

POTOMAC RIVER GENERATING STATION

AHAAC MEETING



 **Hilco**TM
Redevelopment Partners

 **WIRE GILL**^{LLP}

Gensler

OJB

 **BURO HAPPOLD**

**Thornton
Tomasetti**

 **christopher
consultants**

 **CLARK
CONSTRUCTION**

GOROVE SLADE
Transportation Planners and Engineers

 **SP** SUSTAINABLE
BUILDING PARTNERS

 **WALKER
CONSULTANTS**

 **Michael Blades & Associates**
Elevator and Escalator Consulting

 **LERCH BATES**
Building Insight

PRGS- USE OF BONUS DENSITY

- **350,000 SF** of potential bonus density
 - Split 79% to Affordable Housing and 21% to Arts
 - To be delivered in phases as project achieves bonus density
- **275,000 SF for Affordable Housing (79% of total) ***
- **75,000 SF for Arts and Cultural Anchors & Tenants (21% of total)**



*100,000 SF earmarked for potential PPP affordable housing project. If PPP is not possible, this square footage may be used for either additional affordable bonus density or arts affordable bonus density.

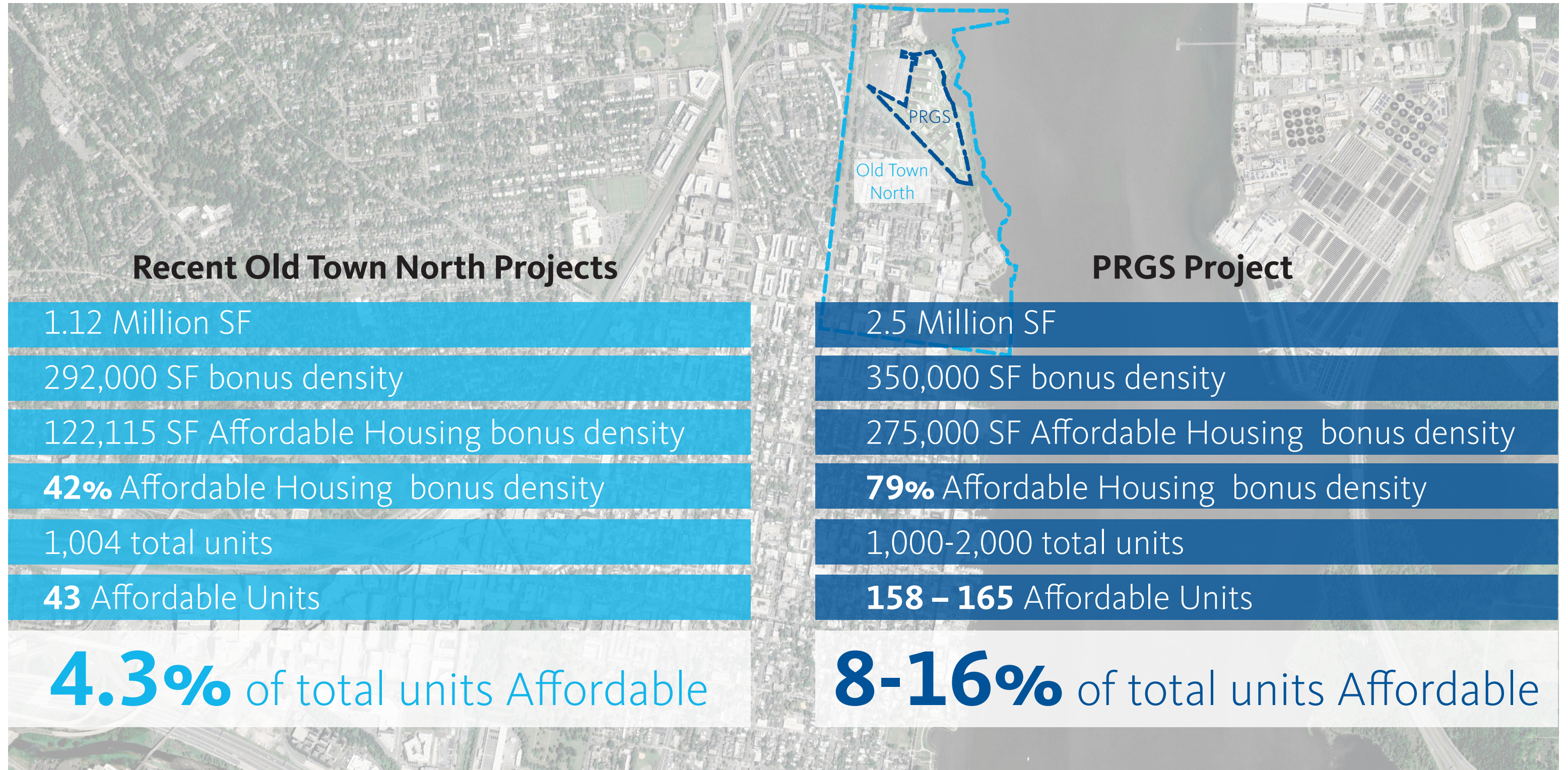
PRGS- AFFORDABLE HOUSING PLAN

1. **\$8 - \$11 Million** in voluntary affordable housing contribution
2. **175,000 SF** of bonus density used to create approximately **58-65 on-site units at 60% AMI**
(Estimated cost of affordable units: \$40 million)
3. **100,000 SF** of bonus density used by potential **Public-Private Partnership** leveraging voluntary contribution with tax credits and/or City funds to create approximately **100+ on-site units at 40-60% AMI**
(Estimated cost of affordable units: \$60 million)



