

POTOMAC RIVER GENERATING STATION

ALEXANDRIA COMMUNITY MEETING # 1

FEBRUARY 11, 2021



 **Hilco**
Redevelopment Partners

Gensler **OJB** 

 **Wetland**
Studies and Solutions, Inc.

 **GOROVE / SLADE**
Transportation Planners and Engineers

Geosyntec
consultants

 **SUSTAINABLE
BUILDING PARTNERS**

 **christopher**
consultants

AGENDA

The background of the slide is a photograph of an industrial site, likely a refinery or chemical plant. It features several large, cylindrical storage tanks with metal ladders and walkways. The facility is surrounded by green grass and some trees in the foreground. The sky is blue with scattered white clouds. The text is overlaid on this image, with the title 'AGENDA' in large white letters at the top left, and seven numbered items in blue bars on the left side.

1. PROJECT INTRO

2. HILCO REDEVELOPMENT PARTNERS INTRO

3. HRP PROJECTS

4. HRP GUIDING PRINCIPLES

5. PRGS PROJECT TEAM INTRO

6. PROJECT SITE OVERVIEW

7. NEXT STEPS...

POTOMAC RIVER GENERATING STATION SITE

- POWER PLANT SINCE 1945
- DECOMMISSIONED IN 2012
- REDEVELOPMENT WAS ENVISIONED BY OLD TOWN NORTH SMALL AREA PLAN (OTN SAP)
- OTN SAP ADOPTED IN 2017 AFTER 2 YEAR PUBLIC PLANNING PROCESS INCLUDING SIGNIFICANT COMMUNITY ENGAGEMENT

MT. VERNON TRAIL

OLD TOWN NORTH SMALL
AREA PLAN

KING STREET

CW MEMORIAL PARKWAY





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HRP ALEXANDRIA PROJECT TEAM



Roberto Perez
CEO

Our mission is to take on complex projects where we return economic opportunity to industrial sites that have run their useful life. We have been successfully acquiring and redeveloping obsolete properties in cities across the country, bringing new economic life to places in need of revitalization and opportunity.



Melissa Schrock
SVP, MIXED-USE
DEVELOPMENT



George Needs
VP, MIXED-USE
DEVELOPMENT



Brian Sheehan
SVP, DEVELOPMENT



Julianna Connolly
ENVIRONMENTAL LEAD
GREEN LADDER
ENVIRONMENTAL



Joseph Jeray
VP, ENVIRONMENTAL
REMEDIATION



Gary Epstein
CMO, HILCO GLOBAL

WHY WE DO

HILCO REDEVELOPMENT PARTNERS IS IN THE BUSINESS OF TRANSFORMATION, SETTING THE NEW STANDARD OF SUSTAINABLE REDEVELOPMENT.

WE PRIORITIZE BEST-IN-CLASS ENVIRONMENTAL PRACTICES, COMMUNITY ENGAGEMENT AND LOCAL ECONOMIC DEVELOPMENT.



ENVIRONMENT

OUR PROJECTS SURPASS ENVIRONMENTAL STANDARDS, INCORPORATE GREEN TECHNOLOGIES, AND MAXIMIZE RECYCLING OF EXISTING MATERIALS.



ECONOMY

WE SUPPORT LOCAL ECONOMIES BY CREATING LONG-TERM JOBS AND RECRUITING LOCALLY TO GROW OUR NEIGHBORHOODS.



COMMUNITY

WE CONNECT TO COMMUNITIES THROUGH OPEN DIALOGUE, CIVIC PARTICIPATION. CHARITABLE GIVING AND NEIGHBOR-CENTRIC PLANNING.

