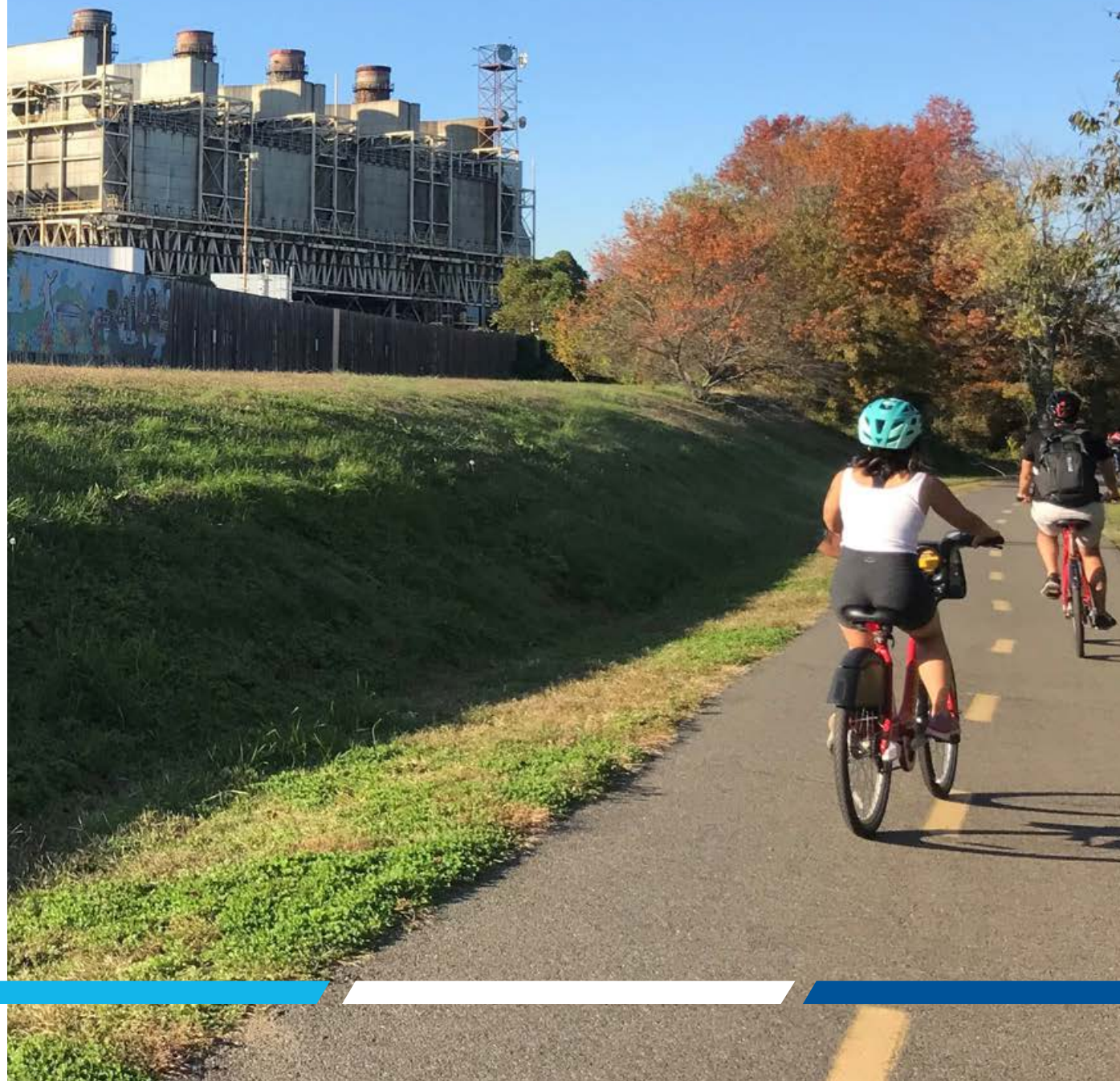


# POTOMAC RIVER GENERATING STATION

## UDAC MEETING - PART 2

FEBRUARY 1, 2023



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



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



**Thornton  
Tomasetti**

**BURO HAPOLD**

**GOROVE SLADE**  
Transportation Planners and Engineers

**CLARK  
CONSTRUCTION**

**ARUP**





# TODAY'S MEETING

## 1. DSUP PREVIEW INCLUDING DESIGN EXCELLENCE PREREQUISITES



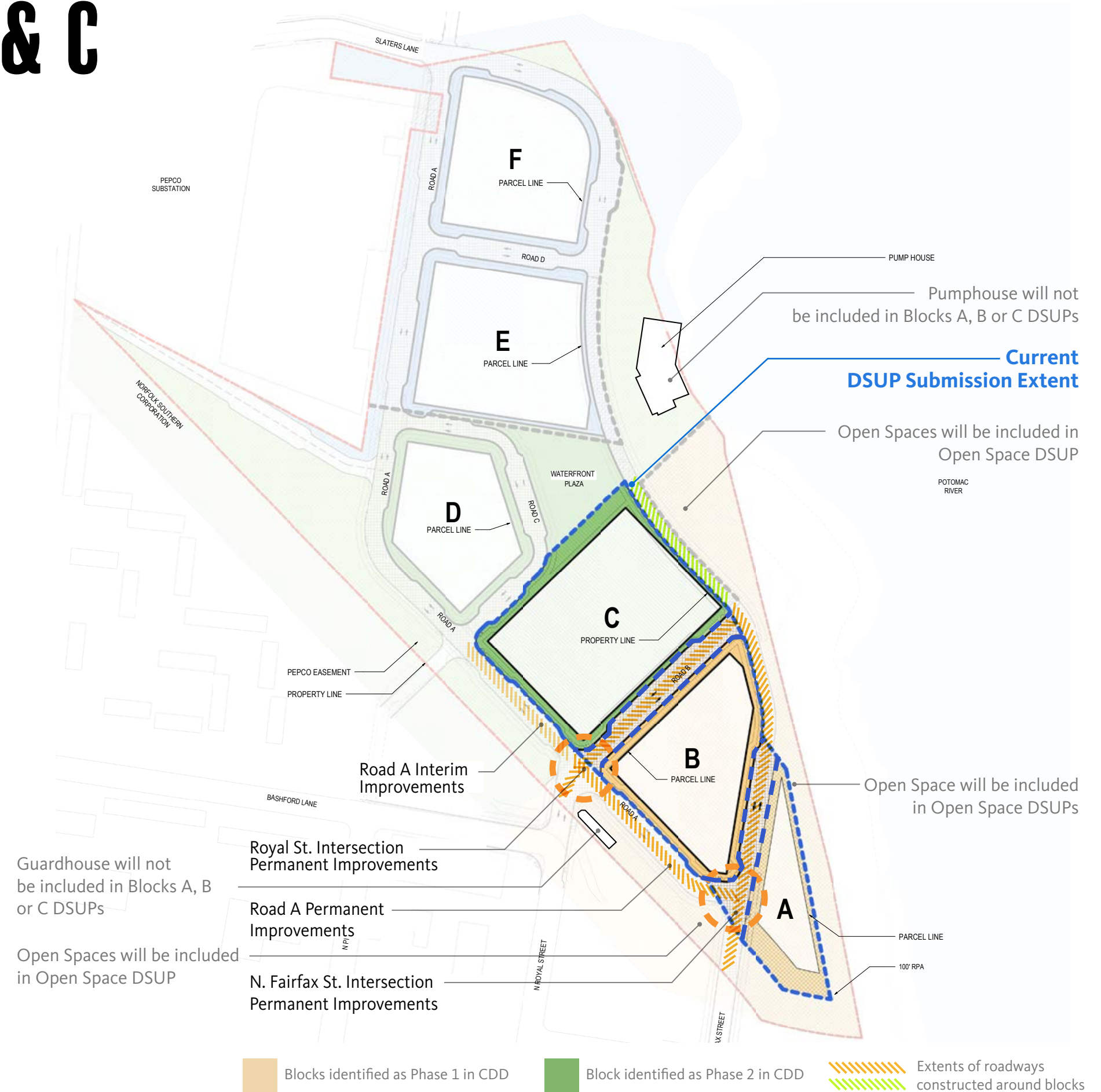


# FOCUS ON BLOCKS A, B & C

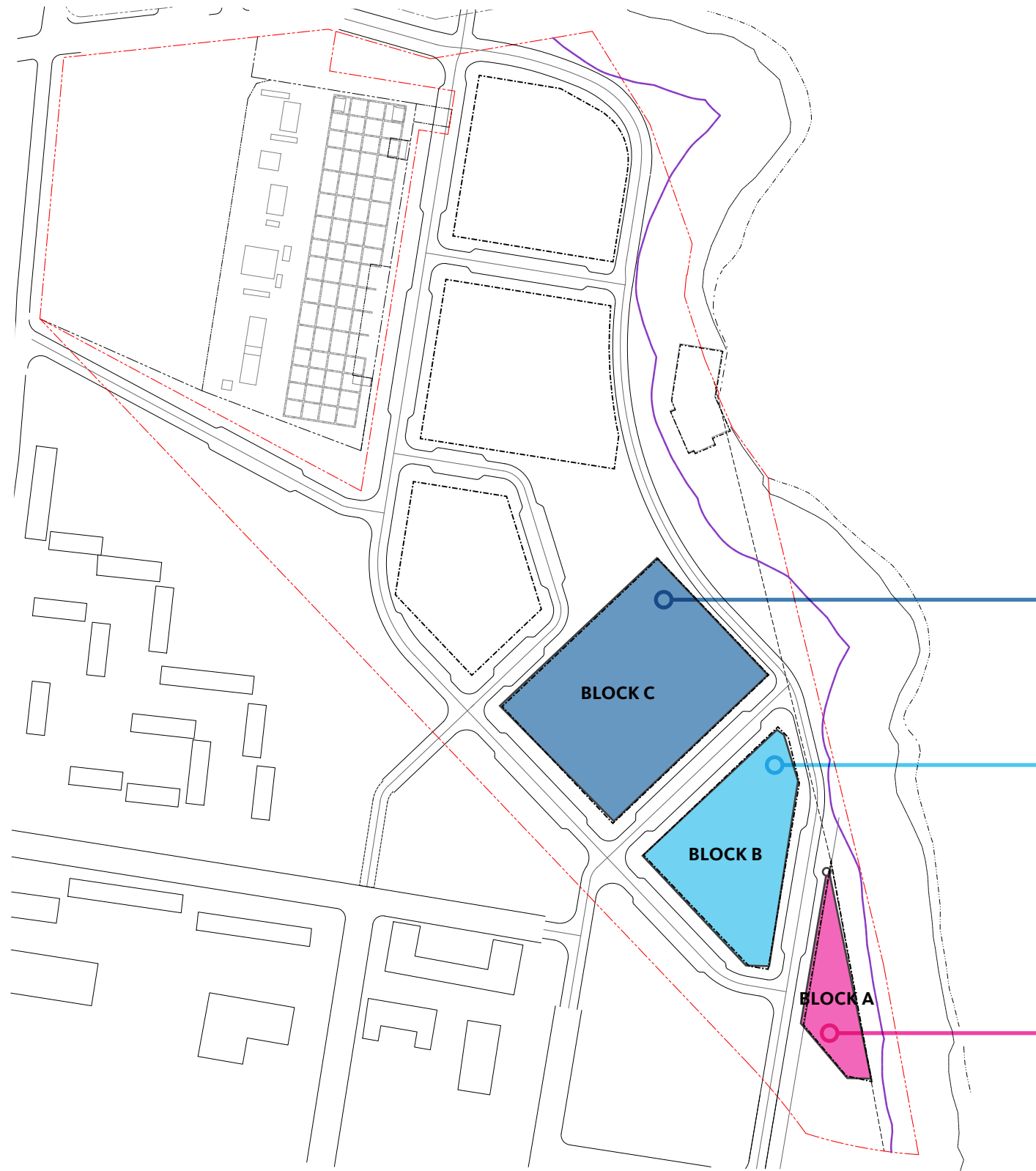
- Blocks A & B (CDD phase 1) and Block C (portion of CDD phase 2)
- Block DSUPs include area within the curb lines
