

# POTOMAC RIVER GENERATING STATION

COMMUNITY MEETING #17

MARCH 19, 2024



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



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



BALA

**GOROVE SLADE**  
Transportation Planners and Engineers

**Balfour Beatty**

**ARUP**



# AGENDA

**1. PROJECT OVERVIEW**

**2. WATERFRONT OPEN SPACE**

**3. RAIL CORRIDOR OPEN SPACE**

**4. ABATEMENT & DECONSTRUCTION**

**5. NEXT STEPS**

**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

# 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



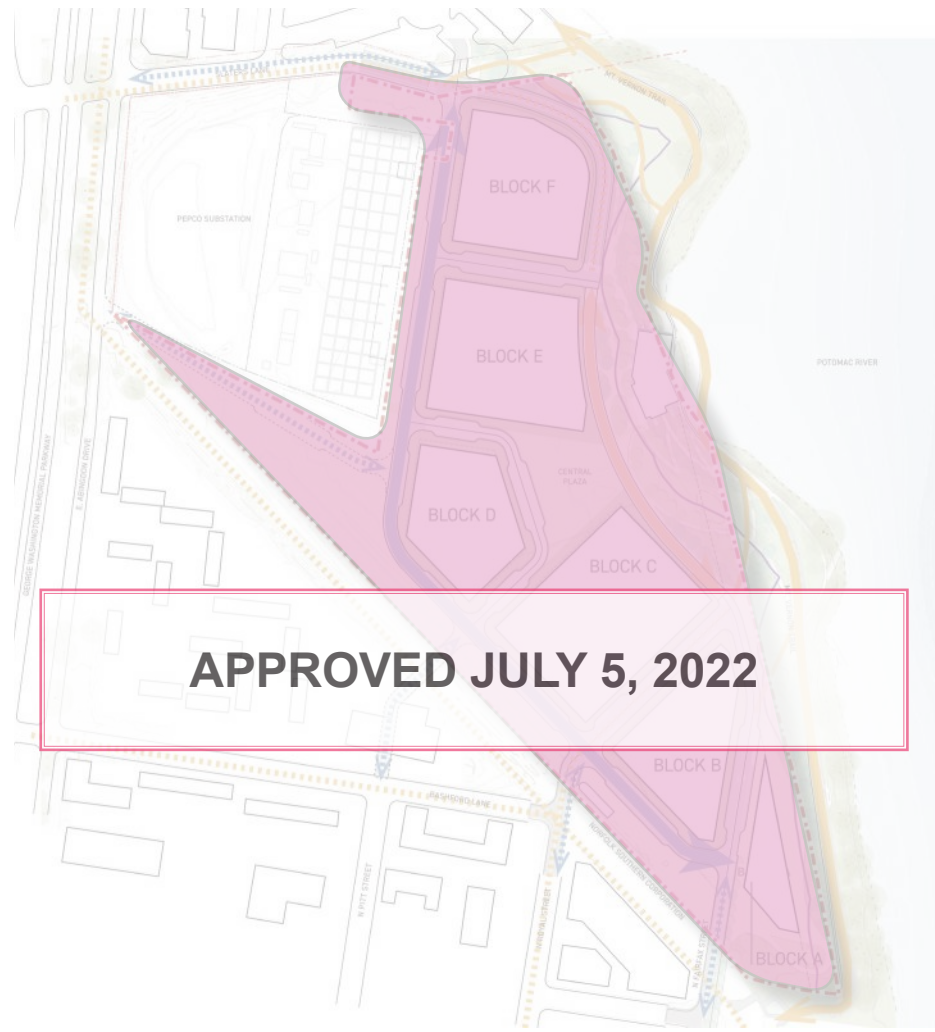
PRECONSTRUCTION SERVICES

# 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



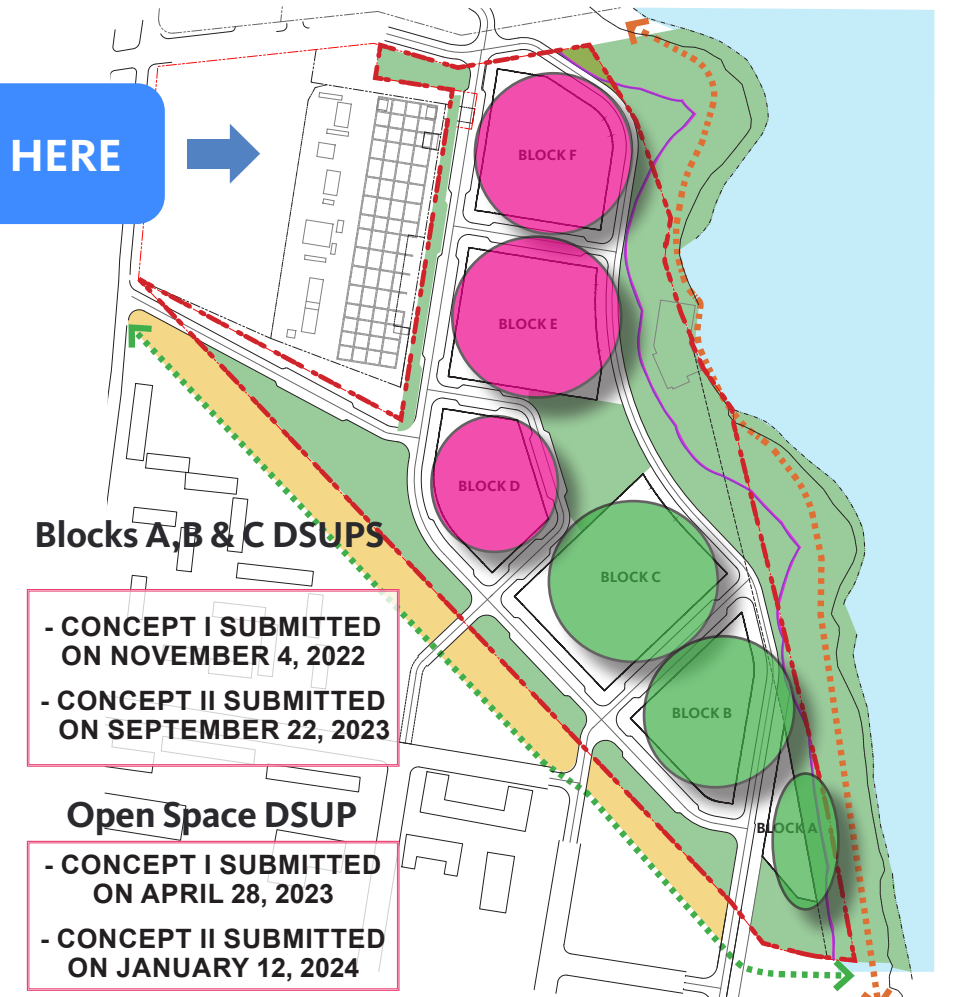
#### SITE & INFRASTRUCTURE

- 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



#### BLOCK FORM, ARCHITECTURE & OPEN SPACE

- Building massing and use
- Architectural definition and character
- Open space network program

Building sustainability features

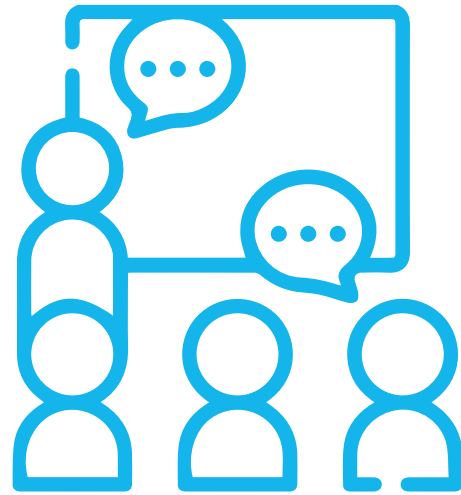
# REMOVAL OF NORFOLK SOUTHERN LAND FROM DSUP PROCESS



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

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

# COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

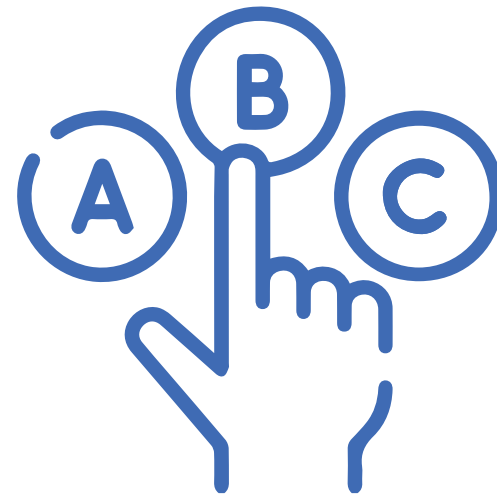


2021 - 2022

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 19, 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%)

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

### Rail Corridor / Linear Open Space Programs

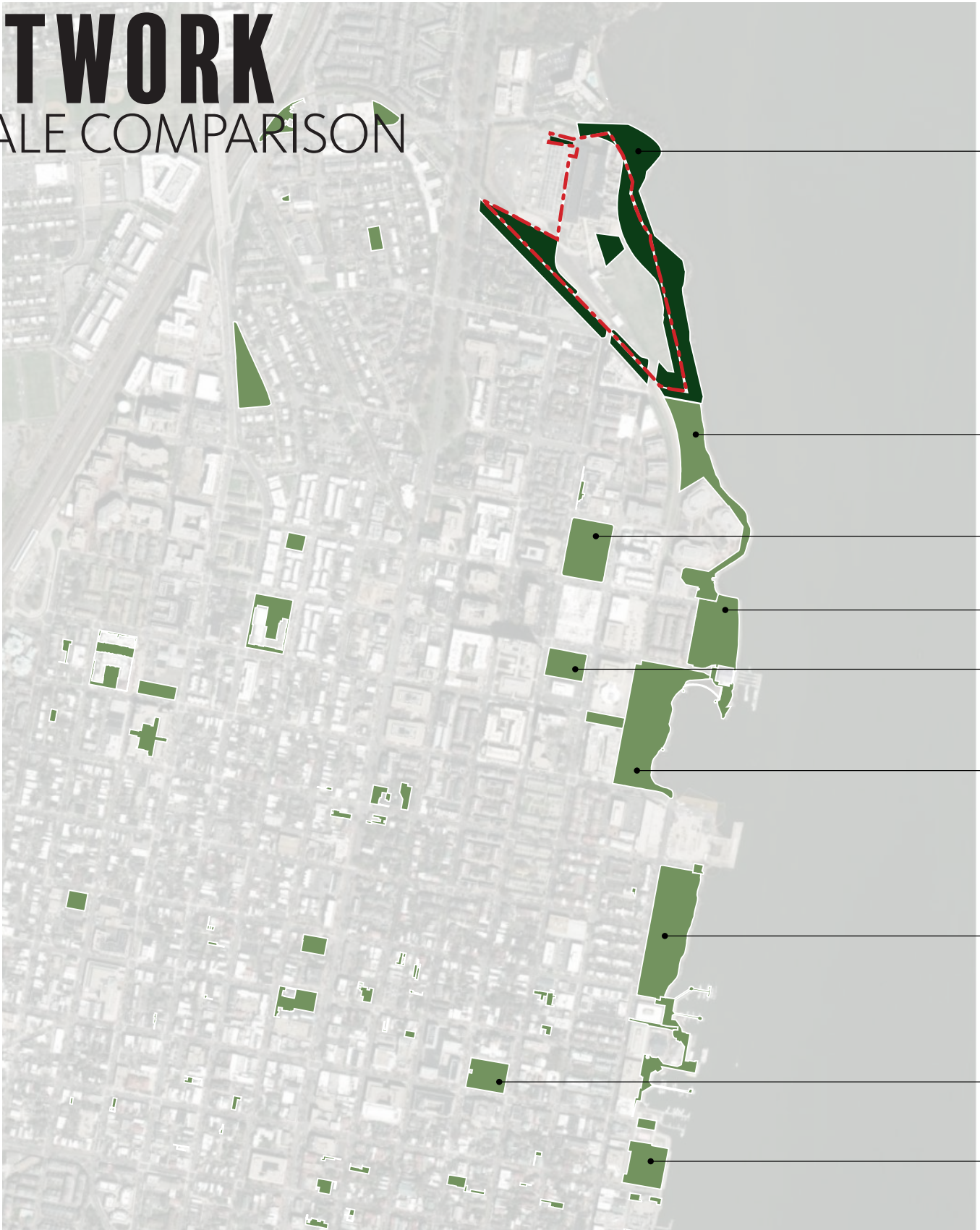
(over 50%)

