

# POTOMAC RIVER GENERATING STATION

UDAC MEETING - PART 1

FEBRUARY 1, 2023



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



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



**Thornton  
Tomasetti**

**BURO HAPPOLD**

**GOROVE SLADE**  
Transportation Planners and Engineers

**CLARK  
CONSTRUCTION**

**ARUP**



***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

# DEVELOPMENT REVIEW PROCESS

## BUILDING ON APPROVED CDD

### CDD

Coordinated Development District



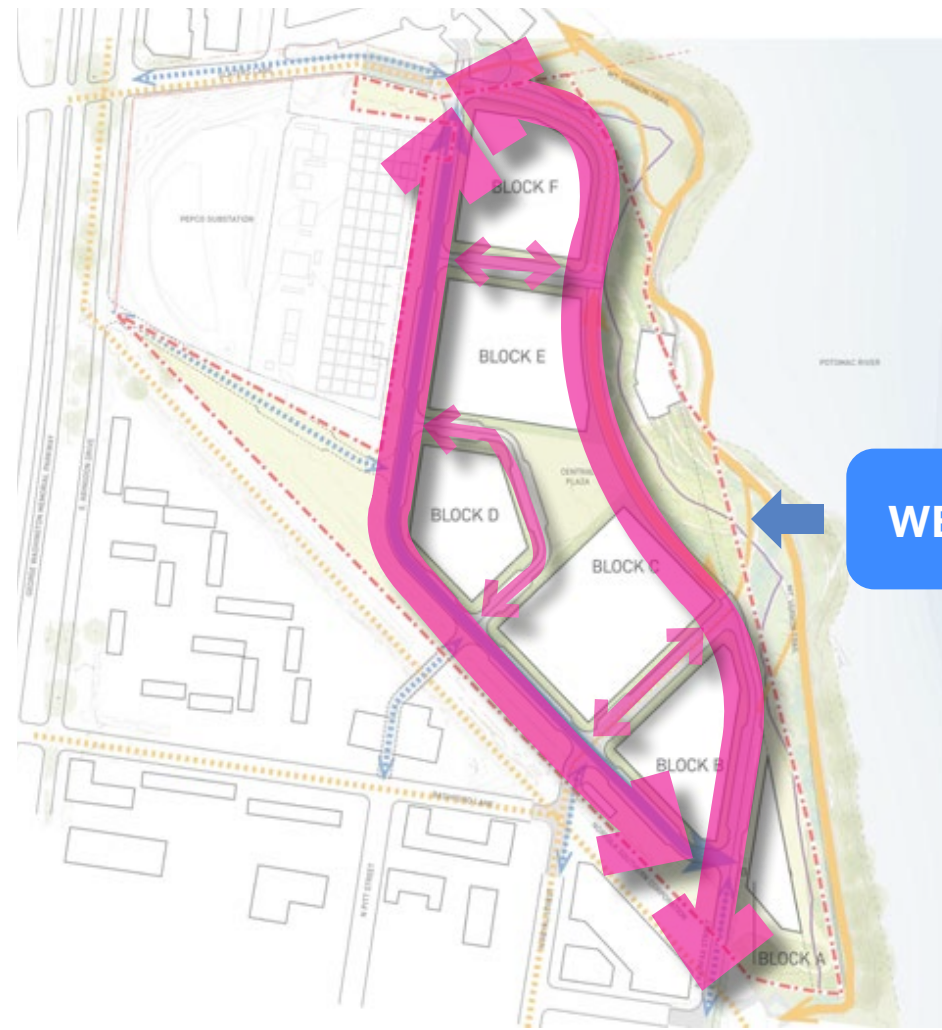
#### MASTER PLANNING & ZONING

- 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

### DSUPs

Development Special Use Permits



#### BLOCK FORM, ARCHITECTURE & OPEN SPACE

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

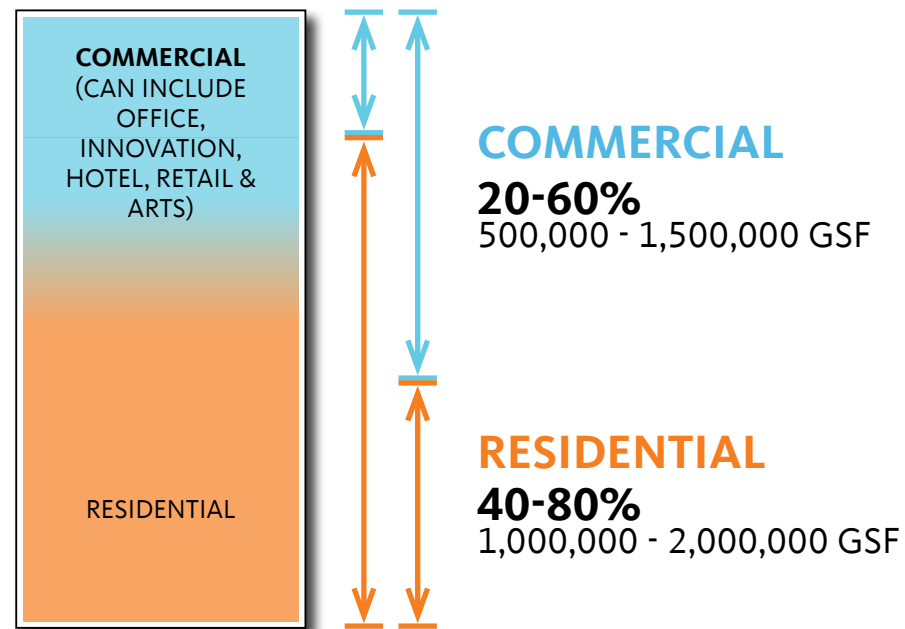
Building sustainability features

# DEVELOPMENT FRAMEWORK

## A FLEXIBLE AND RESPONSIVE LAND USE APPROACH

- Development is across 6 blocks, not including the existing Pump House or Guard House locations.
- A mix of commercial and residential uses is on site. Commercial uses may include office, arts innovation, hotel & retail.

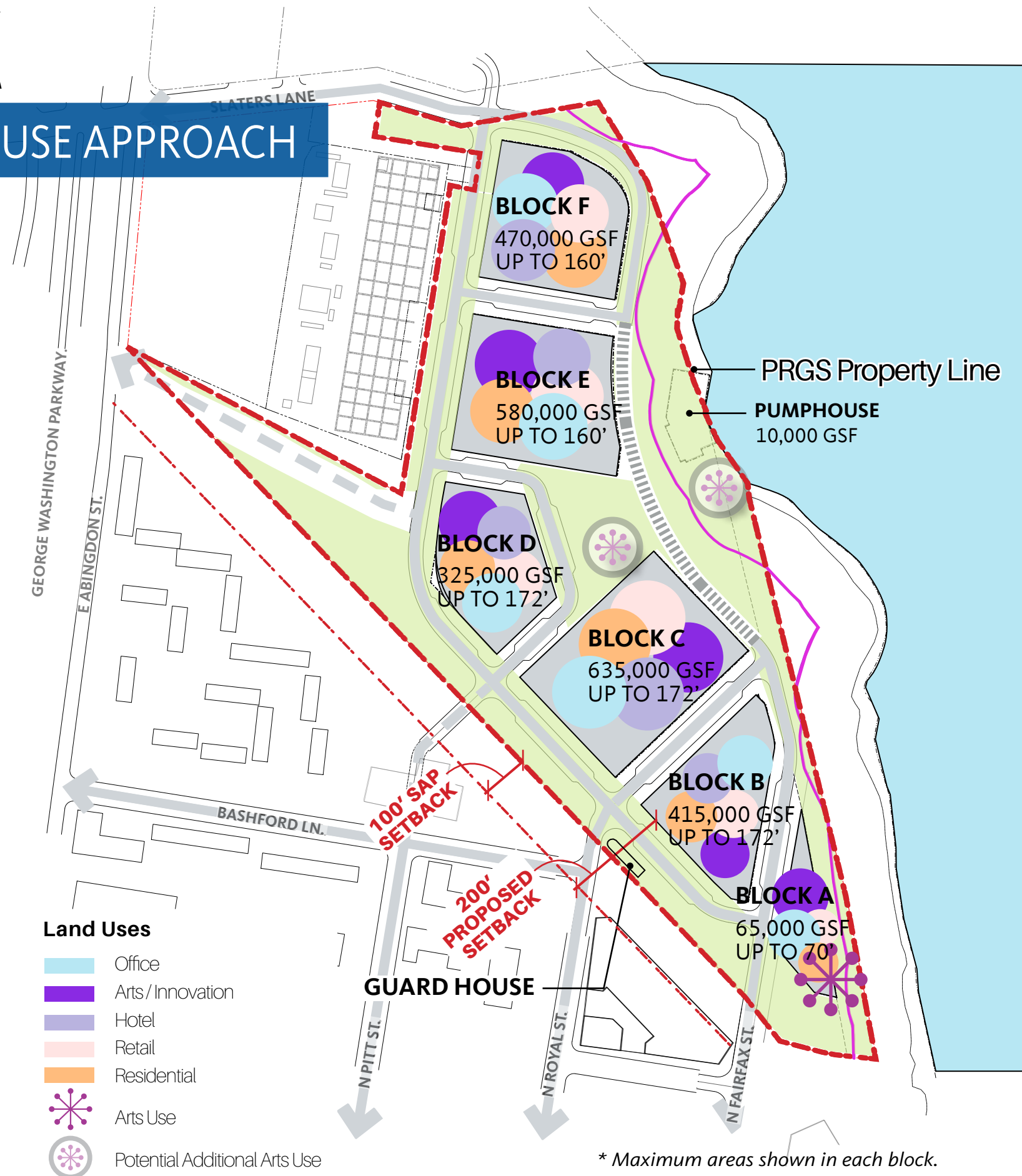
### FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



\*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
	65,000 GSF	415,000 GSF	635,000 GSF	325,000 GSF	580,000 GSF	470,000 GSF	10,000 GSF
<b>Commercial*</b>	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts/Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	✓	✓	✓
<b>Residential</b>	✓	✓	✓	✓	✓	✓	



\* Maximum areas shown in each block.

