

# POTOMAC RIVER GENERATING STATION

COMMUNITY MEETING #10

MAY 12, 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

 **SUSTAINABLE  
BUILDING PARTNERS**

 **WALKER  
CONSULTANTS**

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

 **LERCH BATES**  
Building Insight



# AGENDA

**1. HISTORY AND VISION FOR TRANSFORMATION**

**2. COMMUNITY ENGAGEMENT & OUTREACH**

**3. LAND USE**

**4. OPEN SPACE**

**5. TRANSPORTATION**

**6. ENVIRONMENTAL & SUSTAINABILITY**

**7. NEXT STEPS**



*For over sixty years, this former coal fired power plant operated in Old Town Alexandria.*

*It emitted approximately 3.15 million metric tons of CO<sub>2</sub> annually and approximately 200 million metric tons of CO<sub>2</sub> over the course of its operation.*



3,150, mTCO<sub>2</sub> annually  
200,000,000 mTCO<sub>2</sub> lifetime

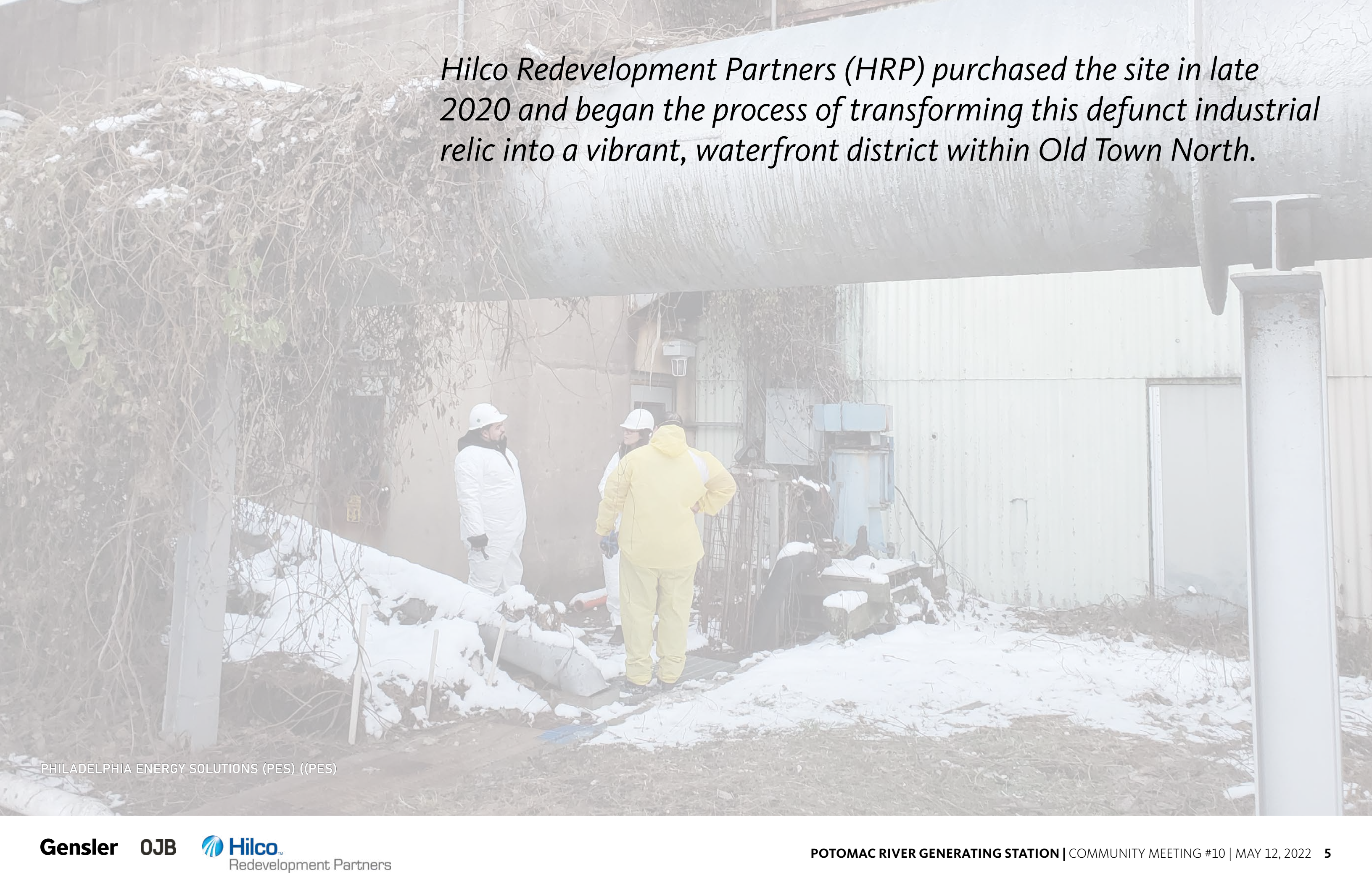


*The plant was closed in 2012 thanks to the advocacy of many Alexandrians.*



*The vision for reintegrating this site into the neighborhood was established in a two+ year planning process that culminated in the adoption of the Old Town North Small Area Plan (SAP) in 2017.*





*Hilco Redevelopment Partners (HRP) purchased the site in late 2020 and began the process of transforming this defunct industrial relic into a vibrant, waterfront district within Old Town North.*

PHILADELPHIA ENERGY SOLUTIONS (PES) ((PES)





*We transform unsightly blight...*



*...into sustainable communities.*



# SITE VISION

Coordinated Development District (CDD) 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



ARTIST'S IMPRESSION OF FUTURE POTENTIAL DEVELOPMENT AND SURROUNDING AREAS.  
ANY CHANGES TO VEGETATION ON ADJACENT PROPERTY SHOWN FOR REFERENCE ONLY.



# 1 INTEGRATE THE SITE

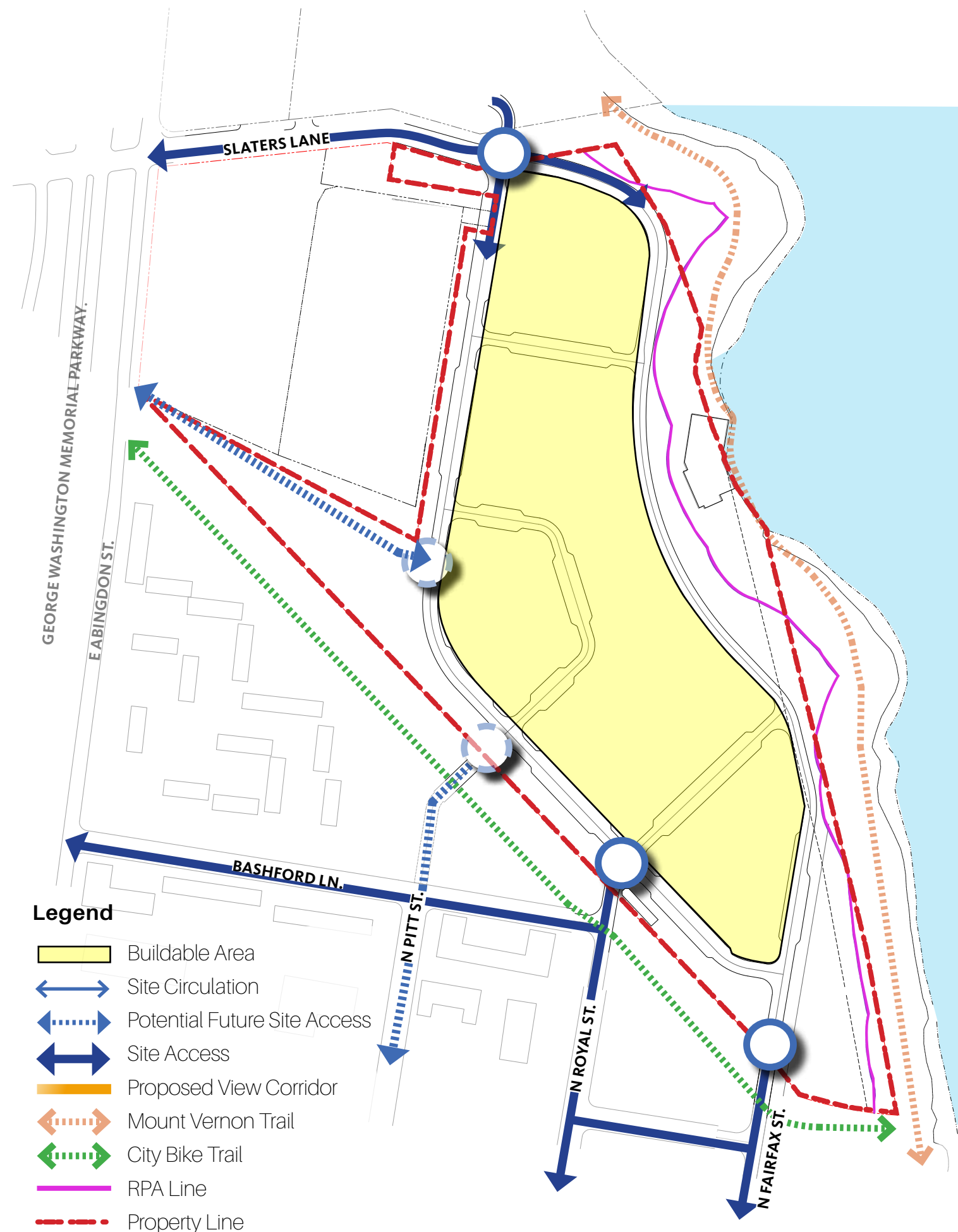
## Site Access: Roadway Connections

### 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 access over the Norfolk Southern property.
- 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 GWM 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

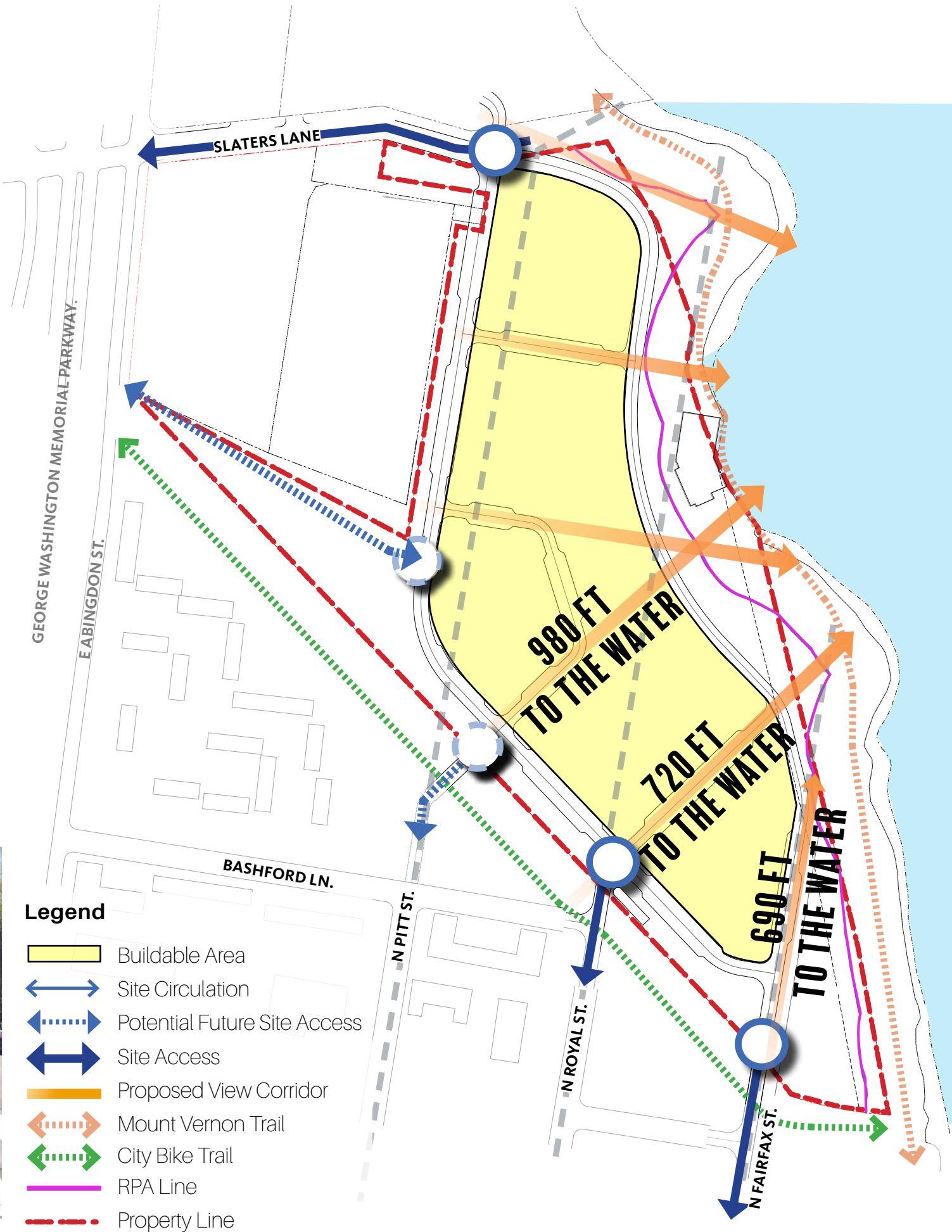
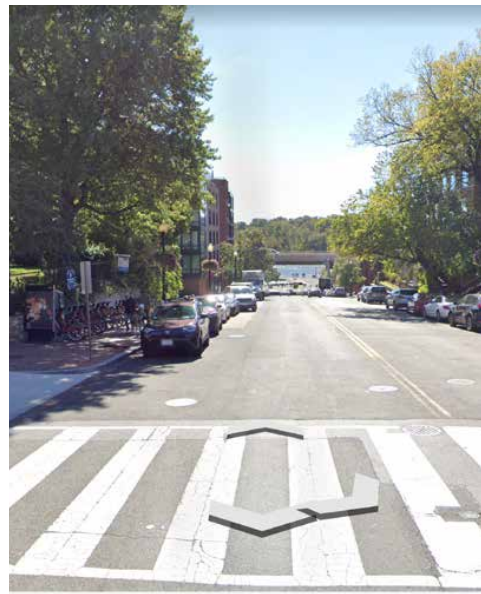
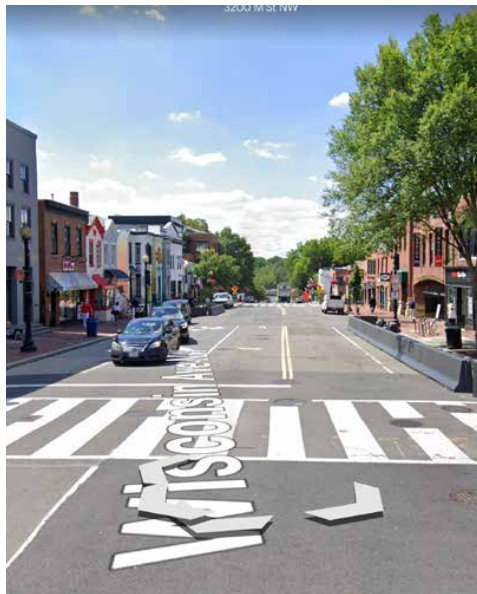
- Optimize views by shortening distance
- Turn peoples' views toward the waterfront
- Shorten physical and visual distance

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 & 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

