

POTOMAC RIVER GENERATING STATION

COMMUNITY MEETING #6

NOVEMBER 29TH, 2021



Gensler

OJB

BURO HAPOLD

**Thornton
Tomasetti**



**CLARK
CONSTRUCTION**

GOROVE SLADE
Transportation Planners and Engineers



AGENDA

1. PROJECT OVERVIEW

2. OPEN SPACE PLANNING

3. INTRODUCTION TO SUSTAINABILITY

4. TRANSPORTATION ANALYSIS & PROCESS

5. SITE ACTIVITY UPDATES

6. NEXT STEPS AND HOW TO STAY INVOLVED

SCHEDULE & PROCESS

» STEPS FORWARD



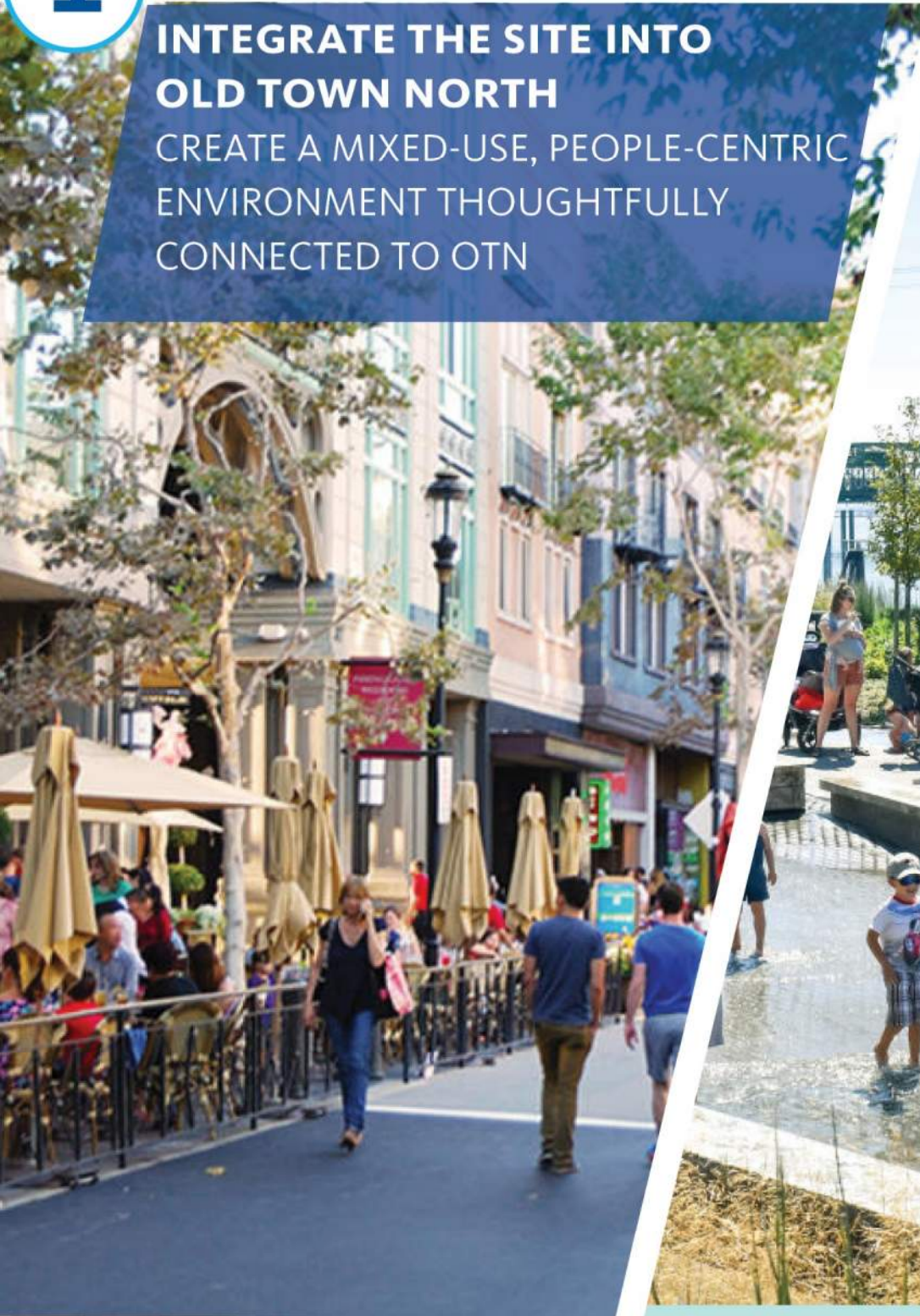
PROJECT VISION

Primary Design Drivers

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 AND VARIED OPEN SPACE

CREATE PLACES FOR A VARIETY OF ACTIVITIES SEAMLESSLY CONNECTED TO NEIGHBORING PARKS



1 INTEGRATE THE SITE

Site Access: Roadway Connections

Site Access

- Four site access points are proposed.
- North Royal and North Fairfax Street connections are planned at the southern side of the site. These will require an easement over the Norfolk Southern property.
- Two connections off of Slaters Lane are proposed at the north side of the site.
- These connections are consistent with the Old Town North Small Area Plan.

Future Access

- Two additional potential future connections are anticipated. These will require cooperation with abutting property owners.
- To the west, a connection to the GW Parkway via East Abingdon Street may be possible.
- An additional southern connection at North Pitt Street may be possible.



2 CONNECT PEOPLE TO THE WATERFRONT

Optimize Waterfront Views and Access

- Optimize views by shortening distance
- Turn peoples' views toward the waterfront
- Shorten physical and visual distance

HOW CLOSE DO YOU NEED TO BE TO SEE THE WATERFRONT?
WISCONSIN AVENUE IN GEORGETOWN

1300'

1000'

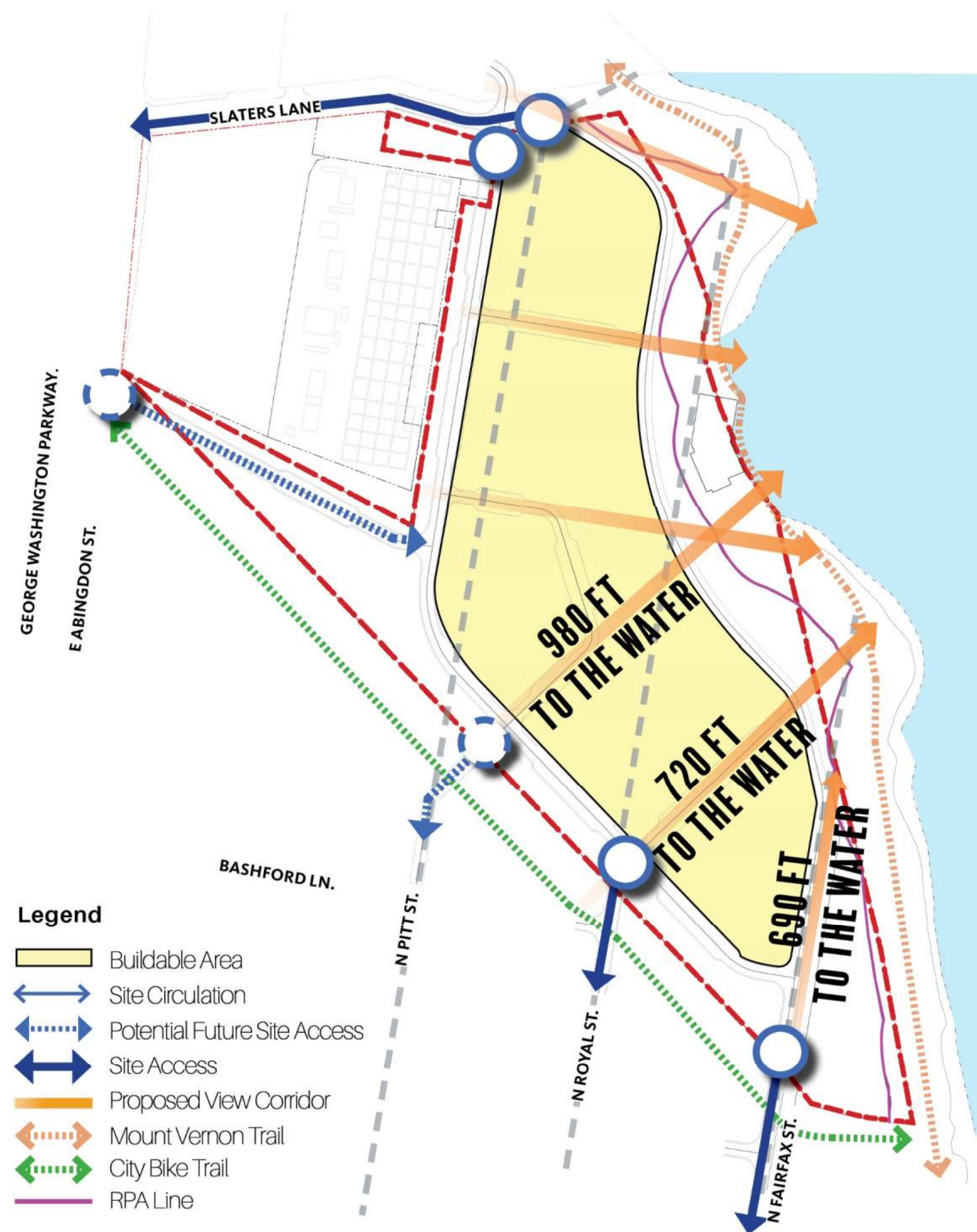
700'