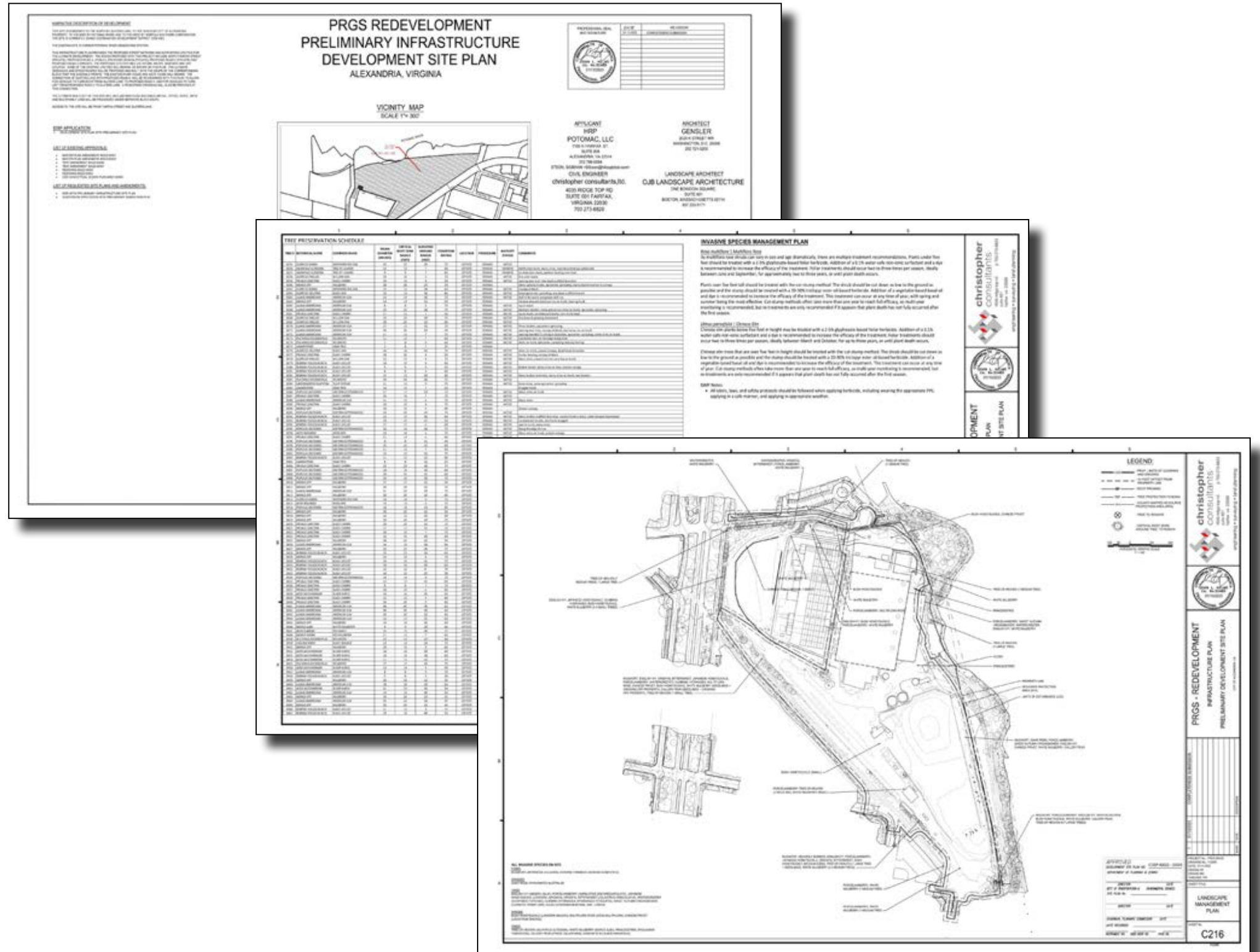
# TODAY'S MEETING

## 1. IDSP REVIEW

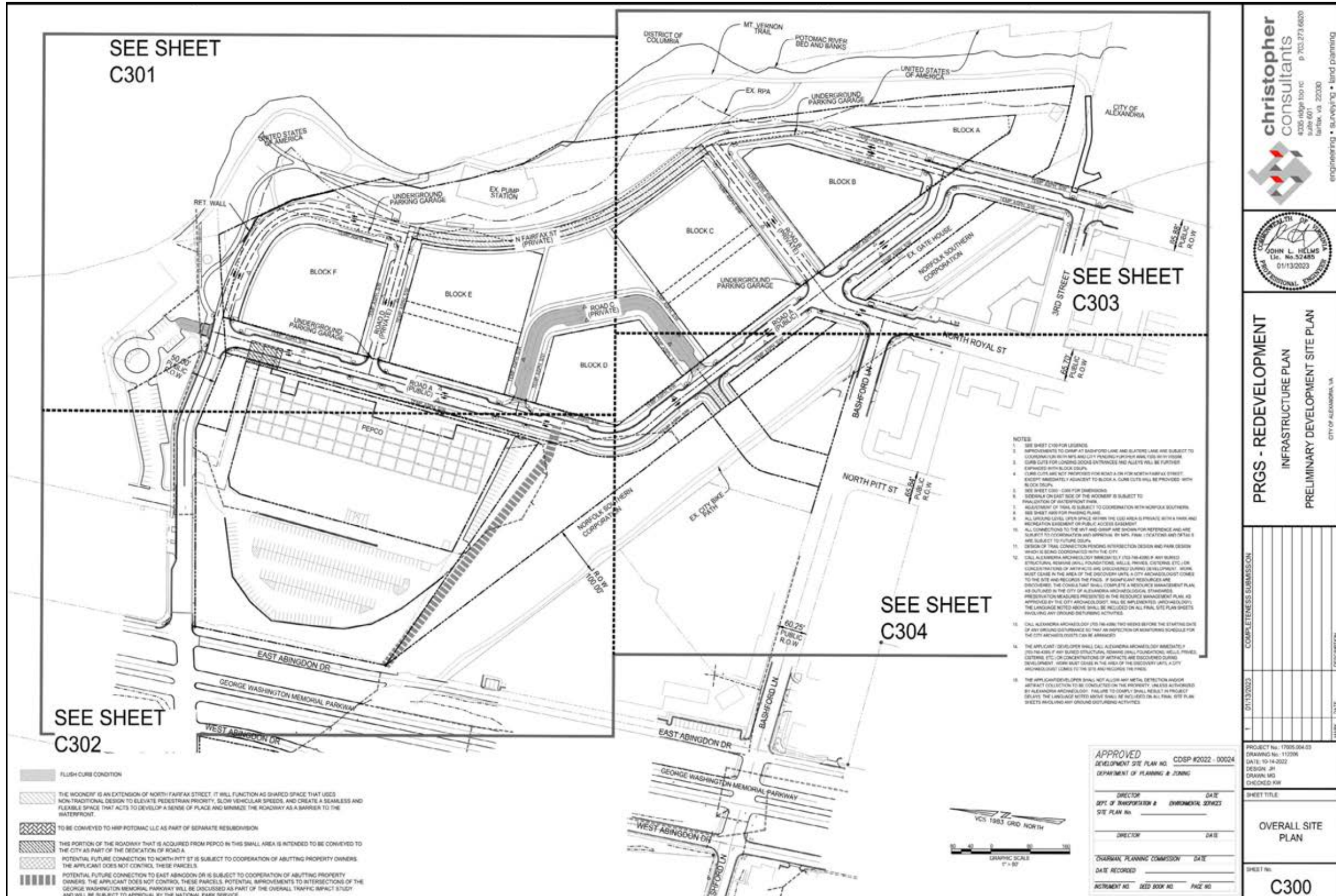


# IDSP COMPLETENESS SUBMISSION

- The Infrastructure Development Site Plan (IDSP) includes information on:
  - Overall Existing Conditions
  - Block Layout
  - Roadways
  - Open Space
  - Roadway and Open Space Phasing
  
- The IDSP has been completed for the entire site.

