

# POTOMAC RIVER GENERATING STATION

AHAAC PRESENTATION

MAY 11, 2022



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

 WIRE GILL

**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**



# AGENDA

1. VISION

2. LAND USE, AFFORDABLE HOUSING AND ARTS BONUS DENSITY

3. PHASING AND 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



## DSP

Development Site Plan



## DSUPs

Development Special Use Permits



### MASTER PLANNING & ZONING

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

Outlines community benefit framework;  
Carbon Neutrality Analysis

### SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;  
Coordinated Sustainability Strategy

### BUILDING FORM & ARCHITECTURE

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

Building sustainability features



# 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 **\$40-100 million**  
(*estimated cost to deliver set-aside bonus and public-private partnership units*)

## 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

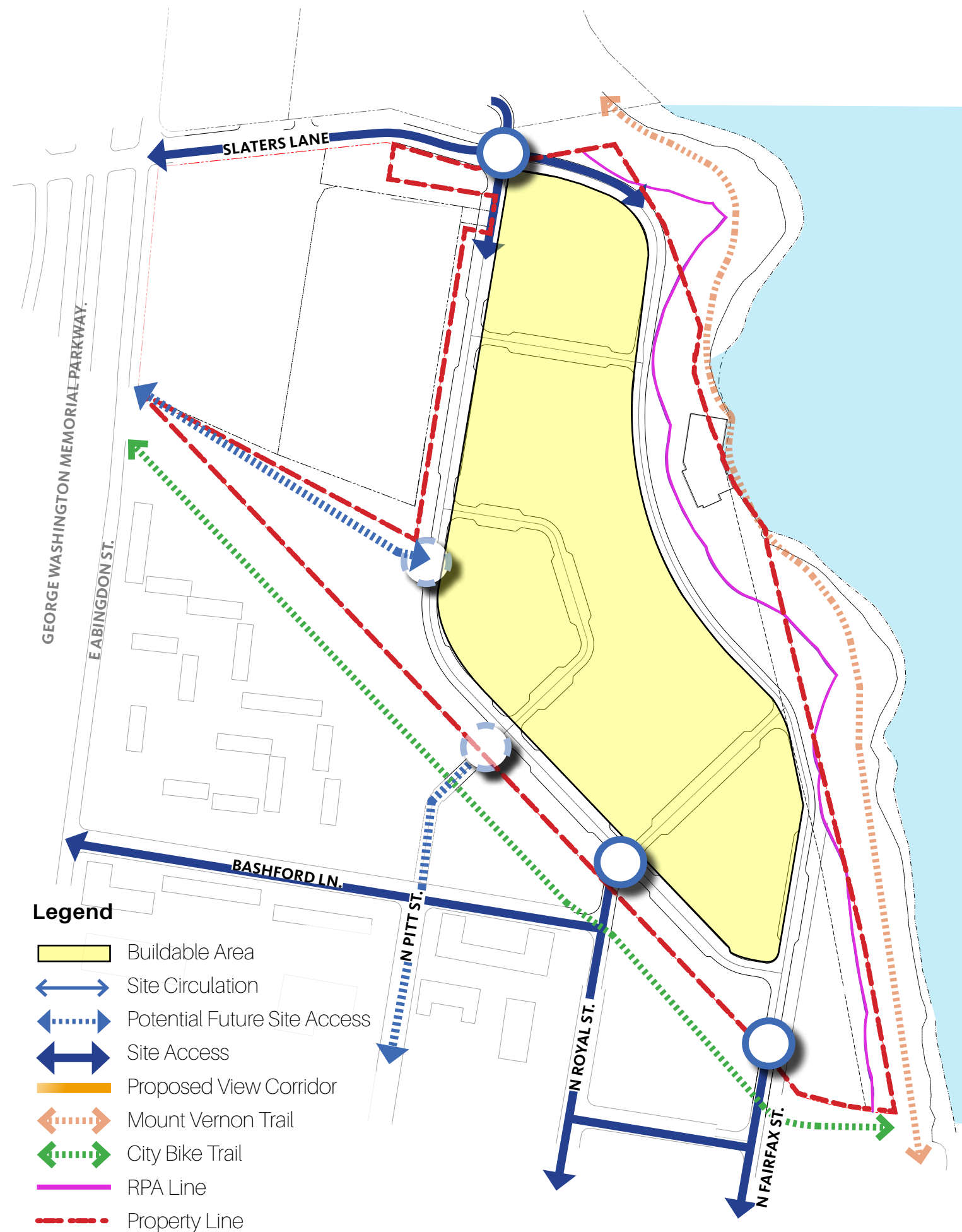
## Site Access: Roadway Connections

### 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

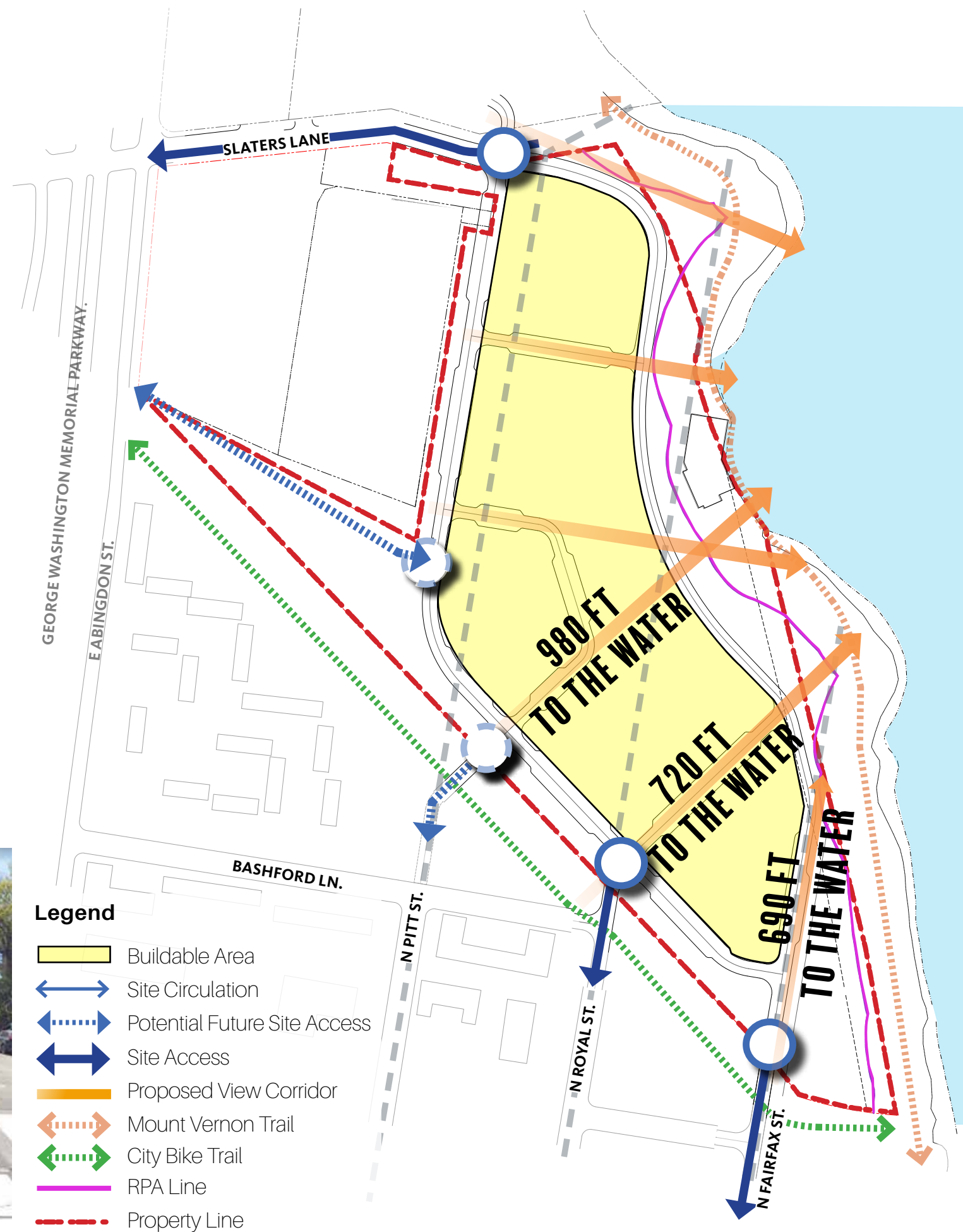
- Optimize views by shortening distance
- Turn peoples' views toward the waterfront
- Shorten physical and visual distance