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



# INTEGRATED OPEN SPACE NETWORK

## CONTEXT & SCALE COMPARISON



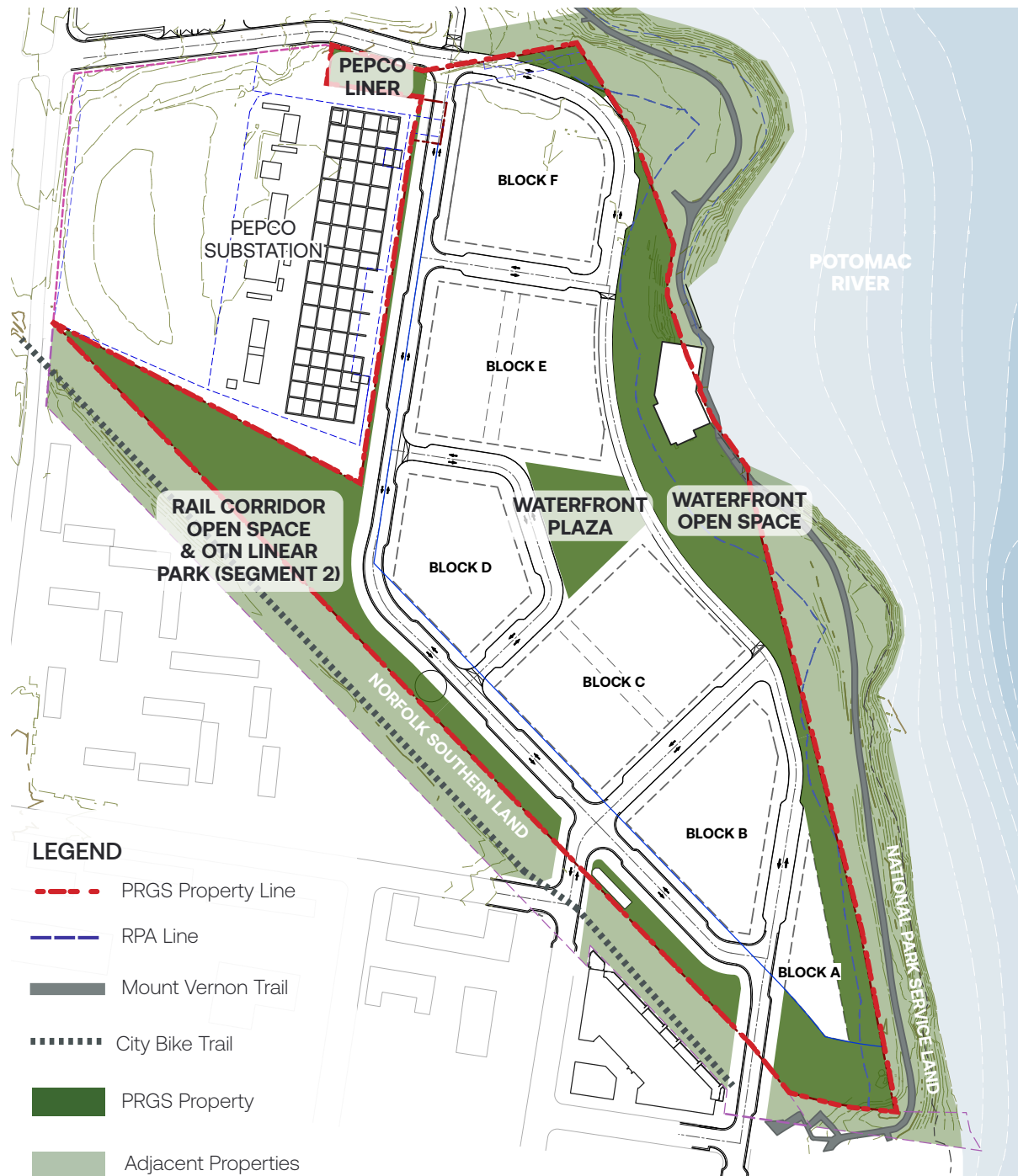
<b>PRGS COMBINED OPEN SPACE</b>	<b>13.9 ACRE</b>
TOTAL OFF-SITE	8.4 ACRE
TOTAL ON-SITE	5.5 ACRE

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

COMMUNITY MEETING #15 - MAY 24, 2023



DSUP OPEN SPACE CONCEPT II - JANUARY 2024



# AGENDA

**1. PROJECT OVERVIEW**

**2. WATERFRONT OPEN SPACE**

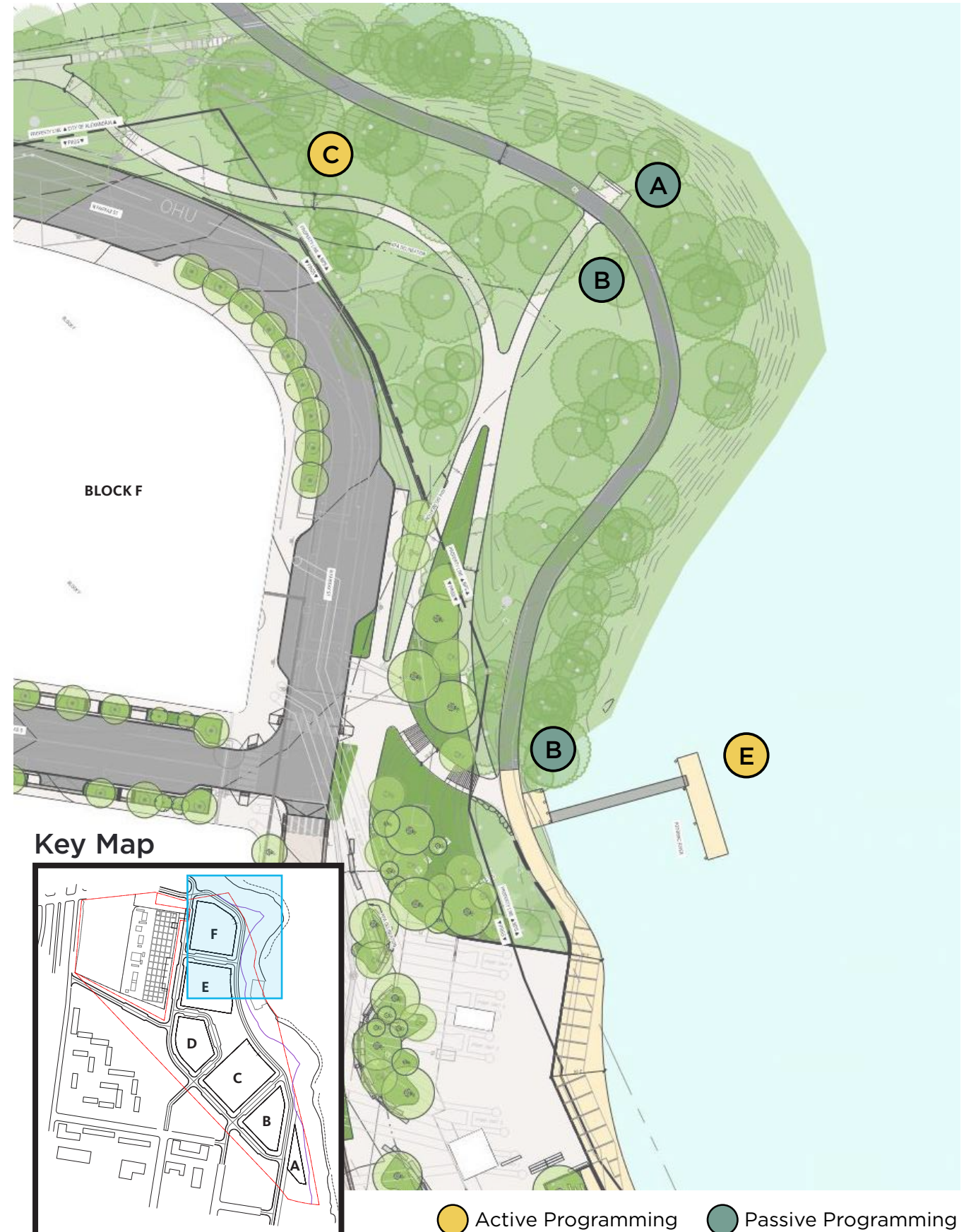
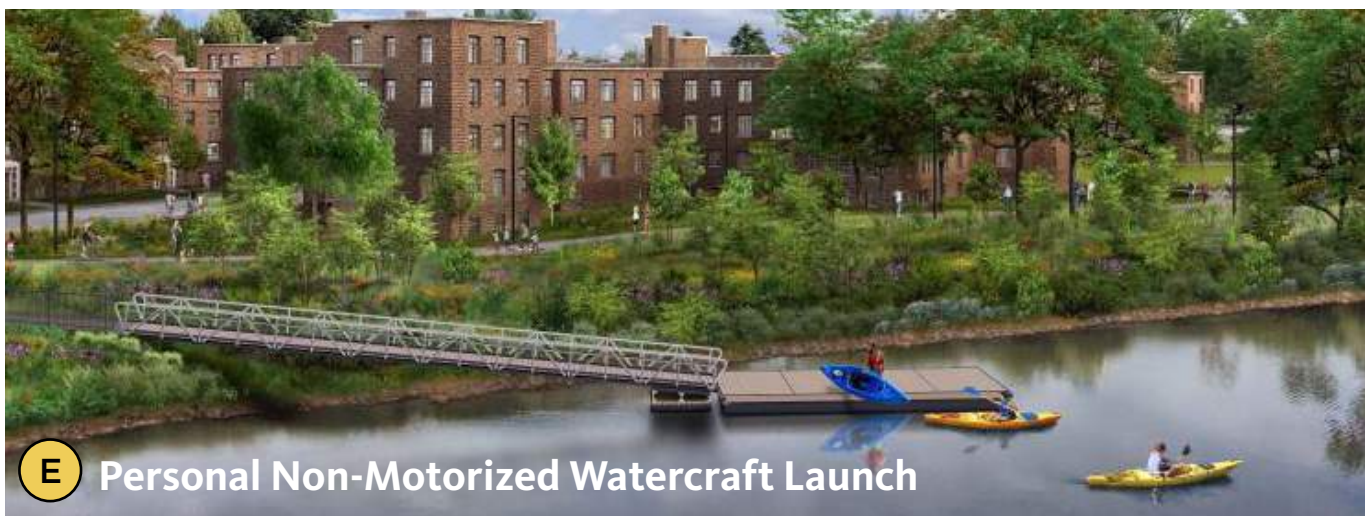
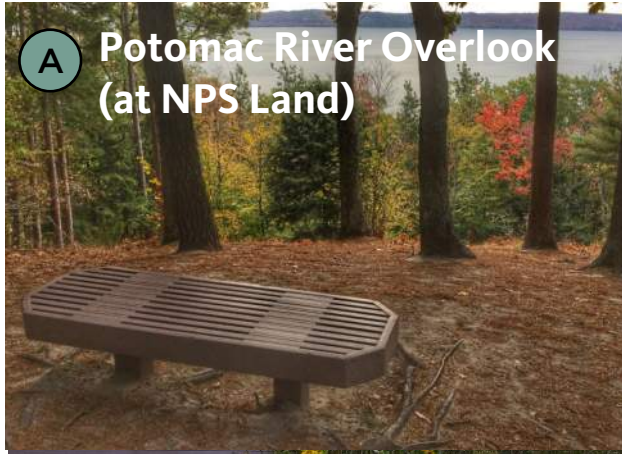
**3. RAIL CORRIDOR OPEN SPACE**

