

# POTOMAC RIVER GENERATING STATION

## COMMUNITY MEETING #16

OCTOBER 19, 2023



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



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



BALA

GOROVE SLADE  
Transportation Planners and Engineers

**Balfour Beatty**

**ARUP**





# AGENDA

## 1. INTRODUCTION

## 2. BLOCK A AND BLOCKS B & C GROUND LEVEL

## 3. BLOCK B

## 4. BLOCK C

## 5. ABATEMENT & DECONSTRUCTION

## 6. STEPS FORWARD

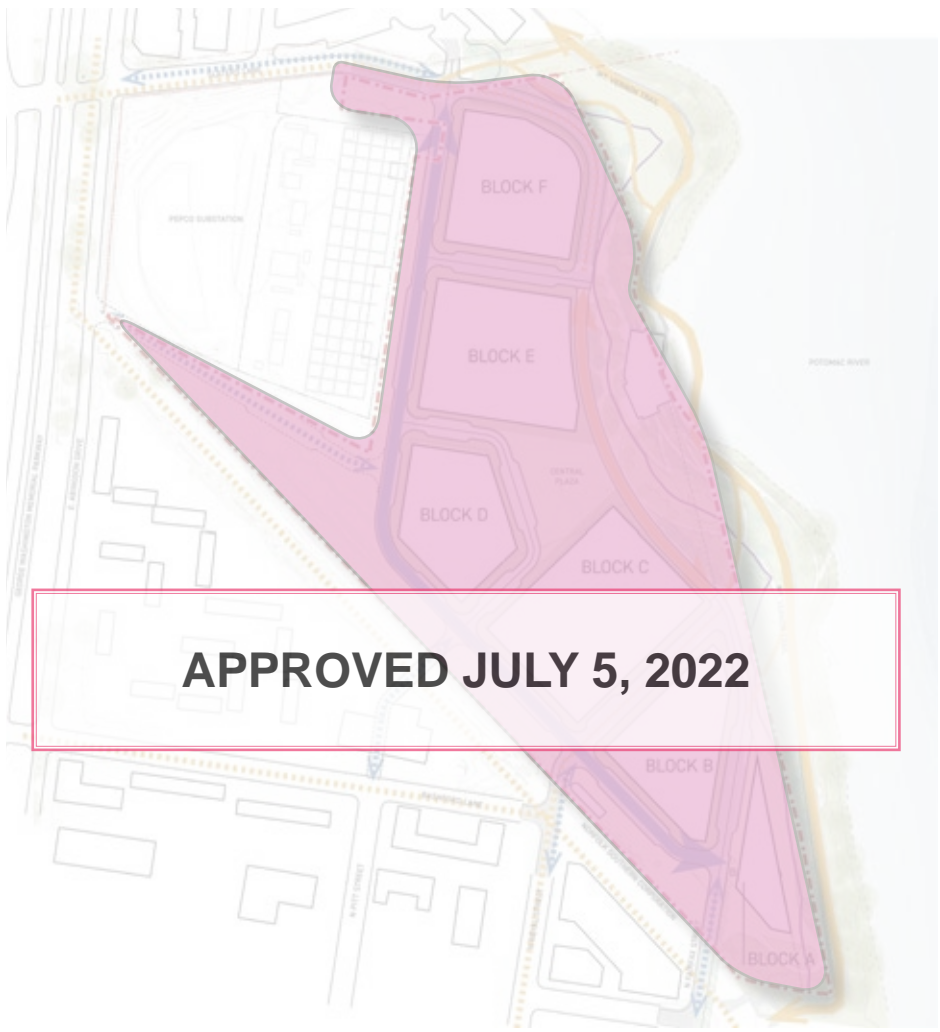


# DEVELOPMENT REVIEW PROCESS

## BUILDING ON APPROVED CDD

### 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

### IDSP

Infrastructure Development Site Plan



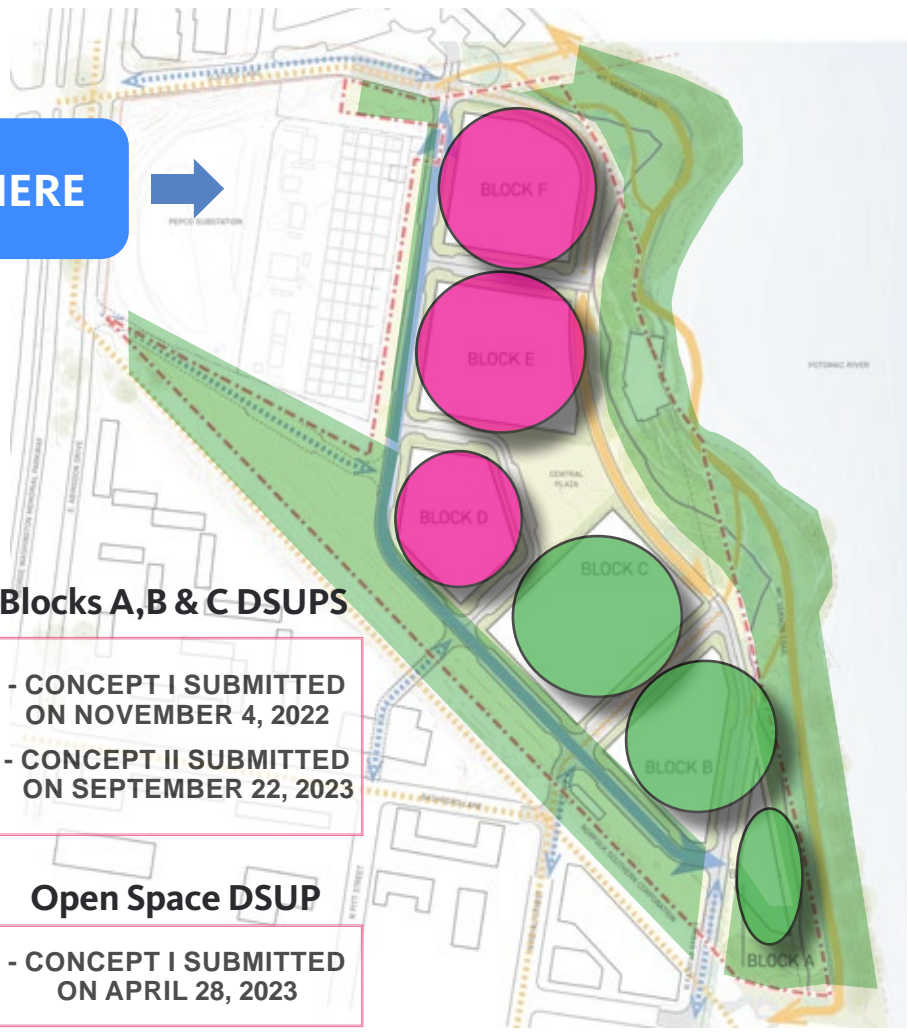
### SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;  
Coordinated Sustainability Strategy–Endorsed by  
City Council on May 13, 2023

### DSUPs

Development Special Use Permits



### Blocks A,B & C DSUPS

- CONCEPT I SUBMITTED  
ON NOVEMBER 4, 2022
- CONCEPT II SUBMITTED  
ON SEPTEMBER 22, 2023

### Open Space DSUP

- CONCEPT I SUBMITTED  
ON APRIL 28, 2023

### BLOCK FORM, ARCHITECTURE & OPEN SPACE

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

Building sustainability features



# SCHEDULE & PROCESS

# STEPS FORWARD



KEY

 IDSP

 DSUP

 CDD APPROVAL

 CSS

 COMMUNITY MEETINGS



# PROJECT TEAM



DEVELOPMENT TEAM

LAND-USE ATTORNEY

EXECUTIVE ARCHITECT / BLOCK A, GARAGE & PODIUM

BLOCK B ARCHITECT

BLOCK C ARCHITECT

LANDSCAPE ARCHITECT

SUSTAINABILITY CONSULTANT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

TRANSPORTATION CONSULTANT

PERMITTING CONSULTANT

ENVIRONMENTAL ENGINEER

ARCHAEOLOGICAL

FAA CONSULTANT

MARINE CONSULTANT

PRECONSTRUCTION SERVICES





***WE TRANSFORM  
UNSIGHTLY BLIGHT...***



# INTO SUSTAINABLE COMMUNITIES





# A COMPREHENSIVE SITE VISION

## 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 & VARIED OPEN SPACE

Create places for a variety of activities seamlessly connected to neighboring parks

## 4 CREATE A SUSTAINABLE NEW PLACE

Pursue sustainable and resilient strategies through a multi-pronged approach

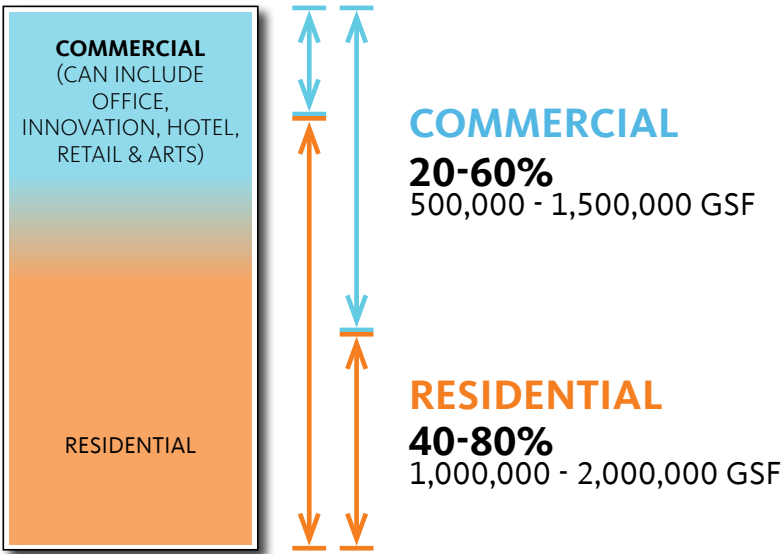




# CDD MASTER PLAN AND ZONING

- Development is across 6 blocks. The existing Pump House & Guard House are anticipated to be reused.
- A mix of commercial and residential uses has been approved. Commercial uses may include office, arts, innovation, hotel, retail and other commercial uses.
- Increases the distance between existing adjacent buildings and new buildings on the PRGS site up to 200'.

