

POTOMAC RIVER GENERATING STATION

COMMUNITY MEETING #15

May 24, 2023



 **Hilco**TM
Redevelopment Partners

 **WIRE GILL**

Gensler

HANDEL
ARCHITECTS

 **SCB**

OJB

 **christopher**
consultants
by IMEG

MAGNUSSON
KLEMENCIC
ASSOCIATES

BALA

GOROVE **SLADE**
Transportation Planners and Engineers

Balfour Beatty **ARUP**

 **vhb**

 Capitol Airspace Group

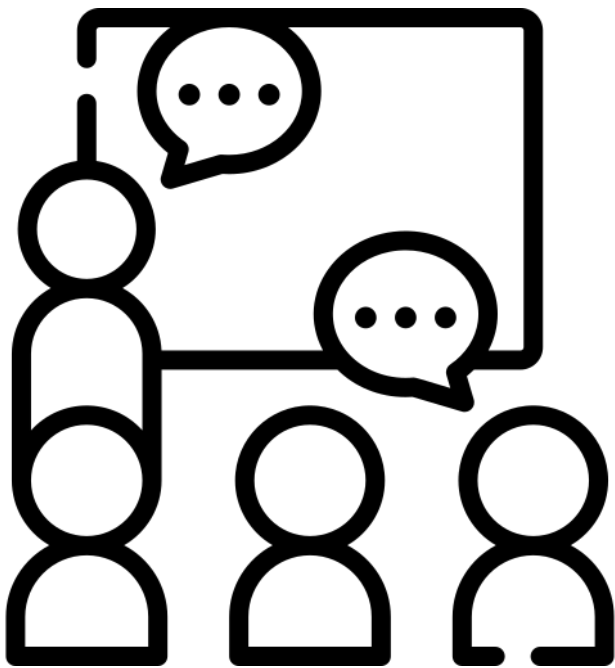
 **moffatt & nichol**

COMMUNITY INPUT PROCESS TO DATE

PRGS Open Space

January 2022

Community meeting #13

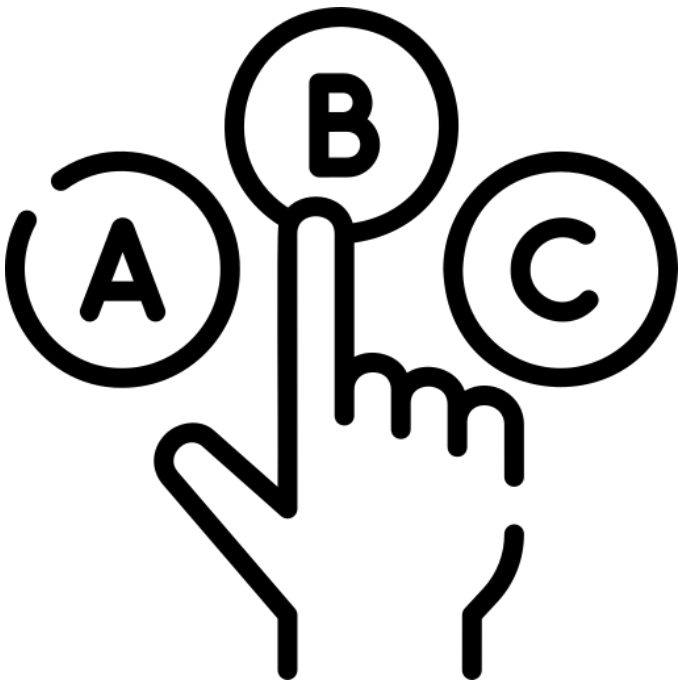


- The applicant and RPCA presented concept design for the Waterfront Park and Railroad Park to the Park and Recreation Commission for endorsement during a public hearing.
- Presentation provided an overview of the community lead design process and overall outcome of feedback provided from the public process.



