

# POTOMAC RIVER GENERATING STATION

UDAC MEETING #5

OCTOBER 11, 2023



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

WIRE GILL

**Gensler**

HANDEL  
ARCHITECTS

SCB

OJB

christopher  
consultants  
IMEG

MAGNUSSON  
KLEMENCIC  
ASSOCIATES  
Civil Engineers

BALA

GOROVE SLADE  
Transportation Planners and Engineers

**Balfour Beatty**

**ARUP**

vhb



Capitol Airspace Group



moffatt & nichol



# AGENDA

**1. INTRODUCTION**

**2. DESIGN EXCELLENCE**

**3. BLOCK A**

**4. BLOCK B**

**5. BLOCK C**

**6. STEPS FORWARD**





# 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

PRESENTING TODAY



# 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







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



# INTO SUSTAINABLE COMMUNITIES





# 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



### BLOCK FORM, ARCHITECTURE & OPEN SPACE

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

Building sustainability features



# 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

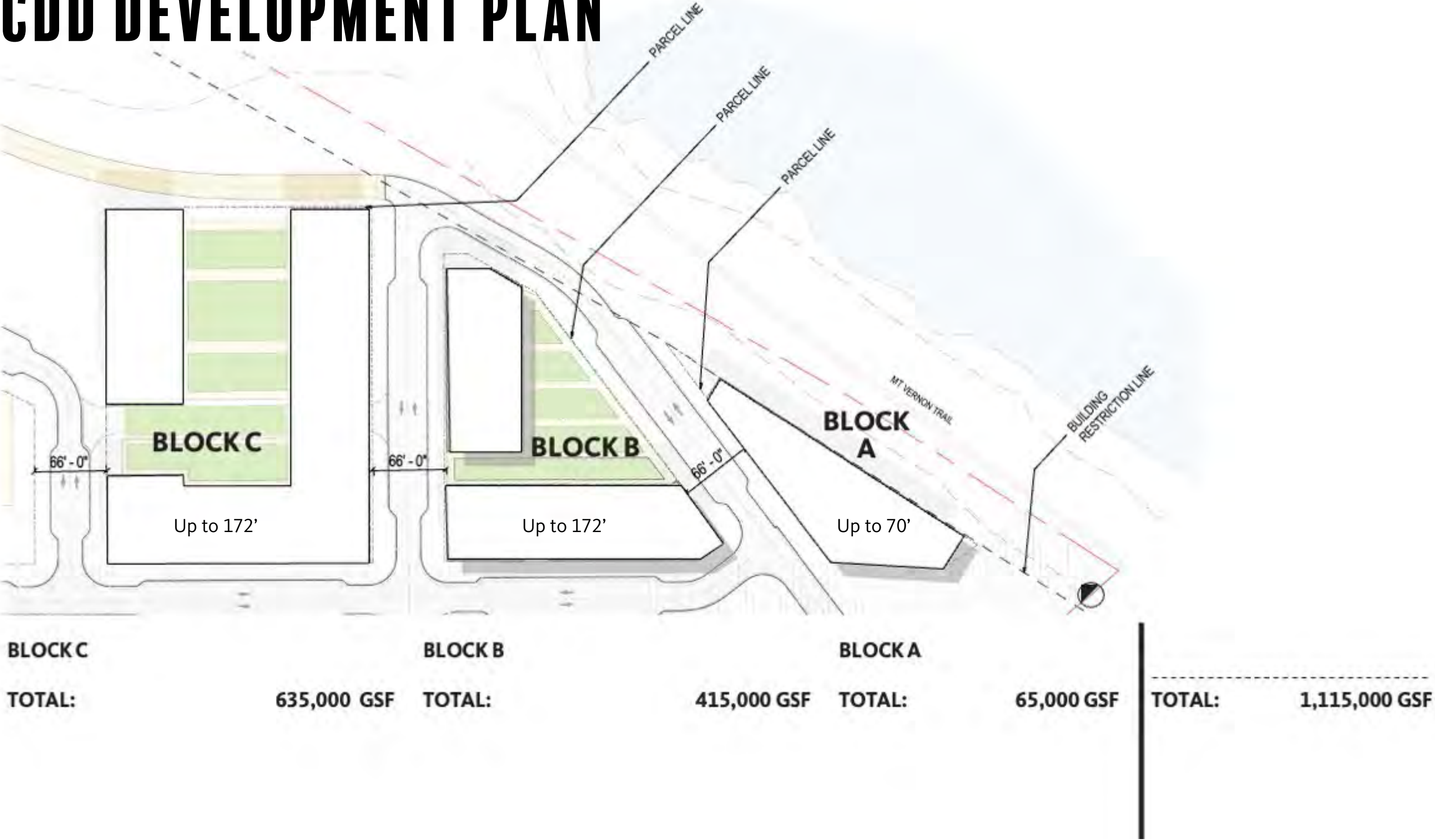
Per the requirement for DSUP Concept I & II submissions:

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



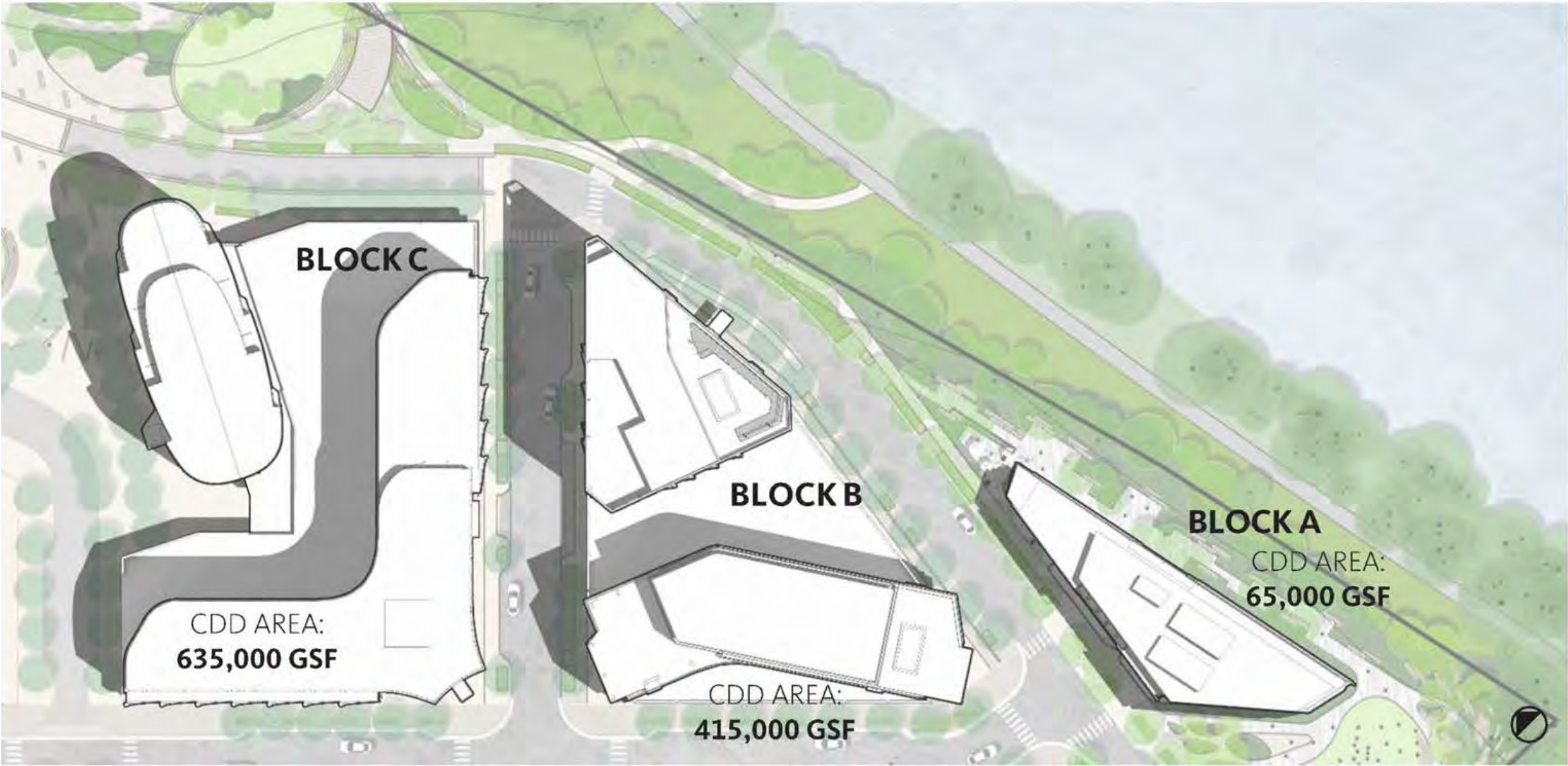


# CDD DEVELOPMENT PLAN





# CURRENT DEVELOPMENT PLAN



BLOCK C		BLOCK B		BLOCK A		TOTAL	
COMMERCIAL:	50,870 GSF	COMMERCIAL:	80,000 GSF	COMMERCIAL:	65,000 GSF	COMMERCIAL:	195,870 GSF
RESIDENTIAL:	583,370 GSF	RESIDENTIAL:	370,250 GSF			RESIDENTIAL:	953,620 GSF
-----		-----		-----		-----	
TOTAL:	634,240 GSF (0% over CDD)	TOTAL:	450,250 GSF (+8% over CDD)	TOTAL:	65,000 GSF (0% over CDD)	TOTAL:	1,149,490 GSF
Tower heights: 160'-7" to 167'-10"		Tower heights: 158'-4" to 171'-0"		Building height: Up to 70'		RESIDENTIAL UNIT RANGE:	
RESIDENTIAL UNIT RANGE:	460-490 UNITS	RESIDENTIAL UNIT RANGE:	262-320 UNITS			720-890 UNITS	



# DESIGN PATH

- DSUP applicants identify compliance with one of two paths:
  - OTN-PRGS Design Standards & Guidelines **OR**
  - OTN-PRGS Design Excellence Prerequisites & Criteria
- If Design Excellence is selected, compliance with the Prerequisites are evaluated at a City Staff level prior to UDAC review
- UDAC reviews applications for compliance with Design Excellence Criteria
- Applicant has selected Design Excellence for Blocks A, B, and C