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3 PROVIDE MEANINGFUL OPEN SPACE

On-site Open Space & Adjacent Open Space

Open Space on PRGS Property

- Waterfront Park: 3 acres (+ 0.5 from CDD 1)
- Linear Park: 1.7 acres
- Central Plaza 0.7 acres
- Pepco Liner: 0.4 acres (+ 0.4 from CDD 1)

Total: 5.8 acres on site

Open Space on Adjacent Property

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

Total: 8.4 acres

Total Combined Open Space: Approximately 14.2 acres








CDD2 SUBMISSION

Roadways

- Roadway has been moved entirely out of Resource Protection Area (RPA)
 - Changes Block A, B, E and F
- North Fairfax Street continues straight into site.
 - Changes Blocks A and B

Legend

-  PRGS PROPERTY LINE
-  RPA LINE
-  CDD 1 Submission Roadway Layout
-  Draft CDD2 Submission Roadway Layout (Roadway out of RPA)
-  Key Roadway Developments



CDD2 SUBMISSION

Open Space

- Roadway shift out of RPA increases waterfront open space by nearly 0.5 acre.
- PEPCO liner park is an additional 0.4 acres of open space, which was not included in CDD 1 submission
- This provides 13% gain of flat usable open space from the CDD 1 submission.

Legend

--- PRGS PROPERTY LINE

--- RPA LINE

■ FLAT, USABLE IMPERVIOUS OPEN SPACE
0.2 acres

■ STEEP OPEN SPACE
0.35 acres

■ FLAT, USABLE OPEN SPACE
5.25 acres

Total Open Space within PRGS Property + Abutters:
14.2 acres

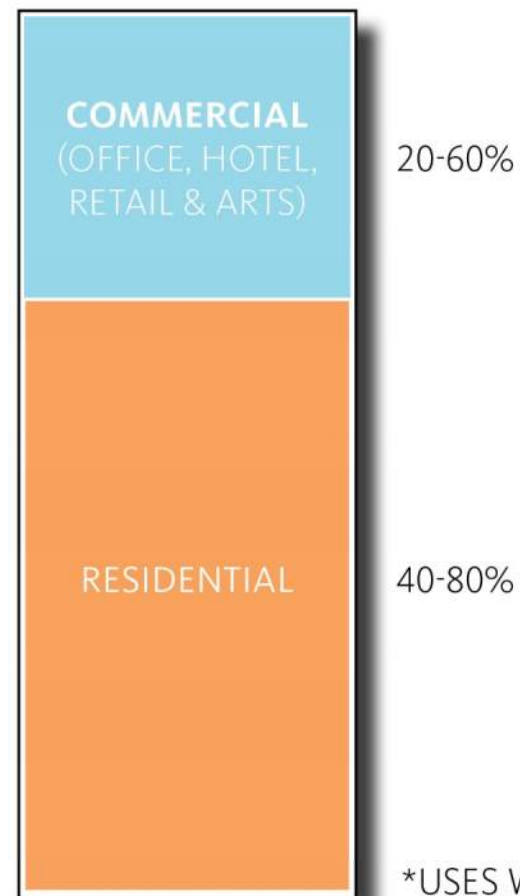


CDD2 SUBMISSION

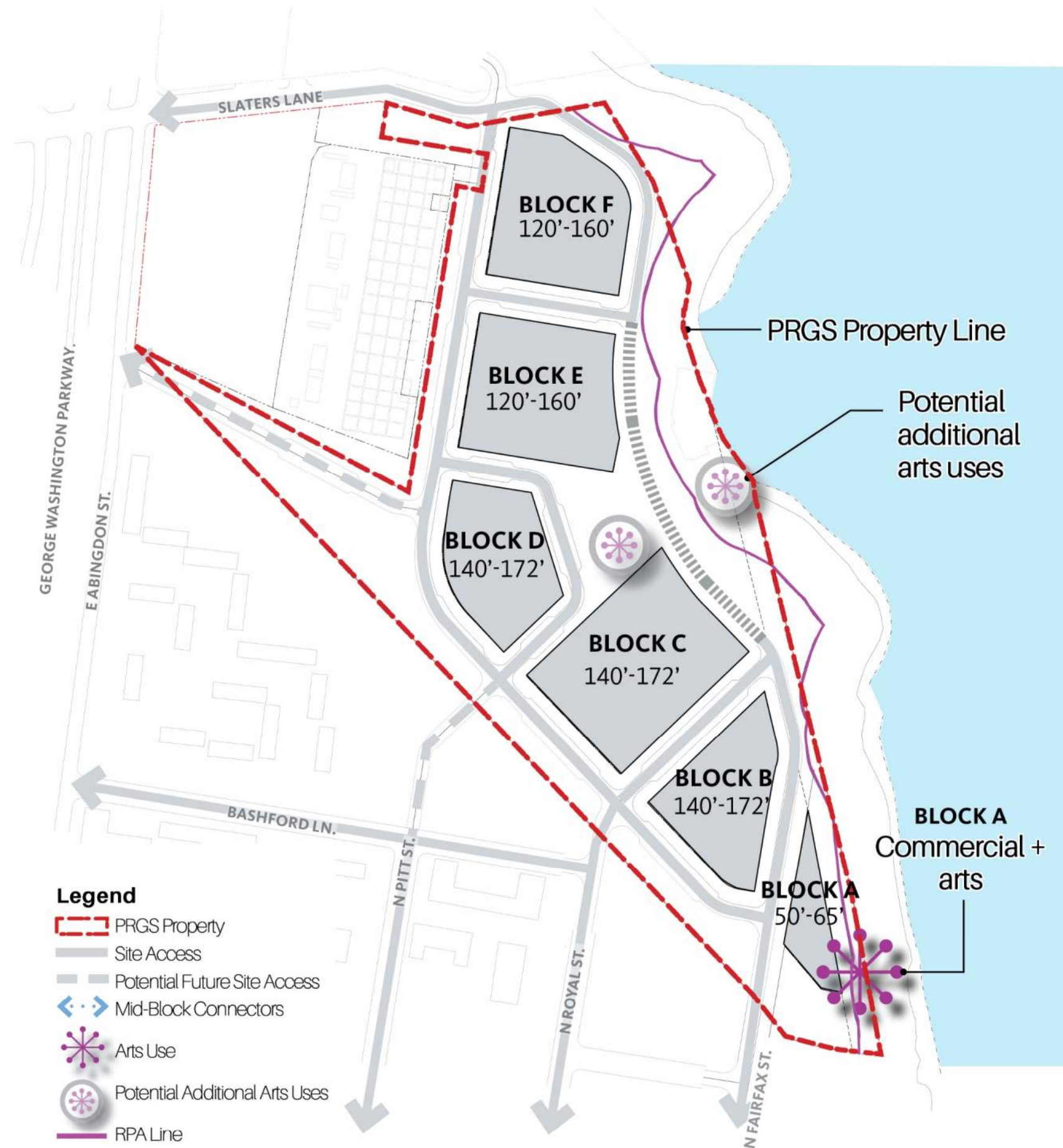
Building Heights and Flexible Uses

- A mix of uses is anticipated across the site, allowing flexibility to respond to future market demands
- Heights will also vary across the site and by block
- Specific building design and architectural articulation will come during future DSUP phases

FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



*USES WILL BE MIXED ACROSS THE SITE.