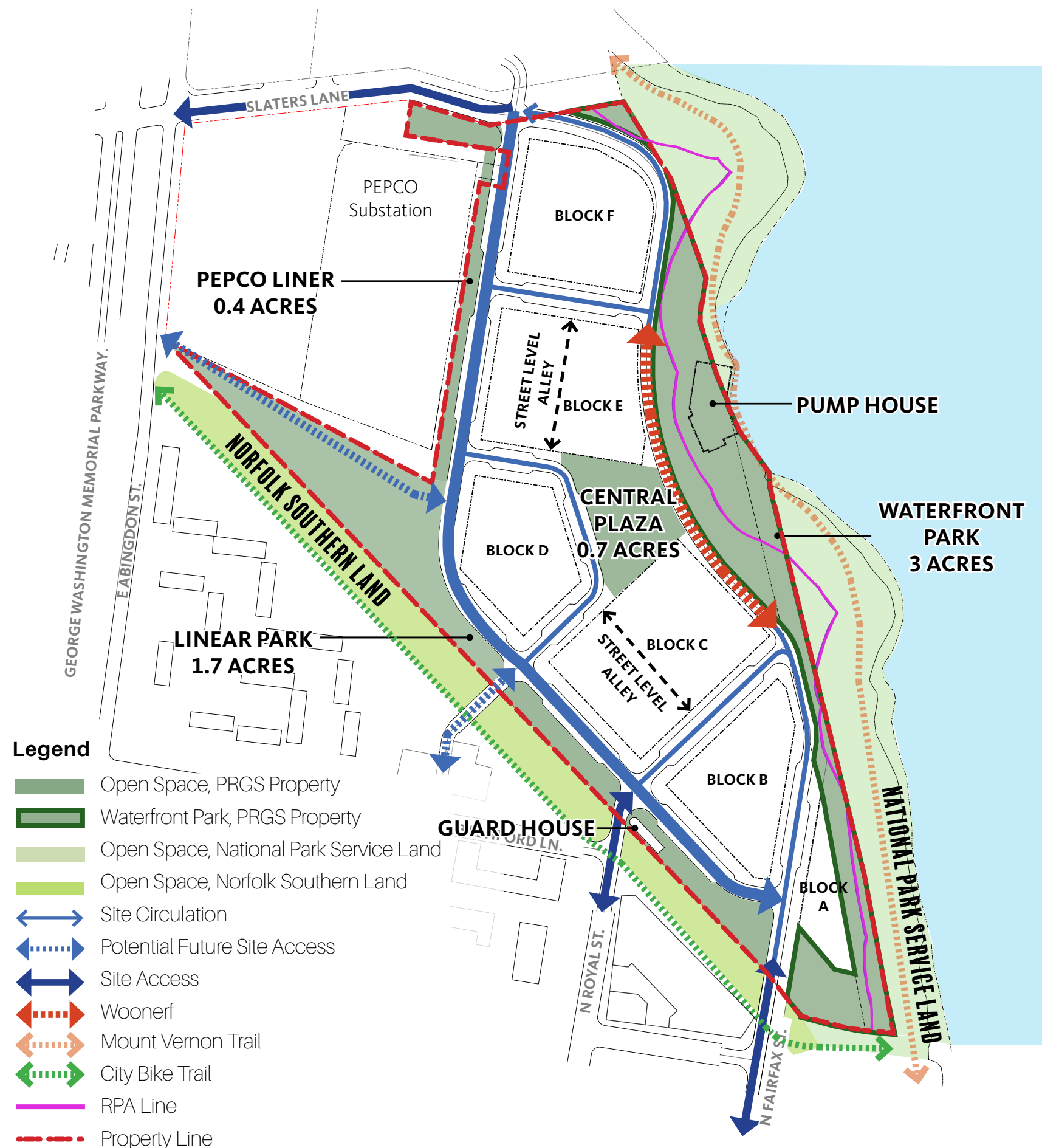
**Total: Approximately 5.8 acres**

## 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**





# VIBRANT, FRIENDLY COMMUNITY

Connection to the Neighborhood & Waterfront

WATERFRONT CONNECTIONS

THE RIGHT  
MIX AND  
AMOUNT  
OF RETAIL

FREQUENT  
BUILDING ENTRIES

INTEGRATED  
RECREATIONAL SPACES



# DESIGN CONSIDERATIONS FOR FUTURE BUILDINGS

- Future buildings as part of later Development Special Use Permits (DSUPs) will be reviewed within the context of the Urban Design Standards and Guidelines for the PRGS site.
- Design elements implementing exemplary building design, massing, detailing, materials and energy conservation may be pursued on an alternative Design Excellence path.
- Building and open space design will incorporate context-sensitive scale and character and quality materials.





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**6. ENVIRONMENTAL & SUSTAINABILITY**

**7. NEXT STEPS**



# 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
- TRANSPORTATION

**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  
MAY 12, 2022

**SITE TOURS**  
JUNE 10 & 11, 2022

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

**FIRST SUBMISSION**  
JULY 30, 2021

**SITE CHARACTERIZATION WORKPLAN TO VDEQ**  
SEPTEMBER 2021

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

**SECOND SUBMISSION**  
2021 Q4

**COMPLETENESS SUBMISSION**  
FEBRUARY 28, 2022

**REZONING AND CDD CONCEPT PLAN REVIEW**  
JUNE 23 & JULY 5, 2022

**PLANNING PROCESS**  
PHASE 1: REZONING & 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 16 - Transportation Commission Meeting
  - March 17 - National Park Service Meeting
- March 21– Old Town North Community Partnership Meeting
  - March 23 - Alexandria House Board Meeting
  - March 29– Marina Towers Resident Meeting
  - March 31– Community Meeting #9
  - April 4 - Watergate Townhouses Board Meeting
  - April 18 – EPC (Environmental Policy Commission)
  - April 19- Waterfront Commission
  - May 11– UDAC Meeting
  - May 11– AHAAC (Alexandria Housing Affordability Advisory Commission)
  - May 12 – Community Meeting #10
  - June 10 & 11 - Site Tours \*
  - 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



# DEVELOPMENT REVIEW PROCESS: WHERE WE ARE NOW

## CDD

Coordinated Development District



### MASTER PLANNING & ZONING

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

Outlines community benefit framework;  
Carbon Neutrality Analysis

## DSP

Development Site Plan



### SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;  
Coordinated Sustainability Strategy

## DSUPs

Development Special Use Permits



### BUILDING FORM & ARCHITECTURE

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

Building sustainability features



# WHAT WE HEARD

DESIRE FOR BETTER  
WATERFRONT ACCESS AND  
OPPORTUNITIES FOR  
WATERFRONT ACTIVITIES

SEPARATION OF  
VEHICULAR, CYCLIST,  
AND PEDESTRIAN  
TRAFFIC IS KEY

EMBRACE THE WOONERF,  
OR “LIVING STREET”  
CONCEPT

SUPPORT FOR ENVIRONMENTAL  
REMEDIATION AND  
TRANSFORMATION OF THE SITE

THOUGHTFUL APPROACHES  
TO CYCLING AND TRANSIT  
INFRASTRUCTURE THAT CONNECTS  
TO EXISTING INFRASTRUCTURE

EXCITEMENT FOR NEW  
OPEN SPACE AND PASSIVE  
AND ACTIVE RECREATIONAL  
OPPORTUNITIES

REQUESTS FOR ARTS AND  
INNOVATION SPACE

**OVER 40  
ENGAGEMENT EVENTS  
IN 15 MONTHS**

SUPPORT FOR  
AFFORDABLE HOUSING

CONNECT TO THE IMMEDIATE OLD  
TOWN NORTH NEIGHBORHOOD  
RESIDENTS, BUSINESSES,  
AND ORGANIZATIONS

DESIRE FOR MIX OF RETAIL,  
CULTURAL, RESIDENTIAL, AND  
COMMERCIAL SPACE TO CREATE A  
WALKABLE COMMUNITY

SUPPORT FOR CARBON  
FOOTPRINT REDUCTION AND  
ENVIRONMENTALLY  
SUSTAINABLE MEASURES



# A SHARED VISION FOR THE REDEVELOPMENT OF PRGS

## Community Benefits



Environmental Remediation

The abatement and deconstruction of a former coal-fired power plant left vacant for a decade

**Site remediation** in coordination with Virginia Department of Environmental Quality (VDEQ)

\$60 Million





Economic Benefit

Estimated **1,100 construction-related** jobs and estimated **+/- 2,000 permanent jobs** at full build

Estimated **\$35 million** in total net taxes to Alexandria over anticipated 11-year construction and initial occupancy period

Estimated **\$12-15 million net annual taxes** after full completion

+/- \$35 Million Net Taxes (over 11 years)





Affordable Housing & Subsidized Arts Uses

**Affordable Housing:**

- Voluntary Monetary Contributions
- Approx. **60 on-site units** through use of bonus density
- Approx. **100 on-site units** through potential Public-Private Partnership

**Arts:**

- Approx. **15,000 SF** of subsidized arts space through use of bonus density

\$48-111 Million / \$16 Million



\* Early estimates of costs and values in 2021/2022 figures



# A SHARED VISION FOR THE REDEVELOPMENT OF PRGS

## Community Benefits



Open Space & Activation



Environmental Sustainability



Transportation & Connectivity

A combined **14.2 acres** of publicly accessible open space will be created or improved.

Coordination with the City of Alexandria and NPS to provide recreation areas and **improved cyclist and pedestrian connectivity**.

Mix of **active & passive open spaces**, including community gathering space at **woonerf** and **central plaza**.

Potential reuse of former pump house for **waterside dining**.

Comprehensive approach to environmental sustainability including **reduced energy usage, renewable energy, storm water management**, and decreased reliance on vehicles.

**Aggressive carbon reduction** targets that exceed city policies and requirements.

**Reconnection to Old Town North** neighborhood at N. Fairfax, N. Royal Streets & Slaters Lane.

**Bike infrastructure** connects to regional network including Mount Vernon Trail.

**Woonerf** provides pedestrian and cyclist priority at center of new district.

**Below-grade parking** garage improves pedestrian experience.

\$30-\$35 Million

\$65 Million

\$177 Million



*\* Early estimates of costs and values in 2021/2022 figures*



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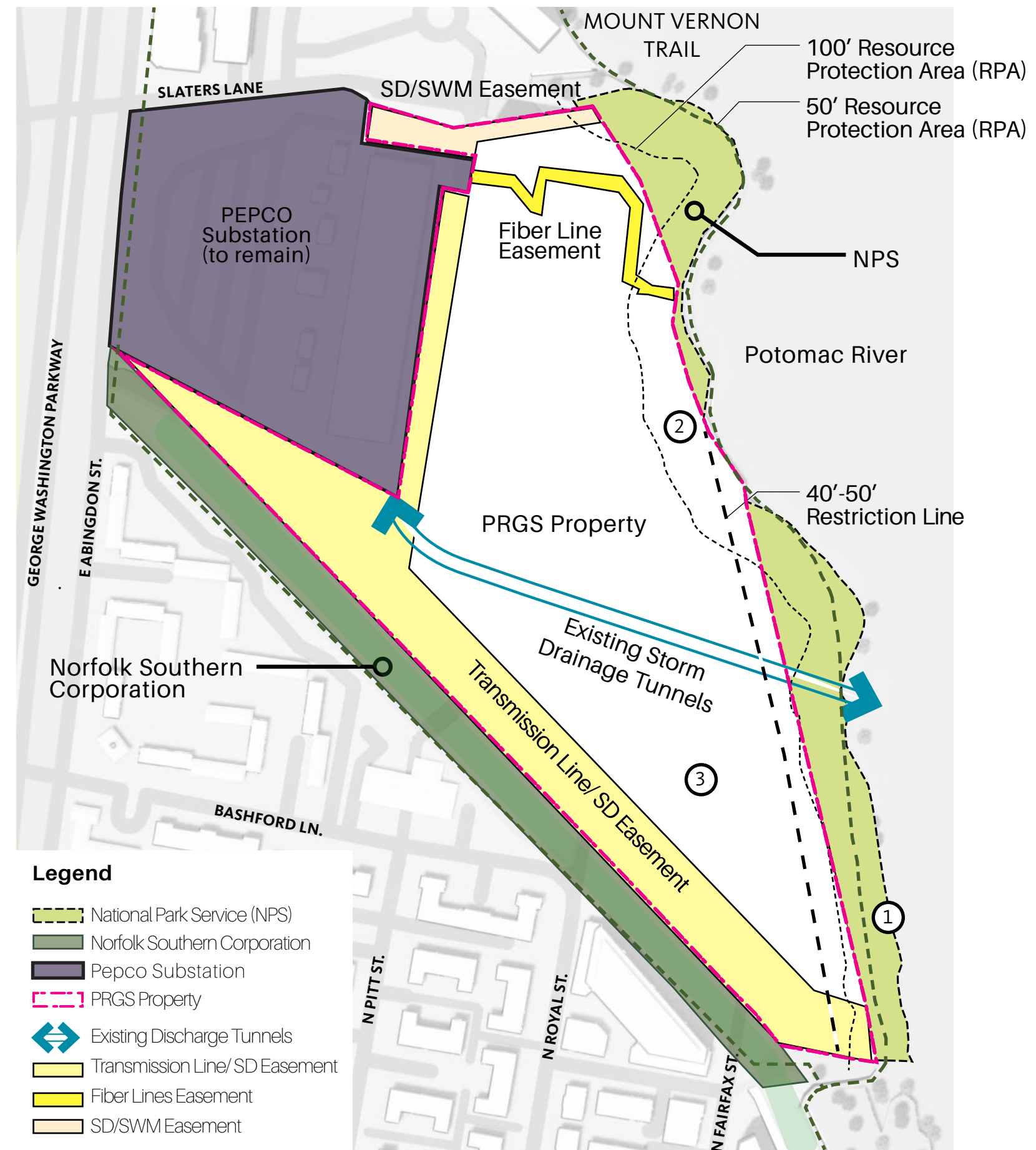
**7. NEXT STEPS**



# SITE CONTEXT + CONSTRAINTS

## Existing Easements & Setbacks

- Overall site is **18.8 acres**
- Only **11.9 acres** is available for building development (excluding easements and setback zones)
- Only **7-8 acres (approximately 40%)** is available for actual building construction once roads, sidewalks and open space are factored in





# LAND USE APPROACH

## Square Footage Transferred from Easement Area

- The portion of the easement area shown in orange was unknown at the time the Old Town North Small Area Plan was completed. The Small Area Plan assumed buildings could be located in those areas
- The current proposed plan does not show any building development in those easement areas
- The easement area could house at least 350,000 sf of development, if it were buildable.
- The southern easement area increases distance between existing adjacent uses and new construction to 200'.





