

# POTOMAC RIVER GENERATING STATION

UDAC MEETING#1

MARCH 9, 2022



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

 **WIRE GILL**<sup>LLP</sup>

**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 Design

# AGENDA

**1. PROJECT OVERVIEW**

**2. LAND USE AND PROGRAM**

**3. OPEN SPACE**

# SCHEDULE & PROCESS

# STEPS FORWARD

## PAST MEETING TOPICS

- INTRODUCTIONS
- OVERVIEW OF OTNSAP
- SITE TOURS
- SITE CONCEPTS, OPPORTUNITIES & URBAN DESIGN
- SITE TOURS
- OPEN SPACE PLANNING
- LAND USE, BUILDING HEIGHTS & AFFORDABLE HOUSING
- ENVIRONMENTAL & SUSTAINABILITY

**COMMUNITY MEETING #1**  
INTRODUCTIONS  
FEBRUARY 11, 2021

**COMMUNITY MEETING #2**  
OVERVIEW OF OTNSAP  
APRIL 29, 2021

**COMMUNITY MEETING #3**  
SITE TOURS  
JUNE 4-5, 2021

**COMMUNITY MEETING #4**  
SITE CONCEPTS, OPPORTUNITIES & URBAN DESIGN  
SEPTEMBER 29, 2021

**COMMUNITY MEETING #5**  
SITE TOURS  
NOVEMBER 13, 2021

**COMMUNITY MEETING #6**  
OPEN SPACE PLANNING  
NOVEMBER 29, 2021

**COMMUNITY MEETING #7**  
LAND USE, BUILDING HEIGHTS & AFFORDABLE HOUSING | JANUARY 27

**COMMUNITY MEETING #8**  
ENVIRONMENTAL & SUSTAINABILITY  
FEBRUARY 24, 2022

**COMMUNITY MEETING #9**  
TRANSPORTATION  
MARCH 31, 2022

**COMMUNITY MEETING #10**  
CDD WRAP-UP MEETING  
APRIL 2022

- PRE-FILING COORDINATION WITH CITY STAFF
- STUDY IDENTIFICATION
- SITE AND UTILITY SURVEYS
- VRP ENROLLMENT

**FIRST SUBMISSION**  
JULY 30, 2021

**SITE CHARACTERIZATION WORK PLAN TO VDEQ**  
SEPTEMBER 2021

**SITE CHARACTERIZATION FIELD WORK**  
OCTOBER - NOVEMBER 2021

**SECOND SUBMISSION**  
2021 Q4

**COMPLETENESS SUBMISSION**  
FEBRUARY 28, 2022

**FIRST PHASE: COMMISSION PLANNING CITY COUNCIL HEARING**  
JUNE 23 & JULY 5, 2022

**PLANNING PROCESS**  
PHASE 1: REZONING AND CDD CONCEPT PLAN

# COMMUNITY ENGAGEMENT + OUTREACH

- February 11 – Community Meeting #1
- April 28 – National Park Service Kickoff Meeting
- April 29 – Community Meeting #2
- June 4 & 5 – Public Site Tours/ Community Meeting #3
- June 29 – National Park Service Meeting
- July 30 – CDD-1 Submission
- September 9 – National Park Service Meeting
- September 29 – Community Meeting #4
- September 30 – Taste of Old Town/ NOTICe Tours
- October 21 – National Park Service Meeting
- October 29 – Marina Towers Property Visit
- November 08 – NOTICe Meeting
- November 08 – Affordable Housing Kickoff Meeting

- November 10 – National Park Service Meeting
- November 13 – Community Site Tour/ Community Meeting #5
- November 15 – Marina Towers Board Meeting
- November 18 – National Park Service Meeting
- November 29 – Community Meeting #6
- December 8 – CDD-2 Submission
- January 13 – National Park Service Meeting
- January 20 – Parks & Recreation Meeting
- January 27 – Community Meeting #7
- February 1 – Planning Commission Work Session
- February 22 – City Council Work Session
- February 24 – Community Meeting #8
- February 28 – Completeness Submission

- **March 9 – UDAC Meeting \***
- **March 14 – NOTICe Meeting \***
- **March 15 – Old Town North Alliance Board\***
- **March 21– Old Town North Community Partnership Meeting \***
- **March 29– Marina Towers Resident Meeting\***
- **March 31– Community Meeting #9 \***
- **April 7 – AHAAC (Alexandria Housing Affordability Advisory Commission) \***
- *April 18 – EPC (Environmental Policy Commission) \**
- *April 19- Waterfront Commission \**
- *April – Community Meeting #10 \**
- *April – Transportation Commission Meeting \**
- *June 23 & July 5 – Planning Commission and City Council Public Hearings \**

## **Key**

\* *Future Engagements (in italics)*

CDD Submissions (in blue)

**Engagements in the next month**

# PUBLIC BENEFITS + MITIGATION

## Environmental

- Abatement, deconstruction, and remediation **\$60 million**
- Reduced carbon footprint and sustainably designed buildings **TBD**

## Public Realm

- Extension of the Old Town North Arts & Cultural District
- On-site arts uses (*use of bonus density*)
- Provision of 5+ acres of on-site public open space
- Improvements to 5+ acres of on-site and 8.4 acres of off-site (NPS & NS land) public open space **\$30-35 million**
- Below grade parking **\$150 million**

## Affordable Housing

- Voluntary Affordable Housing Contribution **\$7.5-11.4 million**
- Potential on-site affordable units **TBD**  
(*use of bonus density and Public-Private Partnership*)

## Transportation

- Creation of new roadway network **TBD**
- Off-site improvements **\$4.75 million**

## Economic

- 1,140 construction-related jobs (*over 10 years*)
- 2,905 permanent jobs
- Taxes during construction **\$25.5 million**
- Annual taxes upon completion **\$34 million**