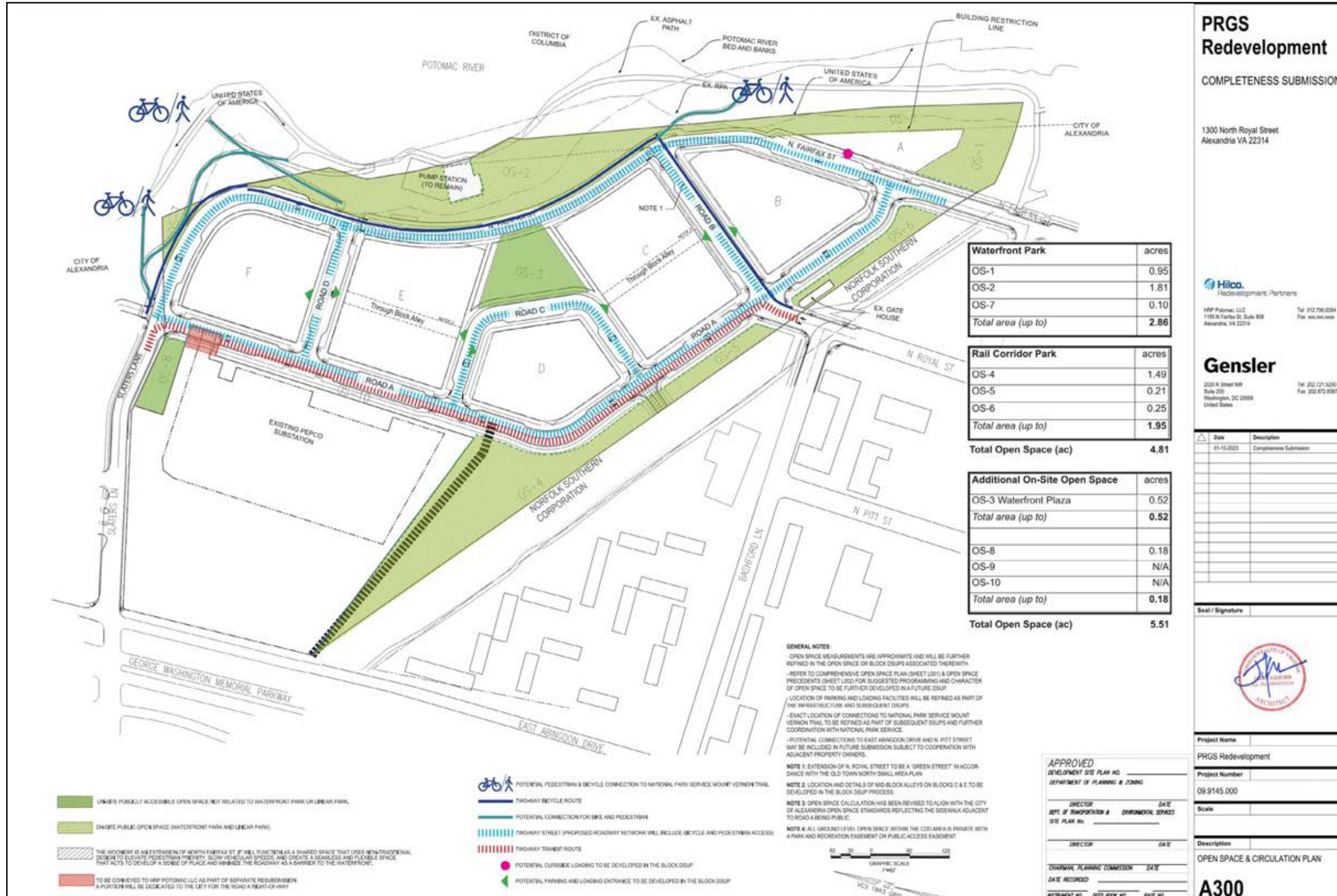


# IDSP COMPLETENESS SUBMISSION



• Full size submission sheet will be available for review during meeting

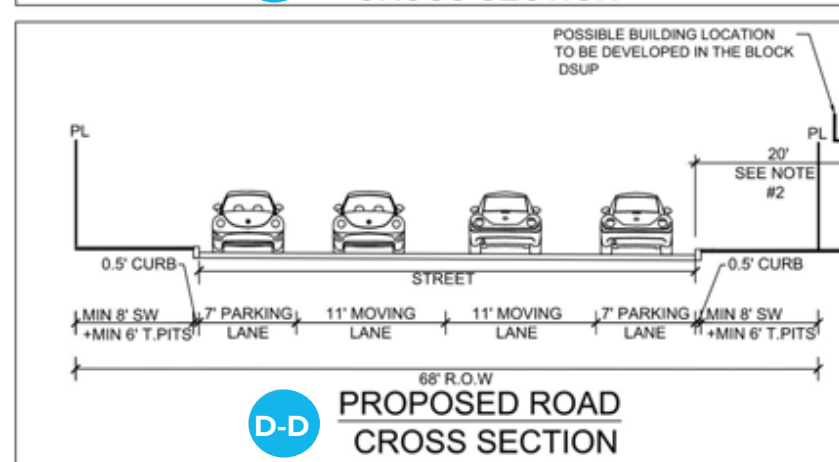
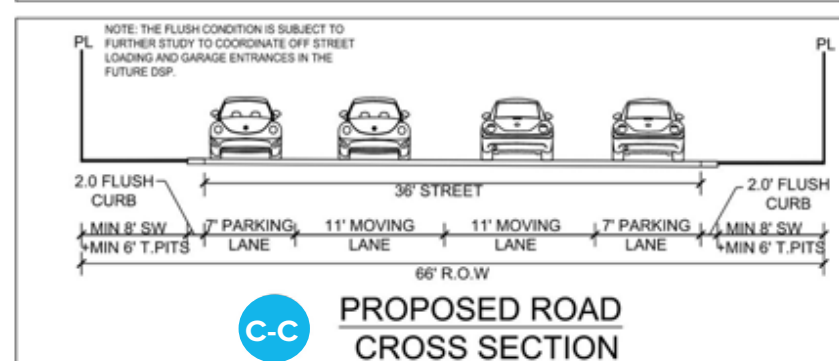
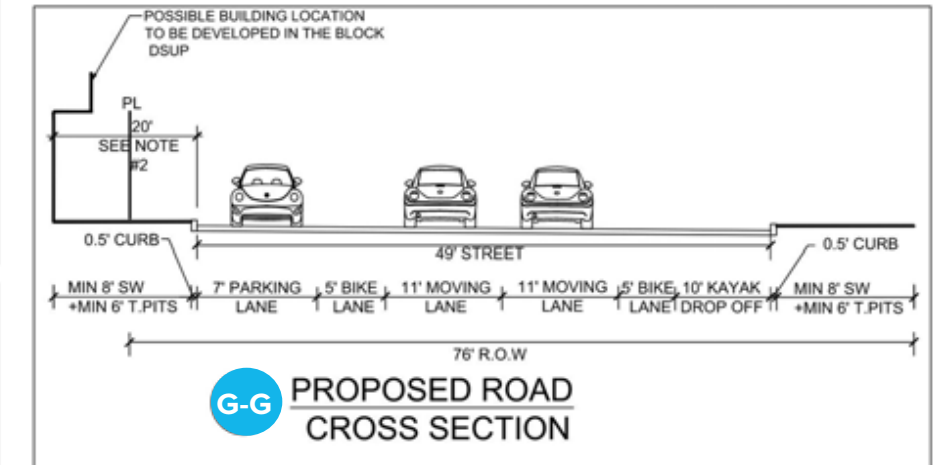
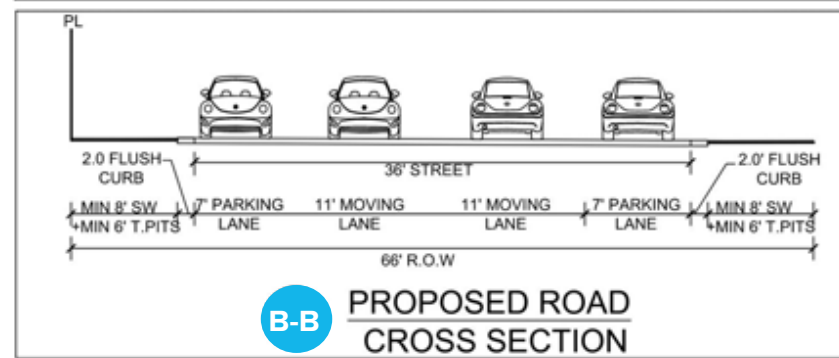
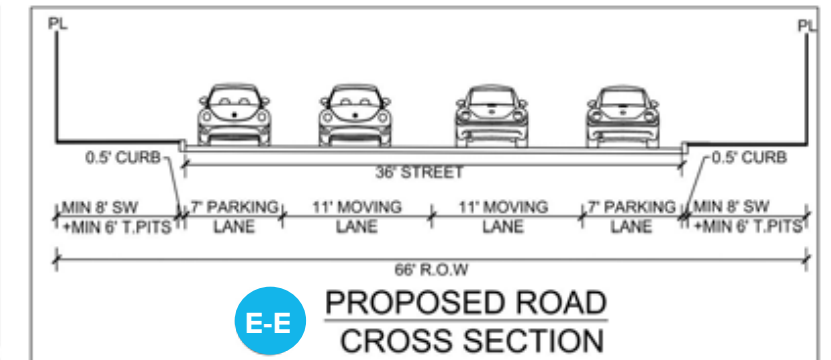
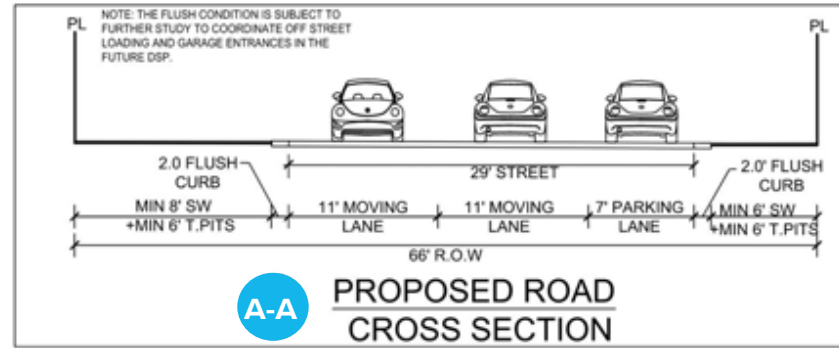
