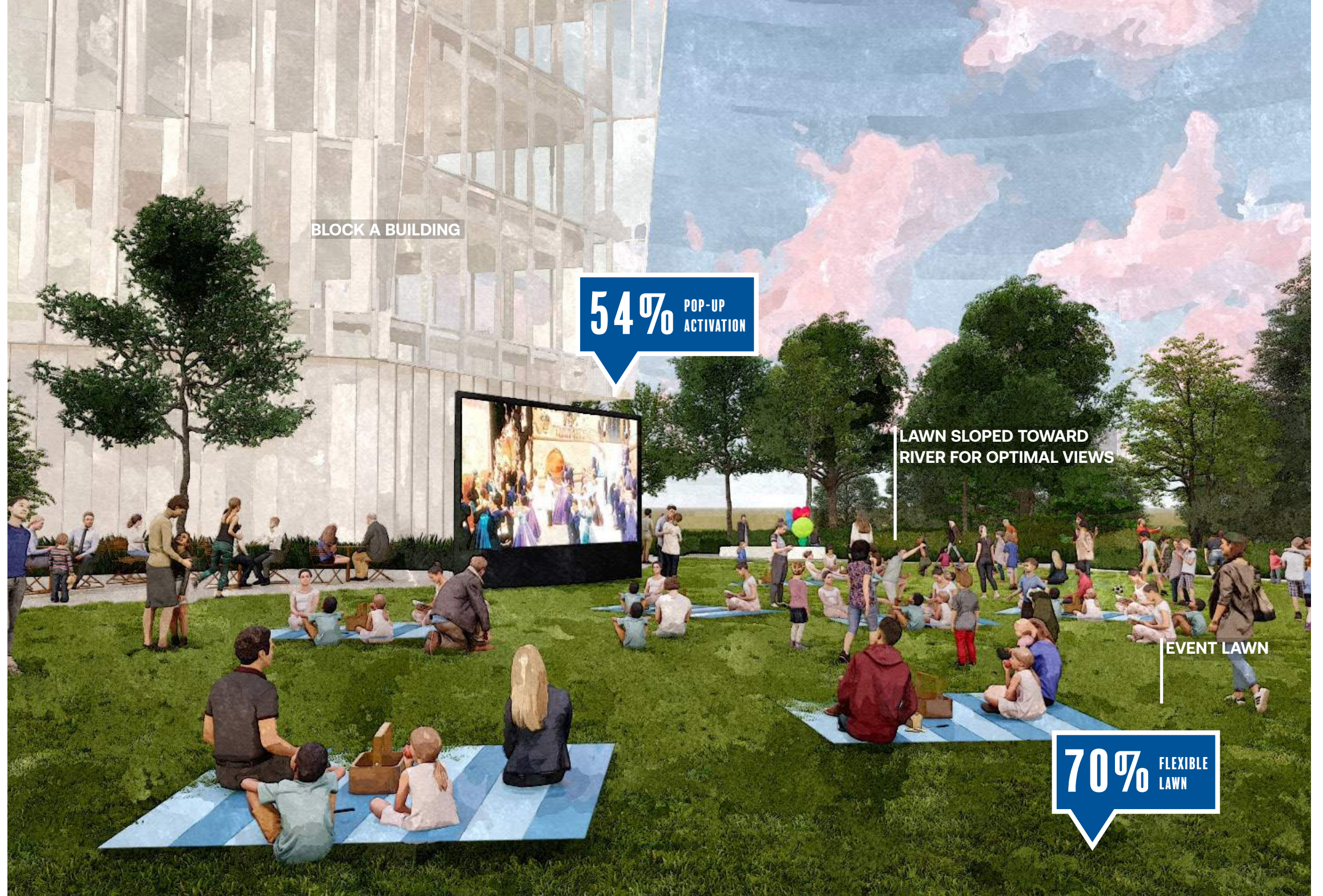


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# AGENDA

**1. PROJECT OVERVIEW**

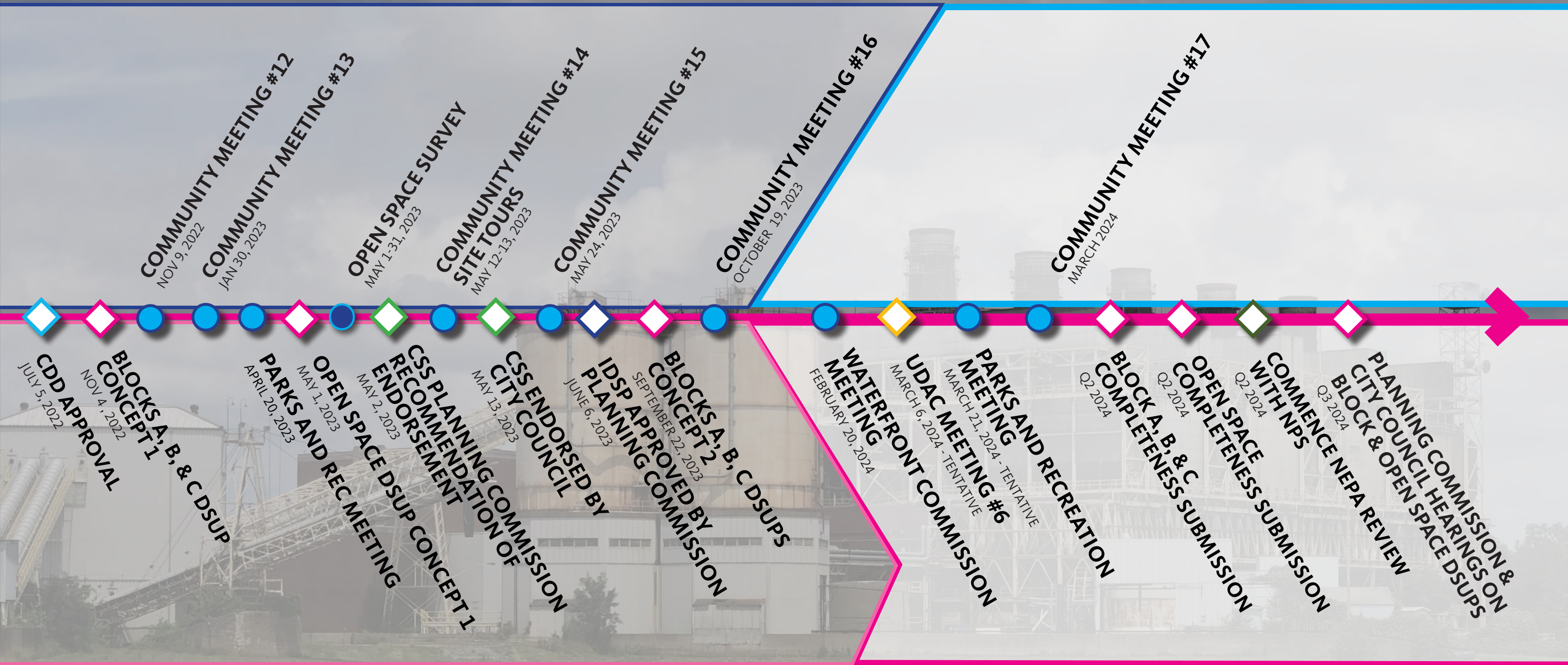
**2. WATERFRONT OPEN SPACE**

**3. NEXT STEPS**



# SCHEDULE & PROCESS

# STEPS FORWARD



**KEY**

IDSP	DSUP	CDD APPROVAL	OTHER REVIEWS
CSS	COMMUNITY MEETINGS	UDAC MEETINGS	