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 & 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

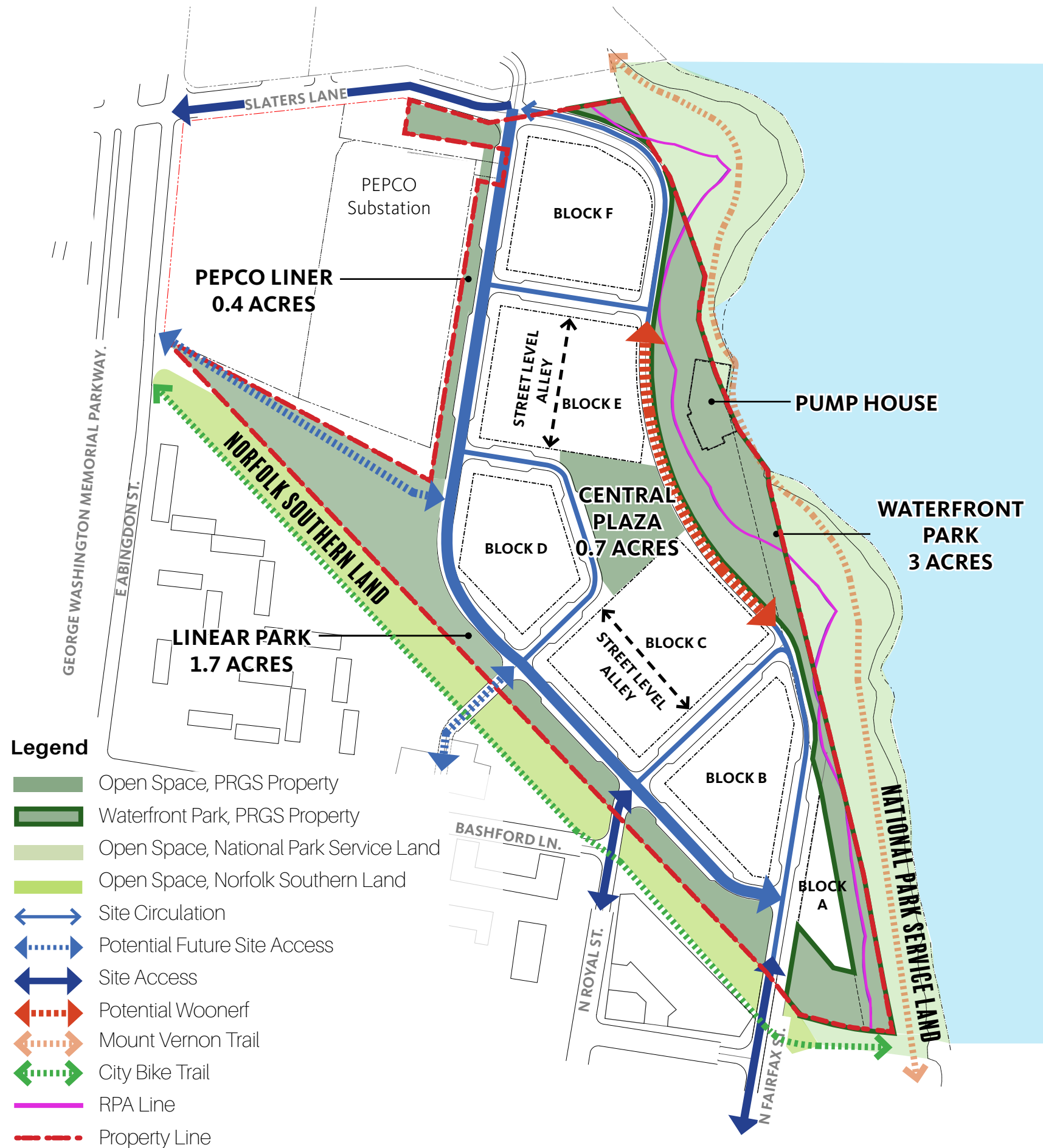
**Total: Approximately 5.8 acres**

## 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**

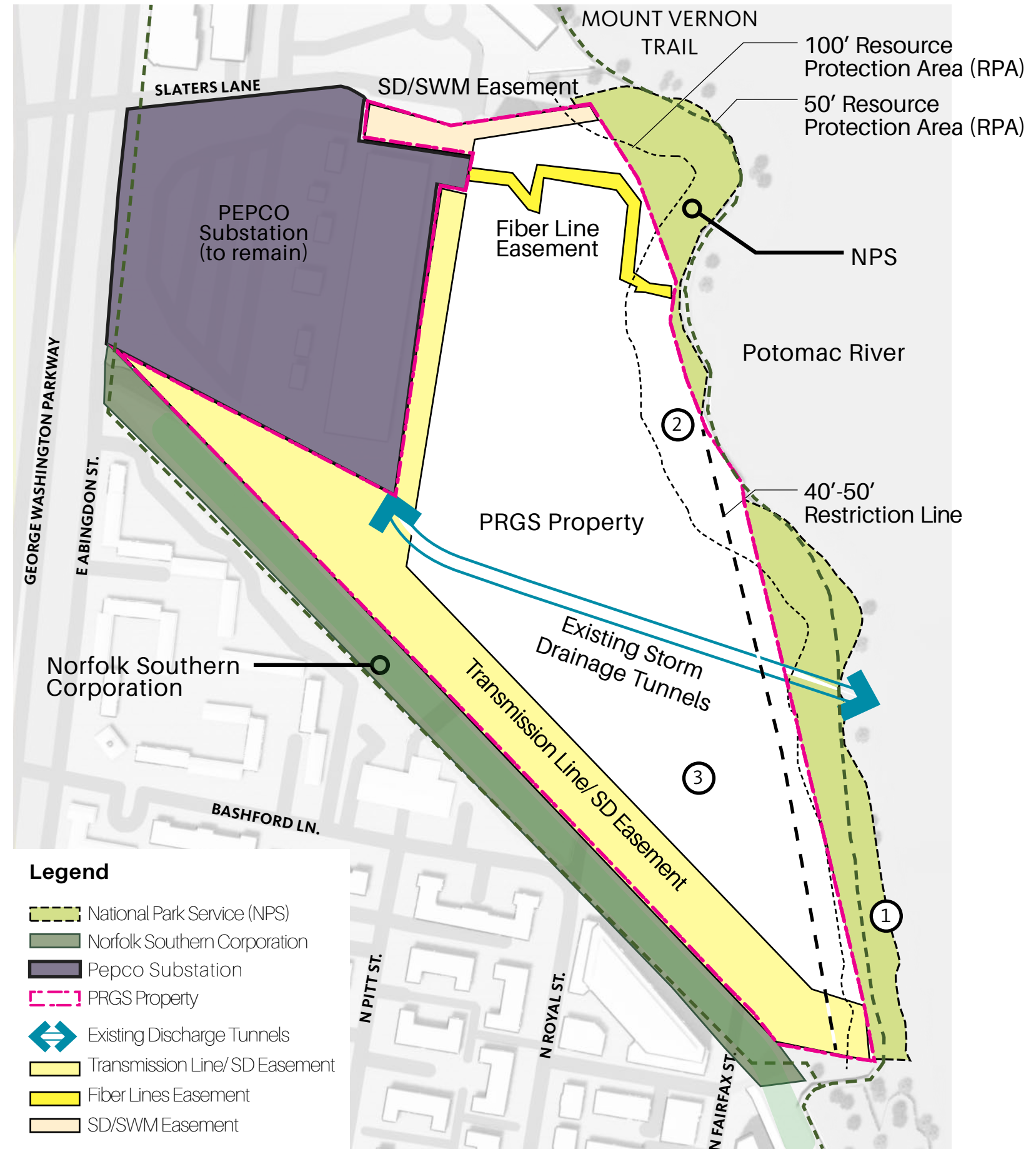




