



POTOMAC RIVER GENERATING STATION

WATERFRONT COMMISSION

FEBRUARY 20, 2024

 **Hilco**TM
Redevelopment Partners

-  **Wire Gill** LLP
-  **Gensler**
-  **HANDEL**
ARCHITECTS
-  **SCB**
-  **OJB**
-  **christopher**
consultants
an IMEG company
-  **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



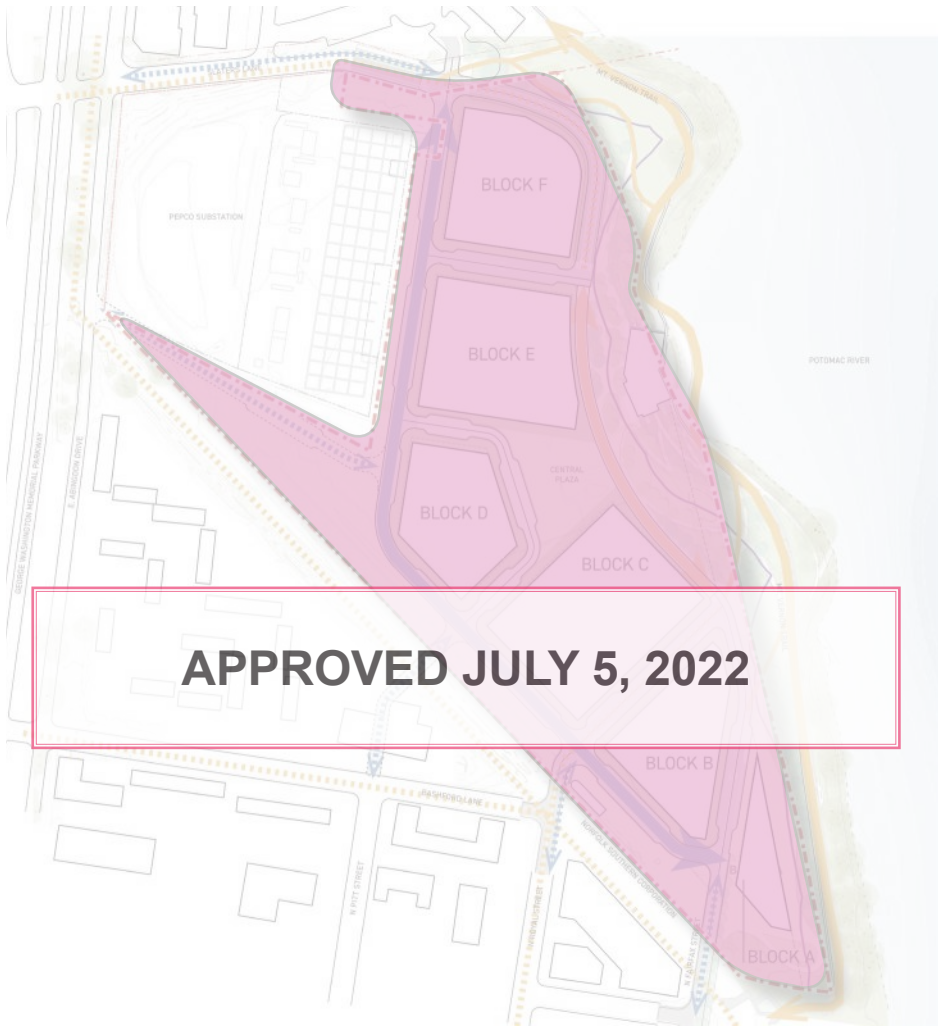
- DEVELOPMENT TEAM
- LAND-USE ATTORNEY
- EXECUTIVE ARCHITECT / BLOCK A, GARAGE & PODIUM
- BLOCK B ARCHITECT
- BLOCK C ARCHITECT
- LANDSCAPE ARCHITECT
- SUSTAINABILITY CONSULTANT
- CIVIL ENGINEER
- STRUCTURAL ENGINEER
- MEP ENGINEER
- TRANSPORTATION CONSULTANT
- PERMITTING CONSULTANT
- ENVIRONMENTAL ENGINEER
- 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



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

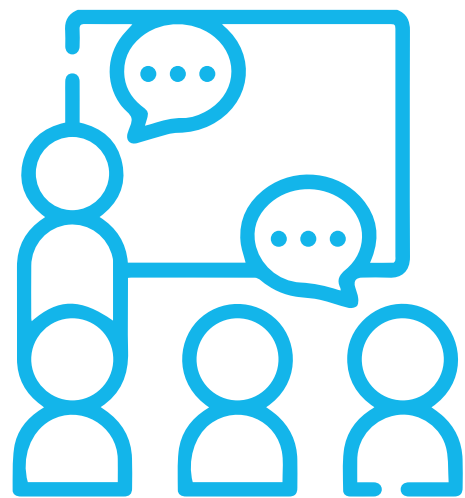
3 PROVIDE MEANINGFUL & VARIED OPEN SPACE

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

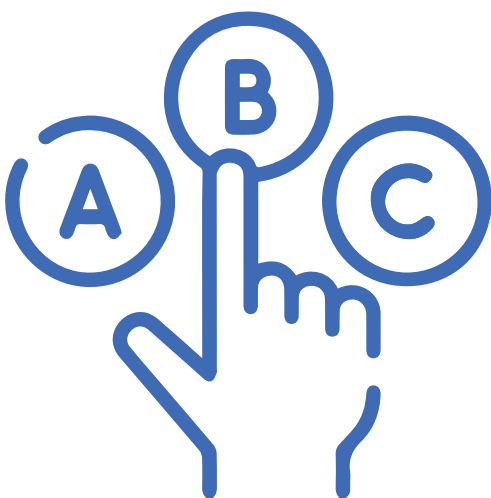


2021 - 2022

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%)