WHAT WE DO



INDUSTRIAL

MODERN INDUSTRIAL SPACE
DEDICATED TO LOGISTICS,
DISTRIBUTION AND
E-COMMERCE



MIXED-USE

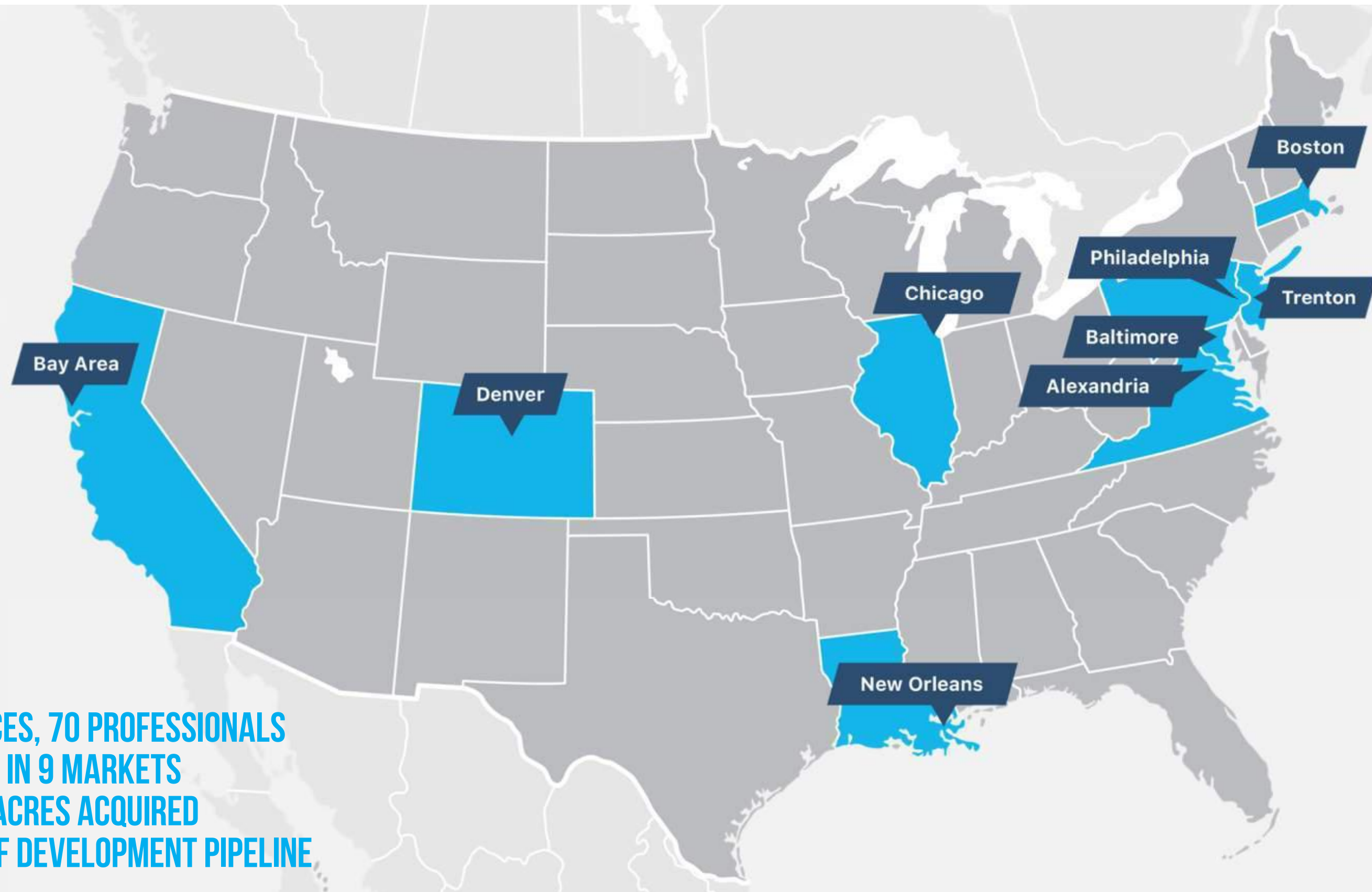
REINTEGRATION OF URBAN
VOIDS INTO SURROUNDING
NEIGHBORHOODS, CREATING
A DYNAMIC MIX OF USES



LIFE SCIENCE

TRANSFORMATION OF
OBSOLETE SITES INTO LIFE
SCIENCE, R&D, TECHNOLOGY
AND MANUFACTURING
CAMPUSES

WHERE WE ARE



**5 OFFICES, 70 PROFESSIONALS
ACTIVE IN 9 MARKETS
6,000 ACRES ACQUIRED
20 M SF DEVELOPMENT PIPELINE**



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HRP PROJECTS

EXCHANGE 55

CHICAGO, ILLINOIS

- Crawford Station was once the largest coal-fired power plant in the Chicago area before being decommissioned in 2012.
- Maximized recycling and reuse of materials onsite.
- Largest LEED-Certified industrial facility in the City of Chicago.



BEFORE



AFTER

LAST MILE INDUSTRIAL REDEVELOPMENT

70-ACRE

FORMER COAL FIRED POWER
PLANT IN CHICAGO, IL

100 % LEASED

TO S&P A-RATED TENANT

1.3 MILLION SF

STATE-OF-THE-ART
DISTRIBUTION FACILITY

98% RE-USE

MATERIALS REPURPOSED
FROM DEMOLITION

HRP PROJECTS

HUDSON LOGISTICS PARK JERSEY CITY, NEW JERSEY

- Retired PSE&G coal-fired power plant site located in Jersey City, NJ.
- 72-acre master-planned industrial park with brand new roads and infrastructure.
- 100% of stormwater managed onsite using modern design techniques and native vegetation.



BEFORE

FEBRUARY 11, 2021



AFTER

LAST MILE INDUSTRIAL REDEVELOPMENT

72 DEVELOPABLE ACRES

ON FORMER PSE&G POWER
PLANT

750,000 SF

CONSTRUCTION OF A 4
BUILDING STATE-OF-THE-ART
LOGISTICS PARK

40% OF U.S. POPULATION

ACCESSIBLE WITHIN 1-DAY DRIVE

HRP PROJECTS

PHILADELPHIA ENERGY SOLUTIONS (PES)

PHILADELPHIA, PA

- 1,300 acre shuttered refinery site to become world-class, multimodal logistics hub and research campus.
- Once stood as the largest oil and gas refinery on the east coast before closing in 2019.
- Deconstruction involves removal of, 950 miles of pipeline, 105 existing buildings and over 3,000 tanks and vessels .



BEFORE

FEBRUARY 11, 2021



AFTER

MULTI-MODAL LOGISTICS AND RESEARCH PARK

19,000 JOBS

PROJECTED STATEWIDE

\$2 BILLION +

PROJECTED PRIVATE
INVESTMENT

13 MILLION SF

OF NEWLY CONSTRUCTED
CLASS-A FACILITIES

1300+ ACRE

LOGISTICS AND RESEARCH PARK
ON FORMER REFINERY SITE



Redevelopment Partners

Gensler

POTOMAC RIVER GENERATING STATION

ALEXANDRIA COMMUNITY MEETING #1

12

HRP PROJECTS

L STREET STATION BOSTON, MA



BEFORE



AFTER

MIXED-USE URBAN DISTRICT

15,000 SF

CULTURAL AND CIVIC PUBLIC SPACES

2.5 WATERFRONT ACRES

PUBLICLY ACCESSIBLE AND OPEN

1.68 MILLION SF

OF MIXED-USE REDEVELOPMENT

860,000 SF OFFICE

640 UNITS

240 HOTEL ROOMS



INSIDE THE TURBINE HALL

NOW SERVING
Brunch
SATURDAY AND SUNDAY
11AM - 3PM



WATERFRONT



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GUIDING PRINCIPLES

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COMMUNITY

WE CONNECT TO COMMUNITIES THROUGH OPEN DIALOGUE, CIVIC PARTICIPATION. CHARITABLE GIVING AND NEIGHBOR-CENTRIC PLANNING.