# THANK YOU

## WATERFRONT COMMISSION

FEBRUARY 20, 2024



 **Hilco**<sup>TM</sup>  
Redevelopment Partners



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



BALA

GOROVE SLADE  
Transportation Planners and Engineers

**Balfour Beatty**

**ARUP**



Capitol Airspace Group



moffatt & nichol



# APPENDIX

## RAIL CORRIDOR + OLD TOWN NORTH LINEAR PARK





# RAIL CORRIDOR + OLD TOWN NORTH LINEAR PARK

RC / OTN LP SOUTH



**A** Re-Purposed Guard House



**B** Discovery Gardens



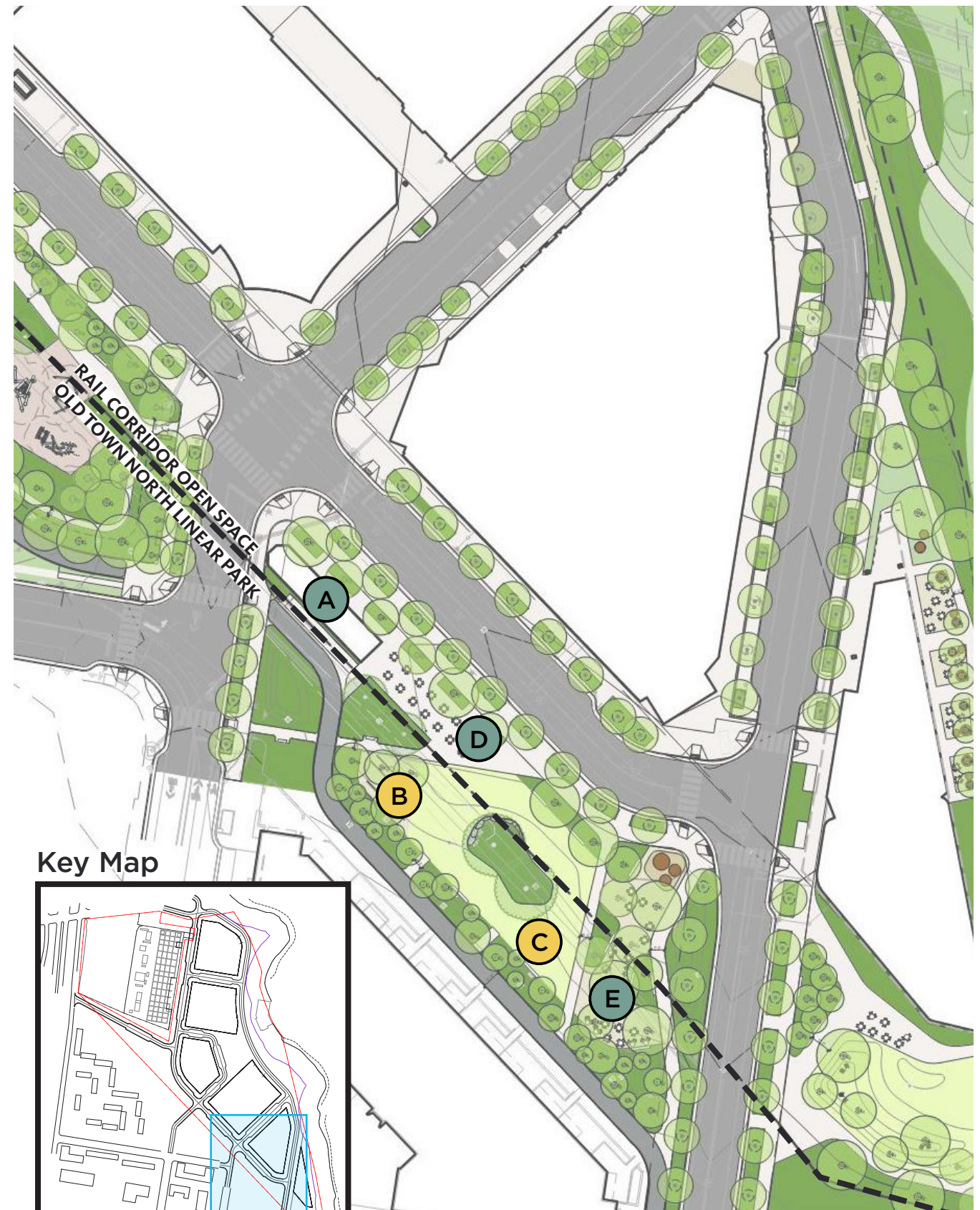
**C** Flexible Lawn



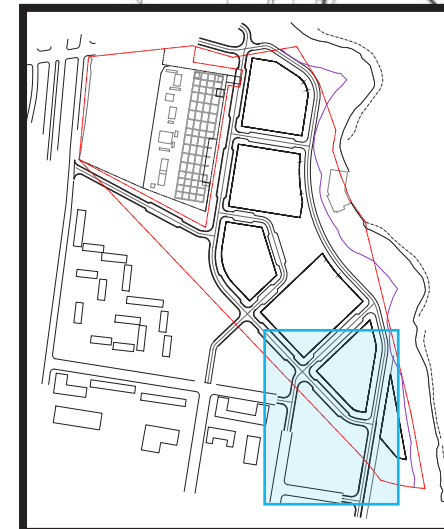
**D** Guard House Plaza



**E** Gateway Plaza



Key Map



● Active Programming ● Passive Programming



# RAIL CORRIDOR + OLD TOWN NORTH LINEAR PARK

RC / OTN LP CENTRAL