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INTEGRATED OPEN SPACE NETWORK

Context Plan

- Legend
- PRGS Property
 - National Park Service Land
 - Existing Open Space Network
 - Existing Mount Vernon Trail
 - City Bike Trail
 - Potential Mount Vernon Trail Connection
 - George Washington Memorial Parkway
 - N Washington Street
 - Continuous Waterfront Promenade



INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties

Legend

- PRGS Property
- National Park Service Land
- Norfolk Southern Land
- PRGS Property Line
- RPA Line
- Existing Mount Vernon Trail
- City Bike Trail

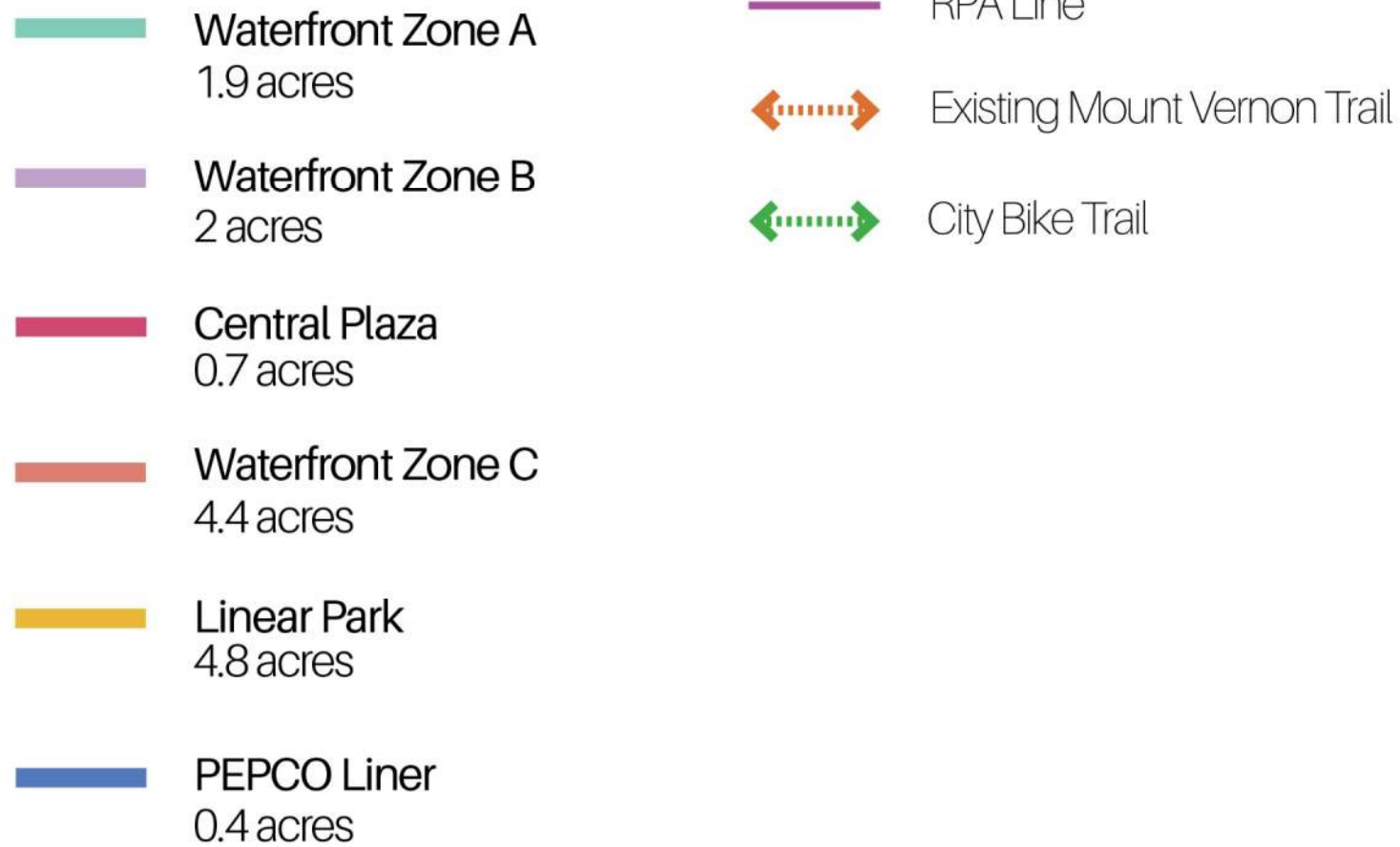
Total Open Space within PRGS Property + Abutters:
14.2 acres



INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties

Legend

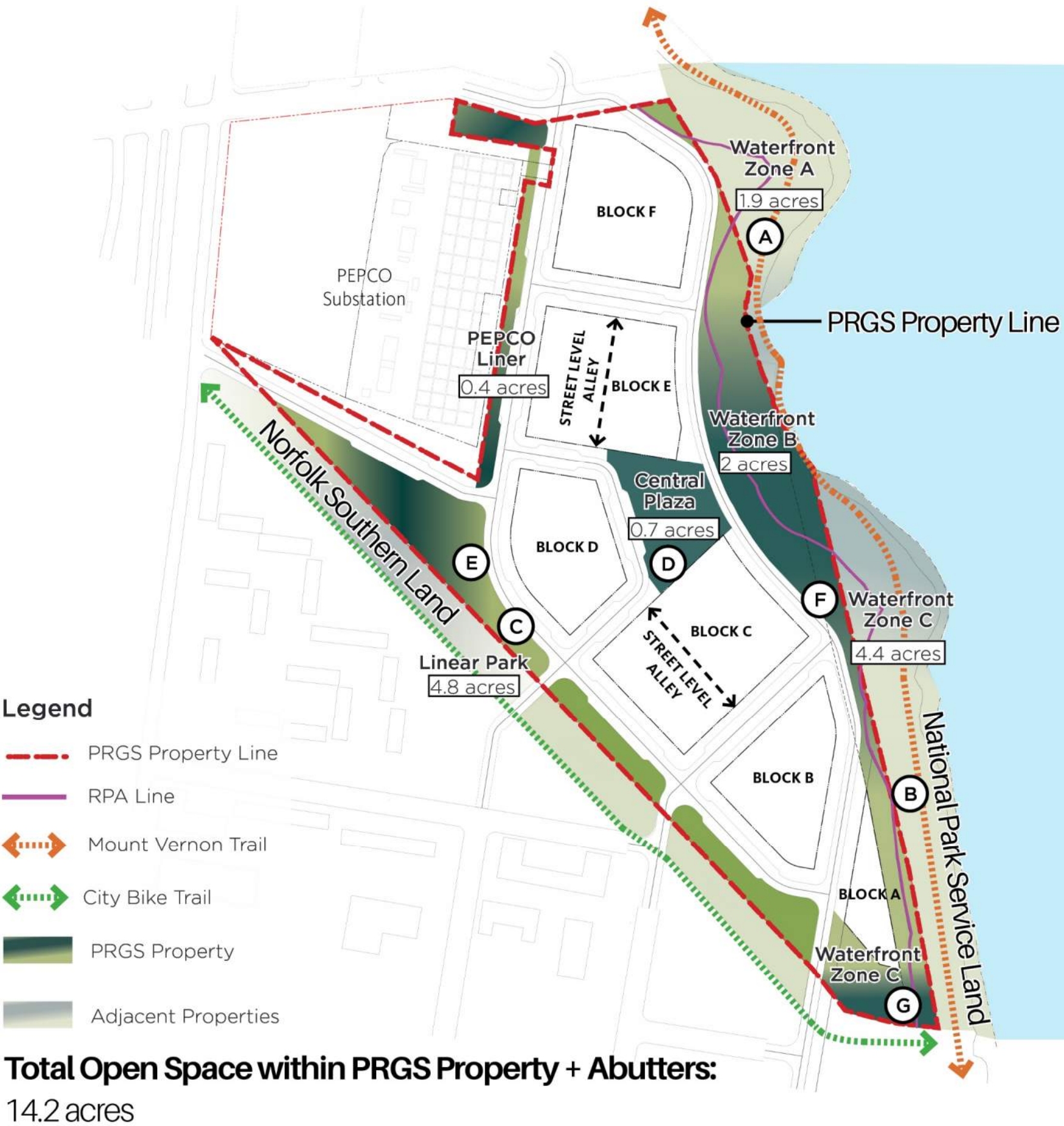


Total Open Space within PRGS Property + Abutters:
14.2 acres



INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties

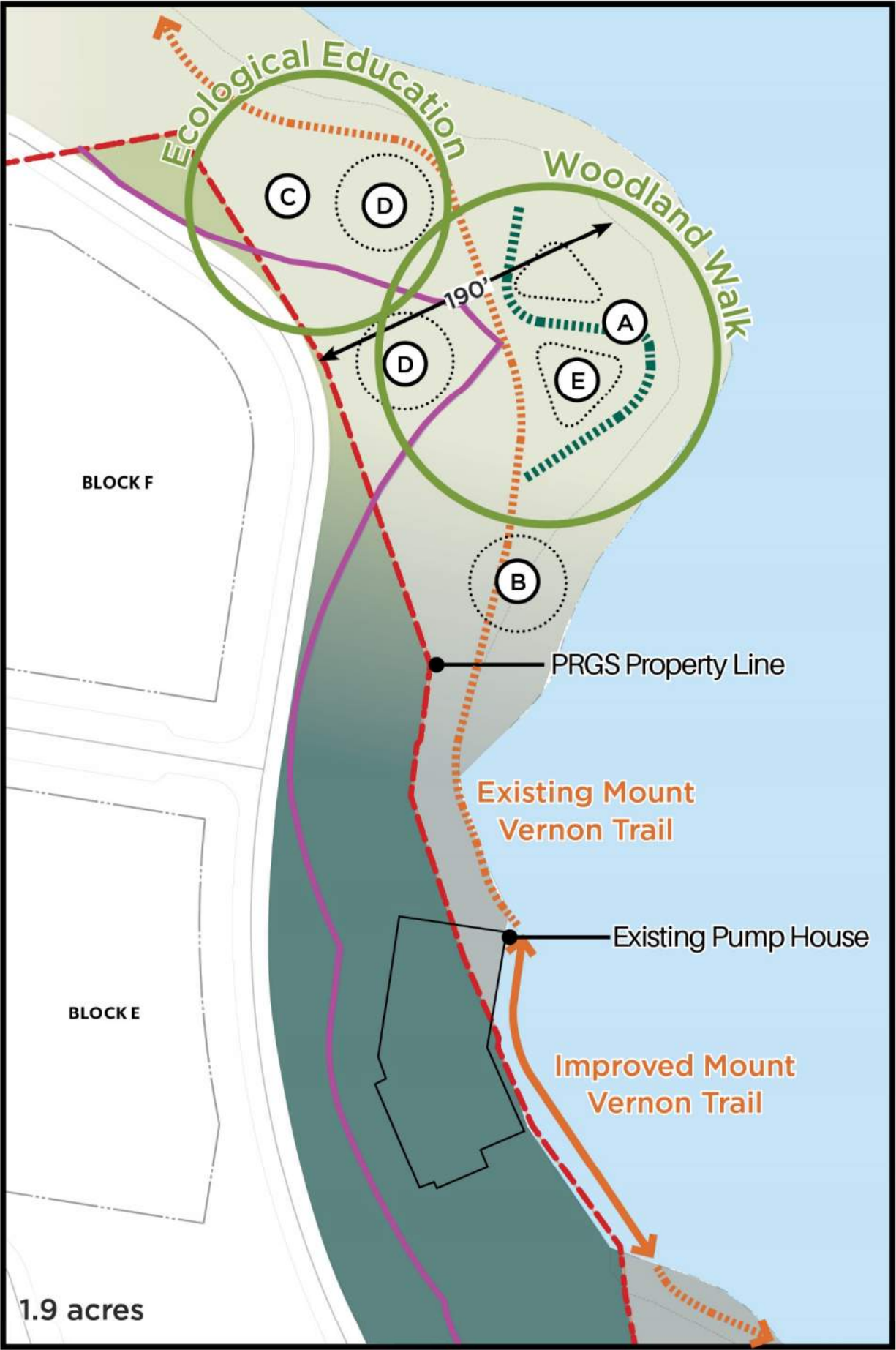
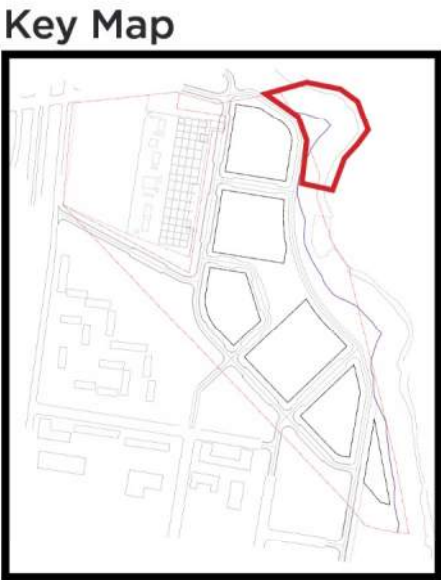


INTEGRATED OPEN SPACE NETWORK

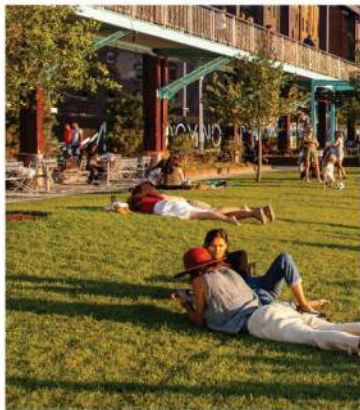
Waterfront Zone A



- Legend**
- PRGS Property Line
 - RPA Line
 - Mount Vernon Trail
 - Improved Mount Vernon Trail
 - Potential Woodland Walk
 - PRGS Property
 - National Park Service Land
 - Potomac River



OPEN SPACE POLL



OPEN SPACE POLL

Using your connected device (computer, tablet or smartphone), go to:

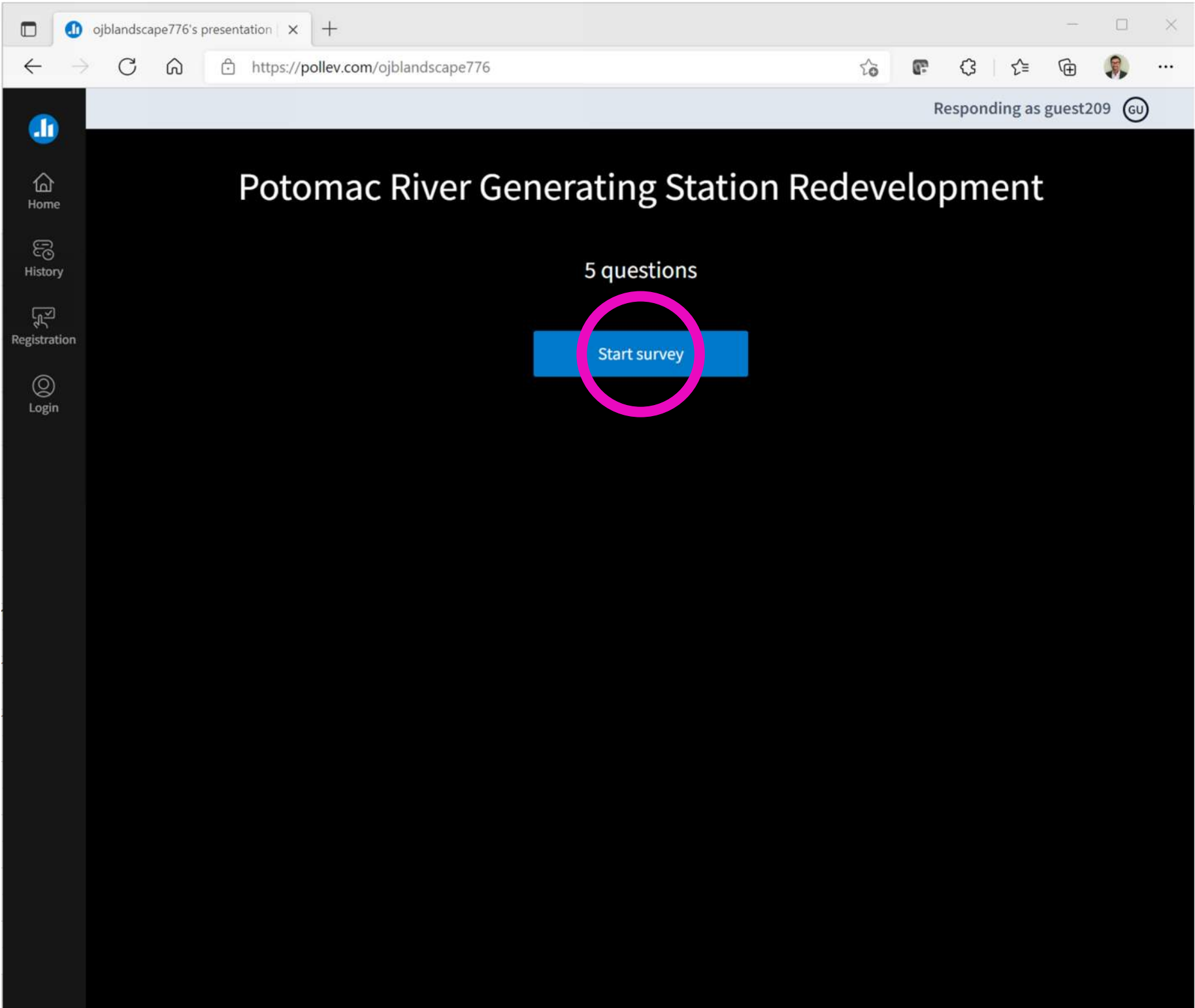
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OPEN SPACE POLL



OPEN SPACE POLL

ojoblandscape776's presentation

https://pollev.com/ojoblandscape776

Responding as guest209

Next

Question 1 of 5 questions

1. What types of passive program activities would you enjoy most in the open spaces shared today?
Rank your preferences by reordering the options below, most preferred at the top.
Use the up and down arrows to move. Don't forget to submit

passive lawn space

Open walking paths

Bird/wildlife watching

Waterfront overlooks

Areas for quiet reading/contemplation

Woodland boardwalks

Seating areas near the water

Submit response

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We will be asking 5 questions throughout the presentation, so please stay logged in!



What types of passive program activities would you enjoy most in the open spaces shared today? Rank your preferences by reordering the options below, most preferred at the top.

Woodland boardwalks
Areas for quiet reading/contemplation
Waterfront overlooks
Open walking paths
Seating areas near the water
Bird/wildlife watching
Passive lawn space

INTEGRATED OPEN SPACE NETWORK

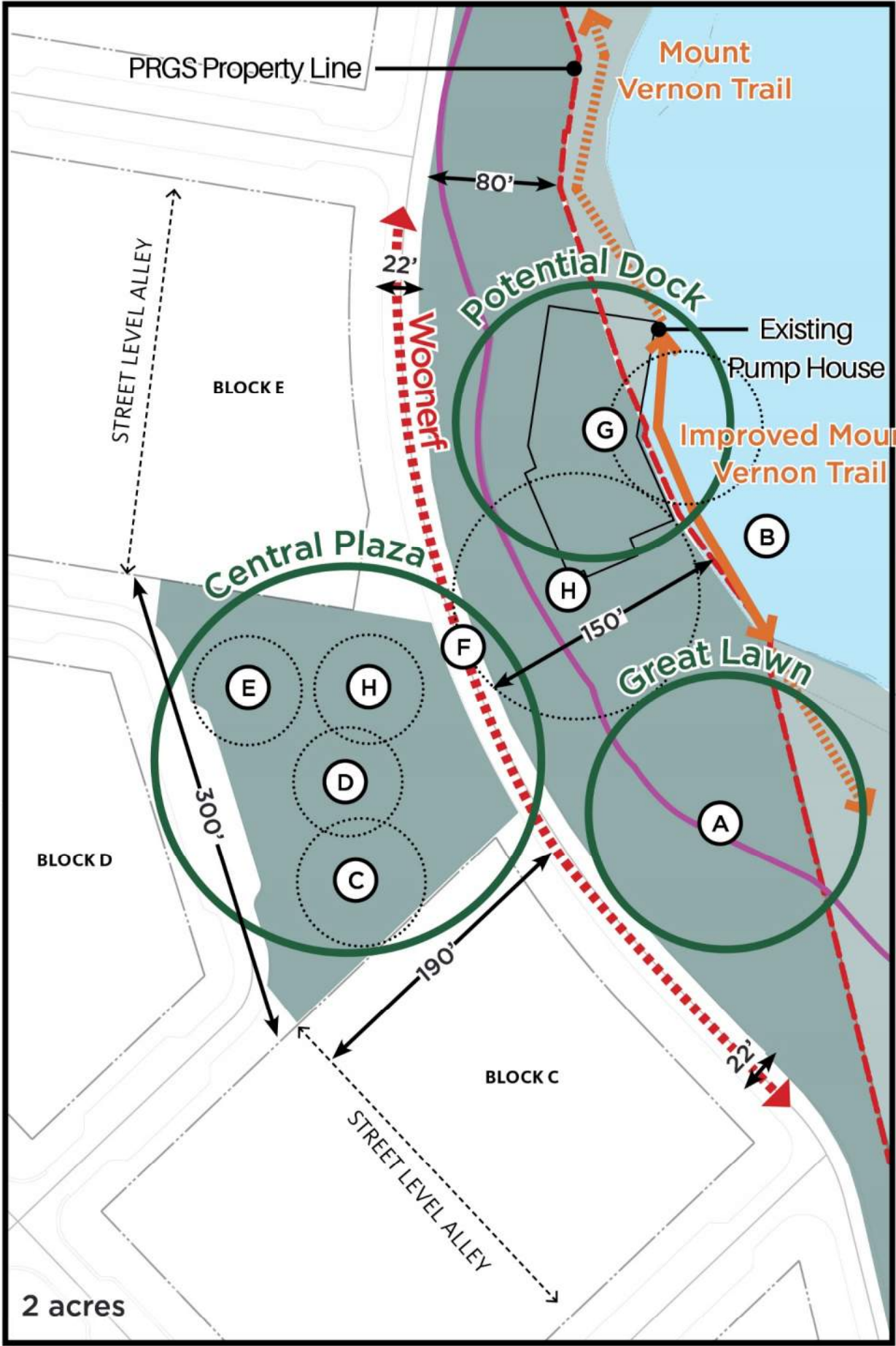
Central Plaza & Waterfront Zone B



Legend

- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- Improved Mount Vernon Trail
- Potential Woonerf
- PRGS Property
- National Park Service Land
- Potomac River

Key Map



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What types of active program activities would you enjoy most in the open spaces? Rank your preferences by reordering the options below, most preferred at the top.

- Waterfront dining
- Sports courts
- Kayak launch
- A dock with water taxi service
- Children's play areas
- Farmer's Market/Art Fair
- Dog run
- Improved cycle paths
- Lawn/table games (table tennis/bags toss)

What types of features would you like to see in the Central Plaza? Rank your preferences by reordering the options below, most preferred at the top.