SUSTAINABILITY & ENVIRONMENTAL REMEDIATION

SUSTAINABILITY IS CORE TO HRP'S APPROACH TOWARD REDEVELOPMENT, AS OUR PROJECTS SEEK TO SURPASS ENVIRONMENTAL DEVELOPMENT STANDARDS.

REMEDICATION AND DECONSTRUCTION— addressing environmental issues and any existing infrastructure that is present on site linked to prior industrial uses.

FUTURE REDEVELOPMENT— delivering a livable and sustainable mixed-use community:

- Ensuring LEED-certification across all future buildings
High performance building systems that seek to minimize energy and carbon usage.
- Managing stormwater onsite
- Restoring open space
- Renewable energy where feasible
- Encouraging green modes of transport



COMMUNITY ENGAGEMENT, SUPPORT & TRANSPARENCY

HRP MAKES LASTING COMMITMENTS TO THE COMMUNITIES WITHIN WHICH WE BUILD AND BELIEVES IN THE IMPORTANCE OF **COMMUNITY SUPPORT, ENGAGEMENT AND TRANSPARENCY.**

- HRP is committed to a **transparent entitlement process** that actively engages with the community to encourage local participation.

WWW.HRPALX.COM

HRPALX@HILCOGLOBAL.COM

- Through our on-going Hilco Helps initiative HRP has made **long-lasting commitments** and positively impacted multiple communities within which we build:



City Staff Site Tour **2/3/21**



LASTING ECONOMIC COMMITMENT

HRP'S PROJECTS BRING **JOB CREATION** AND **ECONOMIC VITALITY** TO SUPPORT THE LOCAL ECONOMIES AND COMMUNITIES.

- Generation of substantial City Tax Revenues
- Creation of construction jobs through the prioritization of local hiring
- Creation of permanent jobs by attracting forward-thinking businesses and employers.
- Creation of housing that will accommodate a range of affordability, ages and household sizes.
- Incorporation and establishment of local and minority owned retail business.
- Delivering of quality, open space enhancements for all to enjoy.





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PROJECT TEAM

DEVELOPMENT TEAM

LAND-USE ATTORNEY

DESIGN TEAM

LANDSCAPE ARCHITECT

SUSTAINABILITY
CONSULTANT

TRAFFIC CONSULTANT

CIVIL ENGINEER

ARCHAEOLOGICAL

ENVIRONMENTAL
ENGINEER





LAND-USE ATTORNEY



MARY CATHERINE GIBBS

Partner

Mary Catherine Gibbs is a partner in the firm, where her areas of practice range from zoning, condemnation, and eminent domain, to juvenile law where she previously acted as a guardian ad litem in abuse and neglect cases, as well as representing parties in domestic abuse cases.



HARRY “BUD” HART

Partner

Harry P. “Bud” Hart is a partner in the firm where his primary areas of practice are zoning, condemnation, eminent domain, waterfront litigation and municipal law.

PROFILE:

55 YEARS

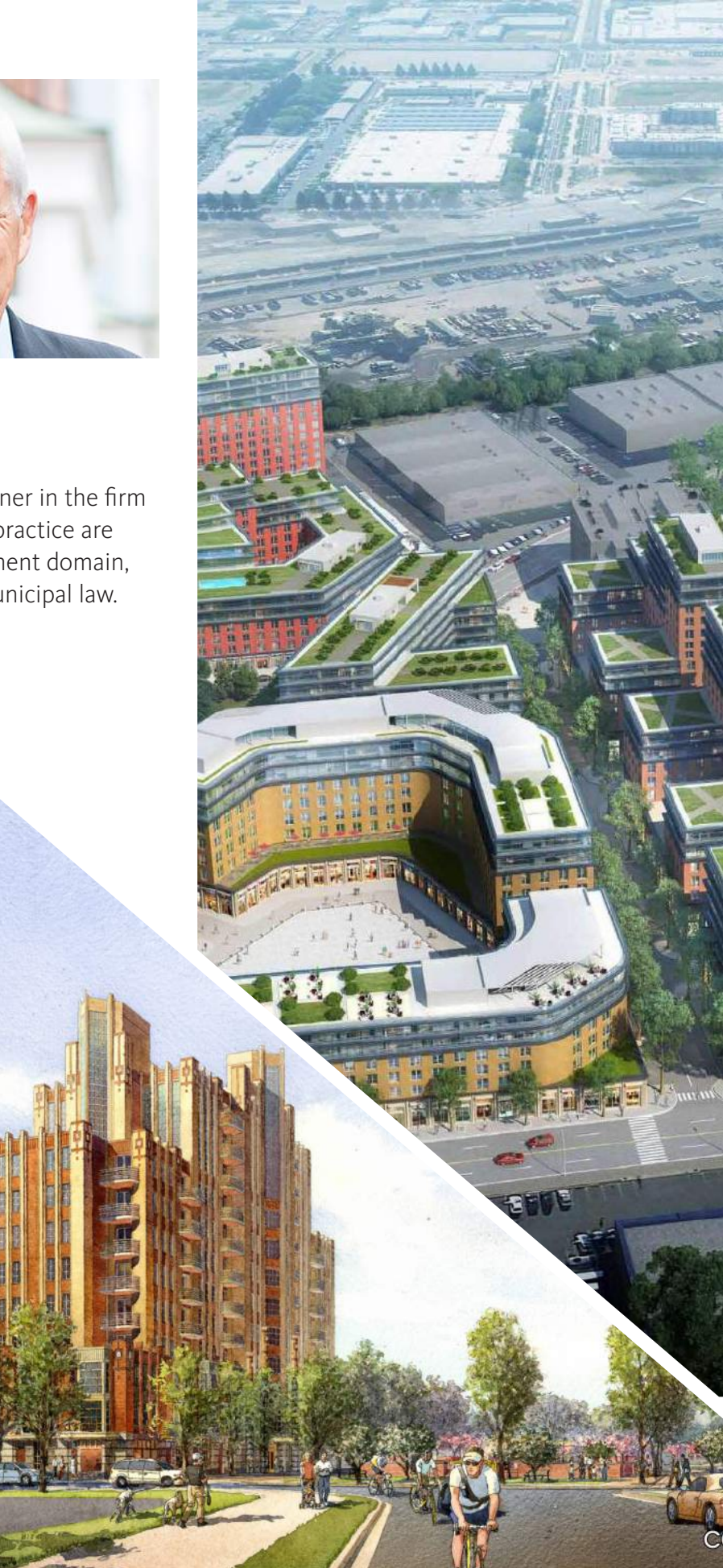
OF EXPERIENCE IN
ALEXANDRIA

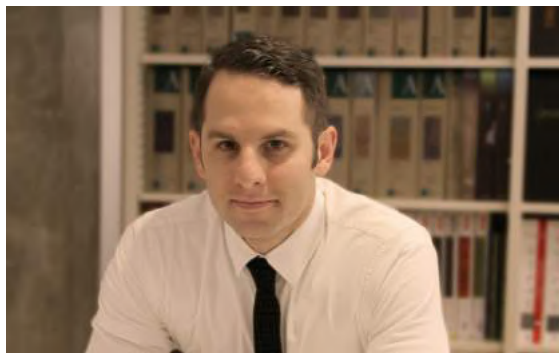
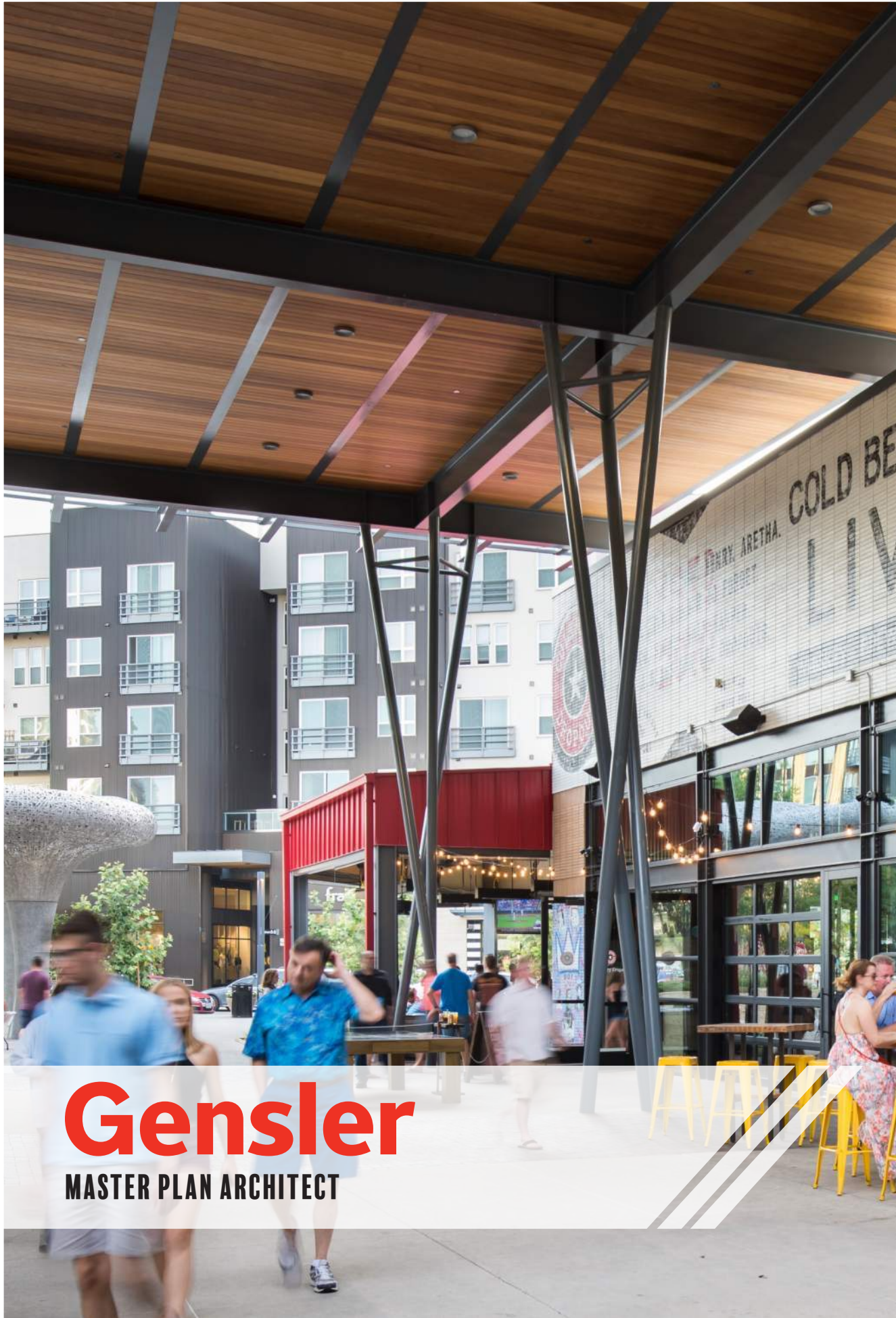
4 OFFICES

NORTHERN VIRGINIA
RICHMOND
BETHESDA
CHICAGO

10

ATTORNEYS





JARED KRIEGER,
AIA, LEED® AP BD+C
Principal, Studio Director

PRINCIPAL-IN-CHARGE, MAIN POINT OF CONTACT

Jared is an invaluable member of Gensler's design and delivery team and is held in high esteem by his peers and clients alike.