- Future open space DSUPs for waterfront and linear park (on PRGS property) will include areas outside block parcel lines

Per the requirement for DSUP Concept I & II submissions:

- Concept I depicts sidewalks, building footprints and uses within the curb line
- Building designs are in progress and will be included in Concept II



# PROJECT TEAM



## BLOCK C

HANDEL  
ARCHITECTS



Elga Killinger



Blake Middleton

## BLOCK B

SCB



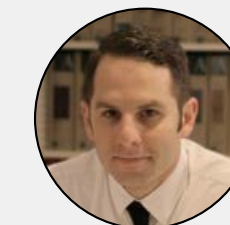
Devon Patterson



Kelly Somers

## BLOCK A + PODIUM

Gensler



Jared Krieger



Khalid Abisourour



# MASSING APPROACHES | DRIVERS

## VISUAL CONNECTIONS AND GATEWAYS

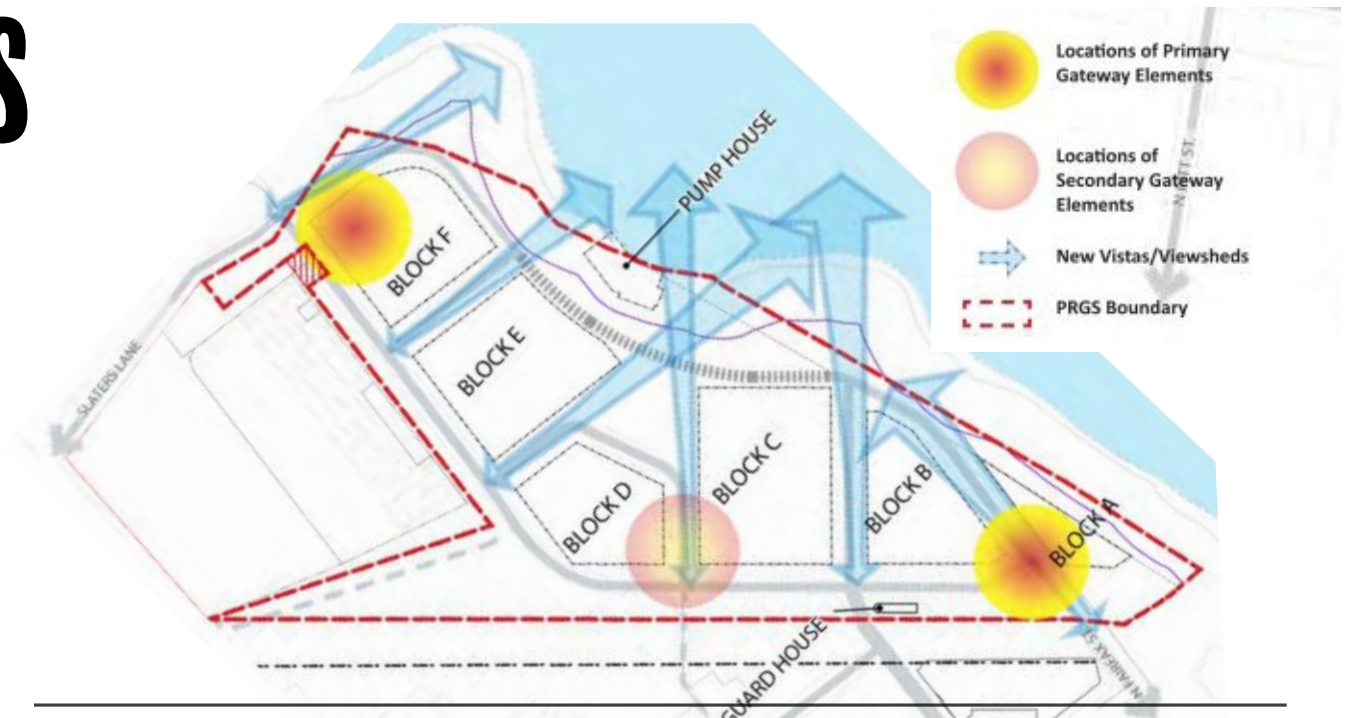
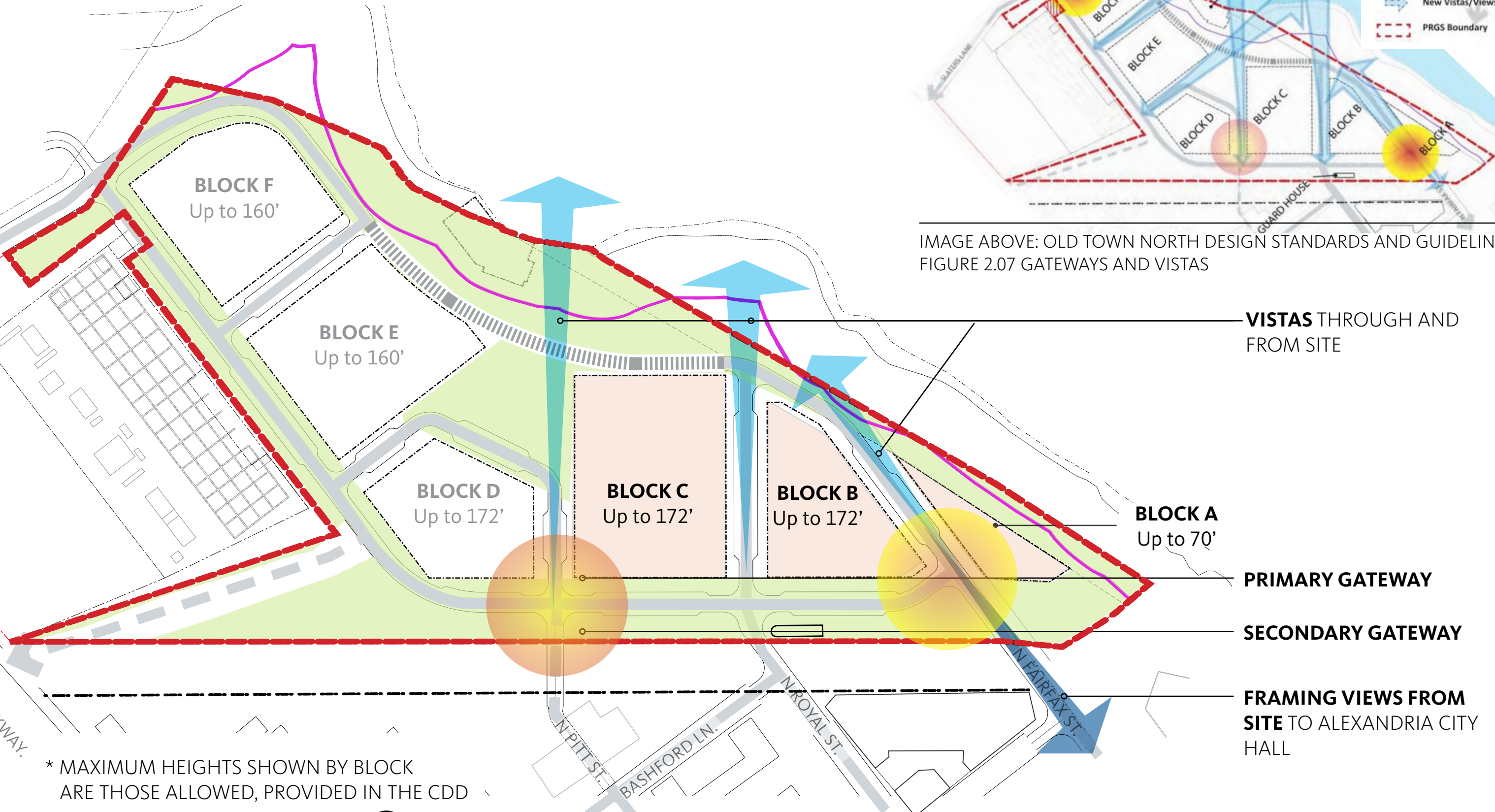