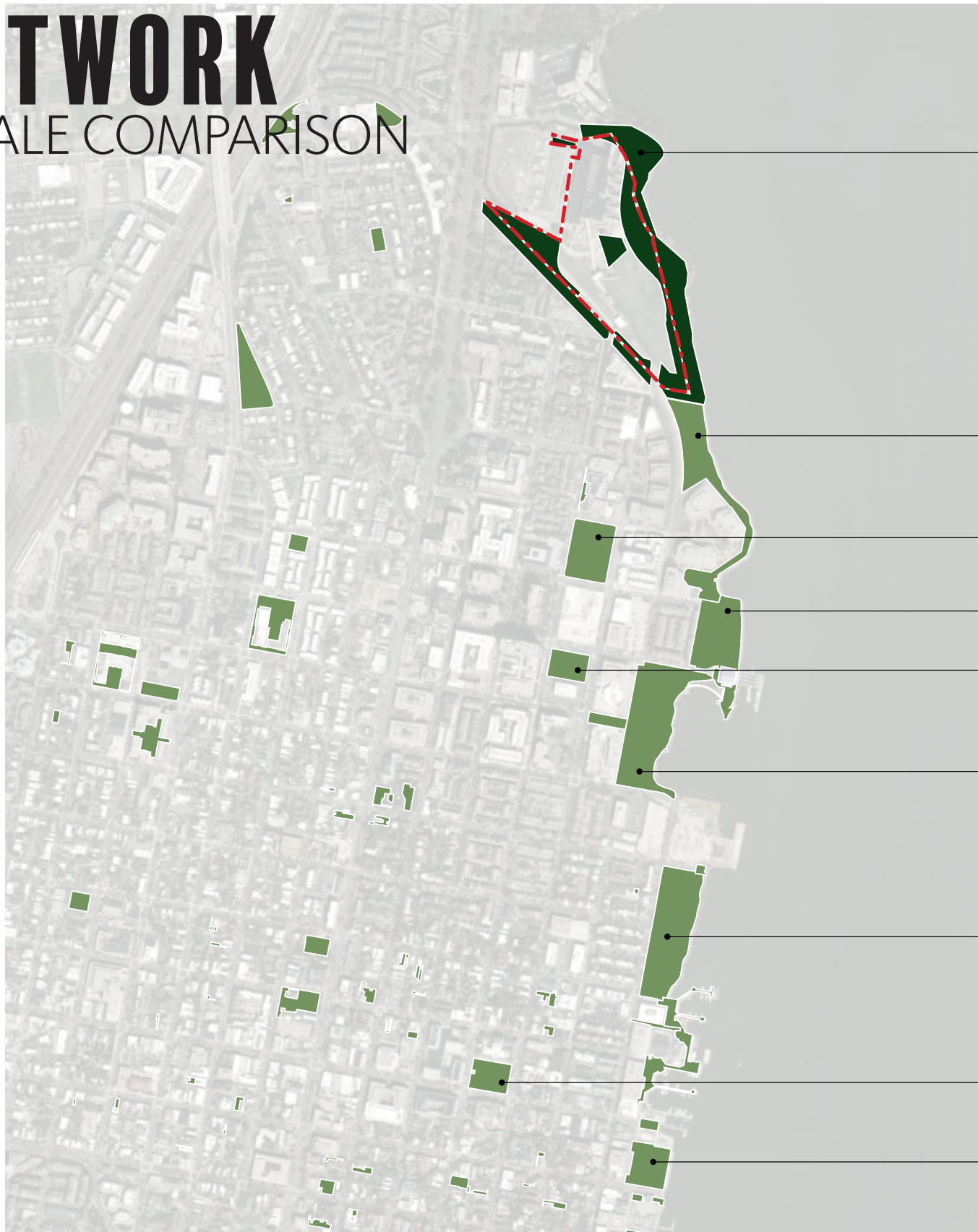
- Woodland / Walking Trails
- Fitness Loop
- Potomac River Overlook
- Waterfront Seating
- Flexible Lawn
- Separated Bike Facilities
- Personal Watercraft Launch
- Waterside Dining at Pump House
- Native Planting
- Replacement of MVT Bridge "Cage"