CAROLYN SPONZA
AIA, LEED® AP BD+C
Principal

VISIONING & PLANNING LEAD/DESIGN GUIDELINES

Carolyn is planner, architect, and project manager with great expertise in creating memorable, contextually relevant, and sustainable places.



CARLOS CUBILLOS
APA, LEED® Green Assoc.
Principal, Global Cities & Urban Design Practice
Area Leader

DESIGN DIRECTOR

Carlos is a visionary thought leader in planning and urban design. To every assignment, he brings a strong design expertise as well as excellent communication skills.

PROFILE:

1982
DC OFFICE OPENED

5000+
PROJECTS

275
TALENTED
EMPLOYEES

365+
DESIGN AWARDS

85%
REPEAT CLIENTS

VOTED ONE OF THE
**BEST PLACES
TO WORK 2019**



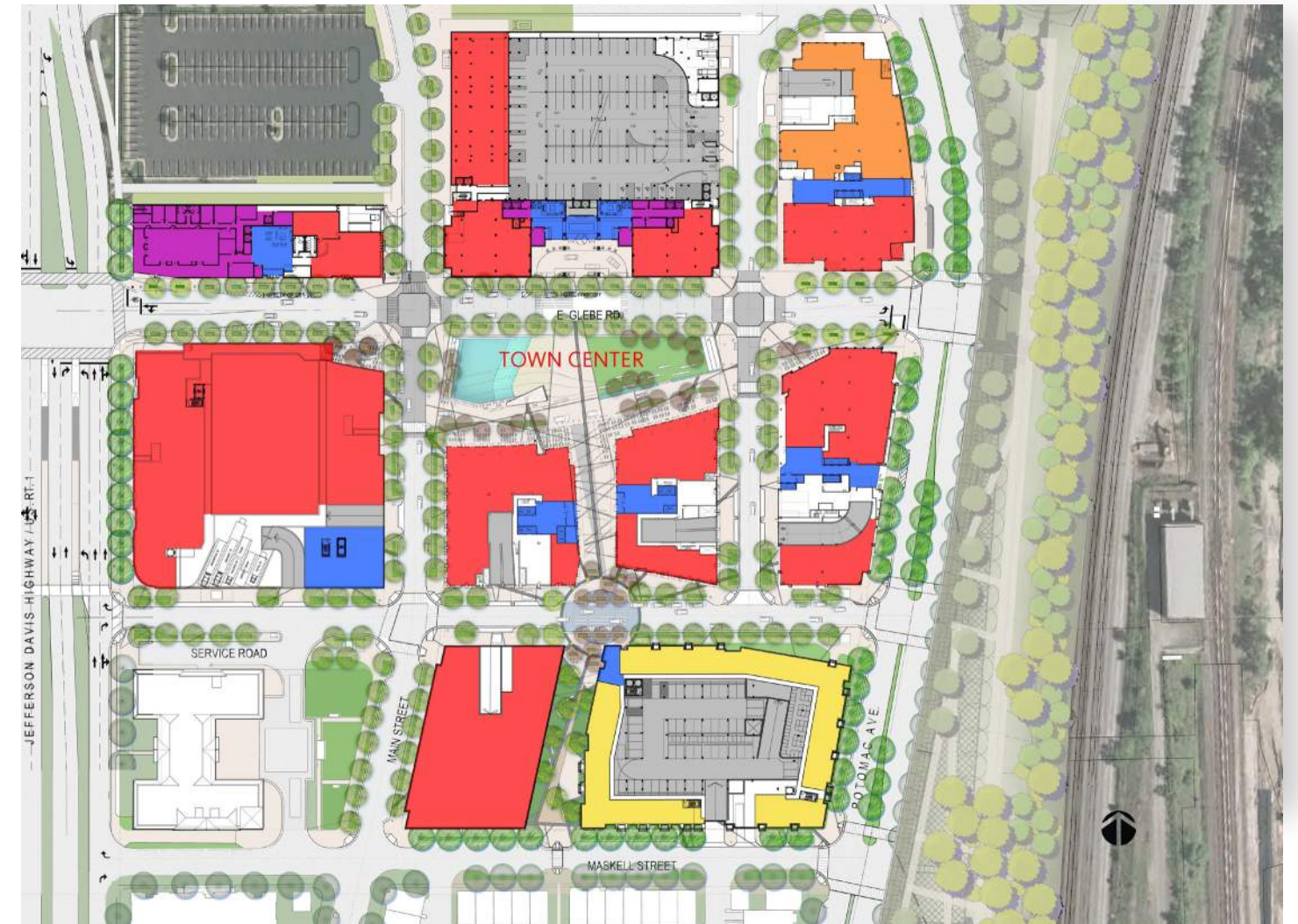
Gensler MASTER PLANNING POTOMAC YARD TOWN CENTER // ALEXANDRIA