IMAGE ABOVE: OLD TOWN NORTH DESIGN STANDARDS AND GUIDELINES  
FIGURE 2.07 GATEWAYS AND VISTAS



**VISTAS** THROUGH AND FROM SITE

**PRIMARY GATEWAY**

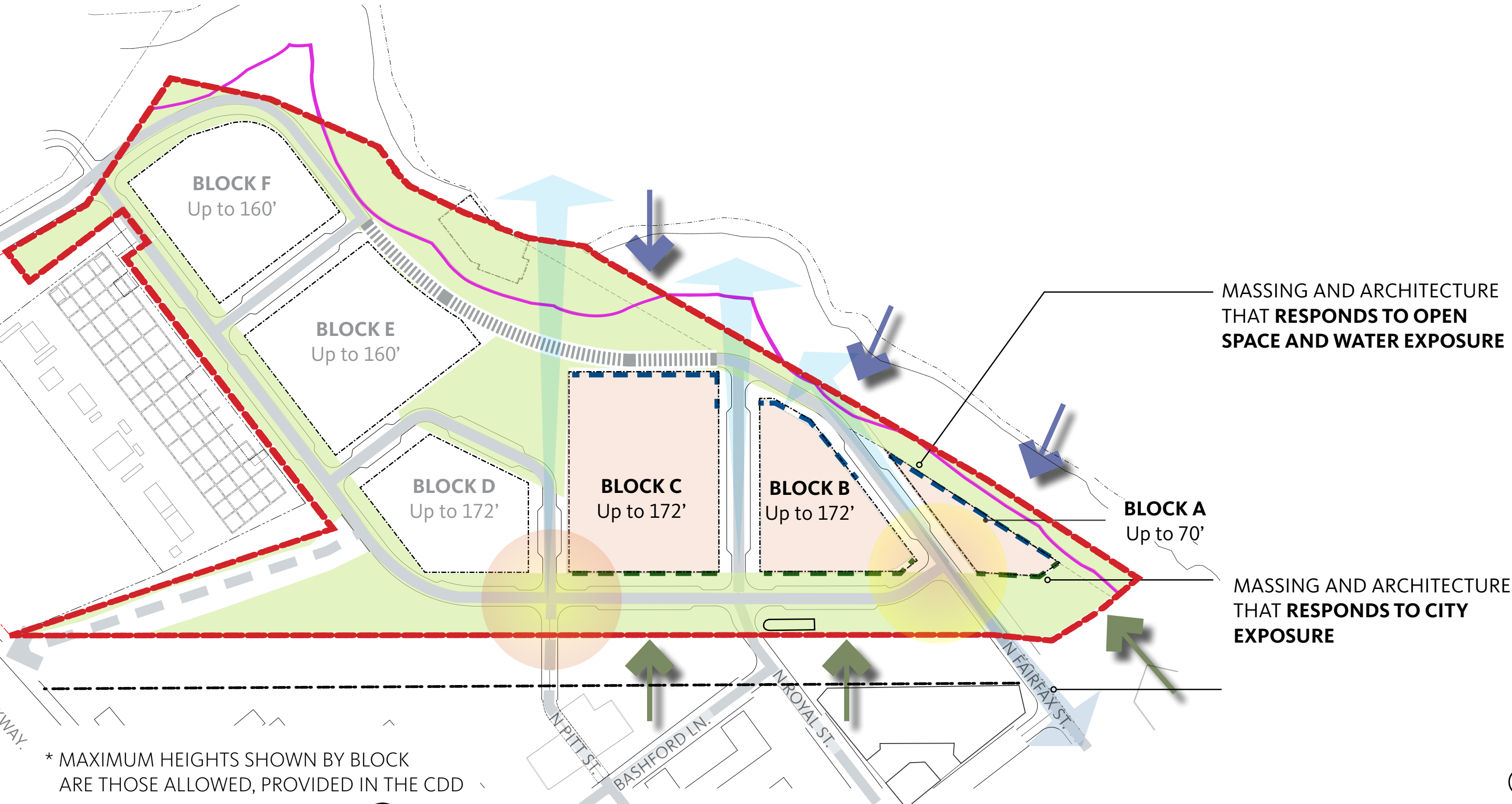
**SECONDARY GATEWAY**

**FRAMING VIEWS FROM SITE TO ALEXANDRIA CITY HALL**

\* MAXIMUM HEIGHTS SHOWN BY BLOCK ARE THOSE ALLOWED, PROVIDED IN THE CDD

# MASSING APPROACHES | DRIVERS

## SURROUNDING CONTEXT



MASSING AND ARCHITECTURE THAT **RESPONDS TO OPEN SPACE AND WATER EXPOSURE**

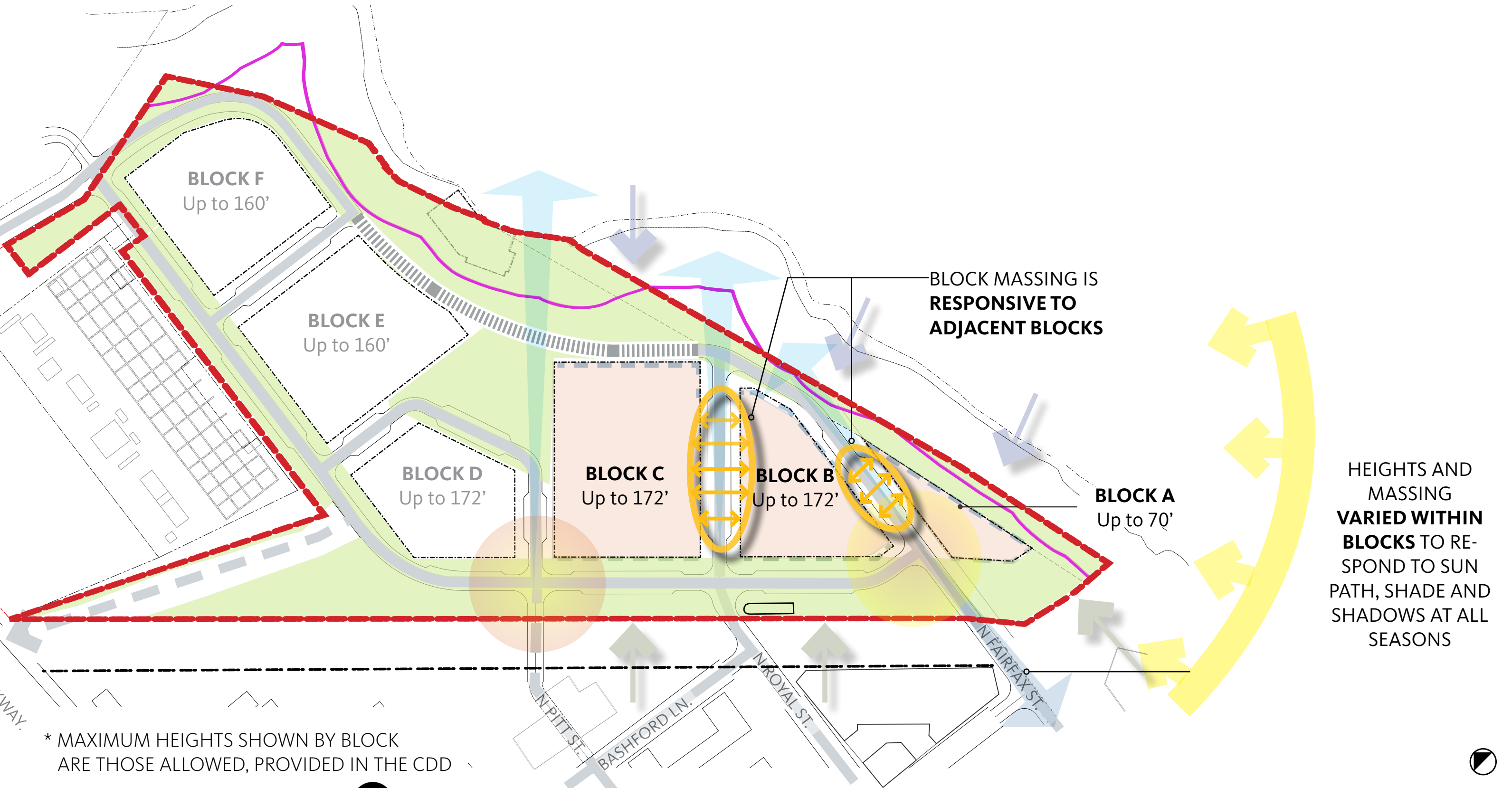