**A** Passive Lawn



**B** Native Planting Gardens



**C** Kids Play Area



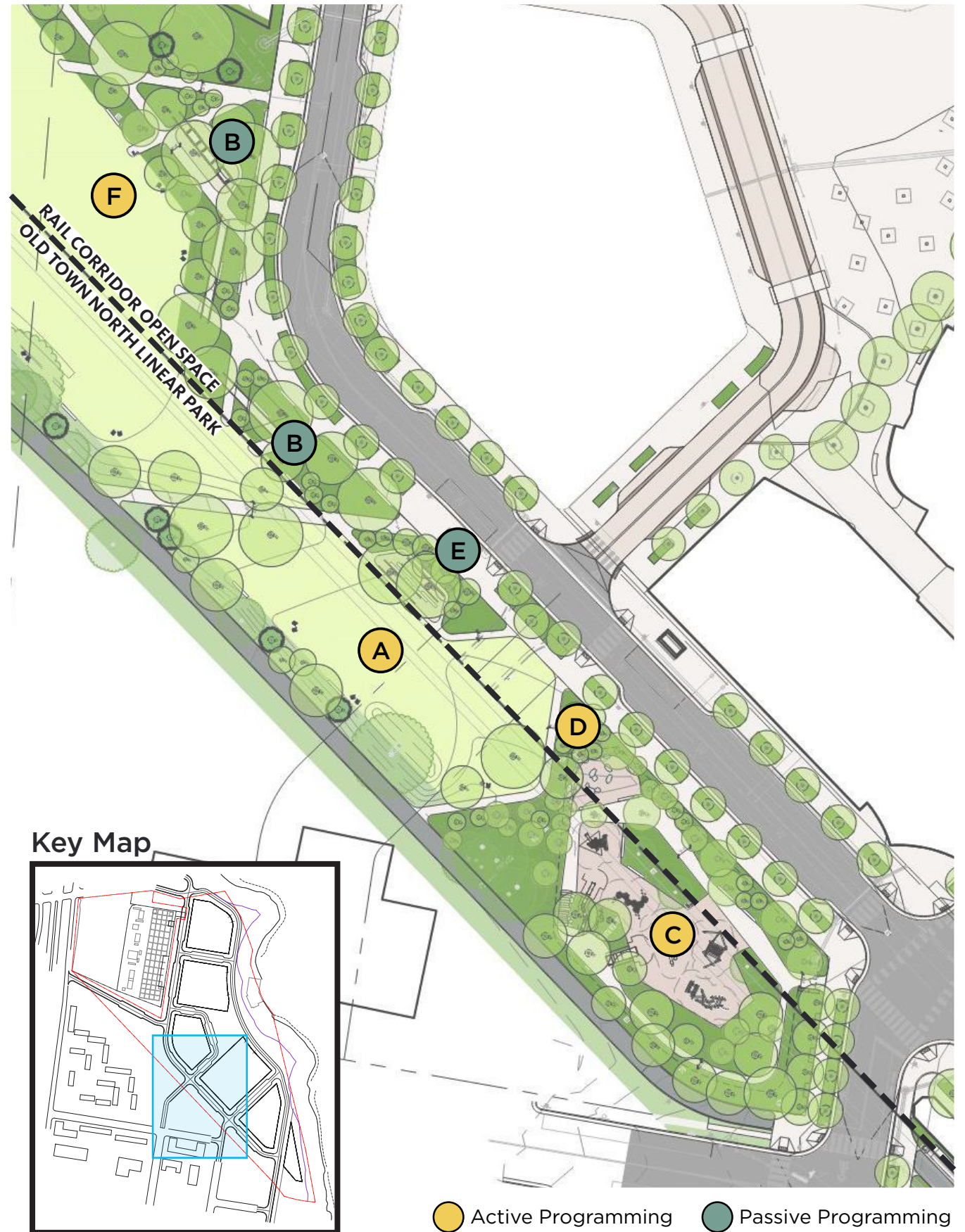
**D** Splash Pad



**E** Grove Court



**F** Recreational Lawn





# RAIL CORRIDOR + OLD TOWN NORTH LINEAR PARK

RC / OTN LP NORTH



**A** Dog Run



**B** Recreational Lawn



**C** Fitness Stations



**D** Native