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



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

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

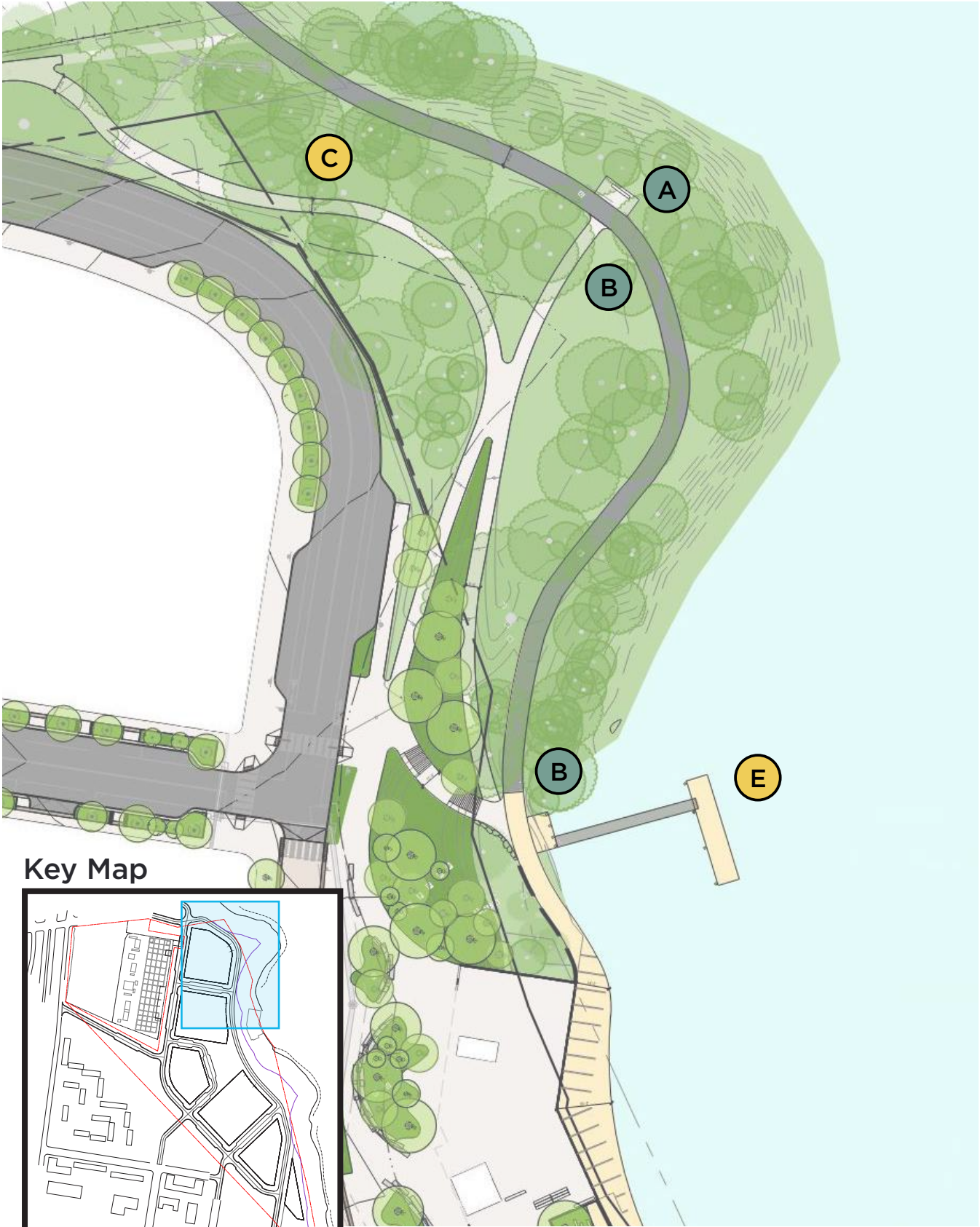
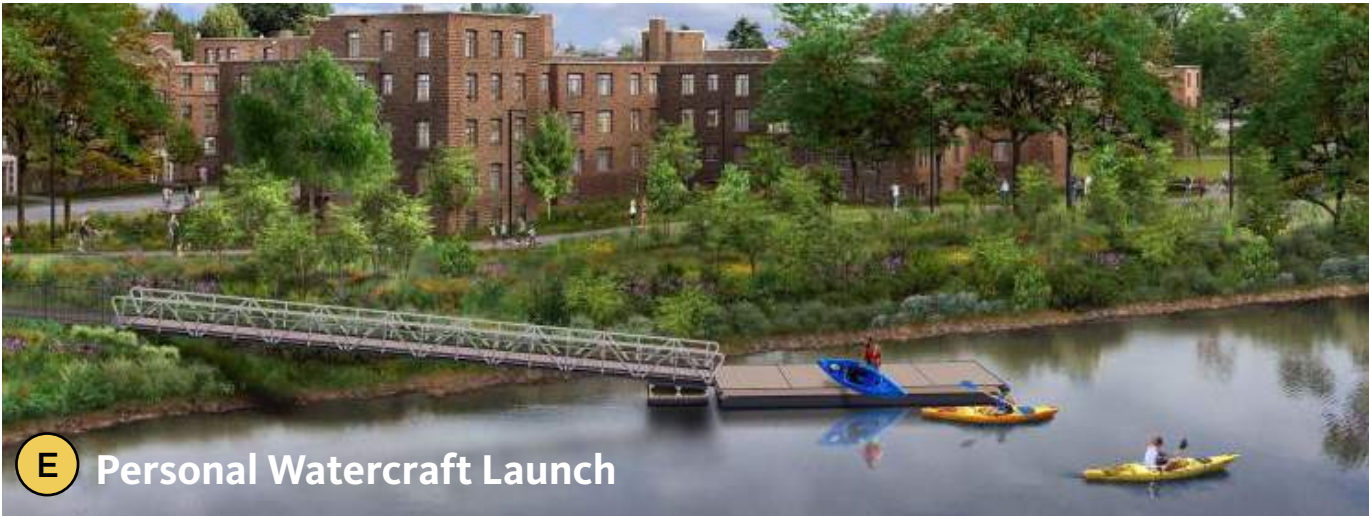
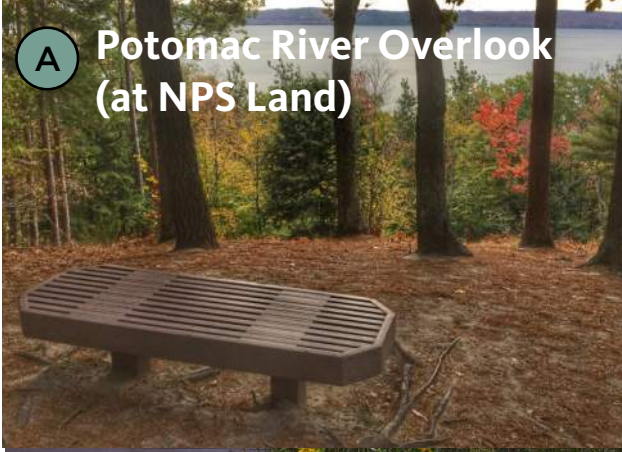
1. PROJECT OVERVIEW