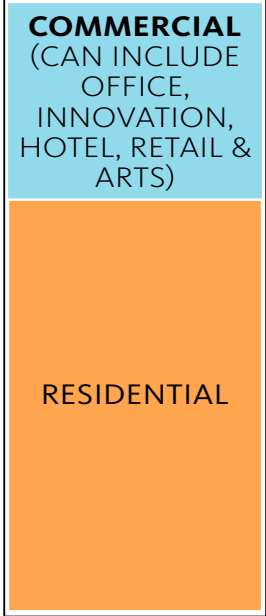
# LAND USE APPROACH

## 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

2,500,000 GSF



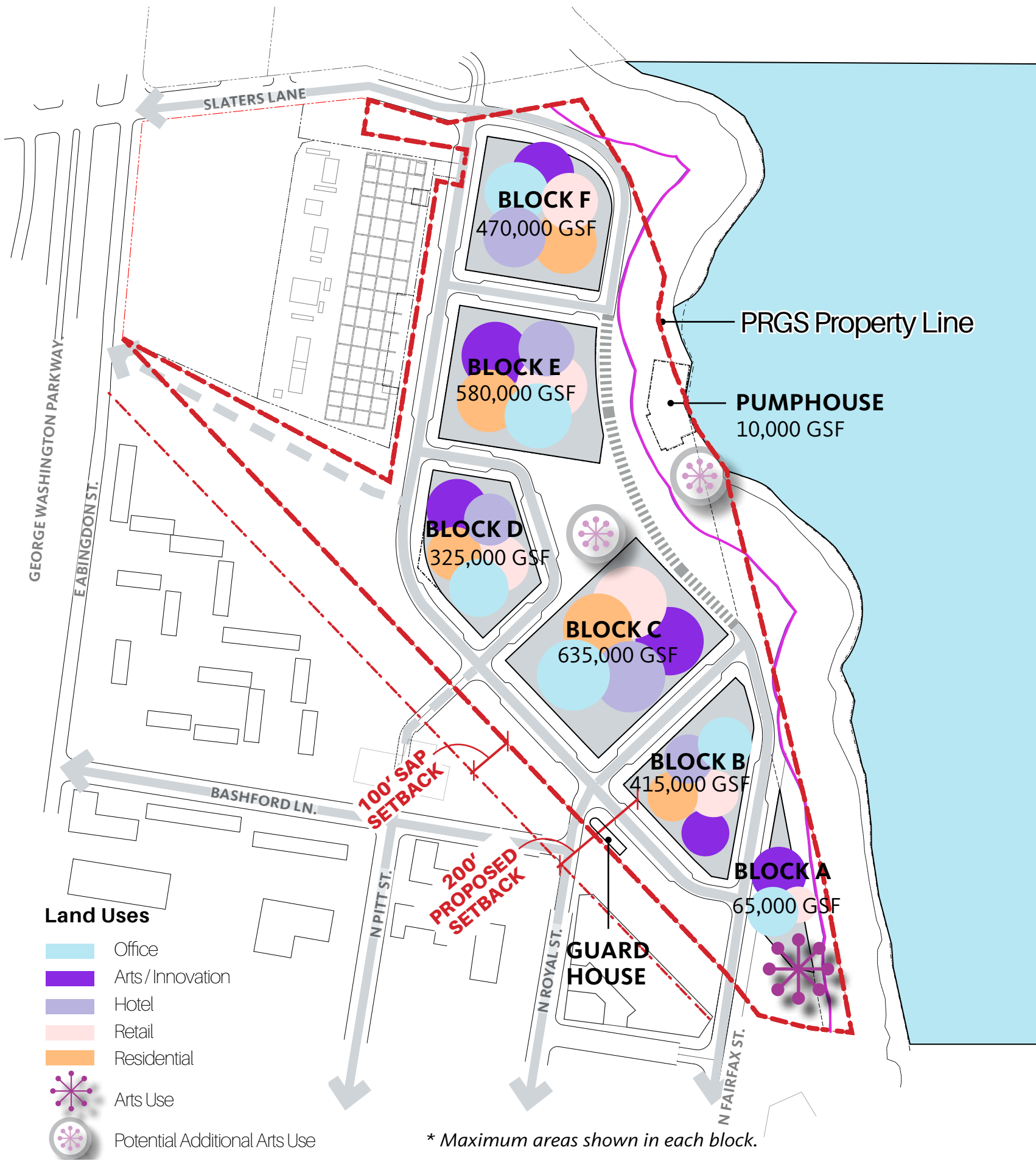
**20-60%**  
500,000 - 1,500,000 GSF

**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.

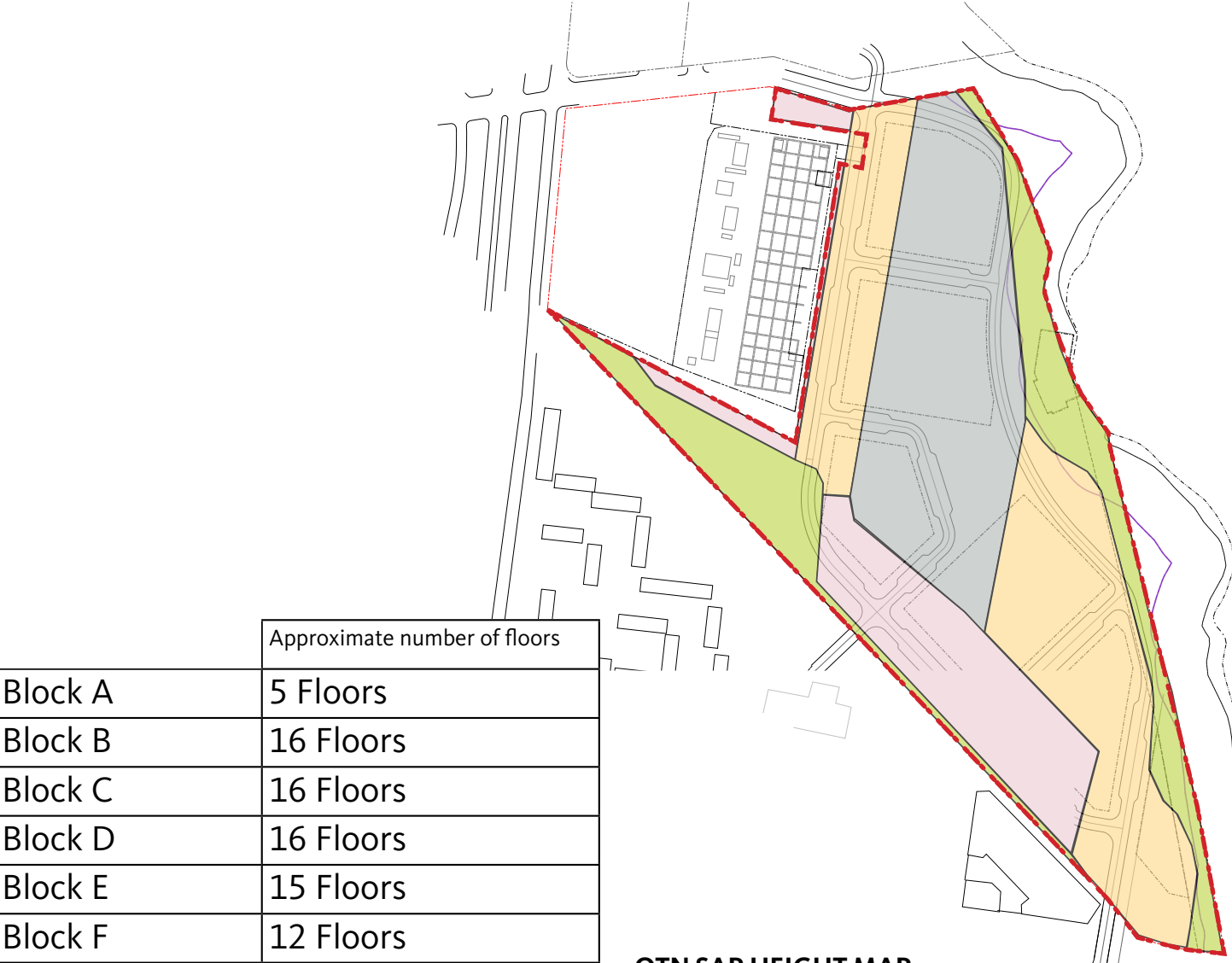
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	PUMP HOUSE
	65,000 GSF	415,000 GSF	635,000 GSF	325,000GSF	580,000 GSF	470,000 GSF	10,000 GSF
Commercial *	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	
Arts/ Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	✓	✓	✓
Residential	✓	✓	✓	✓	✓	✓	





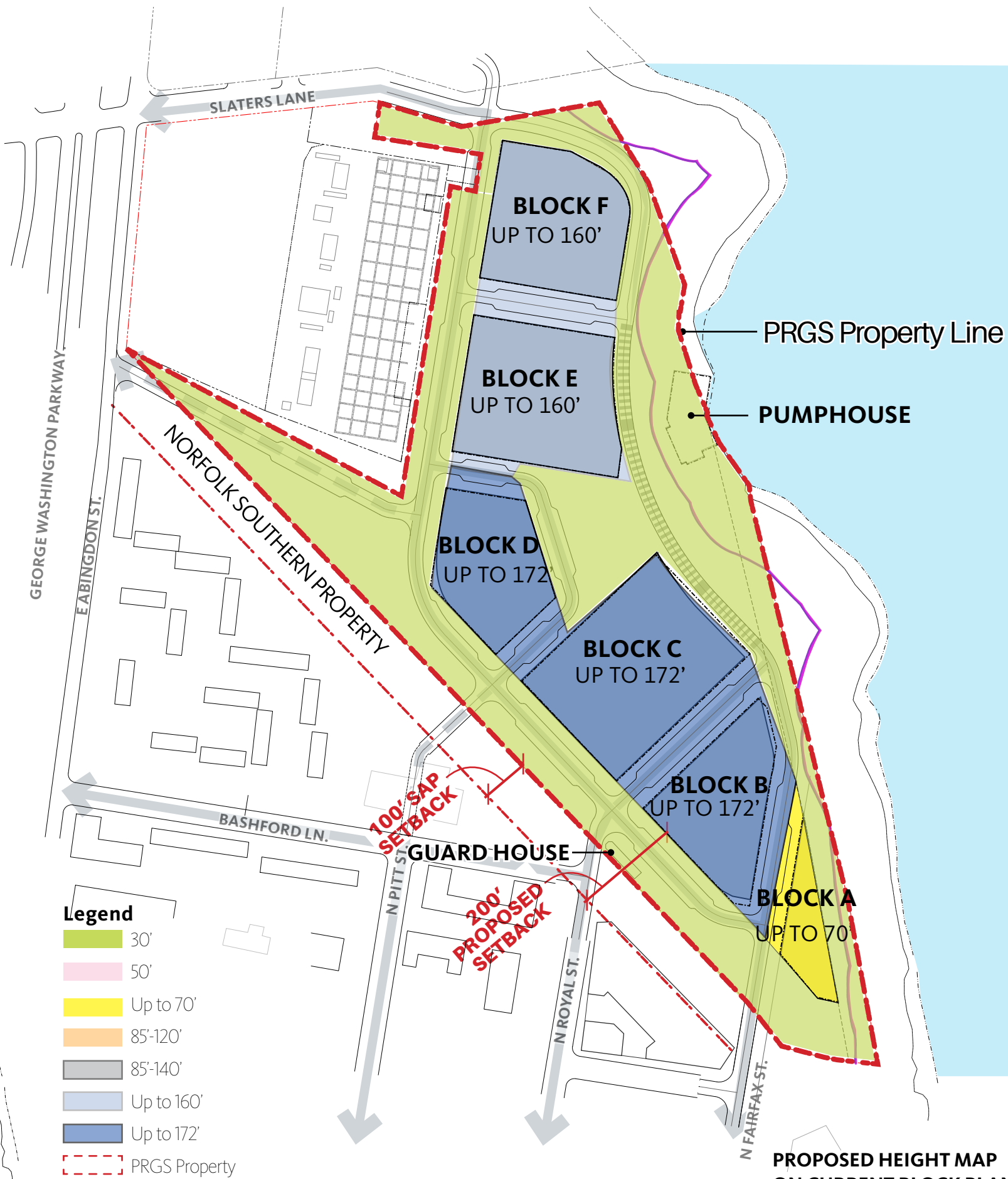
# PROPOSED HEIGHTS

- Each block will have a variety of heights up to the maximum shown. Specific building heights will be determined in the DSUP phase
- Proposed heights are a modest change to OTN SAP heights
- Proposed plan has doubled the setback area along the west portion of the site.



	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

OTN SAP HEIGHT MAP  
ON CURRENT BLOCK PLAN



**Legend**

- 30'
- 50'
- Up to 70'
- 85'-120'
- 85'-140'
- Up to 160'
- Up to 172'
- PRGS Property

PROPOSED HEIGHT MAP  
ON CURRENT BLOCK PLAN



# GROUND PLANE RETAIL ACTIVATION

Retail Connectivity with Old Town North & the Waterfront



CONCENTRATED,  
CONTINUOUS RETAIL

STREET-FOCUSED  
AND TRANSPARENT

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

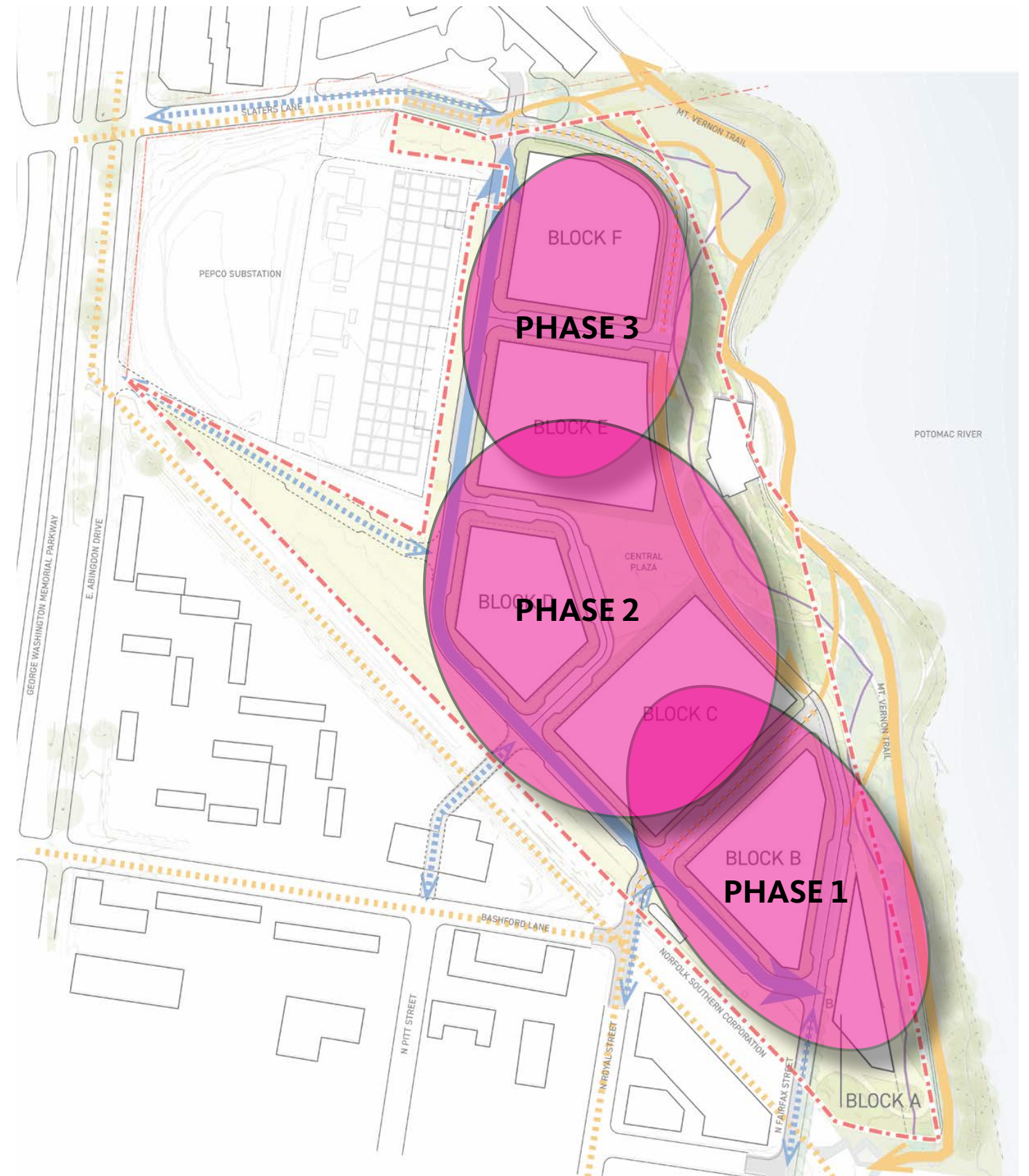


# PHASING

## SITE, INFRASTRUCTURE AND BUILDINGS

- The master plan anticipates development may occur from south to north
- Phasing considerations include:
  - Abatement and deconstruction of existing structures
  - Site remediation
  - Infrastructure development
  - Open space development
  - Individual block and building construction
- Phasing will also address off-site improvements

*Note: Specifics regarding phasing of parks and roads subject to future review(s).*





# AFFORDABLE HOUSING + ARTS BONUS DENSITY

- Voluntary monetary contribution of **\$7.5 - 11.4 million** for affordable housing
- **350,000 SF** of potential bonus density
  - Split 50/50 between Affordable Housing and Arts
  - To be delivered in phases as project achieves bonus density
- **175,000 SF of Affordable Housing bonus** density with 1/3 delivered as Affordable Housing set aside on-site units (in market rate buildings) at 60% AMI (**estimated cost \$40 million**)
  - Potential Public-Private Partnership to leverage voluntary contribution with tax credits and/or City funds to create additional on-site affordable housing (**estimated cost \$60 million**) \*
- **175,000 SF of Arts bonus** density with associated arts anchors

\* PPP would utilize a portion of the Arts Bonus Density

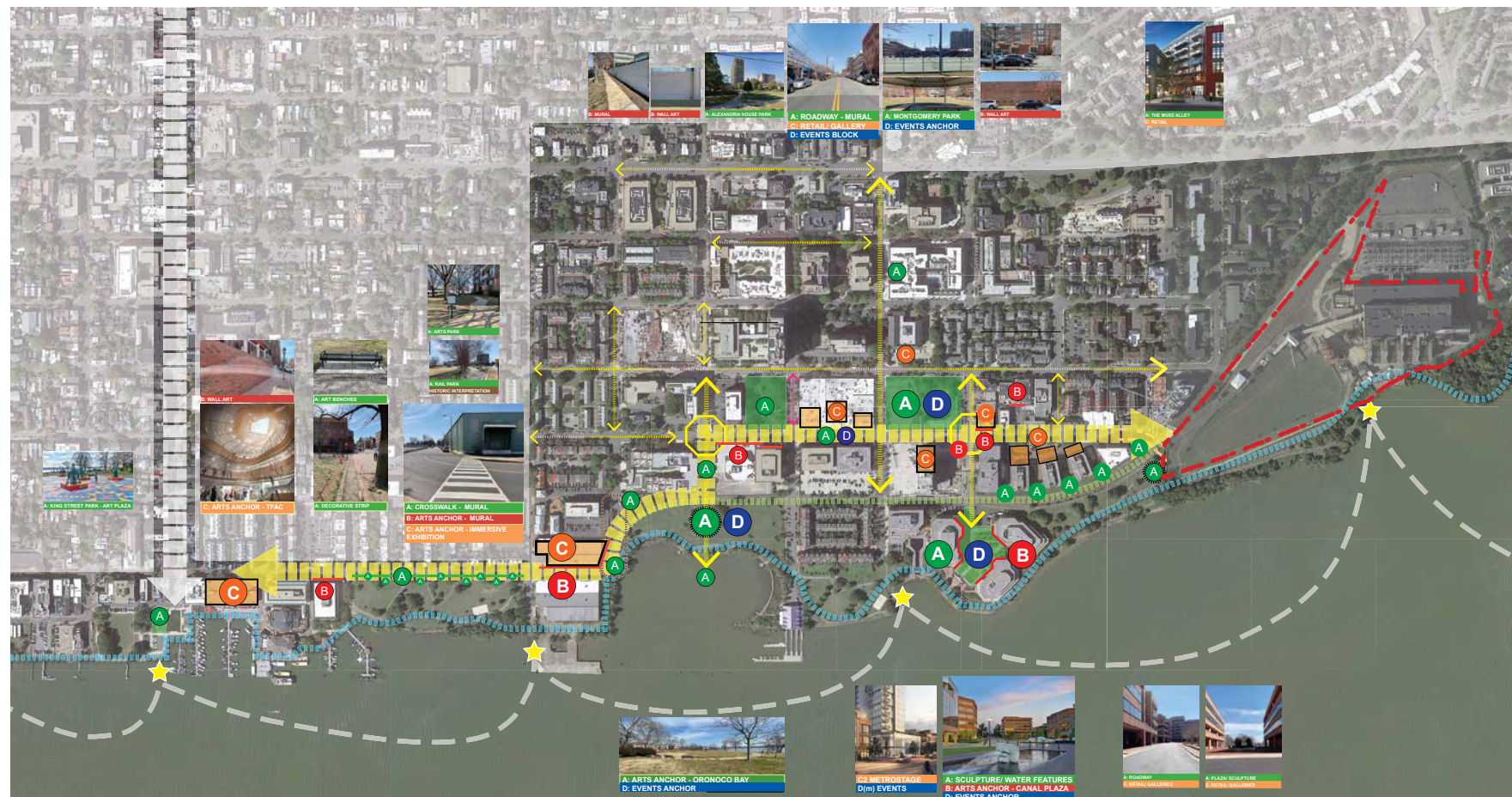
Note: The usage and amount of bonus density is subject to further discussion with AHAAC and staff.