\* All numbers are early estimates



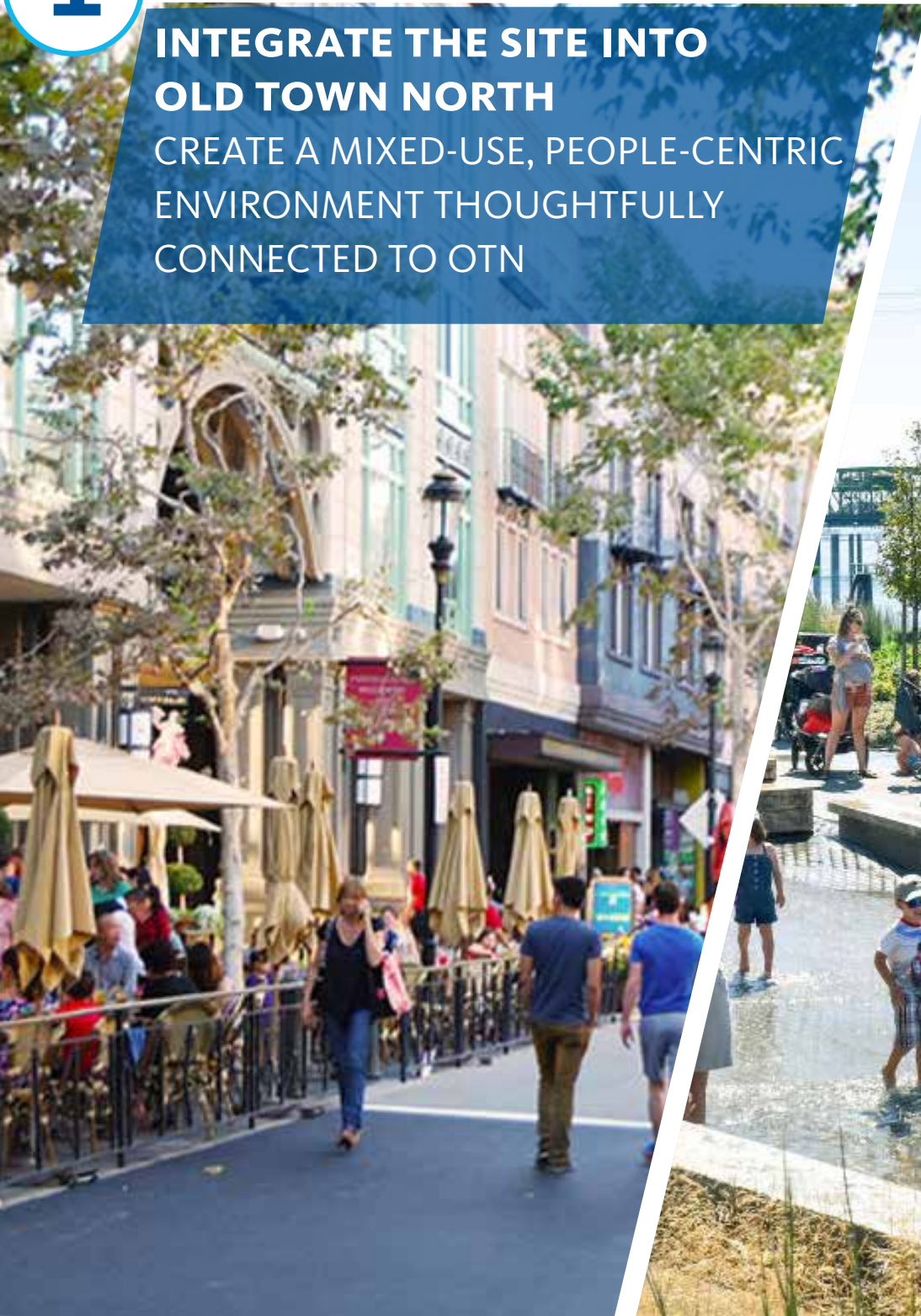
# PROJECT VISION

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

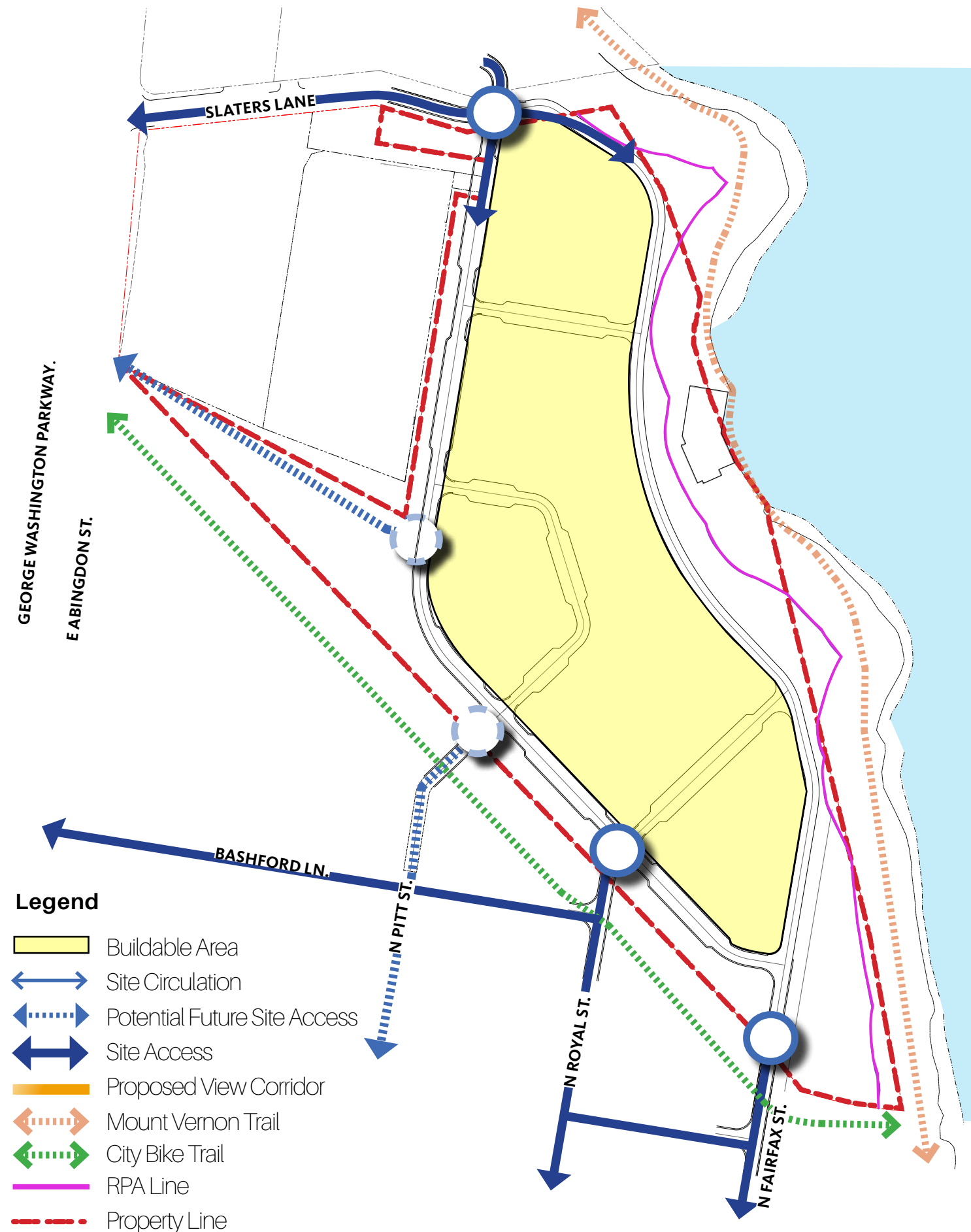
## Site Access: Roadway Connections

### Site Access

- Three 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 or other arrangements with NSP.
- One connection off of Slaters Lane is 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 may be possible. 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

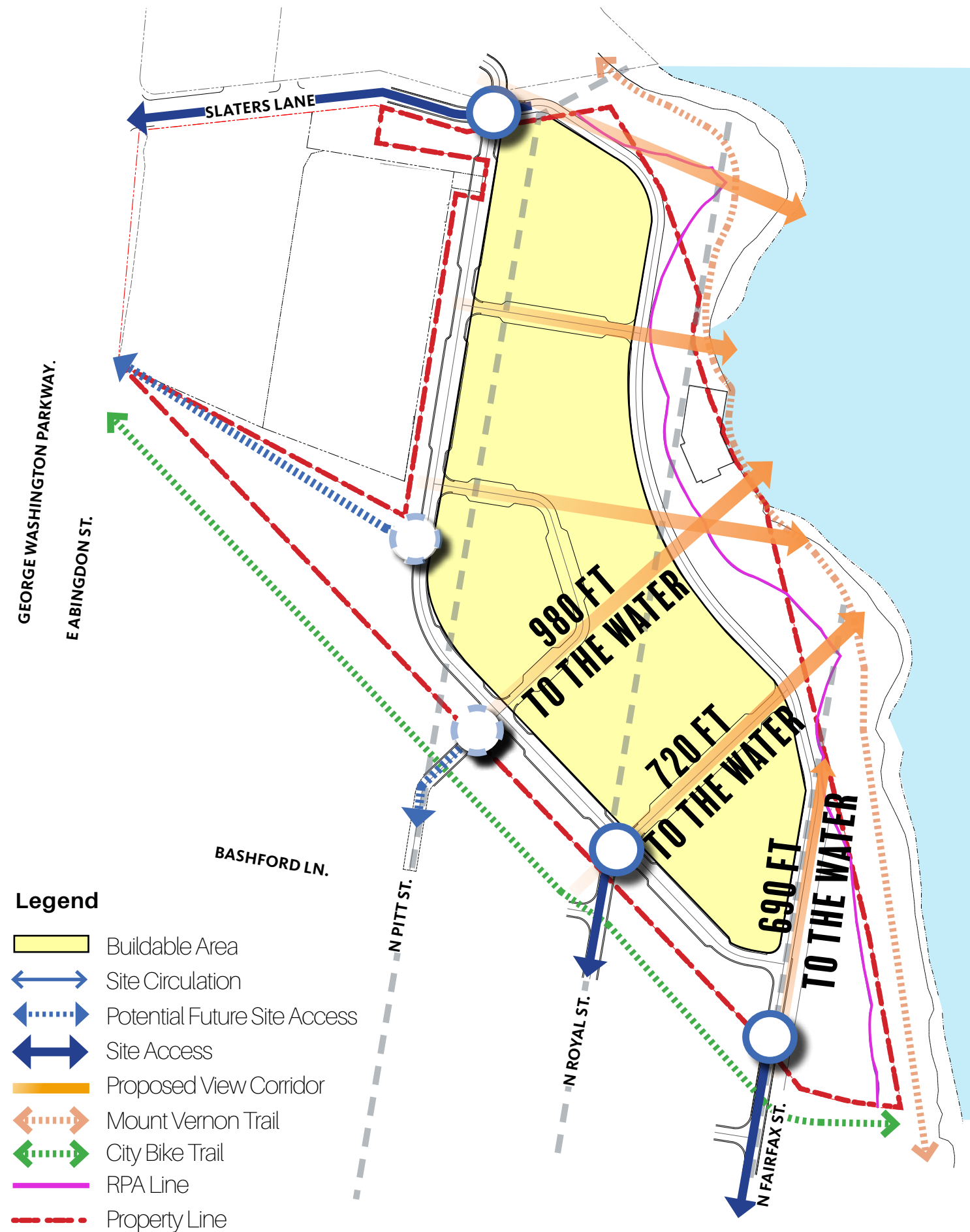
- Optimize views by shortening distance
- Turn peoples' views toward the waterfront
- Shorten physical and visual distance