2. WATERFRONT OPEN SPACE

3. NEXT STEPS

WATERFRONT OPEN SPACE

WATERFRONT NORTH



Key Map

● Active Programming ● Passive Programming

WATERFRONT OPEN SPACE

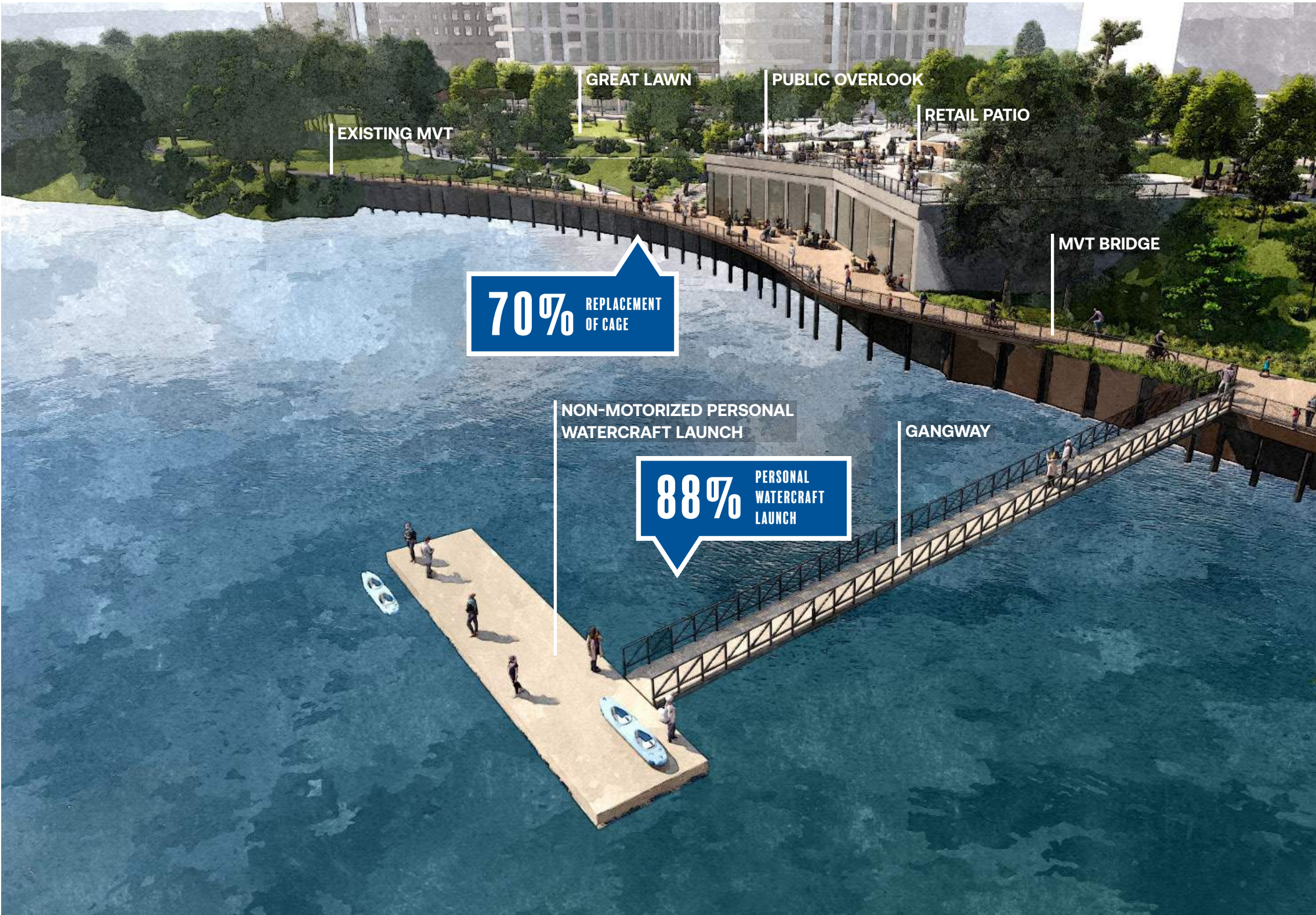
PERSONAL WATERCRAFT LAUNCH & MVT BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