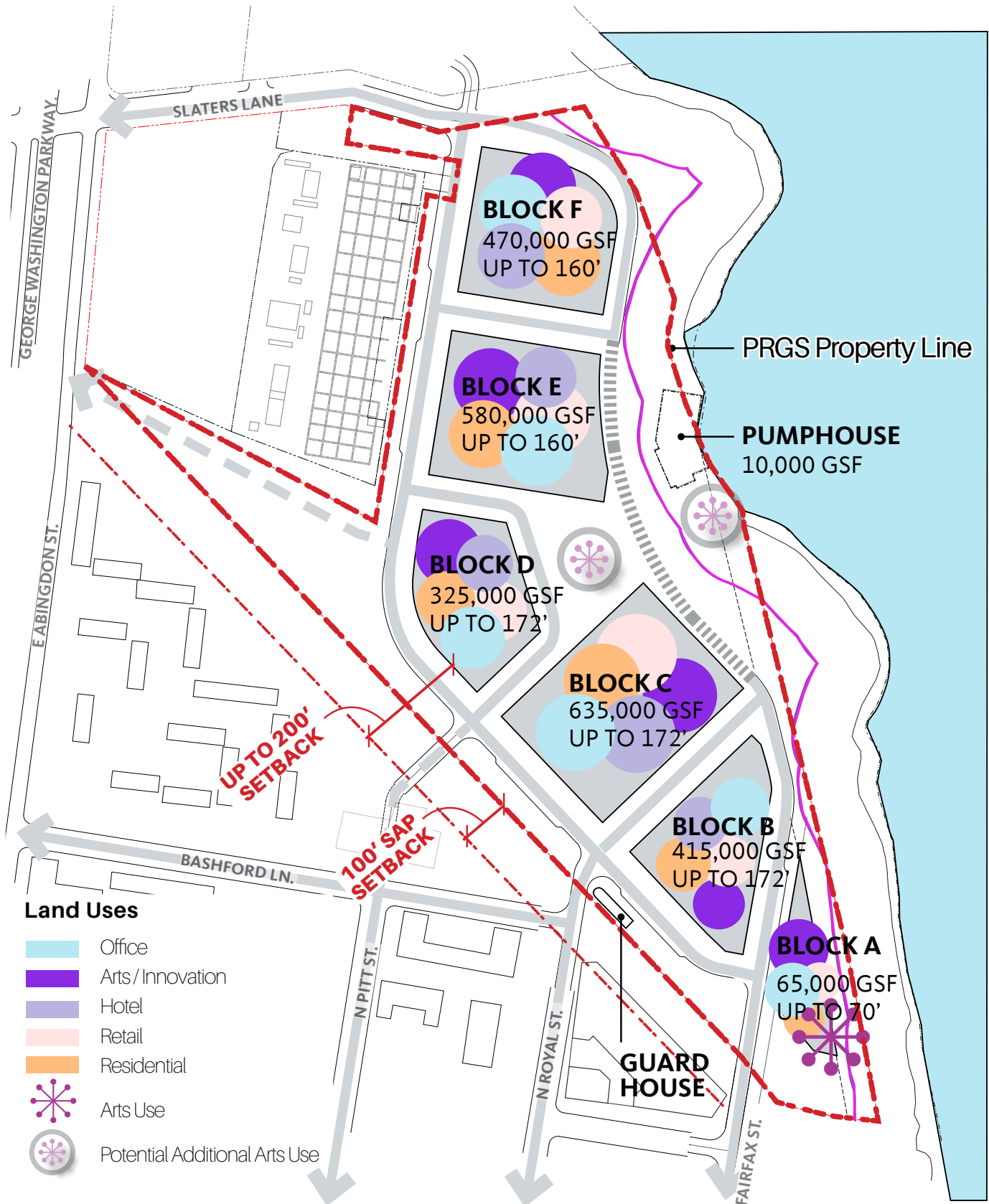
## FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



\*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	✓	✓	✓	✓	✓	✓	





# CDD COMMUNITY BENEFITS

PRGS PROJECT WILL DELIVER TRANSFORMATIONAL COMMUNITY BENEFITS

## 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**
  - **100,000 SF** of bonus density used by potential **Public-Private Partnership** leveraging voluntary contribution with tax credits and/or City funds



## ARTS AND CULTURE

- The Old Town North Arts District will be extended into the PRGS site
- Includes planning for arts uses and potentially repurposing existing site elements
- 15,000 SF subsidized arts and cultural space across the site





# VIBRANT, WALKABLE COMMUNITY

## CONNECTION TO THE NEIGHBORHOOD & WATERFRONT





# 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
- Open Space DSUP for Waterfront and Rail Corridor Open Spaces will be submitted at a later date

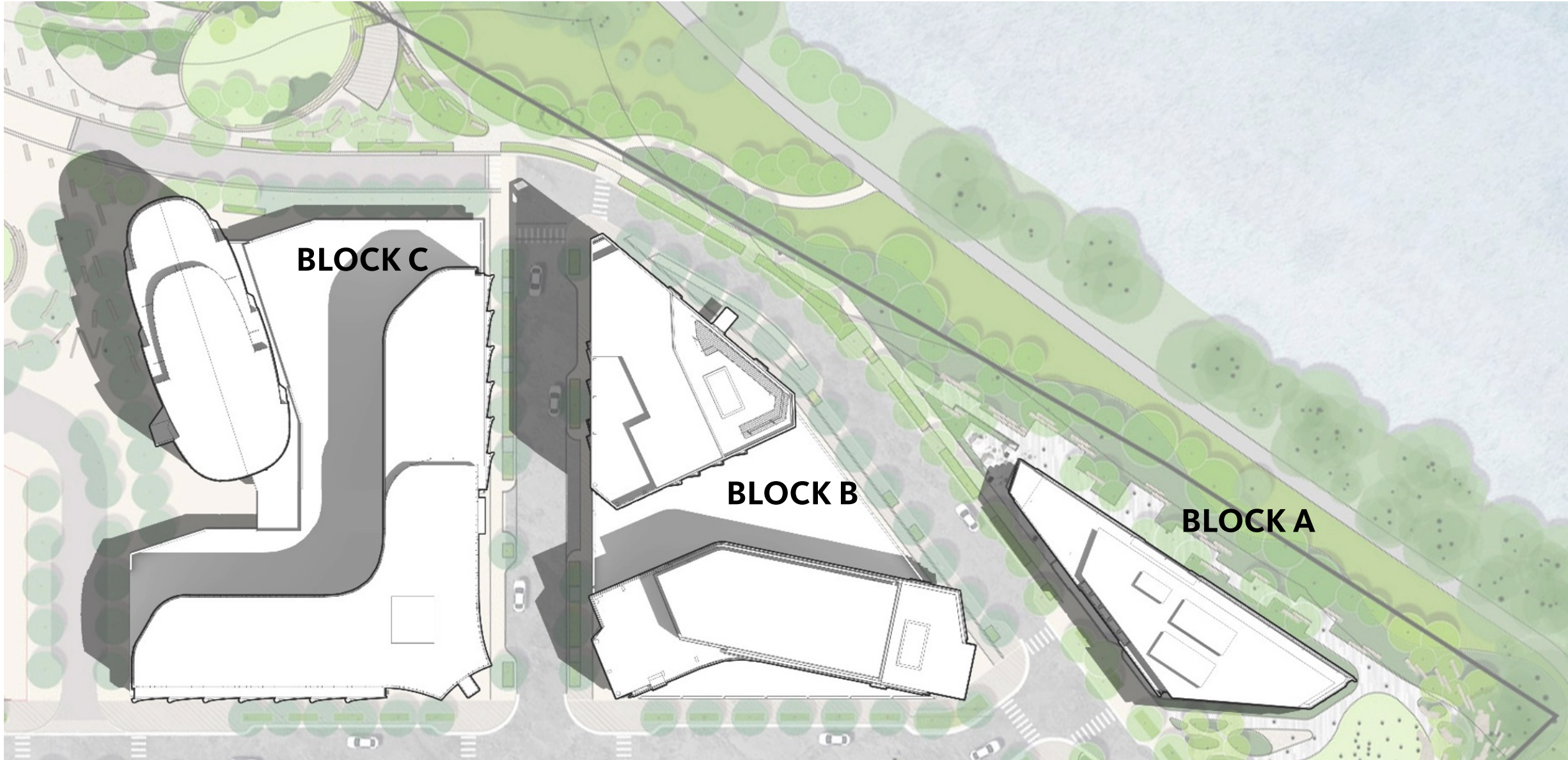
Per the requirement for DSUP Concept I & II submissions:

- Concept I depicted sidewalks, building footprints and uses within the curb line
- Building designs as part of Concept II will be reviewed today