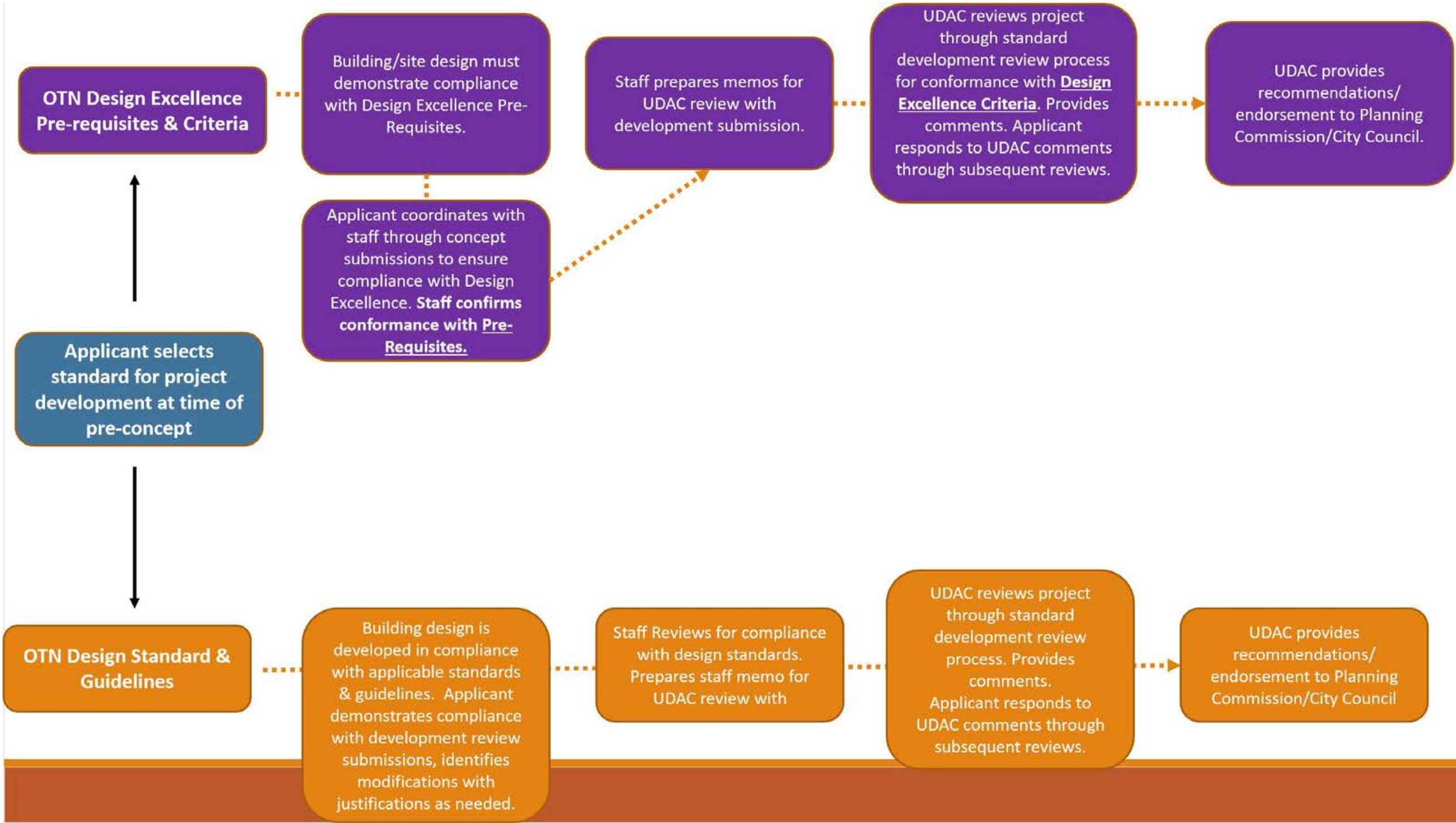


Diagram provided by the City of Alexandria



# MASSING APPROACHES | DRIVERS

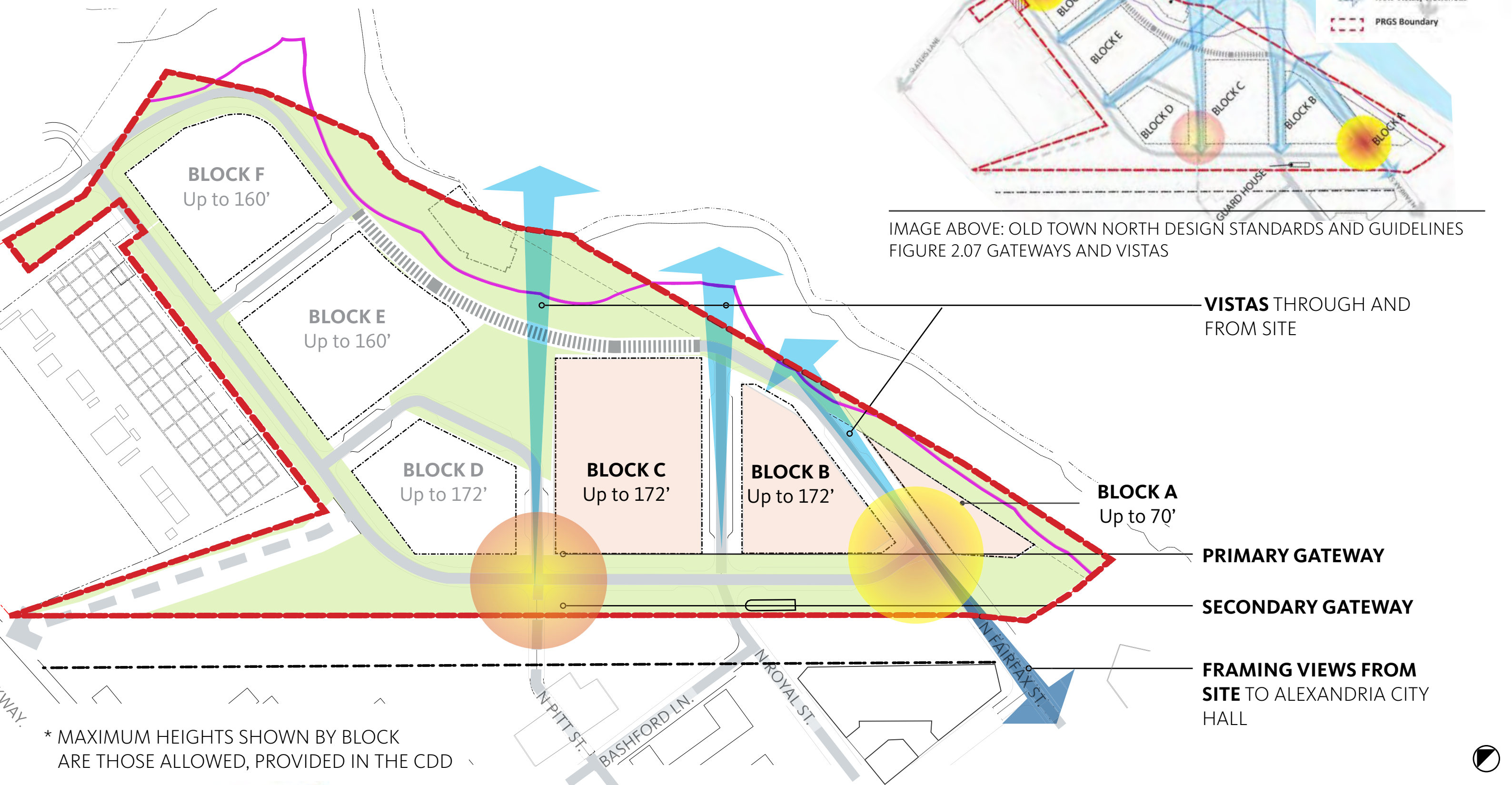


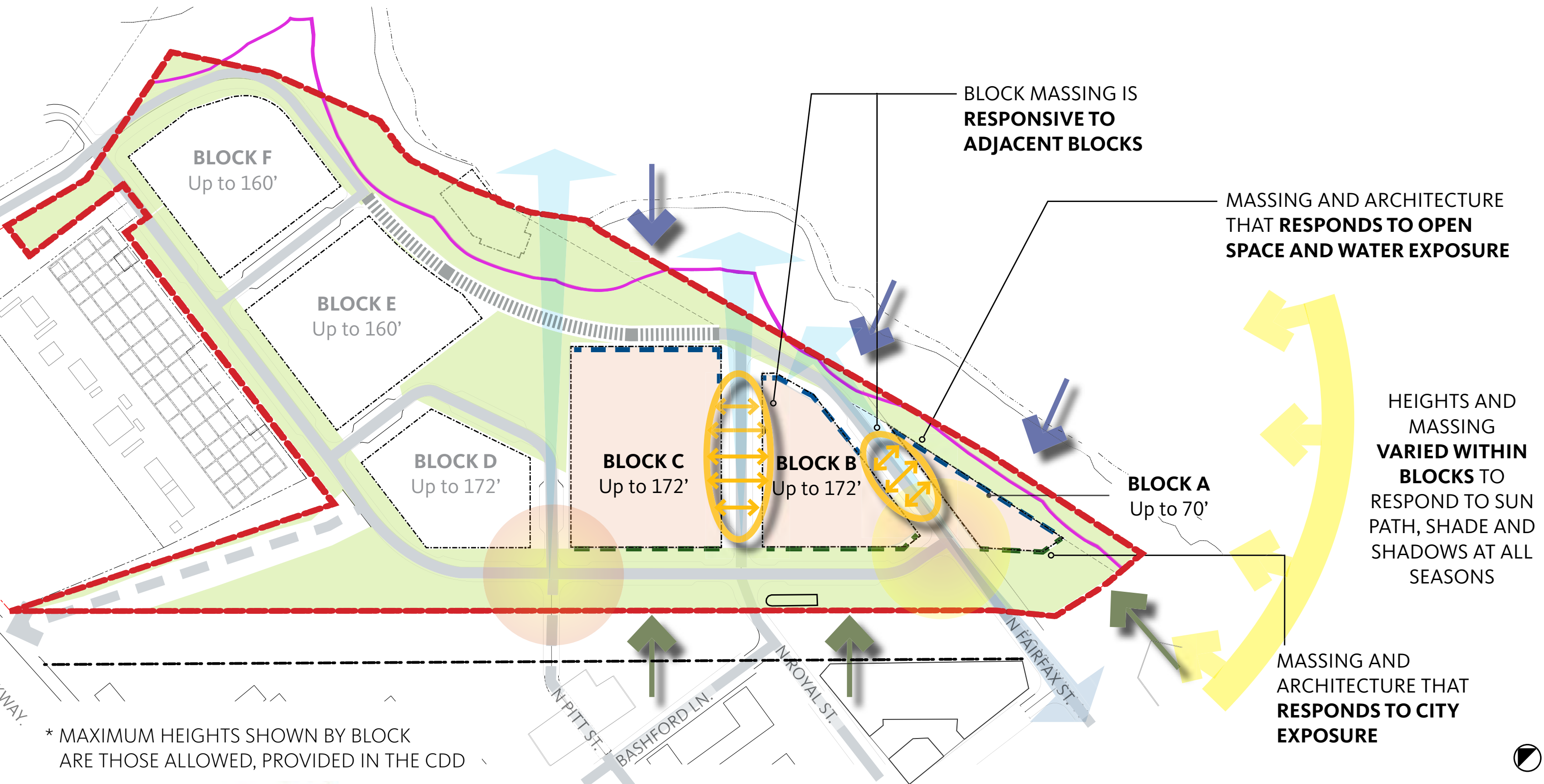
IMAGE ABOVE: OLD TOWN NORTH DESIGN STANDARDS AND GUIDELINES  
FIGURE 2.07 GATEWAYS AND VISTAS