# EXTENSION OF THE ARTS AND CULTURAL DISTRICT

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





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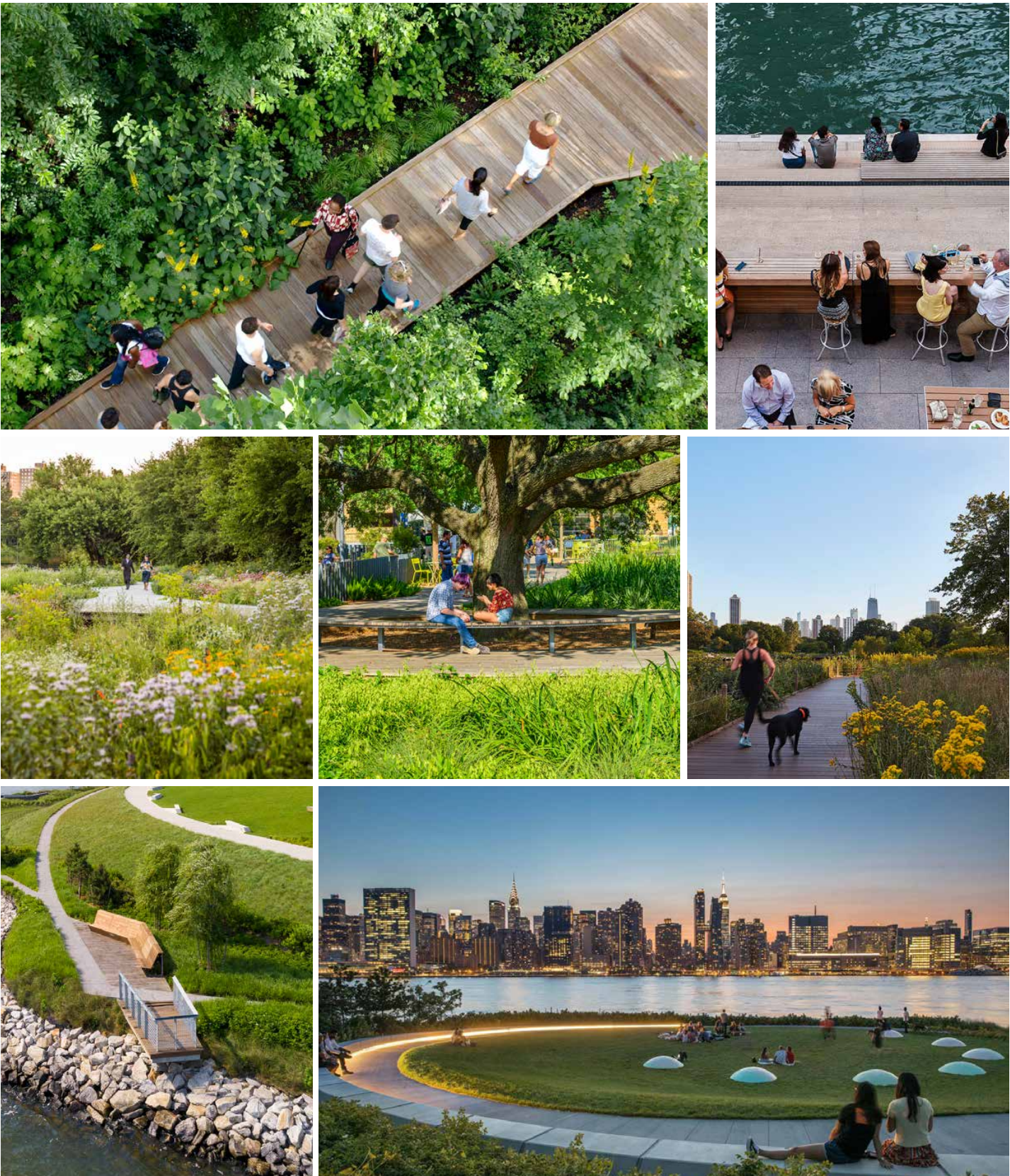
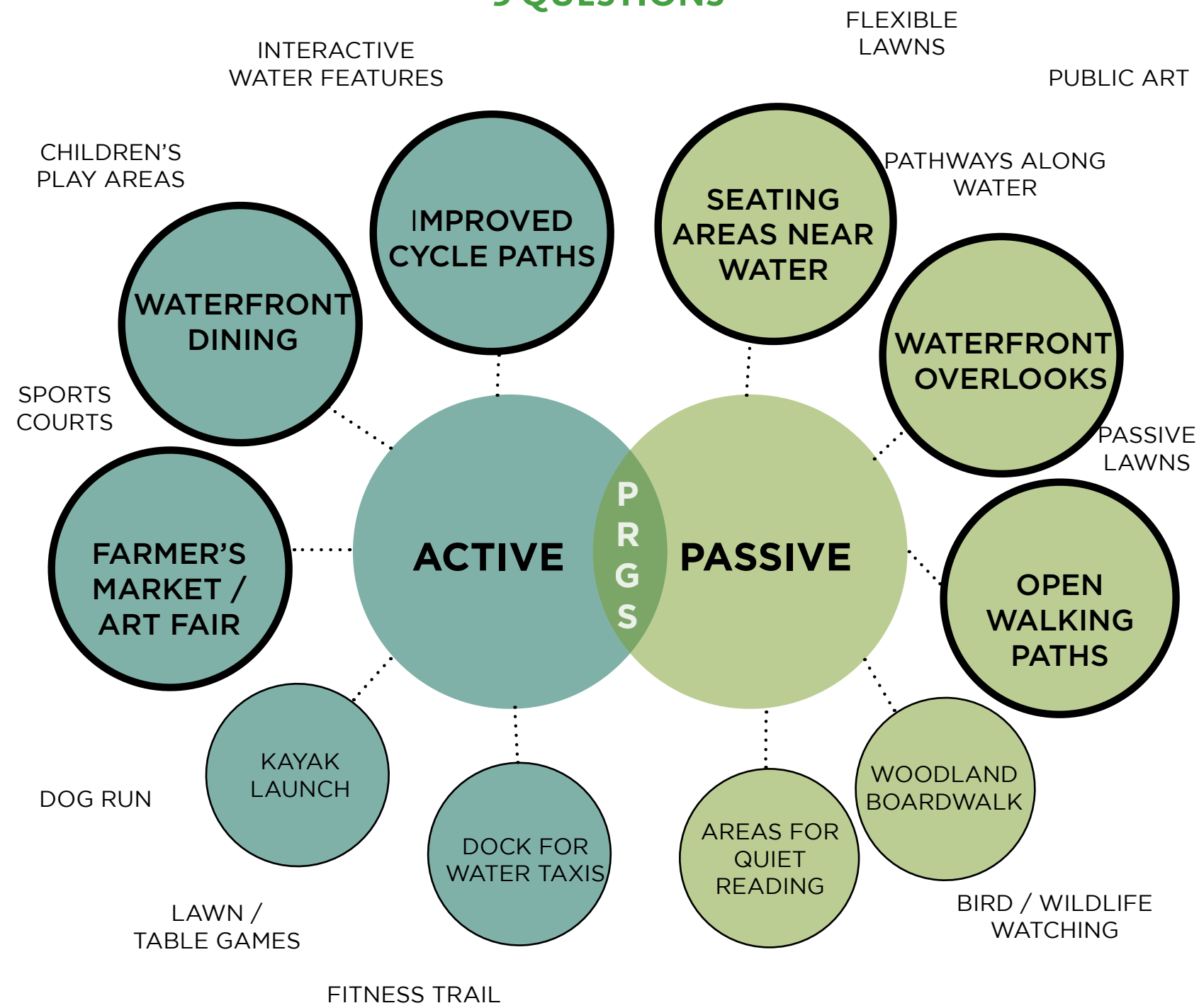


# WHAT WE HEARD - OPEN SPACE

## OPEN SPACE POLL RESULTS

NOVEMBER - DECEMBER 2021

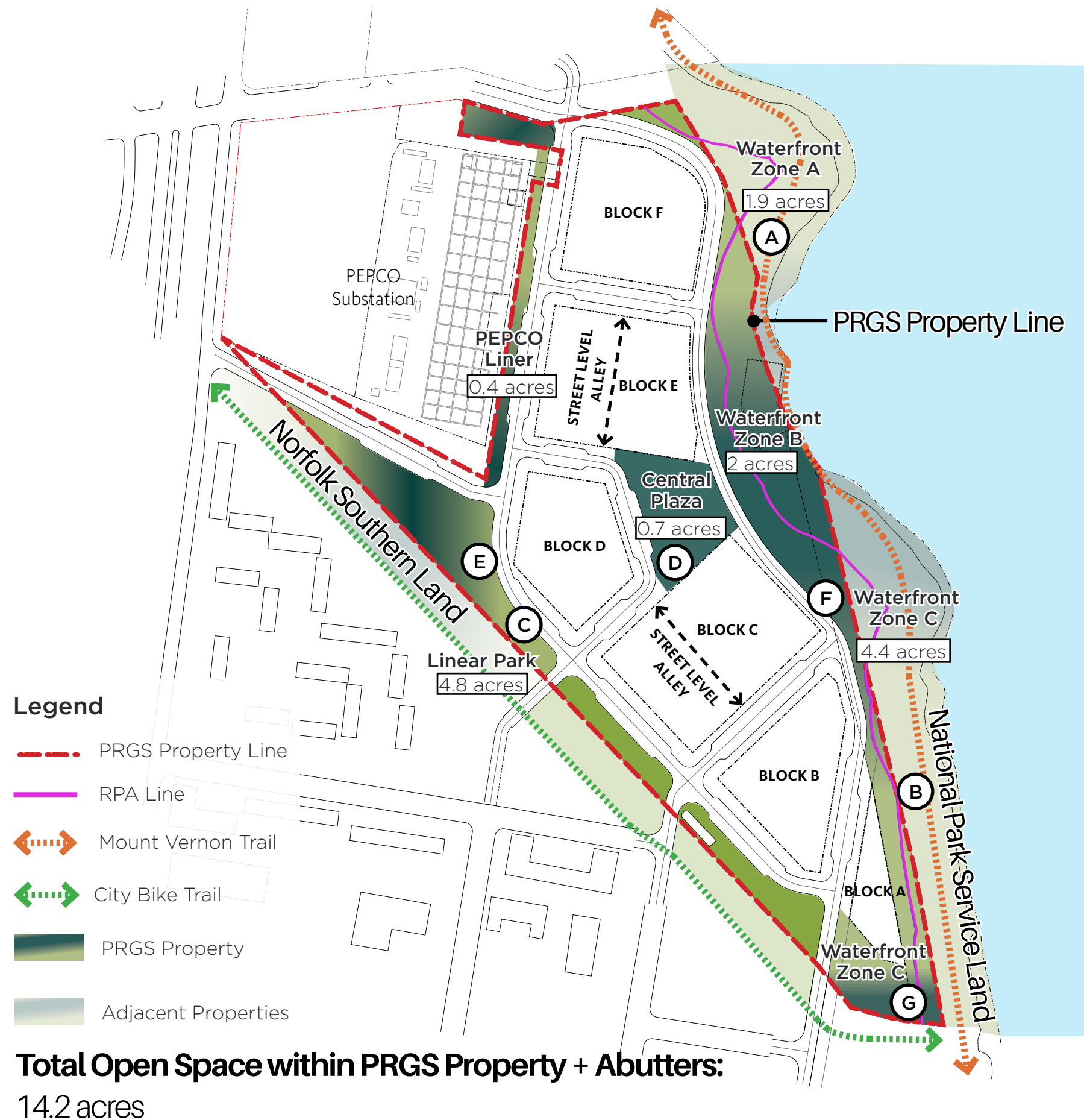
215 PARTICIPANTS  
5 QUESTIONS





# PRGS & Adjacent Properties

# PRGS & Adjacent Properties





# INTEGRATED OPEN SPACE NETWORK

Waterfront Zone A

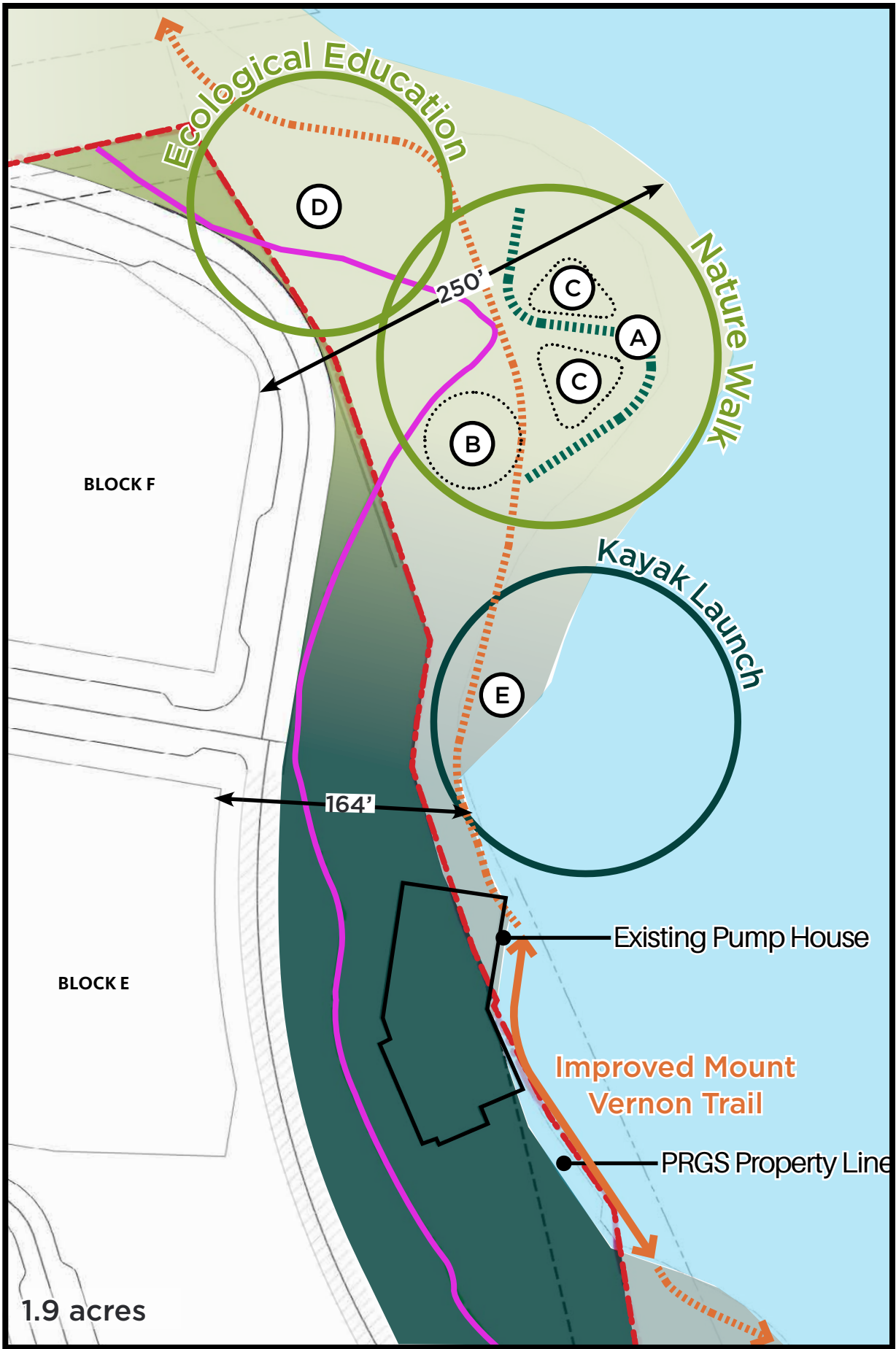
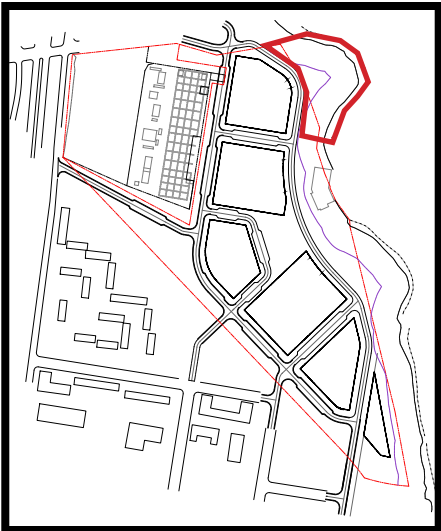
PASSIVE