# CURRENT DEVELOPMENT PLAN



**BLOCK C**  
COMMERCIAL: 48,000 SF  
RESIDENTIAL: 460-490 UNITS  
**TOTAL: 634,000 SF**

**BLOCK B**  
COMMERCIAL: 76,400 SF  
RESIDENTIAL: 310-325 UNITS  
**TOTAL: 450,000 SF**

**BLOCK A**  
COMMERCIAL: 65,000 SF  
**TOTAL: 65,000 SF**

**OVERALL**  
COMMERCIAL: 189,400 SF  
RESIDENTIAL: 770-815 UNITS  
**TOTAL: 1,149,000 SF**



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**4. BLOCK C**

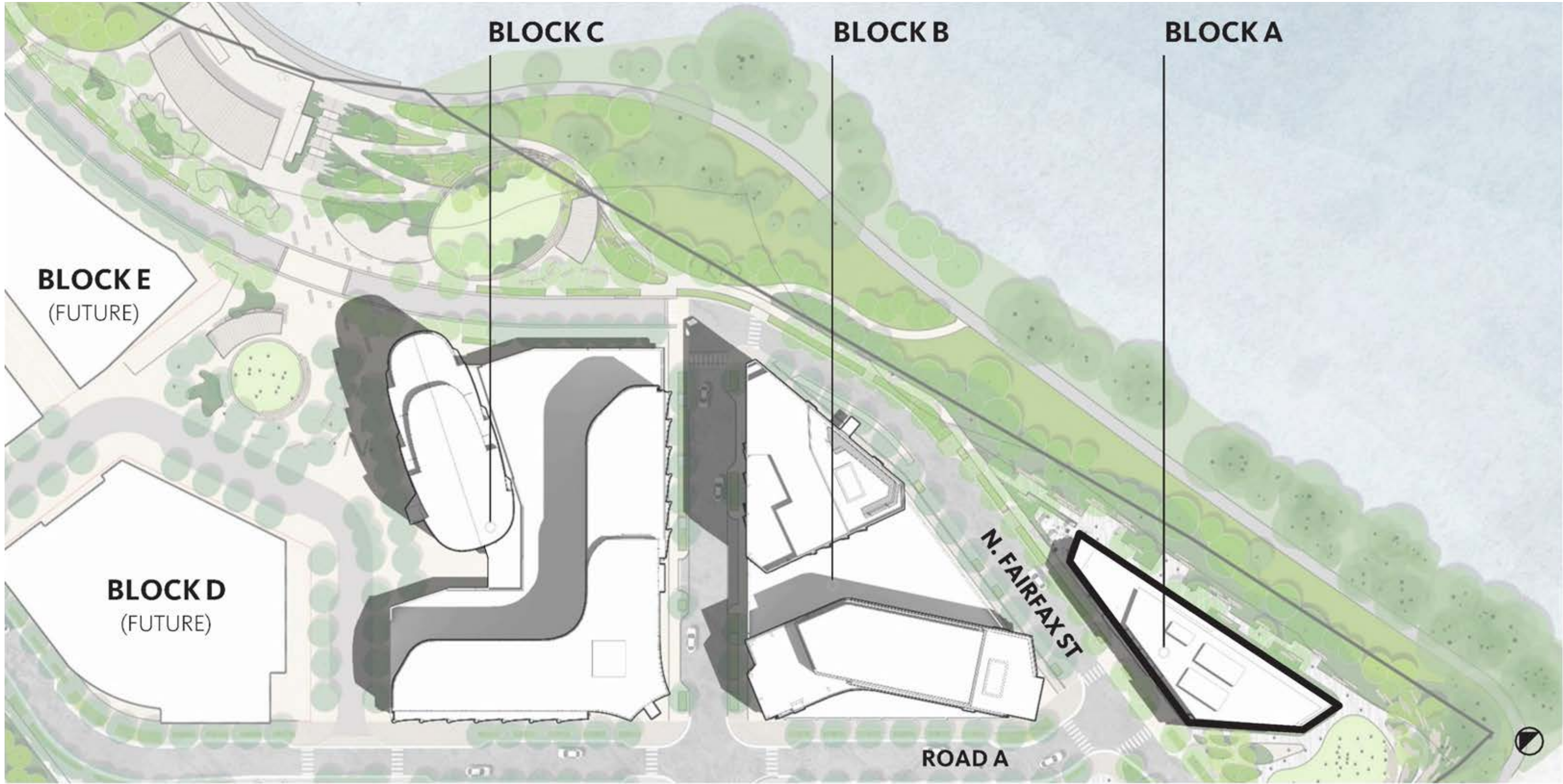
**5. ABATEMENT & DECONSTRUCTION**

**6. STEPS FORWARD**



# OVERALL SITE PLAN

## BLOCK A





# DESIGN INSPIRATION

## BLOCK A



Image via Alexandria Seaport

A series of sails aboard the same vessel illustrating movement

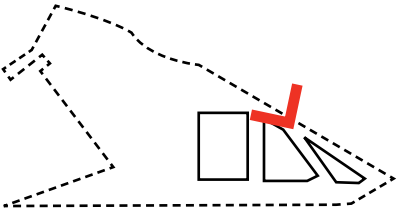


Passing sails, revealing vistas



# BLOCK A

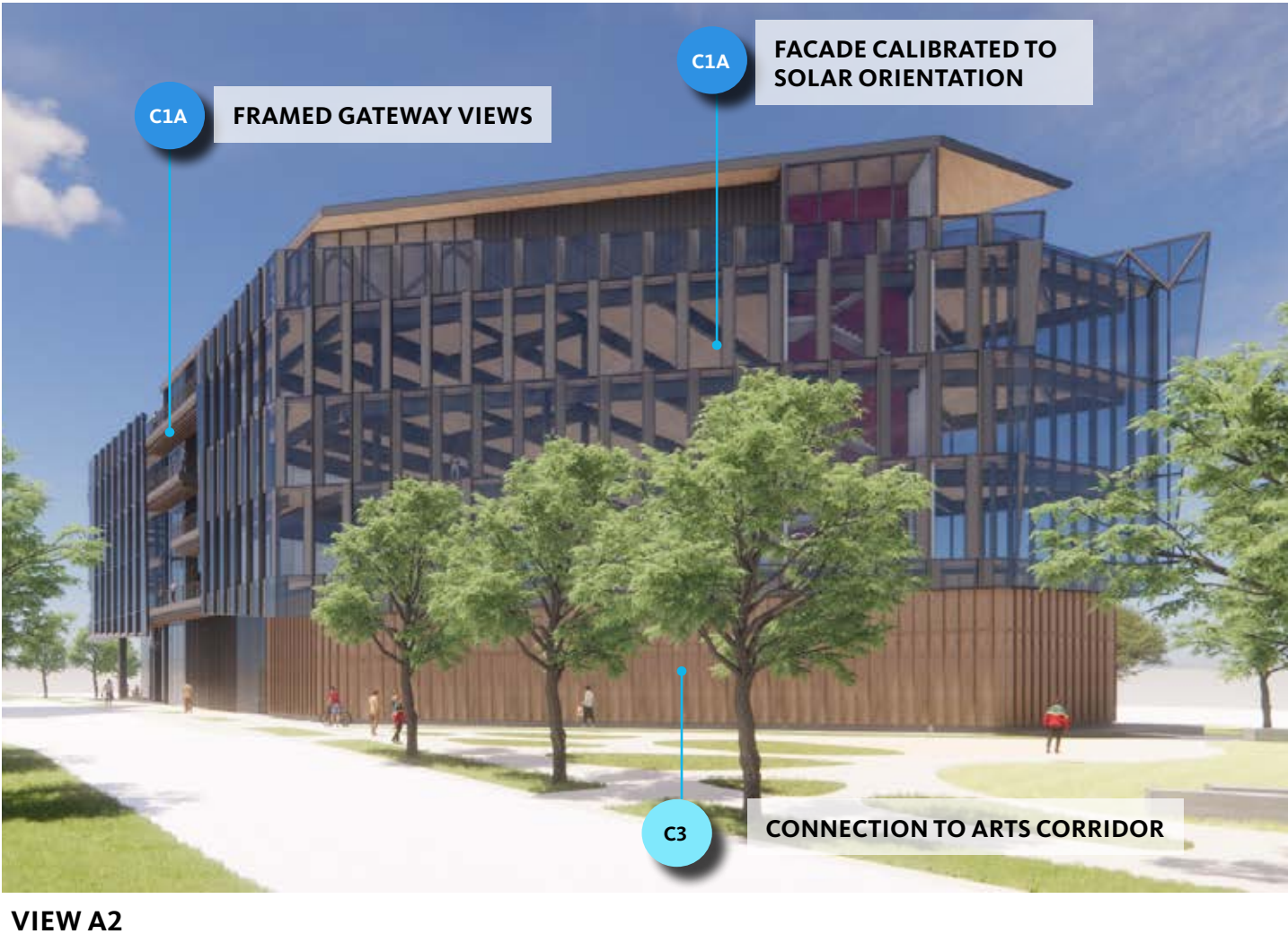
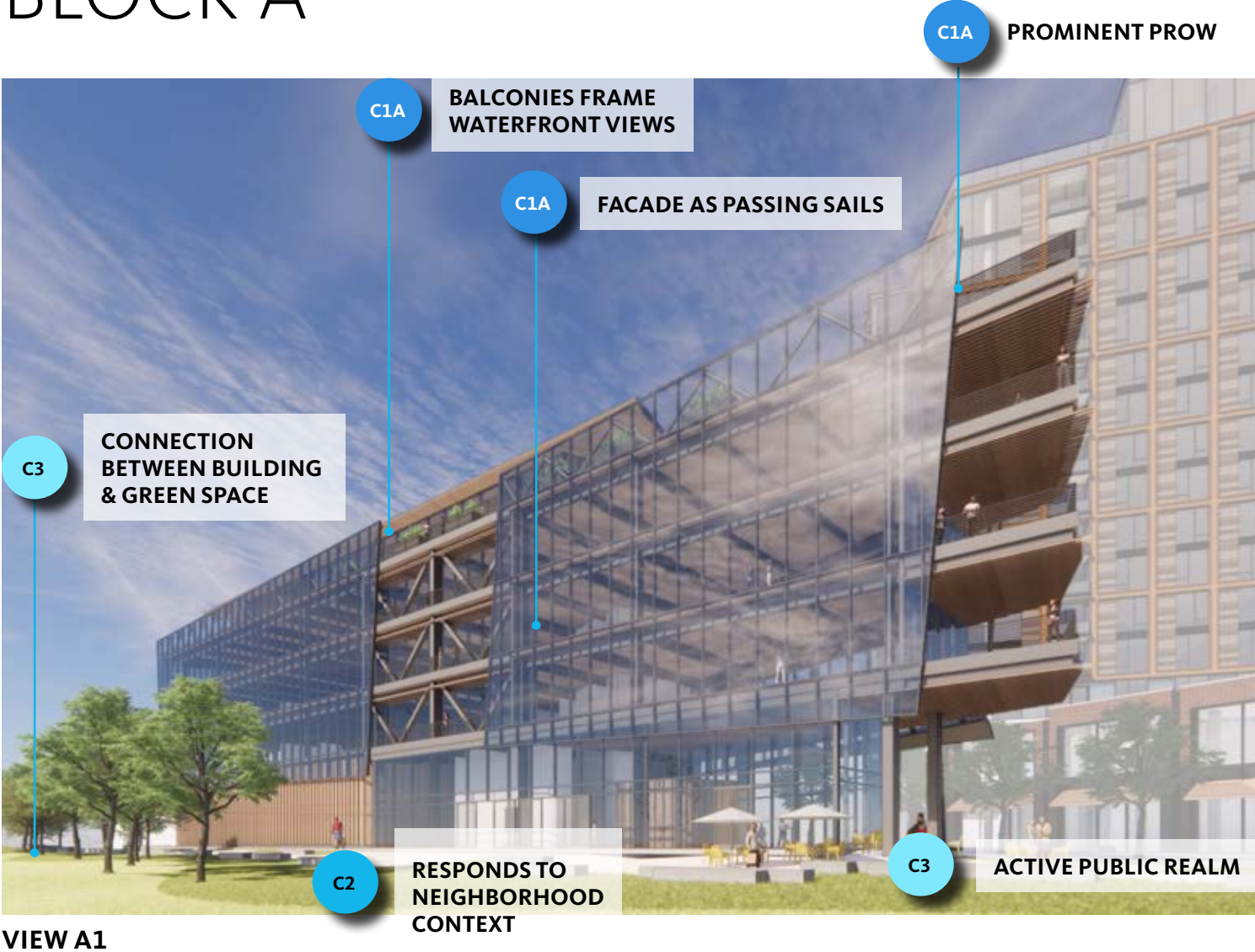
VIEW FROM POTOMAC RIVER / WATERFRONT OPEN SPACE