Interactive water feature

Shade structure

Farmer's market/Art Fair/Event

Public Art

Sustainable Green Infrastructure

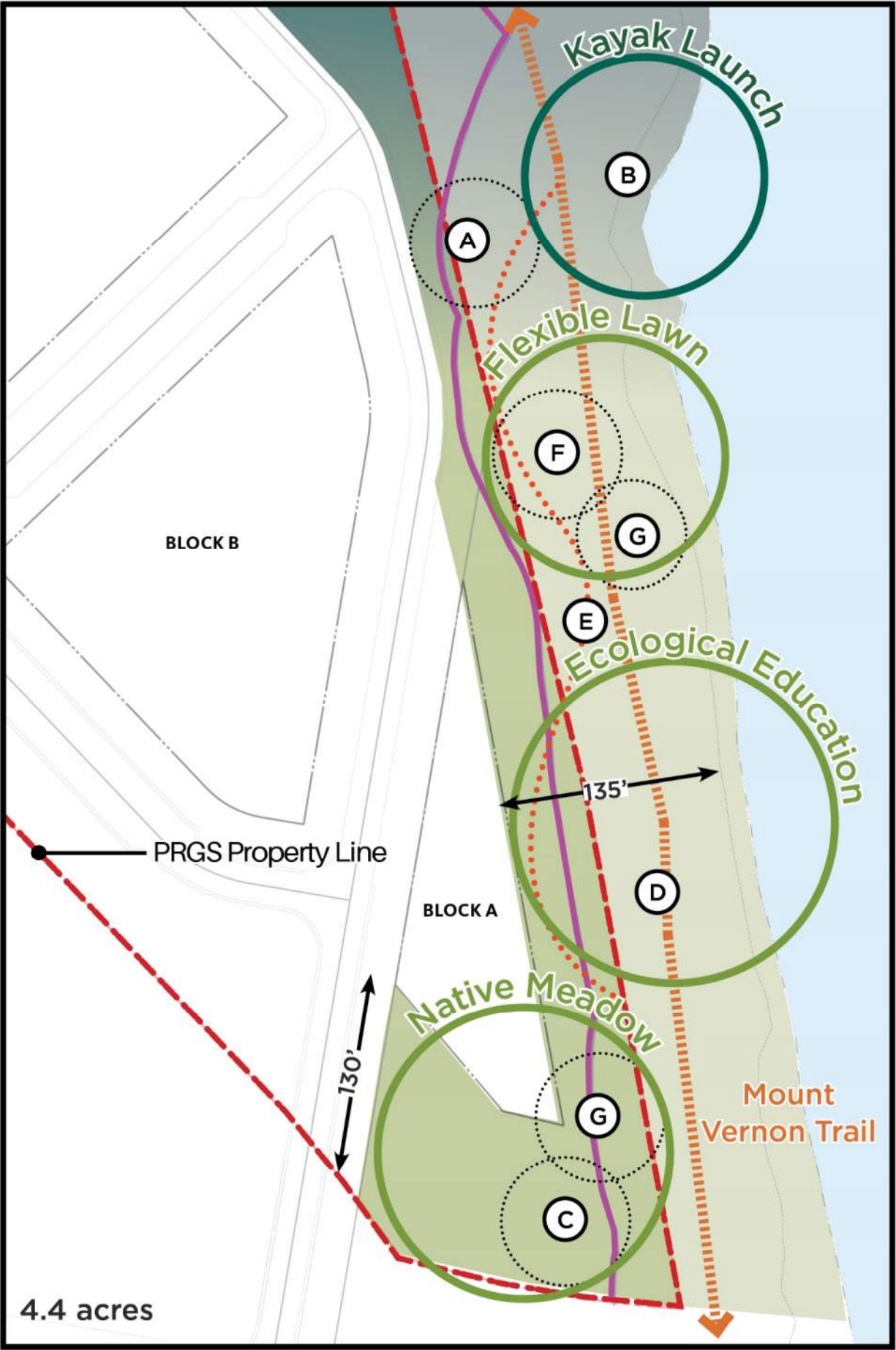
Retail/Food & Beverage Kiosks

INTEGRATED OPEN SPACE NETWORK

Waterfront Zone C



- Legend**
- PRGS Property Line
 - RPA Line
 - Mount Vernon Trail
 - Improved Mount Vernon Trail
 - Sinuous Path
 - PRGS Property
 - National Park Service Land
 - Potomac River



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Question 4: The Small Area Plan describes visual and physical connections to the waterfront. What activities best describe how you like to enjoy the waterfront? Rank your preferences by reordering the options below, most preferred at the top.

Waterfront dining

Kayak launch

Waterfront overlooks

Pathways along the water's edge

A dock with water taxi service

INTEGRATED OPEN SPACE NETWORK

PEPCO Liner

ACTIVE

PASSIVE

ACTIVE

A Dog Run

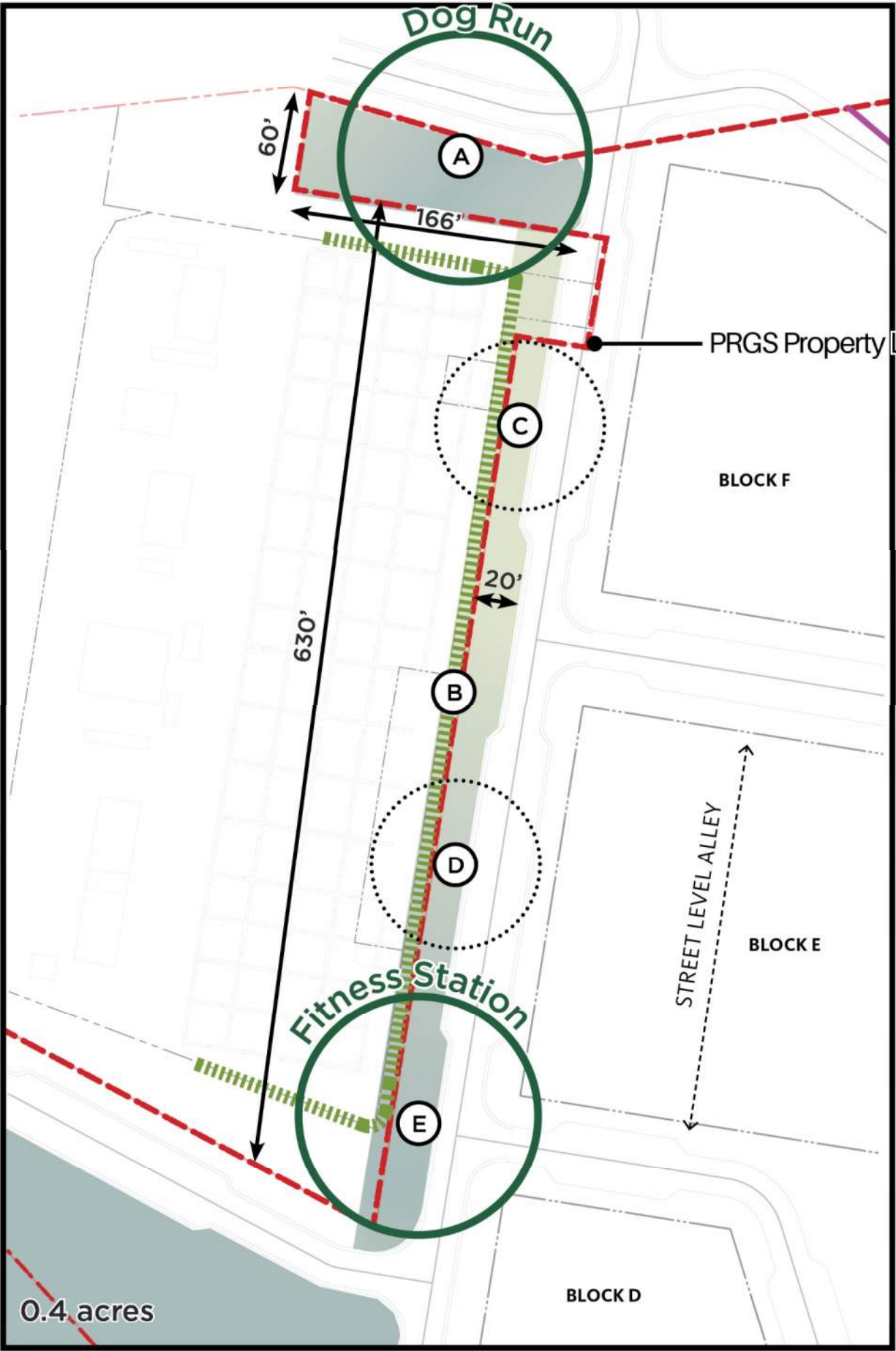
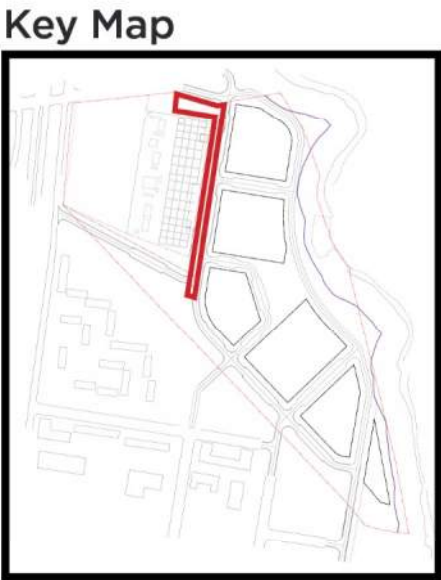
B PEPCO Screening