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

1300'

1000'

700'





# 3 PROVIDE MEANINGFUL OPEN SPACE

On-site Open Space & Adjacent Open Space

## Open Space on PRGS Property

- Waterfront Park: 3 acres
- Linear Park: 1.7 acres
- Central Plaza: 0.7 acres
- Pepco Liner: 0.4 acres

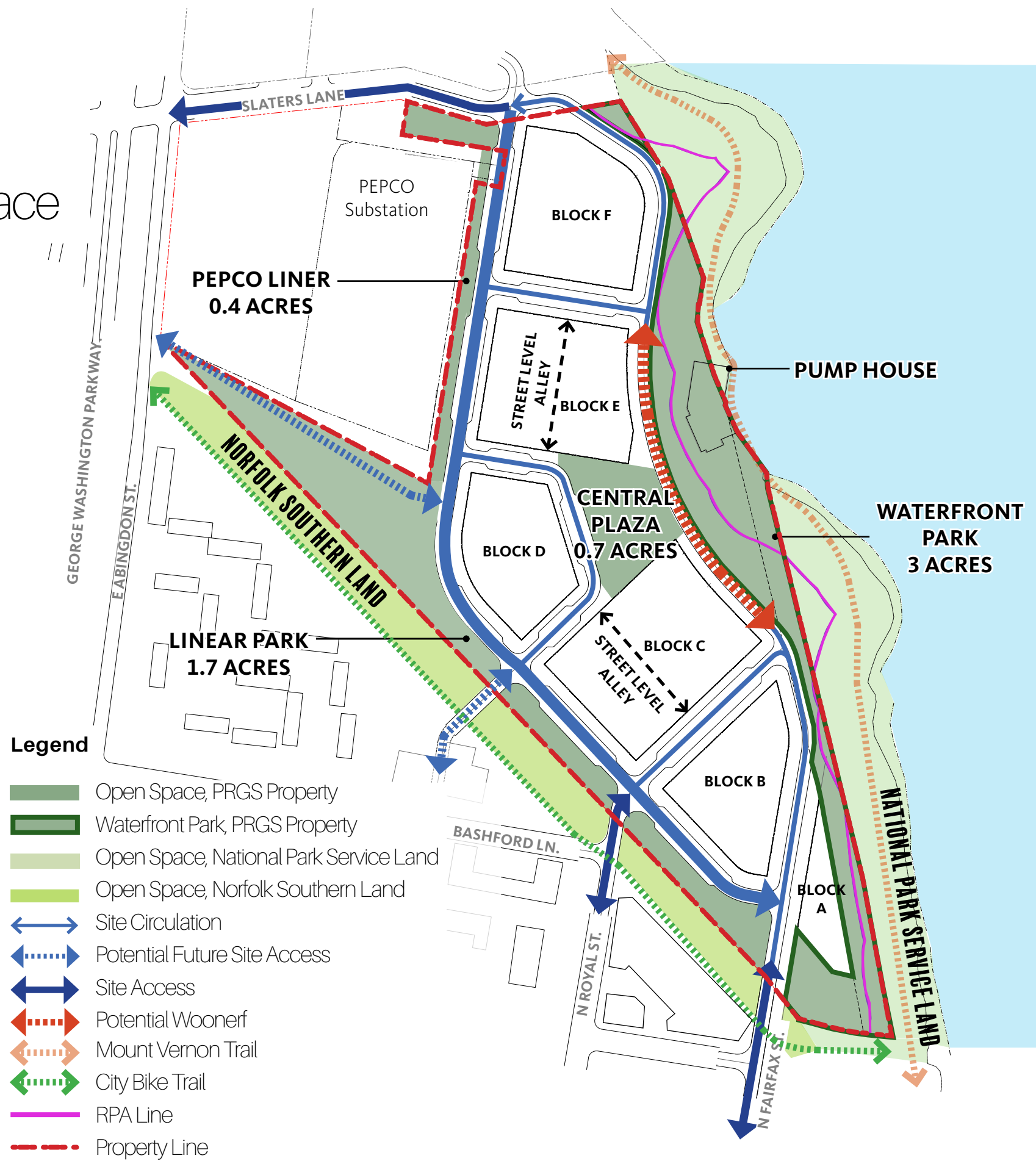
**Total: Approximately 5.8 acres**

## Open Space on Adjacent Property

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

**Total: Approximately 8.4 acres**

**Total Combined Open Space: Approximately 14.2 acres**



# INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties



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

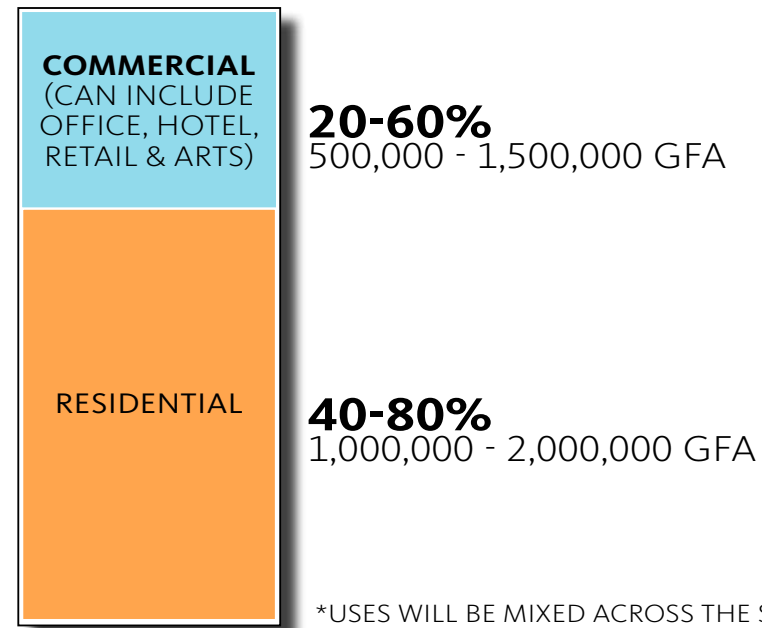
**Total Open Space within PRGS Property + Abutters:**  
14.2 acres