\* MAXIMUM HEIGHTS SHOWN BY BLOCK ARE THOSE ALLOWED, PROVIDED IN THE CDD



# MASSING APPROACHES | DRIVERS

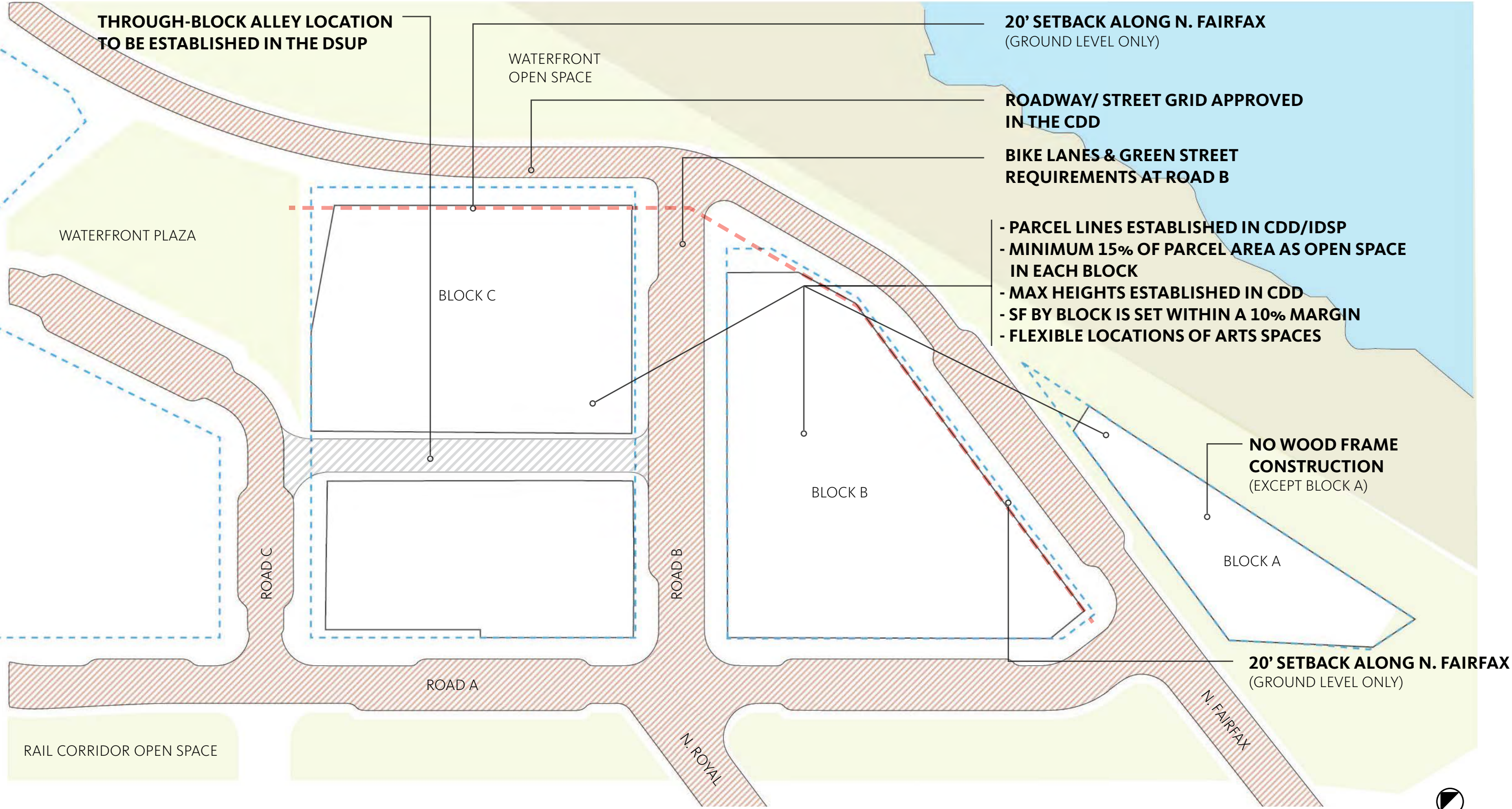
## SURROUNDING CONTEXT & BUILDING RELATIONSHIPS



\* MAXIMUM HEIGHTS SHOWN BY BLOCK ARE THOSE ALLOWED, PROVIDED IN THE CDD

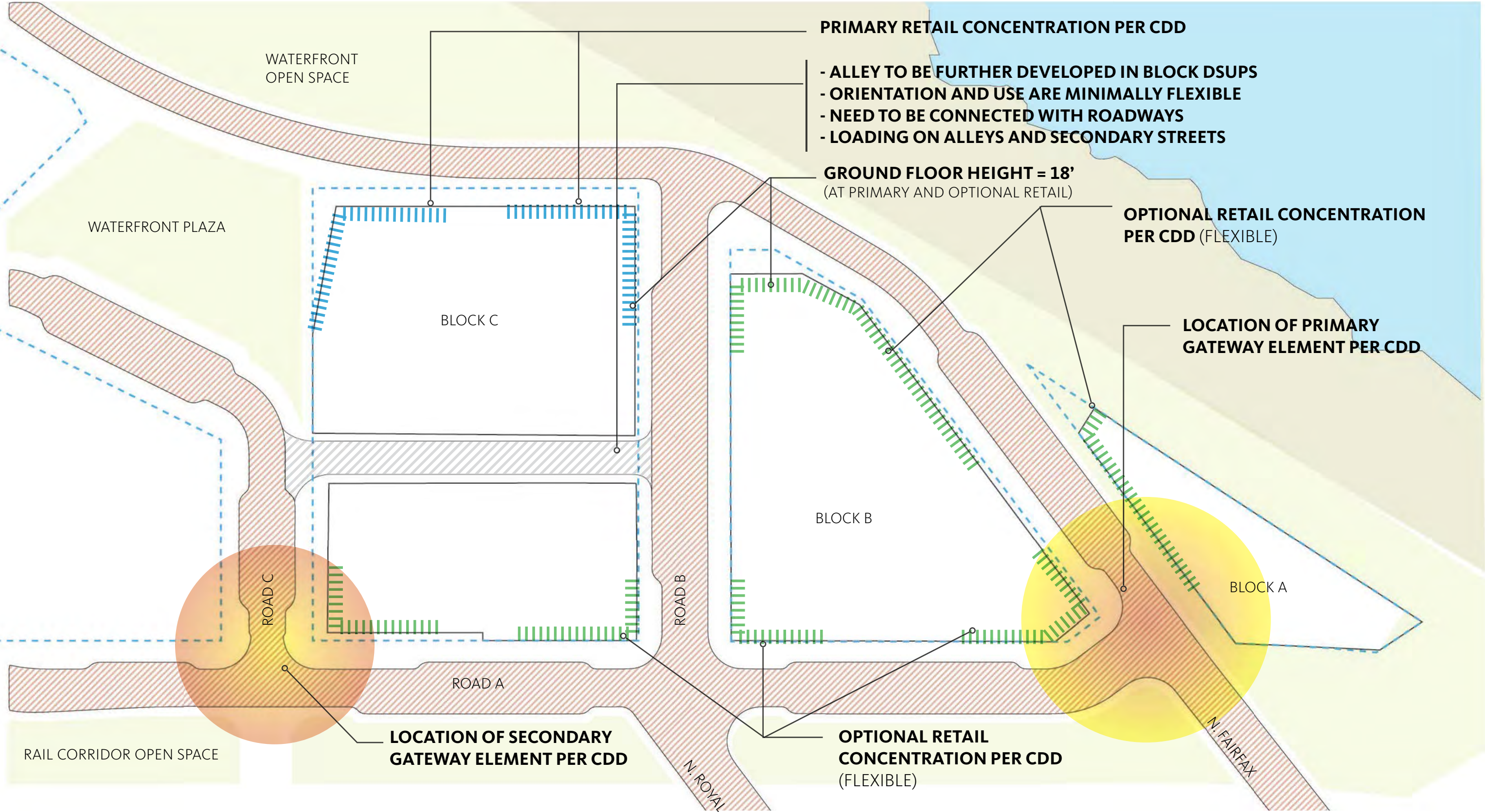


# GROUND LEVEL | PLANNING PARAMETERS



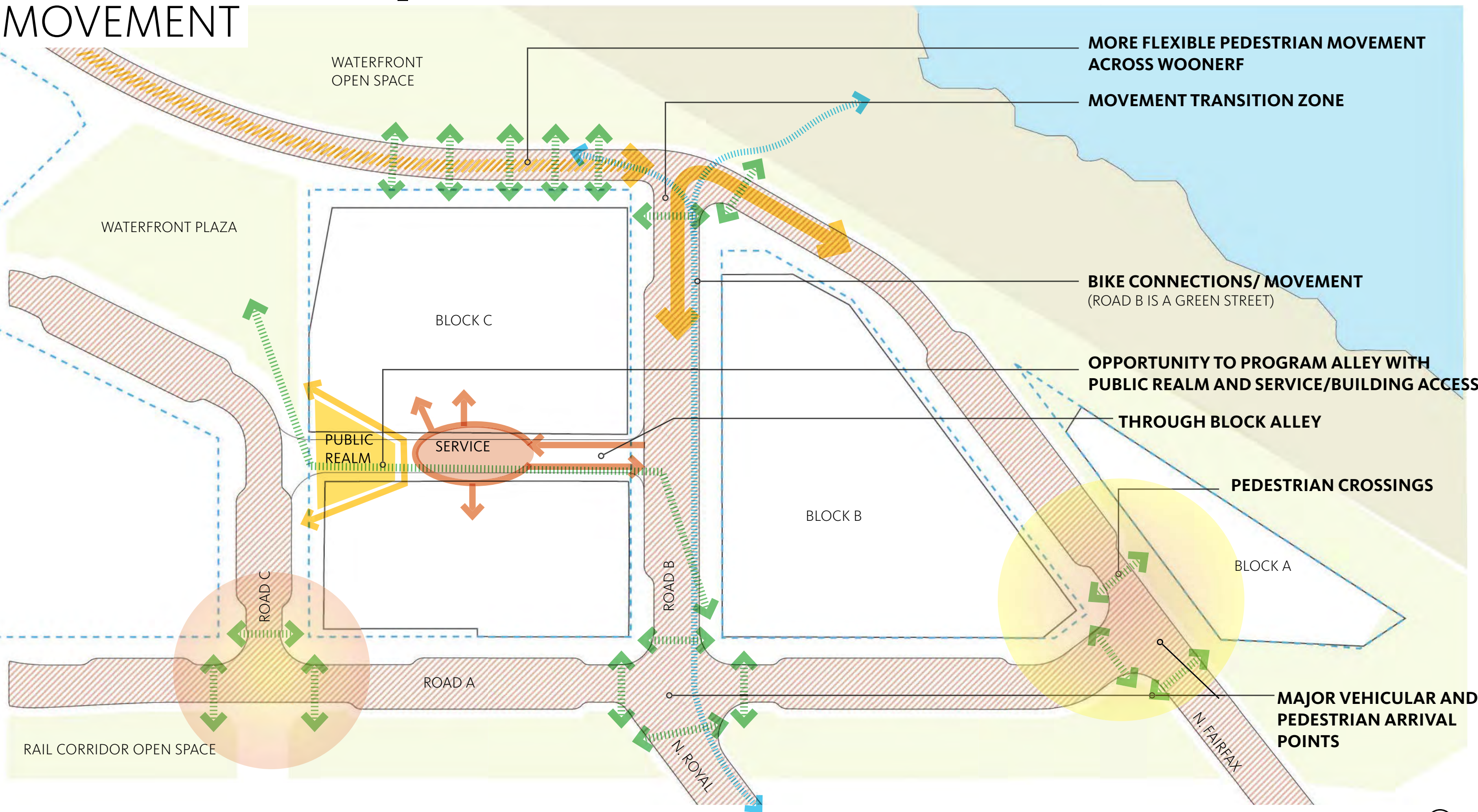


# GROUND LEVEL | PLANNING PARAMETERS



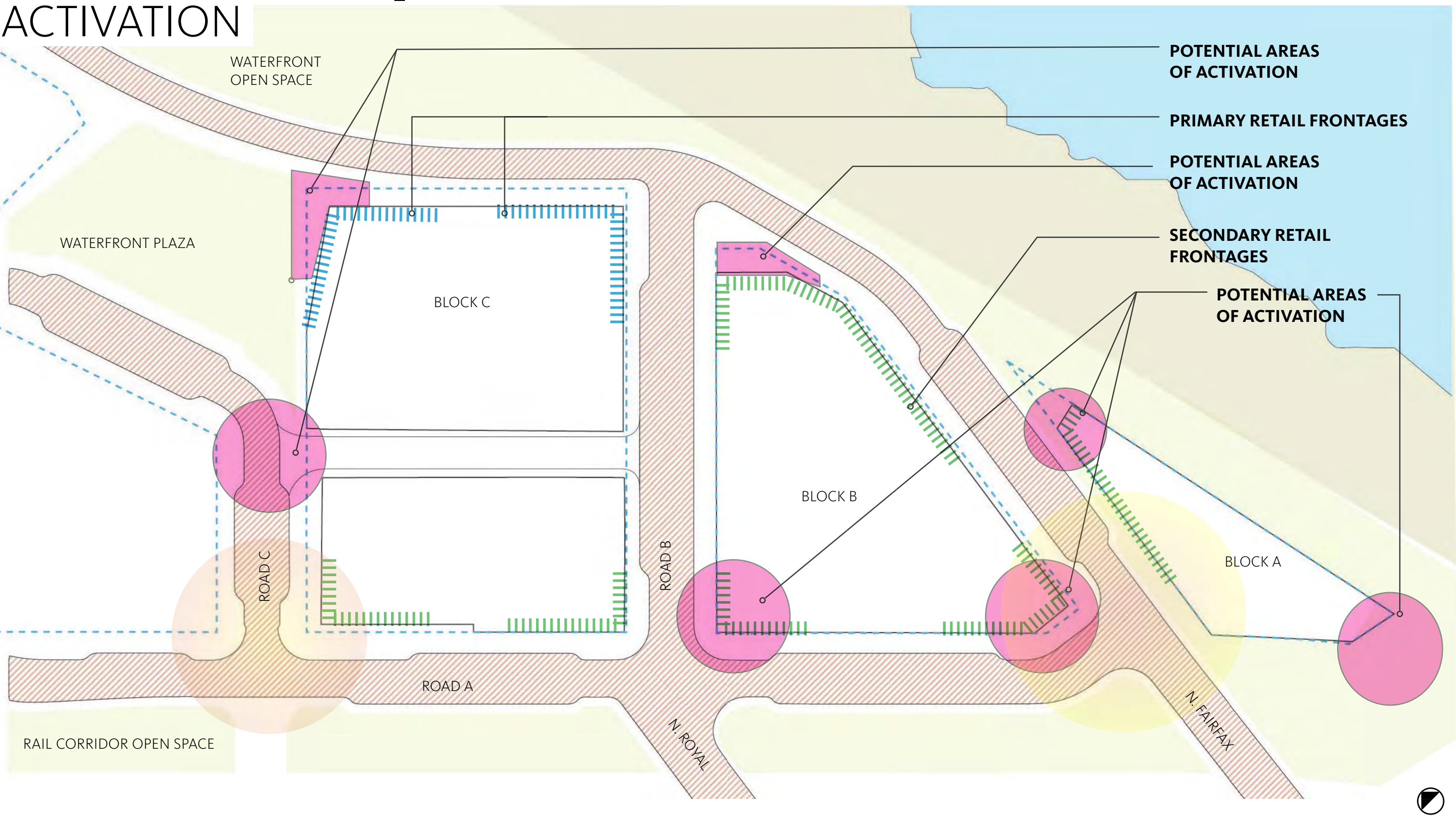


# GROUND LEVEL | ADDITIONAL OBSERVATIONS





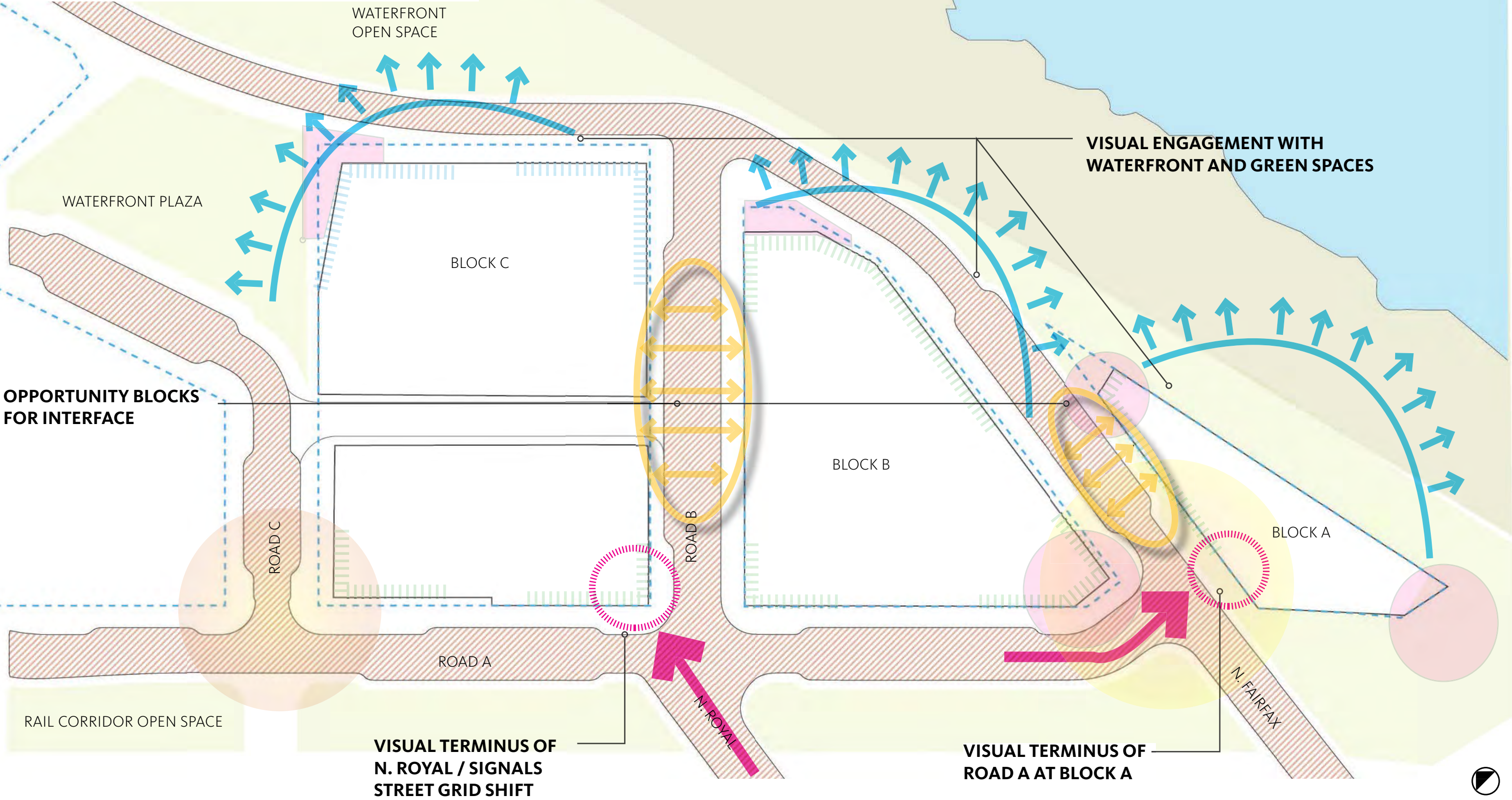
# GROUND LEVEL | ADDITIONAL OBSERVATIONS





# GROUND LEVEL | ADDITIONAL OBSERVATIONS

## VISUAL CONNECTIONS





# AGENDA

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**6. STEPS FORWARD**





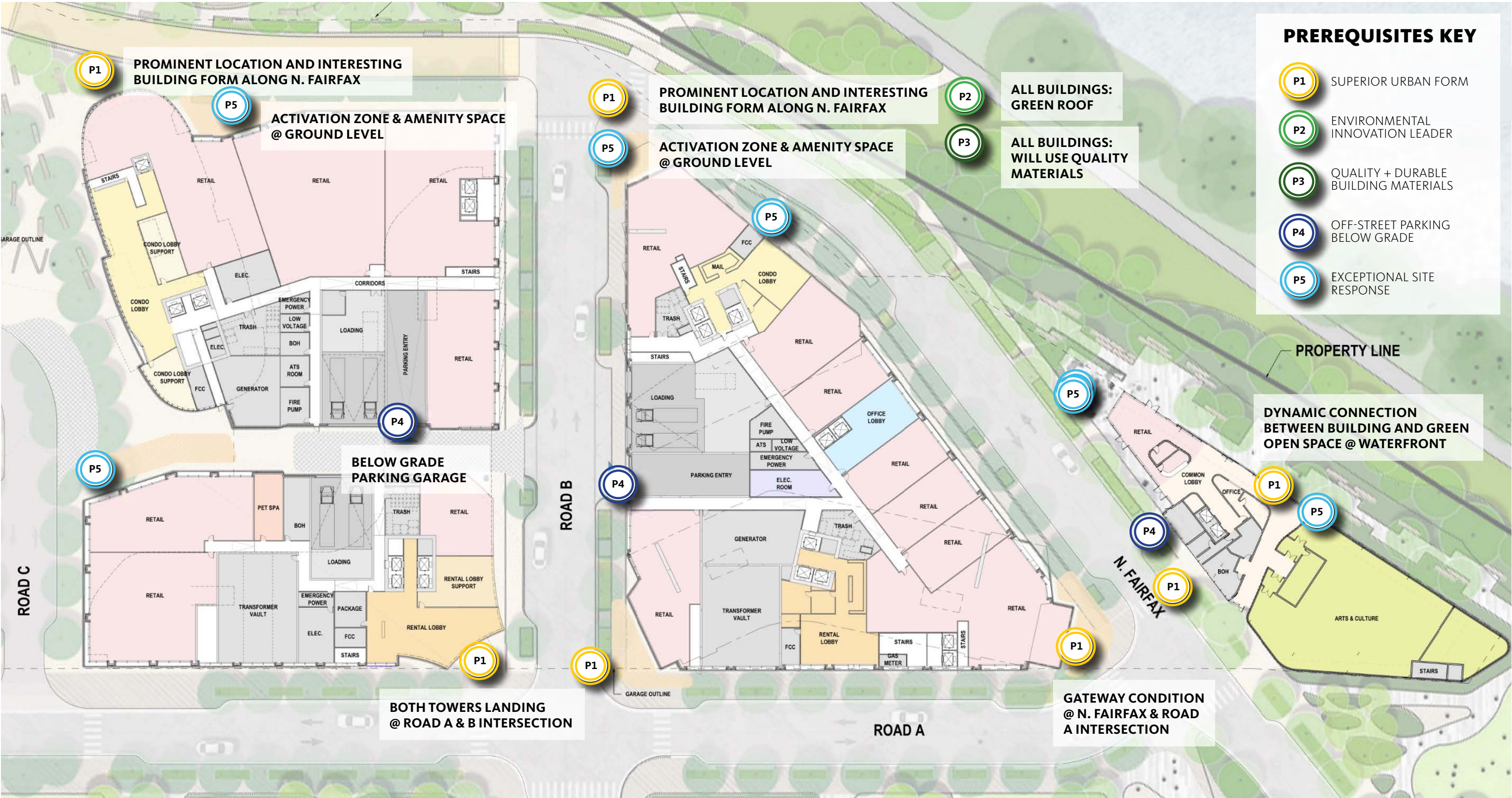
# DESIGN EXCELLENCE | PREREQUISITES

PREREQUISITE	TEXT
<b>P1: Superior Urban Form</b>	<p>Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality, and massing. Blocks are planned with a mix of uses and developed and designed with site-wide consideration of individual buildings and spaces. Buildings or spaces in a prominent location or with a prominent use are designed to reflect their contextual importance, including key locations such as the North Fairfax and Slater’s Lane gateways, and the central plaza.</p> <p>Examples include – Interplay of uses between levels; forms that frame water views; controlled relationships between ground plane &amp; upper levels; and architecture &amp; landscape designed holistically.</p>
<b>P2: Environmental Innovation Leader</b>	<p>Environmental Sustainability is integrated into the design of infrastructure, open spaces, and buildings. The Applicant will demonstrate an integrated approach to building design, open space and infrastructure to meet or exceed the sustainability goals as outlined in the Coordinated Sustainability Strategy. A building or group of buildings and site design must demonstrate a high level of commitment to environmental stewardship and responsibility using innovative technology and a holistic environmental response. This may include visible environmental measures for educational and demonstrative purposes. The project will demonstrate, implement or meet the goals and targets established by the site’s Coordinated Sustainability Strategy, OTNSAP, and voluntary Carbon Neutrality Analysis (CNA).</p> <p>Examples include – Green roofs; integrated stormwater strategies at street level; on-site photovoltaic; and balanced hardscape &amp; landscape.</p>