# SITE CONTEXT + CONSTRAINTS

## 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

## 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

**COMMERCIAL**  
(CAN INCLUDE OFFICE, INNOVATION, HOTEL, RETAIL & ARTS)

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

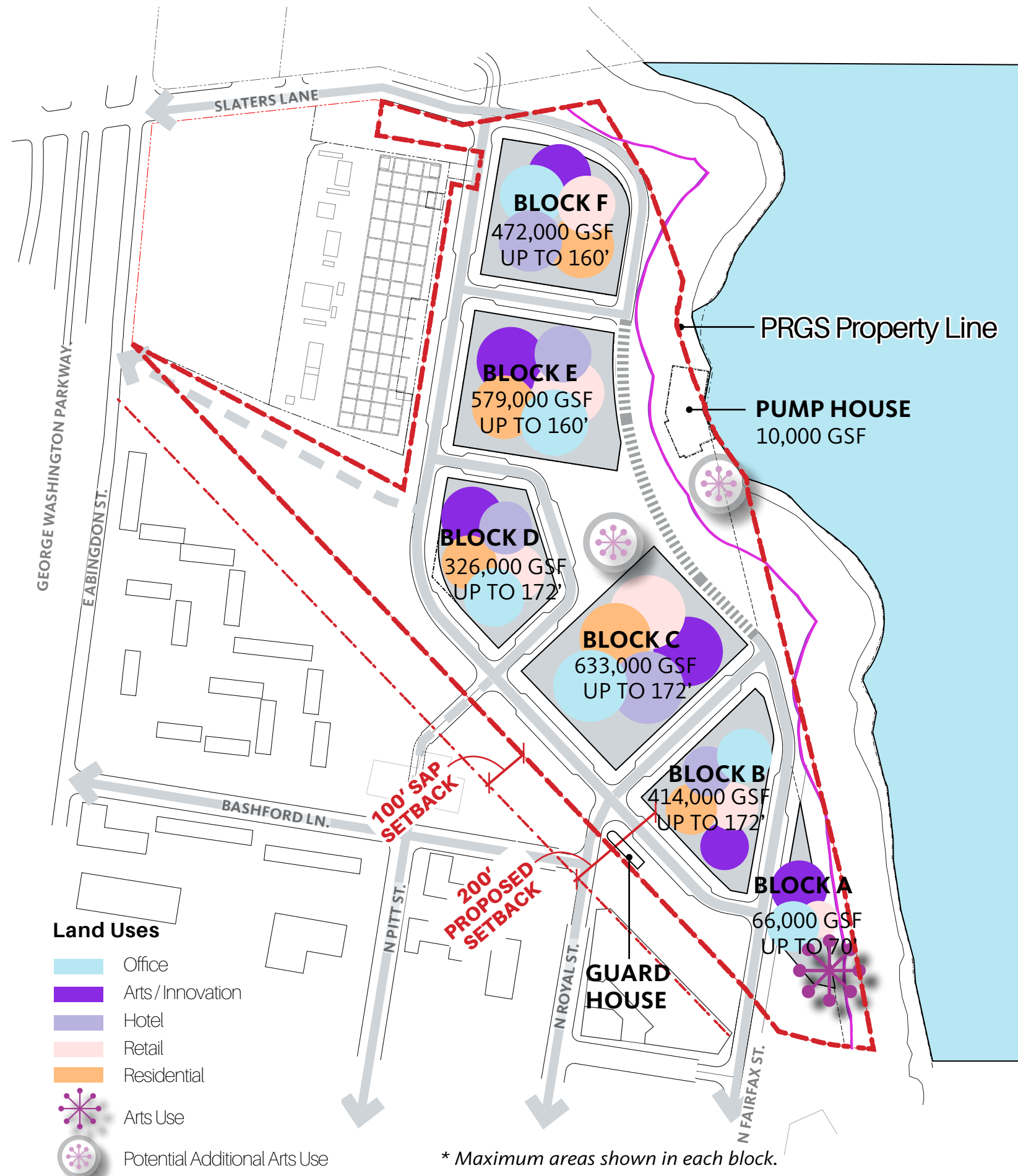
**RESIDENTIAL**

**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
	66,000 GSF	414,000 GSF	633,000 GSF	326,000 GSF	579,000 GSF	472,000 GSF	10,000 GSF
<b>Commercial*</b>	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts/Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	✓	✓	✓
<b>Residential</b>	✓	✓	✓	✓	✓	✓	