# PROPOSED LAND USE APPROACH

## Distribution of uses

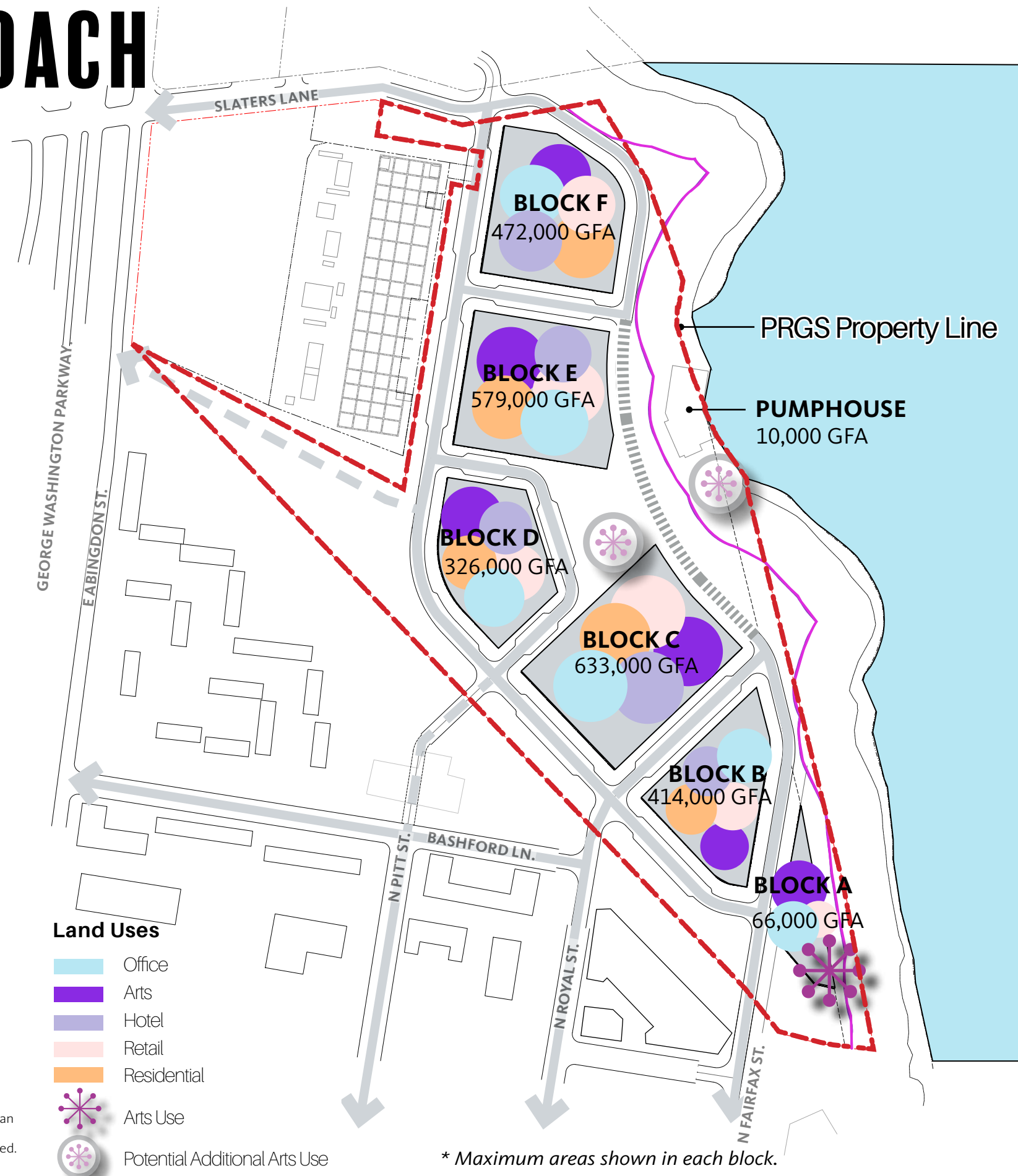
- A mix of commercial and residential uses is proposed on site. Commercial uses include office, arts, hotel and retail.
- Flexibility to allow for phasing over time

### FLEXIBLE DISTRIBUTION OF USES ACROSS SITE 2,500,000 GFA



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

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



# PROPOSED HEIGHTS

- Development is across 6 blocks, not including the Pumphouse
- The OTN SAP identified the base area of the site as 2.15 million GFA
- A bonus density of 350,000 GFA is contemplated, utilizing the arts and affordable housing bonuses
- This results in an overall area of 2.5 million GFA
- Heights will vary across the site and by block
- Specific building design and architectural articulation will come during future DSUP phases

	Approximate number of floors
Block A	5 Floors
Block B	16 Floors
Block C	16 Floors
Block D	16 Floors
Block E	15 Floors
Block F	12 Floors



# AN ACTIVATED GROUND PLANE

WHAT DOES THIS MIX FEEL LIKE AT THE GROUND LEVEL?



WATERFRONT CONNECTIONS

THE RIGHT MIX AND AMOUNT OF RETAIL

INTEGRATED RECREATIONAL SPACES

FREQUENT BUILDING ENTRIES

# GROUND PLANE RETAIL ACTIVATION

RETAIL CONNECTIVITY WITH OLD TOWN NORTH + THE WATERFRONT



- Key**
-  Potential retail frontages
  -  Potential Entries
  -  "Optional Retail Corridor" outlined in the OTN SAP

