POTOMAC RIVER GENERATING STATION
ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1" = 350'

APPLICANT
H2P
POTOMAC, LLC
99 SUMMER STREET
SUITE 1110
BOSTON, MA 02110

ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006

CIVIL ENGINEER
christopher consultants, ltd.
900 MAIN STREET
SUITE 801
FAIRFAX, VIRGINIA 22031

LANDSCAPE ARCHITECT
OJB LANDSCAPE ARCHITECTURE
ONE BOXWOOD SQUARE
SUITE 100
FAIRFAX, VIRGINIA 22031

TRAFFIC ENGINEER
GOROVE SLADE
225 RENAISSANCE LANE
SUITE 700
ALEXANDRIA, VIRGINIA 22314

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
2701 PROSPERITY AVENUE
SUITE 100
FAIRFAX, VIRGINIA 22031

ATTORNEY
WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
EXISTING IMPERVIOUS AREA WITHIN RPA = 35,875 S.F. (0.8235 Ac.)
Known former heating oil release.
- Potential historical releases from chemical former coal and ash storage areas.
- Transformers/electrical equipment.
- Rail yard.
- Other potential areas of impact.
Possible Through Block Alley

NORFOLK SOUTHERN CORPORATION

NOTE: OPEN SPACE MEASUREMENTS ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE INFRASTRUCTURE DSUP

Linear Park

<table>
<thead>
<tr>
<th>OS</th>
<th>Total area (up to)</th>
</tr>
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<tbody>
<tr>
<td>OS-4</td>
<td>1.00</td>
</tr>
<tr>
<td>OS-5</td>
<td>0.30</td>
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<tr>
<td>OS-6</td>
<td>0.40</td>
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<td><strong>Total area (up to)</strong></td>
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Waterfront Park

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<tbody>
<tr>
<td>OS-1</td>
<td>1.01</td>
</tr>
<tr>
<td>OS-2</td>
<td>1.92</td>
</tr>
<tr>
<td>OS-7</td>
<td>0.07</td>
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<td></td>
<td><strong>Total area (up to)</strong></td>
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Potential Additional On-Site Open Space

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<tr>
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<th>Total area (up to)</th>
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<tbody>
<tr>
<td>OS-3</td>
<td>0.70</td>
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<tr>
<td>OS-8</td>
<td>0.15</td>
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<tr>
<td>OS-9</td>
<td>0.04</td>
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<td>OS-10</td>
<td>0.21</td>
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<td></td>
<td><strong>Total area (up to)</strong></td>
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</table>

Total Open Space (ac)

|      | **4.70** |

POTOMAC RIVER GENERATING STATION CONCEPTUAL DEVELOPMENT PLAN
NOTES:
1. FINAL WIDTH AND CONFIGURATION WILL BE DETERMINED AS PART OF THIS CDD APPROVAL AND THE INFRASTRUCTURE SUP.

LEGEND:
T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH
NOTES:
1. FINAL WIDTH AND CONFIGURATION WILL BE DETERMINED AS PART OF THIS CDD APPROVAL AND THE INFRASTRUCTURE SUP.
SECTION RSE-01: S. ROYAL STREET EXTENSION

PROPOSED

RECOMMENDED

NOTES:
1. Strip-planting for Screening
2. Street Improvement without intimate sidewalk
3. New Pedestrian Tree Wells
4. Improved Pedestrian
5. Purpose Utility Poles
6. New Street Trees
7. Presence in Rostra Existing
8. Local Shade Street
9. Parking
10. Pedestrian
11. Pedestrian Street
12. Street Improvement with intimate sidewalk

SECTION PSE-01: S. PITT STREET EXTENSION

PROPOSED

RECOMMENDED

NOTES:
1. Strip-planting for Screening
2. Street Improvement without intimate sidewalk
3. New Pedestrian Tree Wells
4. Improved Pedestrian
5. Purpose Utility Poles
6. New Street Trees
7. Presence in Rostra Existing
8. Local Shade Street
9. Parking
10. Pedestrian
11. Pedestrian Street
12. Street Improvement with intimate sidewalk

SECTION FAE-01: S. FAIRMILE STREET EXTENSION

PROPOSED

RECOMMENDED

NOTES:
1. Strip-planting for Screening
2. Street Improvement without intimate sidewalk
3. New Pedestrian Tree Wells
4. Improved Pedestrian
5. Purpose Utility Poles
6. New Street Trees
7. Presence in Rostra Existing
8. Local Shade Street
9. Parking
10. Pedestrian
11. Pedestrian Street
12. Street Improvement with intimate sidewalk

THIS SHEET IS FOR INFORMATION PROPOSES ONLY