Month of May 2023

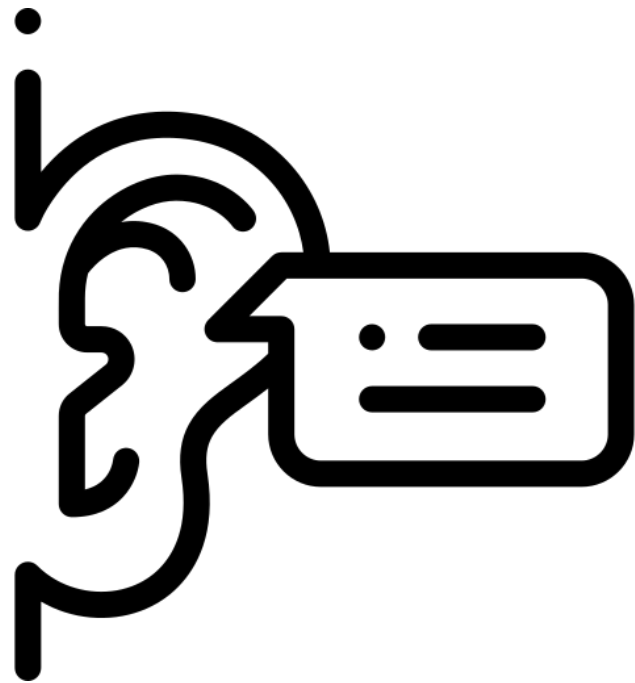
Community Survey



- Open Space survey is released to the community on May 1st, 2023

May 24, 2023

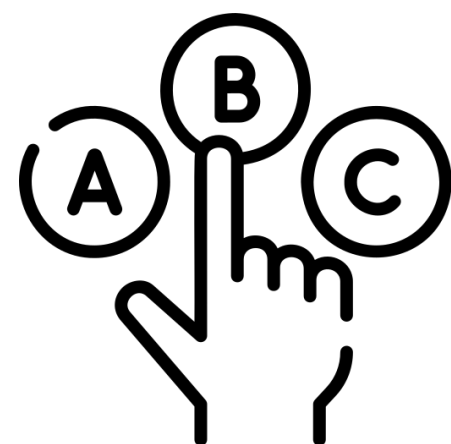
Community Meeting #15



- Community meeting for the design planning phase of the Waterfront Park and Railroad Park. Meeting will focus on program, activation and organization of open space elements.

COMMUNITY INPUT PROCESS

PRGS Open Space



OPEN SPACE SURVEY
(MULTIPLE LANGUAGES AVAILABLE)



WE WANT TO HEAR FROM YOU!



DEVELOPMENT DESIGN PRINCIPLES



WE WANT TO
HEAR FROM YOU!