D Bocci Courts

C Seating Opportunities

E Fitness Station

- Legend
- PRGS Property Line
 - RPA Line
 - Mount Vernon Trail
 - Improved Mount Vernon Trail
 - PEPCO Liner
 - PRGS Property
 - National Park Service Land



INTEGRATED OPEN SPACE NETWORK

Linear Park

ACTIVE

A Kids Play

B Flexible Game Courts

PASSIVE

C Potential Re-purposing of Rail Infrastructure

D Flexible Lawn

E Storm Water

ACTIVE

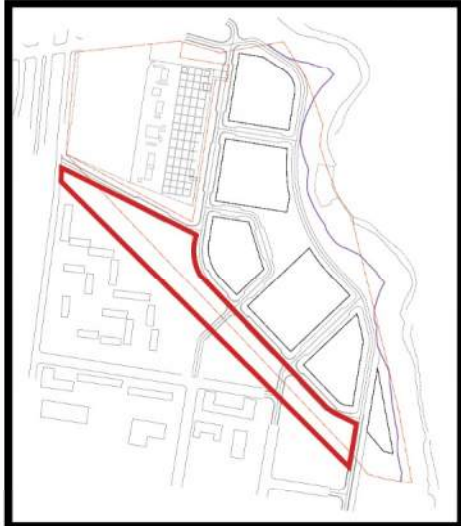
F Shade Structure & Seating Opportunities

G Fitness Loop

Legend

- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- City Bike Trail
- PEPCO Liner
- PRGS Property
- Norfolk Southern Land

Key Map



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The Small Area Plan describes opportunities for active recreation in the Linear Park. What types of active recreation would you like to see in the Linear Park? Rank your preferences by reordering the options below, most preferred at the top.

- Fitness trail
- Outdoor exercise equipment
- Flexible lawns
- Children's play areas
- Volleyball courts
- Basketball courts
- Tennis/Pickleball courts
- Table games (ping pong/foosball)
- Bocce courts

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INTRODUCTION TO SUSTAINABILITY

- THE PRGS DEVELOPMENT WILL UTILIZE A SITE-WIDE SUSTAINABILITY STRATEGY USING THE OTN SAP AND EAP 2040 AS A FRAMEWORK.
- CARBON NEUTRALITY ASSESSMENT
 - STUDYING ENERGY EFFICIENCY TARGETS AND BENCHMARKING
 - REVIEWING TECHNOLOGY AND CLEAN ENERGY ALTERNATIVES
 - STUDYING EMBODIED CARBON AND CARBON SEQUESTRATION OPPORTUNITIES
 - ANTICIPATE SUBMISSION TO THE CITY IN JANUARY 2022
- SUSTAINABILITY MASTER PLAN
 - DEVELOPING A COORDINATED SUSTAINABILITY STRATEGY
 - IDENTIFYING SHORT, MID, AND LONG-TERM STRATEGIES AND APPROACHES
 - ANTICIPATE SUBMISSION TO BE COORDINATED WITH INFRASTRUCTURE DSUP SUBMISSION (SPRING 2022)

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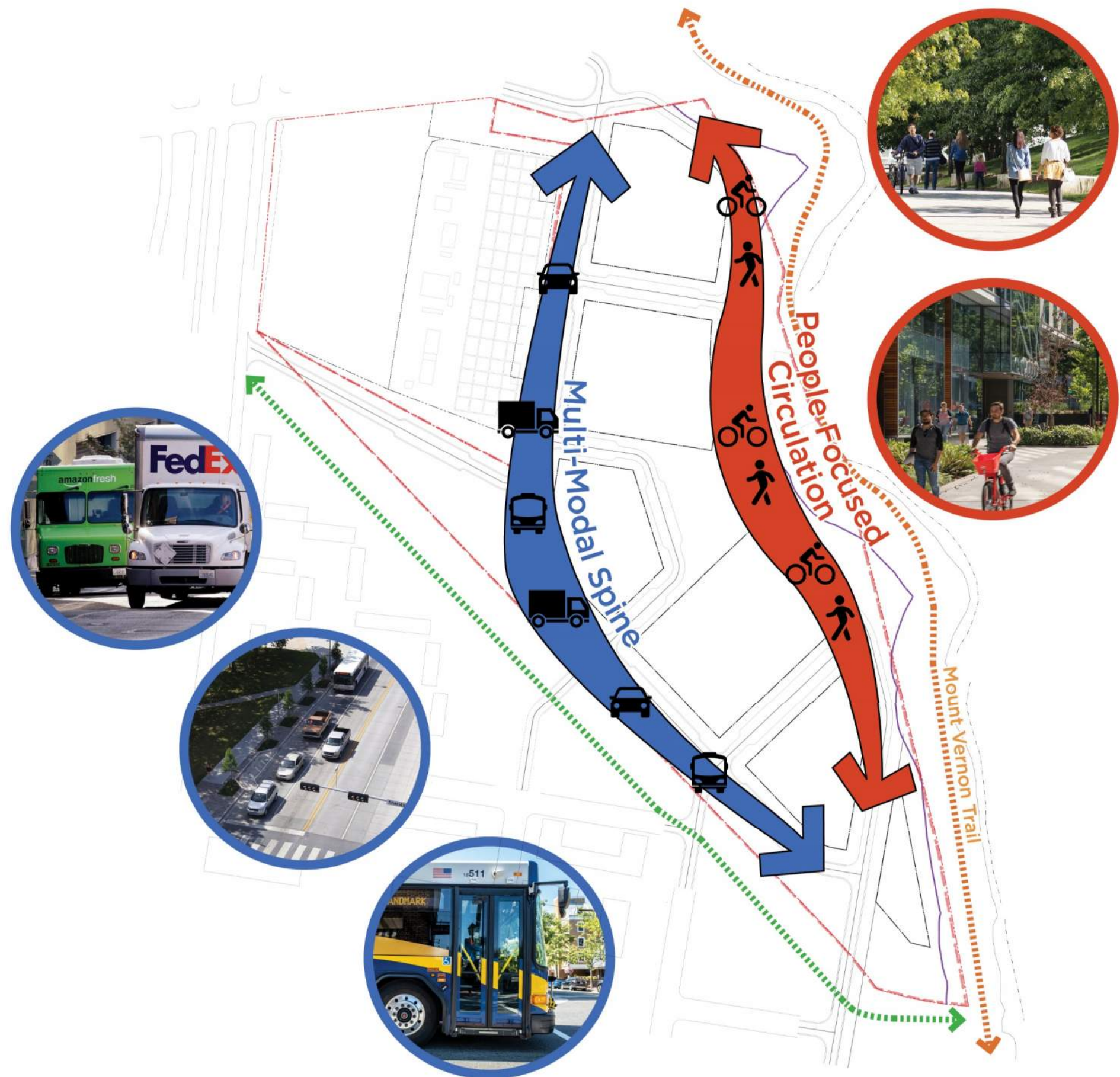
CIRCULATION & CONNECTION PLAN