**4. ABATEMENT & DECONSTRUCTION**

**5. NEXT STEPS**

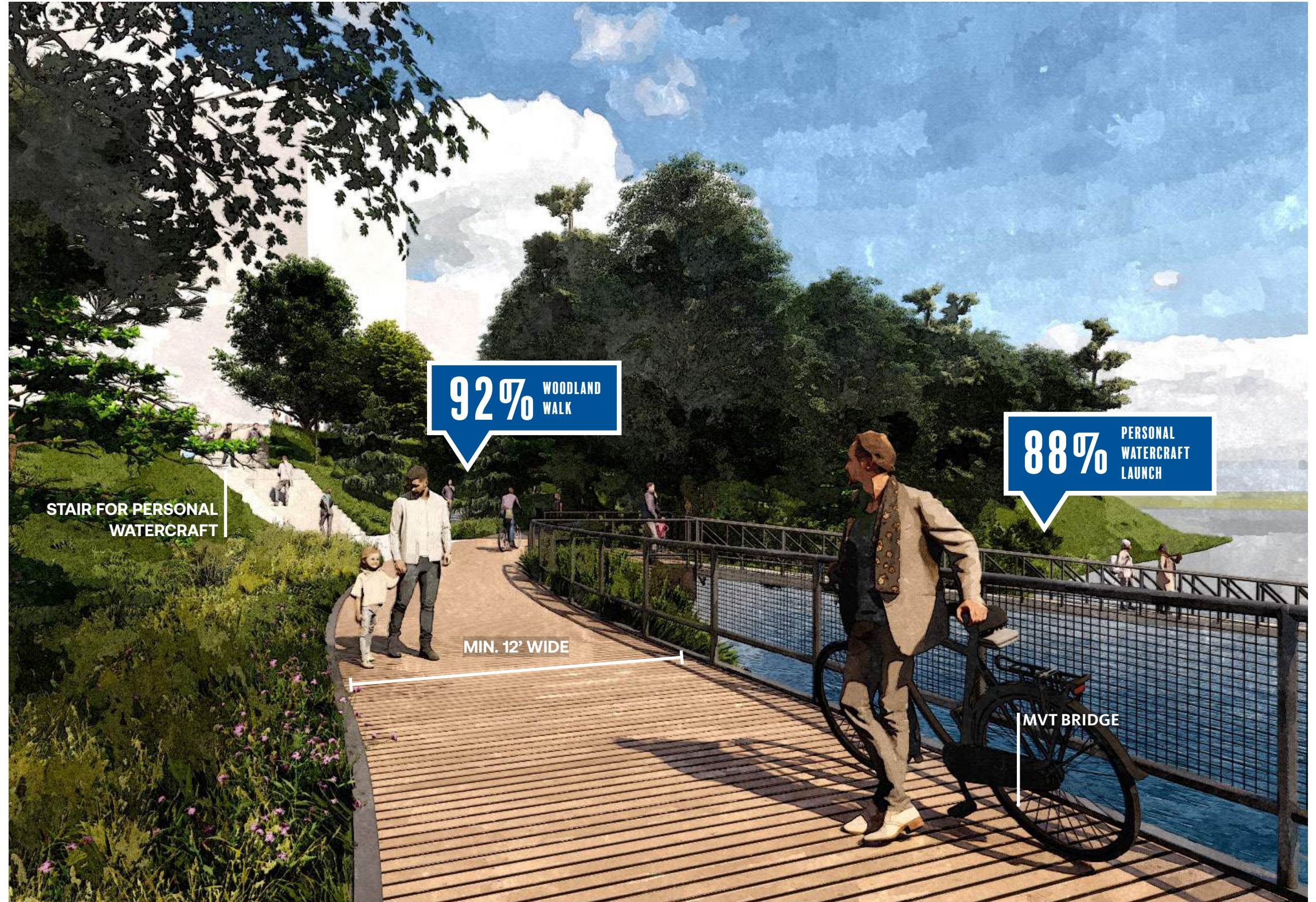
# WATERFRONT OPEN SPACE

## WATERFRONT NORTH



# WATERFRONT OPEN SPACE

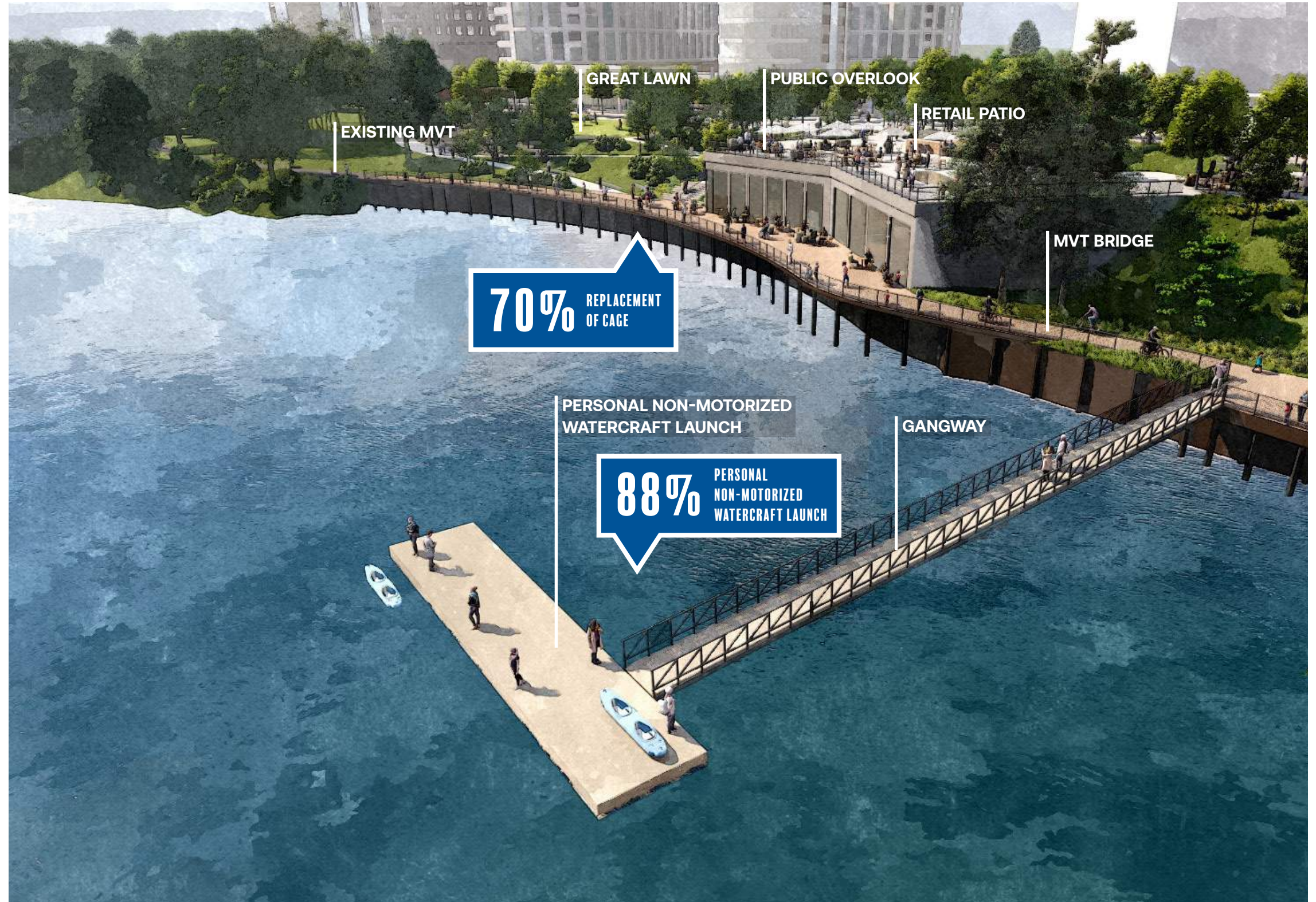
PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

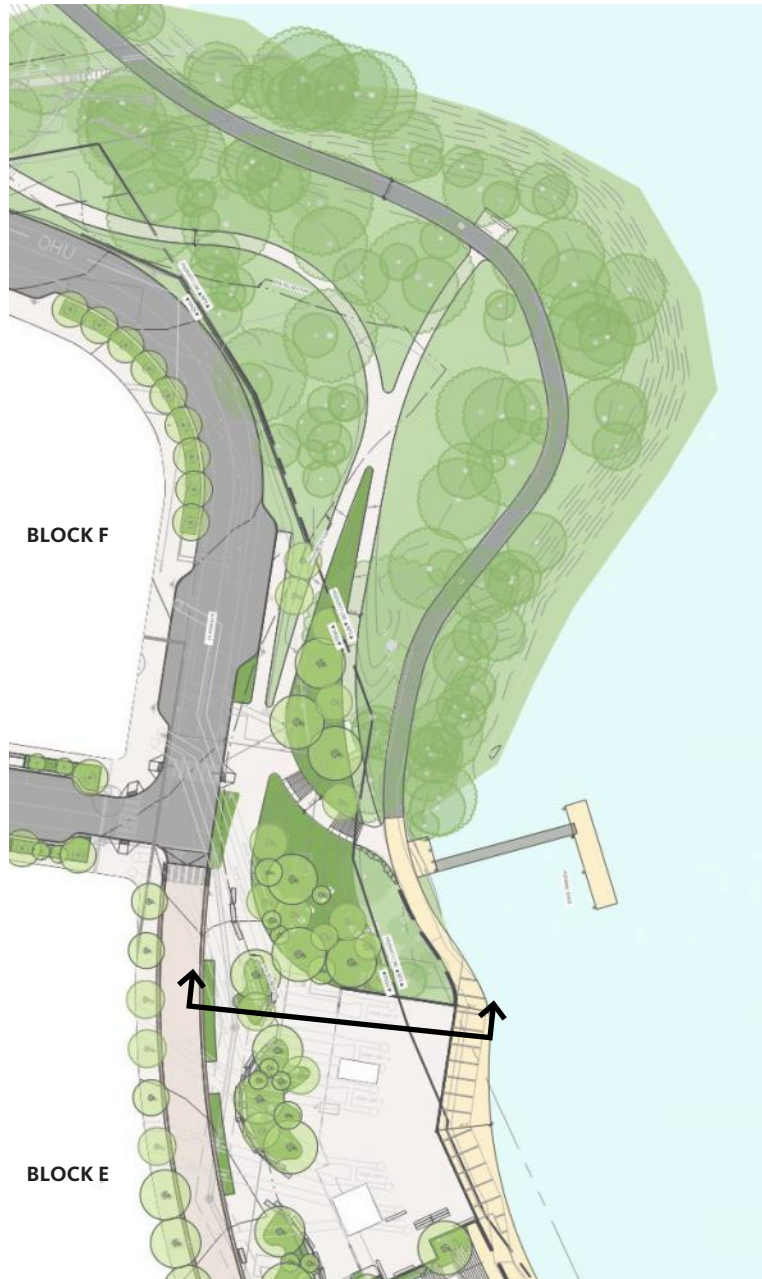
## PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

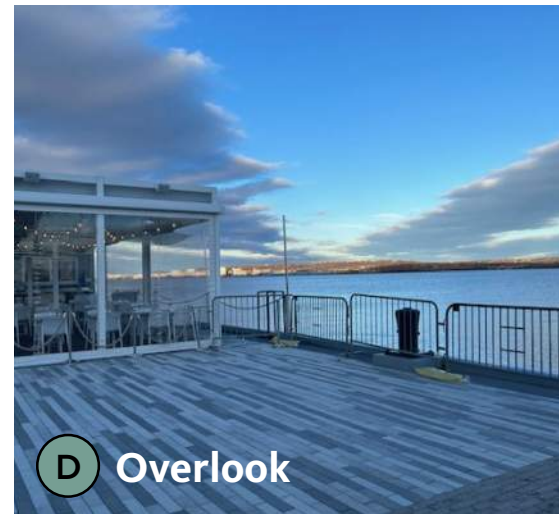
ADAPTIVE REUSE OF PUMPHOUSE & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

## WATERFRONT CENTRAL





# WATERFRONT OPEN SPACE

## WATERSIDE DINING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

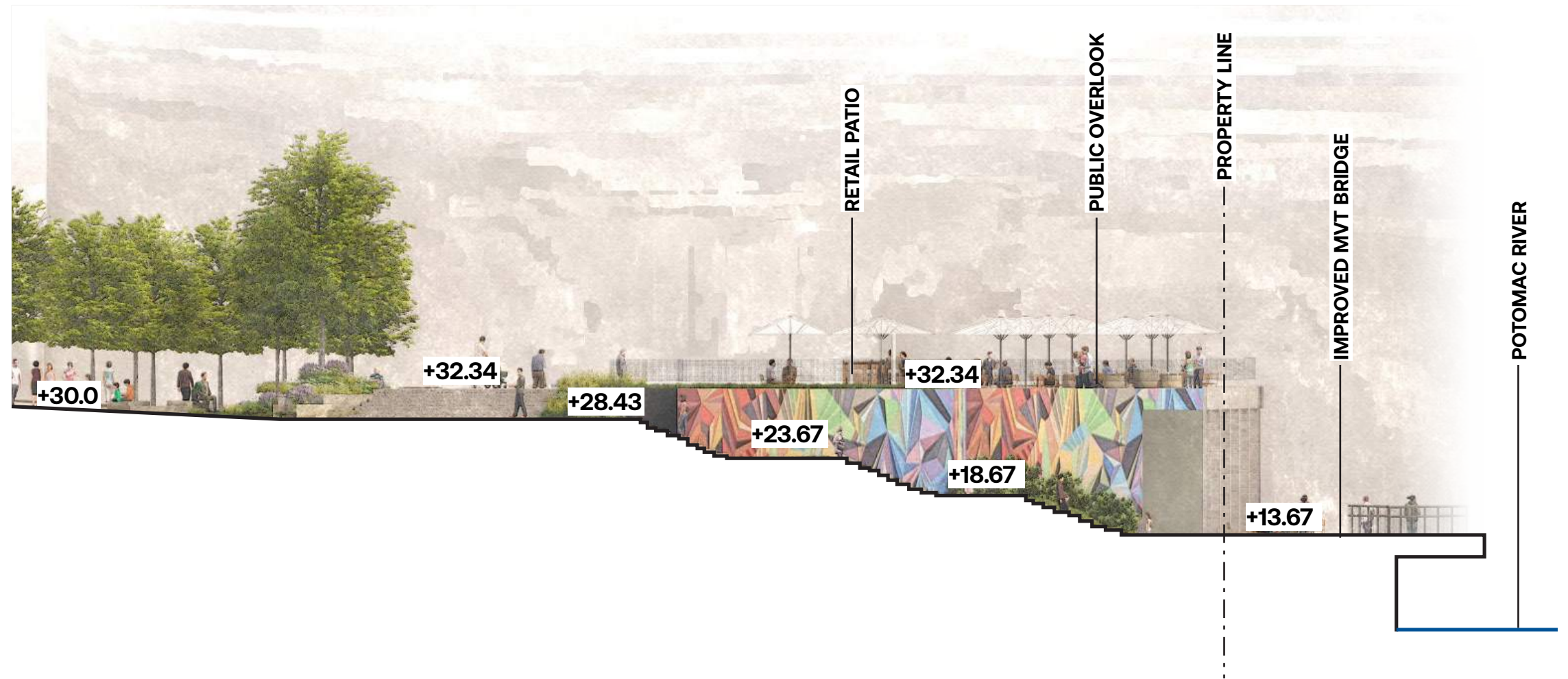
## INTEGRATED TERRACE SEATING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