MASSING AND ARCHITECTURE THAT **RESPONDS TO CITY EXPOSURE**

\* MAXIMUM HEIGHTS SHOWN BY BLOCK ARE THOSE ALLOWED, PROVIDED IN THE CDD



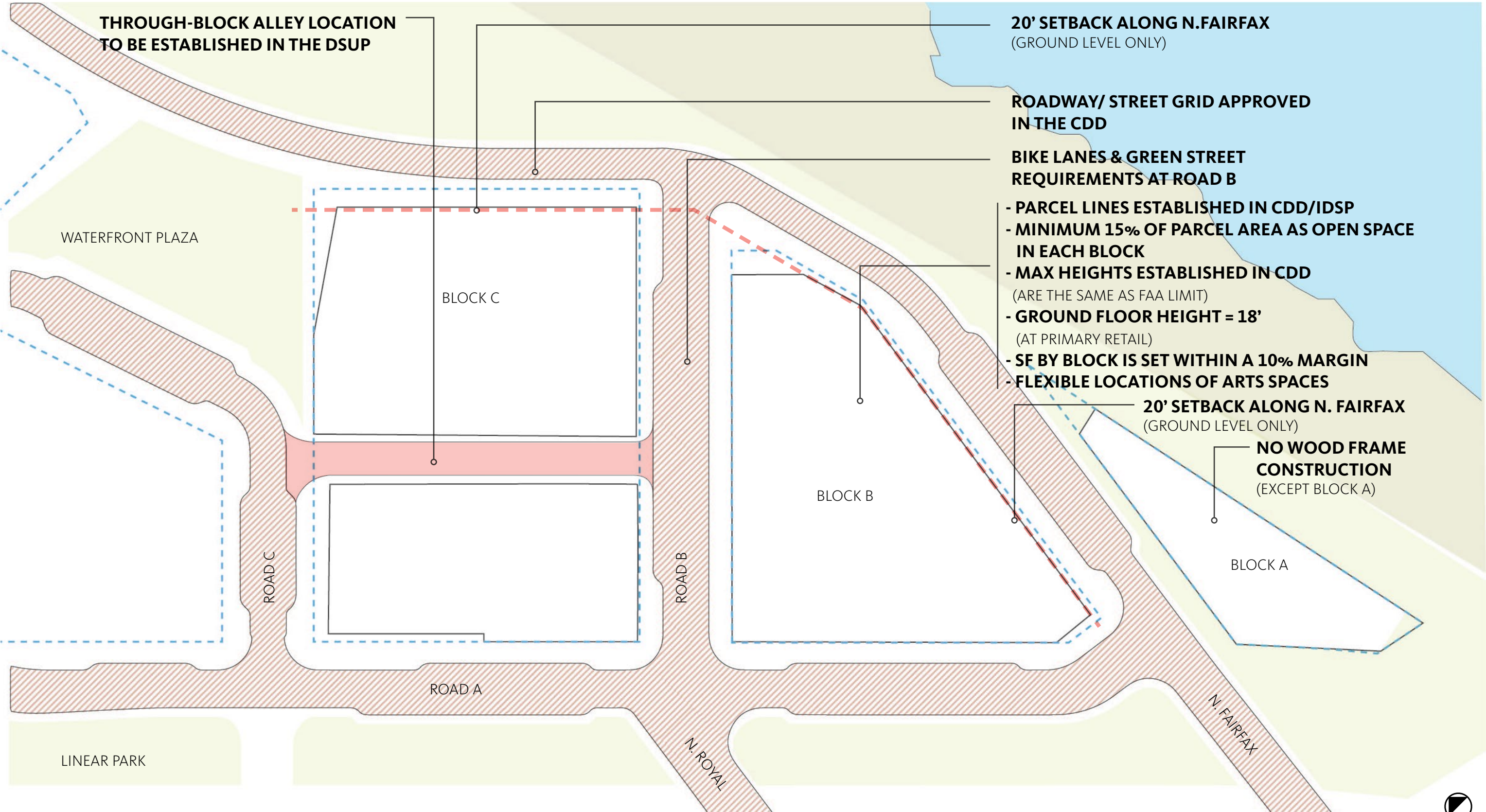
# MASSING APPROACHES | DRIVERS

## BUILDING RELATIONSHIPS



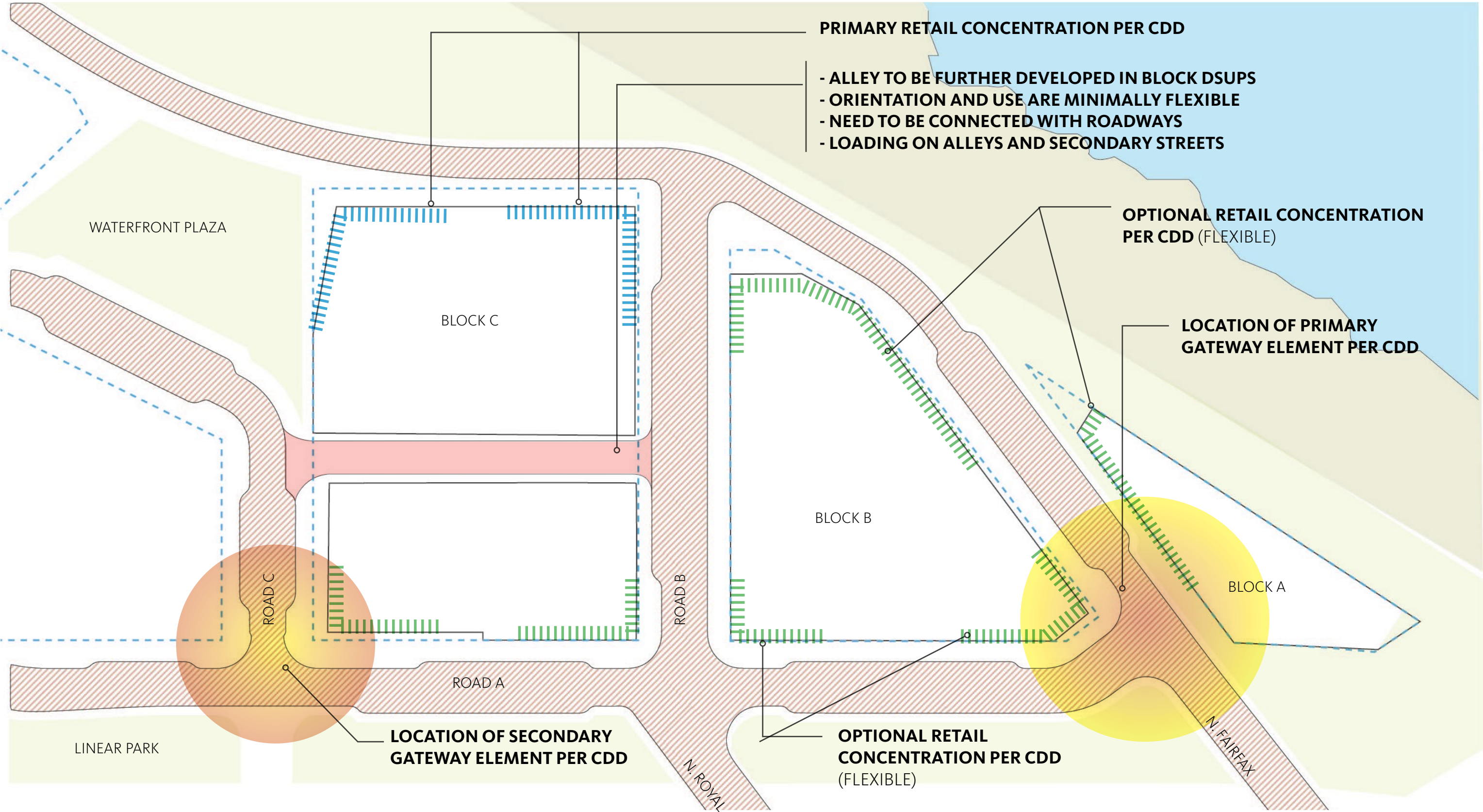
\* MAXIMUM HEIGHTS SHOWN BY BLOCK ARE THOSE ALLOWED, PROVIDED IN THE CDD

# GROUND LEVEL | PLANNING PARAMETERS





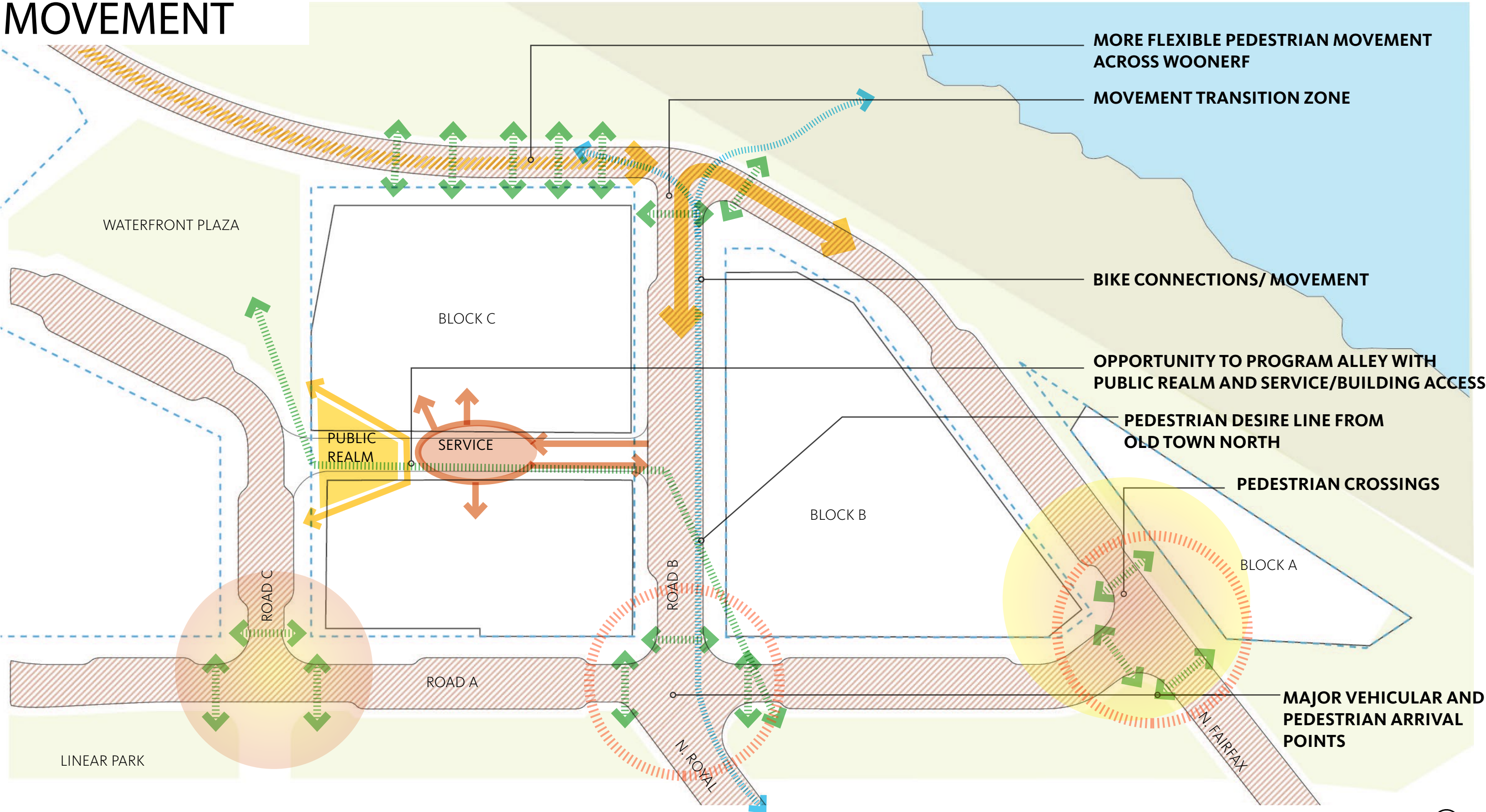
# GROUND LEVEL | PLANNING PARAMETERS





# GROUND LEVEL | ADDITIONAL OBSERVATIONS

## MOVEMENT



MORE FLEXIBLE PEDESTRIAN MOVEMENT ACROSS WOONERF