<b>P3: Quality + Durable Building Materials are Specified</b>	<p>Exterior building materials will be limited to natural or engineered stone, metal, porcelain tile, terra cotta, brick, wood, concrete, photovoltaic panels, glass or materials of equal quality, performance, and longevity.</p> <p>Examples include – Glass/aluminum; wood/glass; metal/glass; brick; and glass/metal panel/terra cotta.</p>
<b>P4: Off-Street Parking is Located Below Grade</b>	<p>Off-street parking will be provided entirely below grade. Adequate soil depth above the below-grade parking must be provided to support canopy trees, surface paving materials, and innovative water management strategies at key locations. These features will be integrated into the site design and will be provided at grade. Creative integration of parking and service functions enhances the public realm (e.g., combined parking and loading across the site with no on- street maneuvering, etc.).</p> <p>Examples include – Attractive service &amp; pedestrian alleyways; shared approach to pedestrian &amp; vehicle movement; and clear &amp; distinguishable parking wayfinding.</p>
<b>P5: Exceptional Site Response</b>	<p>A building or group of buildings that captures or enhances its setting in creative ways. This could include the integration of waterfront and city views with circulation, the relationship and engagement with public open space, and the creation of unique amenities within or on top of a structure, or subsurface structure with usable roof (such as the Pump House or other infrastructure).</p> <p>Examples include – Activation of building roofs as a “fifth elevation”; building forms that frame open space &amp; waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>





# DESIGN EXCELLENCE | PREREQUISITES





# DESIGN EXCELLENCE | CRITERIA

PREREQUISITE	TEXT
C1: Architectural Excellence	Architectural excellence should be achieved using one of the two following paths: Landmark/Iconic Structure; or Contextual Character.
C1A: Landmark/Iconic Structure (where identified)	A single building that, through its architectural expression, unique massing, strong roof form or other element, solar response, or exterior cladding of exceptional quality, becomes a place-defining element for the site.  Examples include – Interesting and responsive forms; dynamic integrated signage; and jewel-box elements at ground level.