Planting Gardens



**E** Grove Court



**F** Passive Lawn



Key Map



● Active Programming ● Passive Programming



# PEPCO LINER

PEPCO LINER



**A** Flexible Gathering Space



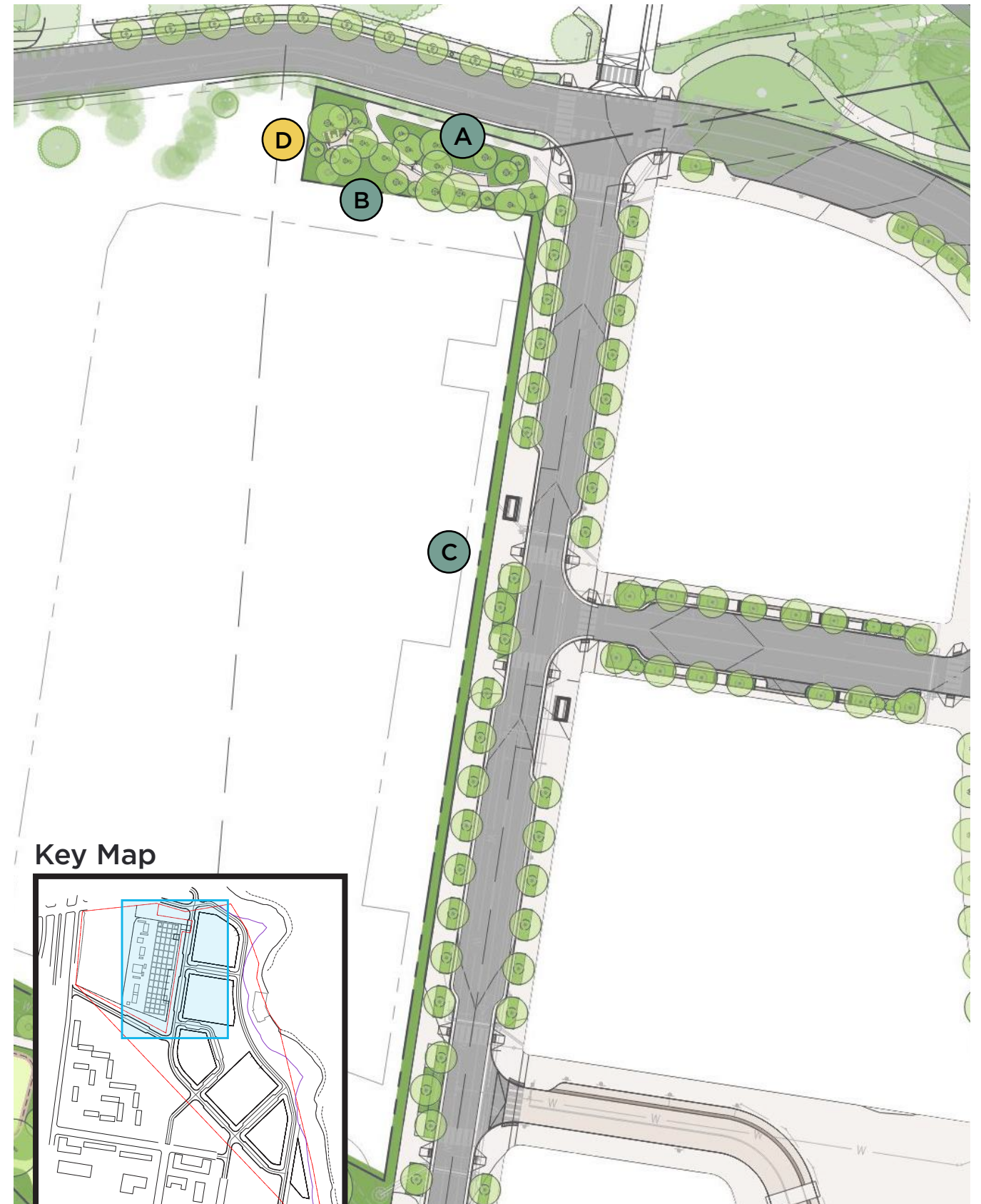
**B** Native Planting Gardens



**C** Planted Artistic Screening



**D** Fitness Stations



Key Map

● Active Programming ● Passive Programming