PROJECT HIGHLIGHTS

- LOCAL TEAM
- MASTERPLAN DEVELOPMENT
- FLIGHT PATH APPROVALS FROM NATIONAL AIRPORT

KEY FACTS

TOTAL: 11 ACRES
RESIDENTIAL: 414 UNITS
OFFICE: 719,100 SF
RETAIL: 160,900 SF
HOTEL: 625 KEYS



Master Plan



Gensler MASTER PLANNING

LOWER HILL DISTRICT // PITTSBURGH

PROJECT HIGHLIGHTS

- LOCAL TEAM
- MASTERPLAN DEVELOPMENT
- MIXED-USE DEVELOPMENT
- BRAND INTEGRATION

KEY FACTS

TOTAL: 26 ACRES
OFFICE: 810,000 SF
RETAIL: 190,000 SF
HOTEL: 220 KEYS
RESIDENTIAL: 1,420 UNITS





OJB
LANDSCAPE ARCHITECTURE



CODY KLEIN
ASLA, PLA
Partner, Boston and Philadelphia Practice Leader
DESIGN DIRECTOR

Cody is an inclusive and creative design thinker, proactively leading large-scale projects that focus on sustainable design and community values as a catalyst for transforming the urban core.



SIMON BEER
ASLA, PLA
Principal
PRINCIPAL-IN-CHARGE, MAIN POINT OF CONTACT

Simon expertly provides a full breadth of understanding to each project, from master planning and conceptual design through construction.



SAMANTHA PARTINGTON
Associate
PROJECT DESIGNER

Samantha is an integral member of OJB's technical design team. She brings a passion for material innovation and environmental performance to every project.

PROFILE:

1989
OFFICE OPENED

5
LOCATIONS
INCLUDING BOSTON
AND PHILADELPHIA

90
TALENTED
EMPLOYEES

3
ULI URBAN OPEN SPACE AWARDS

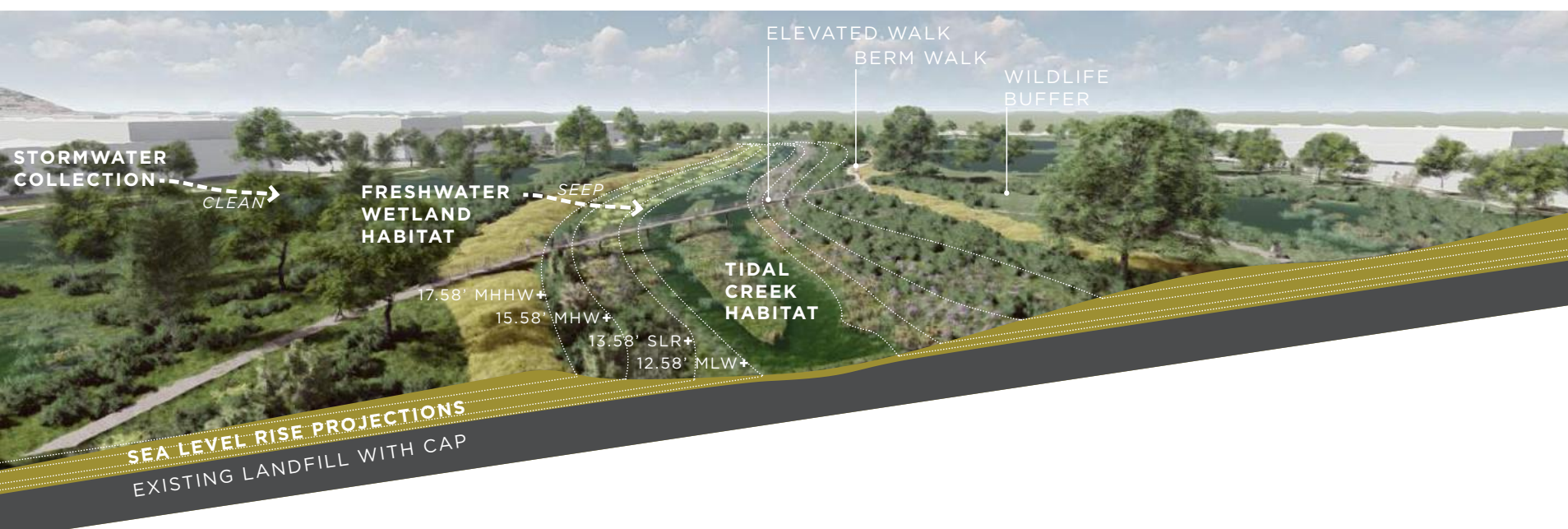
WINNER OF THE 2015
**ASLA FIRM
OF THE YEAR
AWARD**

WINNER OF THE 2020
**COOPER HEWITT
NATIONAL DESIGN
AWARD**



POTOMAC YARD LAND BAY F / ALEXANDRIA







MIKE BABCOCK
LEED® AP BD+C, O+M
CEM
Managing Partner



RACHEL NICELY
LEED® AP BD+C, O+M
FITWEL Ambassador
Sustainable Program Manager



HAWKINS THOMAS
LEED® AP BD+C
FITWEL Ambassador
Sustainable Program Manager

PROFILE:

2010
DC OFFICE OPENED

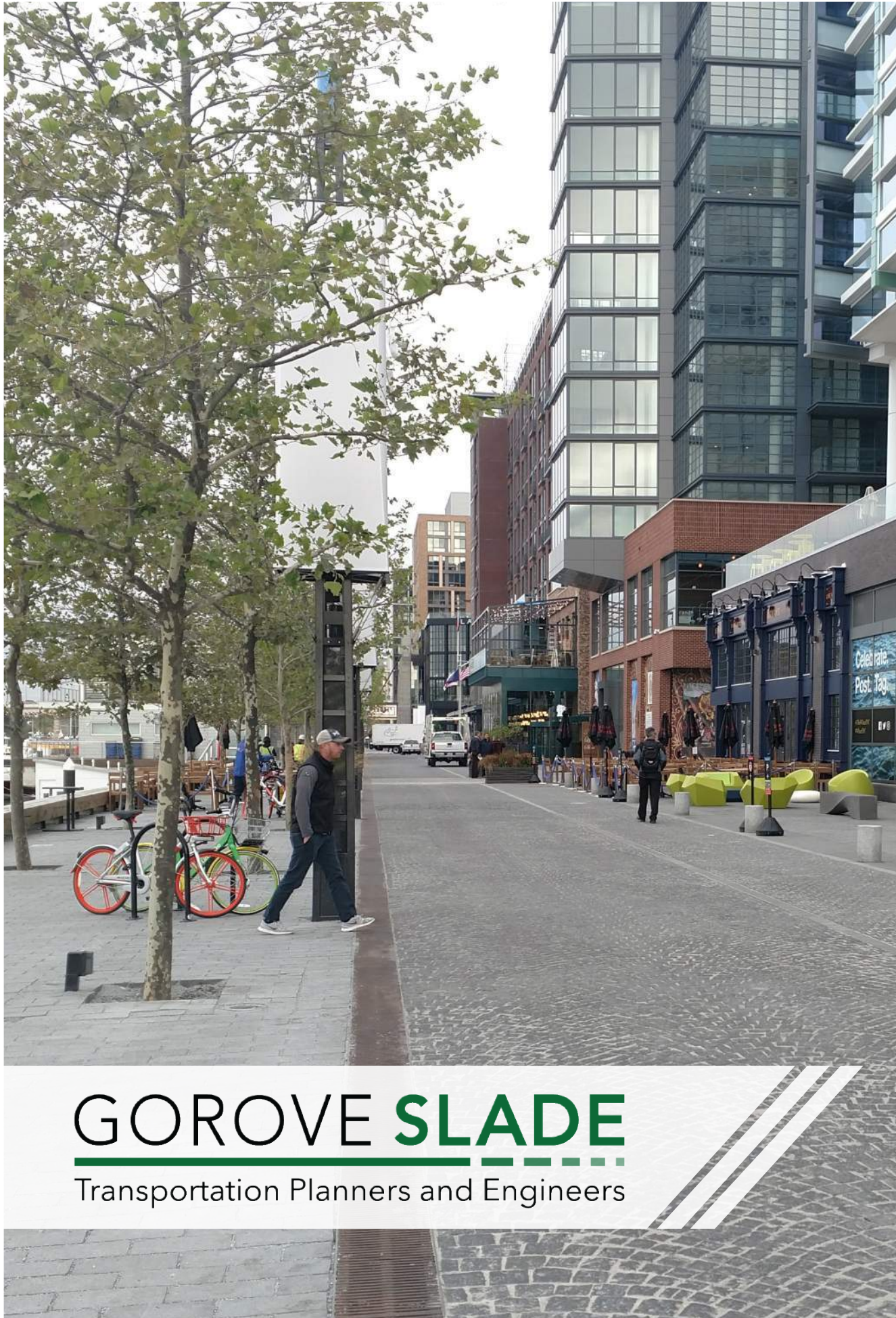
140 M+
SQUARE FEET

37
TALENTED
EMPLOYEES

1200+
PROJECTS

**INTER -
DISCIPLINARY**
SUSTAINABILITY, ENERGY
PERFORMANCE, THERMAL
COMFORT, COMMISSIONING, AIR
LEAKAGE, EMBODIED CARBON,
MASTER PLAN, ZONING, M&V +





GOROVE SLADE

Transportation Planners and Engineers



DAN VANPELT
PE, PTOE
Vice President & Senior Principal
PRINCIPAL-IN-CHARGE

Dan is a seasoned transportation professional with more than 20 years of experience working on complex development projects in the DC region.



FELICE BRYCHTA
PE
Senior Associate & Director, Engineering
PROJECT MANAGEMENT & ANALYSIS LEAD

Felice is a transportation engineer and Alexandria resident with vast experience in the City and a keen understanding of the transportation network.



DANIEL SOLOMON
AICP, LEED AP ND
Associate & Director, Planning
PROJECT MANAGEMENT & PLANNING LEAD

Daniel is a transportation planner with a broad understanding of multimodal networks and placemaking balanced with traffic operations.

PROFILE:

FOUNDED IN

1979

35

TRANSPORTATION PROFESSIONALS

BASED IN

WASHINGTON, DC

WITH 3 NORTHERN VIRGINIA OFFICES

COMPREHENSIVE TRAFFIC ENGINEERING, TRANSPORTATION PLANNING, AND PARKING CONSULTING SERVICES





KEVIN WASHINGTON, PE

Kevin is Vice President of christopher's Urban Land team. His experience lies in working in urban built environments, with an emphasis in the City of Alexandria.



JOHN HELMS, PE

John is a Senior Project Manager in christopher's Urban Land team. He manages a portfolio of complex projects in the urban core including Potomac Yard in Alexandria.



WILLIAM BRADFORD, SIT

Bill is a Group Leader in christopher's survey division. He has over 20 years of experience leading survey crews throughout Northern Virginia, DC and Maryland.

PROFILE:

1982

FIRM ESTABLISHED

130

TALENTED
EMPLOYEES

6

OFFICES

250+

PROJECTS IN ALEXANDRIA

10

YEARS AVERAGE EMPLOYEE
TENURE

.77

EMR SAFETY RATING





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7. NEXT STEPS...