MOVEMENT TRANSITION ZONE

BIKE CONNECTIONS/ MOVEMENT

OPPORTUNITY TO PROGRAM ALLEY WITH PUBLIC REALM AND SERVICE/BUILDING ACCESS

PEDESTRIAN DESIRE LINE FROM OLD TOWN NORTH

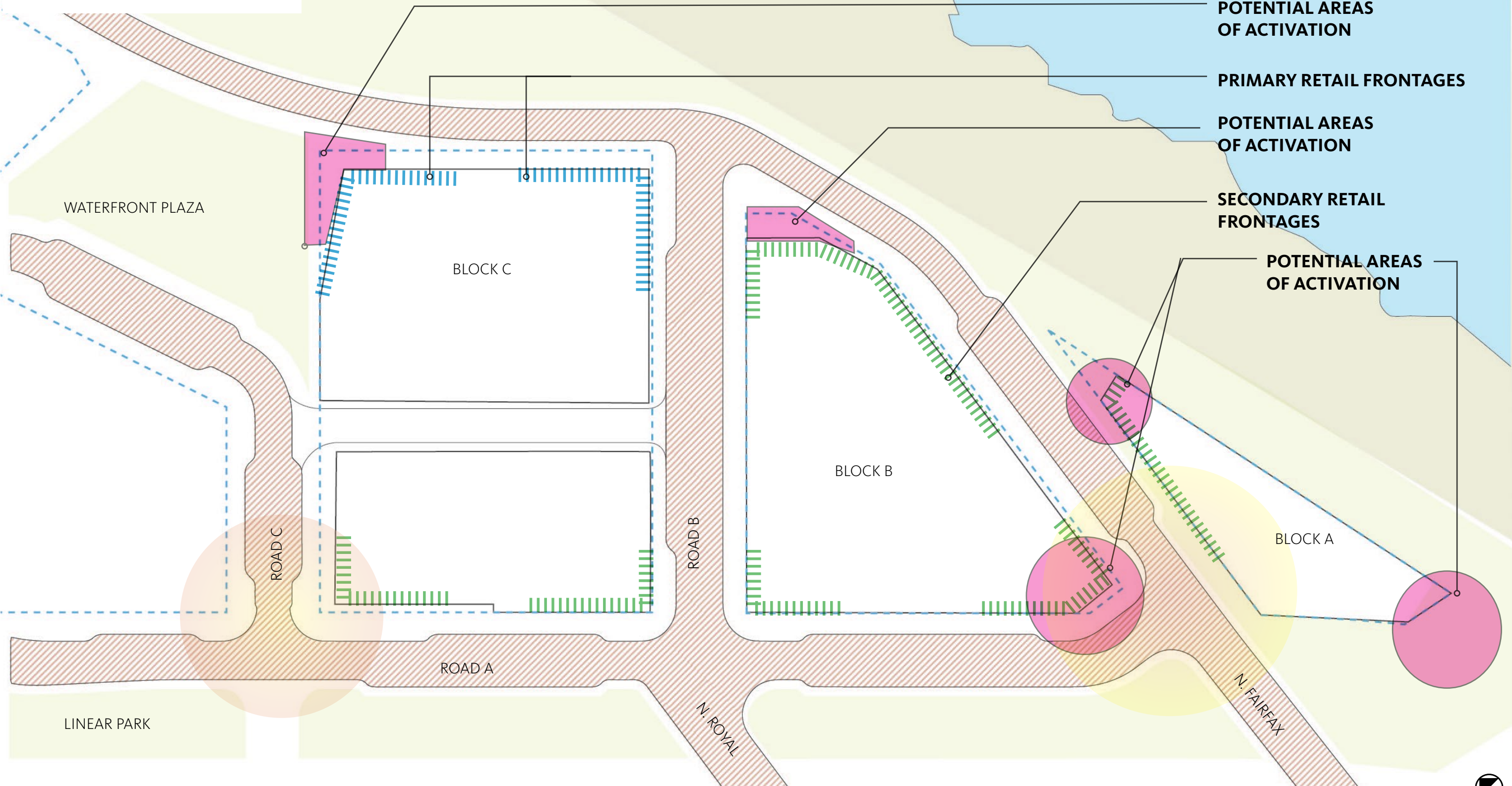
PEDESTRIAN CROSSINGS

MAJOR VEHICULAR AND PEDESTRIAN ARRIVAL POINTS



# GROUND LEVEL | ADDITIONAL OBSERVATIONS

## ACTIVATION



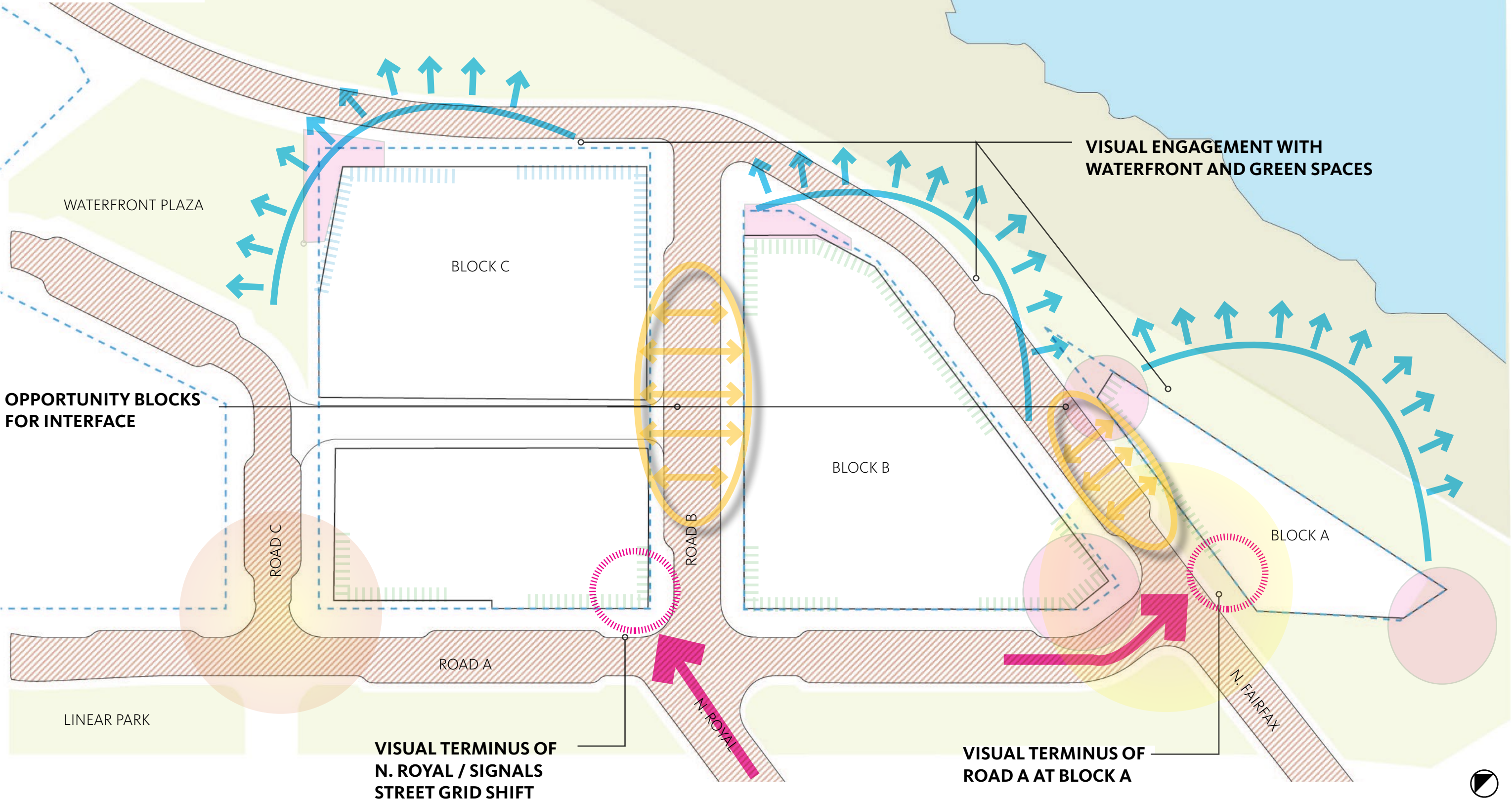
- POTENTIAL AREAS OF ACTIVATION
- PRIMARY RETAIL FRONTAGES
- POTENTIAL AREAS OF ACTIVATION
- SECONDARY RETAIL FRONTAGES
- POTENTIAL AREAS OF ACTIVATION