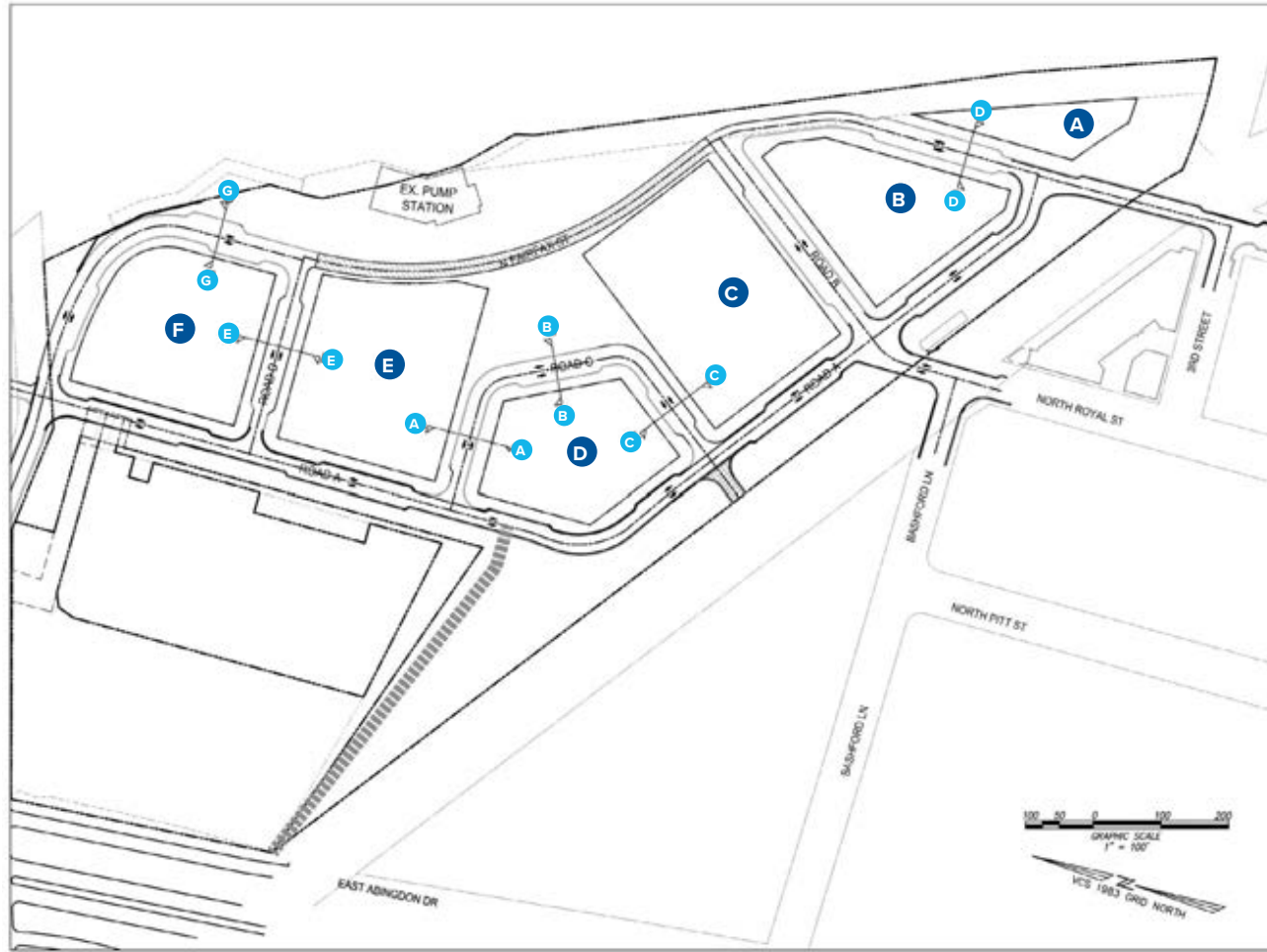
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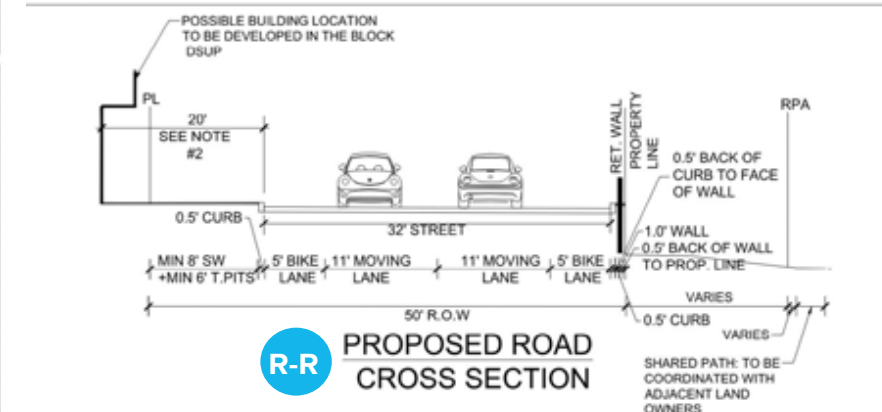
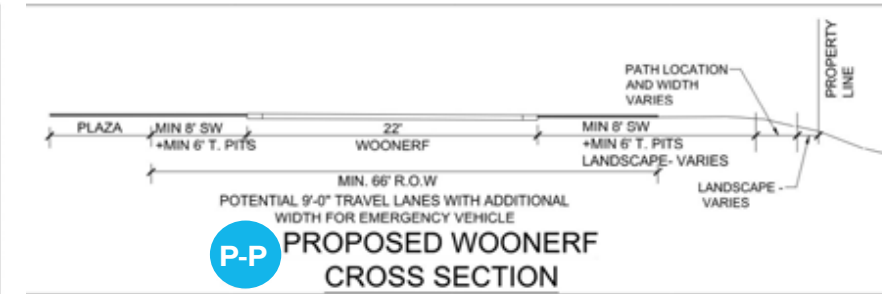
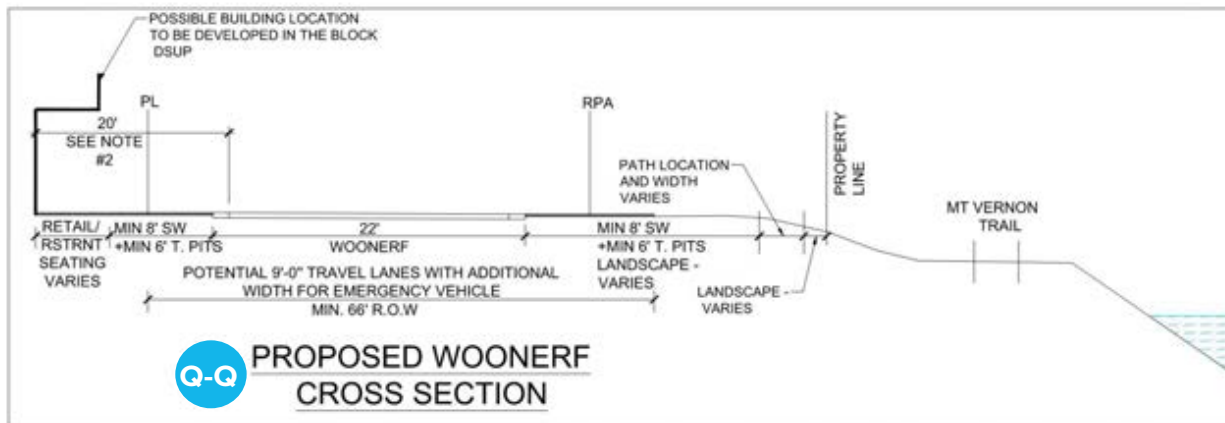
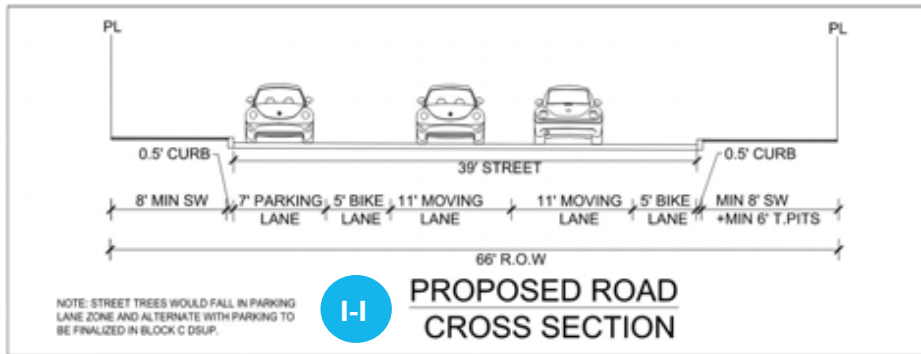
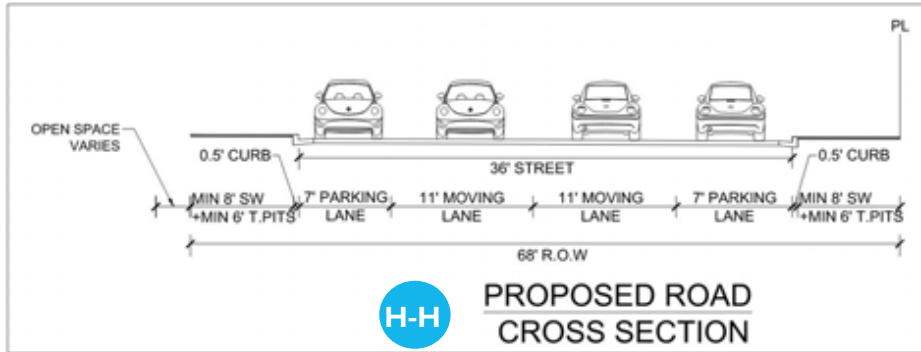
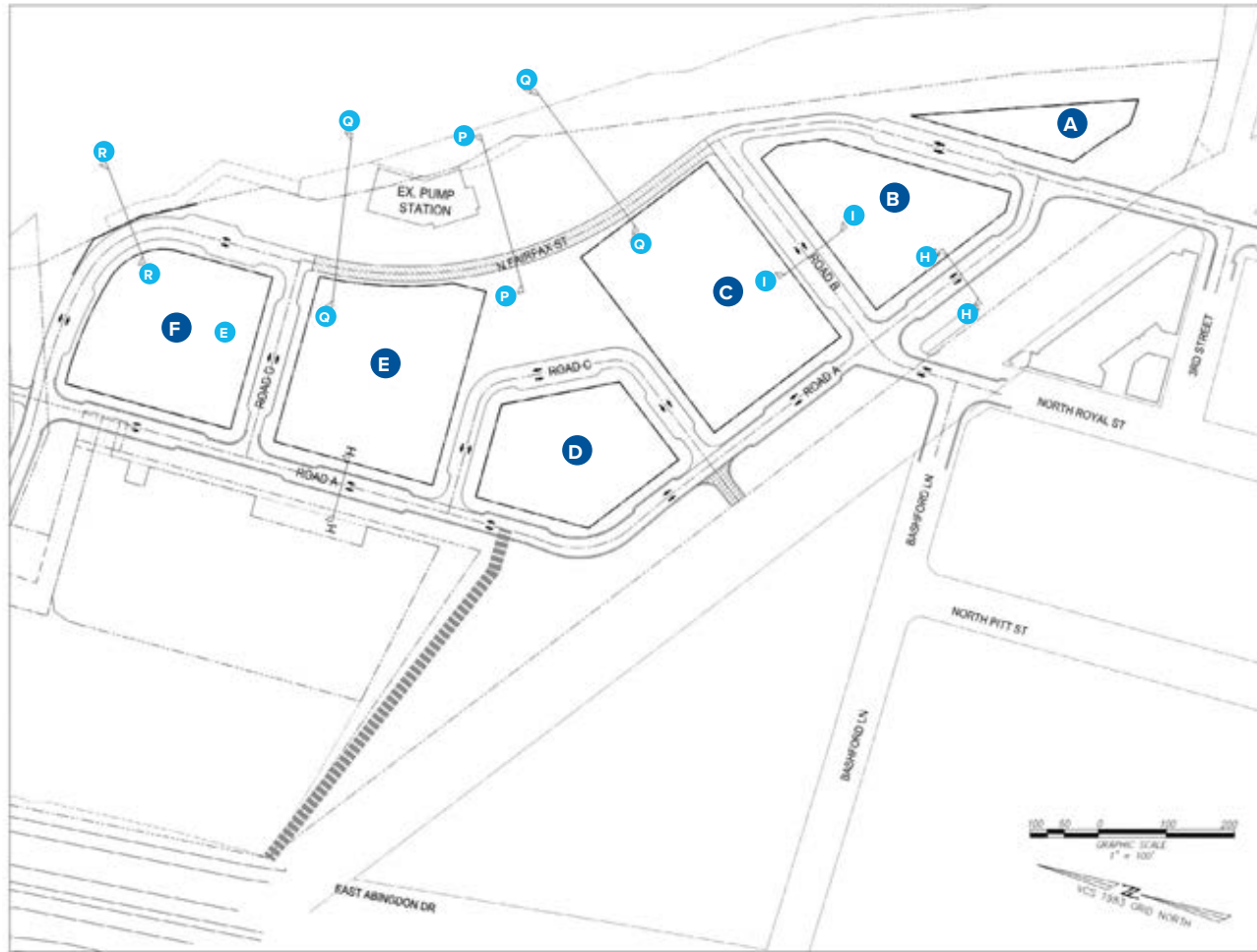
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# STREET DIMENSIONS