TAKE THE
OPEN SPACE
SURVEY
HERE

*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

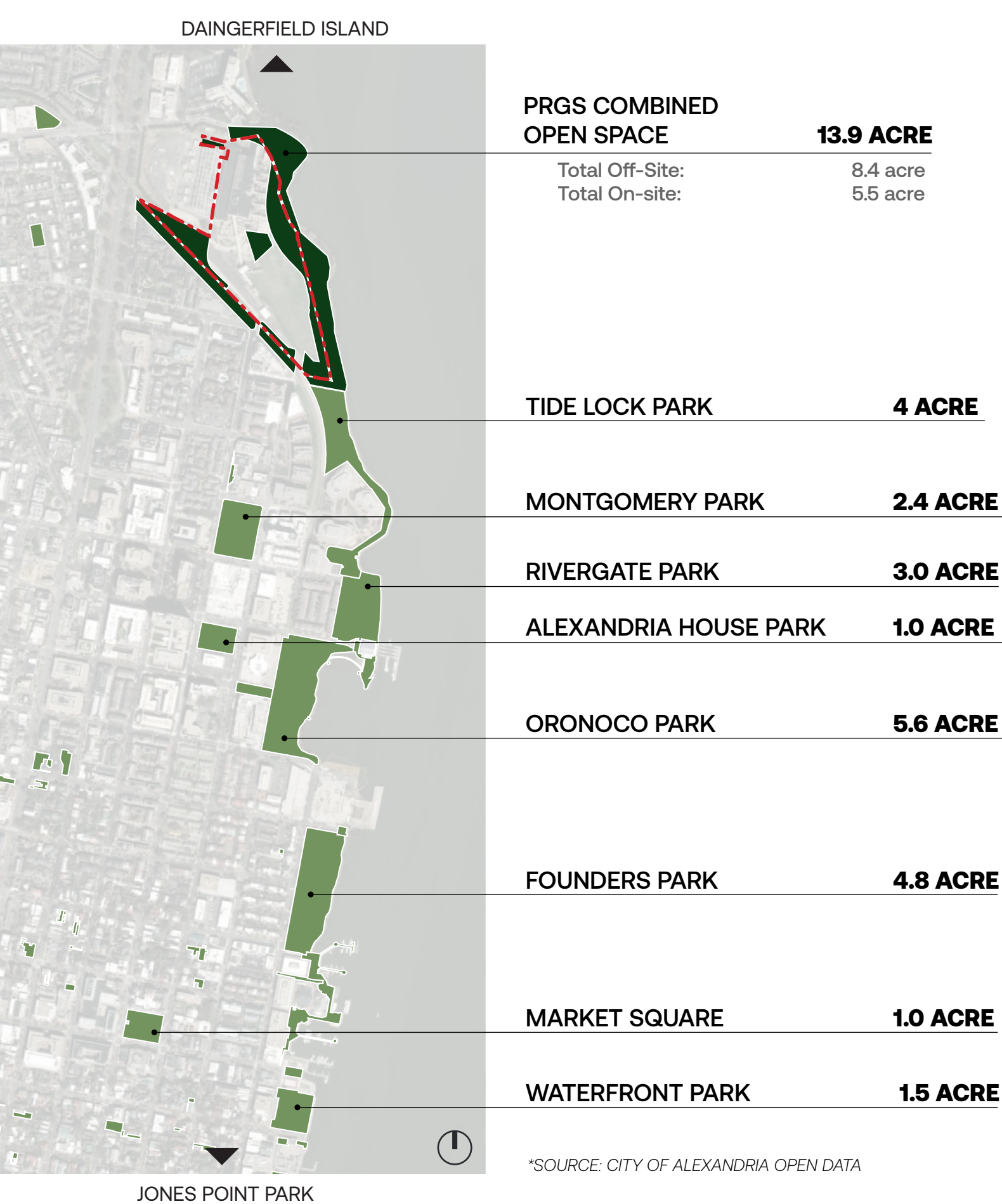
4

CREATE A SUSTAINABLE
NEW PLACE

Pursue sustainable and resilient strategies
through a multi-pronged approach

OPEN SPACE NETWORK

PRGS & Adjacent Properties



WE WANT TO HEAR FROM YOU!
TAKE THE OPEN SPACE SURVEY HERE

EXISTING OPEN SPACE

Existing Character at Potomac River Generating Station



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OPEN SPACE DESIGN PRINCIPLES

PRGS & Adjacent Properties



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GENERAL & ACCESS

- Protect and sustain the **cultural and natural integrity** of the site's ecology and resources
- Seamlessly connect and PRGS and adjacent property park space
- Expand **waterfront access** and views
- Enhance trail infrastructure
- **Maintain and improve safety** for all trail users
- Improve trail **connectivity & accessibility**

PROGRAM

- Create meaningful opportunities to **connect with water, waterfront vistas** and trail
- Provide **flexible open spaces** that accommodates a variety of activities and **educational opportunities**
- Create **a cohesive open space** system and experience
- Design **inclusive space** for all users

NATURAL RESOURCES

- Protect and **enhance the ecological value** of the site
- **Remove invasive** species & dead trees
- Plant **native** and succession vegetation
- Promote flood mitigation and **resiliency**

INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties

Open Space within PRGS Property + Abutters:

Total On-site: 5.5 acres

Total Off-site: 8.4 acres

National Park Service 5.3 acres

Norfolk Southern 3.1 acres

Total Combined: approx. 14 acres



WATERFRONT OPEN SPACE

PRGS & National Park Service Land



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WATERFRONT OPEN SPACE

PRGS & National Park Service Land

The combined Waterfront Open Space (approx 8.1 acres) accommodates a range of active and passive opportunities for the community to connect with the river and nature.

*NOTE: Improvements on National Park Service land pending NPS’s review and approval.