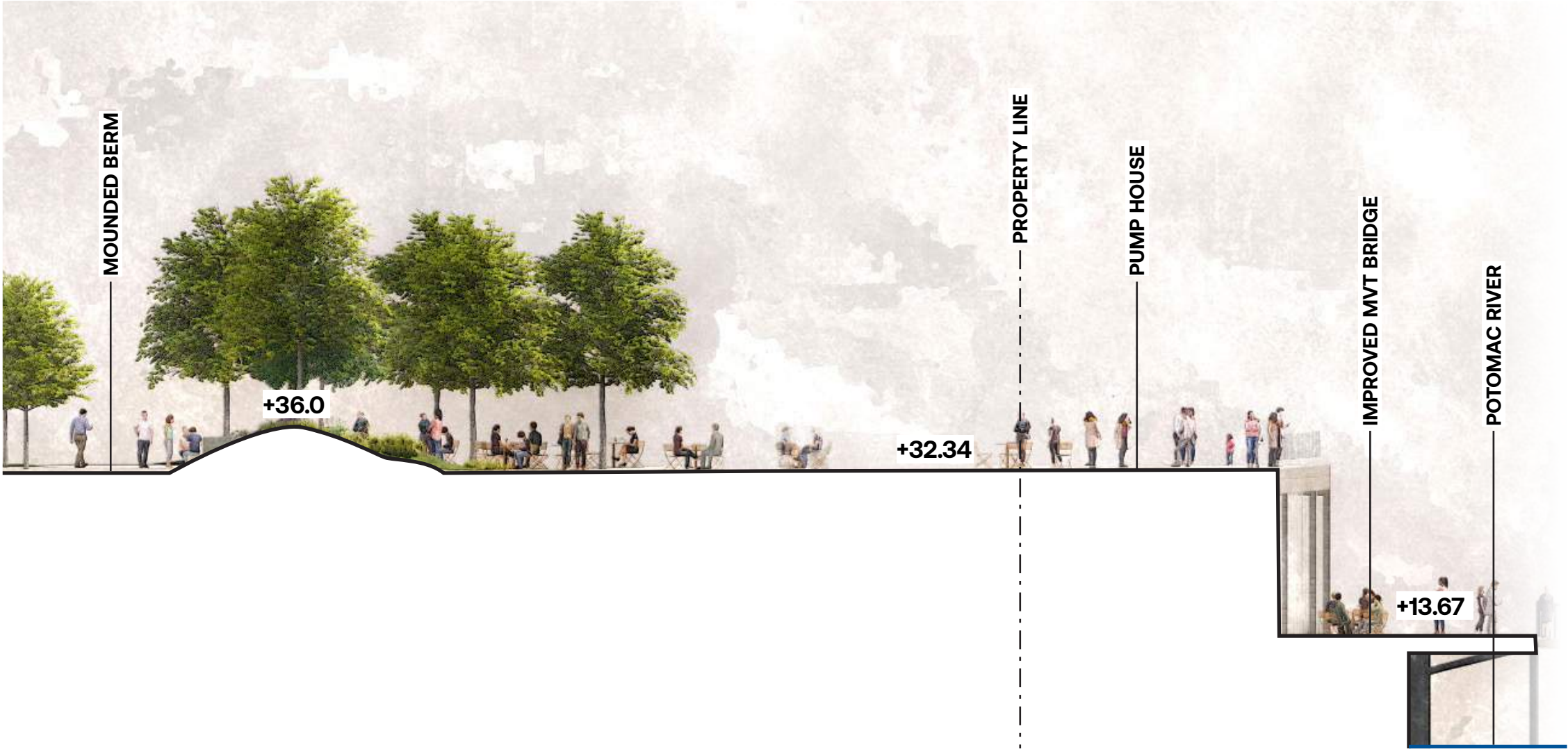
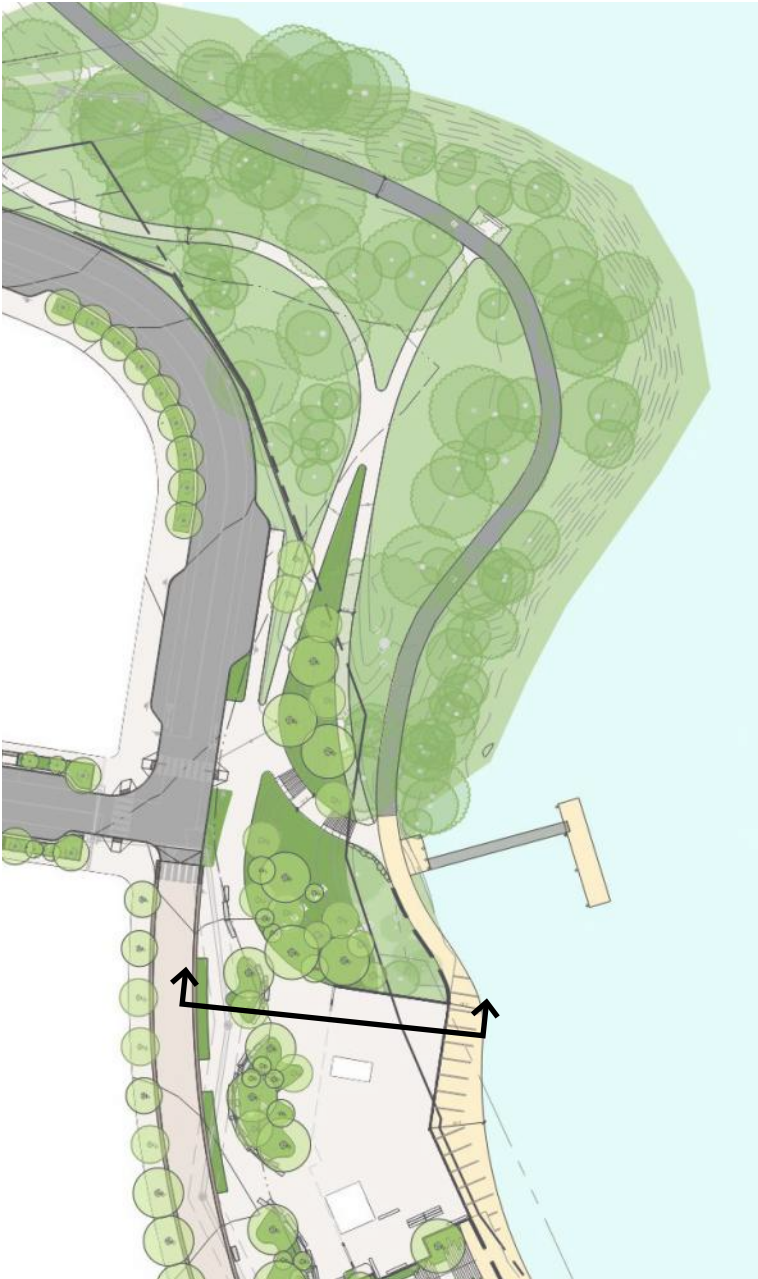
PERSONAL WATERCRAFT LAUNCH & MVT BRIDGE