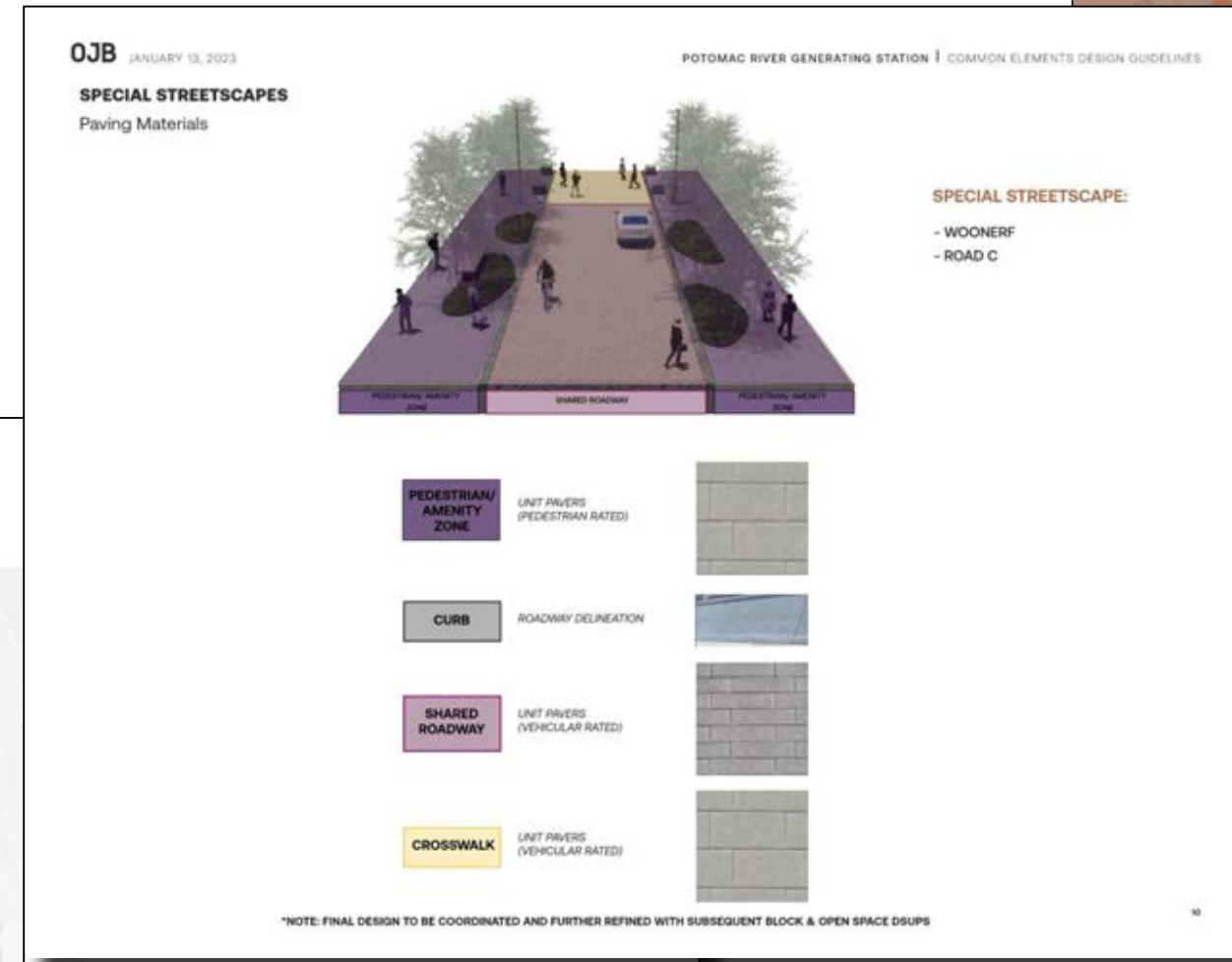
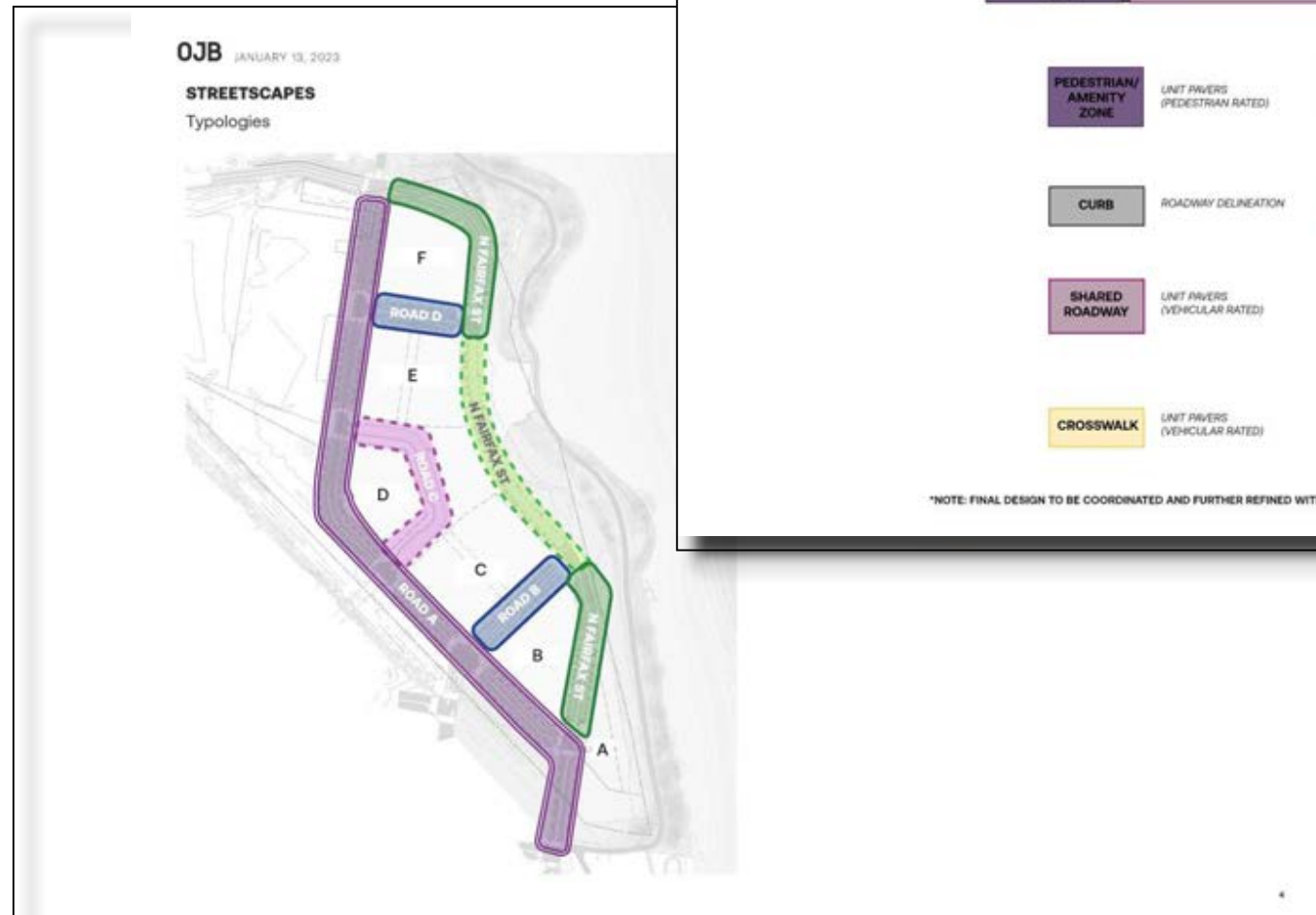
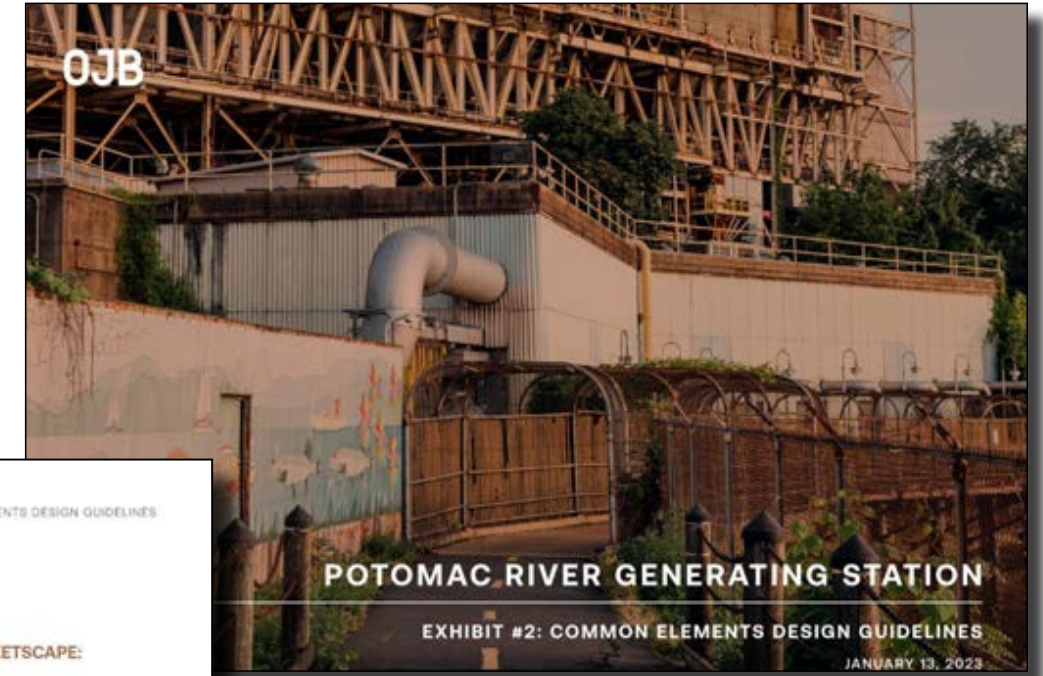