PRGS PROPERTY

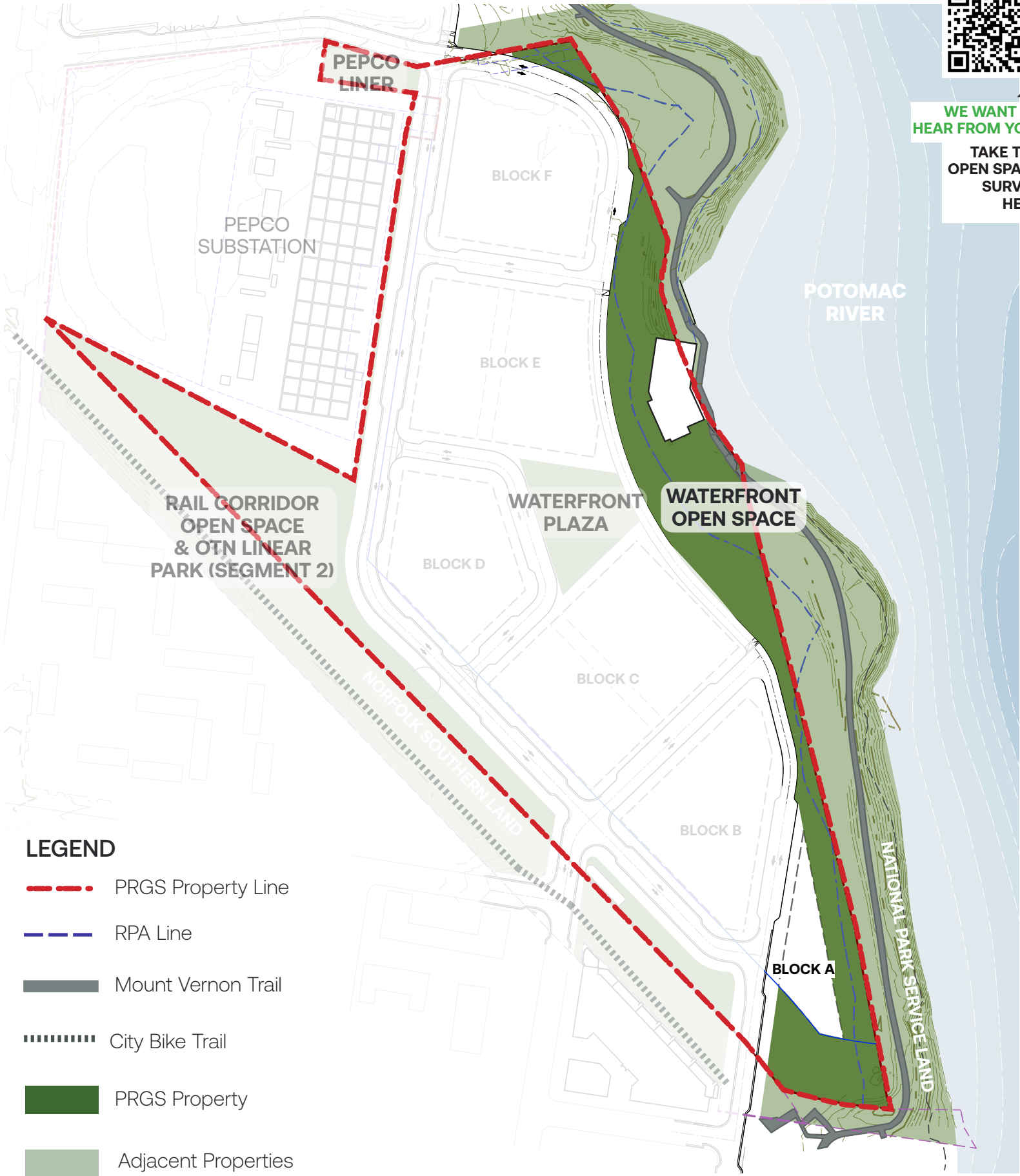
Waterfront Open Space: **2.8 acres**

ADJACENT PROPERTY

National Park Service: **5.3 acres**

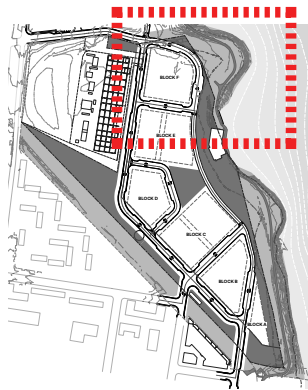


More information on
Mount Vernon Trail widening in
National Park Service’s website