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



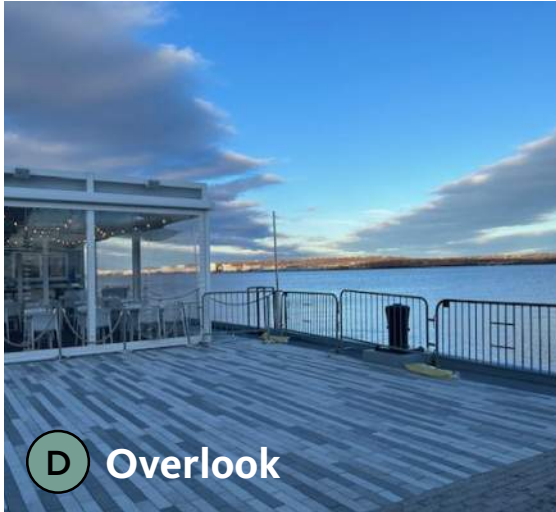
A Non-Motorized Personal Watercraft Launch



B MVT Bridge Replacement



C Native Planting Garden



D Overlook



E Shade Structure + Swing



F Great Lawn



Key Map

● Active Programming ● Passive Programming

WATERFRONT OPEN SPACE

WATERSIDE DINING



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WATERFRONT OPEN SPACE