# STREET DIMENSIONS



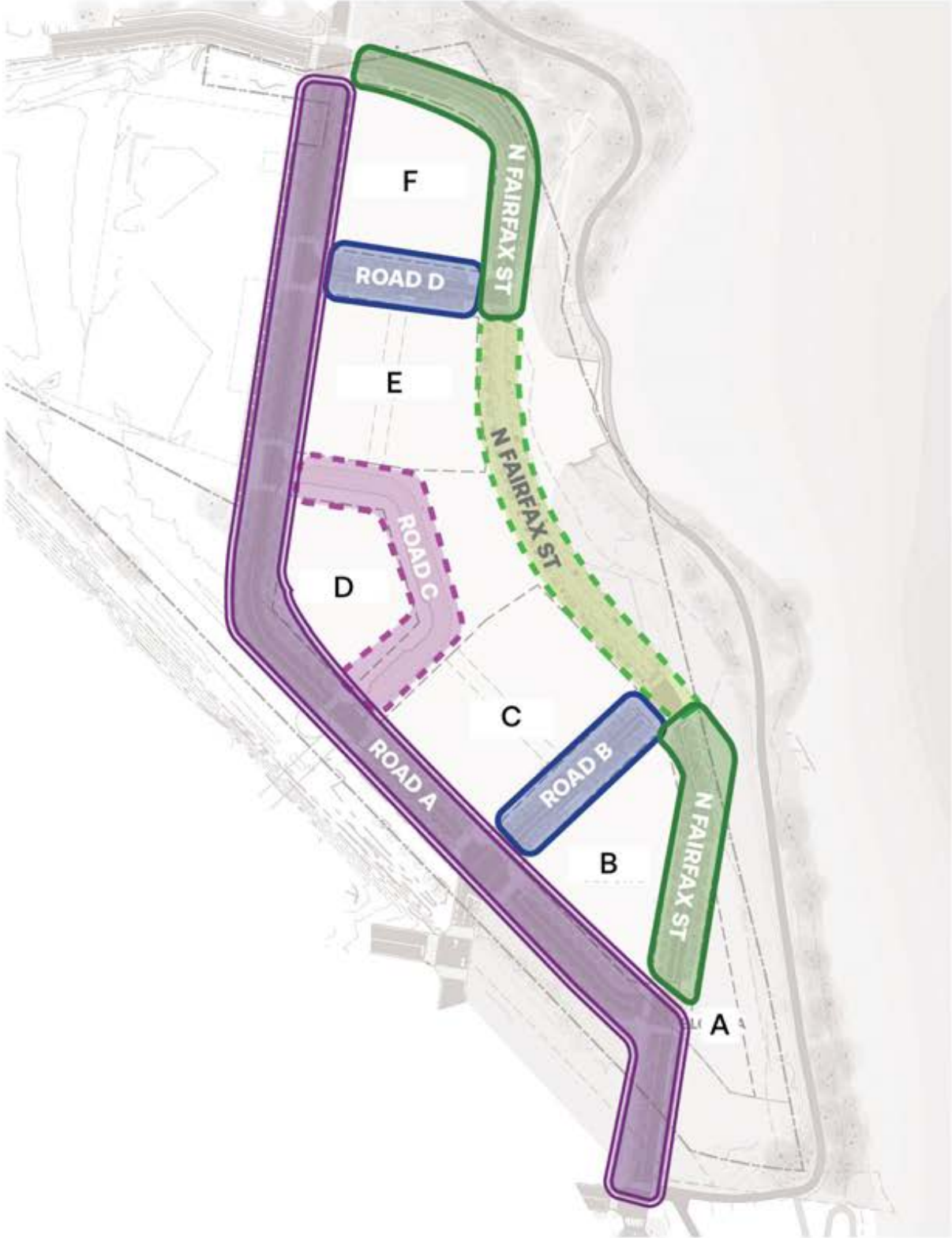
# COMMON ELEMENTS PLAN

- A Common Elements Plan has been submitted with the IDSP Completeness Submission.
- This includes more detailed information on:
  - General Streetscapes
  - Special Streetscapes
  - Site Furnishings