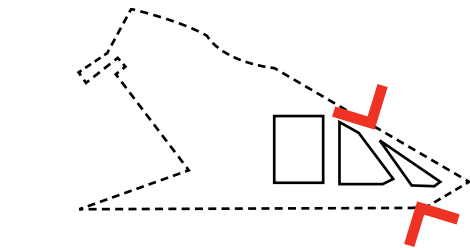


# DESIGN EXCELLENCE

## BLOCK A



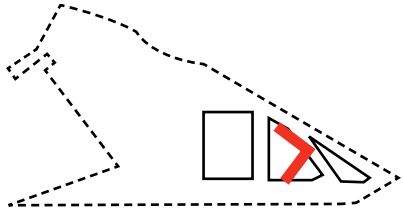
- C1** Architectural Excellence achieved using Landmark/Iconic Structure; or Contextual Character.
- C1A** Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place-defining element for the site.
- C1B** Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.
- C2** A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.
- C3** An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.
- C4** Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.





# MATERIALITY

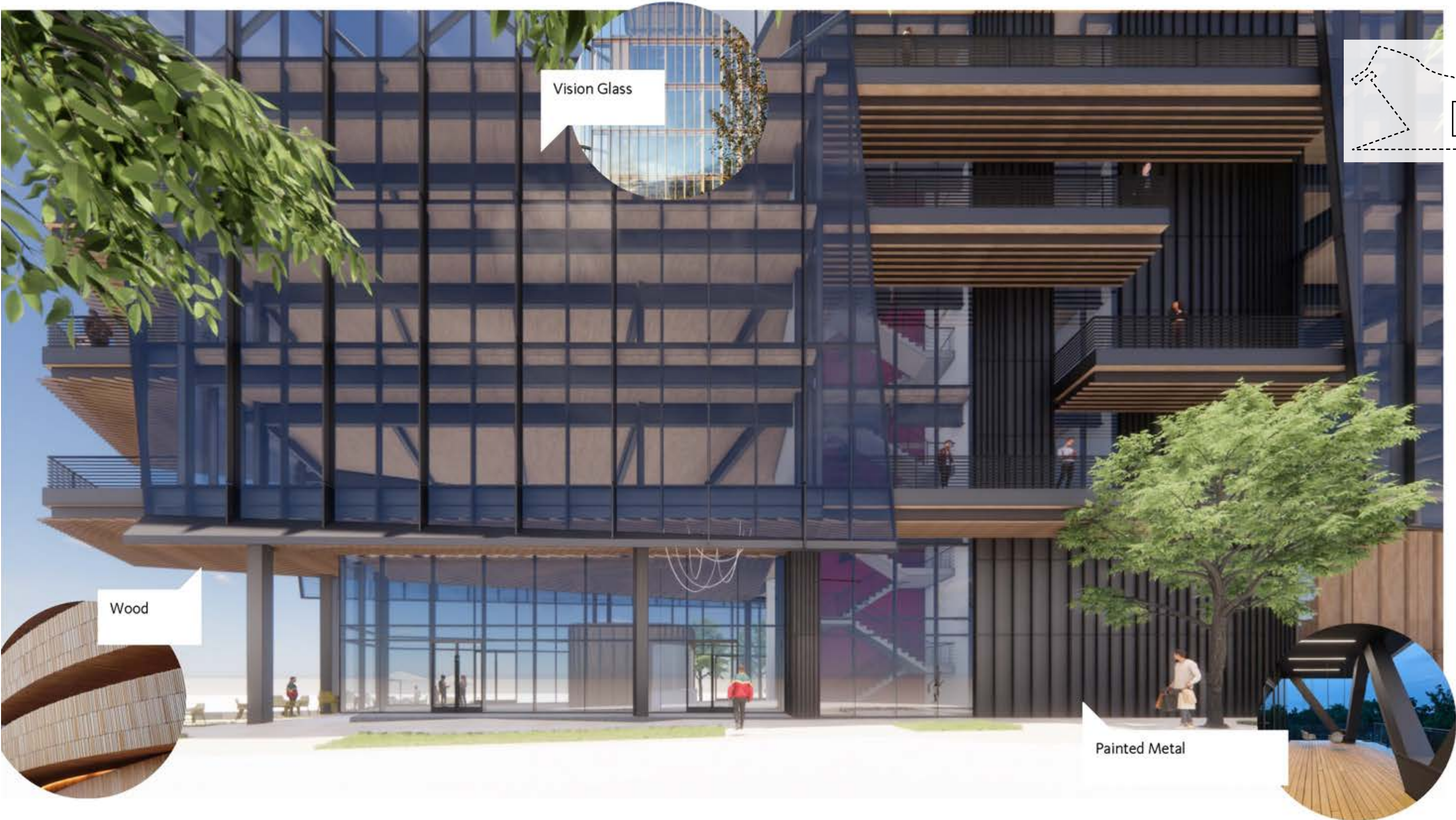
BLOCK A, LOOKING SOUTH AT BUILDING ENTRY AND RETAIL





# MATERIALITY

## BLOCK A, BUILDING ENTRY AND RETAIL





# GROUND LEVEL PLANS

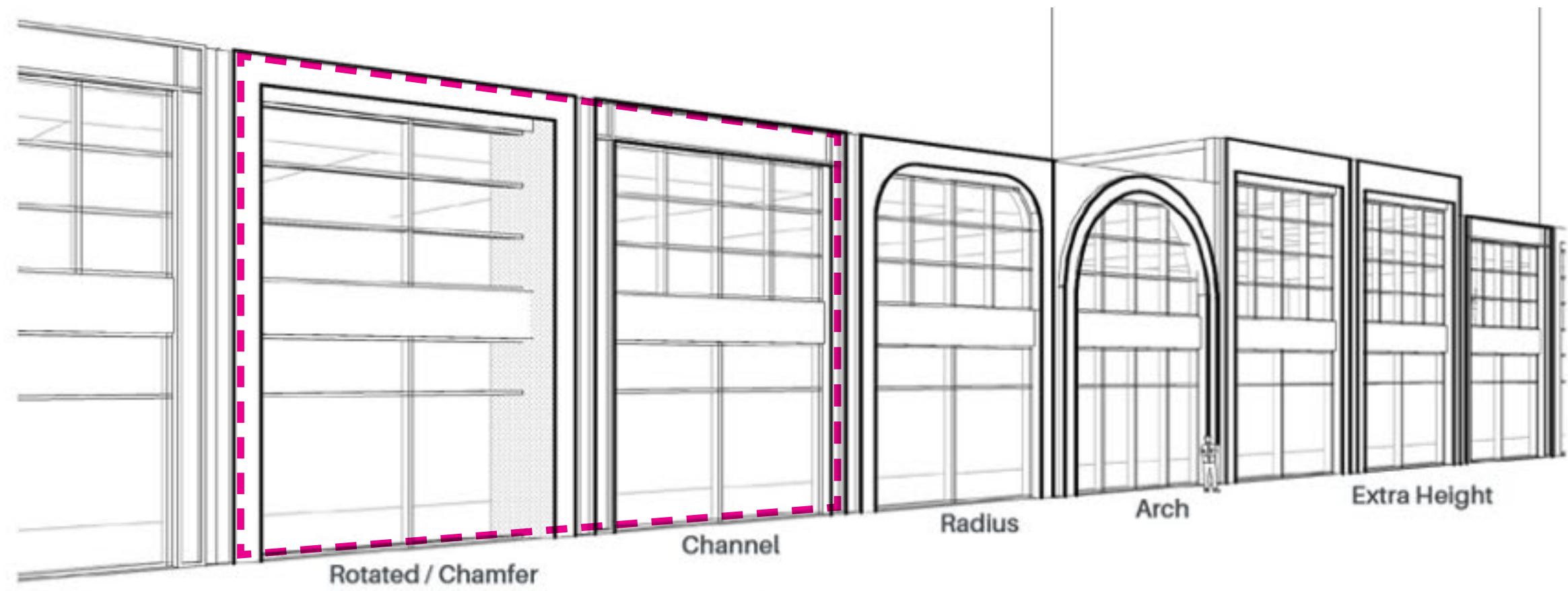
BLOCKS A, B & C





# CONCEPTUAL DESIGN

## BLOCK B & C PODIUM – REFERENCES & LANGUAGE STUDIES



### Localized Variety

With a repeating, steadying pattern, variations allow each block to respond to differing design drivers and site forces





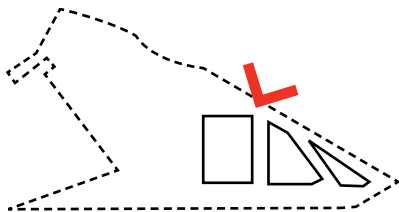
# CONCEPTUAL DESIGN

## BLOCK B PODIUM



### HIGHLIGHTS:

- A repeating frame creates a common thread throughout the development.
- The frame system (thread) allows for localized variation at each block.