C1B: Contextual Character	A building or group of buildings whose design responds to its contextual location to create a meaningful place through its spatial relationships within the site and response to aerial views, waterfront views, and views from and to Old Town North.  Examples include – Façade variation with varied character; site responsive massing; façades that respond to interior uses; and well-proportioned, contemporary façades.
C2: A Variety of Open Spaces/High Quality Open Spaces	A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided. The site includes public and/ or private open spaces that support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.  Examples include – Intimately-scaled public spaces; multi-use public green spaces; movable furniture; flexible outdoor areas; and varied connections to the water.
C3: An Active Public Realm	The public realm dynamically engages the pedestrian experience and ground floors of buildings include active uses, interior- exterior visibility, and high- quality architecture. A dynamic public realm will create street- level vibrancy through the design of differentiated and unique storefronts with a higher level of design detailing and quality of materials, innovative lighting, high quality sign design, frequent building entries, and the potential integration of art into building façades.  Streetscape design incorporates the City’s Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit. Site design incorporates high quality paving materials, site furnishings, and lighting. Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.  Examples include – Areas for shared movement; connected retail & open space; spaces planned for multiple uses; and distinctive & fluid streetscapes.
C4: Inclusive Design of Buildings and Open Spaces	Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act. Across the site, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.  Examples include – Accessible open space & features; an accessible urban realm designed for all abilities; and shared streetscapes.

C1

C1A

C1B

C2

C3

C4



# DESIGN EXCELLENCE | CRITERIA





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# 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



### 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** 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.



# ARTICULATION & MATERIALITY

## BLOCK A PRECEDENTS



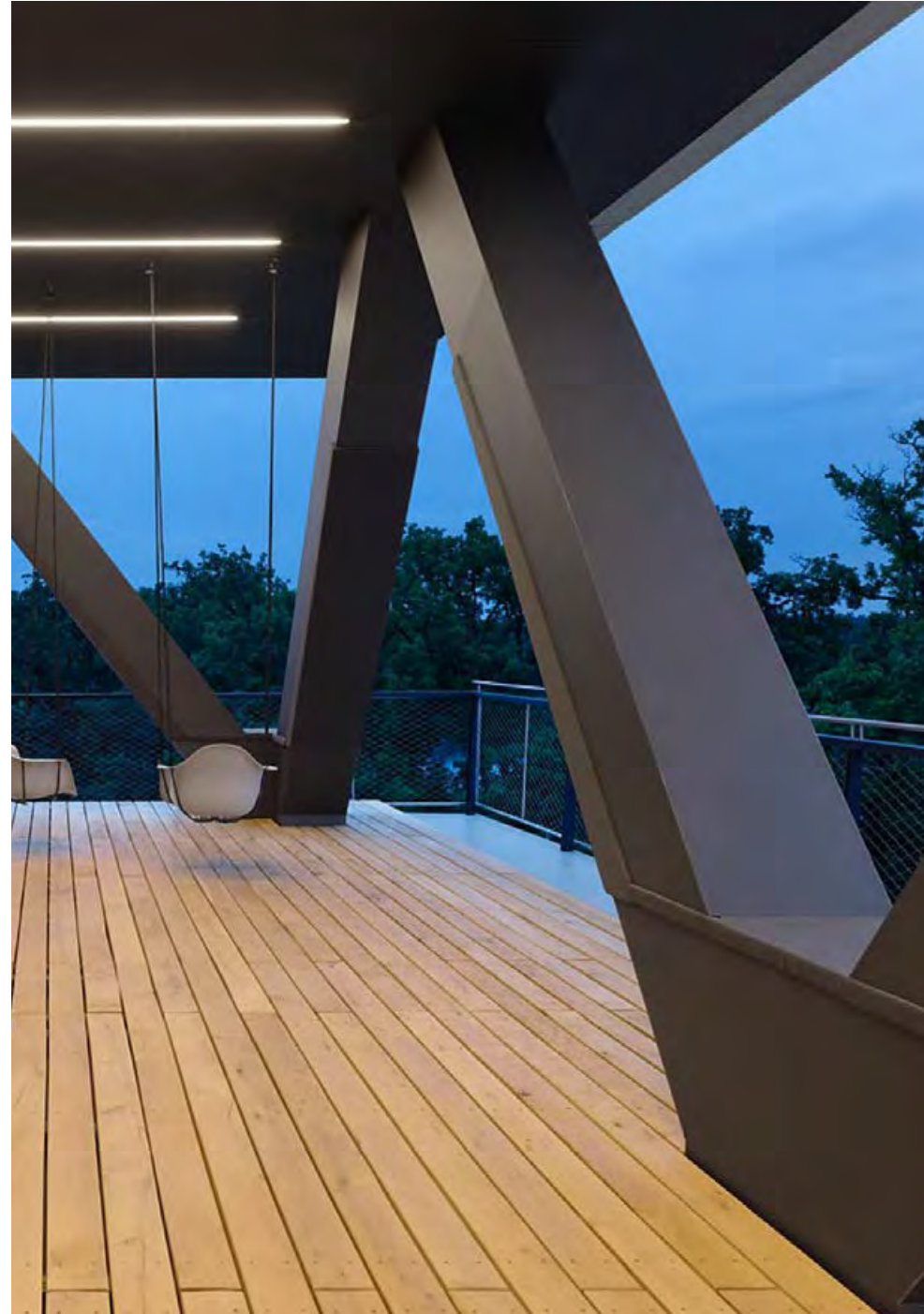
**THE NEWS BUILDING (RPBW)**

- Glass clarity
- Fly-by curtain wall
- Warm tones



**1999K (MURPHYJAHN)**

- Fly-by curtain wall
- Distinctive architectural silhouette in elevation



**INNOVATION CENTER (SCOPE)**

- Structural brace frame expression
- Layered outdoor amenity
- Charcoal metal vs warm wood contrast