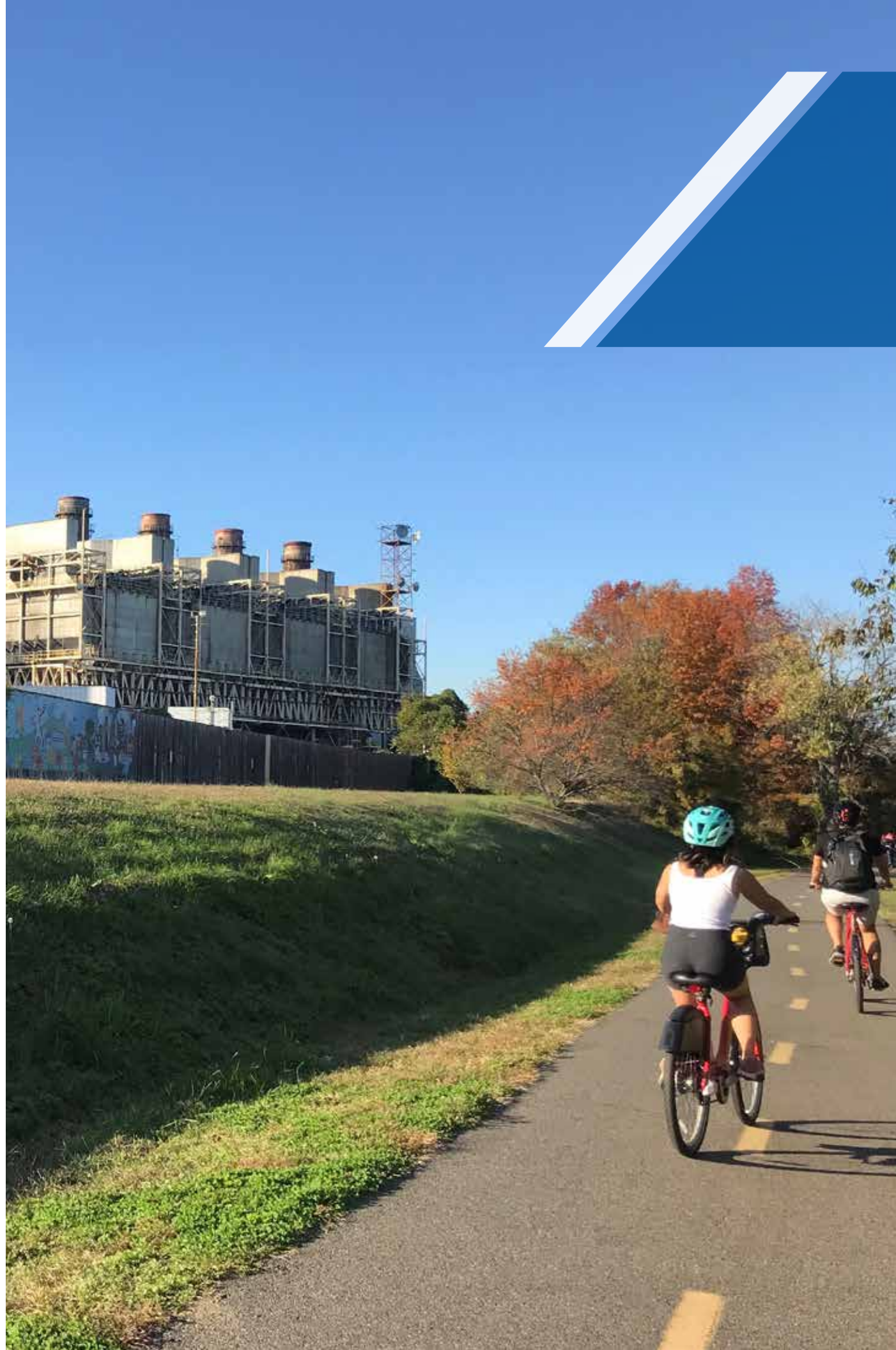
CONCENTRATED,  
CONTINUOUS RETAIL

STREET-FOCUSED  
AND TRANSPARENT

A MIX OF WATER-  
FRONT- AND  
OLD TOWN  
NORTH-FACING



# thank you!



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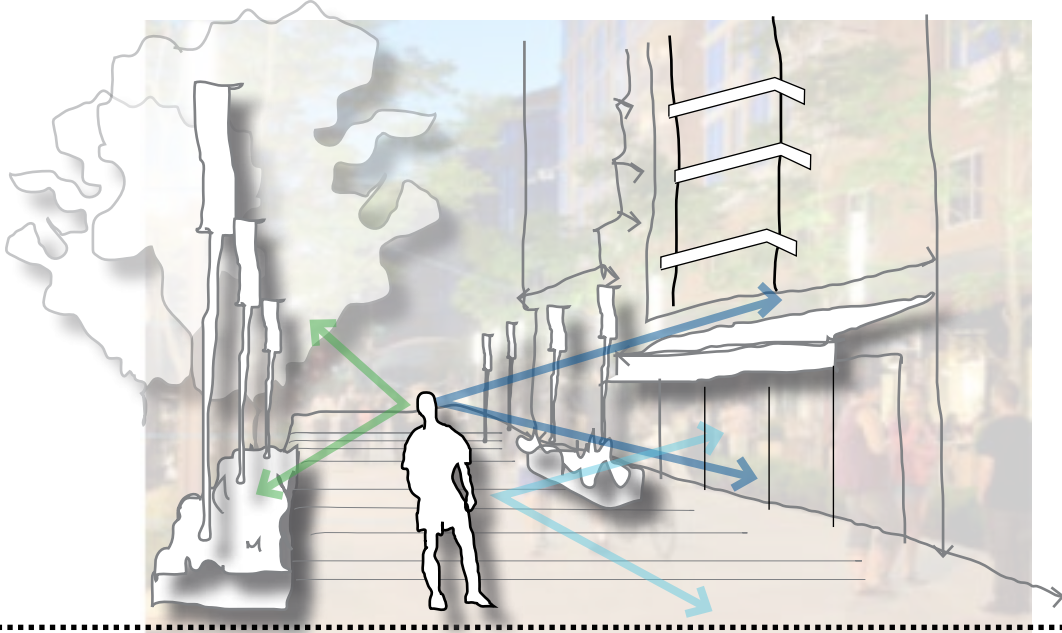
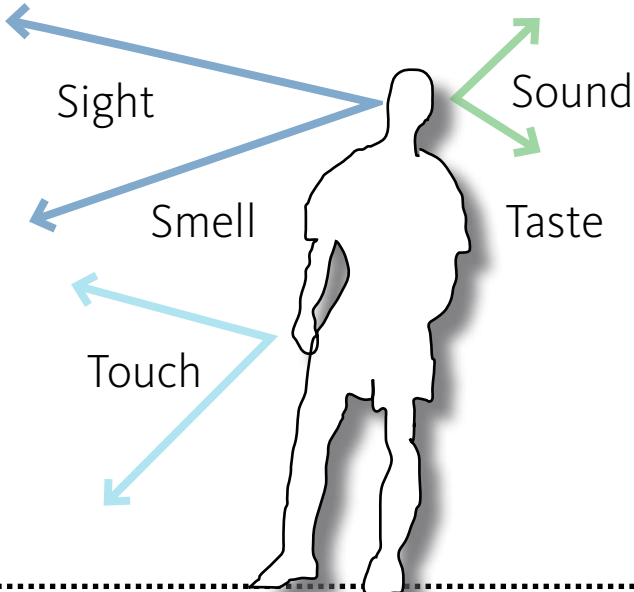
Redevelopment Partners

**Gensler**

# APPENDIX



# PERCEIVING SPACE IN THE PUBLIC REALM



**1** Perception of space is shaped by all senses.

**2** This is particularly important at the ground level, where there is a direct relationship between the human form and space.

**3** Places with a high level of stimulus, particularly visual stimulus, are perceived as more enjoyable.



Architectural detail and variety contributes to this perception.

# INTEGRATED OPEN SPACE NETWORK

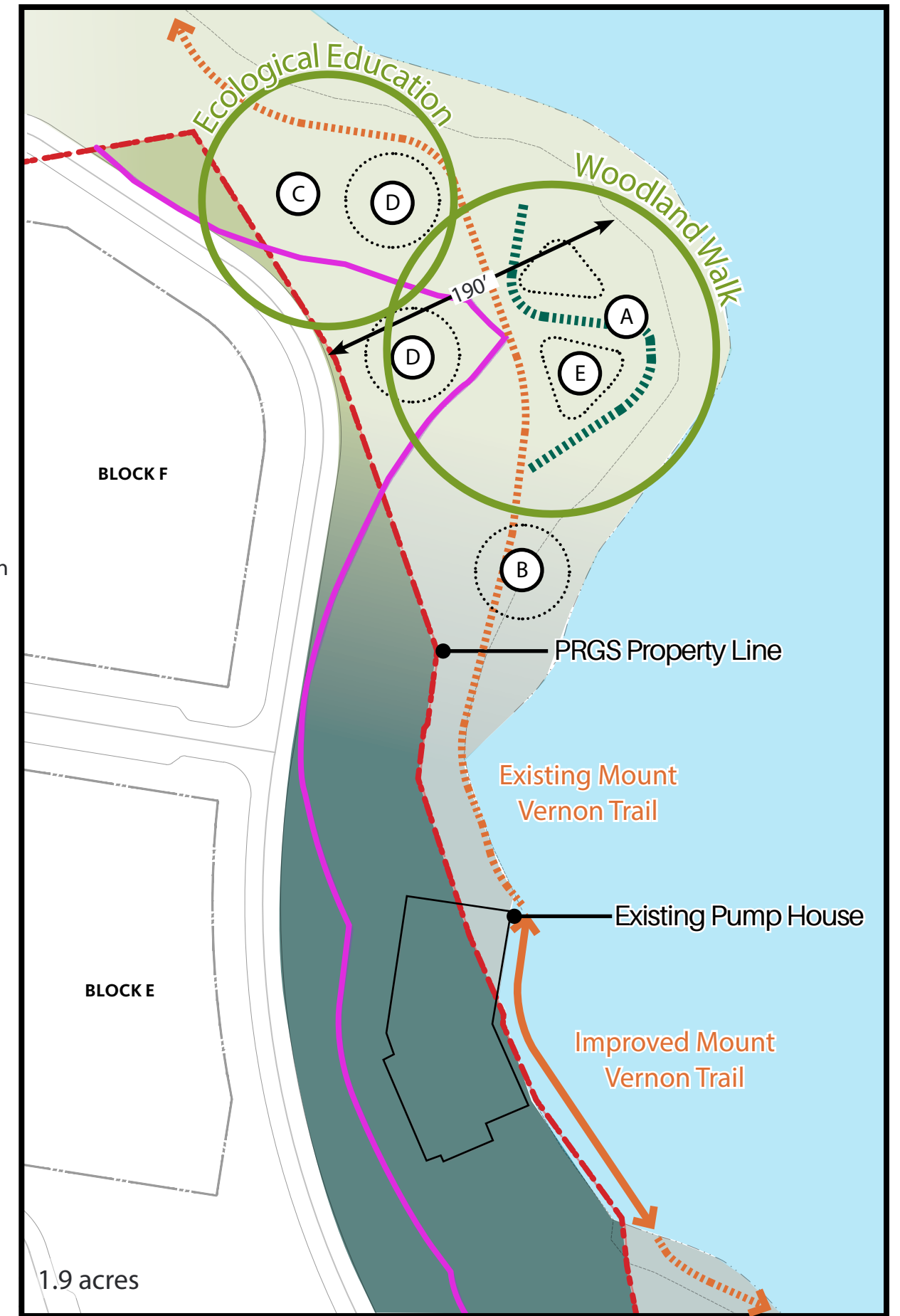
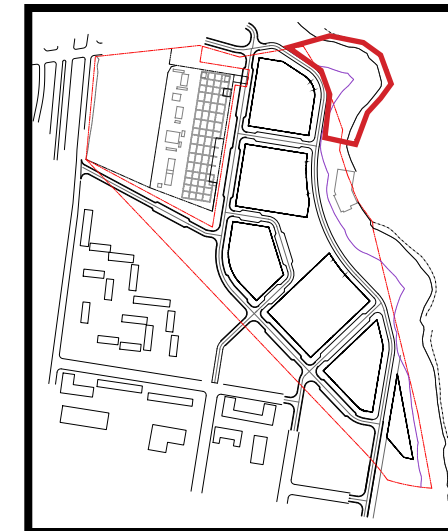
Waterfront Zone A