PROJECT SITE OVERVIEW



NATIONAL LANDING
AMAZON HQ2



REAGAN NATIONAL
AIRPORT



POTOMAC YARD
VA TECH
INNOVATION
CAMPUS

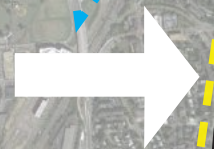


MT. VERNON TRAIL



OLD TOWN
ALEXANDRIA

POTOMAC RIVER GENERATING STATION SITE



OLD TOWN NORTH SMALL
AREA PLAN

CW MEMORIAL PARKWAY

KINGS STREET



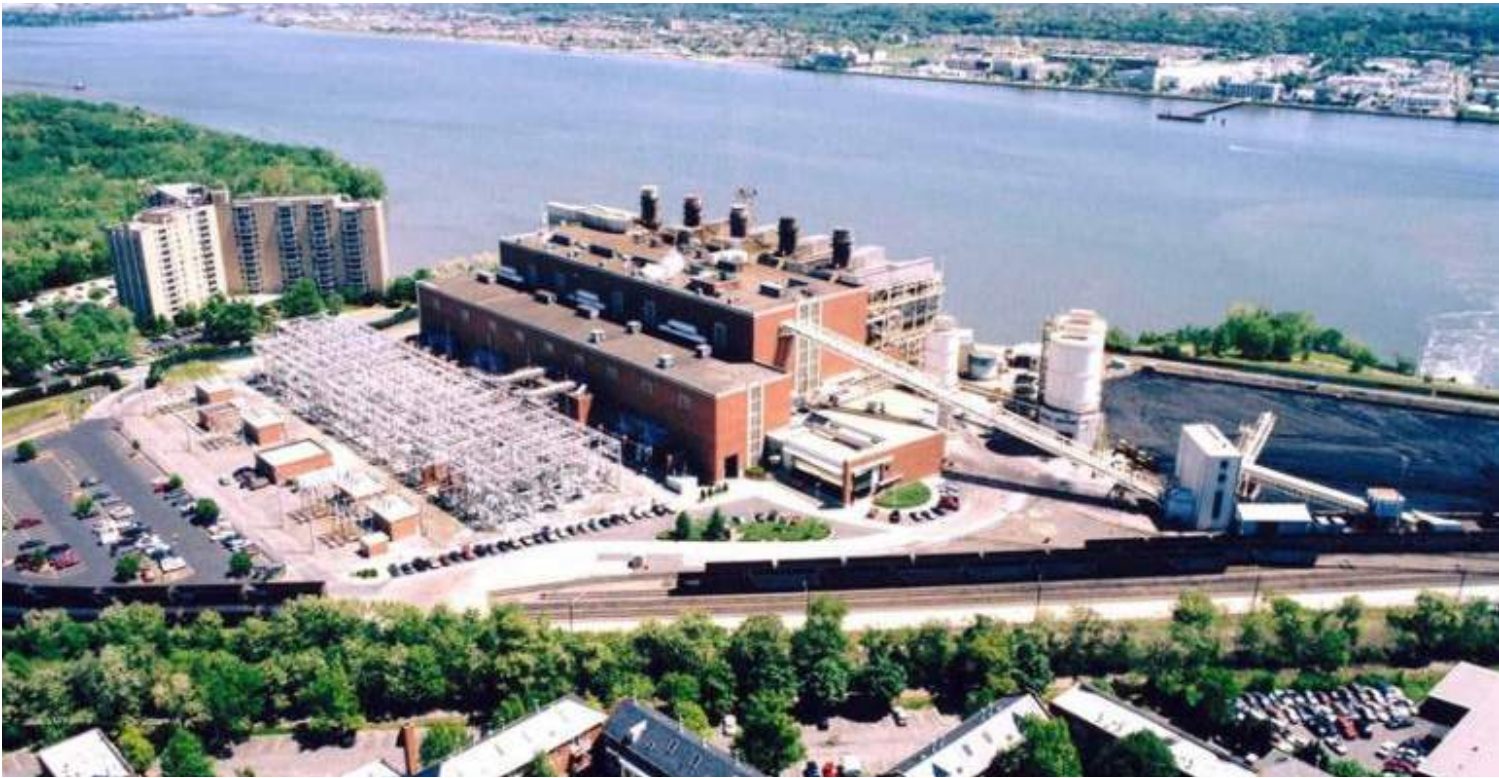
1 MILE

2 MILE

SITE PLAN



EXISTING CONDITIONS



VOLUNTARY REMEDIATION PROGRAM

- HRP enrolled the property in the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program (VRP) in January 2021
- The first step under the VRP will be to sample potentially contaminated areas
- Potentially contaminated areas will be identified based on reviewing past activities and operations and prior reports
- Initial soil and groundwater sampling expected in Spring/Summer 2021
- Initial sample results will be used to identify areas where additional sampling or remediation is needed
- HRP is also continuing remediation of a known fuel oil release
- Remediation work will be conducted in parallel with demolition and redevelopment work





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WORKING SCHEDULE

COMMUNITY OUTREACH

FUTURE MEETING TOPICS

- URBAN DESIGN
- AFFORDABLE HOUSING
- SUSTAINABILITY
- ENVIRONMENTAL
- OPEN SPACE
- TRAFFIC & TRANSPORTATION



PLANNING PROCESS

PHASE 1: REZONING AND CDD CONCEPT PLAN

THANK YOU!

Q&A

HRP**ALX**.COM

FOLLOW US ON



@HILCOREDEV



[ALEXANDRIAVA.GOV/PLANNING/INFO](https://alexandriava.gov/planning/info)