## 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

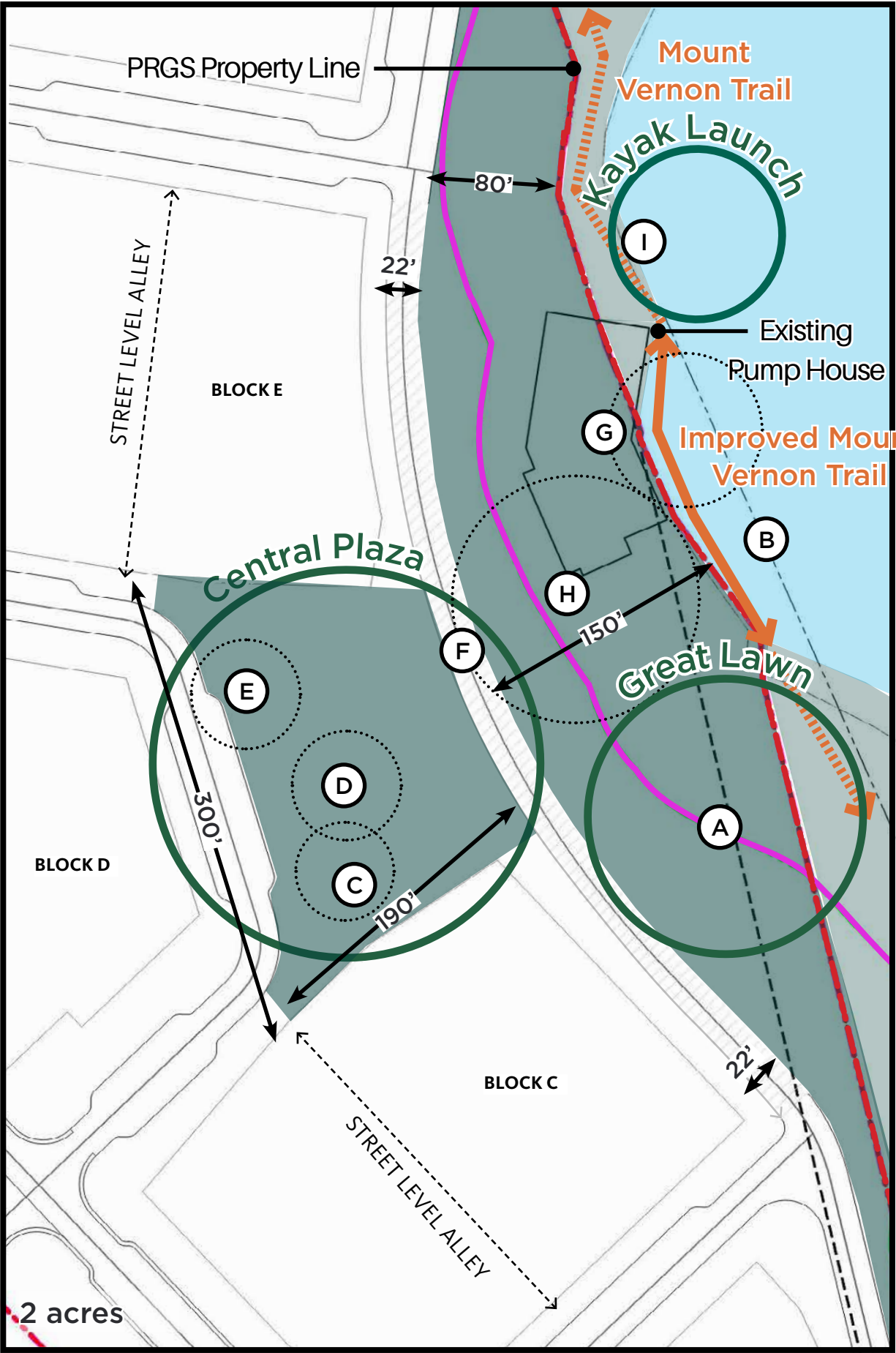
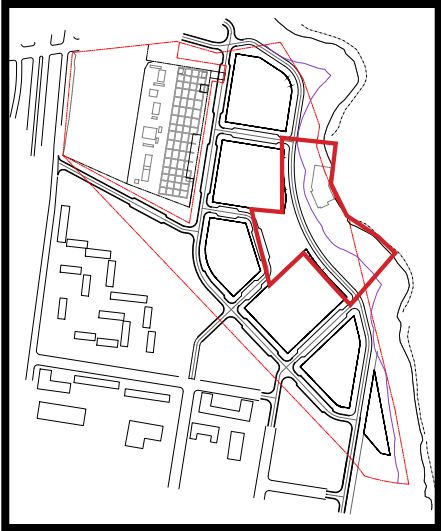
Central Plaza & Waterfront Zone B



## Legend

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

## Key Map





# INTEGRATED OPEN SPACE NETWORK

Waterfront Zone C

ACTIVE

**A** Shade Structure & Seating Opportunities

**B** Integrated Seating

PASSIVE

**C** Overlook

**D** Native Meadow / Ecological Education

**E** Sinuous Paths

PASSIVE

**F** Flexible Lawn

Legend

PRGS Property Line

RPA Line

Mount Vernon Trail

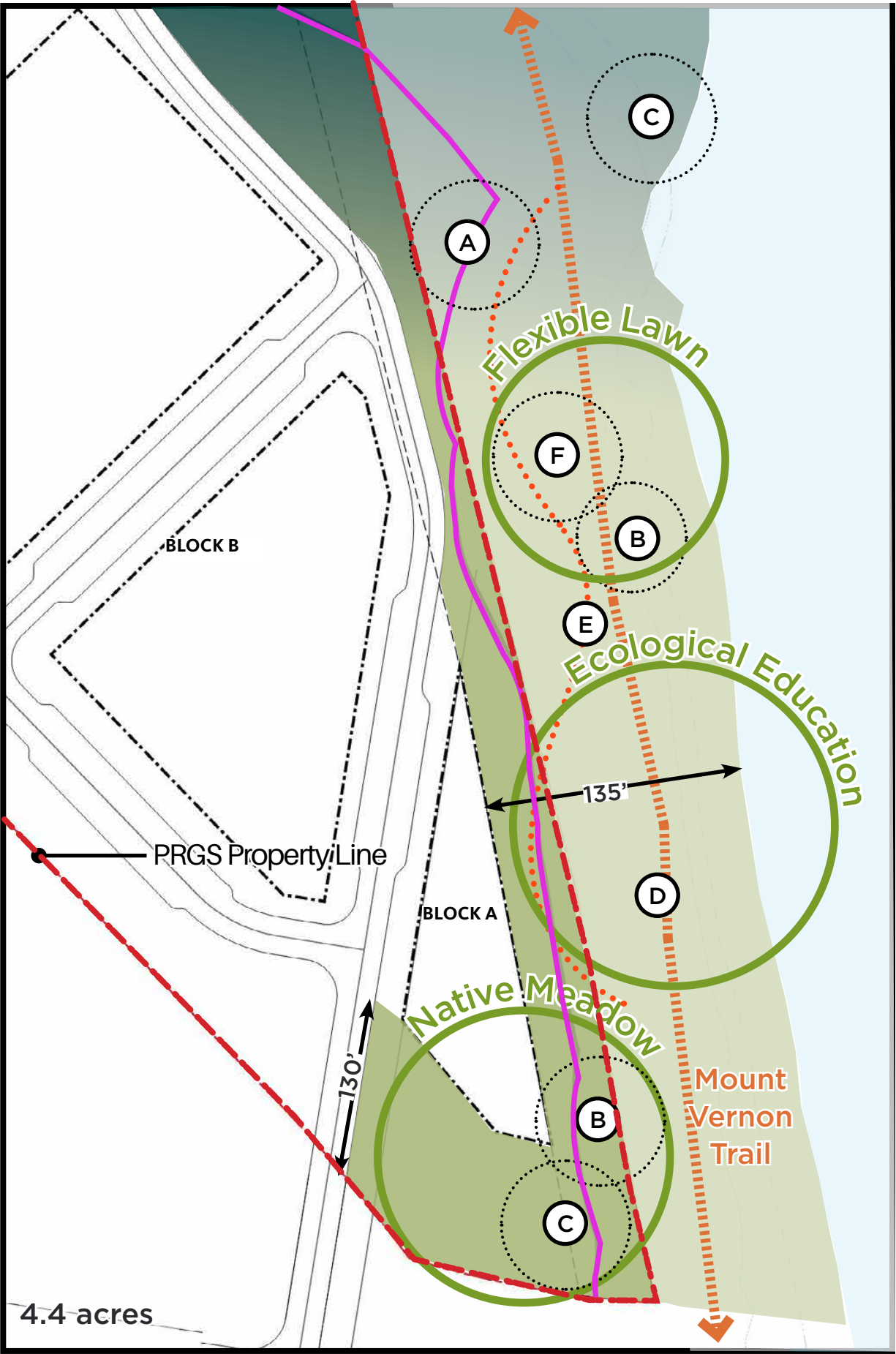
Improved Mount Vernon Trail

Sinuous Path

PRGS Property

National Park Service Land

Potomac River



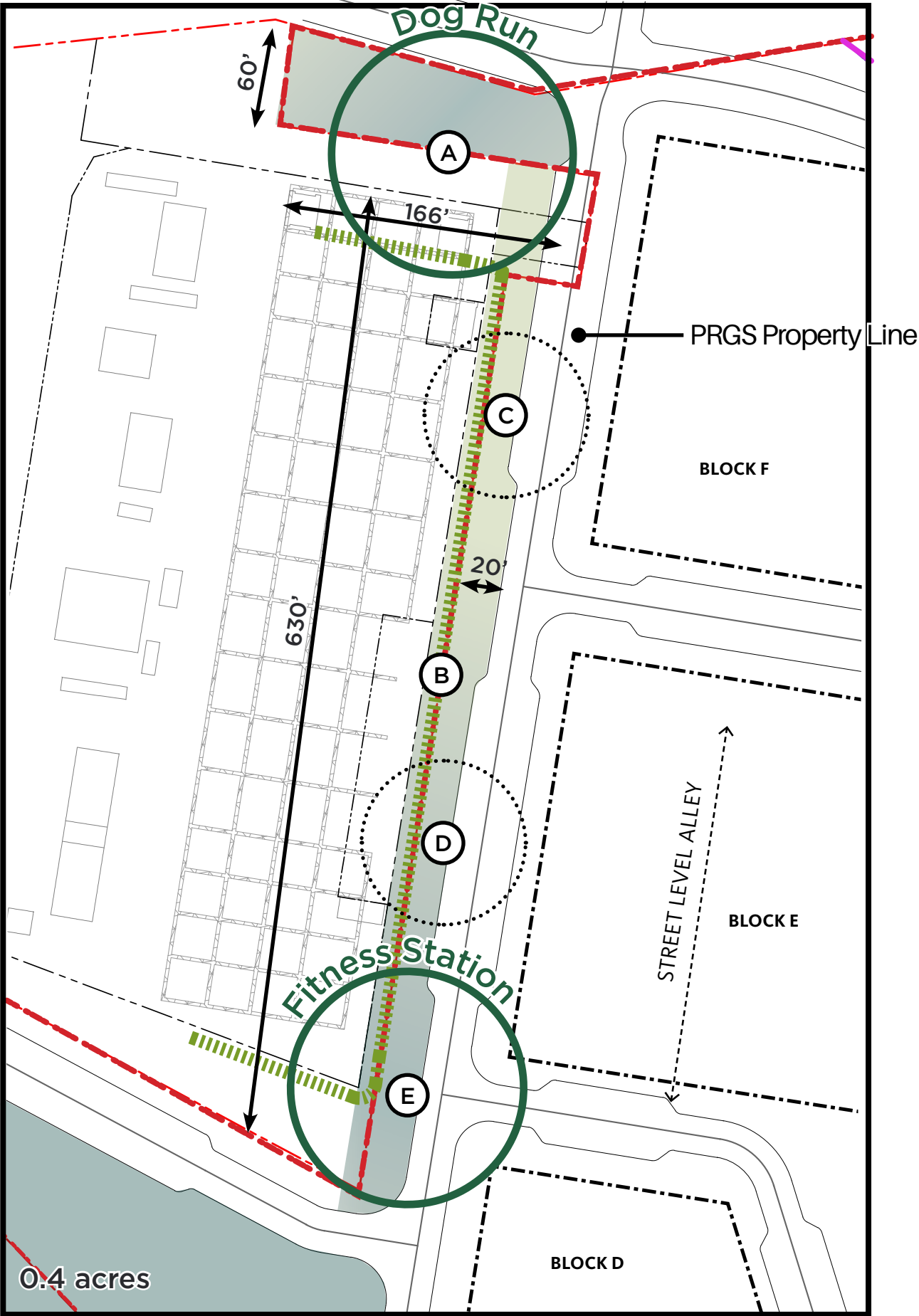
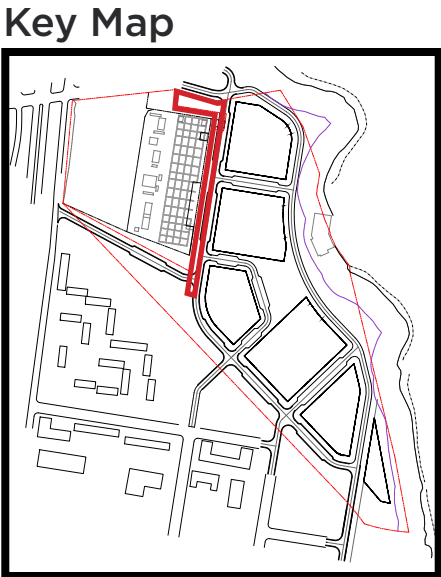