## Legend

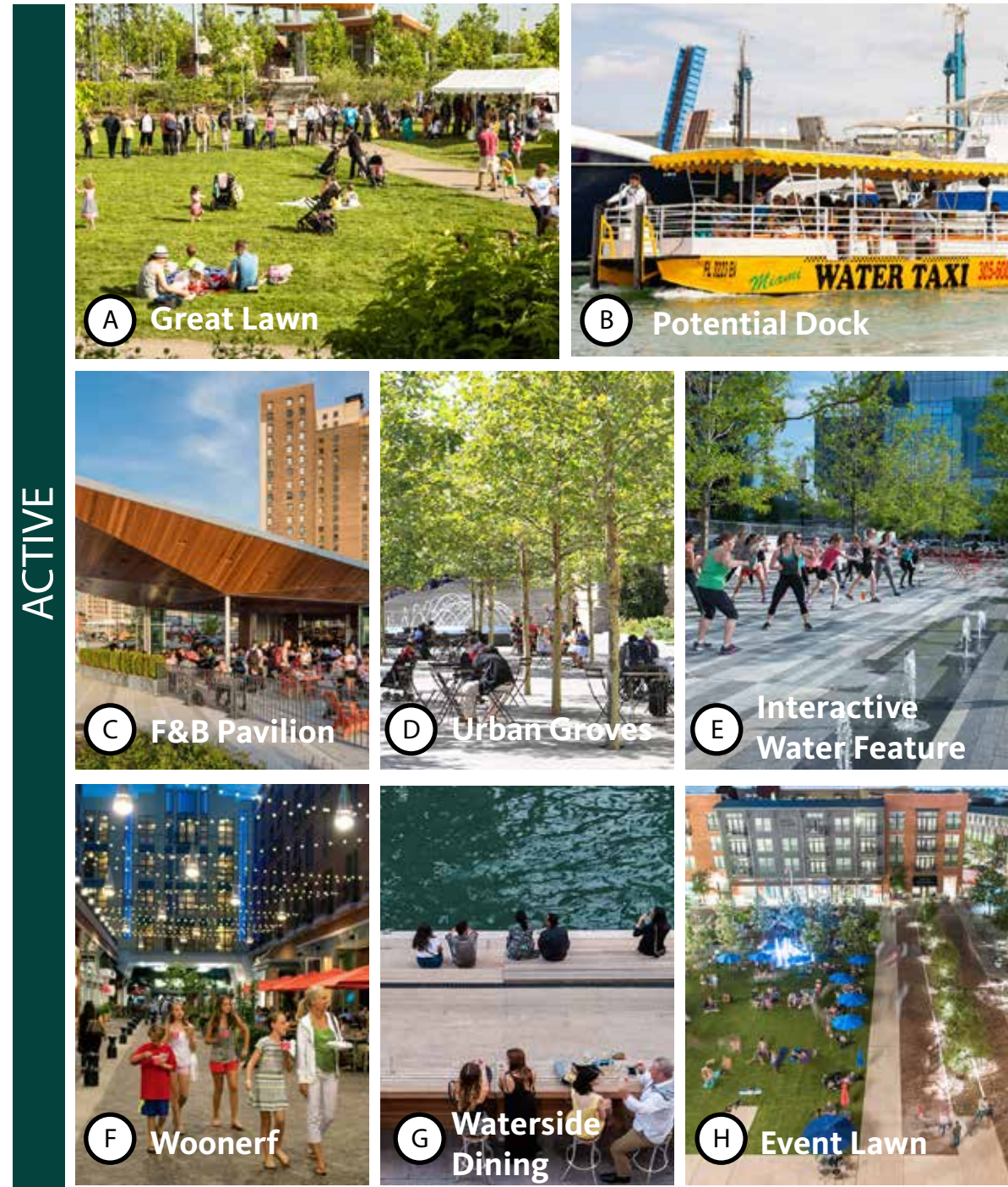
- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- Improved Mount Vernon Trail
- Potential Woodland Walk
- PRGS Property
- National Park Service Land
- Potomac River

## Key Map



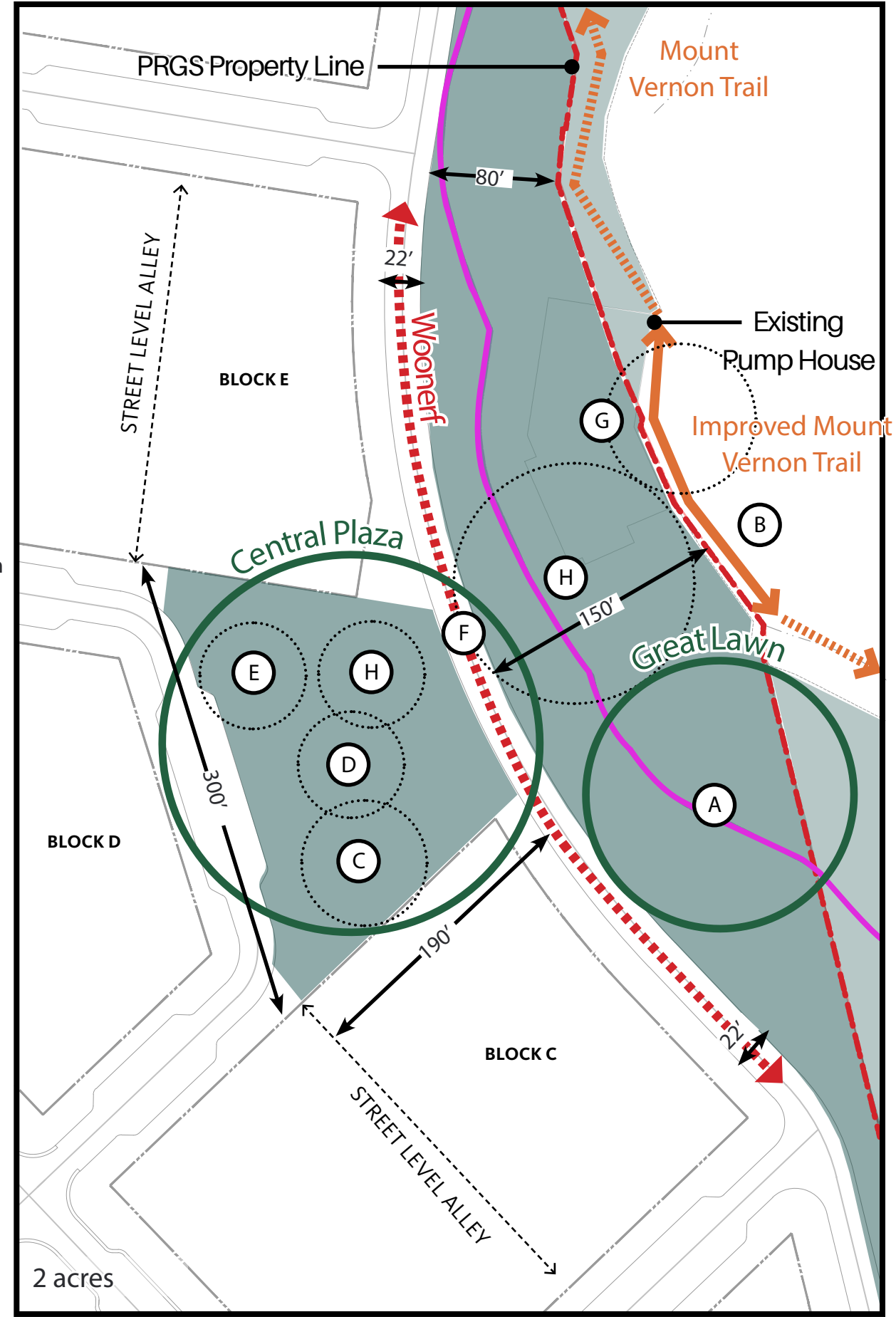
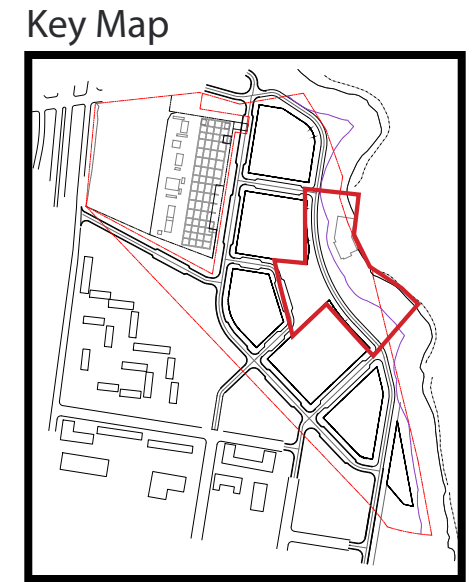
# INTEGRATED OPEN SPACE NETWORK

