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

COMMUNITY OUTREACH

FUTURE MEETING TOPICS
- ENVIRONMENTAL
- TRAFFIC & TRANSPORTATION
- SUSTAINABILITY
- AFFORDABLE HOUSING
- URBAN DESIGN

PLANNING PROCESS
PHASE 1: REZONING AND CDD CONCEPT PLAN

NOVEMBER 29, 2021

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POTOMAC RIVER GENERATING STATION  COMMUNITY MEETING #6  3
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

NOVEMBER 29, 2021
### INTEGRATE THE SITE

**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**

<table>
<thead>
<tr>
<th>Distance</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1300'</td>
<td></td>
</tr>
<tr>
<td>1000'</td>
<td></td>
</tr>
<tr>
<td>700'</td>
<td></td>
</tr>
</tbody>
</table>

**Legend**
- Buildable Area
- Site Circulation
- Potential Future Site Access
- Site Access
- Proposed View Corridor
- Mount Vernon Trail
- City Bike Trail
- RPA Linc

NOVEMBER 29, 2021

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POTOMAC RIVER GENERATING STATION COMMUNITY MEETING #6 6
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 (1 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

ROADWAY MOVED OUT OF THE RPA

ROADWAY RADIUS ADJUSTED ADJACENT TO BLOCK D

ROADWAY STRAIGHTENED TO MEET NORTH FAIRFAX STREET
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

<table>
<thead>
<tr>
<th>COMERCIAL (OFFICE, HOTEL, RETAIL &amp; ARTS)</th>
<th>20-60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>40-80%</td>
</tr>
</tbody>
</table>

*USES WILL BE MIXED ACROSS THE SITE.*
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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
- Waterfront Zone A
  1.9 acres
- Waterfront Zone B
  2 acres
- Central Plaza
  0.7 acres
- Waterfront Zone C
  4.4 acres
- Linear Park
  4.8 acres
- PEPCO Liner
  0.4 acres

RPA Line
Existing Mount Vernon Trail
City Bike Trail

Total Open Space within PRGS Property + Abutters:
14.2 acres

NOVEMBER 29, 2021
INTEGRATED OPEN SPACE NETWORK
PRGS & Adjacent Properties

Legend
- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- City Bike Trail
- PRGS Property
- Adjacent Properties

Total Open Space within PRGS Property + Abutters:
14.2 acres
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

Key Map

1.9 acres

Woodland Walk
Boardwalk
Native Meadow / Ecological Education
Integrated Seating
Social Pods

Existing Mount Vernon Trail
Existing Pump House

Improved Mount Vernon Trail

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POTOMAC RIVER GENERATING STATION COMMUNITY MEETING #6 16
OPEN SPACE POLL
OPEN SPACE POLL

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or scan the QR code to the right.

Follow the instructions on your device and stay logged in throughout the presentation to participate in the polling.
OPEN SPACE POLL

Potomac River Generating Station Redevelopment

5 questions
Start survey
OPEN SPACE POLL

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
OPEN SPACE POLL

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Follow the instructions on your device and stay logged in throughout the presentation to participate in the polling.

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

Key Map

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

Key Map
- PRGS Property
- National Park Service Land
- Potomac River

4.4 acres

NOVEMBER 29, 2021

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POTOMAC RIVER GENERATING STATION  COMMUNITY MEETING #6  27
OPEN SPACE POLL

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Follow the instructions on your device and stay logged in throughout the presentation to participate in the polling.

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

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

Key Map

NOVEMBER 29, 2021

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POTOMAC RIVER GENERATING STATION  COMMUNITY MEETING #6  30
INTEGRATED OPEN SPACE NETWORK
Linear Park

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

Key Map
- Kids Play
- Flexible Game Courts
- Potential Re-purposing of Rail Infrastructure
- Flexible Lawn
- Storm Water
- Shade Structure & Seating Opportunities
- Fitness Loop

4.8 acres

NOVEMBER 29, 2021

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POTOMAC RIVER GENERATING STATION
COMMUNITY MEETING #6
OPEN SPACE POLL

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Follow the instructions on your device and stay logged in throughout the presentation to participate in the polling.

We will be asking 5 questions throughout the presentation, so please stay logged in!
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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6. NEXT STEPS AND HOW TO STAY INVOLVED
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
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 ¼-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**

- **COMMUNITY MEETING #1**
  - Introduction
  - February 11, 2021

- **COMMUNITY MEETING #2**
  - Overview of Otnsarp
  - April 29, 2021

- **COMMUNITY MEETING #3**
  - Site Tours
  - June 4-5, 2021

- **COMMUNITY MEETING #4**
  - Site Concepts & Opportunities
  - September 29, 2021

- **COMMUNITY MEETING #5**
  - Open Space Planning
  - November 13, 2021

- **COMMUNITY MEETING #6**
  - Planning Process Phase 1: Rezoning and CDD Concept Plan
  - November 23, 2021

- **COMMUNITY MEETING #7**
  - Site Characterization to VDEQ
  - September 2021

- **COMMUNITY MEETING #8**
  - Site Characterization
  - October 2021

**FUTURE MEETING TOPICS**
- Environmental
- Traffic & Transportation
- Sustainability
- Affordable Housing
- Urban Design

**PLANNING PROCESS**
- Phase 1: Rezoning and CDD Concept Plan

**STEPS FORWARD**

- Pre-Filing Coordination with City Staff
- Study Identification Site and Utility Surveys
- VRP Enrollment

**FIRST PHASE: PLANNING COMMISSION HEARING**
- Early 2022 Q1

**SECOND SUBMISSION**
- 2021 Q4

**THIRD SUBMISSION**
- TBD 2022 Q1

**NOVEMBER 29, 2021**
Continued Public Polling!

The polling will remain open until Wednesday, December 15th

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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