# INTEGRATED OPEN SPACE NETWORK

PEPCO Liner



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





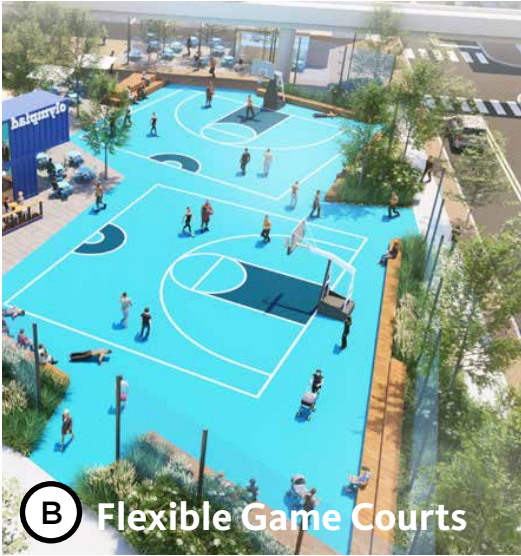
# INTEGRATED OPEN SPACE NETWORK

## Linear Park

ACTIVE  
PASSIVE  
ACTIVE



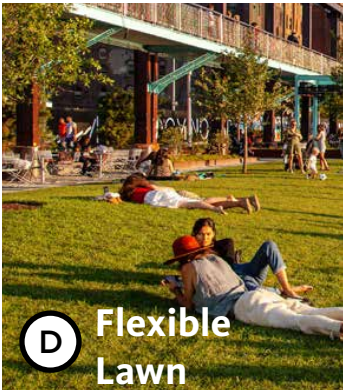
**A** Kids Play



**B** Flexible Game Courts



**C** Potential Re-purposing of Rail Infrastructure



**D** Flexible Lawn



**E** Storm Water



**F** Shade Structure & Seating Opportunities

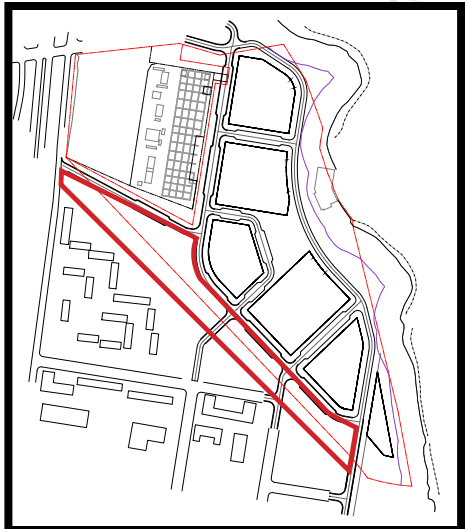


**G** Fitness Loop

### Legend

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

### Key Map



4.8 acres





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**4. OPEN SPACE**

**5. TRANSPORTATION**

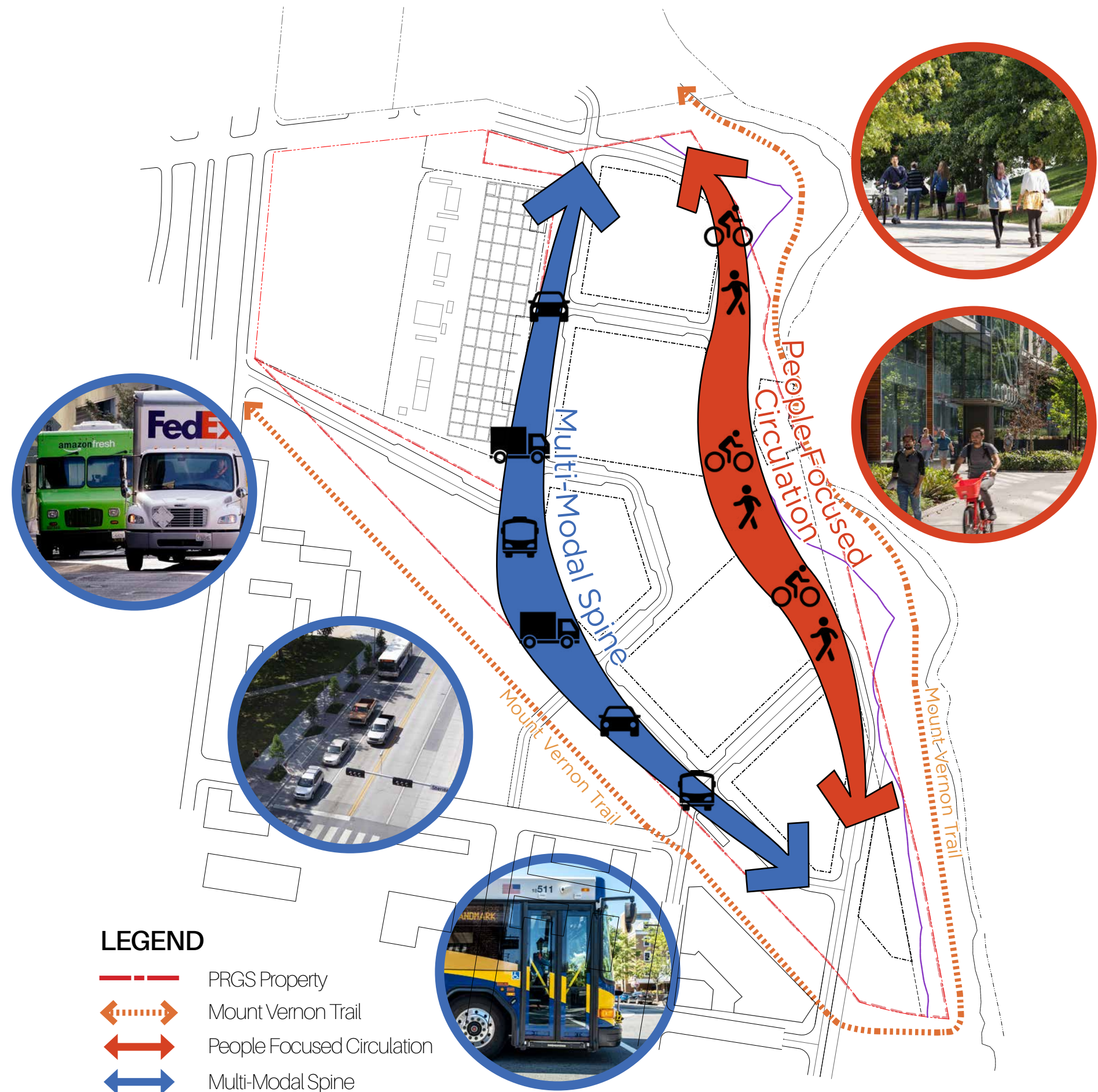
**6. ENVIRONMENTAL & SUSTAINABILITY**

**7. NEXT STEPS**



# OVERVIEW

- Separate flows of cars/trucks/buses and pedestrians/cyclists for safety and comfort
- A multimodal “spine” street along the west is used for vehicles and buses
- A people-focused street along the water facilitates pedestrian and bicycle movement, and allows for vehicle movement
- Geometry of road network discourages cut through traffic





# SITE CIRCULATION NETWORK

- The site circulation network considers delivery vehicles, private vehicles, bicycles and pedestrians
- Facilities have been designed to accomodate people of all ages and abilities
- Deliberate connections have been made to existing surrounding trails and green space

## Legend

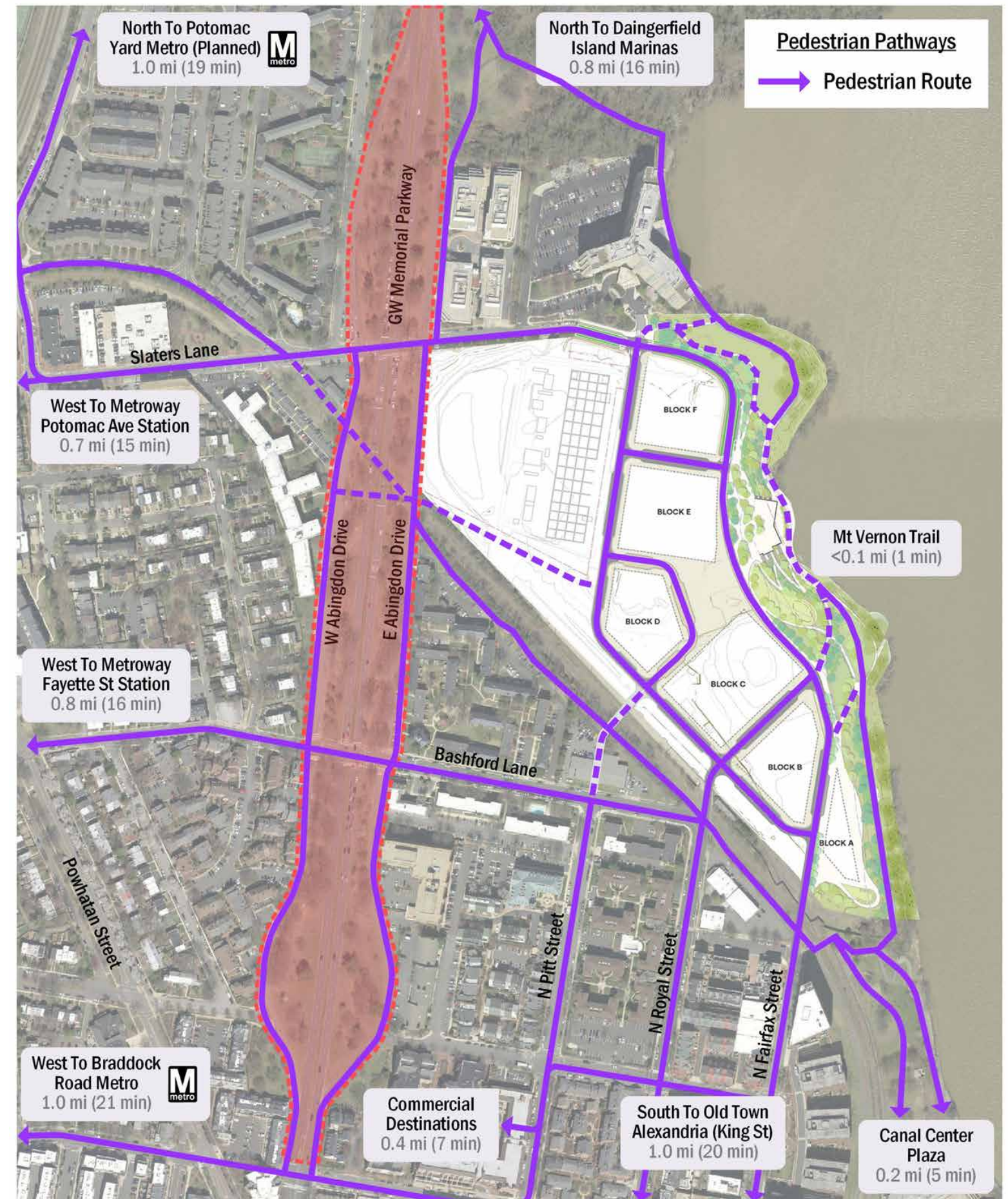
- Open Space, PRGS Property
- Waterfront Park, PRGS Property
- Open Space, National Park Service Land
- Open Space, Norfolk Southern Land
- Site Circulation
- Potential Future Site Access
- Site Access
- Woonerf
- Mount Vernon Trail
- City Trail
- RPA Line
- Connection Point
- Property Line





# PEDESTRIAN CIRCULATION & CONNECTIVITY

- Pedestrian routes through and around site
- Pedestrian-friendly strategies:
  - Controlled crosswalks
  - Curb extensions
  - Woonerf
  - Multi-use paths
  - Ample sidewalks
  - Activation of building frontages
  - Open spaces
- Mode prioritized as part of recommendations and mitigations