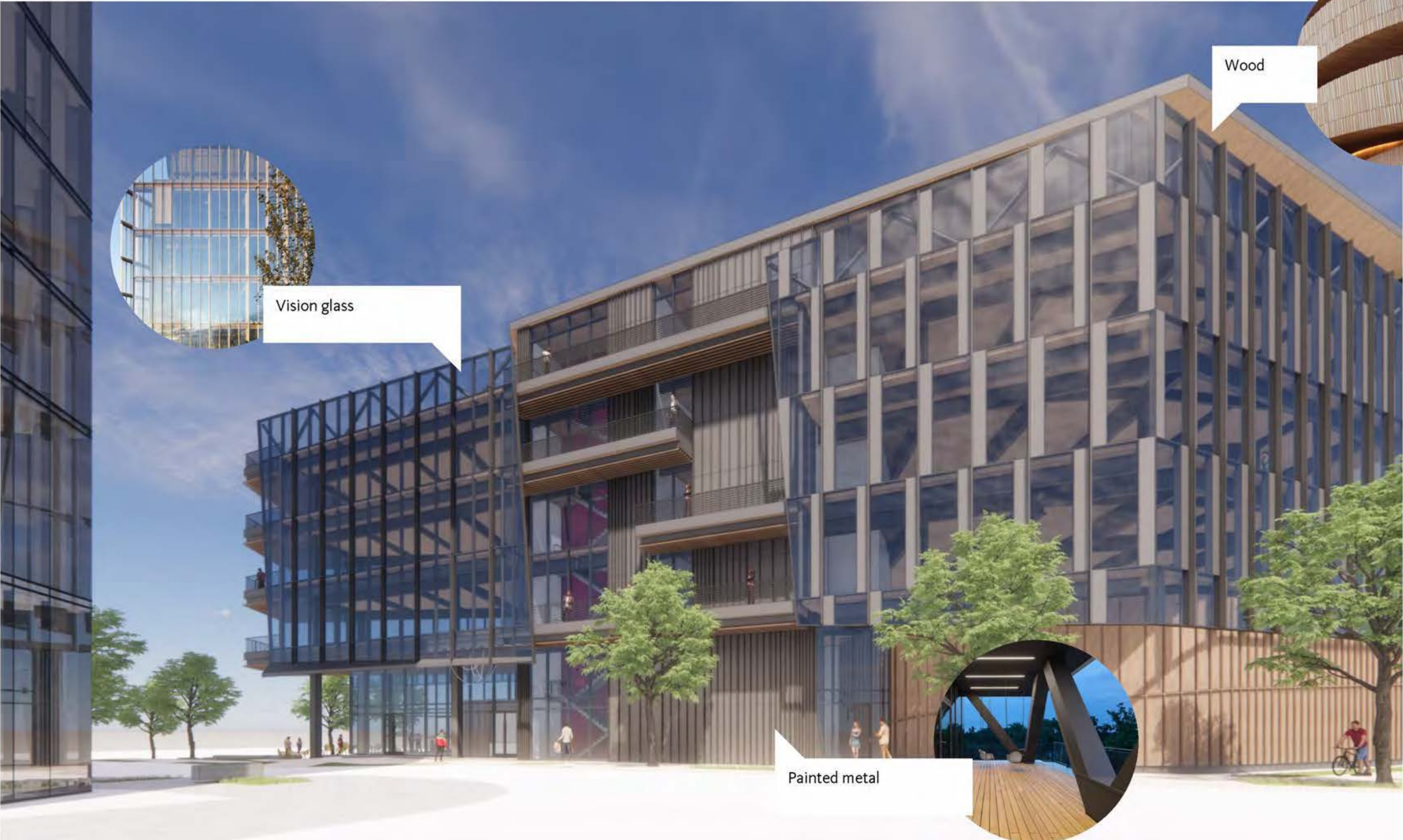
**OSLO OPERA HOUSE (SNOHETTA)**

- Wood material, warm tone
- Material texture
- Arts & Culture identity



# MATERIALITY

## BLOCK A, VIEW FROM ROAD A GATEWAY



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



# MATERIALITY

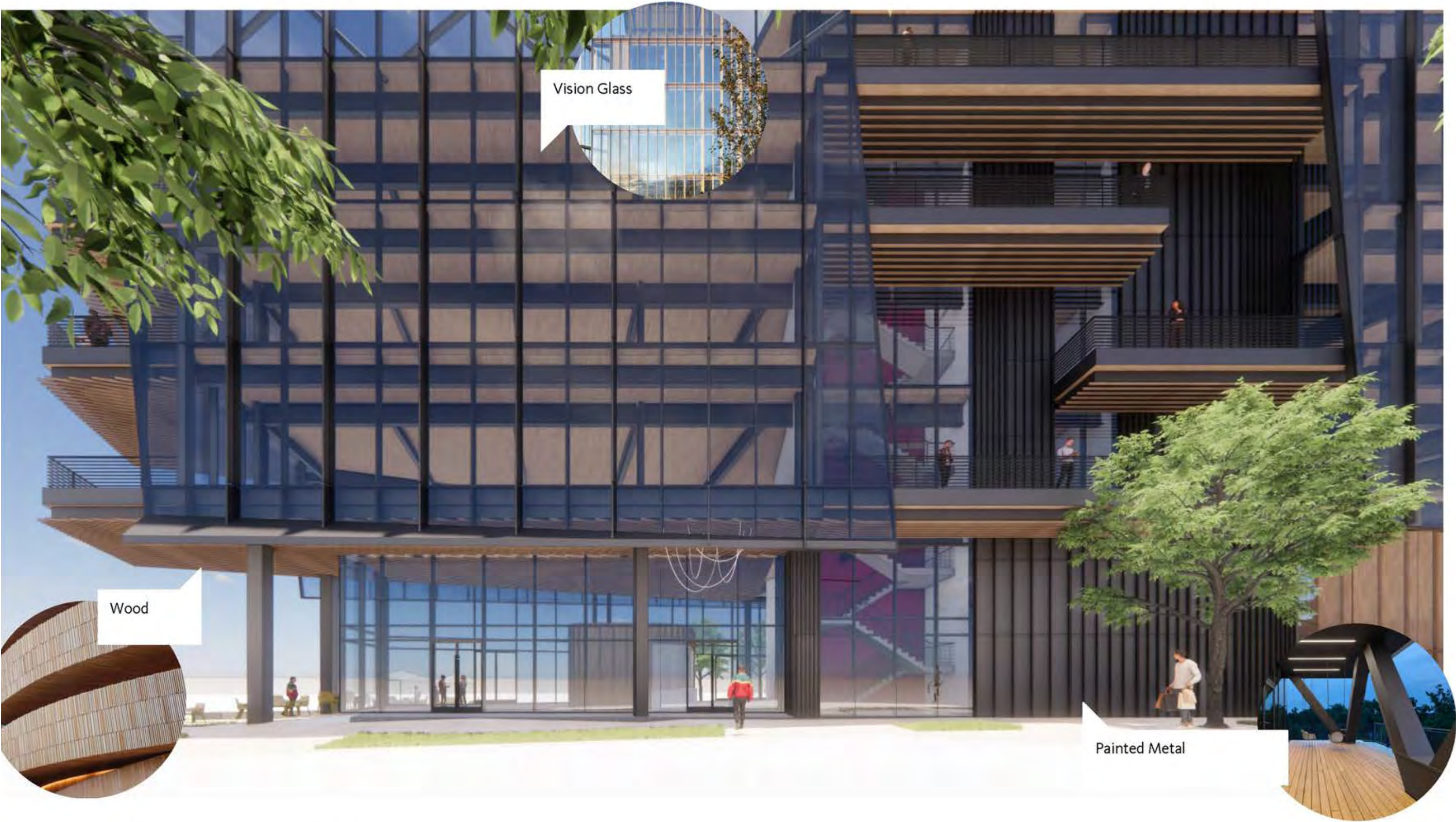
BLOCK A, LOOKING SOUTH AT BUILDING ENTRY AND RETAIL





# MATERIALITY

## BLOCK A, BUILDING ENTRY AND RETAIL





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# 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

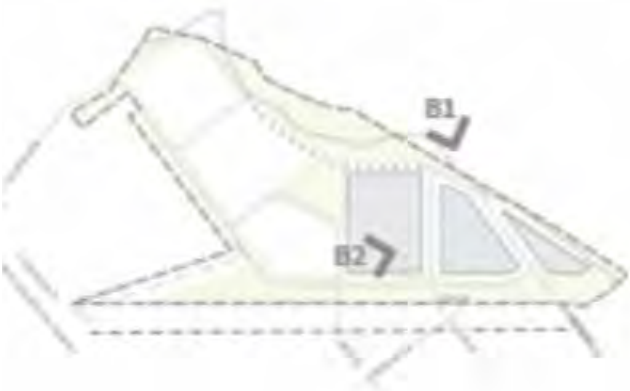
## VIEW FROM RAIL CORRIDOR OPEN SPACE





# DESIGN EXCELLENCE

## BLOCK B CONDO



### DESIGN CRITERIA

- |            |   |           |  |
|------------|---|-----------|--|
| <b>C1</b>  | Architectural Excellence achieved using Landmark/Iconic Structure; or Contextual Character.   | <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. |
| <b>C1A</b> | Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place-defining element for the site. | <b>C3</b> | An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.   |
| <b>C1B</b> | Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.   | <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.      |



# DESIGN EXCELLENCE

## BLOCK B RENTAL



VIEW B3



VIEW B4

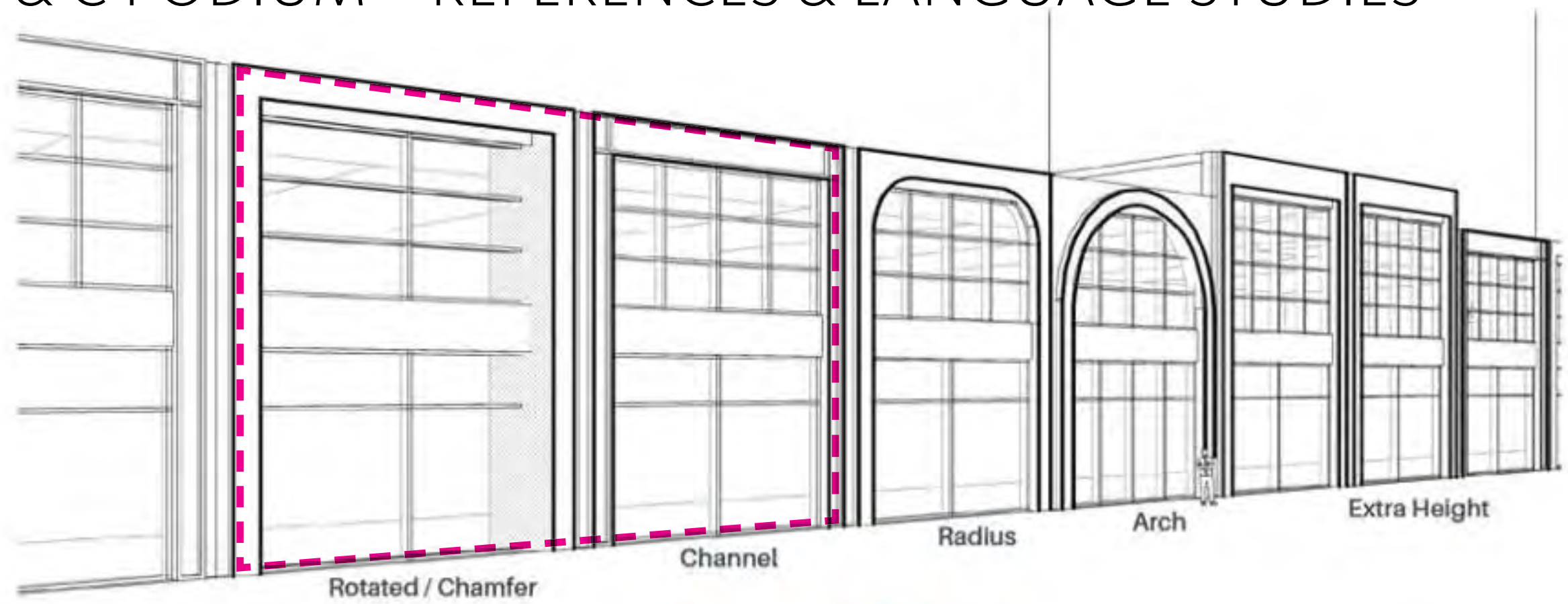
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# CONCEPTUAL DESIGN