# GROUND LEVEL | ADDITIONAL OBSERVATIONS

## VISUAL



VISUAL ENGAGEMENT WITH WATERFRONT AND GREEN SPACES

WATERFRONT PLAZA

BLOCK C

OPPORTUNITY BLOCKS FOR INTERFACE

BLOCK B

BLOCK A

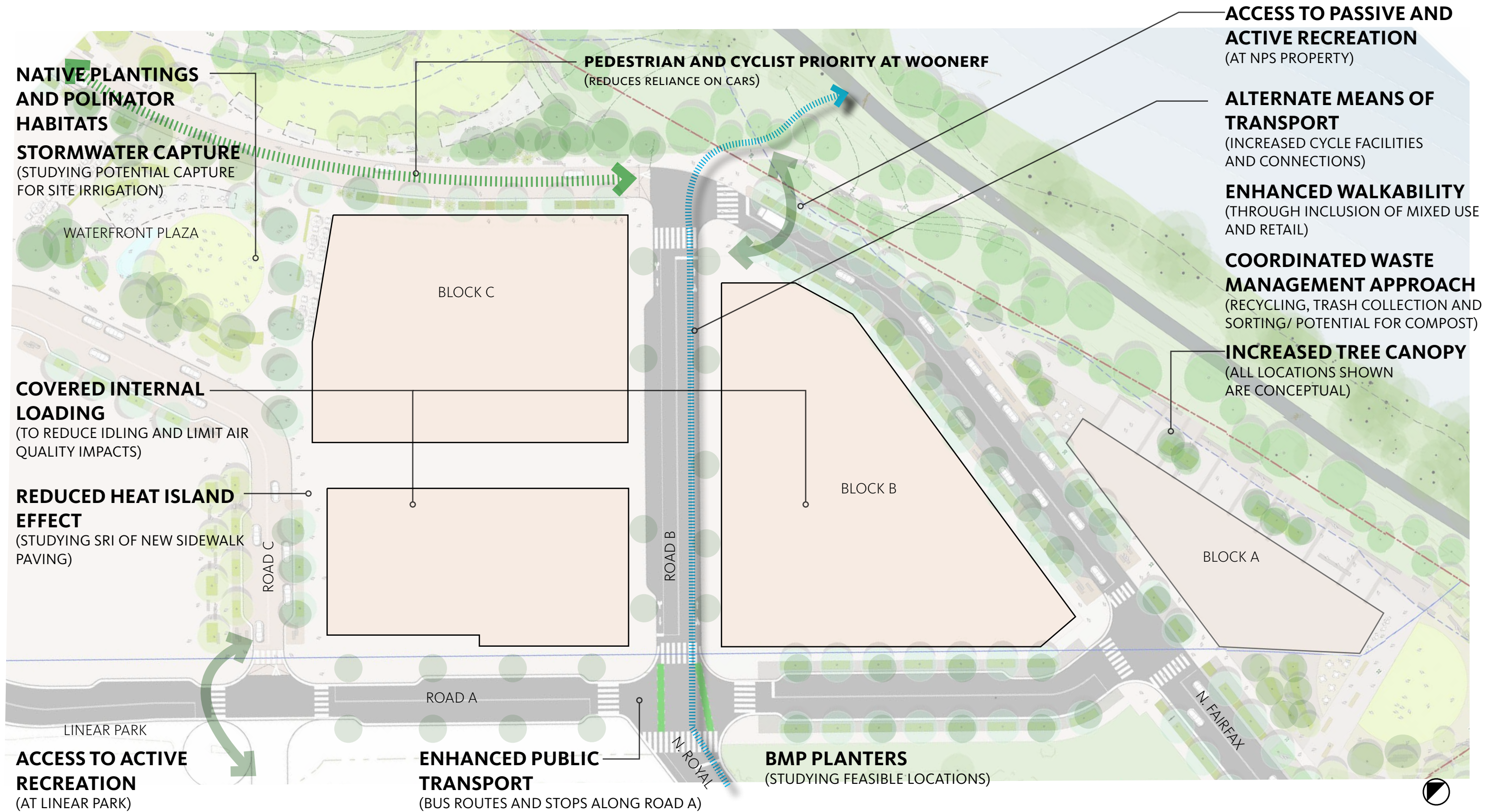
LINEAR PARK

VISUAL TERMINUS OF N. ROYAL / SIGNALS STREET GRID SHIFT

VISUAL TERMINUS OF ROAD A AT BLOCK A



# GROUND LEVEL | CSS INTEGRATION





# DESIGN EXCELLENCE | PREREQUISITES

- DSUP applicants identify compliance with one of two paths:
  - OTN-PRGS Design Standards & Guidelines **OR**
  - OTN-PRGS Design Excellence Prerequisites & Criteria
- If Design Excellence is selected, compliance with the Prerequisites are evaluated at a City Staff level prior to UDAC review
- UDAC reviews applications for compliance with Design Excellence Criteria

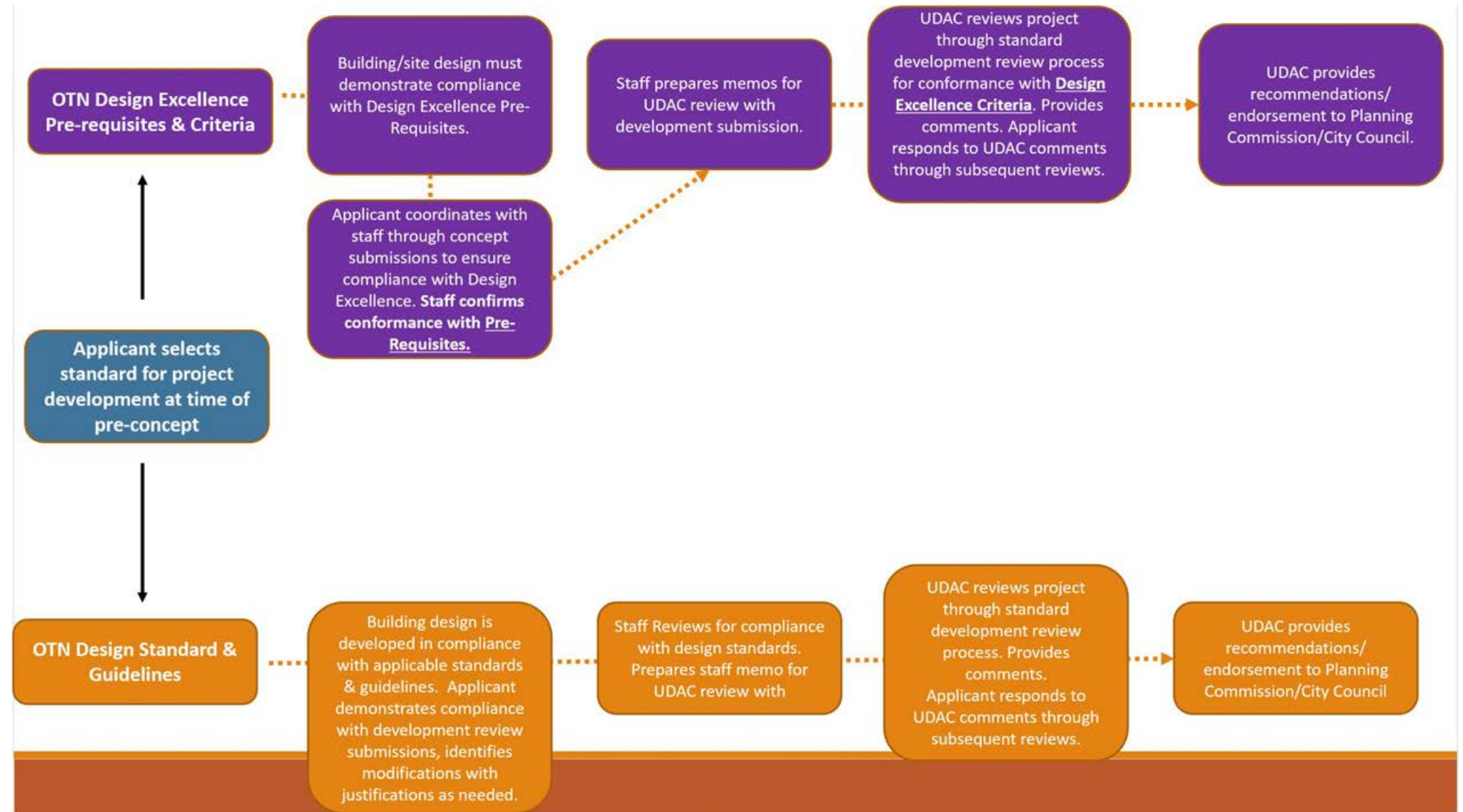


Diagram provided by the City of Alexandria



# DESIGN EXCELLENCE | PREREQUISITES

PREREQUISITE	TEXT
<b>P1: Superior Urban Form</b>	<p>Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality, and massing. Blocks are planned with a mix of uses and developed and designed with site-wide consideration of individual buildings and spaces. Buildings or spaces in a prominent location or with a prominent use are designed to reflect their contextual importance, including key locations such as the North Fairfax and Slater’s Lane gateways, and the central plaza.</p> <p>Examples include – Interplay of uses between levels; forms that frame water views; controlled relationships between ground plane &amp; upper levels; and architecture &amp; landscape designed holistically.</p>
<b>P2: Environmental Innovation Leader</b>	<p>Environmental Sustainability is integrated into the design of infrastructure, open spaces, and buildings. The Applicant will demonstrate an integrated approach to building design, open space and infrastructure to meet or exceed the sustainability goals as outlined in the Coordinated Sustainability Strategy. A building or group of buildings and site design must demonstrate a high level of commitment to environmental stewardship and responsibility using innovative technology and a holistic environmental response. This may include visible environmental measures for educational and demonstrative purposes. The project will demonstrate, implement or meet the goals and targets established by the site’s Coordinated Sustainability Strategy, OTNSAP, and voluntary Carbon Neutrality Analysis (CNA).</p> <p>Examples include – Green roofs; integrated stormwater strategies at street level; on-site photovoltaic; and balanced hardscape &amp; landscape.</p>
<b>P3: Quality + Durable Building Materials are Specified</b>	<p>Exterior building materials will be limited to natural or engineered stone, metal, porcelain tile, terra cotta, brick, wood, concrete, photovoltaic panels, glass or materials of equal quality, performance, and longevity.</p> <p>Examples include – Glass/aluminum; wood/glass; metal/glass; brick; and glass/metal panel/terra cotta.</p>
<b>P4: Off-Street Parking is Located Below Grade</b>	<p>Off-street parking will be provided entirely below grade. Adequate soil depth above the below-grade parking must be provided to support canopy trees, surface paving materials, and innovative water management strategies at key locations. These features will be integrated into the site design and will be provided at grade. Creative integration of parking and service functions enhances the public realm (e.g., combined parking and loading across the site with no on- street maneuvering, etc.).</p> <p>Examples include – Attractive service &amp; pedestrian alleyways; shared approach to pedestrian &amp; vehicle movement; and clear &amp; distinguishable parking wayfinding.</p>
<b>P5: Exceptional Site Response</b>	<p>A building or group of buildings that captures or enhances its setting in creative ways. This could include the integration of waterfront and city views with circulation, the relationship and engagement with public open space, and the creation of unique amenities within or on top of a structure, or subsurface structure with usable roof (such as the Pump House or other infrastructure).</p> <p>Examples include – Activation of building roofs as a “fifth elevation”; building forms that frame open space &amp; waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>