# BICYCLE CIRCULATION & CONNECTIVITY

## LEGEND

----- PRGS PROPERTY

### LEISURELY ROUTE

← MOUNT VERNON TRAIL  
BIKE & PEDESTRIAN

### COMMUTER ROUTE

← MULTI-USE TRAIL  
BIKE & PEDESTRIAN

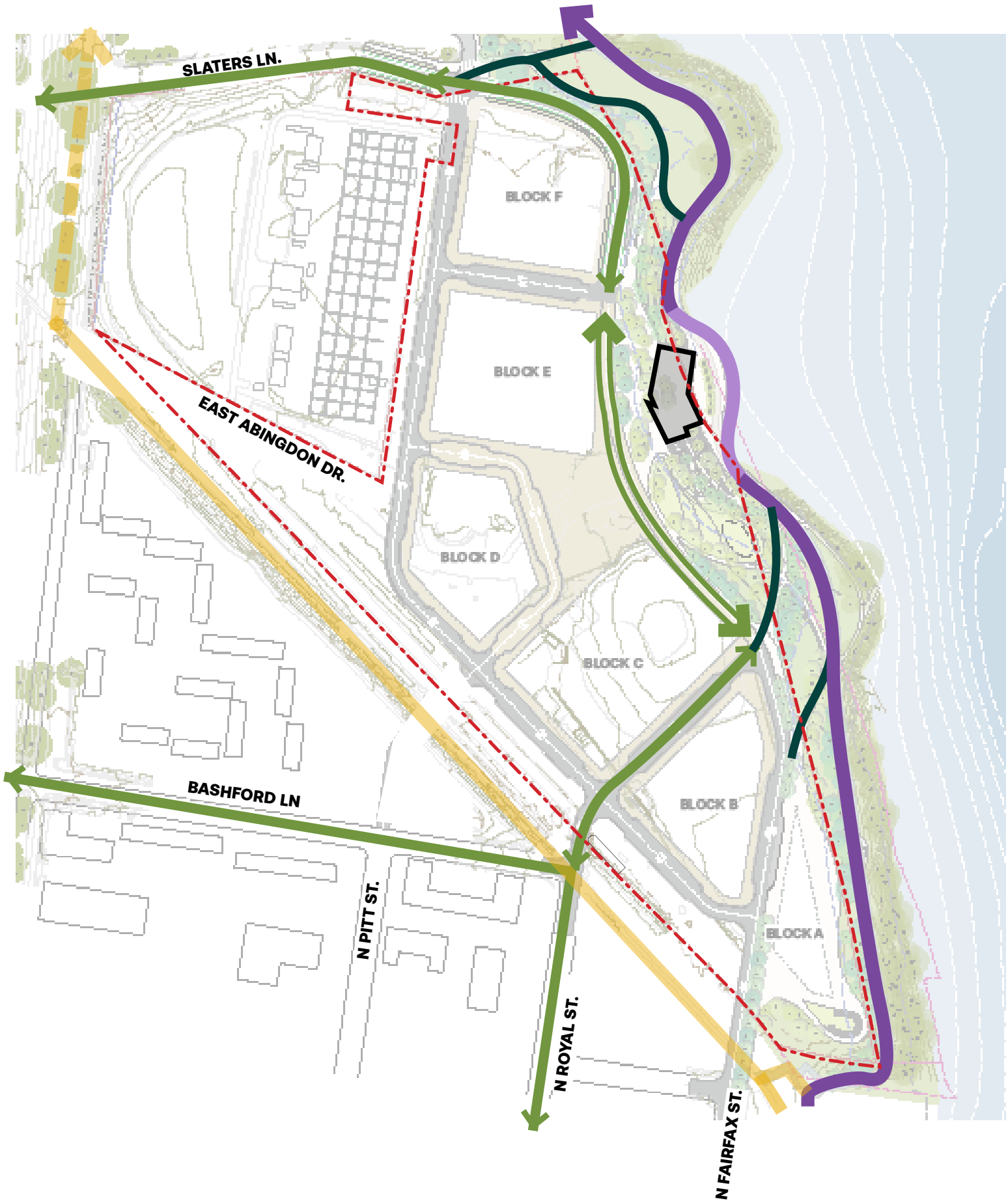
← TRAIL IMPROVEMENT PLANNED BY CITY  
BIKE & PEDESTRIAN

### LOCAL ROUTE

← BIKE FACILITY

↔ WOONERF  
(CURBLESS, MIXED-USE STREET)  
BIKE & PEDESTRIAN CIRCULATION PRIORITIZED

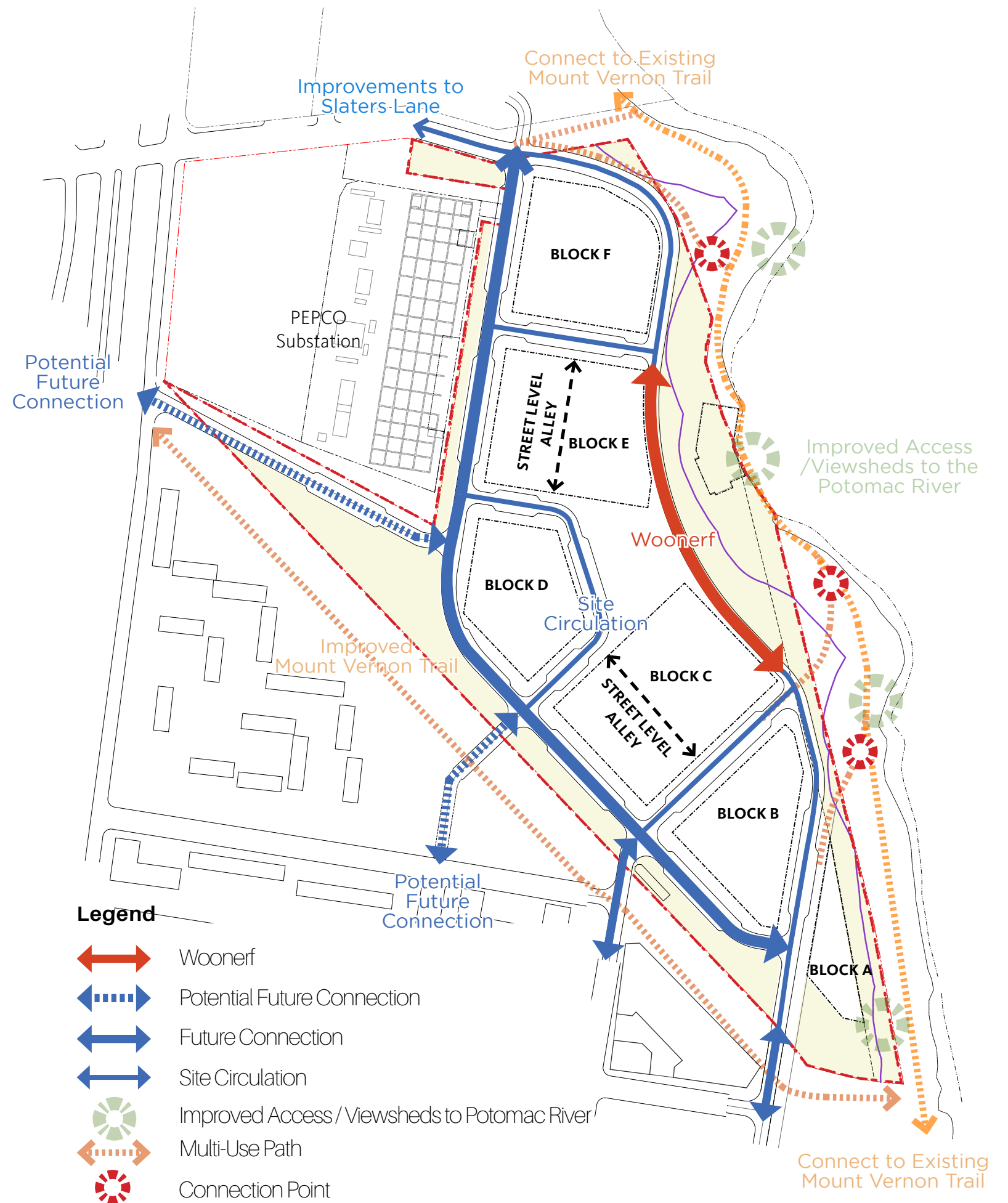
— CONNECTIONS  
BIKE & PEDESTRIAN (5% SLOPE OR LESS)





# VEHICULAR ACCESS & CURBSIDE MANAGEMENT

- New connections and completion of existing street network
  - Slaters Lane
  - N Royal Street
  - N Fairfax Street
- Parking, loading, and pick-up/drop-off
- Strategies:
  - Provision of alleys to for back-of-house operations
  - Locating access controls to minimize conflicts and queuing
  - Timing/phasing strategies to balance prioritization of modes
  - Prioritization of local versus commuter traffic
  - Traffic calming to discourage cut-through
  - Promotion of safety and Vision Zero strategies
- Potential connections to be further studied and coordinated with City and NPS
  - Results of MTS show these connections as nice-to-have, not necessary to have
- Continued coordination with City and DASH to improve frequency of planned service





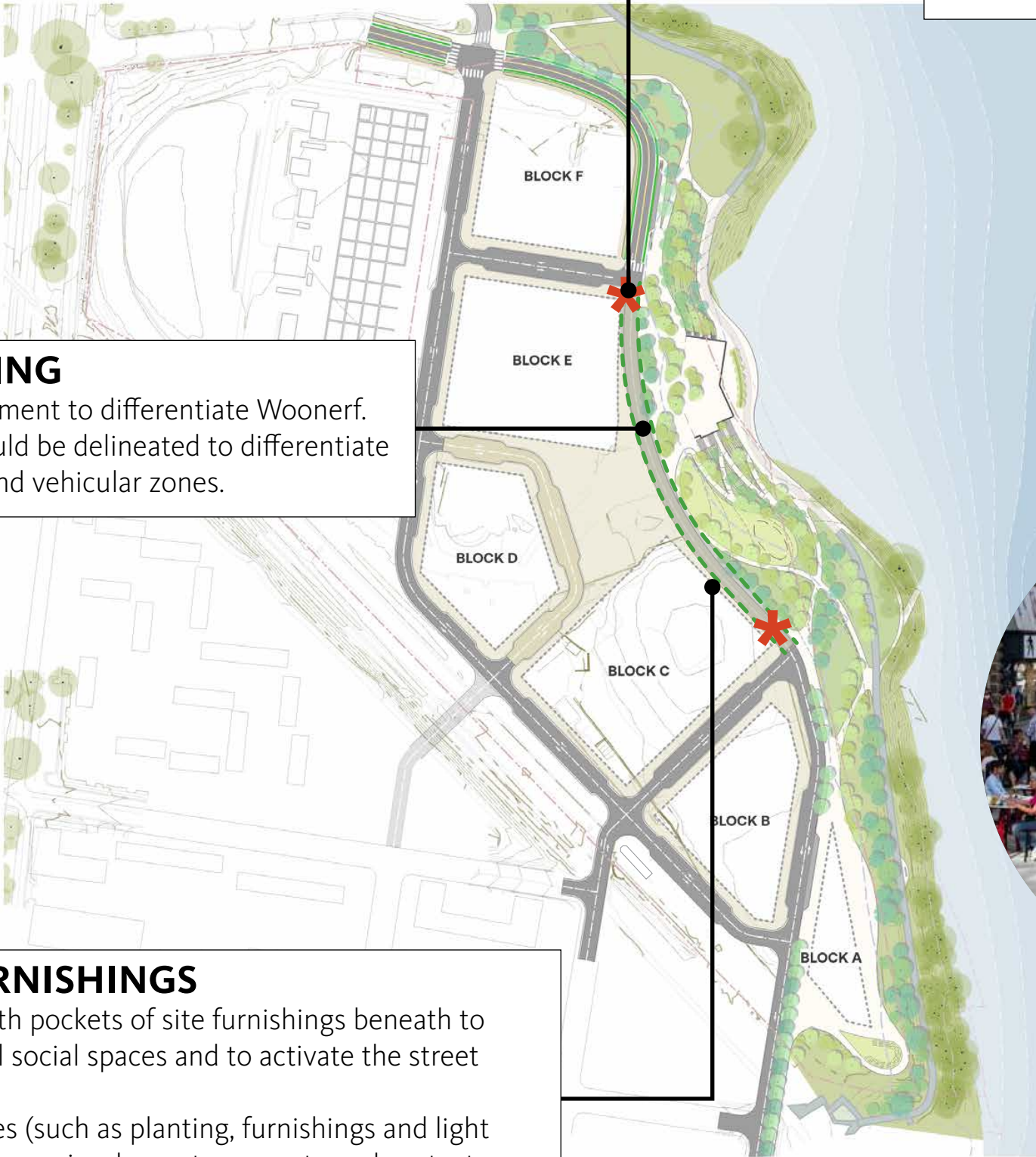
# THE WOONERF

Planned site features



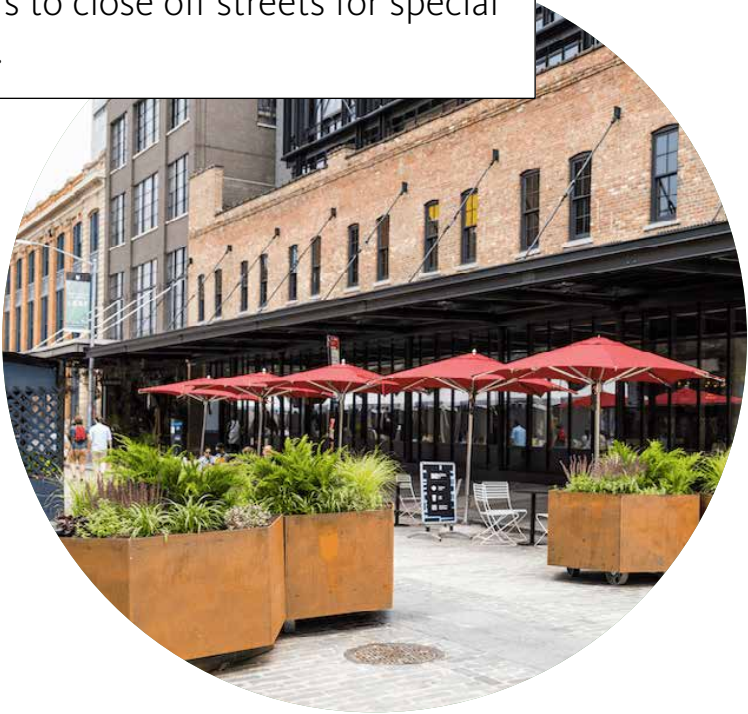
**CHANGE IN PAVING**

- Clear contrast in pavement to differentiate Woonerf.
- Edges of Woonerf would be delineated to differentiate between pedestrian and vehicular zones.



**VEHICLE DETERRENCES**

- Traffic calming installations such as planters to close off streets for special events.



**TREES & FURNISHINGS**

- Shade trees with pockets of site furnishings beneath to create informal social spaces and to activate the street edges.
- Vertical features (such as planting, furnishings and light poles) will serve as visual cues to separate and protect pedestrian circulation from vehicular movement.





# SLATERS LANE

## EXISTING

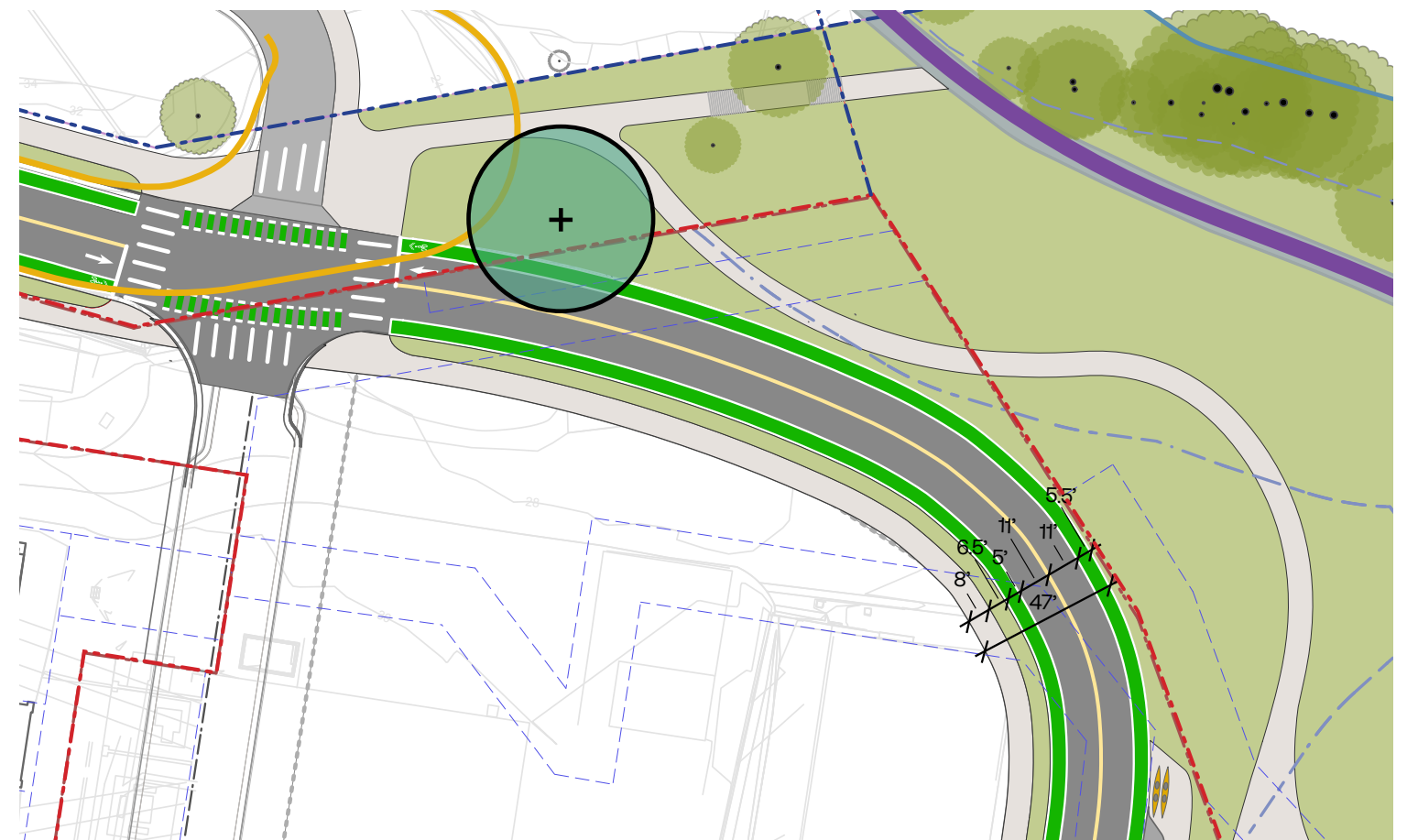
- Important east-west connection across George Washington Memorial Parkway (GWMP) for residential and commercial users north of PRGS
- Vehicular “dead end” and no pedestrian and bike connection to Mt. Vernon Trail
- Only accessible from GWMP

## PROPOSED

- Tie Slaters Lane into overall street network as envisioned by Old Town North Small Area Plan
- Improved connectivity and alternatives routes
- Compact intersection with driveway treatment into Marina Towers
- Pulled roadway to the south to maximize open space to the north and setback from Marina Towers
- Extend bike facilities through intersection at GWMP to Slaters Lane and connect to Mt. Vernon Trail

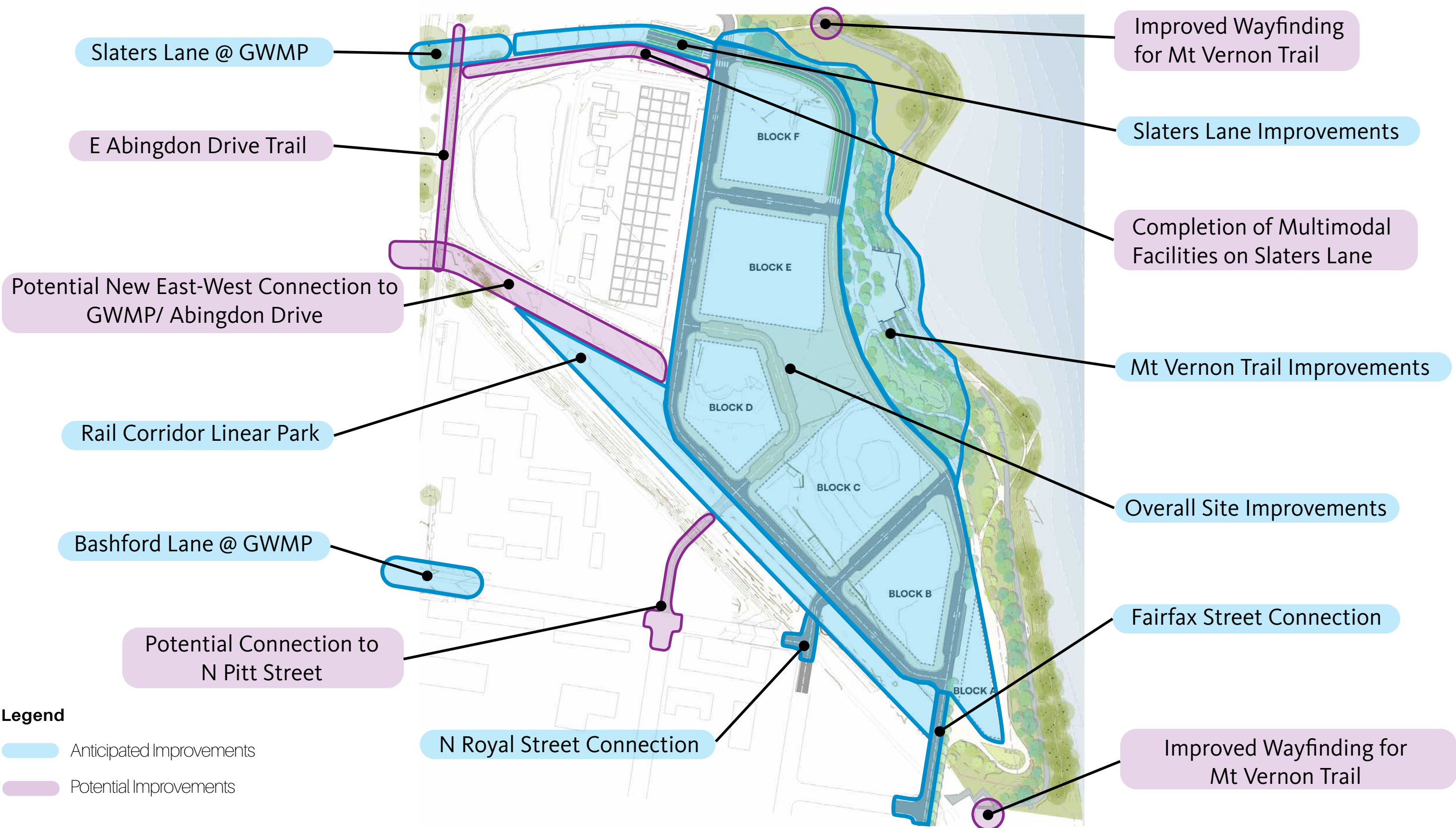
### LEGEND

- PRGS PROPERTY
- PROPERTY LINE (OTHERS)
- RPA
- ← MOUNT VERNON TRAIL  
BIKE & PEDESTRIAN
- BIKE LANE
- EXISTING CURB LINE
- CONCEPTUAL BLDG FOOTPRINT





# TRANSPORTATION IMPROVEMENTS





# AGENDA

**1. HISTORY AND VISION FOR TRANSFORMATION**

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# PRIOR TO DECONSTRUCTION START

- HRP will hold public informational meetings in advance of deconstruction start.
- Planning for deconstruction includes the following:
  - o Construction Management Plan (CMP) will be coordinated per the City's requirements.
  - o Hauling Routes will be established.
  - o Rodent Control Plan will be established.
  - o Noise and Vibration Control Plans will be established.
  - o Dust Monitoring Plan will be established.
  - o Worker Parking Plan will be established.
  - o Existing Conditions Survey for immediately adjacent abutting properties.