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



### Localized Variety

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





# CONCEPTUAL DESIGN

## BLOCK B PODIUM



### HIGHLIGHTS:

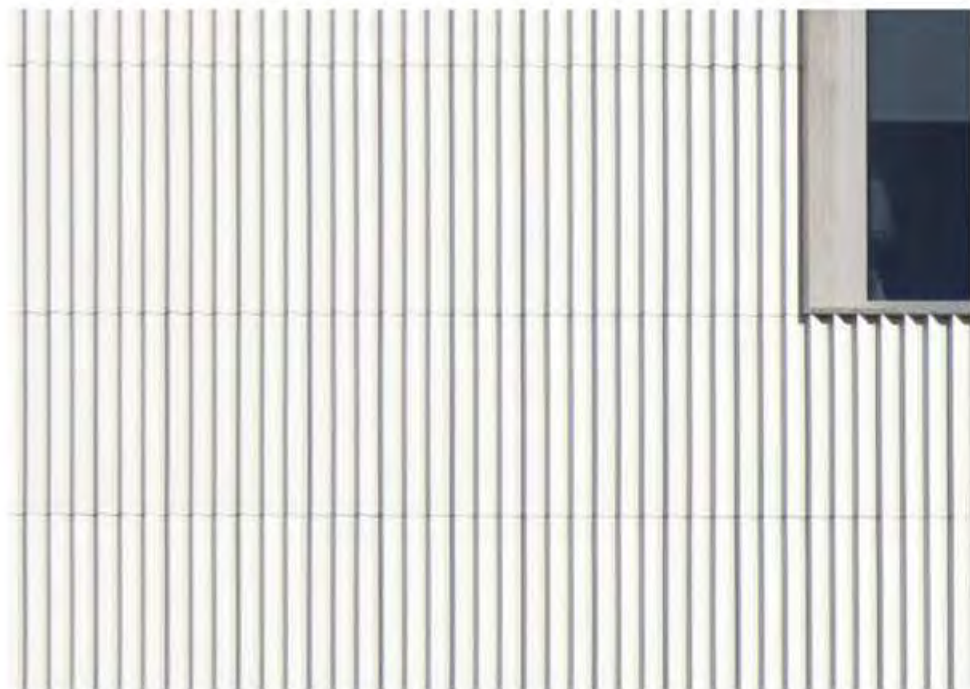
- A repeating frame creates a common thread throughout the development.
- The frame system (thread) allows for localized variation at each block.





# MATERIAL PRECEDENTS

## BLOCK B CONDO



TERRACOTTA

PORCELAIN PANEL

EQUITONE



# MATERIAL PRECEDENTS

## BLOCK B CONDO



777 N VAN BUREN ST. MILWAUKEE



MILLENNIUM TOWER, BOSTON



LIFEWAY HQ, NASHVILLE



# MATERIALITY

## BLOCK B CONDO



PRIMARY TOWER FAÇADE FRAME  
(Terracotta / Porcelain / Equitone)

SECONDARY TOWER FAÇADE  
FRAME  
(Dark gray slab edge covers)

FAÇADE GLASS  
(Punched windows/ Hybrid  
window wall system)

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



# MATERIALITY

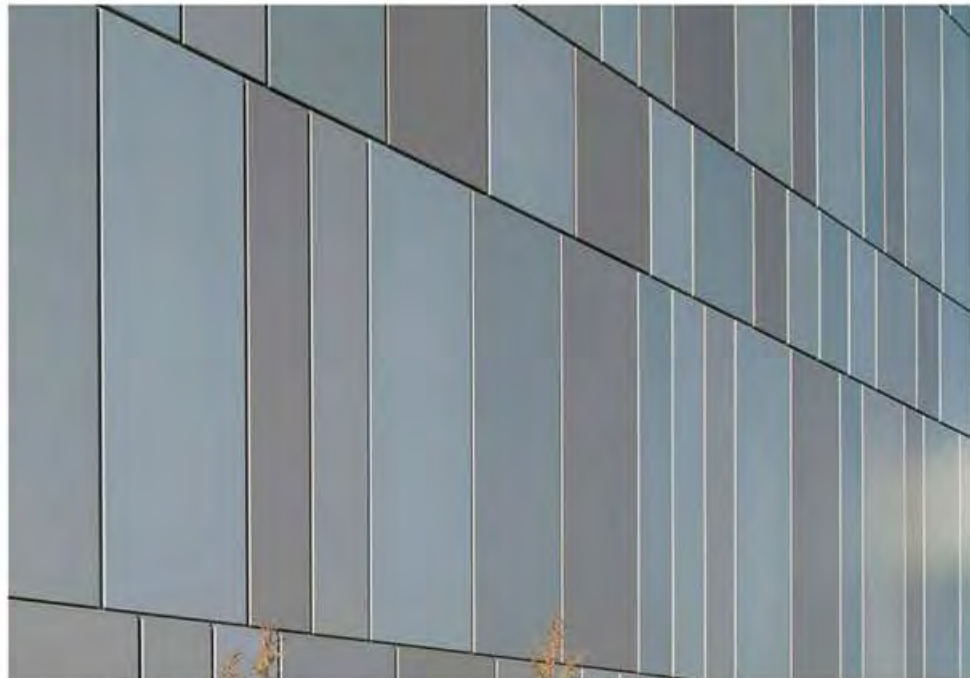
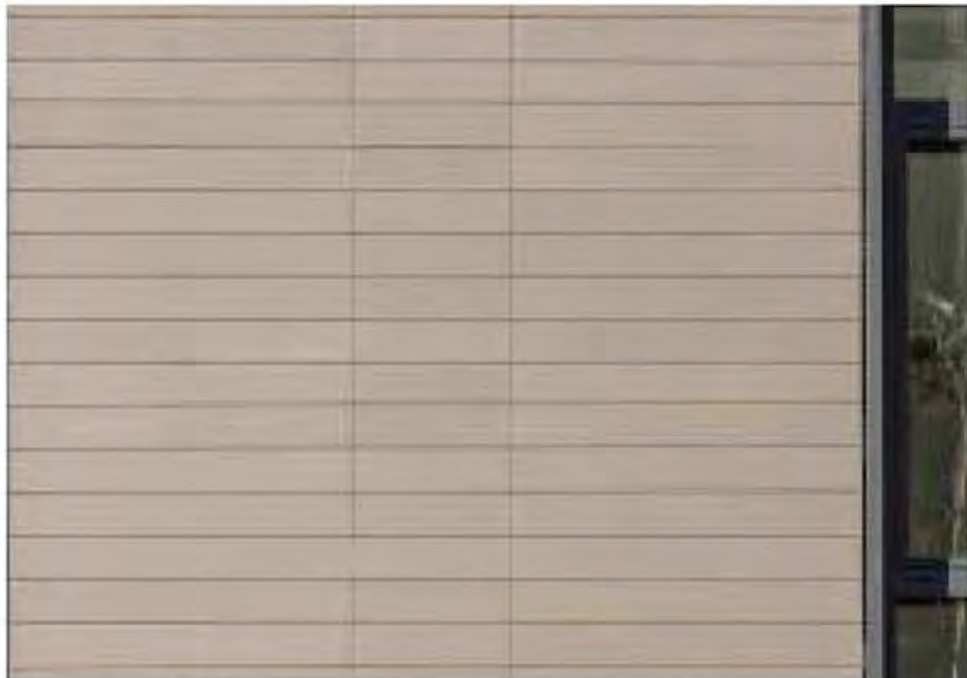
## BLOCK B CONDO





# MATERIAL PRECEDENTS

## BLOCK B RENTAL



TERRACOTTA

PORCELAIN PANEL

METAL PANEL



# MATERIAL PRECEDENTS

## BLOCK B RENTAL



777 N VAN BUREN ST. MILWAUKEE



MILLENNIUM TOWER, BOSTON



LIFEWAY HQ, NASHVILLE



# MATERIALITY

## BLOCK B RENTAL





# MATERIALITY

## BLOCK B RENTAL





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# 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



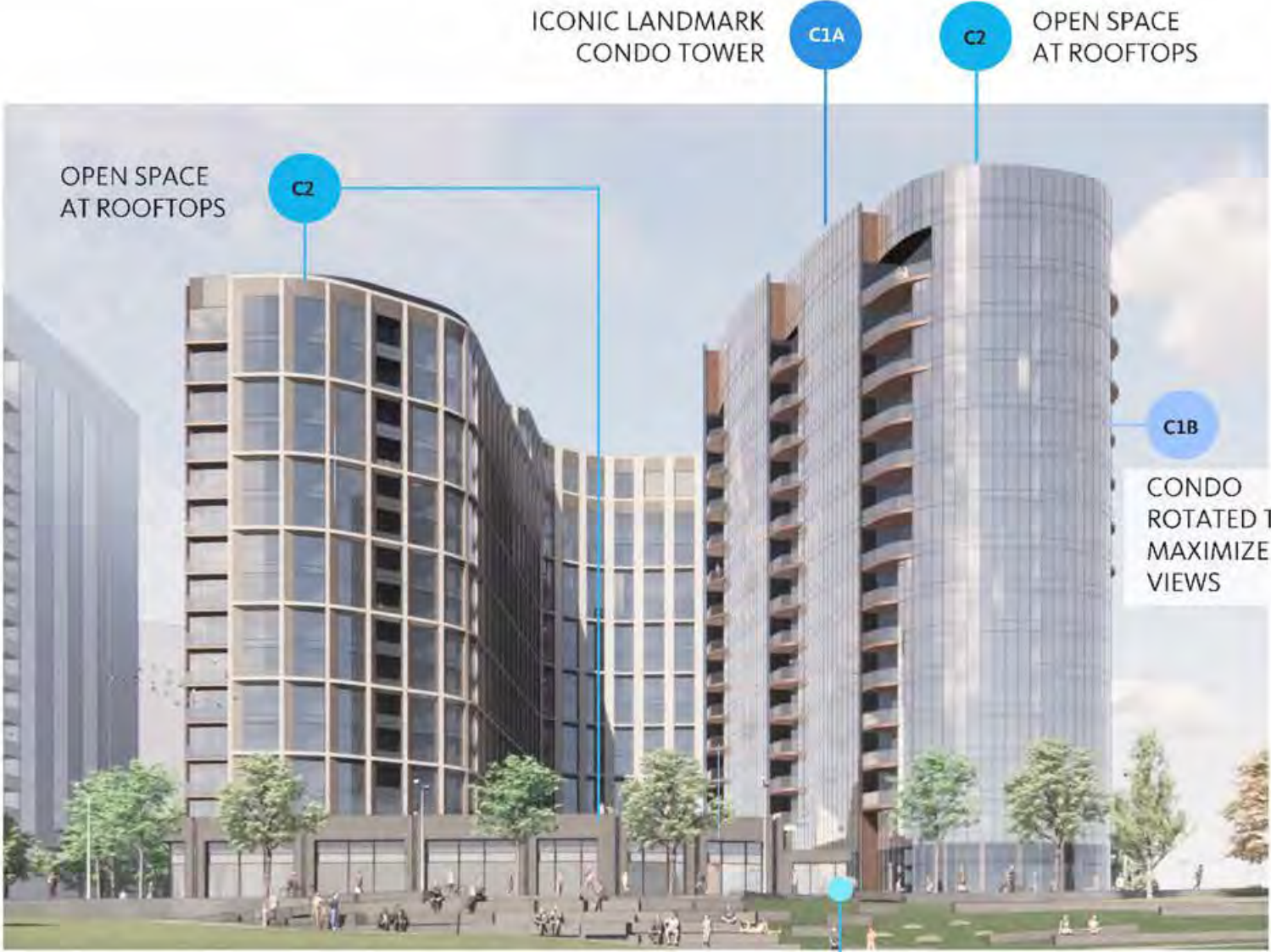
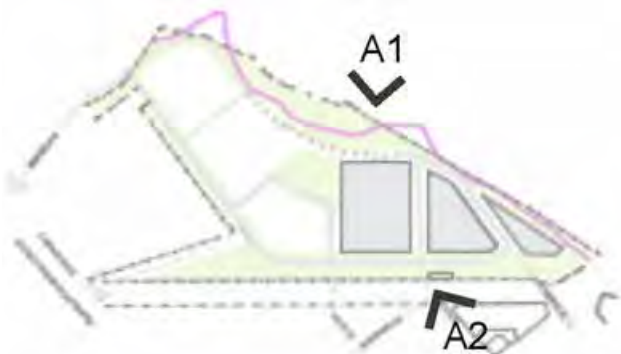