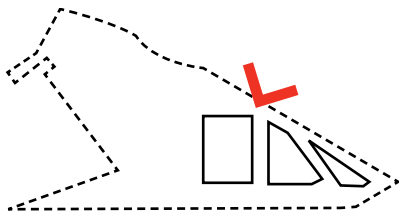


# CONCEPTUAL DESIGN

## BLOCK C PODIUM



- HIGHLIGHTS:**
- A repeating frame creates a common thread throughout the development.
  - The frame system (thread) allows for localized variation at each block.





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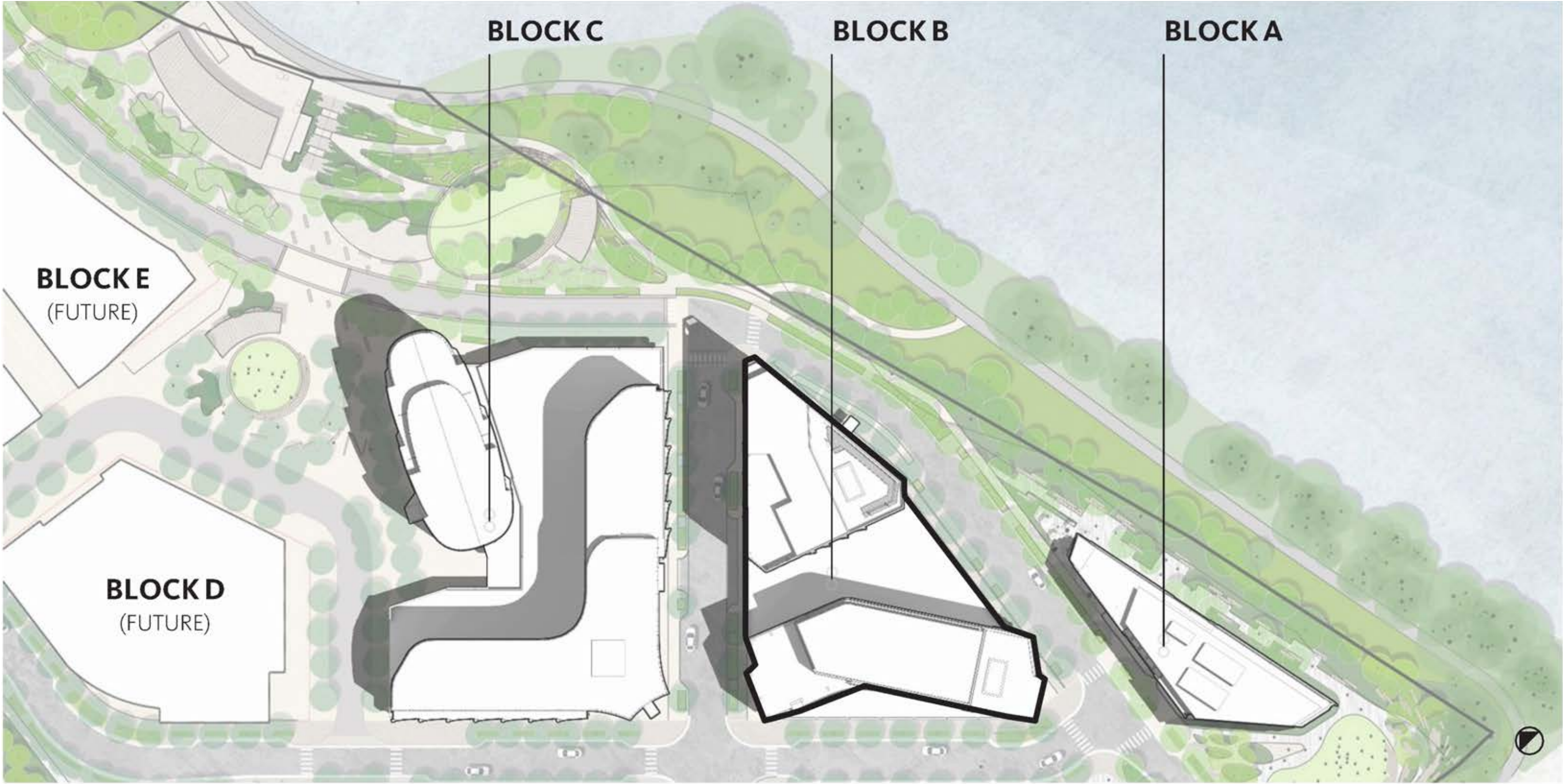
**5. ABATEMENT & DECONSTRUCTION**

**6. STEPS FORWARD**



# OVERALL SITE PLAN

## BLOCK B





# DESIGN INSPIRATION

BLOCK B



LAYERED EXPRESSION & DYNAMIC GLASS CORNER



DYNAMIC FORM AND ICONIC CORNER



# BLOCK B CONDO

VIEW FROM WATERFRONT OPEN SPACE





# BLOCK B RENTAL

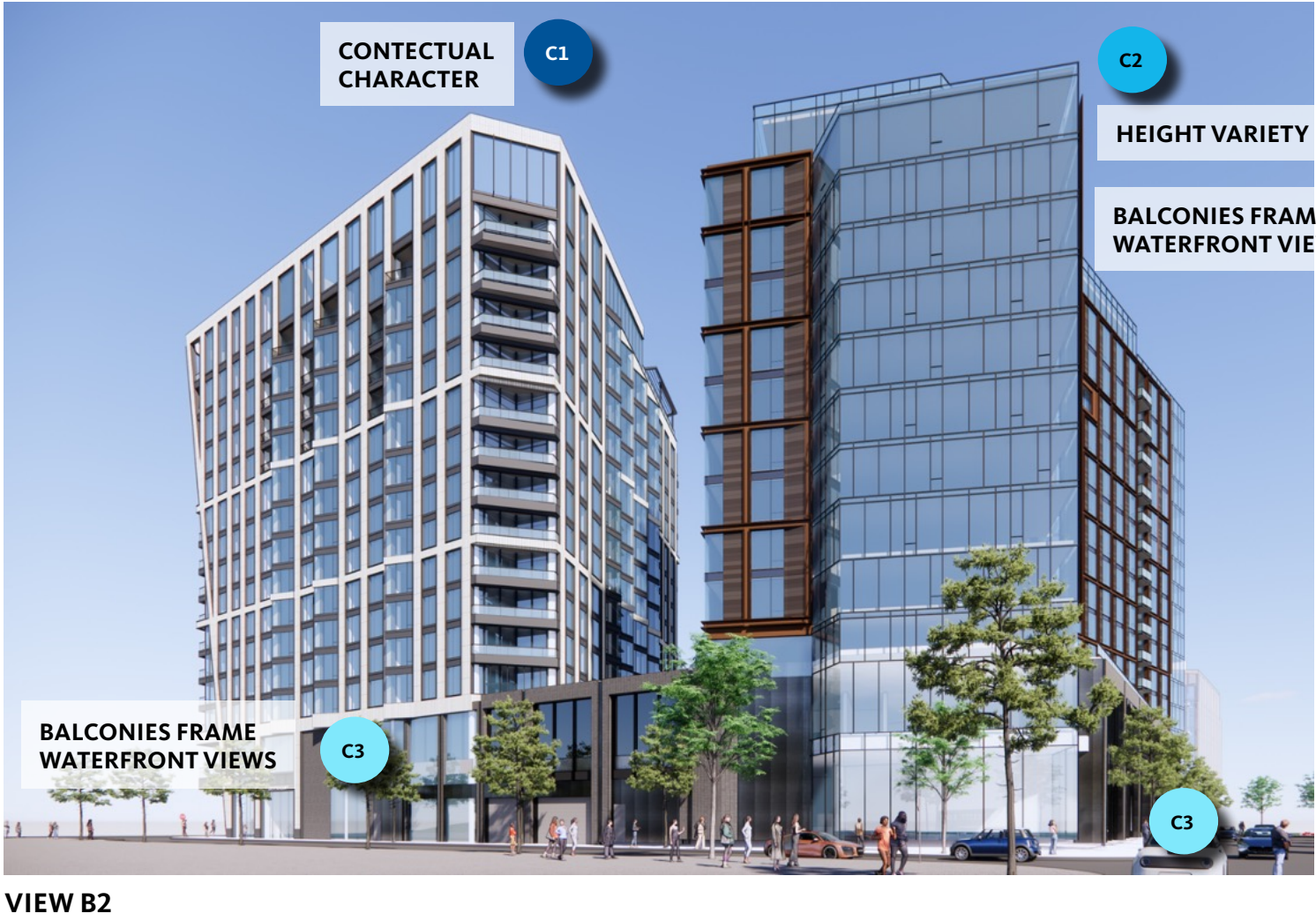
VIEW FROM RAIL CORRIDOR OPEN SPACE





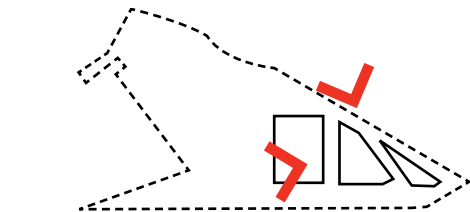
# DESIGN EXCELLENCE

## BLOCK B CONDO



### DESIGN CRITERIA

- |   |   |
|---|---|
| <p><b>C1</b> Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.</p>   | <p><b>C2</b> A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.</p> |
| <p><b>C1A</b> Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place-defining element for the site.</p> | <p><b>C3</b> An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.</p>   |
| <p><b>C1B</b> Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.</p>   | <p><b>C4</b> Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.</p>      |