# VOLUNTARY REMEDIATION PROGRAM

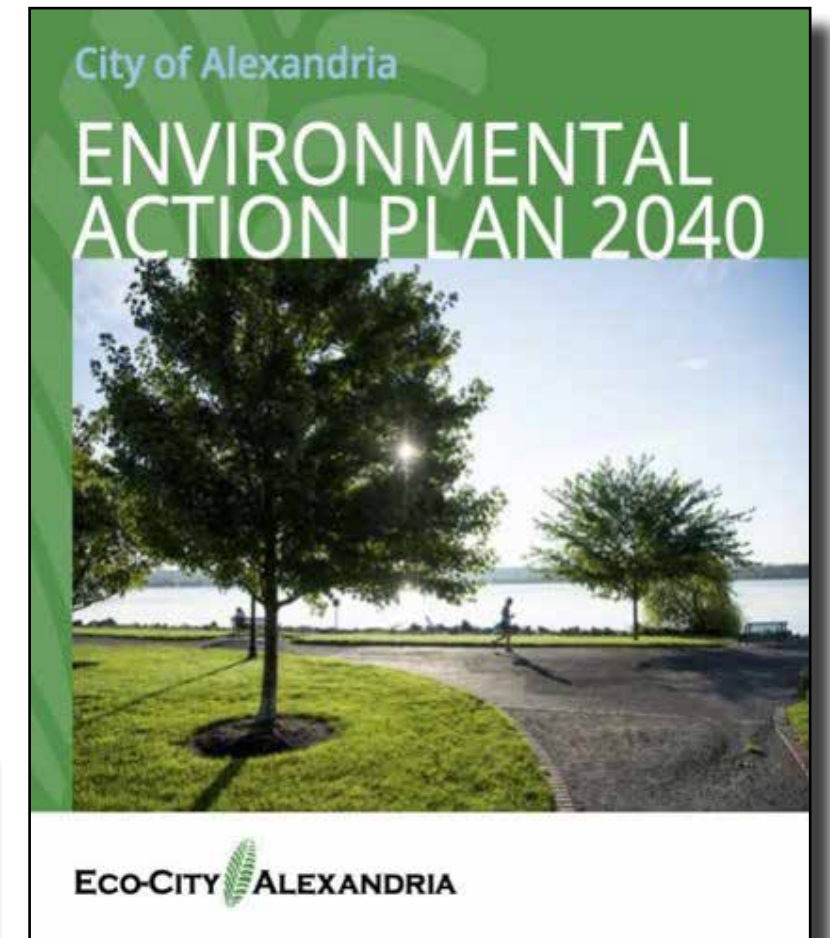
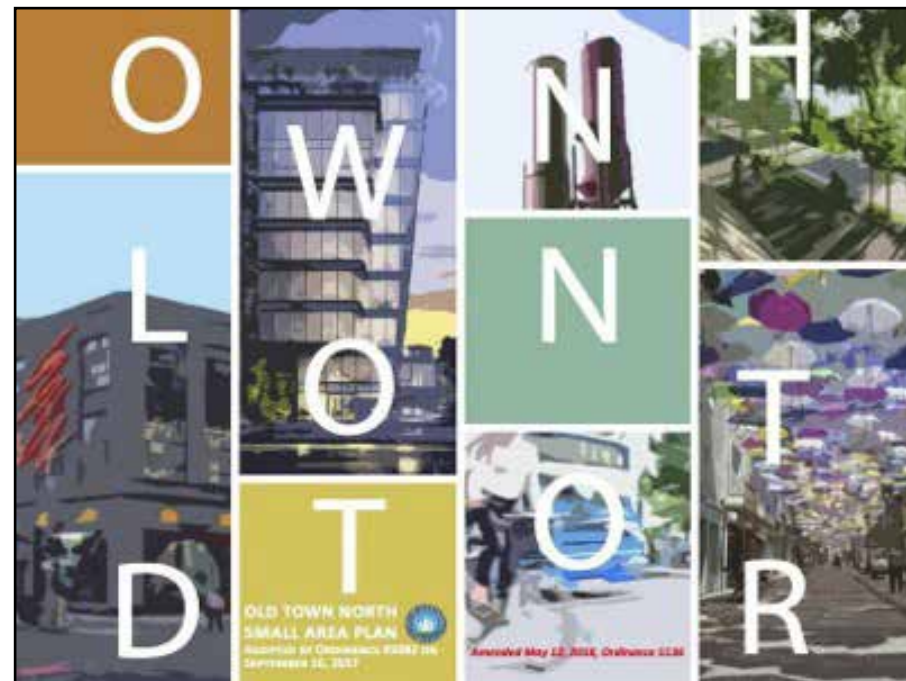
- Results from the Fall 2021 sampling were documented in a Preliminary Site Characterization Report, which was submitted to Virginia Department of Environmental Quality (VDEQ) in April
- Additional sampling will be conducted in currently inaccessible areas (beneath buildings, near active utilities) and documented in a Site Characterization Report
- After additional sampling is complete, locations where concentrations exceed VDEQ Screening Levels will be evaluated in a Human Health Risk Assessment
- Results of the Human Health Risk Assessment will be used to identify areas where remediation is warranted
- Remedial actions will be selected, designed, and implemented in coordination with deconstruction and redevelopment





# SUSTAINABILITY FRAMEWORK

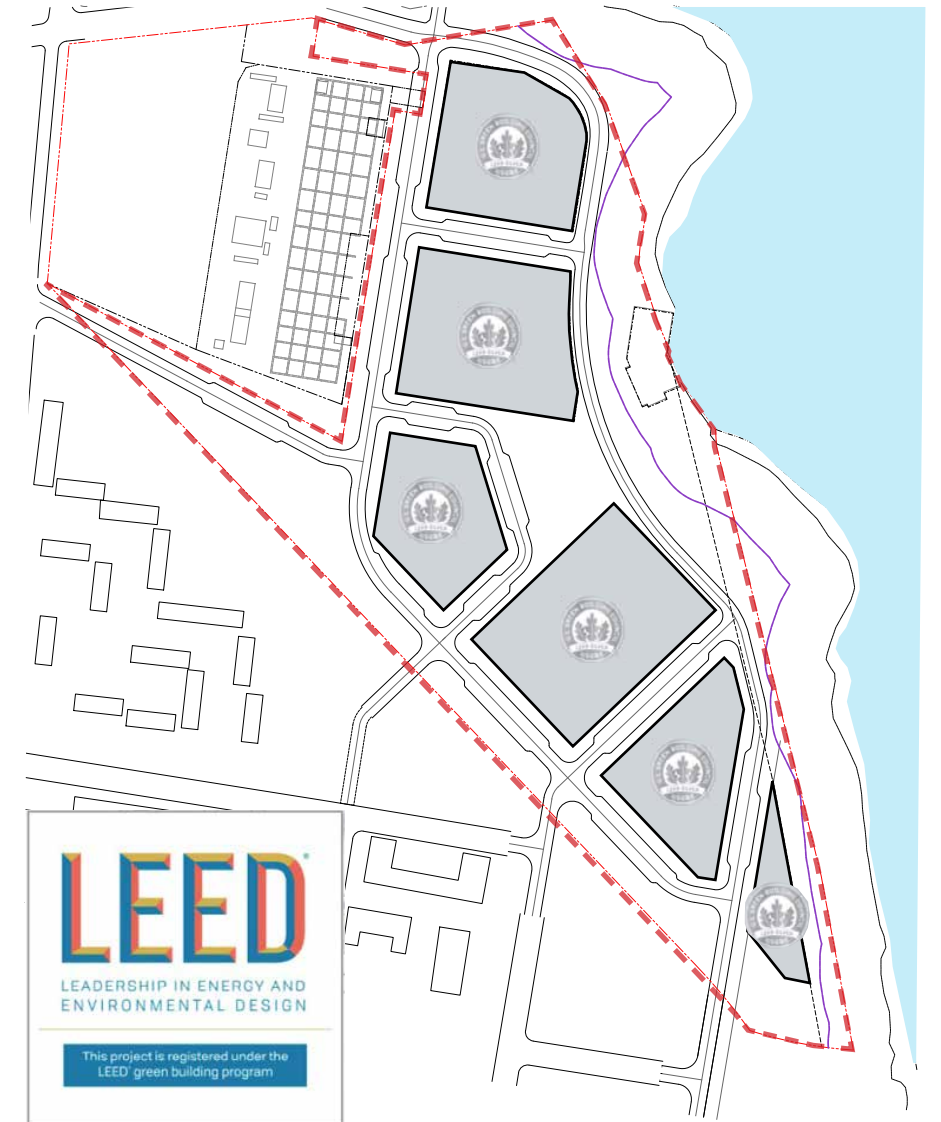
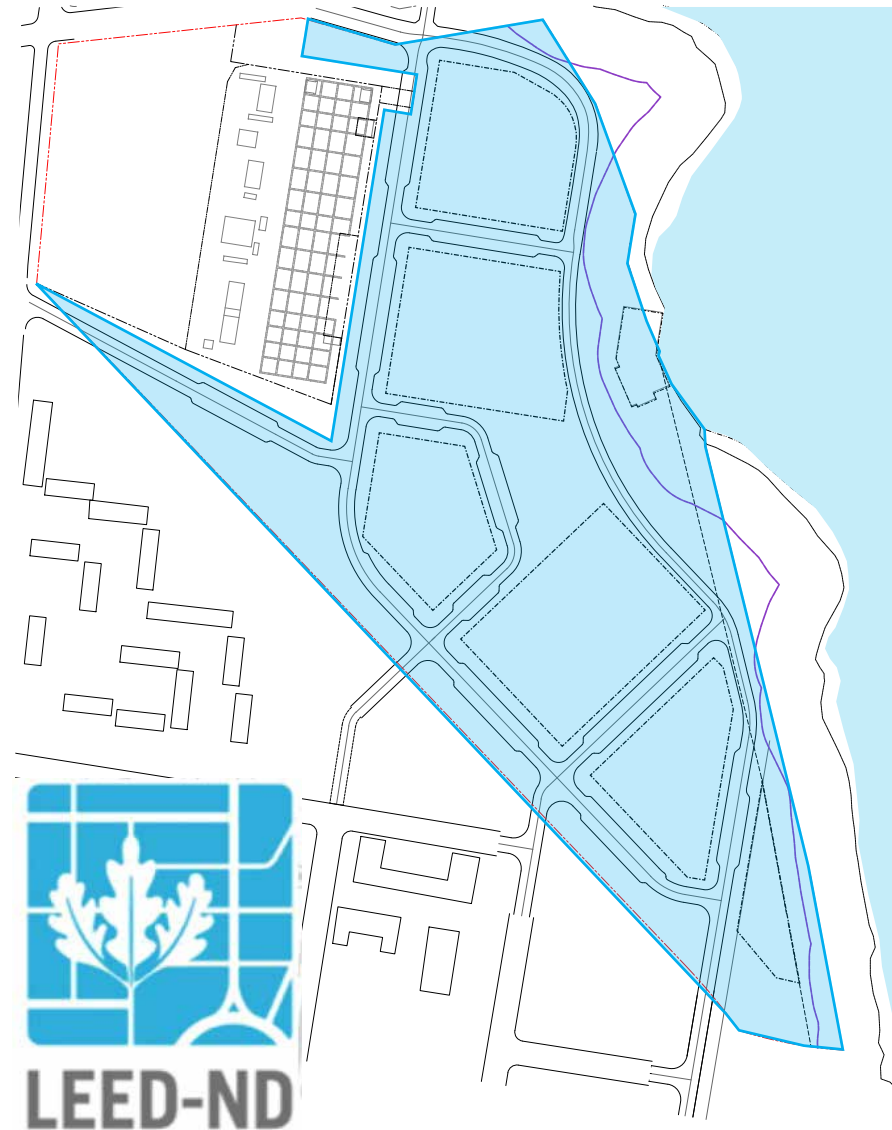
- Existing sustainability guidance for development on the PRGS site includes:
  - o Old Town North Small Area Plan (2017)
  - o City of Alexandria Green Building Policy (2019)
  - o City of Alexandria Environmental Action Plan 2040 (2019)





# APPLICABLE LEED FRAMEWORKS

- The Old Town North Small Area Plan (OTN SAP) envisions that the PRGS site applies the green building rating system Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). This is a plan level certification.
- Each building will also be LEED Silver certified, at minimum. This is a building certification.





# SUSTAINABILITY APPROACH



**SITE**



**WATER**



**RESILIENCY**



**WASTE**



**HEALTH  
WELLNESS**



**CARBON  
REDUCTION**

---

- **District Wide Systems Under Analysis:**

- Heating & cooling
- Stormwater management
- Cycling, pedestrian and public transportation
  - Renewables



# WHAT IS CARBON NEUTRALITY?



*WHAT DOES THAT MEAN?*






*WHERE DO WE START?*

*HOW DO WE GET THERE?*

*TO NEUTRALIZE THE LIFE-CYCLE CARBON EMISSIONS ASSOCIATED WITH THE  
DESIGN, CONSTRUCTION, AND OPERATIONS OF THE PROJECT*



# PATH TO CARBON NEUTRALITY

OPERATIONAL CARBON	EMBODIED CARBON	ELECTRIFICATION	ONSITE RENEWABLE	OFFSITE RENEWABLE
Exploring <b>site-wide and building-specific strategies</b> to increase energy efficiency	Exploring <b>material selection and source</b> to reduce embodied carbon	Emphasizing appropriate <b>Electrification</b> and relationship to the grid	Incorporation of <b>onsite renewable</b> energy generation	Exploring the potential for off-site renewable <b>(PPAs, RECs, Offsets)</b> energy generation
				

*Details will be refined as part of future infrastructure DSP and future phase DSUPs*



# CARBON REDUCTION

Voluntary Carbon Neutrality Analysis (CNA)  
outlines path to Carbon Neutrality

25%

Energy Efficiency Target

- Exceeds the current Green Building Policy
- Studying district-wide HVAC systems

Double the targets in  
ALX Green Building Policy of:

14%  
Residential

11%  
Commercial

10%

Reduced Embodied Carbon Target

Expanded scope of Carbon Neutrality beyond energy

Electrification

Minimization of on-site combustion

3%

Onsite Renewable  
Energy Target

+

Off-Site  
Renewables



Transportation and transit improvements encourage the use of alternative modes of transportation



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THANK YOU!

# SITE TOURS JUNE 10TH & 11TH

REGISTRATION INFORMATION COMING SOON

[HRPalx.COM](http://HRPalx.COM)

follow us on



@hilcoredev



[ALEXANDRIA.VA.GOV/PLANNING/INFO](http://ALEXANDRIA.VA.GOV/PLANNING/INFO)



Redevelopment Partners

**Gensler**