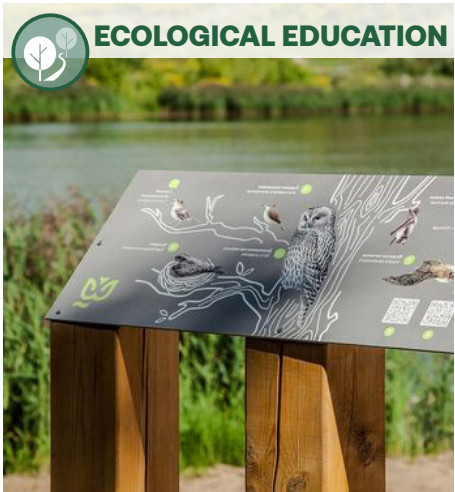
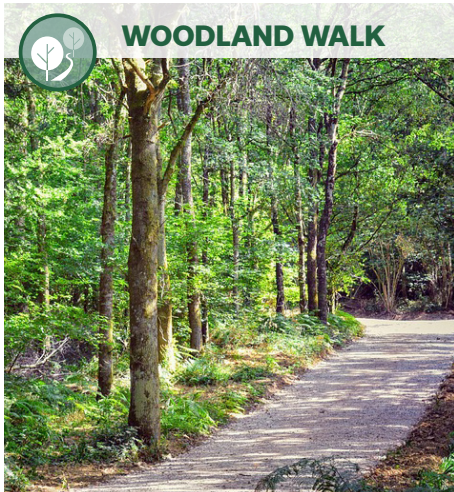


WATERFRONT NORTH

PRGS & National Park Service Land

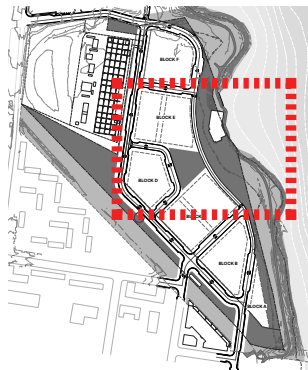


*NOTE: Improvements on National Park Service land pending NPS's review and approval.

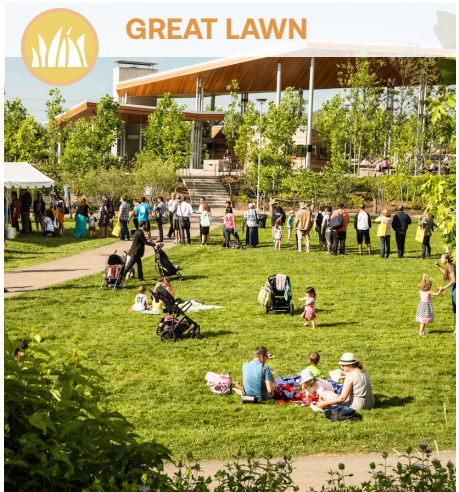
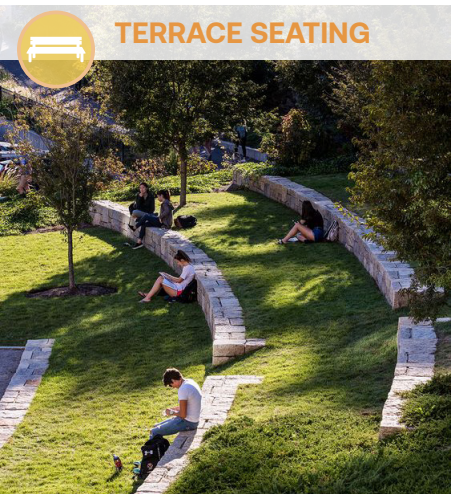


WATERFRONT CENTRAL

PRGS & National Park Service Land



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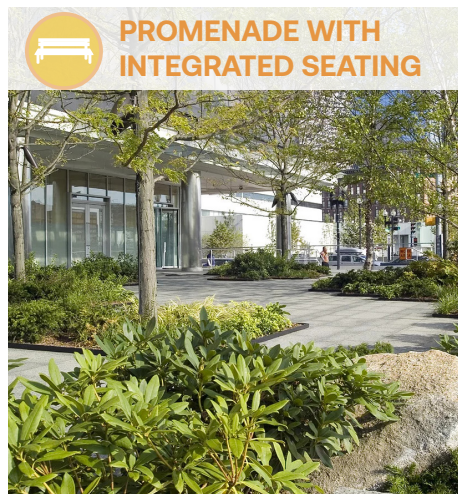


WATERFRONT SOUTH

PRGS & National Park Service Land



*NOTE: Improvements on National Park Service land pending NPS’s review and approval.



RAIL CORRIDOR OPEN SPACE & OTN LINEAR PARK (SEGMENT 2)

PRGS & Norfolk Southern Land



WE WANT TO
HEAR FROM YOU!