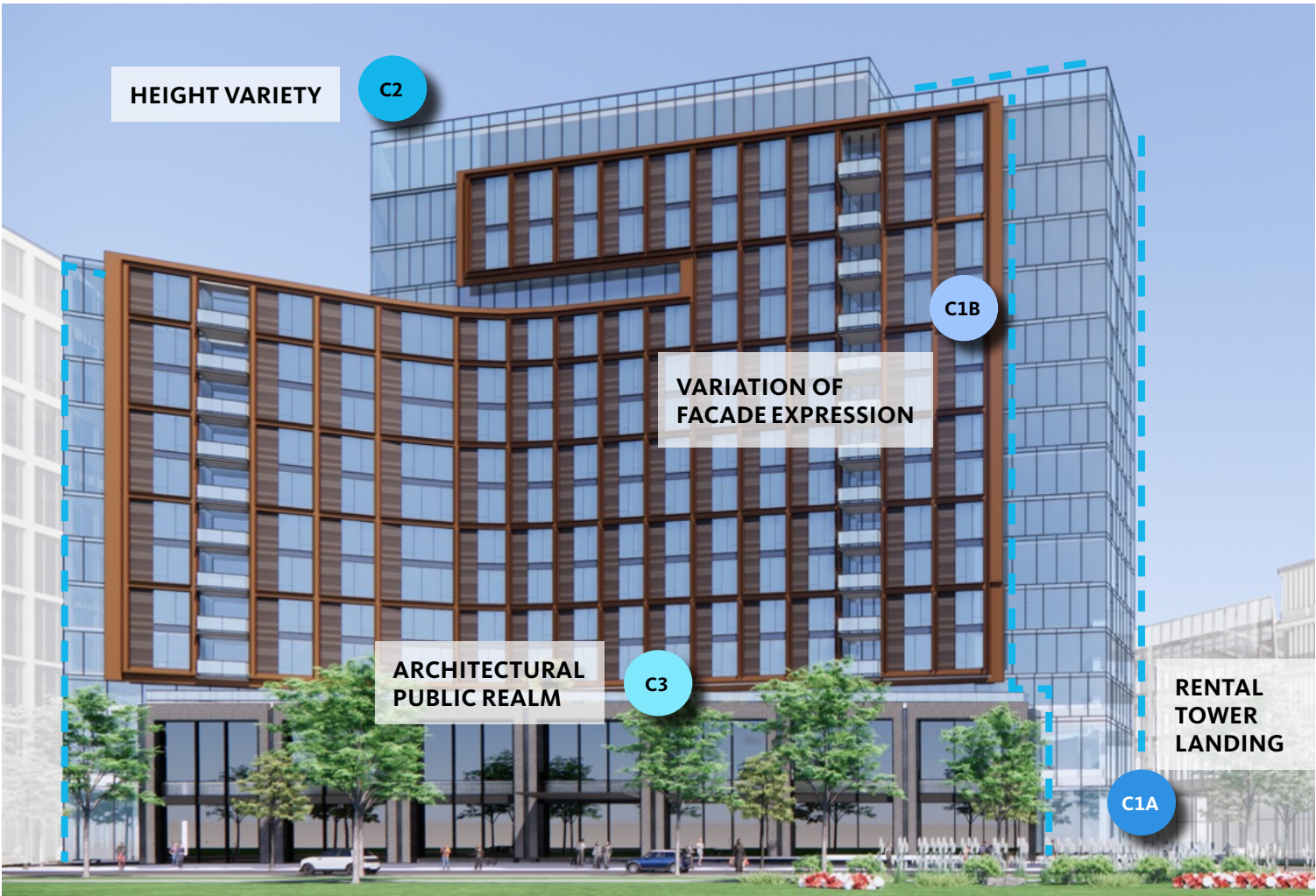


# DESIGN EXCELLENCE

## BLOCK B RENTAL



VIEW B3



VIEW B4

DESIGN CRITERIA

- C1

Architectural Excellence achieved using Landmark/Iconic Structure; or Contextual Character.
- C1A

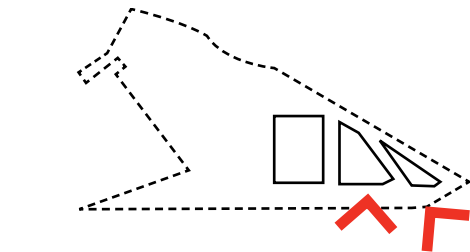
Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place-defining element for the site.
- C1B

Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.
- C2

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- C3

An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.
- C4

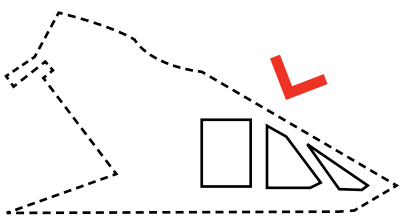
Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.





# MATERIALITY

## BLOCK B CONDO



**General note on materiality:**  
Subject to change as design progresses



# MATERIALITY

## BLOCK B RENTAL





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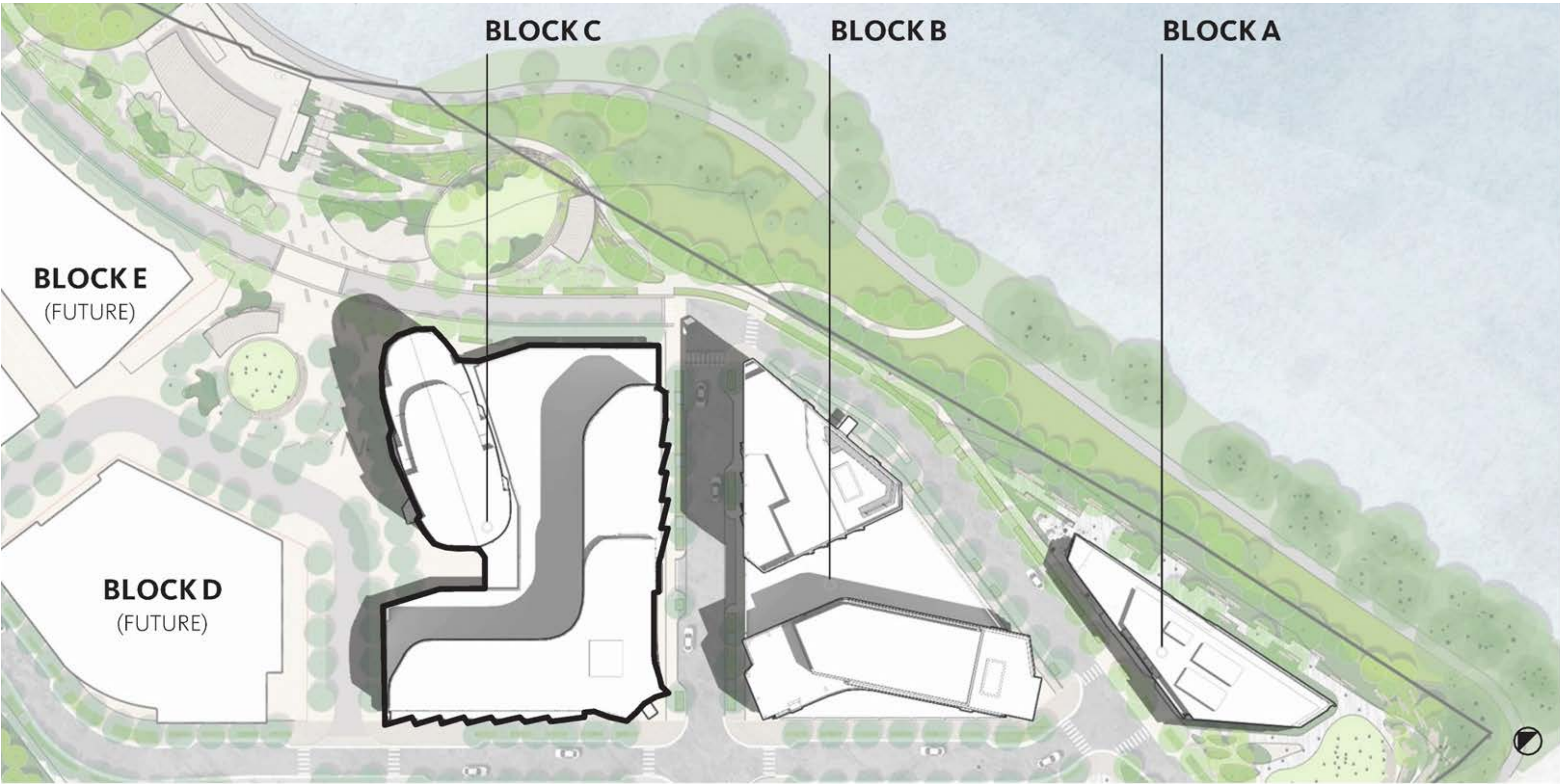
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# OVERALL SITE PLAN