# COMMON ELEMENTS PLAN: STREETSCAPES

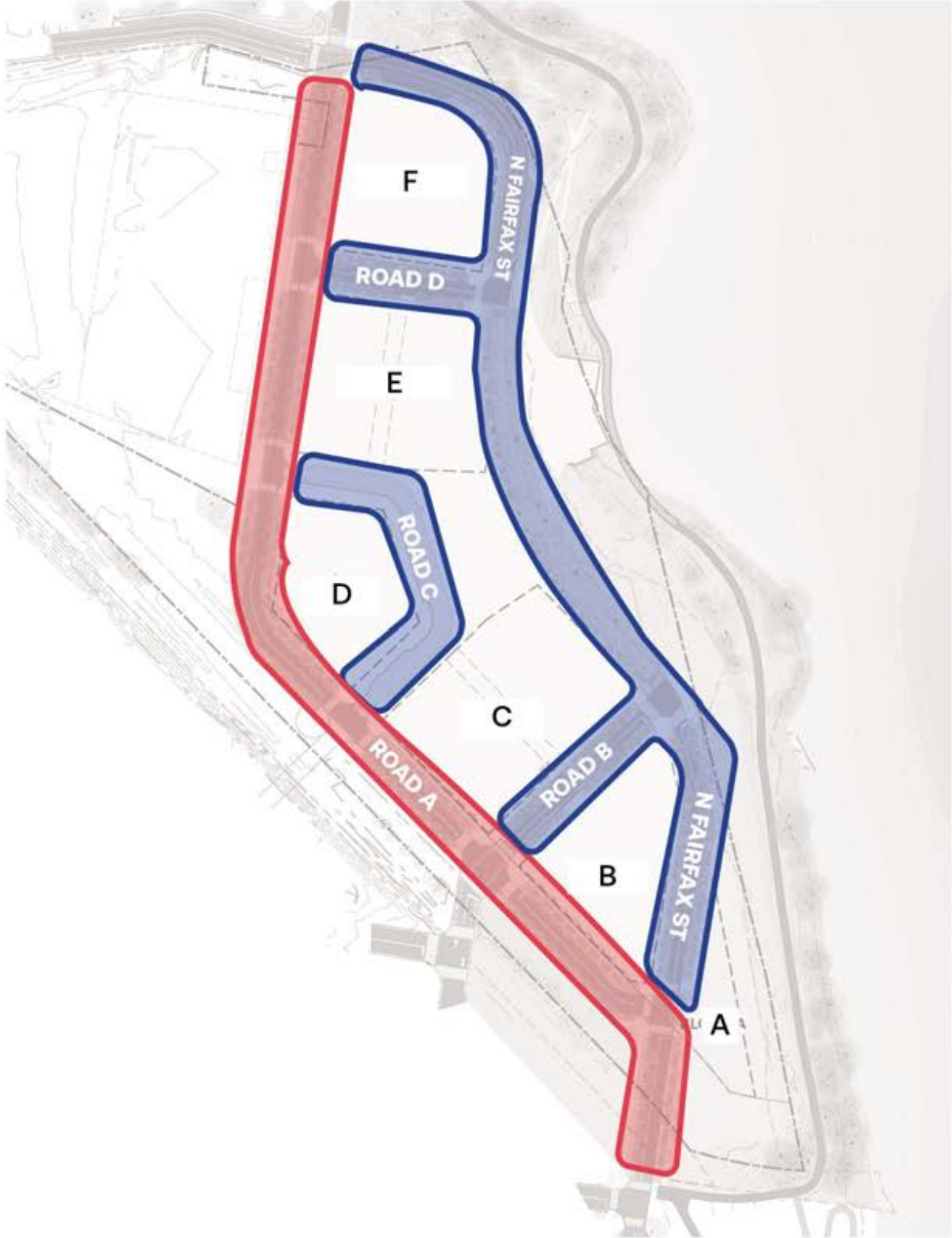
Typologies





- 
**SPINE ROAD**  
*Mixed-Use Boulevard*  
*(Public Street)*
- 
**WATER CONNECTORS**  
*Neighborhood Connector*  
*(Private Street)*
- 
**FAIRFAX EXTENTION**  
*Parkways*  
*(Private Street)*
- 
**SPECIAL RETAIL & DROP-OFF**  
*Shared Street*  
*(Private Street)*
- 
**WOONERF**  
*Shared Street*  
*(Private Street)*

# COMMON ELEMENTS PLAN: STREETSCAPES

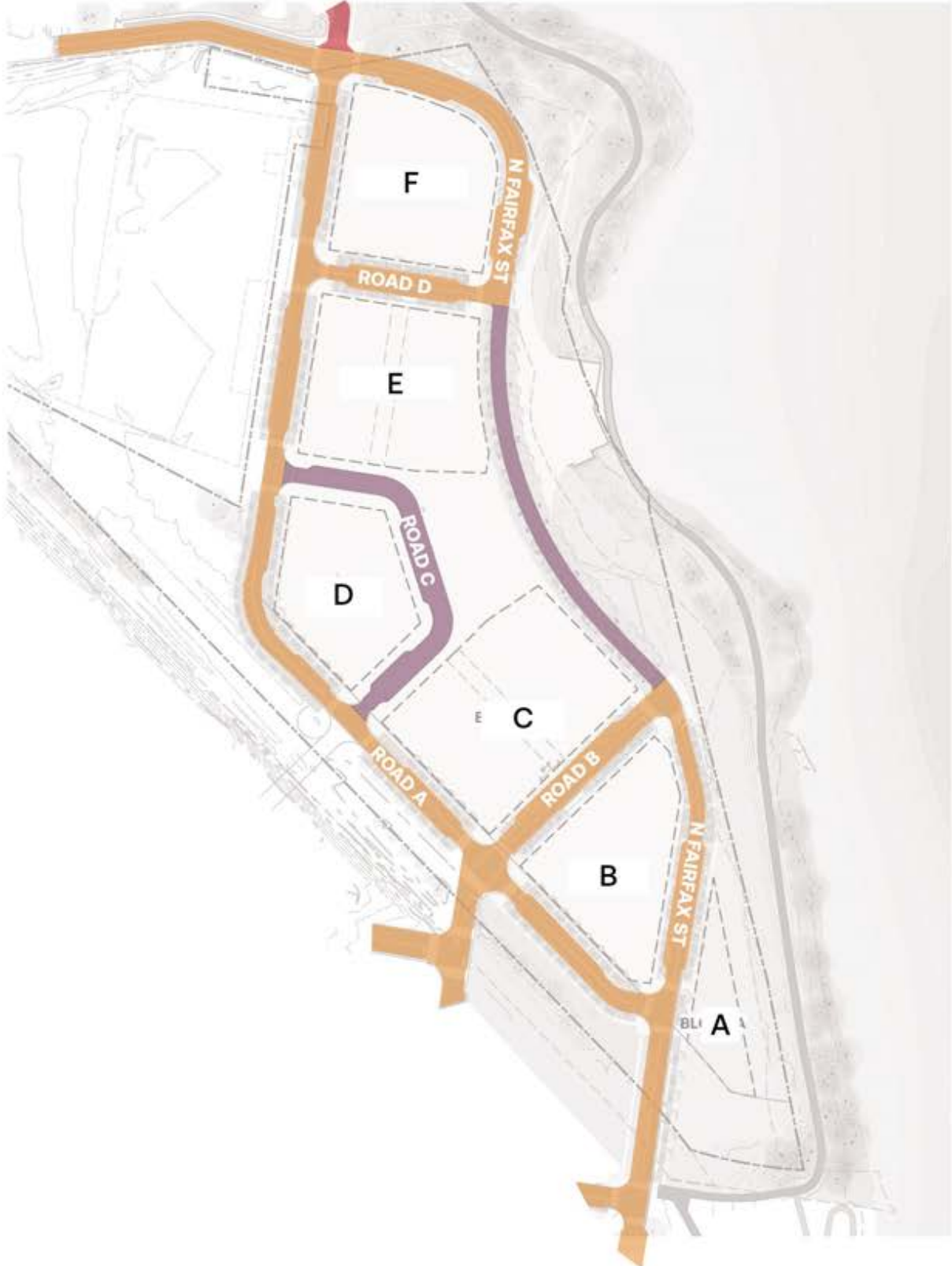
Public vs Private






-  PUBLIC STREET
-  PRIVATE STREET

# COMMON ELEMENTS PLAN: STREETSCAPES

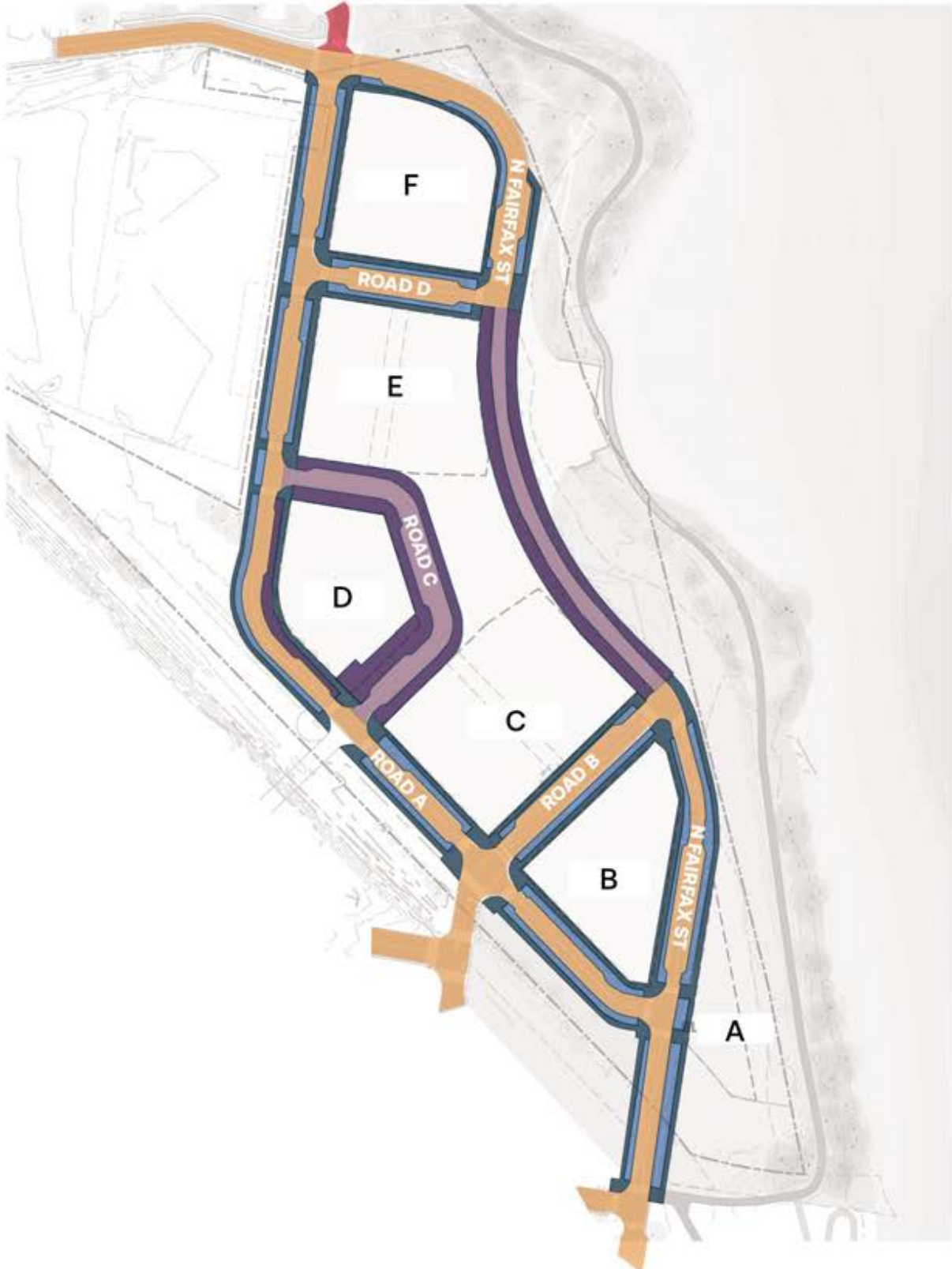
Roadway



-  CONCRETE
-  ASPHALT
-  UNIT PAVERS

# COMMON ELEMENTS PLAN: STREETSCAPES

Public Realm



Roadway

- CONCRETE
- ASPHALT
- UNIT PAVERS

Public Realm

- PEDESTRIAN ZONE
- AMENITY ZONE
- UNIT PAVERS (PEDESTRIAN-RATED)