# 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*



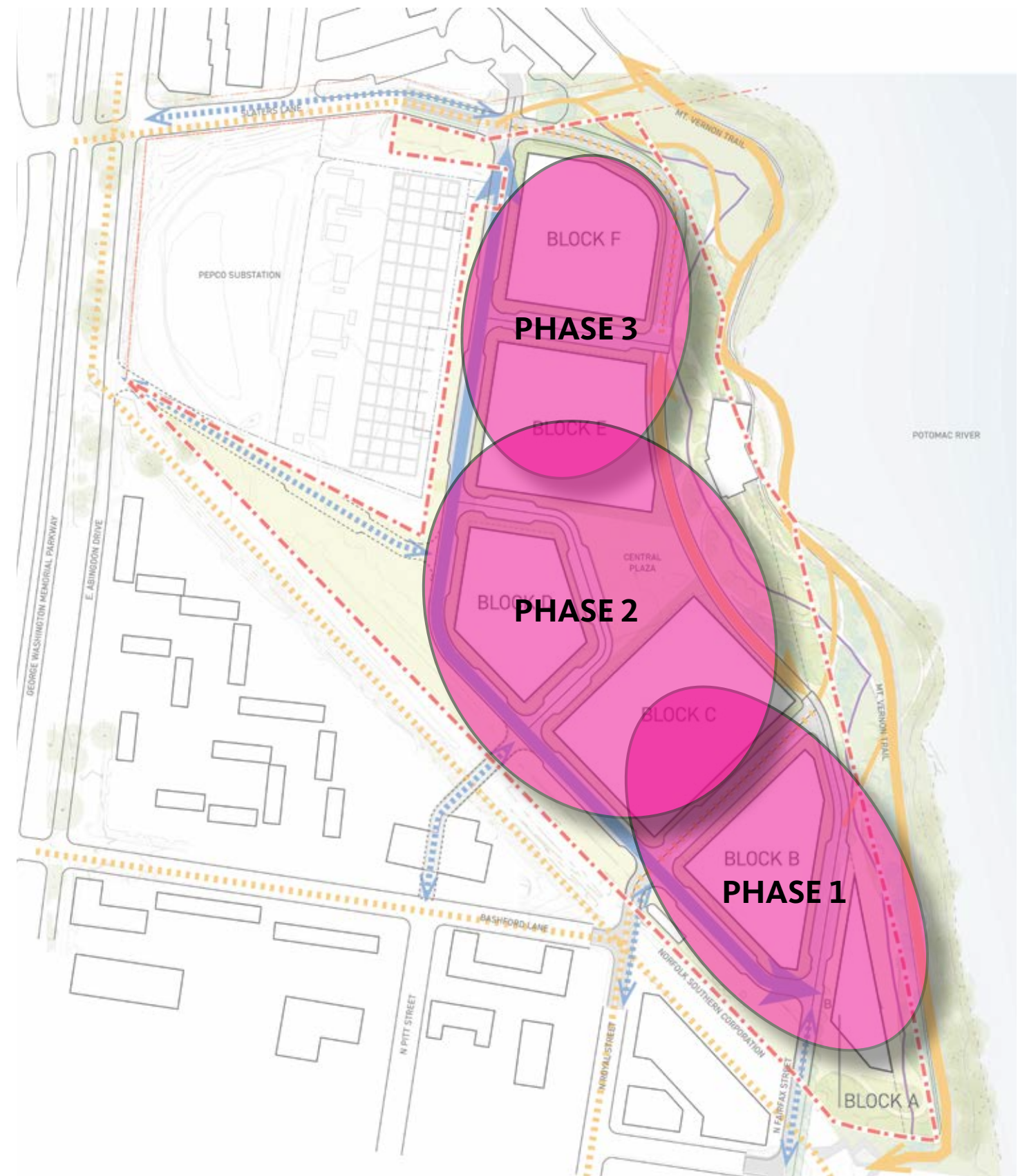


# PHASING

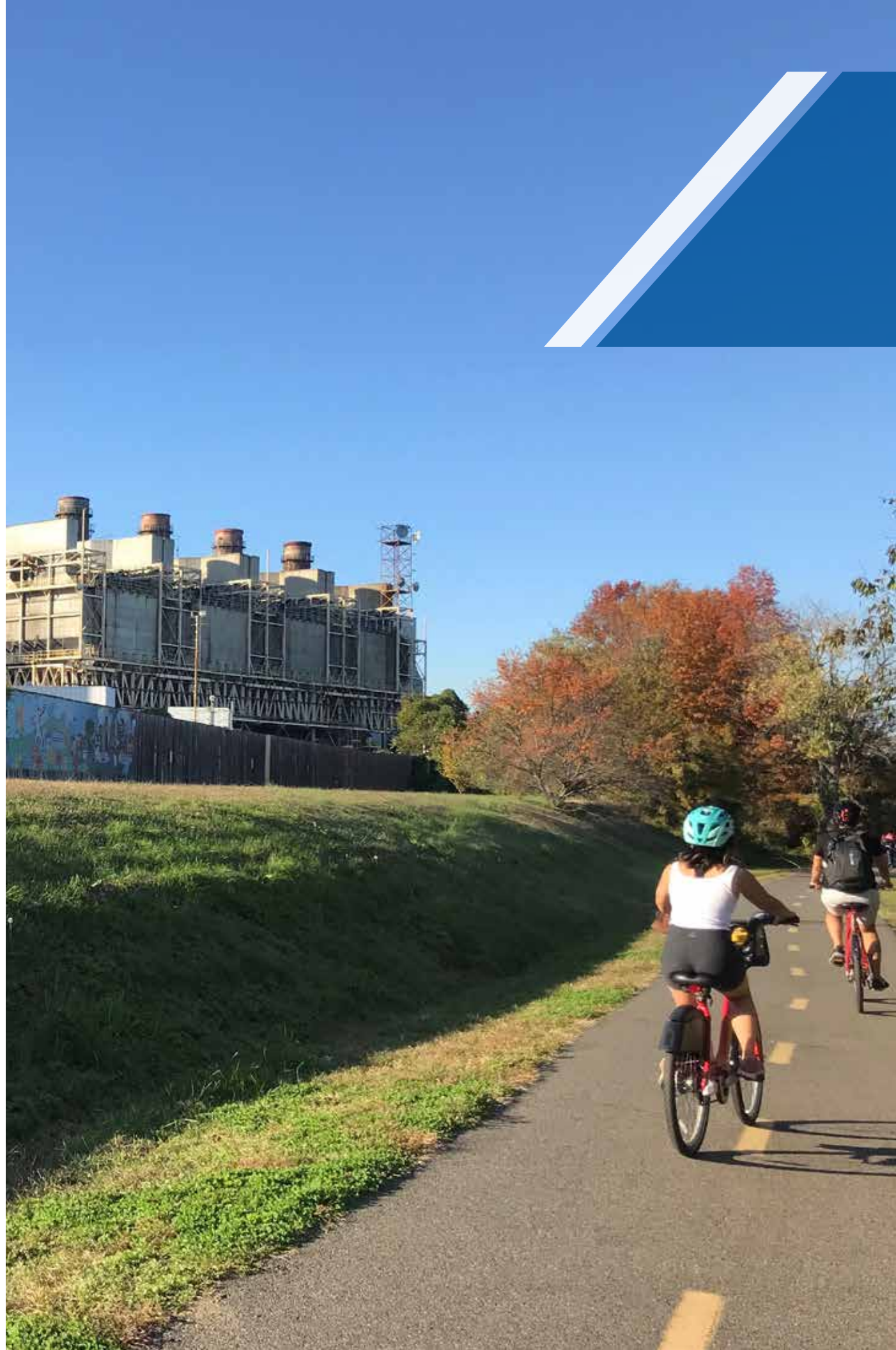
## SITE, INFRASTRUCTURE AND BUILDINGS

- The master plan anticipates development may occur from south to north

Phase	Affordable GSF	Bonus Density
Phase 1	8,500 GSF	25,000 GSF
Phase 2	25,000 GSF	75,000 GSF
Phase 3	25,000 GSF	75,000 GSF







# THANK YOU!

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Redevelopment Partners

**Gensler**