Central Plaza & Waterfront Zone B



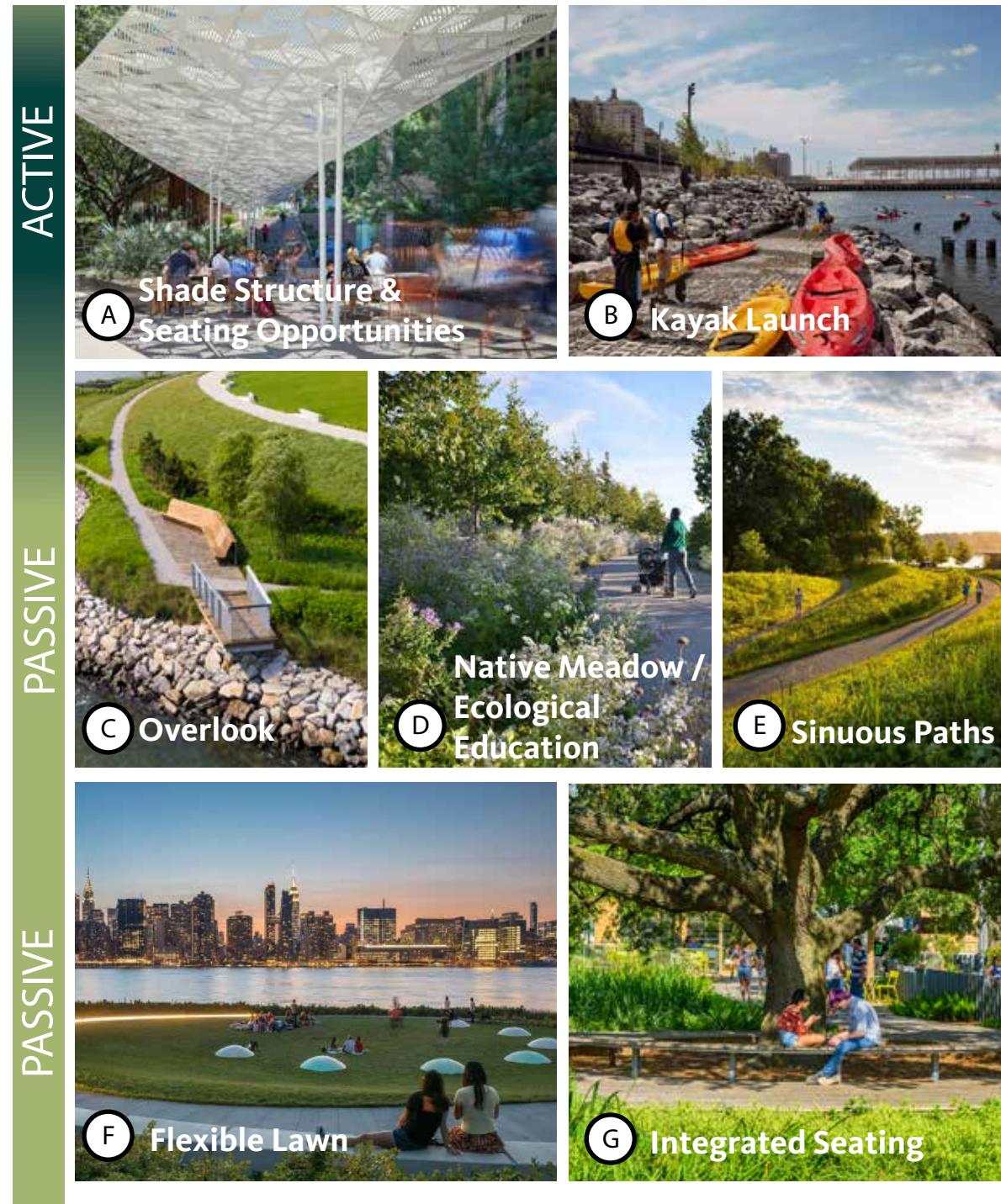
ACTIVE

- Legend**
- - - PRGS Property Line
  - RPA Line
  - - - Mount Vernon Trail
  - ↔ Improved Mount Vernon Trail
  - - - Potential Woonerf
  - PRGS Property
  - National Park Service Land
  - River Water Line