# DESIGN EXCELLENCE | PREREQUISITES

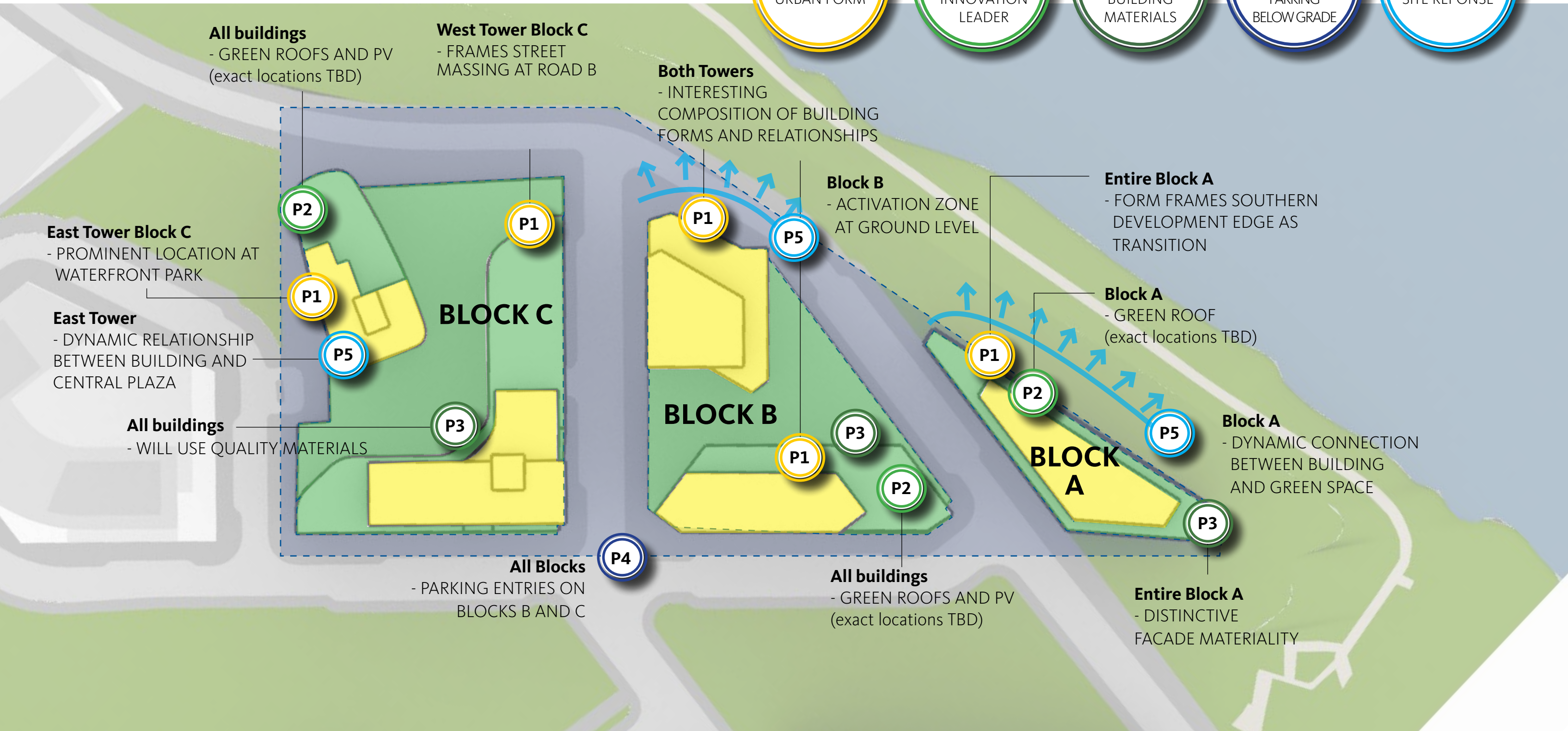
**P1**  
SUPERIOR  
URBAN FORM

**P2**  
ENVIRONMENTAL  
INNOVATION  
LEADER

**P3**  
QUALITY+DURABLE  
BUILDING  
MATERIALS

**P4**  
OFF-STREET  
PARKING  
BELOW GRADE

**P5**  
EXCEPTIONAL  
SITE REPOSE





# SCHEDULE & PROCESS

# STEPS FORWARD



**KEY**

- IDSP (Blue diamond)
- DSUP (Pink diamond)
- CDD APPROVAL (Light blue diamond)
- CSS (Green diamond)
- COMMUNITY MEETINGS (Blue circle)



# THANK YOU!

POTOMAC RIVER GENERATING STATION  
REDEVELOPMENT





# APPENDIX



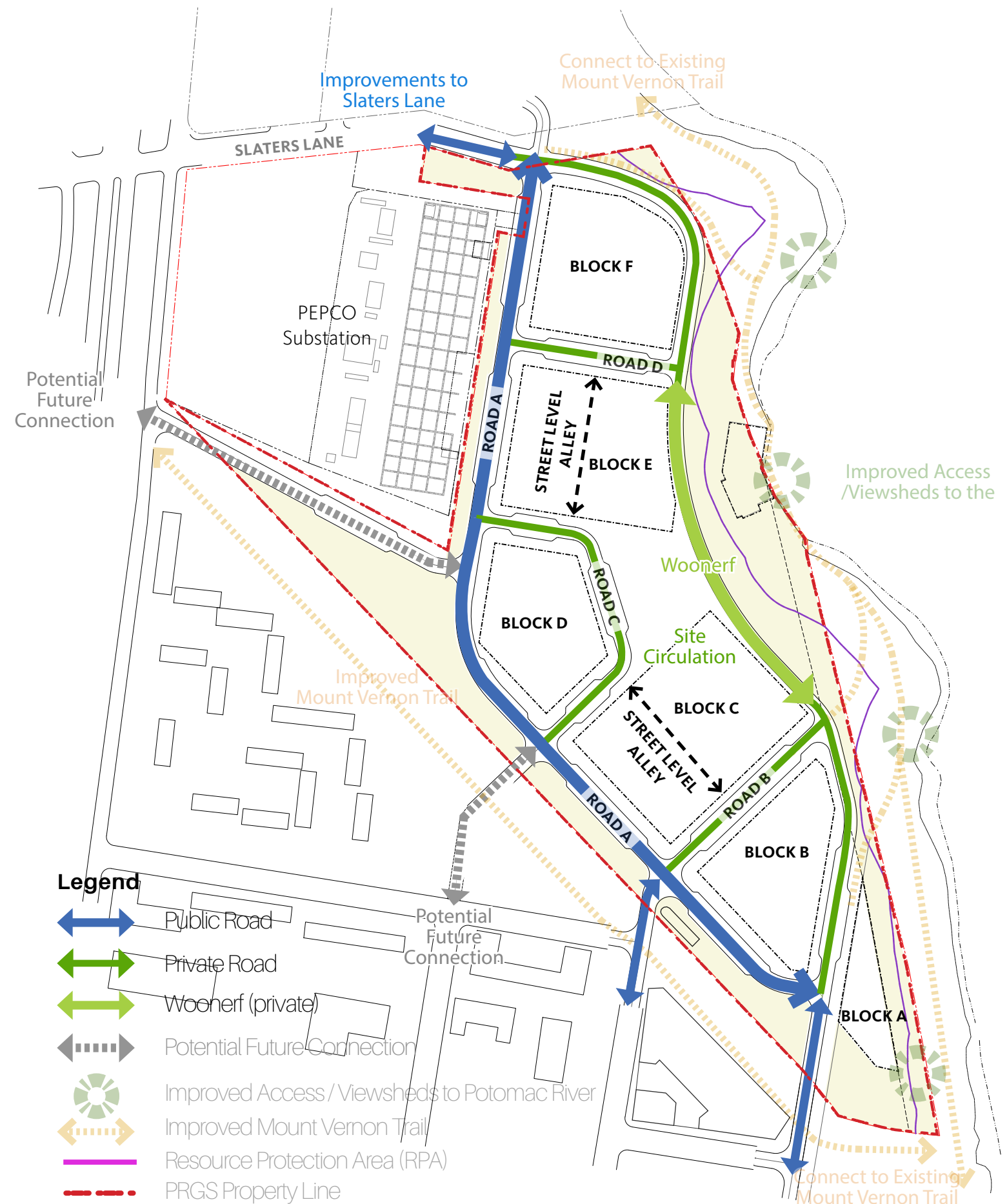
# INTEGRATE THE SITE

## 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.





# CONNECT PEOPLE TO THE WATERFRONT

- 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'