## BLOCK C





# DESIGN INSPIRATION

## BLOCK C



THE OYSTER AND THE PEARL  
ONE ENCAPSULATES THE OTHER  
A CONTRAST OF SMOOTH AND TEXTURED



SINUOUS WAVES



# BLOCK C CONDO AND RENTAL

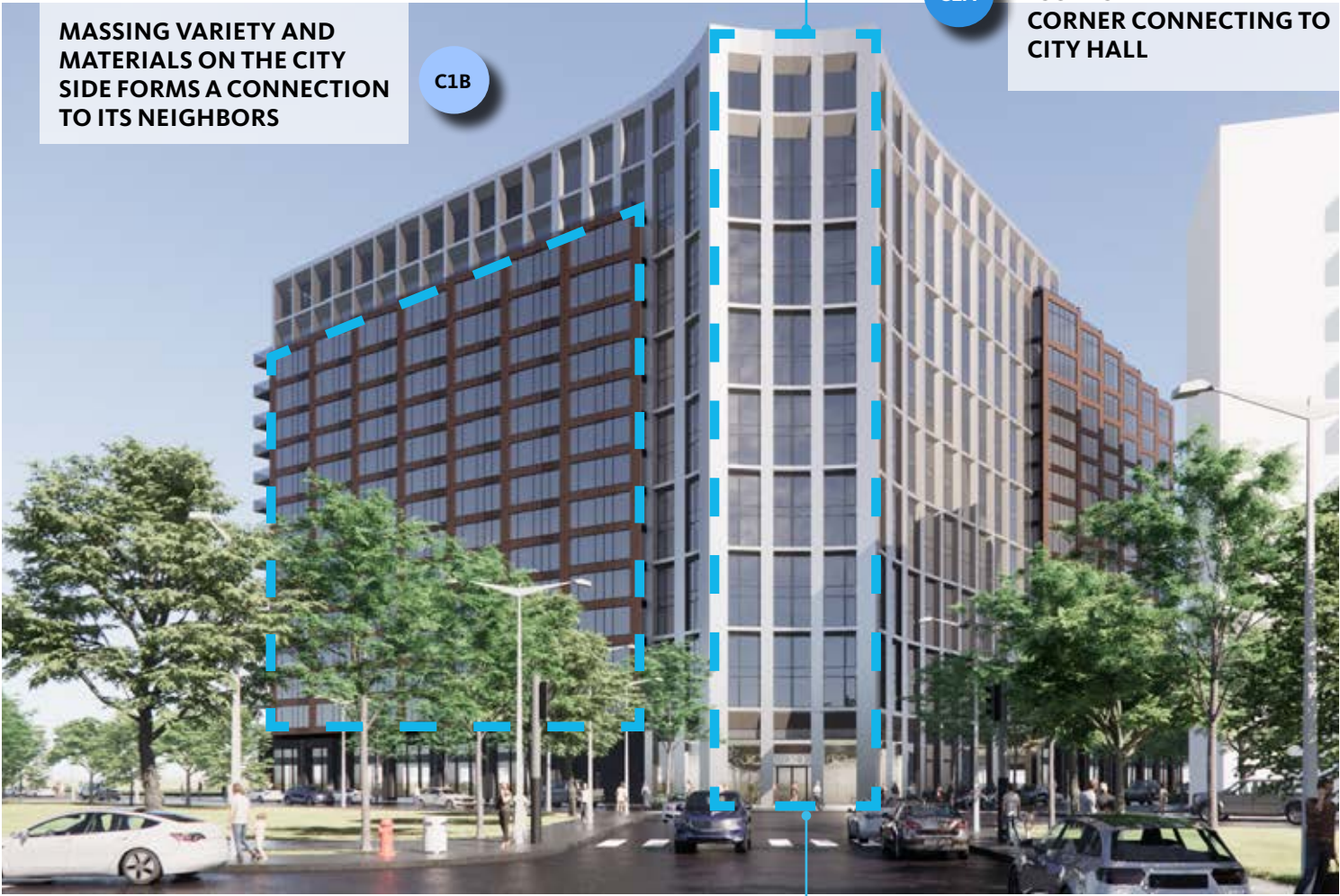
VIEW FROM WATERFRONT OPEN SPACE





# DESIGN EXCELLENCE

## BLOCK CONDO & RENTAL



VIEW A2

C3

BUILDING FORM OPENS TO CREATE RELIEF AT BUILDING ENTRY



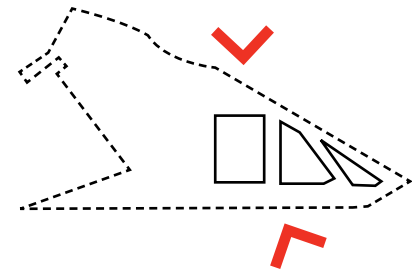
VIEW A1

C3

FACADE SETBACK TO CREATE PUBLIC AREAS

### DESIGN CRITERIA

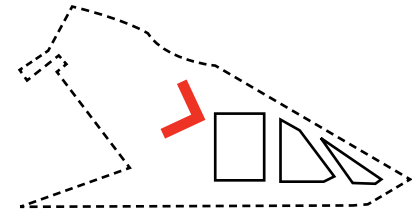
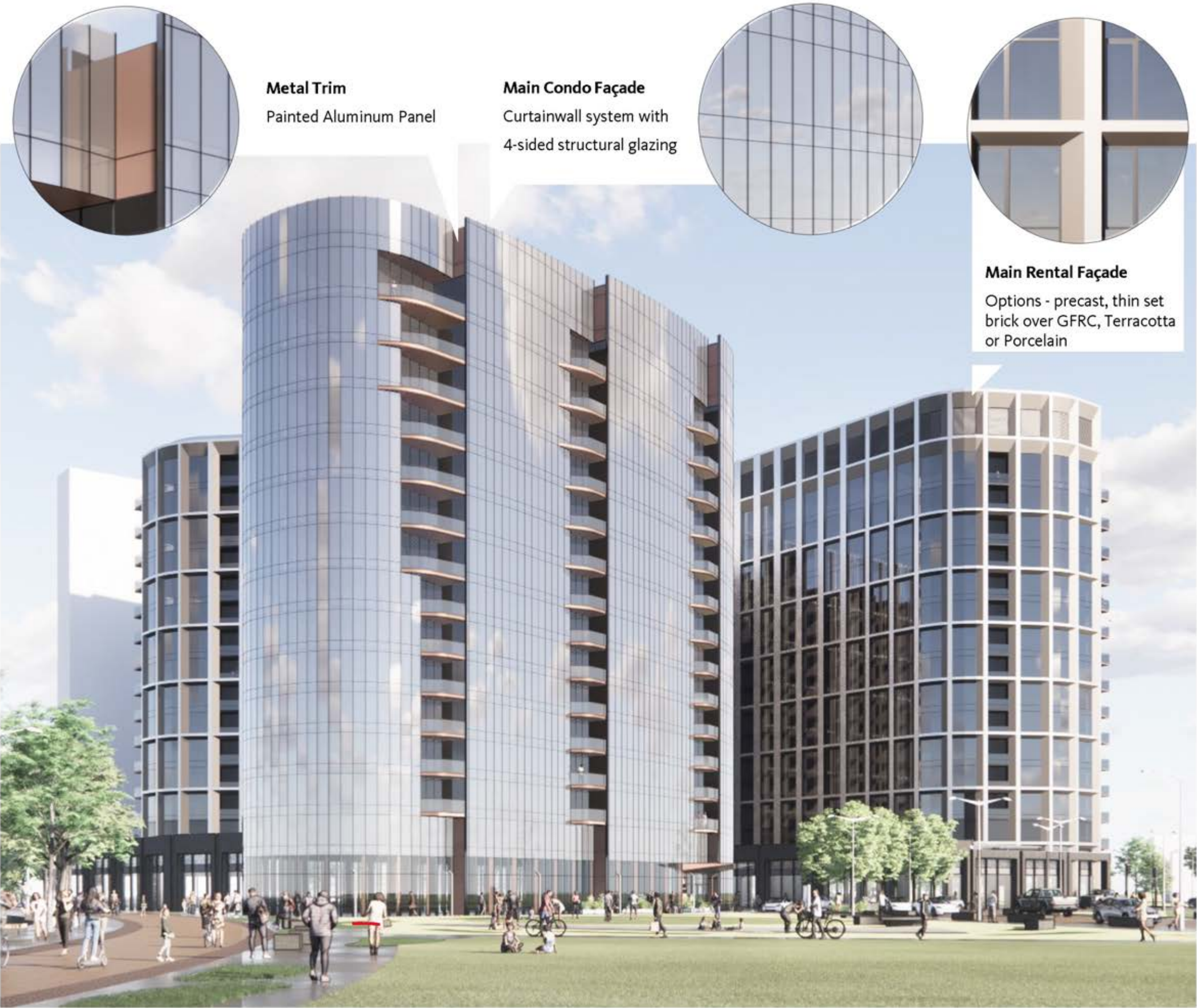
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# MATERIALITY

## BLOCK C CONDO



**General note on  
materiality:**  
Subject to change as  
design progresses

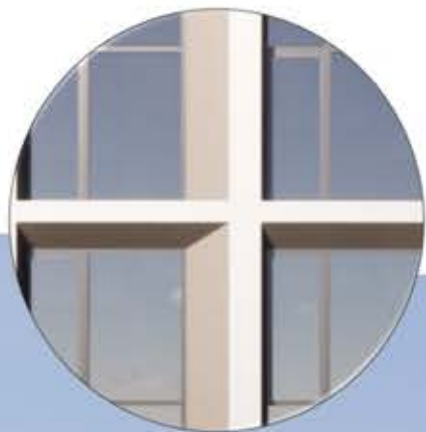


# MATERIALITY

## BLOCK C RENTAL



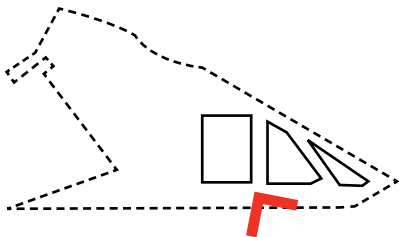
**Road A Façade**  
Window wall system with metal panel or Terracotta or Porcelain



**Main Rental Façade**  
Options - precast, thin set brick over GFRC, Terracotta or Porcelain



**Road B Façade**  
Window wall system with metal panel or Terracotta or Porcelain





# MATERIALITY

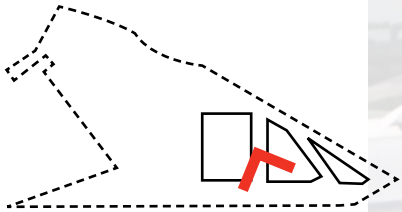
## BLOCK C RENTAL – ALLEY ENTRY



**Main Rental Façade**  
Options - precast, thin set brick over GFRC, Terracotta or Porcelain



**Road B Façade**  
Window wall system with metal panel or Terracotta or Porcelain







LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





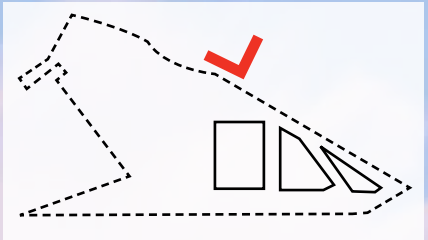
LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





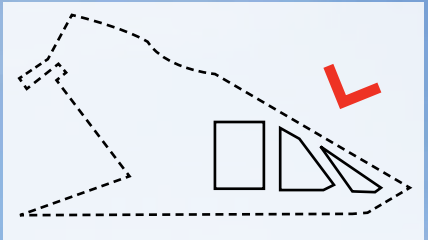
LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES



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# ANTICIPATED ABATEMENT & DECONSTRUCTION SEQUENCE

## SOUTH

6-9 MONTHS Procurement/Permitting

6-9 MONTHS Deconstruction

## MIDDLE

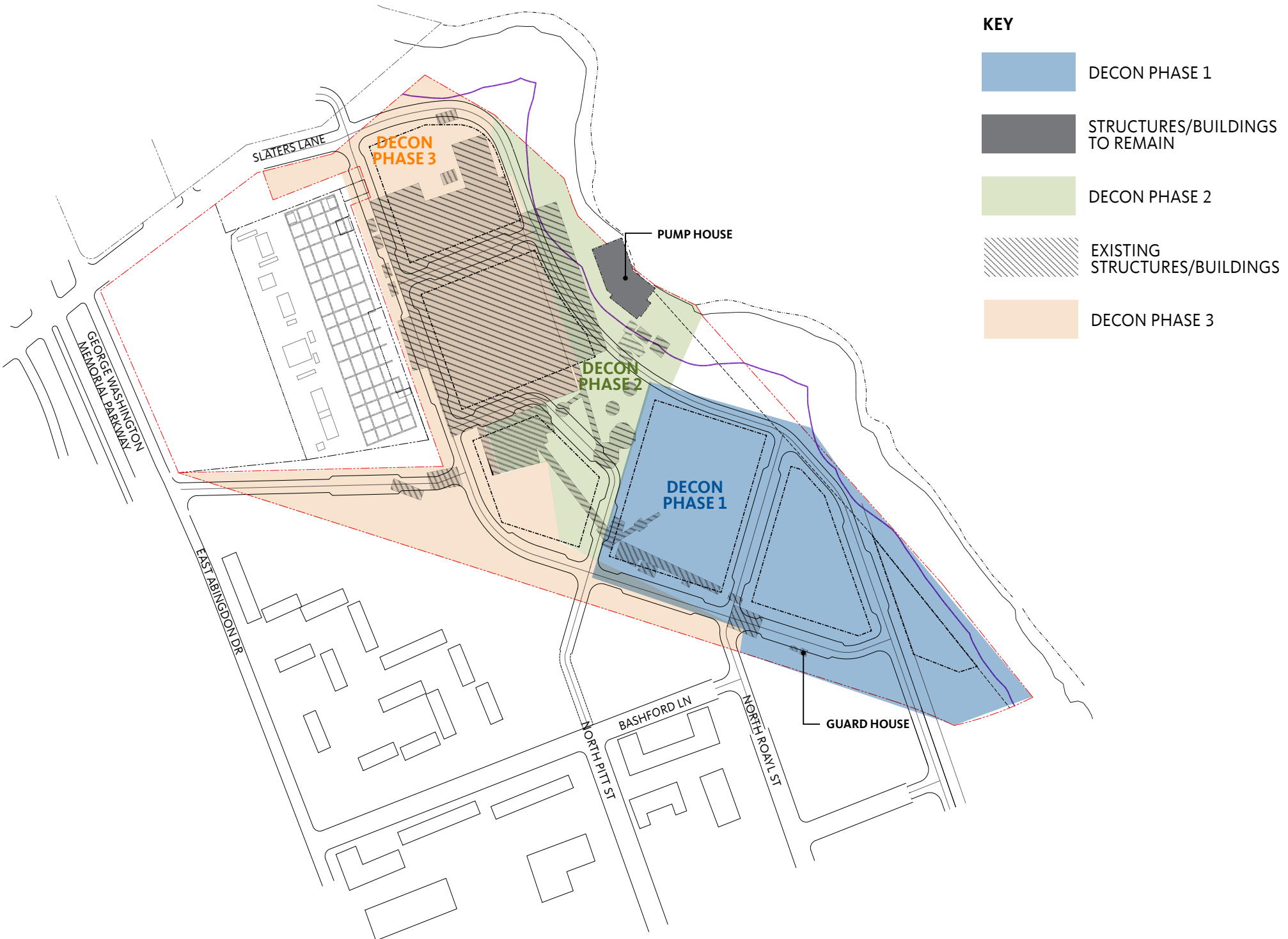
3-6 Months Procurement/Permitting

9-15 Months Abatement/Deconstruction

## NORTH

3-6 Months Procurement/Permitting

18-30 Months Abatement/Deconstruction





# DECONSTRUCTION & ABATEMENT MITIGATION MEASURES



- On-site rodent control measures will be implemented during abatement and deconstruction activities.



- Deconstruction activities will be completed in accordance with work hours allowed under Section 11-5-4 (b) of the City Code. Additional hours may be requested as needed.
- On-site noise monitoring will be used to maintain levels within allowable thresholds.



- On-site continuous vibration monitoring will be used to maintain levels within allowable thresholds.



- Properties immediately adjacent to the site will be externally surveyed prior to construction.
- Property owners will have the option to have the interior of their property surveyed prior to construction.



- Water will be utilized for dust control, including:
  1. Washing down equipment and wheel washes at exits
  2. Misting during deconstruction activities
  3. Maintenance of stockpiles and work areas
- Daily inspection to verify mitigation measures are working properly
- Third party perimeter dust monitoring in place to verify mitigation measures are maintaining levels below permissible limits



- All asbestos will be abated, containerized and disposed of properly, following Local, State and Federal regulations.
- All work will be performed by contractors licensed by Virginia Department of Professional and Occupational Regulation (DPOR) with ASB designation.
- A final clearance letter stating that identified asbestos has been removed and properly disposed of will be provided to City of Alexandria prior to start of deconstruction of each specific abated area.



MECHANICAL DISMANTLING



ASBESTOS CONTAINMENT AREAS



DUST MITIGATION

## COMMUNITY COMMUNICATION

- Prior to deconstruction commencement, informational public meetings will be held and there will be ongoing, periodic community meetings to provide updates.
- A website will provide the following information:
  - 24/7 Hotline available for immediate questions/ concerns
  - Online portal for general questions/inquires
  - 3-week look-ahead schedule of site activities
  - Monthly dust monitoring reports



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# SCHEDULE & PROCESS

# STEPS FORWARD



**KEY**

 IDSP	 DSUP	 CDD APPROVAL
 CSS	 COMMUNITY MEETINGS	



# THANK YOU!

POTOMAC RIVER GENERATING STATION  
REDEVELOPMENT

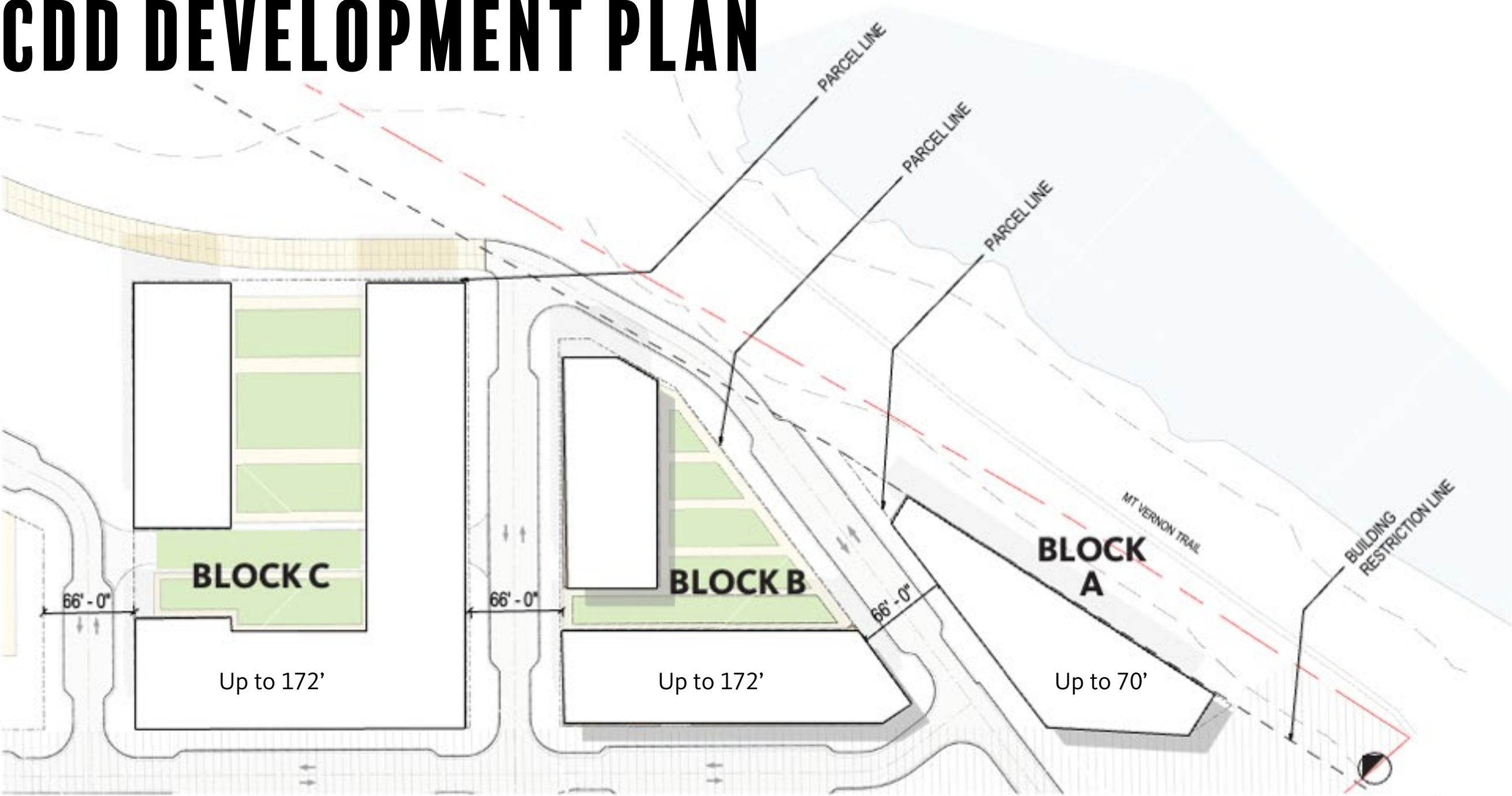




# APPENDIX



# CDD DEVELOPMENT PLAN



BLOCK C		BLOCK B		BLOCK A			
TOTAL:	635,000 GSF	TOTAL:	415,000 GSF	TOTAL:	65,000 GSF	TOTAL:	1,115,000 GSF