TAKE THE
OPEN SPACE
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RAIL CORRIDOR OPEN SPACE & OTN LINEAR PARK (SEGMENT 2)

PRGS & Norfolk Southern Land

The Rail Corridor Open Space (Linear Park Open Space & Norfolk Southern land combined) (approx. 5.0 acres) provides an extensive range of open spaces for different recreational activities and amenities for the neighboring communities.

PRGS PROPERTY

Rail Corridor Open Space **1.9 acres**

ADJACENT PROPERTY

Norfolk Southern: **3.1 acres**

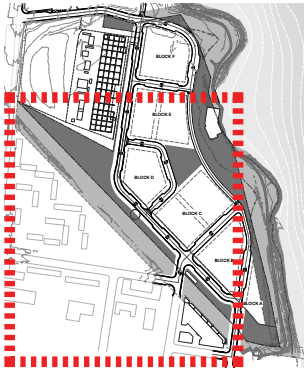


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RAIL CORRIDOR OPEN SPACE & OTN LINEAR PARK (SEGMENT 2)

PRGS & Norfolk Southern Land

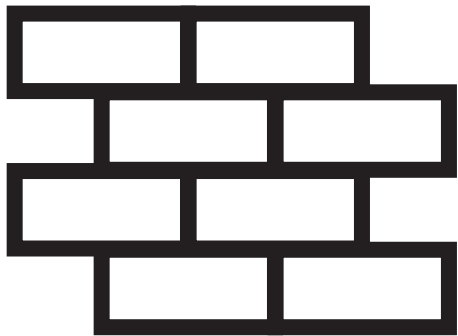


HISTORIC INTERPRETATION

PRGS & adjacent properties

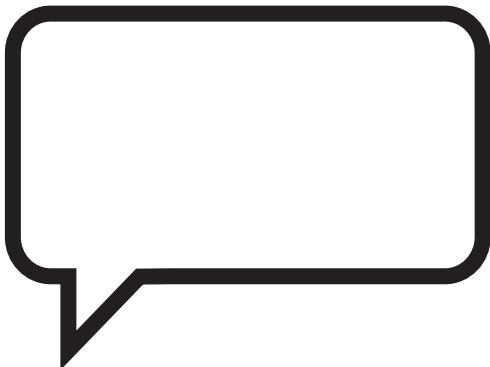


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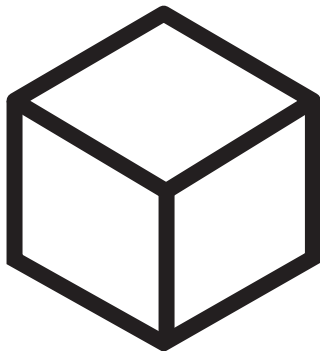
Textures

The texture of the theme is formed through the tangible and tactile aspects of that theme, such as materials, products, and objects.



Narrative

Narrative include those keywords, phrases, and names that best relate to the theme.



Forms

Forms are less tactile aspects of physical character that convey a sense of place. This could include architectural forms or styles, spatial patterns, or treatments.

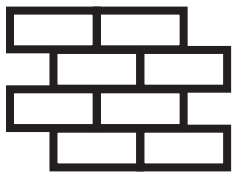
HISTORIC INTERPRETATION

PRGS & adjacent properties



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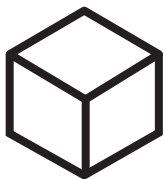
TAKE THE
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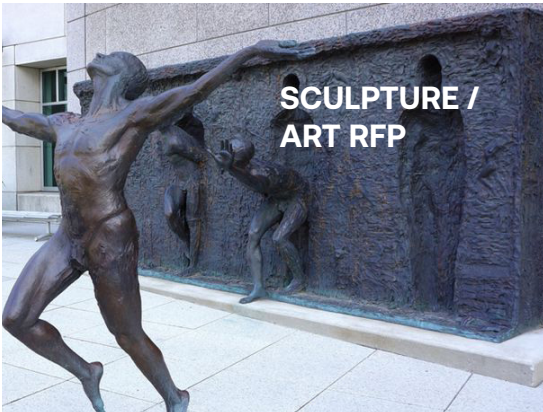
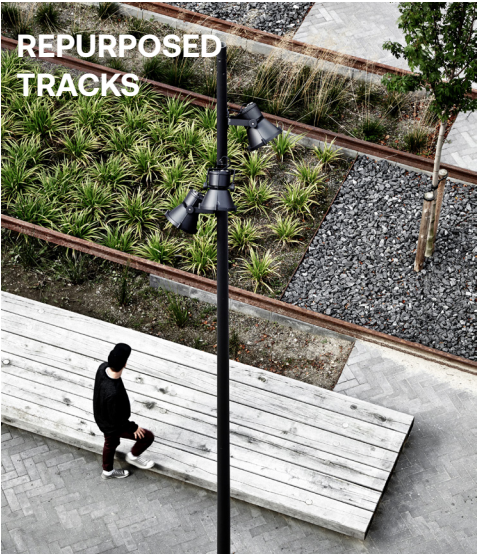
Textures