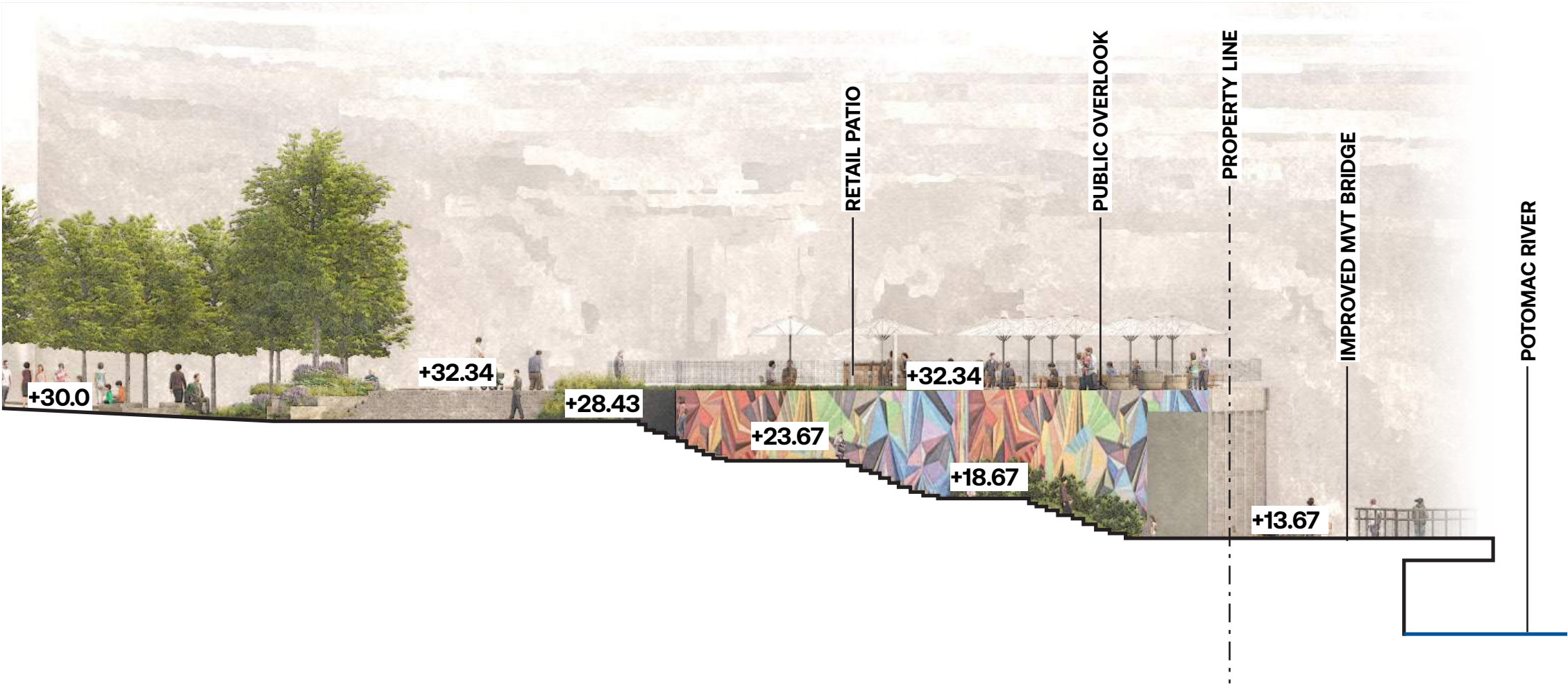
INTEGRATED TERRACE SEATING



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WATERFRONT OPEN SPACE

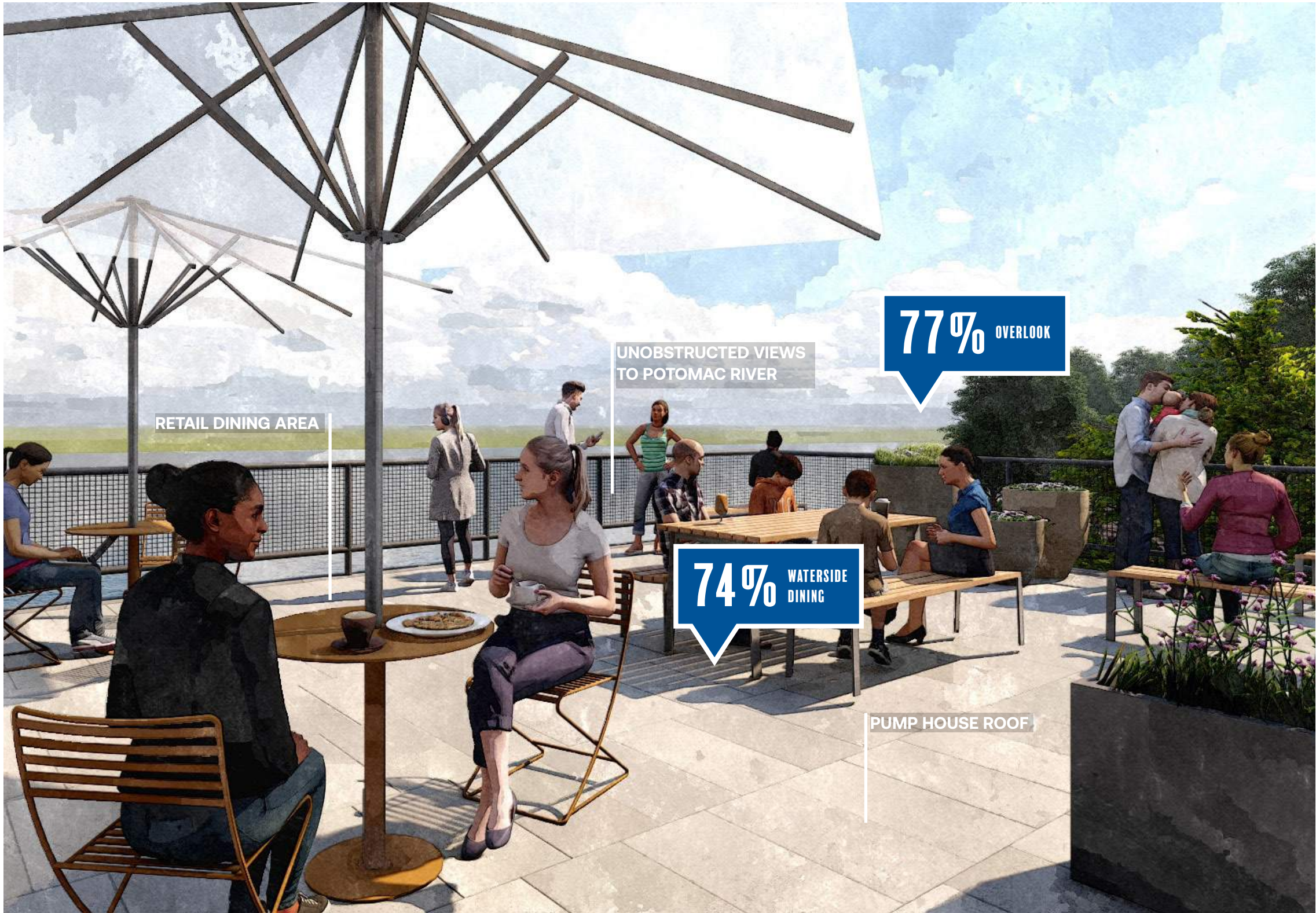
PUMP HOUSE STAIR



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



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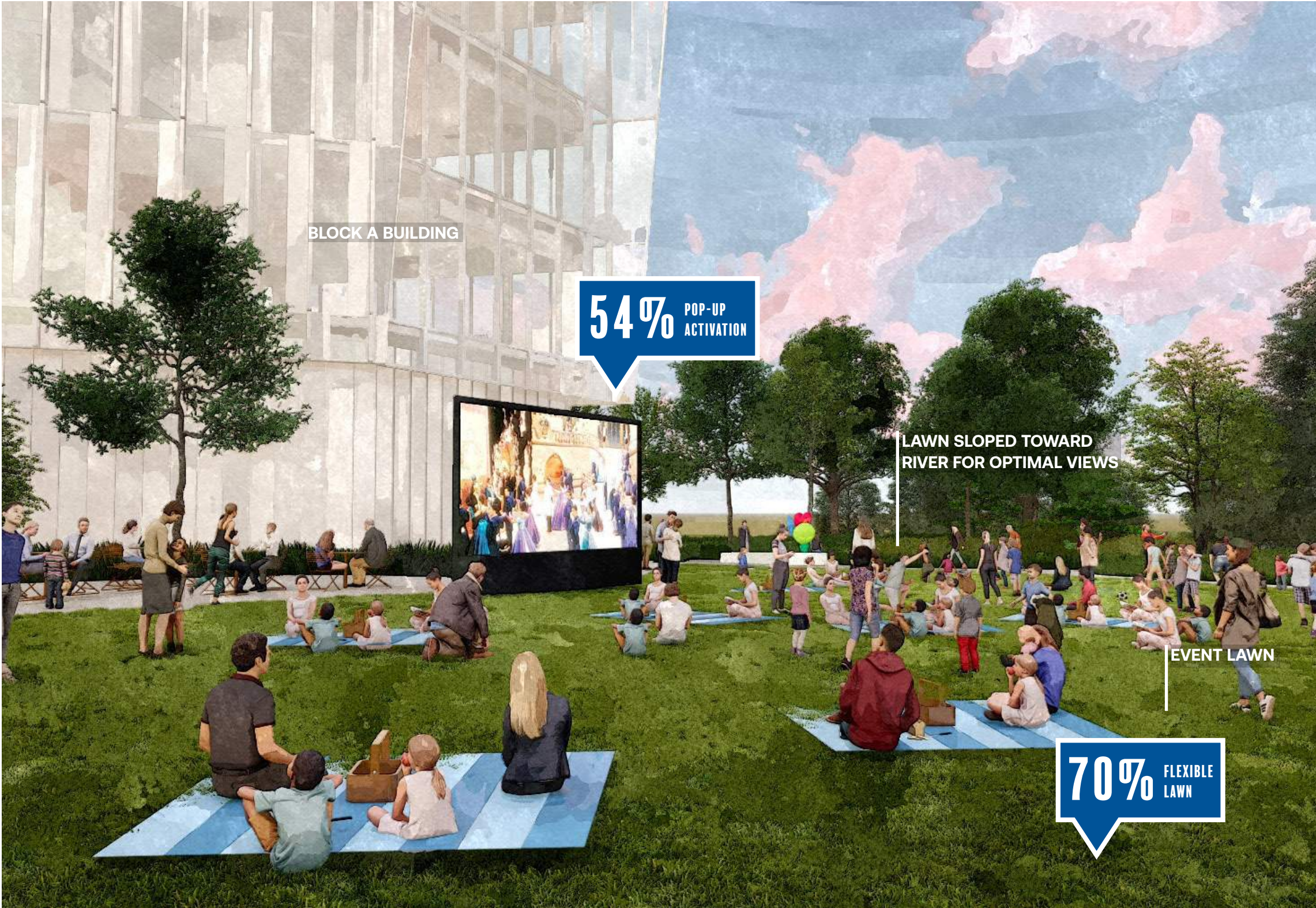
WATERFRONT OVERLOOK