RECENT OLD TOWN NORTH PROJECTS

Affordable Housing Bonus Density



LAND USE APPROACH

Distribution of uses

- Development is across 6 blocks, not including the existing Pump House or Guard House locations.
- A mix of commercial and residential uses is proposed on site. Commercial uses may include office, arts, innovation, hotel and retail.
- Flexibility to allow for phasing over time

FLEXIBLE DISTRIBUTION OF USES ACROSS SITE

COMMERCIAL
(CAN INCLUDE OFFICE, INNOVATION, HOTEL, RETAIL & ARTS)

20-60%
500,000 - 1,500,000 GSF

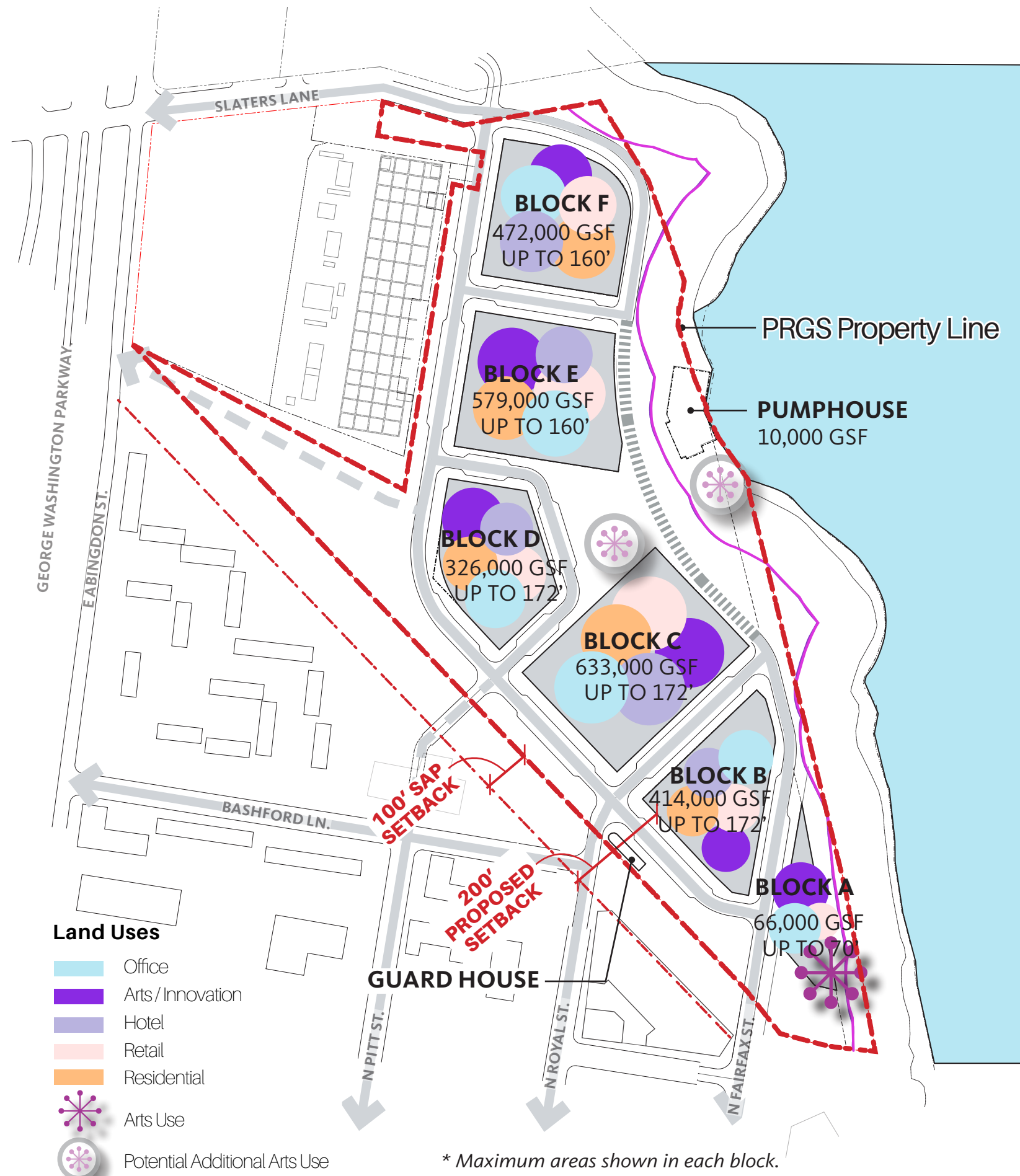
RESIDENTIAL

40-80%
1,000,000 - 2,000,000 GSF

*USES WILL BE MIXED ACROSS THE SITE.

*Commercial uses can include, but are not limited, to those listed.

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	PUMP HOUSE
	66,000 GSF	414,000 GSF	633,000 GSF	326,000 GSF	579,000 GSF	472,000 GSF	10,000 GSF
Commercial*	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts/Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	✓	✓	✓
Residential	✓	✓	✓	✓	✓	✓	



DEVELOPMENT REVIEW PROCESS

CDD

Coordinated Development District



DSP

Development Site Plan



DSUPs

Development Special Use Permits



MASTER PLANNING & ZONING

- Road and block configuration
- Open space amount and approach
- Land use, density & height maximum

Outlines community benefit framework;
Carbon Neutrality Analysis

SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;
Coordinated Sustainability Strategy

BUILDING FORM & ARCHITECTURE

- Building massing and use
- Architectural definition and character
- Detailed open space associated with blocks

Building sustainability features