Narrative



Forms



COMMUNITY INPUT STEPS FORWARD

PRGS Open Space

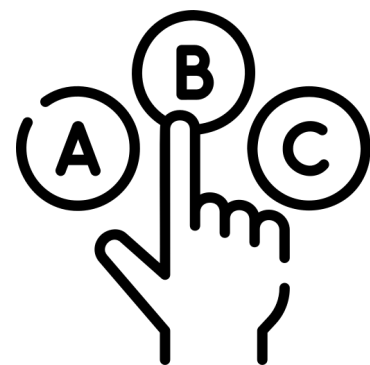


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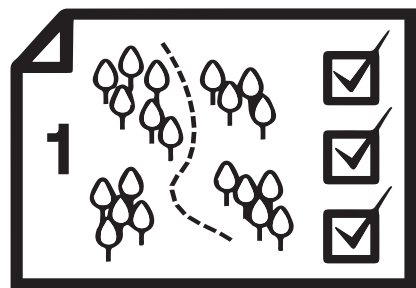
May, 2023

Community Survey



May 1, 2023

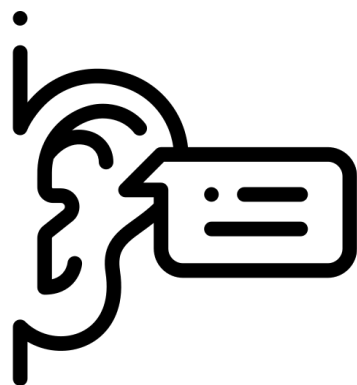
Open Space
Concept 1 Submission



• Open Space Concept 1 Submission
informed by Late 2021 and Jan 2022
CDD feedback

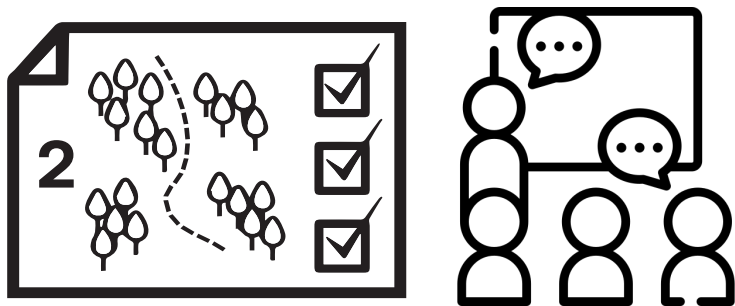
May 24, 2023

Community Meeting #15



Third Quarter 2023

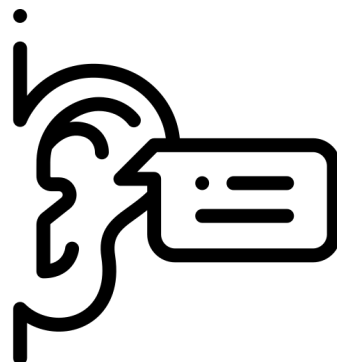
Open Space Concept 2 Submission &
Community Meeting



• Community Input and feedback in May 2023 will inform
Open Space Concept 2 Submission

Early 2024

Park & Recs Commission
PC & CC Public Hearing





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Q+A SESSION



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OPEN SPACE ON PRGS PROPERTY

- Waterfront Open Space: **2.86 acres**
- Waterfront Plaza: **0.52 acres**
- Rail Corridor Open Space: **1.95 acres**
- PEPCO Liner: **0.18 acres**

TOTAL: approx. 5.5 acres

OPEN SPACE ON ADJACENT PROPERTIES

- National Park Service: **5.3 acres**
- Norfolk Southern: **3.1 acres**

TOTAL: approx. 8.4 acres

- **TOTAL COMBINED OPEN SPACE: approx. 14 acres**