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

EVENT LAWN



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EVENT LAWN



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EVENT LAWN



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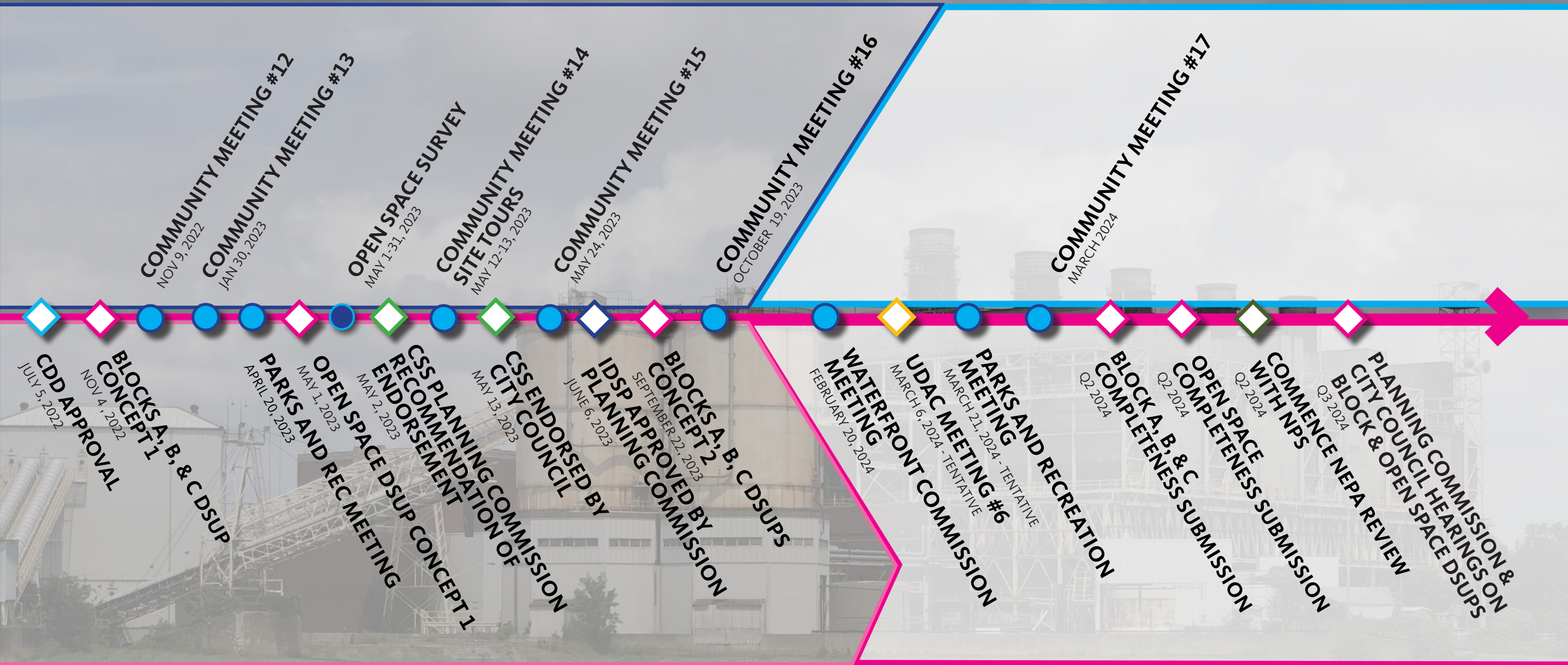
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3. NEXT STEPS

SCHEDULE & PROCESS

STEPS FORWARD



KEY

IDSP	DSUP	CDD APPROVAL	OTHER REVIEWS
CSS	COMMUNITY MEETINGS	UDAC MEETINGS	

THANK YOU

WATERFRONT COMMISSION

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