### Legend

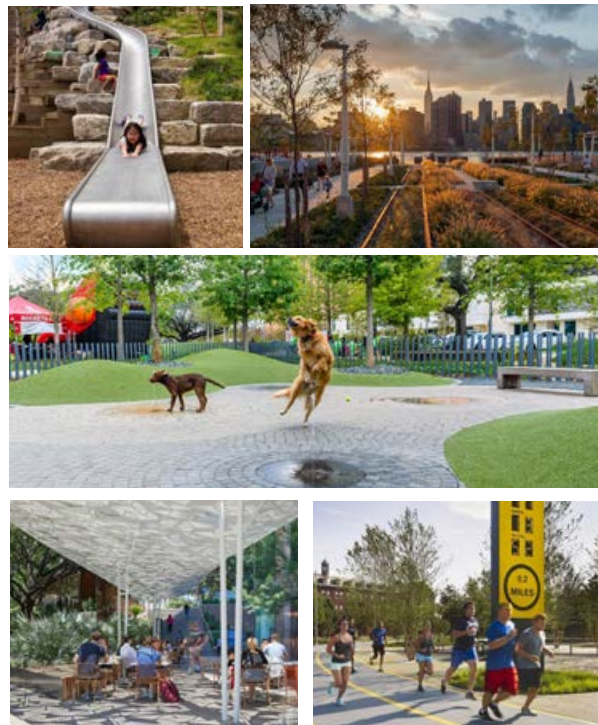
➔ VIEWSHEDS



# PROVIDE MEANINGFUL OPEN SPACE

Open Space on PRGS Property: Approximately 5.7 acres  
 Open Space on Adjacent Property: Approximately 8.4 acres

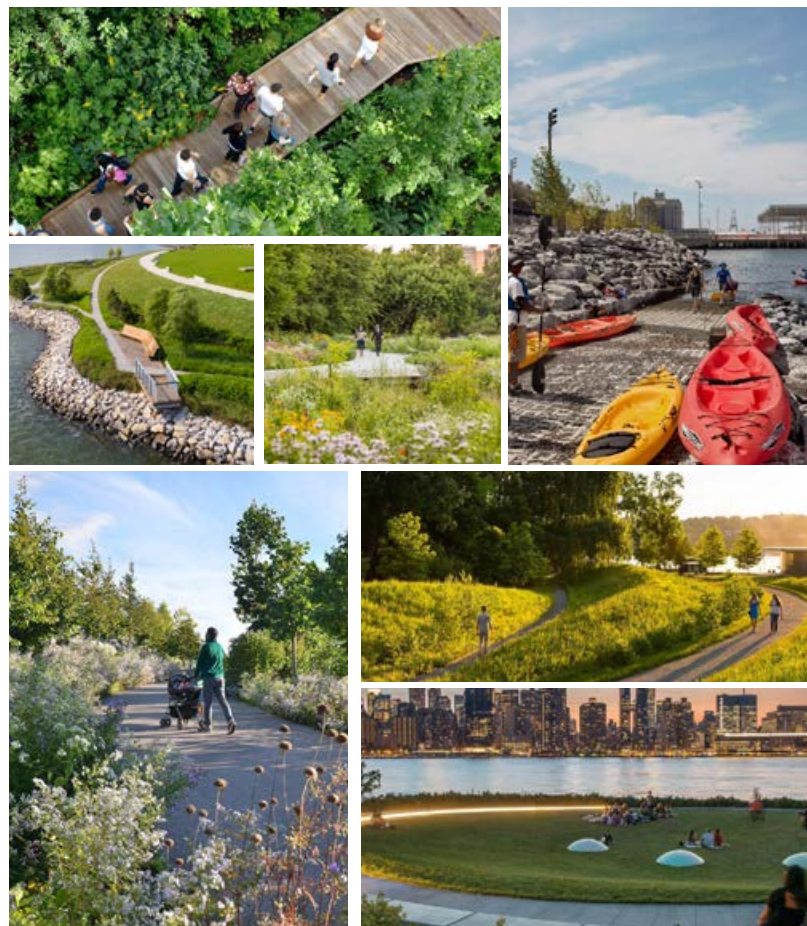
## LINEAR OPEN SPACE



## PEPCO LINER



## WATERFRONT NORTH & SOUTH



## WATERFRONT PLAZA AREA

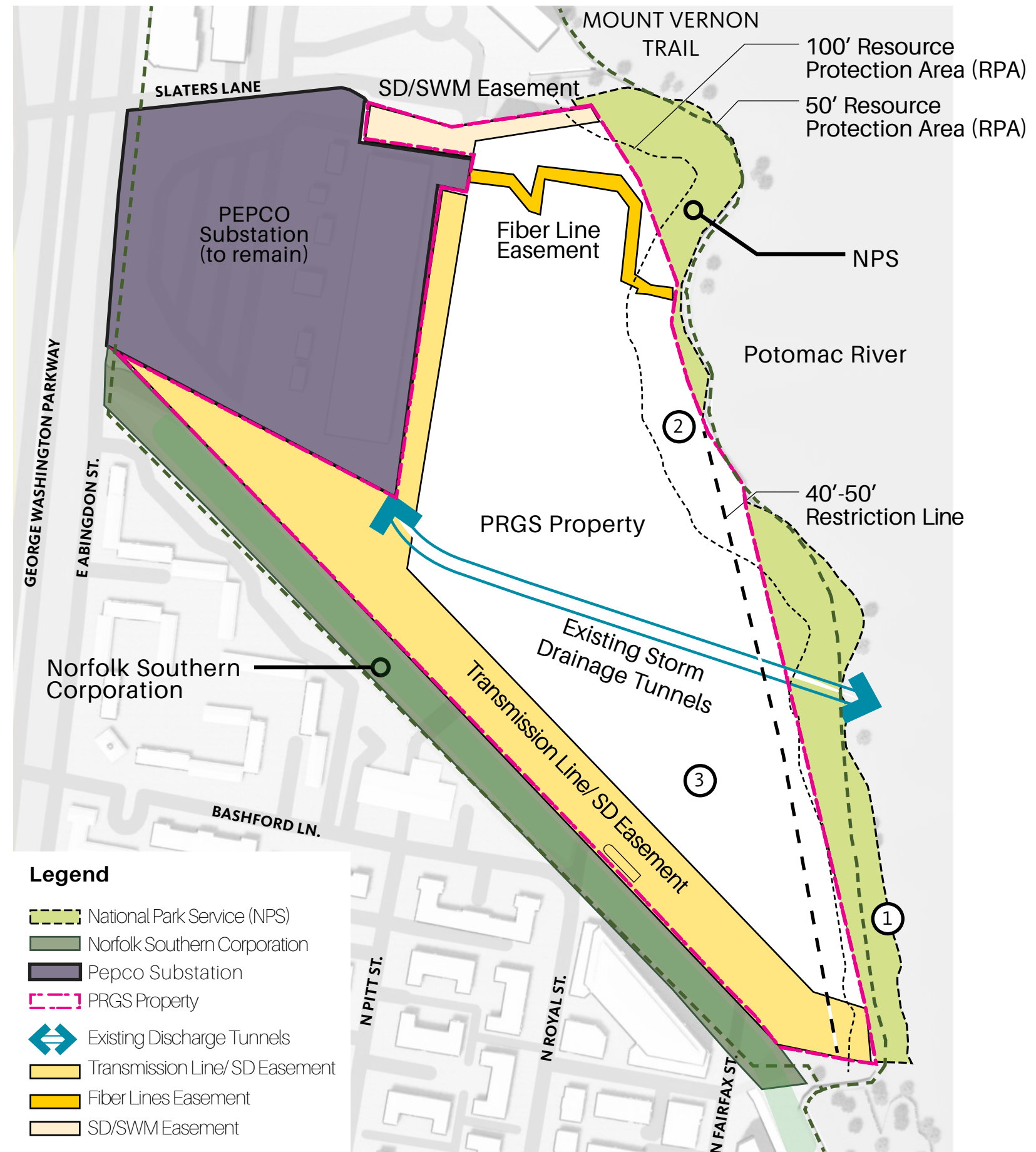




# UTILITIES AND SITE CONSTRAINTS

## Existing Easements & Setbacks

- There is existing utility infrastructure on site that includes:
  - Transmission line easements
  - Stormwater easements
  - Storm drainage tunnels
- These existing utility components impact the buildable area of the site
- PRGS will rely upon stormwater filtration and release and not municipal stormwater system
- Other utility providers will be brought in to supply
  - Power/electricity (Dominion Power)
  - Water
  - Domestic wastewater
  - Internet connectivity





# AFFORDABLE HOUSING & ARTS

**350,000 SF** of potential bonus density

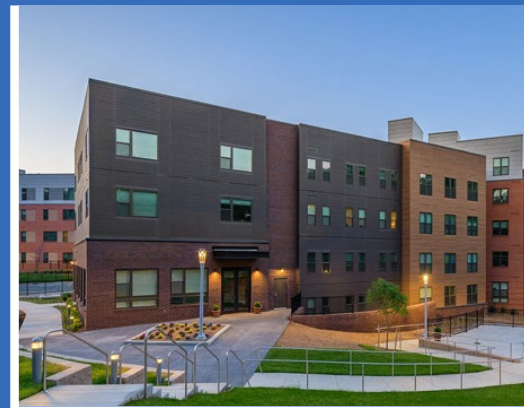
**275,000 SF** for Affordable Housing (**79% of total**)

**75,000 SF** for Arts and Cultural Anchors & Tenants (**21% of total**)

## 8-16% AFFORDABLE HOUSING

**+/- 160 UNITS** of Affordable Housing

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



## 15,000 SF of Subsidized Arts & Cultural Space

- The **Old Town North Arts District** has been extended into the PRGS site.
- This will include planning for arts uses and potentially repurposing existing site artifacts for new, creative uses.

## ARTS USES