Separating Different Types of Traffic

Legend








- PRGS Property
- ⬅️⬆️⬇️⬅️ Mount Vernon Trail
- ⬅️⬆️⬇️⬅️ City Bike Trail
- ↔️ People Focused Circulation
- ↔️ Multi-Modal Spine

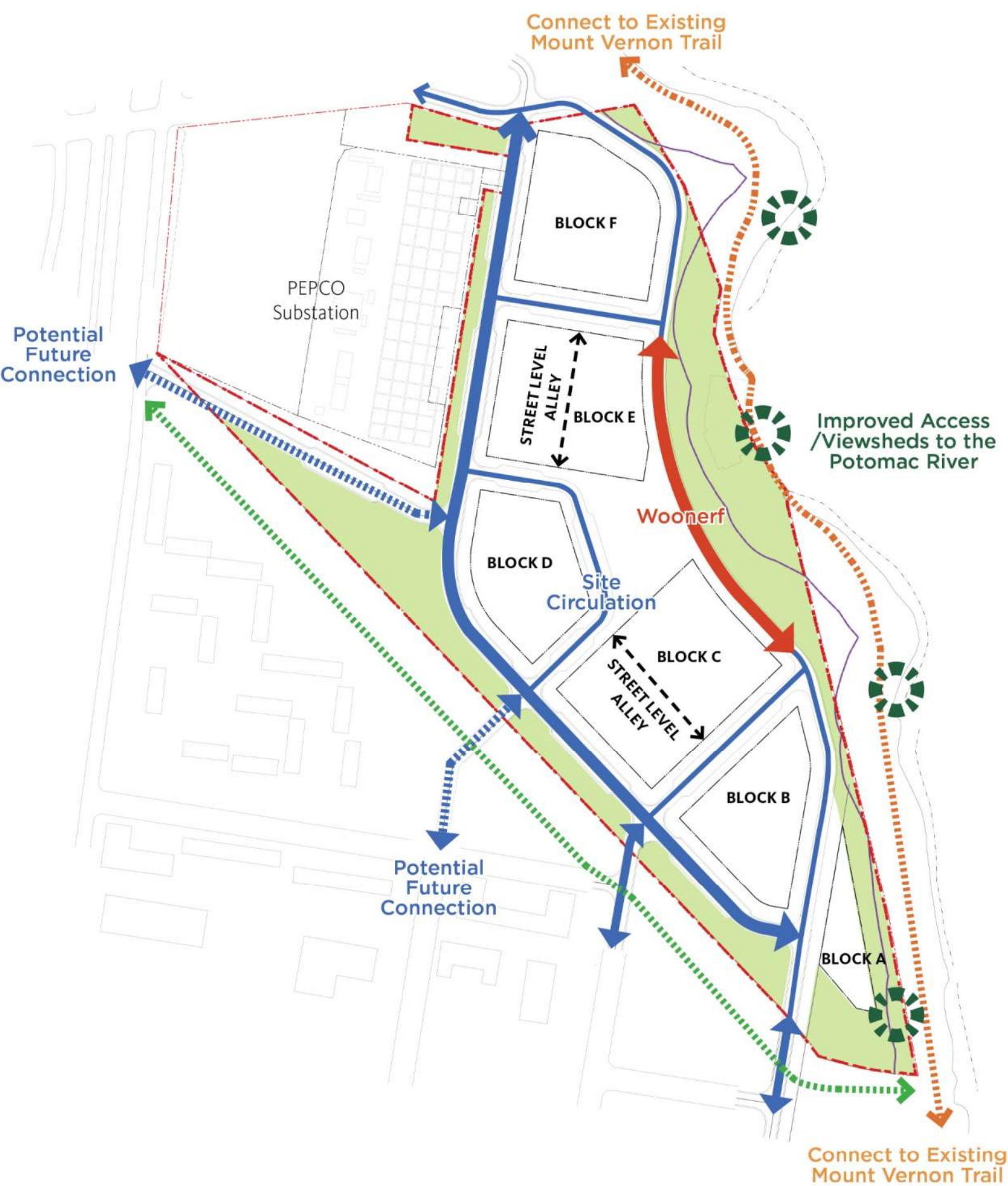
- Separate flows of cars/trucks/buses and pedestrians/cyclists for safety and comfort
- A multi-modal "spine" street along the west is used for vehicles and buses
- A people-focused street along the water facilitates pedestrian and bicycle movement



CIRCULATION & CONNECTION PLAN

CDD 2 Submission

- Legend
-  Improved Access / Viewsheds to Potomac River
 -  Improved Mount Vernon Trail
 -  City Bike Trail
 -  Potential Woonerf
 -  Potential Future Connection
 -  Future Connection
 -  Site Circulation




MULTIMODAL TRANSPORTATION STUDY

What is an MTS?

- Reviews and analyzes existing and future traffic, transit service, parking, and pedestrian and bicycle conditions

Where are we in the process?

- 1) Scoping
- 2) Data Collection 
- 3) Analysis
- 4) Documentation
- 5) City Review
- 6) Revisions and Resubmittal
- 7) Study Acceptance by City

Public meeting expected in early 2022 to discuss preliminary findings and mitigations

MULTIMODAL ANALYSIS

- Existing transit, bicycle, and pedestrian facilities within 1/4-mile
- Planned changes to the transit system (e.g., routes and free DASH service)
- Proposed on-site bicycle and pedestrian facilities
- Planned connections and enhancements to the Mt Vernon Trail
- Potential new multimodal connections created as part of the PRGS project
- Provisions for potential future water taxi
- A framework for robust Transportation Demand Management (TDM) plans for the site to reduce vehicular impacts



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SITE ACTIVITY UPDATES

- ENTERED VOLUNTARY REMEDIATION PROGRAM FEBRUARY 2021.
- THE CITY OF ALEXANDRIA WAS AWARDED \$50,000 IN VIRGINIA BROWNFIELDS ASSISTANCE FUNDS (VBAF) BY THE JOINT VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP (VEDP) / DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REVIEW TEAM. THE FUNDS WILL BE USED TO SUPPORT THE CITY'S REVIEW OF PROPOSED ENVIRONMENTAL REMEDIATION PLANS FOR THE PRGS SITE.
- SAMPLING PLAN APPROVED BY VDEQ OCTOBER 1ST. SAMPLING STARTED MID-OCTOBER AND WILL BE COMPLETE BY THE END OF THE YEAR. RESULTS WILL BE Q1 2022 AND A REPORT SUBMITTED SPRING 2022.
- GENON IS REMOVING RAIL TRACK OFF-SITE (NOTICE WAS SENT OUT END OF OCTOBER) AND IS USING THE PRGS SITE FOR STAGING TO MINIMIZE NEIGHBORHOOD DISRUPTION. TRACK REMOVAL ON PRGS PROPERTY WILL START IN DECEMBER.
- A WILDLIFE STUDY IS CURRENTLY BEING PERFORMED ON-SITE.

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SCHEDULE & PROCESS

» STEPS FORWARD



Continued Public Polling!

The polling will remain open until
Wednesday, December 15th

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THANK YOU!

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CONSTRUCTION MITIGATION MEASURES

- A CONSTRUCTION MANAGEMENT PLAN WILL BE PREPARED PER CITY REQUIREMENTS
- THE FOLLOWING ON-SITE MITIGATION MEASURES WILL BE IMPLEMENTED:
 - RODENT CONTROL
 - NOISE MONITORING
 - VIBRATION MONITORING
 - DUST MONITORING

ABUTTER COMMUNICATION

- **PRIOR TO (DE)CONSTRUCTION START:**
 - **PUBLIC INFORMATIONAL MEETINGS WILL BE HELD, WITH PERIODIC UPDATES**
 - **A PUBLIC INFORMATIONAL WEBSITE WILL BE ESTABLISHED TO PROVIDE INFORMATION AND REGULAR UPDATES ON SITE ACTIVITIES**
 - **AN EMERGENCY HOTLINE WILL BE PROVIDED**
 - **EXISTING CONDITIONS SURVEYS WILL BE PERFORMED ON IMMEDIATELY ADJACENT PROPERTIES**