# INTEGRATED OPEN SPACE NETWORK

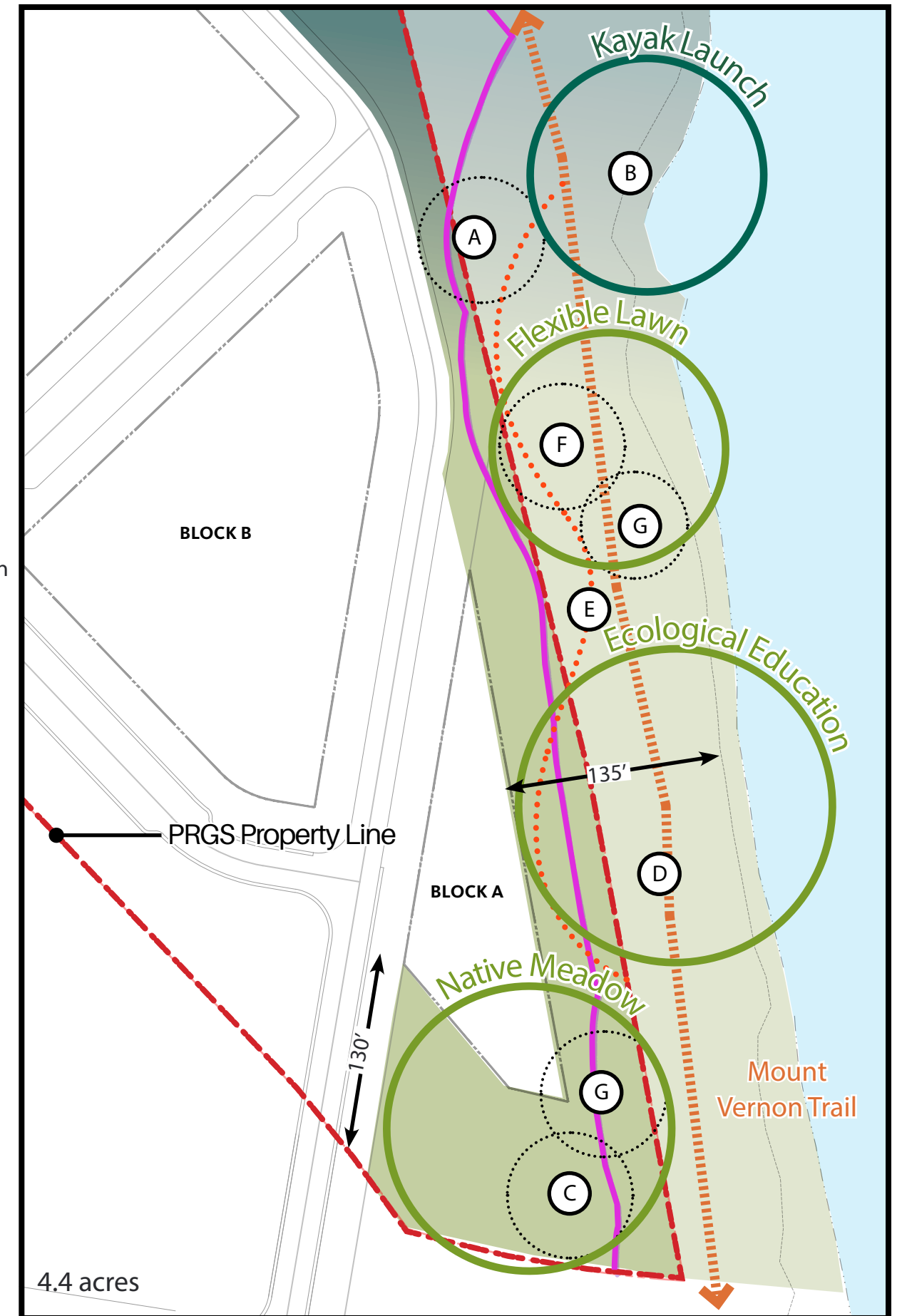
Waterfront Zone C



## Legend

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

## Key Map



# INTEGRATED OPEN SPACE NETWORK

PEPCO Liner

ACTIVE



PASSIVE



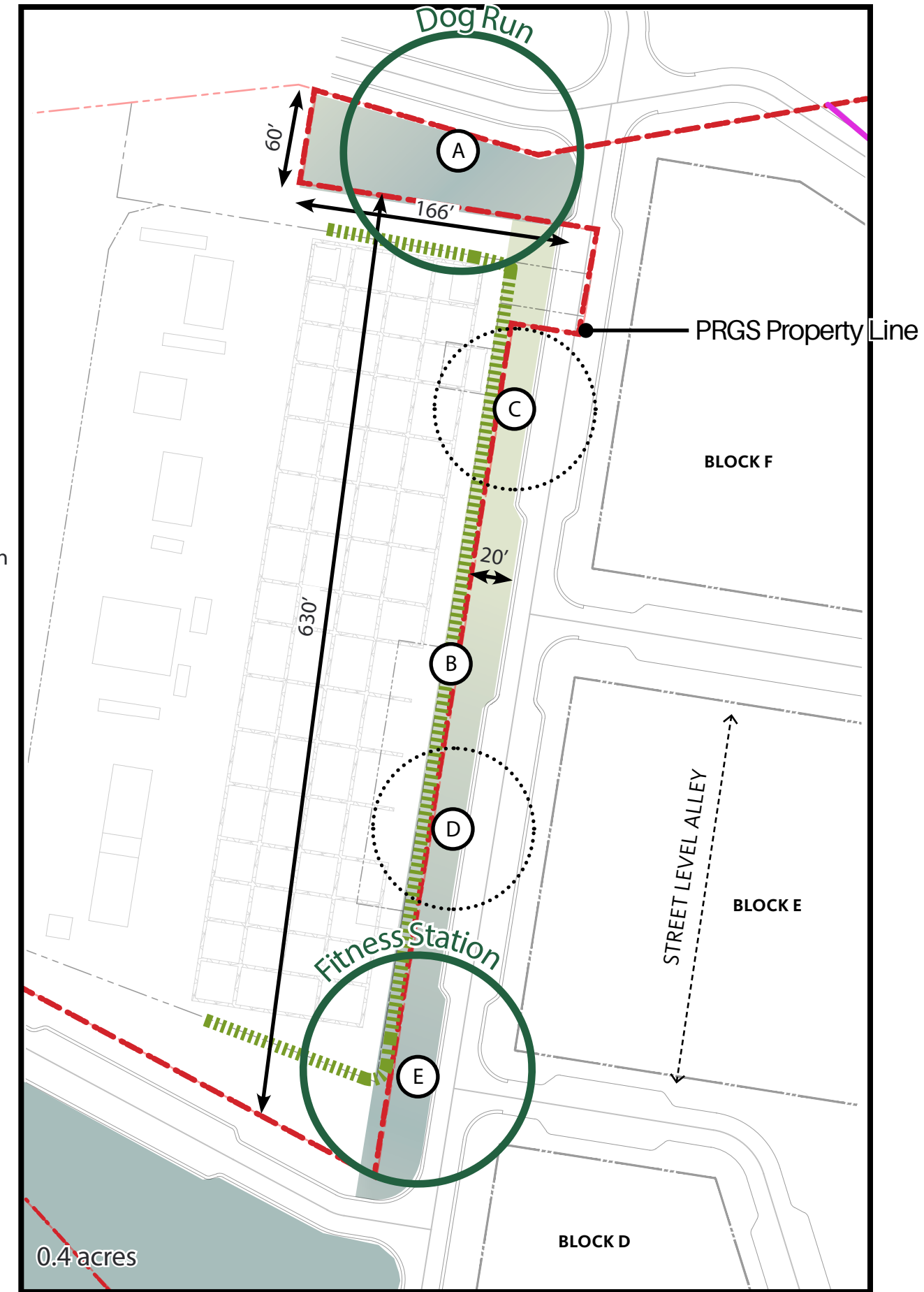
ACTIVE



## Legend

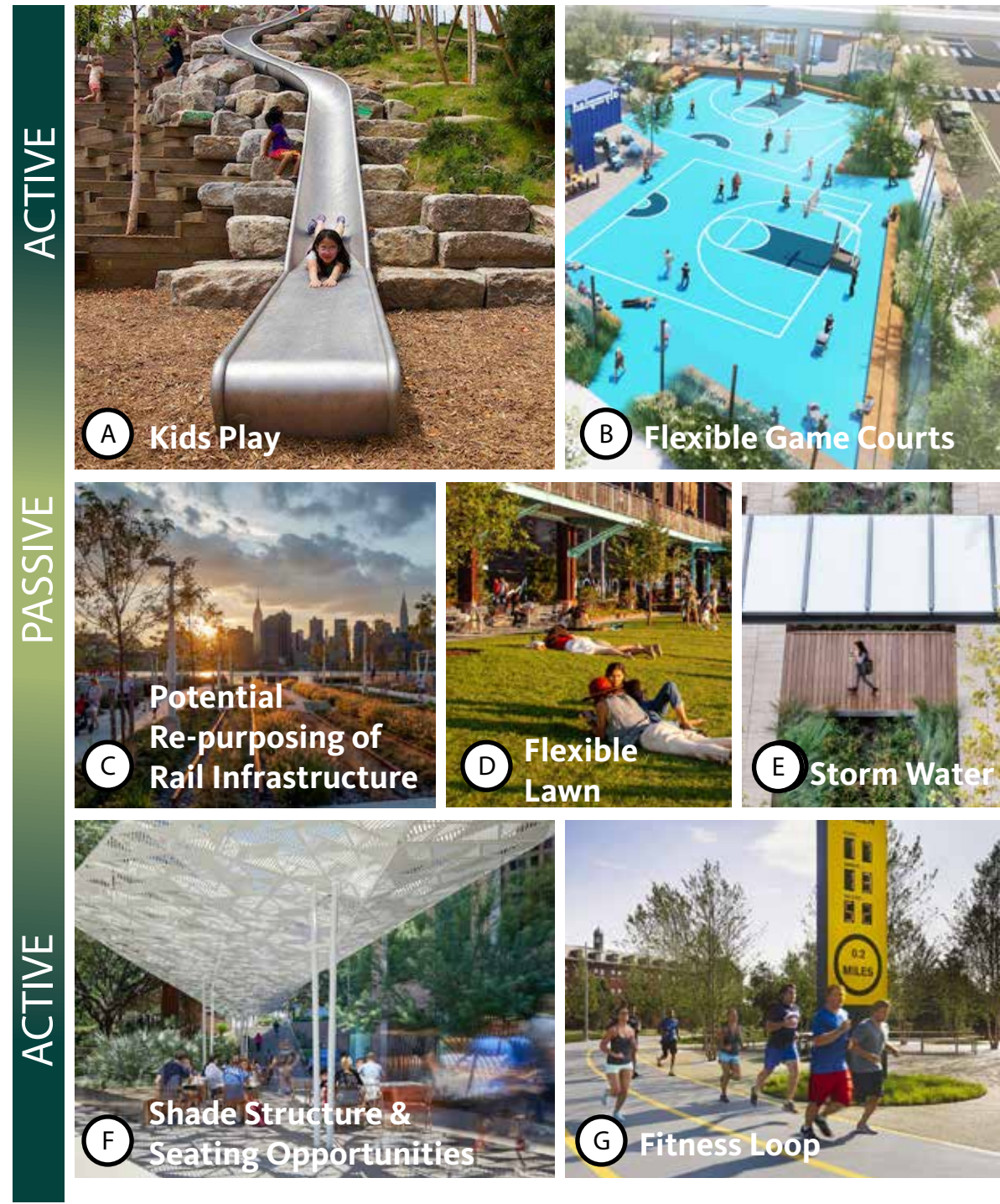
- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- Improved Mount Vernon Trail
- PEPCO Liner
- PRGS Property
- National Park Service Land

## Key Map



# INTEGRATED OPEN SPACE NETWORK

Linear Park



ACTIVE

PASSIVE

ACTIVE

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