# COMMON ELEMENTS PLAN: GENERAL STREETSAPES

Paving Materials



**GENERAL STREETSCAPE:**

- ROAD A
- ROAD B
- ROAD D
- N FAIRFAX ST EXTENSIONS



\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS



# COMMON ELEMENTS PLAN: SPECIAL STREETSAPES

Paving Materials



**SPECIAL STREETSAPES:**

- WOONERF
- ROAD C

**PEDESTRIAN/  
AMENITY  
ZONE**

UNIT PAVERS  
(PEDESTRIAN RATED)



**CURB**

ROADWAY DELINEATION



**SHARED  
ROADWAY**

UNIT PAVERS  
(VEHICULAR RATED)



**CROSSWALK**

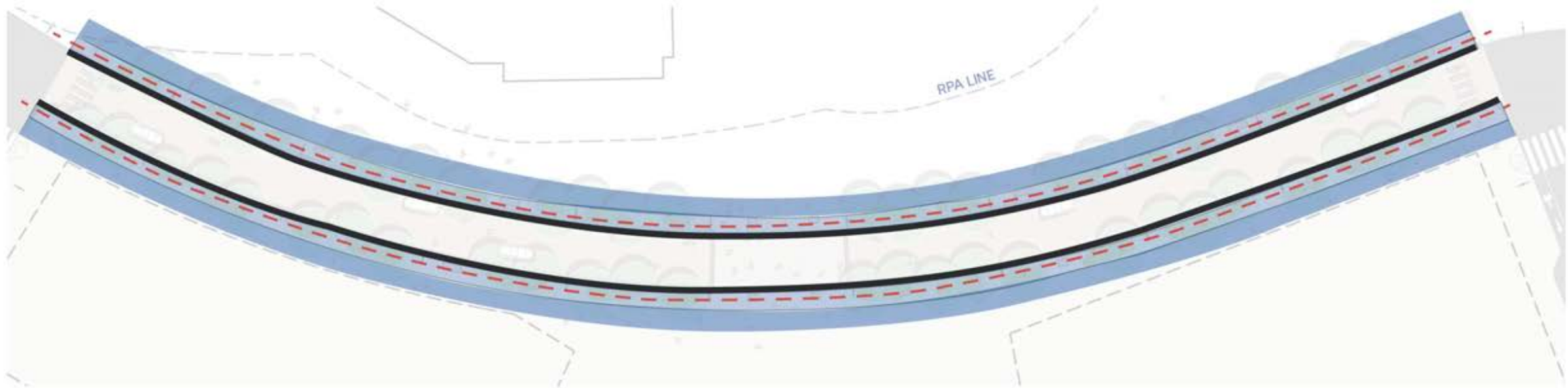
UNIT PAVERS  
(VEHICULAR RATED)



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# COMMON ELEMENTS PLAN: WOONERF

Zones

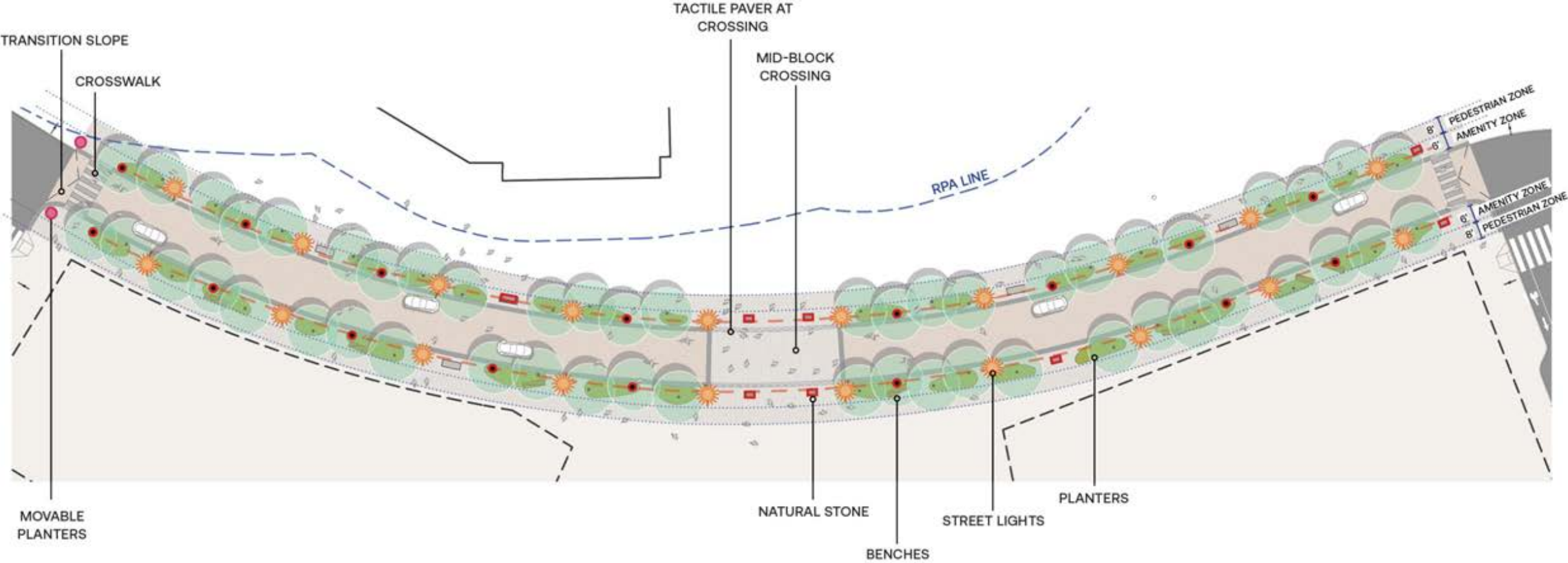


- ROADWAY DELINEATION
- 6' AMENITY ZONE
- 8' PEDESTRIAN ZONE
- VEHICULAR DETERANT LINE (MAX 4' FROM FACE OF CURB)

\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS

# COMMON ELEMENTS PLAN: WOONERF

Concept Plan

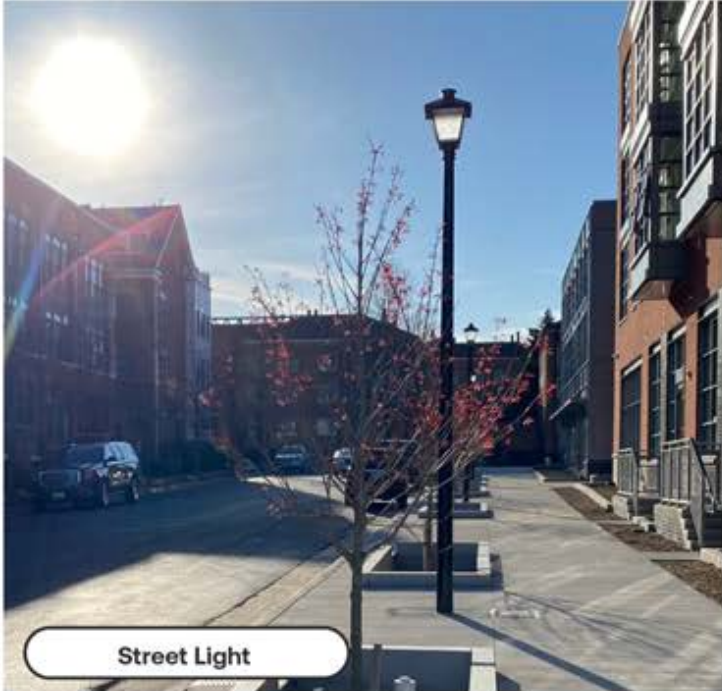


- TREES (16' - 20' O.C.)
- ◌ GROUND PLANTING
- ☀ STREET LIGHTS (~60 O.C.)
- NATURAL STONE
- ▬ BENCHES
- MOVABLE PLANTERS



\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS

# COMMON ELEMENTS PLAN: SITE FURNISHINGS



Street Light



Streetscape Bench



Bike Parking



Trash Receptacle



Recycling Receptacle

# COMMON ELEMENTS PLAN: ROADWAY LIGHTING

Preliminary Layout



### STREET LIGHTING TYPE:

ROADWAY LIGHTS (20' HT)

PEDESTRIAN LIGHTS (16' HT)

# THANK YOU!

POTOMAC RIVER GENERATING STATION  
REDEVELOPMENT