# DESIGN EXCELLENCE

## BLOCK CONDO & RENTAL



VIEW A2



VIEW A1

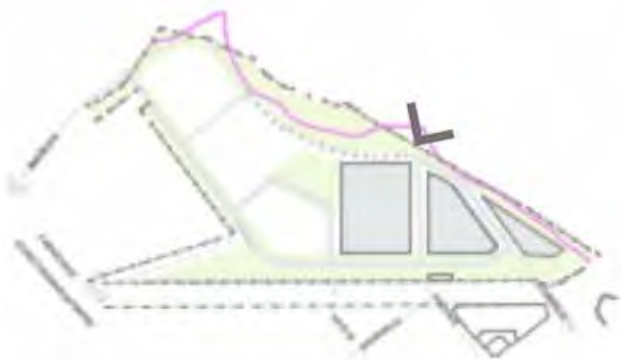
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# CONCEPTUAL DESIGN

## 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.



# MATERIAL PRECEDENTS

## BLOCK C CONDO



CURTAIN WALL



METAL PANEL



# MATERIALITY

## BLOCK C CONDO



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



# MATERIAL PRECEDENTS

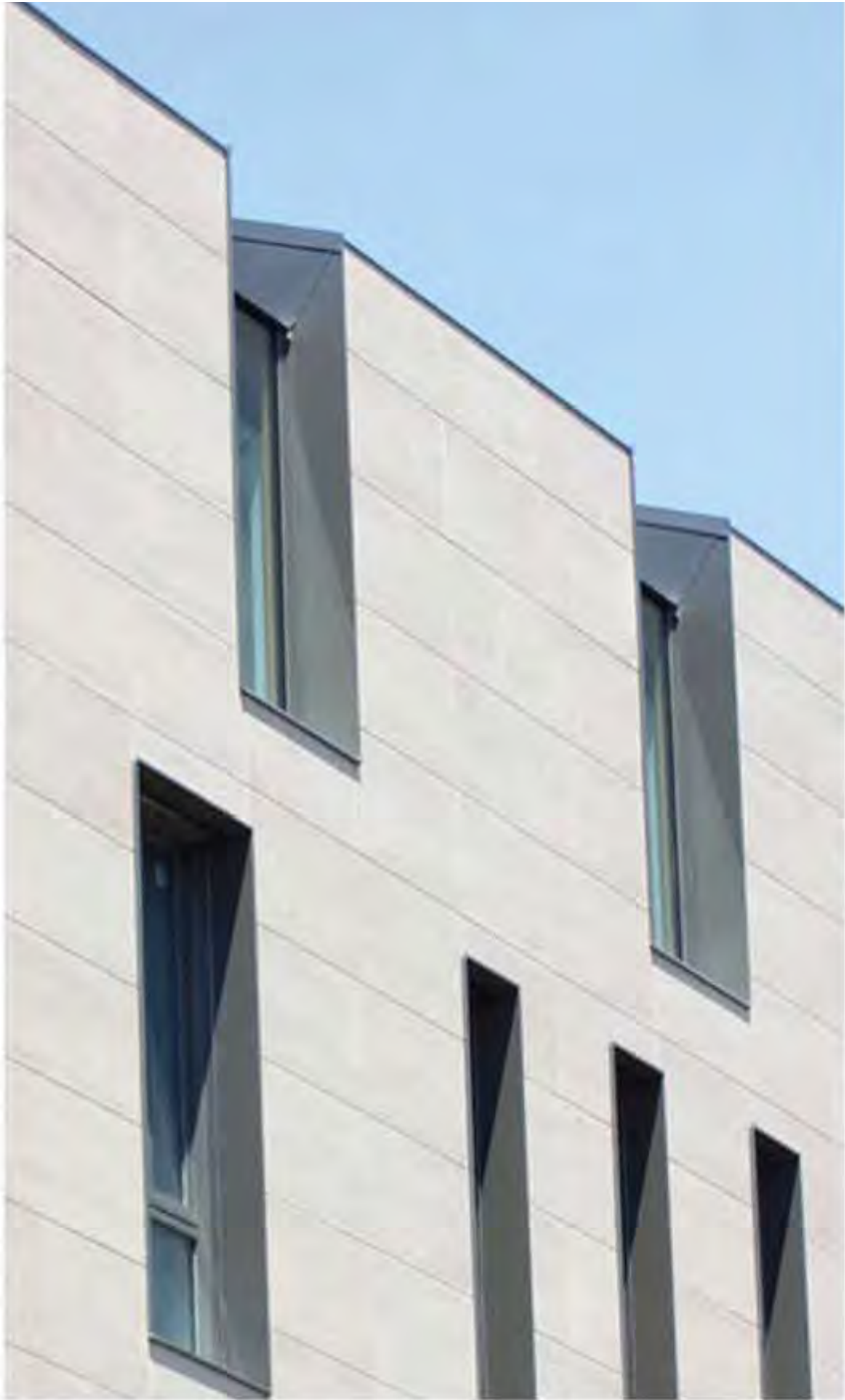
## BLOCK C RENTAL



MASONRY / METAL PANEL



PRECAST



PORCELAIN / TERRACOTTA



# 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



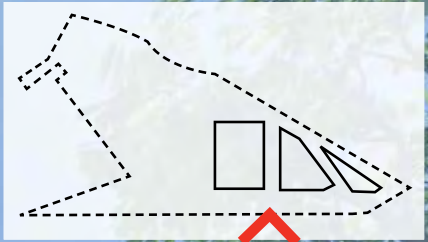
**Road B Façade**  
Window wall system with metal panel or Terracotta or Porcelain





LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





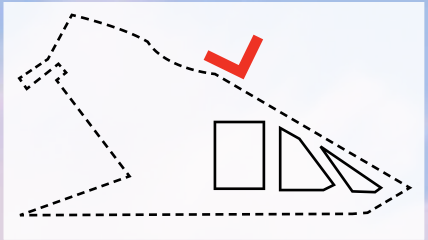
LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





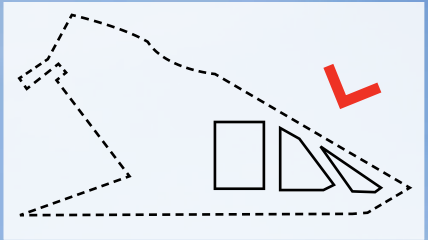
LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES





LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES



# TODAY'S MEETING

**1. INTRODUCTION**

**2. DESIGN EXCELLENCE**

**3. BLOCK A**

**4. BLOCK B**

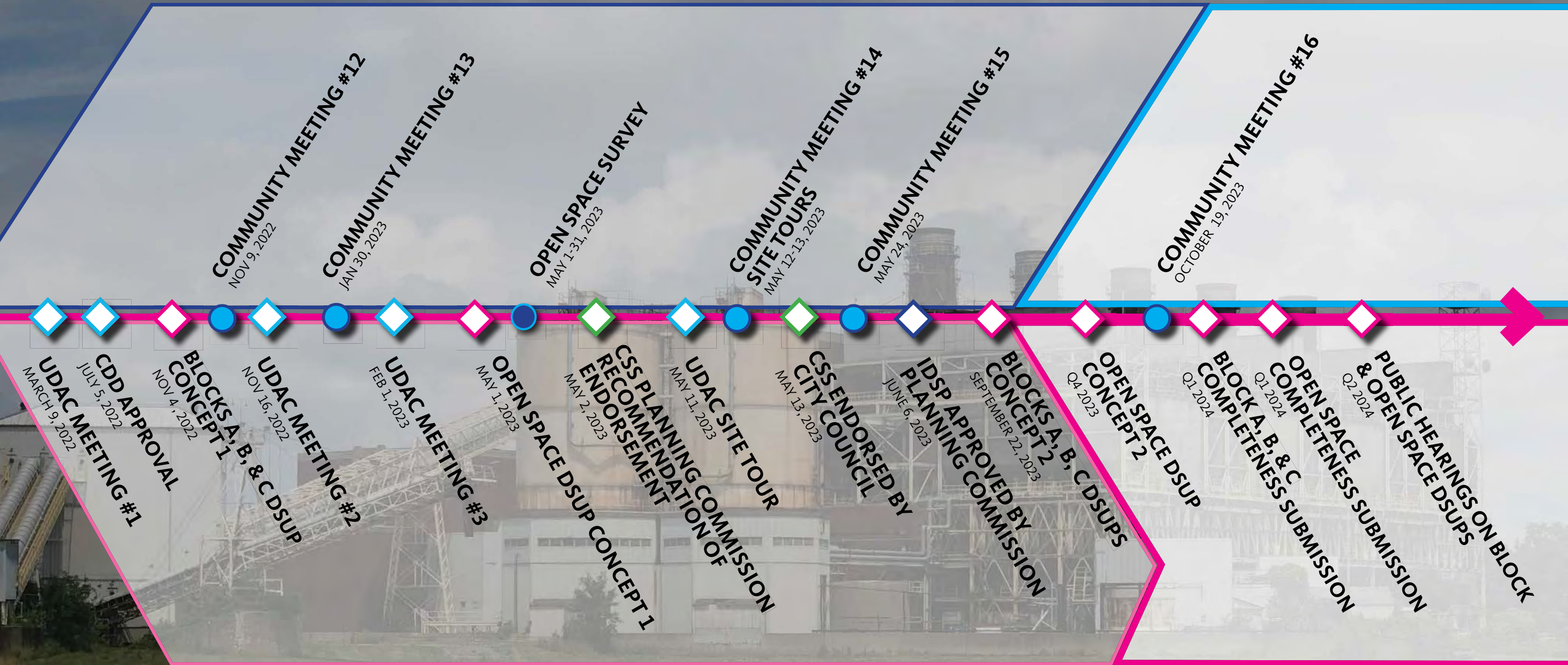
**5. BLOCK C**

**6. STEPS FORWARD**



# SCHEDULE & PROCESS

# STEPS FORWARD



**KEY**

IDSP	DSUP	CDD APPROVAL
CSS	COMMUNITY MEETINGS	OTHER SUBMISSIONS



# THANK YOU!

POTOMAC RIVER GENERATING STATION  
REDEVELOPMENT