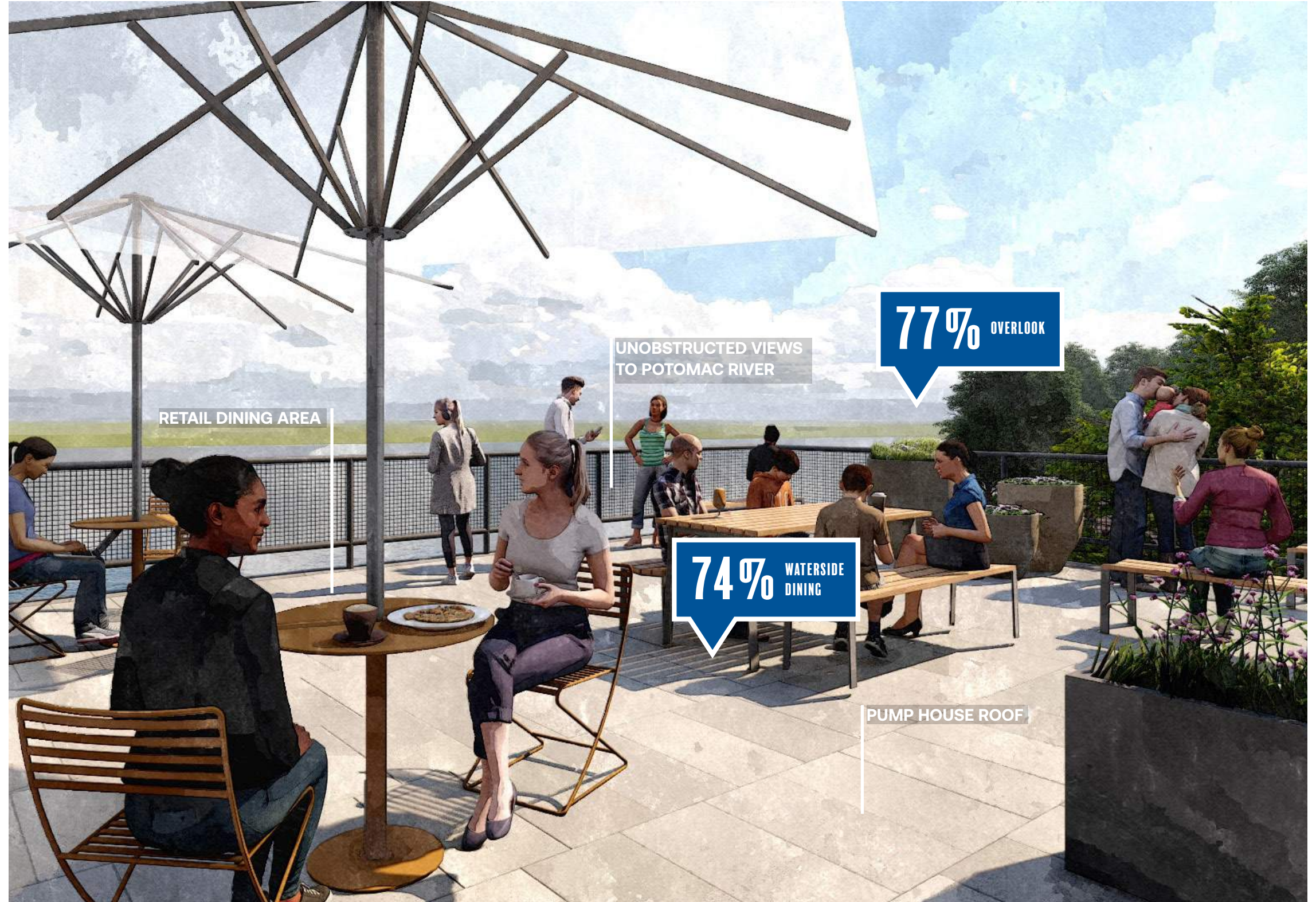
## PUMP HOUSE STAIR



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 MOUNT VERNON TRAIL



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

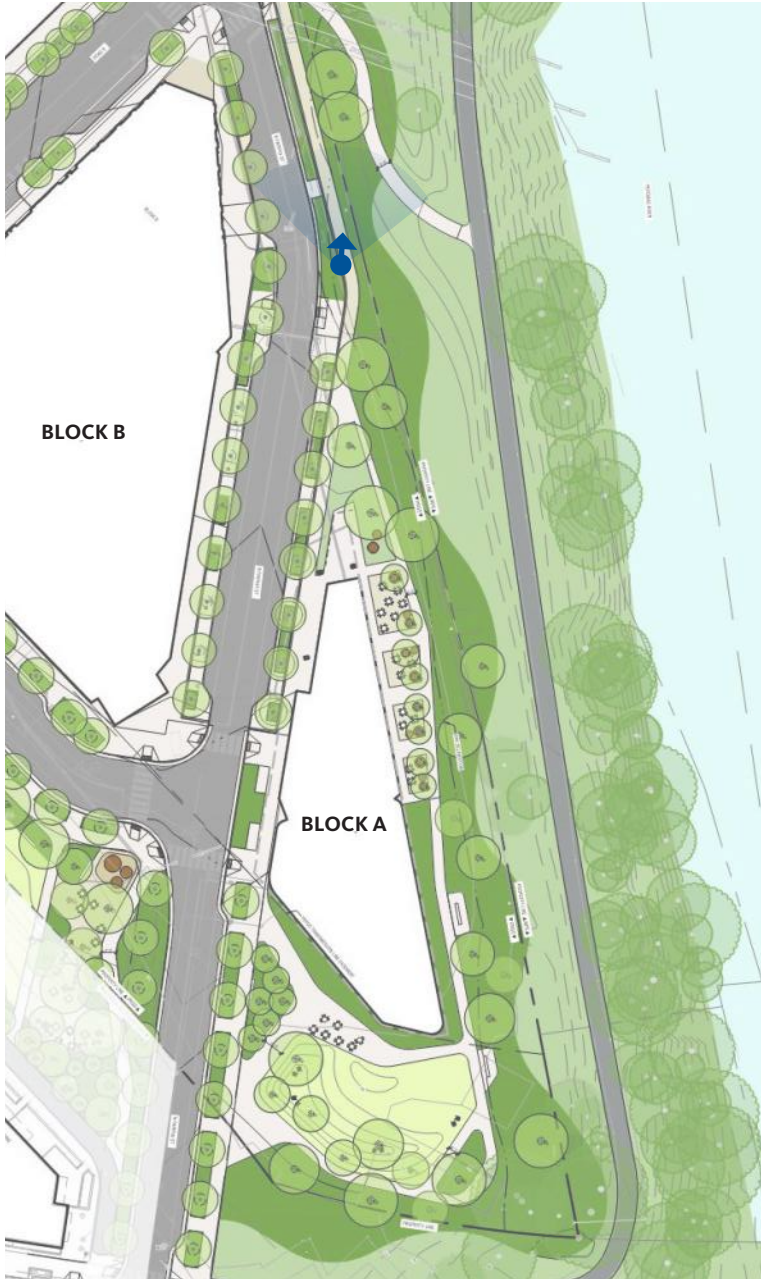
# WATERFRONT OPEN SPACE

## WATERFRONT SOUTH



# WATERFRONT OPEN SPACE

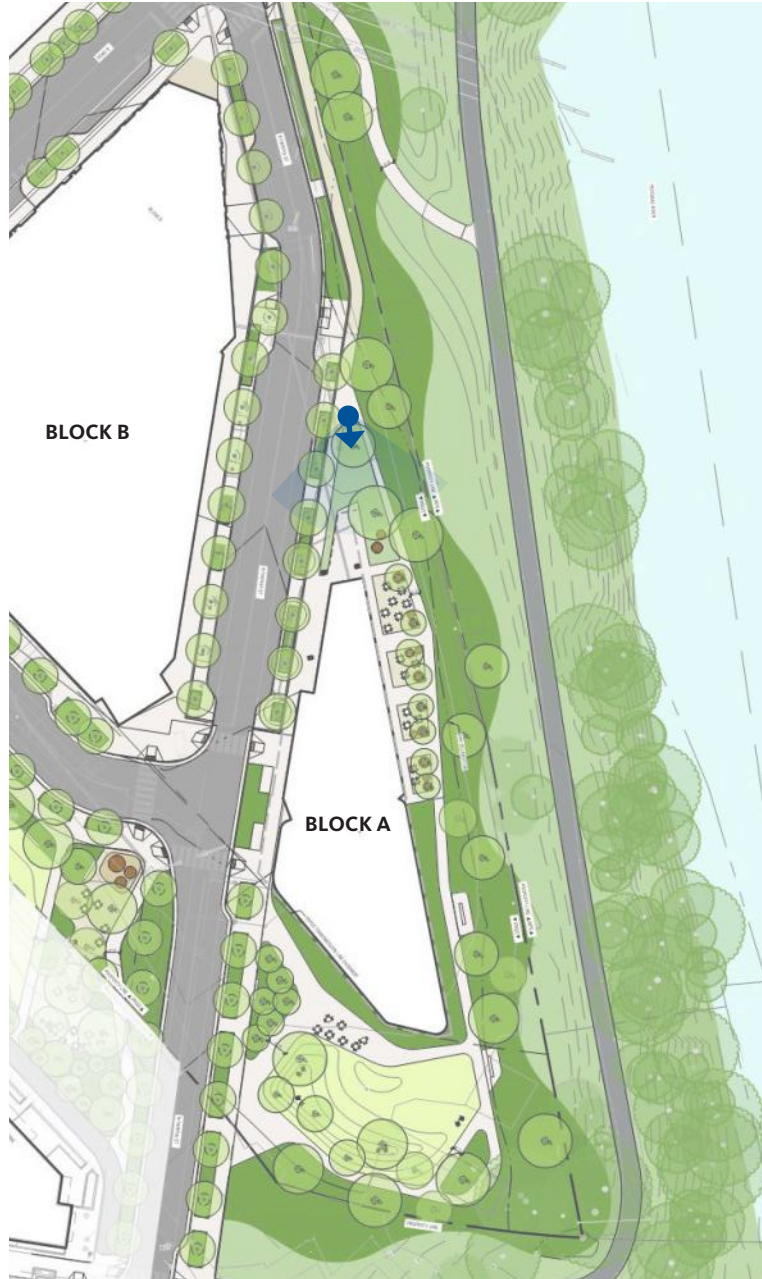
## WATERFRONT SOUTH



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

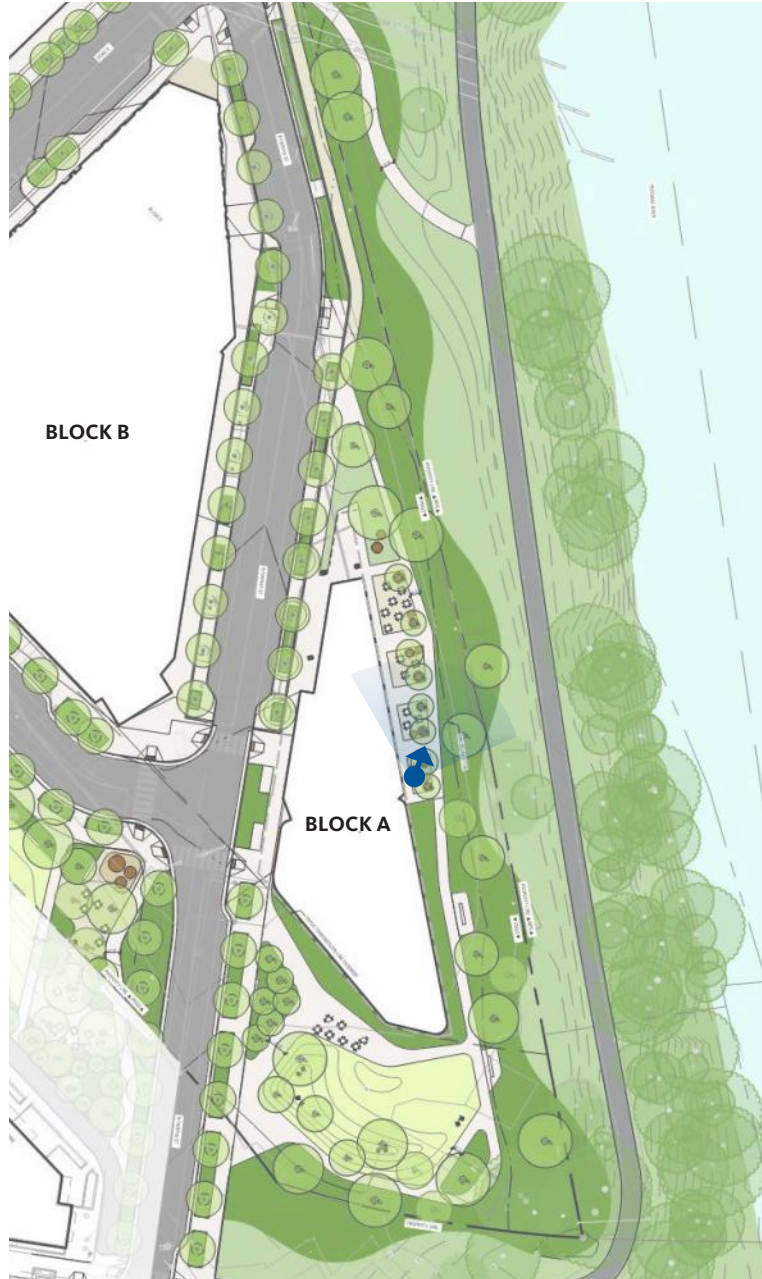
## WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

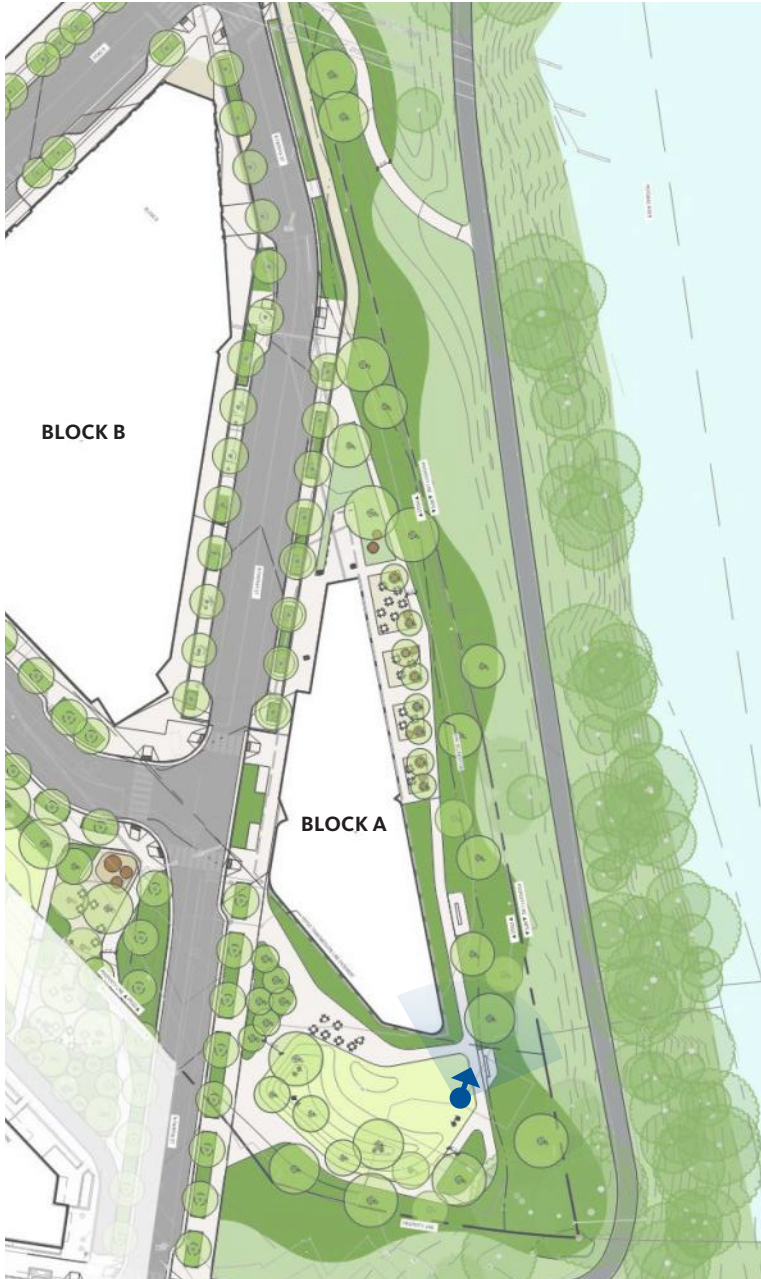
## WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

## WATERFRONT OVERLOOK

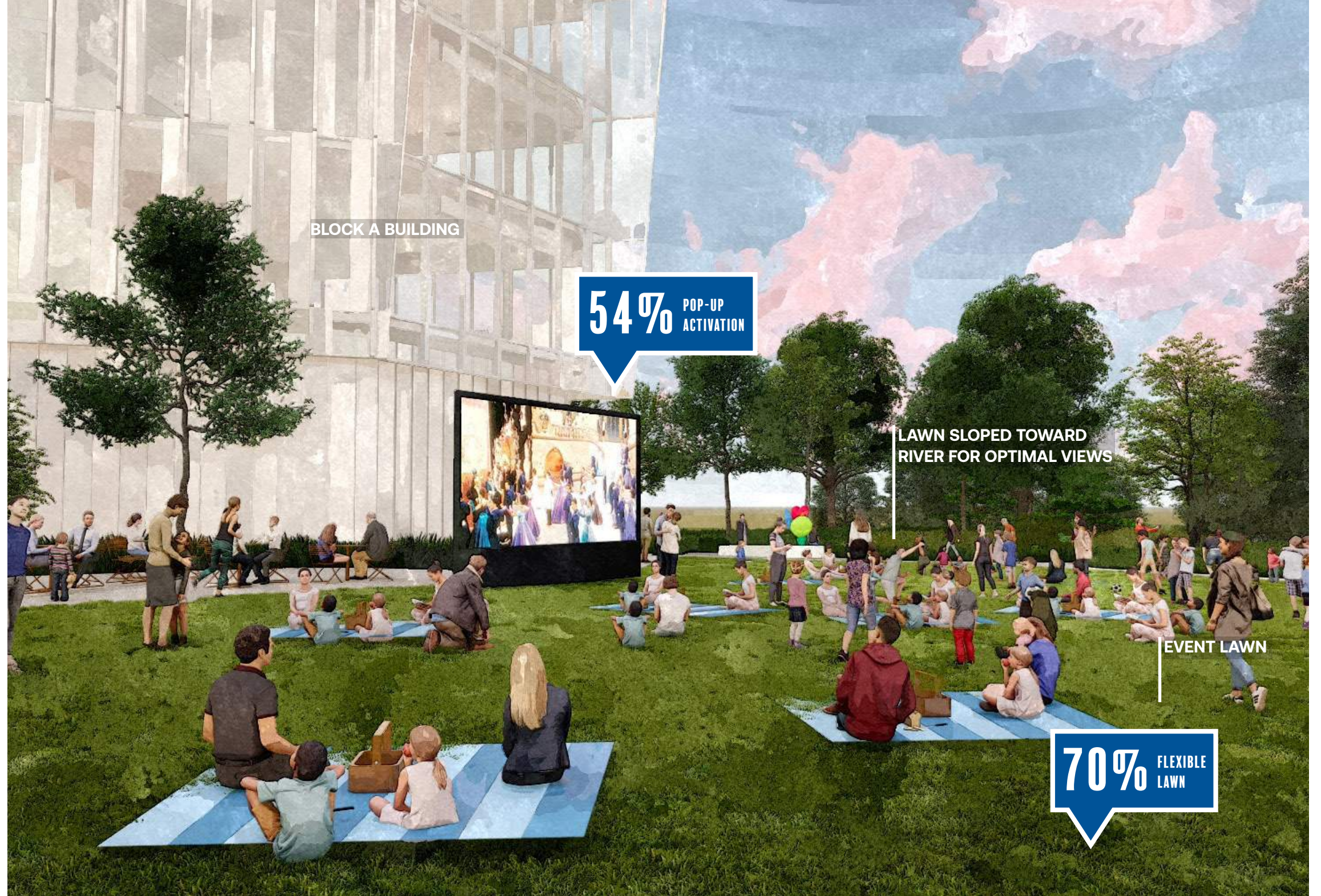
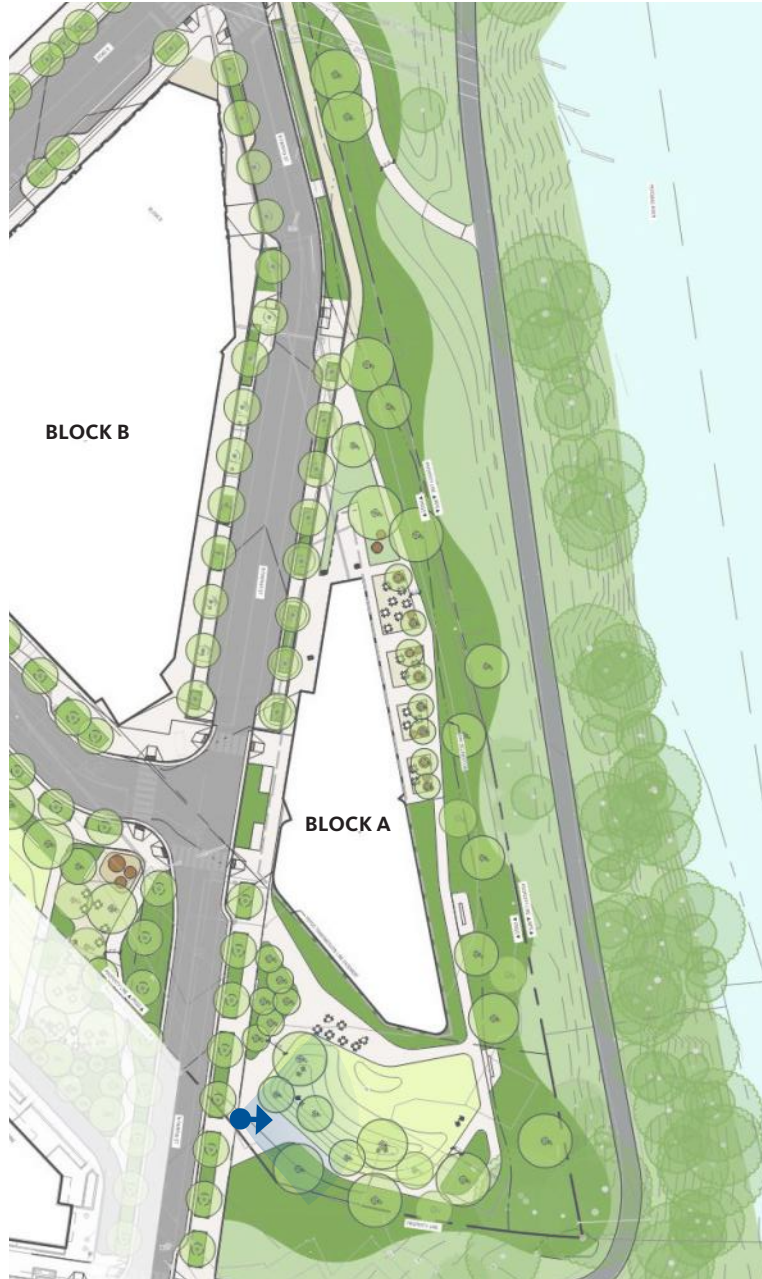


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

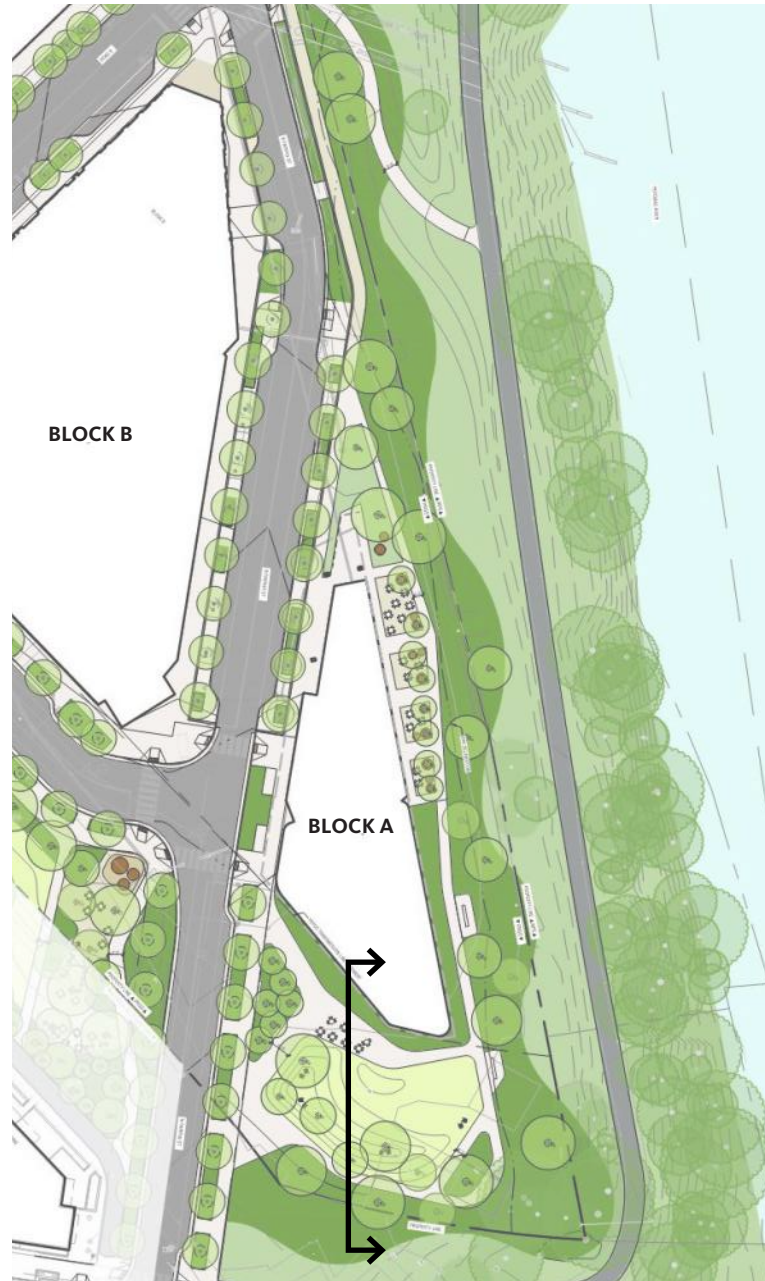
## EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# WATERFRONT OPEN SPACE

## EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# AGENDA

**1. PROJECT OVERVIEW**

**2. WATERFRONT OPEN SPACE**

**3. RAIL CORRIDOR OPEN SPACE**

**4. ABATEMENT & DECONSTRUCTION**

**5. NEXT STEPS**

# RAIL CORRIDOR OPEN SPACE

## RAIL CORRIDOR SOUTH



**A** Re-Purposed Guard House



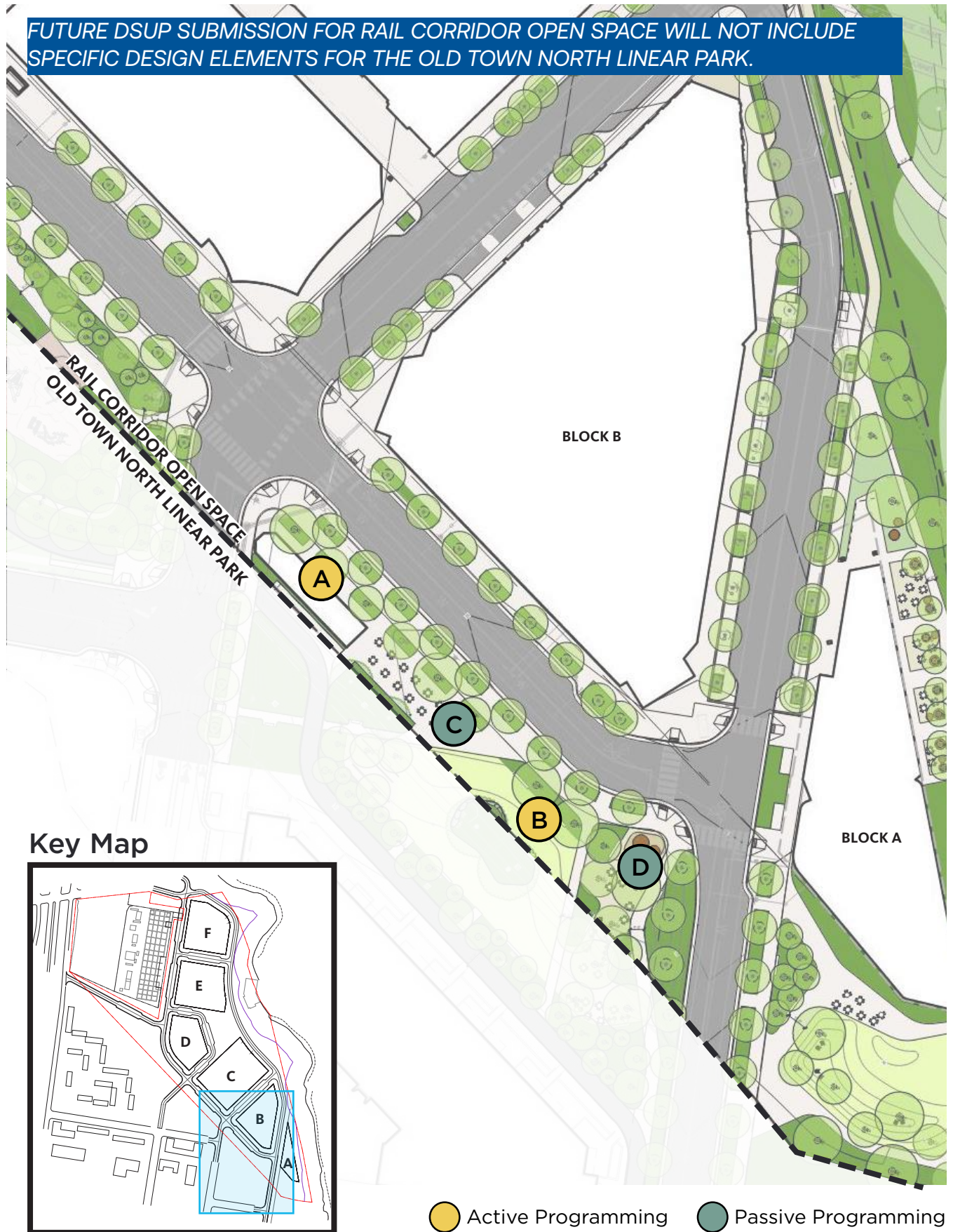
**B** Flexible Lawn



**C** Guard House Plaza

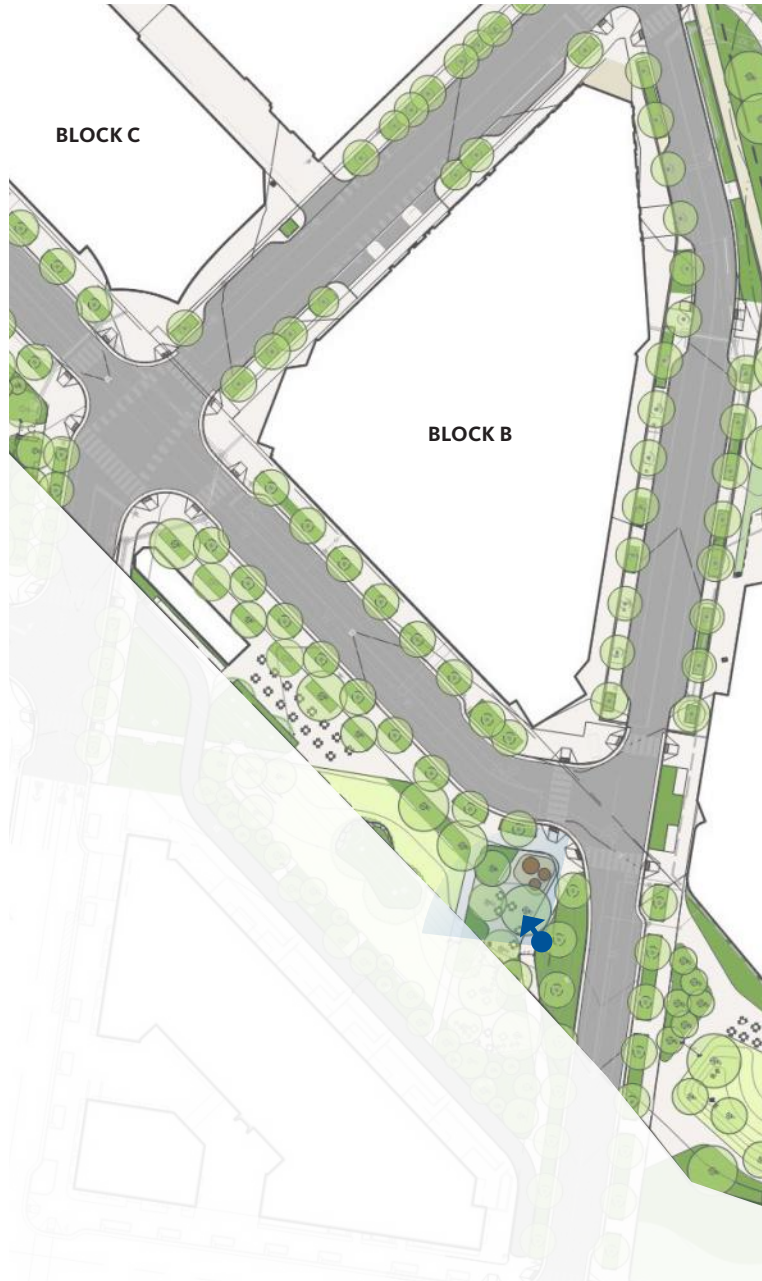


**D** Gateway Plaza



# RAIL CORRIDOR OPEN SPACE

## GATEWAY PLAZA

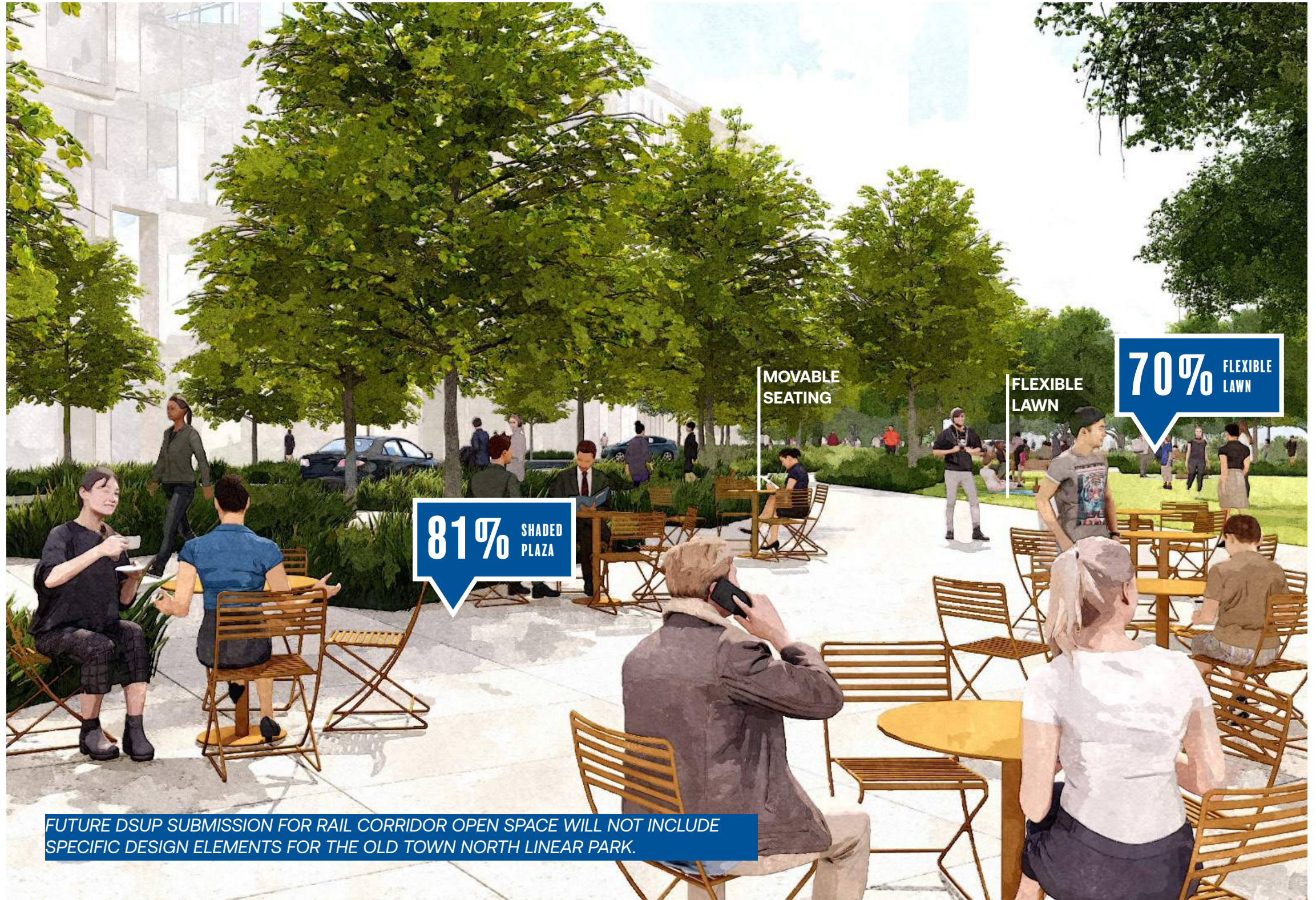
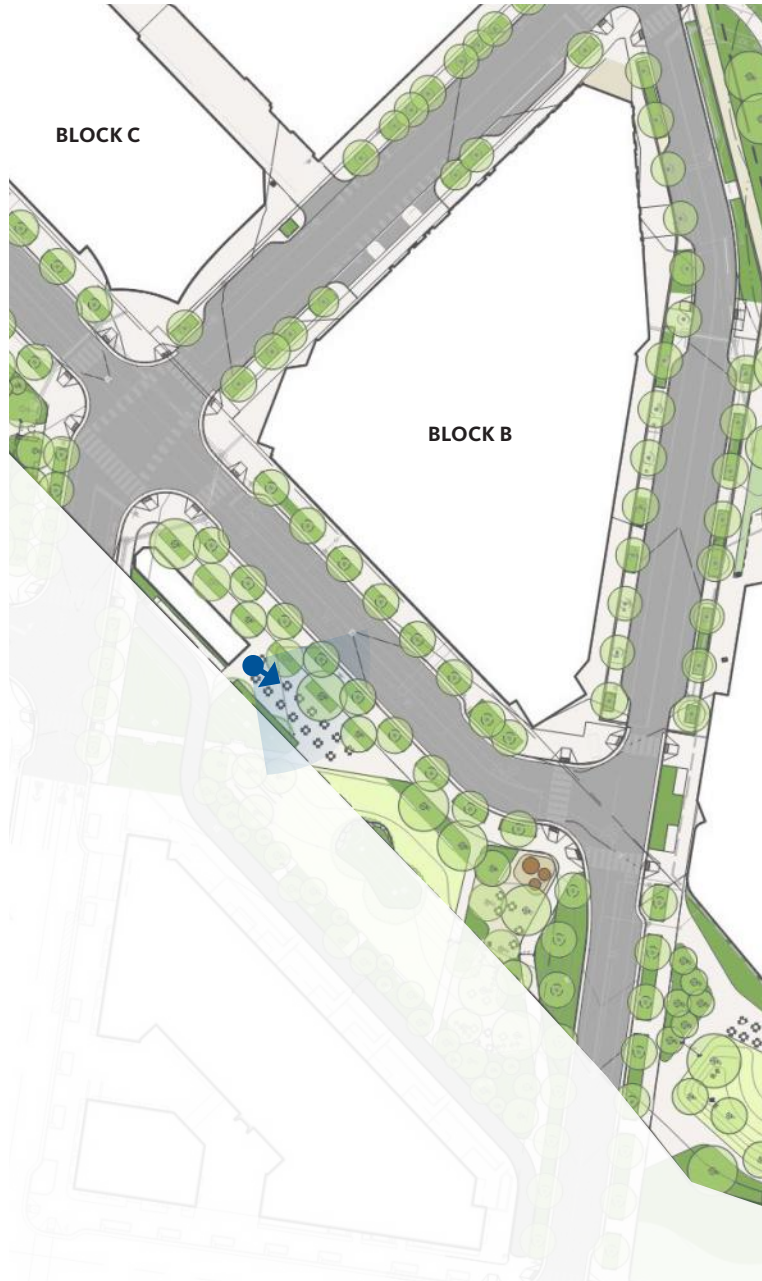


FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# RAIL CORRIDOR OPEN SPACE

## GUARD HOUSE PLAZA



FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# RAIL CORRIDOR OPEN SPACE

## RAIL CORRIDOR CENTRAL



**A** Passive Lawn



**B** Native Planting Gardens



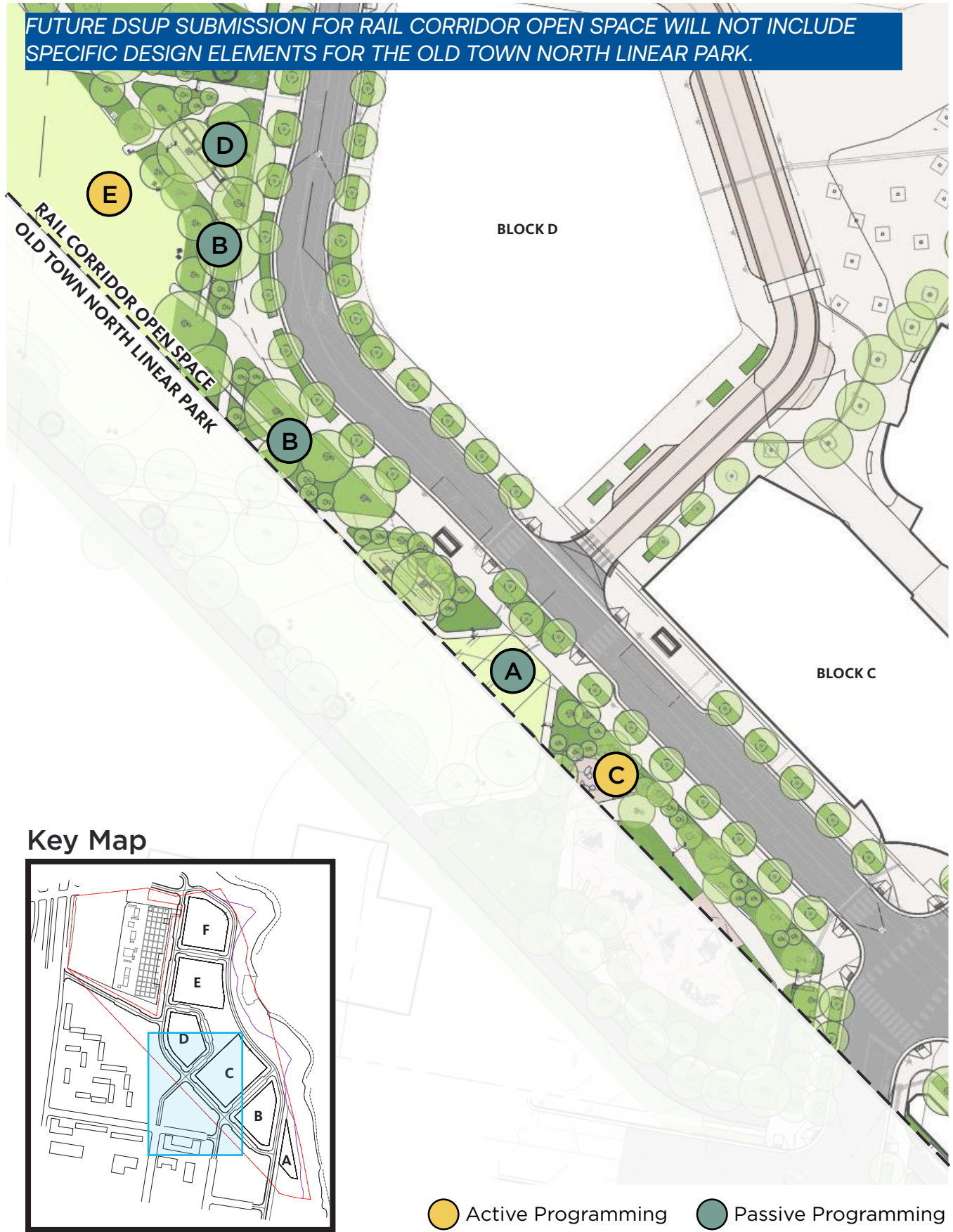
**C** Kids Play Area



**D** Grove Court

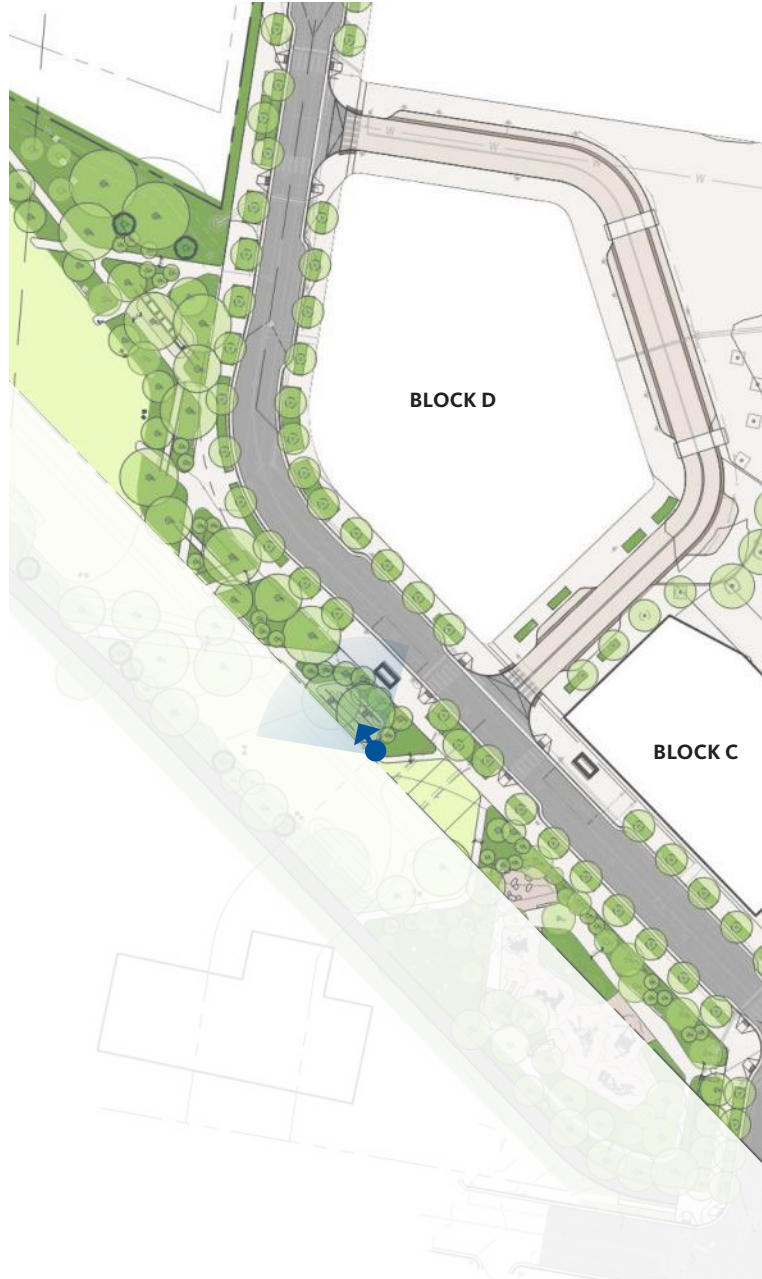


**E** Recreational Lawn



# RAIL CORRIDOR OPEN SPACE

## NATIVE PLANTING GARDEN



FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## RAIL CORRIDOR NORTH



**A** Dog Run



**B** Recreational Lawn



**C** Fitness Stations



**D** Native Planting Gardens



**E** Grove Court



# RAIL CORRIDOR OPEN SPACE

## RECREATIONAL LAWN



FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.

IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# PEPCO LINER



**A** Flexible Gathering Space



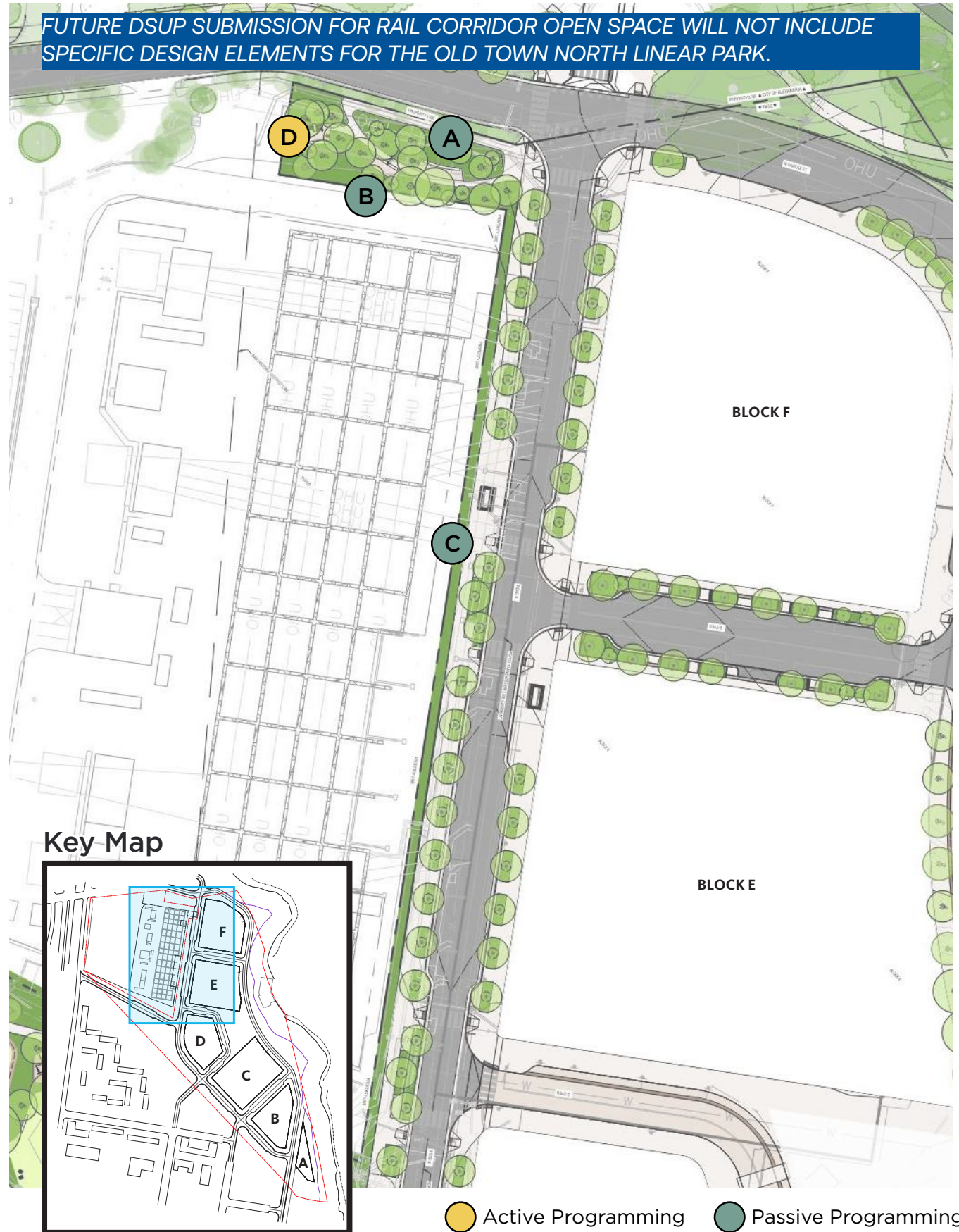
**B** Native Planting Gardens



**C** Planted Artistic Screening



**D** Fitness Stations



# AGENDA

**1. PROJECT OVERVIEW**

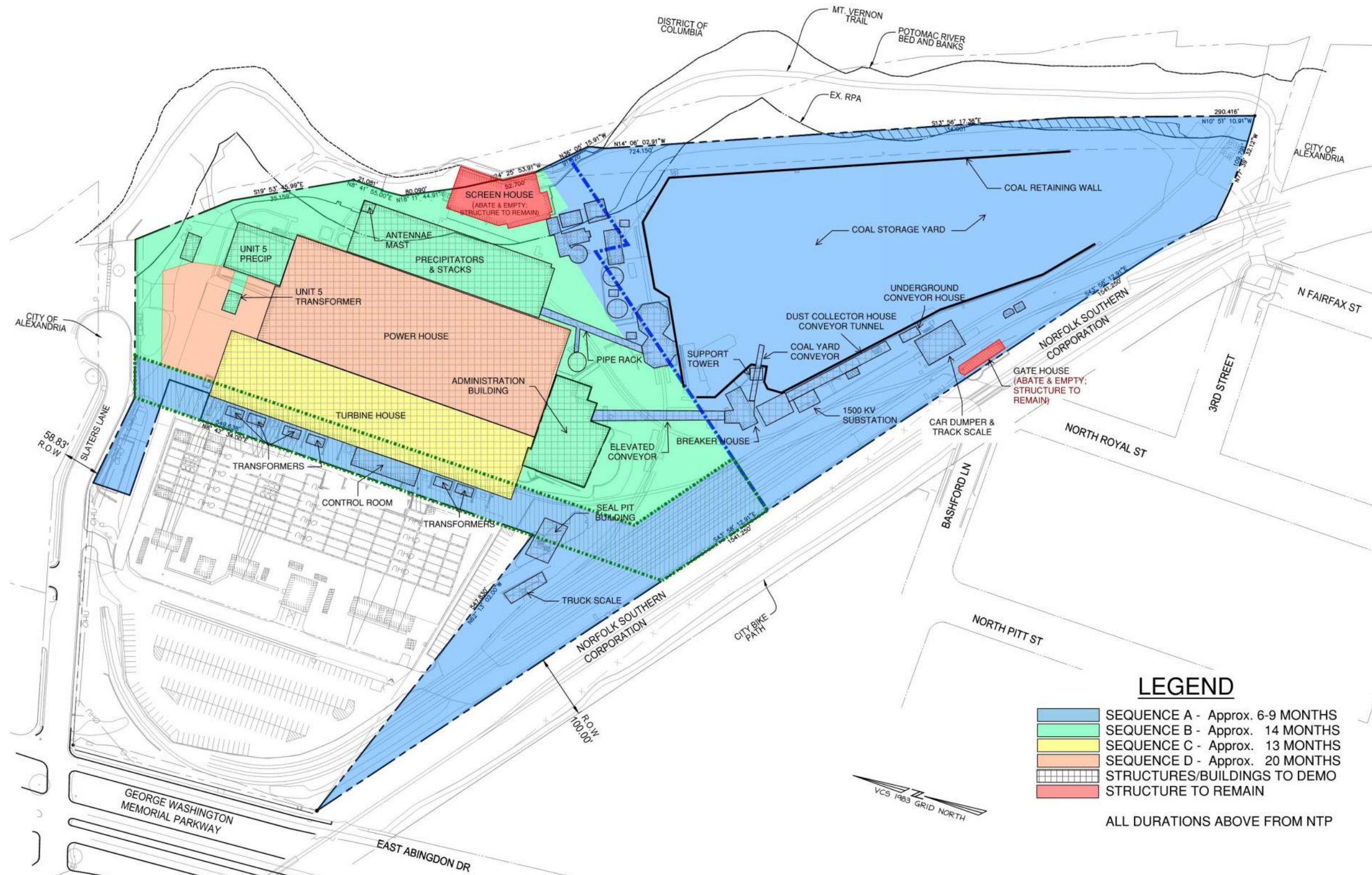
**2. WATERFRONT OPEN SPACE**

**3. RAIL CORRIDOR OPEN SPACE**

**4. ABATEMENT & DECONSTRUCTION**

**5. NEXT STEPS**

# ANTICIPATED ABATEMENT & DECONSTRUCTION SEQUENCE



# DECONSTRUCTION & ABATEMENT MITIGATION MEASURES



- On-site rodent control measures will be implemented during abatement and deconstruction activities.



- Deconstruction activities will be completed in accordance with work hours allowed under Section 11-5-4 (b) of the City Code. Additional hours may be requested as needed.
- On-site noise monitoring will be used to maintain levels within allowable thresholds.



- On-site continuous vibration monitoring will be used to maintain levels within allowable thresholds.



- Properties immediately adjacent to the site will be externally surveyed prior to construction.
- Property owners will have the option to have the interior of their property surveyed prior to construction.



- Water will be utilized for dust control, including:
  - Washing down equipment and wheel washes at exits
  - Misting during deconstruction activities
  - Maintenance of stockpiles and work areas
- Daily inspection to verify mitigation measures are working properly
- Third party perimeter dust monitoring in place to verify mitigation measures are maintaining levels below permissible limits



- All asbestos will be abated, containerized and disposed of properly, following Local, State and Federal regulations.
- All work will be performed by contractors licensed by Virginia Department of Professional and Occupational Regulation (DPOR) with ASB designation.
- A final clearance letter stating that identified asbestos has been removed and properly disposed of will be provided to City of Alexandria prior to start of deconstruction of each specific abated area.



MECHANICAL DISMANTLING



ASBESTOS CONTAINMENT AREAS



DUST MITIGATION

## COMMUNITY COMMUNICATION

- Prior to deconstruction commencement, informational public meetings will be held and there will be ongoing, periodic community meetings to provide updates.
- A website will provide the following information:
  - 24/7 Hotline available for immediate questions/ concerns
  - Online portal for general questions/inquires
  - 3-week look-ahead schedule of site activities
  - Monthly dust monitoring reports

# AGENDA

**1. PROJECT OVERVIEW**

**2. WATERFRONT OPEN SPACE**

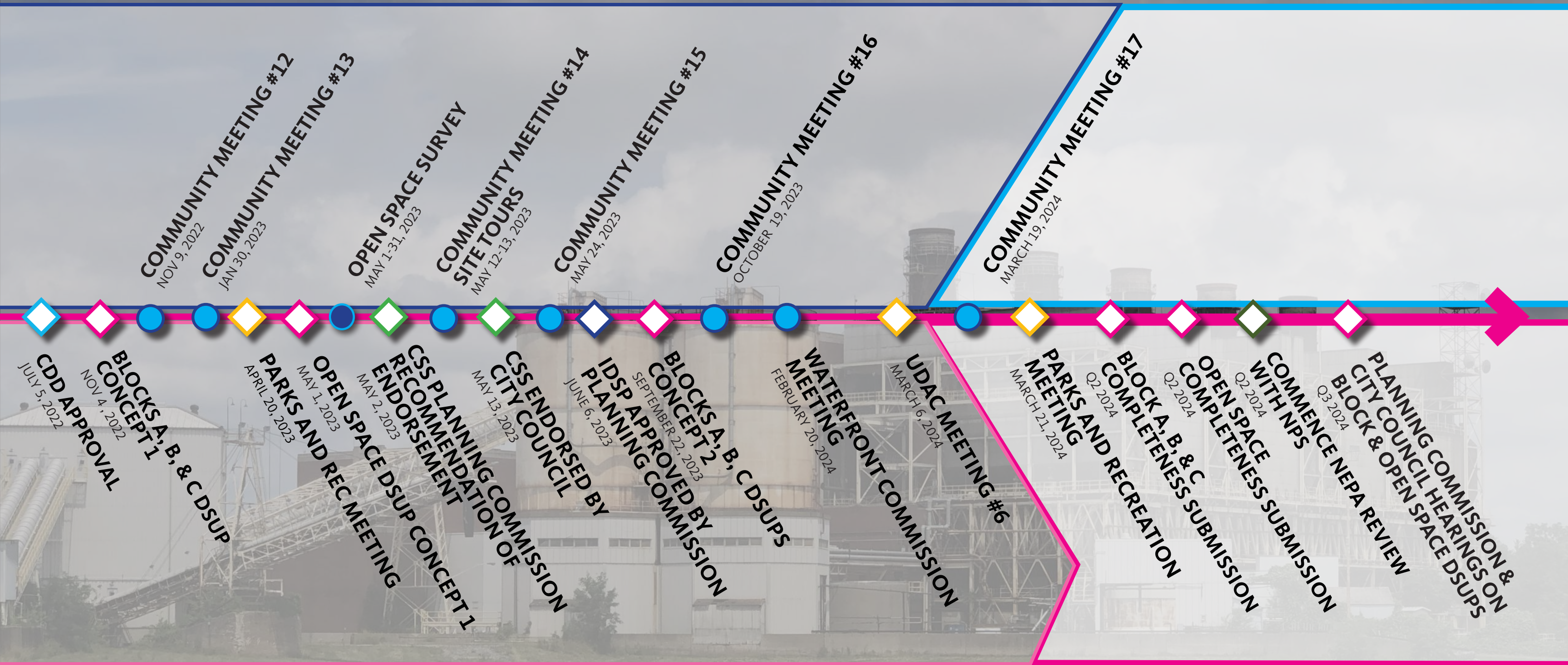
**3. RAIL CORRIDOR OPEN SPACE**

**4. ABATEMENT & DECONSTRUCTION**

**5. NEXT STEPS**

# SCHEDULE & PROCESS

# STEPS FORWARD



**KEY**

IDSP	DSUP	CDD APPROVAL	OTHER REVIEWS
CSS	COMMUNITY MEETINGS	UDAC & PRC MEETINGS	



# THANK YOU

## COMMUNITY MEETING #17

MARCH 19, 2024



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



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



BALA

GOROVE SLADE  
Transportation Planners and Engineers

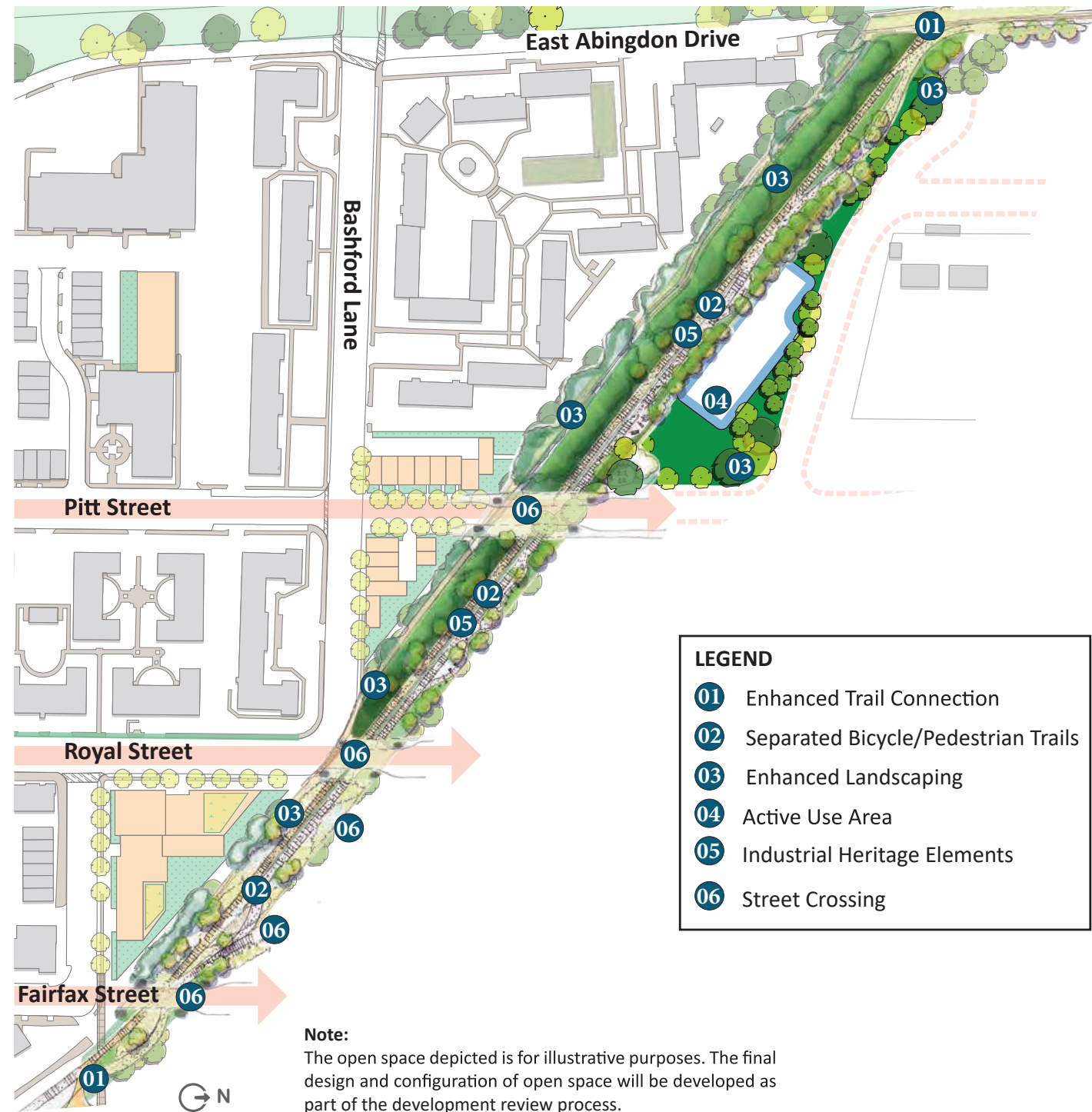
**Balfour Beatty**

**ARUP**



# APPENDIX: OLD TOWN NORTH LINEAR PARK

OLD TOWN NORTH SMALL AREA PLAN - SEPTEMBER 2017



# APPENDIX: WATERFRONT OPEN SPACE

## GREAT LAWN DIMENSION MARKUP



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

# APPENDIX: WATERFRONT OPEN SPACE

## EVENT LAWN DIMENSION MARKUP



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY