GENERAL NOTES

- THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBER FOR THIS SITE IS 045.01-01-05.
- THE SITE CONTAINS APPROXIMATELY 18.80 ACRES.
- THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
- 4. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
- THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
- ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE AND MINIMIZING TRAFFIC IMPACTS. FIRST, THE PROPOSED PROJECT INCLUDES A SANITARY SEWER PLAN THAT WILL ADEQUATELY SERVE THE SANITARY SEWER NEEDS OF THE PROJECT, WHILE STILL LEAVING CAPACITY IN THE CITY'S INFRASTRUCTURE SYSTEM TO ACCOMMODATE FUTURE PROJECTS IN OTHER LOCATIONS. LIKEWISE, THE PROPOSED PLAN FOR STORM WATER QUALITY INCLUDES UTILIZING LOW IMPACT PROJECT PRACTICES AND CONVENTIONAL AND CREATIVE TREATMENT PRACTICES. STORM WATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL NOT BE REQUIRED FOR THE PROJECT DUE TO ITS PROXIMITY TO THE POTOMAC RIVER AND THE REDUCTION IN IMPERVIOUS AREA FROM PRE-/POST CONDITIONS. SECOND, THE PROJECT PROPOSES A TRAFFIC CIRCULATION PLAN THAT WILL ADEQUATELY ADDRESS TRAFFIC FLOWING TO AND THROUGH THE SITE AND WILL CONNECT THE PROPOSED NEW PUBLIC AND PRIVATE STREETS TO EXISTING NORTH FAIRFAX AND NORTH ROYAL STREETS AND SLATERS LANE. THE PROJECT PROTECTS THE EXISTING RESOURCE PROTECTION AREA ON THE EAST SIDE OF THE PROPERTY. (5-604 -C (4)).
- THE MAXIMUM BUILDING HEIGHTS OF EACH BUILDING SHALL BE MEASURED FROM AVERAGE FINISHED GRADE TO THE ROOFLINE OF EACH BUILDING WITH ADDITIONAL HEIGHT PERMITTED ABOVE THE ROOFLINE FOR APPURTENANCES, PARAPETS, ARCHITECTURAL FEATURES AND ROOF DECKING AND GUARDS PER SECTION 6-403 OF THE ZONING ORDINANCE, AS AMENDED. IN ADDITION, THE FOLLOWING REGULATIONS APPLY: (A) ADDITIONAL HEIGHT FOR MECHANICAL PENTHOUSES, SOLAR PHOTOVOLTAIC STRUCTURES AND HORIZONTALLY ADJACENT STRUCTURES FOR COMMON AMENITY SPACES IS PERMITTED UP TO 20 FEET ABOVE MAXIMUM BUILDING HEIGHT UNLESS INCREASED BY SPECIAL USE PERMIT; (B) APPLICANT SHALL OBTAIN APPROVAL(S) FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) AND ALL OTHER APPLICABLE FEDERAL AND/OR STATE AGENCIES FOR ALL BLOCK(S), BUILDING(S) OR PORTIONS THEREOF SUBJECT TO THE APPLICABLE FAA HEIGHT RESTRICTIONS PRIOR TO THE RELEASE OF A BUILDING PERMIT. THE APPLICANT SHALL PROVIDE TO THE DIRECTORS OF P&Z AND T&ES A WRITTEN STATEMENT AND/OR APPROVAL BY ALL APPLICABLE FEDERAL AND/OR STATE AGENCIES THAT ALL BLOCK(S), BUILDING(S); OR PORTIONS THEREOF THAT ARE SUBJECT TO THE APPLICABLE FAA HEIGHT RESTRICTIONS ARE NOT A HAZARD TO AIR NAVIGATION OR THAT THE PROJECT DOES AND IS IN COMPLIANCE WITH ALL OTHER APPLICABLE FAA REQUIREMENTS AND/OR RECOMMENDATIONS. IF THE FAA AND ALL OTHER APPLICABLE FEDERAL AND/OR STATE AGENCIES REQUIRE REVISIONS AND/OR MODIFICATIONS, THE MODIFICATIONS MAY REQUIRE SUBSEQUENT APPROVAL BY THE CITY COUNCIL, IF THE DIRECTOR OF P&Z DETERMINES THAT THE AMENDMENTS ARE SUBSTANTIVELY DIFFERENT THAN WHAT WAS APPROVED BY CITY COUNCIL.
- 8. THE GROSS FLOOR AREA WILL BE AS SHOWN ON SHEET C200.
- 9. THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED WILL BE UP TO 2,000. REFER TO SHEET C200 FOR ANTICIPATED UNIT MIX BY TYPE.THE ACTUAL MIX OF RESIDENTIAL UNITS IS SUBJECT TO ADJUSTMENT WITH EACH BLOCK'S DSUP. (5-604(C)(7)).
- 10. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
- 11. SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. TRANSPORTATION RELATED IMPROVEMENTS WILL ALSO BE ADDED THROUGH THE EXTENSION OF OLD TOWN NORTH STREETS INTO AND THROUGH THE SITE AND THE POTENTIAL EXPANSION OF LOCAL TRANSIT INFRASTRUCTURE. ADDITIONALLY, THERE IS POTENTIAL TO EXTEND THE ARTS' DISTRICT OF OLD TOWN NORTH INTO THE SITE. (5-604-C (9),(5-604-C (11)).
- 12. THE APPLICANT MAY EXPLORE AN INTERIM USE SUCH AS POP UP RETAIL TO ACTIVATE THE SITE. (5-604-C (10)).
- 13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
- 14. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C102 FOR DETAILS. (5-604-c (15)).
- 5. SANITARY SEWER COLLECTION, CONVEYANCE AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA RENEW ENTERPRISES. THE APPLICANT IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE SYSTEMS WILL REDUCE DOMESTIC WATER DEMAND AND THUS WASTE WATER DISPOSAL.
- 16. THE APPLICANT SHALL BE PERMITTED TO SUBMIT A DSUP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE PROJECT AND IN ANY ORDER.
- 17. UTILITY PROFESSIONALS, INC. PERFORMED AN UNDERGROUND UTILITY INVESTIGATION BETWEEN 07/01/19 AND 08/01/19.
- 18. HISTORIC INTERPRETATION OF THE RELEVANT HISTORY OF THE SITE WILL BE COORDINATED ON A SITE WIDE BASIS AND FURTHER DEFINED IN THE FUTURE DSUP'S FOR THE SITE.
- 19. THE MAXIMUM NUMBER OF UNDERGROUND PARKING SPACES WILL BE 3,200. STREET PARKING WILL BE DETERMINED DURING FUTURE DSUPS.
- 20. EXACT LOCATION AND CHARACTER OF CONNECTIONS TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL TO BE REFINED AS PART OF SUBSEQUENT DSUPS AND FURTHER COORDINATION WITH NATIONAL PARK SERVICE.
- 21. THIS PROJECT WILL COMPLY WITH CDD CONDITIONS APPROVED BY THE PLANNING COMMISSION & CITY COUNCIL.

POTOMAC RIVER GENERATING STATION

ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1"= 350'





PROJECT NARRATIV

THE APPLICANT IS SEEKING TO IMPLEMENT THE OLD TOWN NORTH SMALL AREA PLAN'S GENERAL GUIDELINES FOR THE FORMER POTOMAC RIVER GENERATING STATION SITE BY CREATING A MIXED-USE PROJECT THAT EXTENDS THE STREETS OF OLD TOWN NORTH INTO THE SITE AND CONNECTS THE PROPERTY TO THE GREATER OLD TOWN NORTH NEIGHBORHOOD, MAKING USE OF THE UNIQUE CHARACTER OF THE PROPERTY, INCLUDING MAXIMIZING THE VIEWS OF THE POTOMAC RIVER, AND CREATING A SENSE OF PLACE THAT WAS ENVISIONED IN THE OLD TOWN NORTH SMALL AREA PLAN, WITH SUFFICIENT FLEXIBILITY TO ENSURE THE FINANCIAL VIABILITY OF THE PROJECT.(5-604-C (3))

THE APPLICANT OBTAINED APPROVAL FROM THE CITY COUNCIL ON JULY 5, 2022 OF THE FOLLOWING

MASTER PLAN AMENDMENT #2022-00002 MASTER PLAN AMENDMENT #2022-00001 ZONING TEXT AMENDMENT #2022-00007 ZONING TEXT AMENDMENT #2022-00006 REZONING #2022-00004

REZONING #2022-00003
COORDINATED DEVELOPMENT DISTRICT CONCEPTUAL DESIGN PLAN #2021-00004

SHEET INDEX

C000 COVER SHEET
C001-C006 FINAL CONDITIONS
C100 EXISTING CONDITIONS PLAN
C100A PROPERTY EXHIBIT
C101 EXISTING IMPERVIOUS AREA WITHIN RPA
C102 AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C200 LAND USE DIAGRAM AND BUILDING AND HEIGHTS MAP
A200 OPEN SPACE AND CIRCULATION PLAN
C201 GRADING PLAN
C202 STREET CROSS-SECTIONS
C203 STREET CROSS-SECTIONS
C204 OLD TOWN NORTH DESIGN GUIDELINES
C205 TOPOGRAPHY OVERLAY

00 ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

C206-C208 RIGHT-OF-WAY EXHIBIT

PROFESSIONAL SEAL	DATE	REVISION
AND SIGNATURE	07-30-2021	FIRST SUBMISSION
	12-08-2021	SECOND SUBMISSION
	02-25-2022	COMPLETION SUBMISSION
LTH OF	10-07-2022	FINAL CDD SUBMISSION
	07-07-2023	SECOND FINAL CDD SUBMISSION
	08-17-2023	THIRD FINAL CDD SUBMISSION
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Lic. No.52485		
08/17/2023		
ESO. ENGIN		
JONAL BY		
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APPLICANT

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GENSLER

ARCHITECT

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OJB LANDSCAPE ARCHITECTURE
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SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING
PARTNERS
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FAIRFAX, VIRGINIA 22031

ATTORNEY

WIRE GILL 700 N FAIRFAX ST Suite 600 ALEXANDRIA, VA 22314 Potomac River Generating Station (PRGS) – CDD#30

- 17. The applicant shall submit a final CDD Conceptual Design Plan within 120 days from approval of the CDD Conceptual Design Plan by the City Council for administrative review and approval by the Director of Planning & Zoning. The final CDD Conceptual Design Plan shall be revised to meet all applicable conditions. (P&Z) (T&ES)
- 18. No more than one development block may be included in a single DSUP request. (P&Z)
- 19. Provide with each DSUP submission a cover sheet with running tabulations of floor area, affordable housing and other benefits delivery. (P&Z)

B. HOUSING

0. Monetary Housing Contribution:

Each DSUP applicant within the CDD Plan area shall provide contributions to the Housing Trust Fund (HTF) consistent with the City's affordable housing contribution policies and procedures in effect at the time of each DSUP application and subject to these conditions:

- a. For the purposes of calculating the affordable housing monetary contribution, all residential development, subject to a contribution, shall be subject to the Tier 2 residential contribution rate unless a different contribution rate is in effect at the time of each DSUP application.
- b. Additional density associated with the provision of affordable housing shall be exempt from contributions to the HTF.
- c. Each DSUP applicant within the CDD Plan area may convert monetary contributions to the HTF into additional on-site affordable set-aside units and/or into on-site affordable set-aside units at deeper levels of affordability of an equivalent value, subject to the mutual agreement of the Director of Housing and the applicant.
- d. Each DSUP applicant within the CDD Plan area may direct all or a portion of the contributions to the HTF into a potential Public Private Partnership (PPP) that may be formed to leverage such contributions with Low Income Housing Tax Credits (LIHTC) and/or other funding to create on-site affordable housing, subject to the mutual agreement of the Director of Housing and the applicant. The applicant may elect to provide its HTF contributions earlier than the normally prescribed payment schedule in order to fund a potential PPP project. (Housing)

21. Committed Affordable Set-Aside Units:

The applicant shall provide a total of at least 58,333 square feet (GFA) of committed affordable housing within the CDD Plan area in the form of on-site affordable set-aside units located within market-rate residential developments subject to b. below. In exchange, the applicant will receive up to a total of 175,000 square feet (GFA) of additional density, inclusive of the 58,333 square feet (GFA), within the CDD Plan area.

a. Subject to the Phasing conditions, the affordable housing will be phased as follows:
 i. Provide a minimum of 8,500 square feet (GFA) of affordable housing in Phase 1 unless more than 75% of the Phase 1 development is non-residential, in which case, the minimum shall be provided in Phase 2.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- The resulting PPP project shall be excluded from the base density authorized for the CDD Plan area, and may utilize up to 100,000 square feet (GFA) of the additional density in the CDD Plan area.
- d. Following the AHS approval, the applicant shall work cooperatively with one or more development partners, identified in consultation with the City and subject to its approval, to apply for LIHTC funding for the PPP project. The applicant, the City, and the development partner (if applicable) shall collaborate to secure LIHTC funding over no less than three funding cycles to finance and develop the PPP project within the CDD Plan area. If such a PPP project fails to obtain LIHTC or other public funding necessary for the PPP project after three LIHTC funding cycles, the applicant is relieved of any obligation to pursue or provide such a PPP project. If it is relieved of the obligation to provide such a PPP project, the applicant may utilize the 100,000 square feet (GFA) as additional density by providing no less than one third (33,333 square feet [GFA]) of that density as on-site committed affordable set-aside units consistent with the provisions in Condition 21. (Housing)
- 23. Standard Affordable Housing Plans for each DSUP:
 Each DSUP applicant proposing residential development within the CDD area shall submit an Affordable Housing Plan consistent with published procedures. (Housing)

C. CDD CONCEPTUAL DESIGN PLAN REVISIONS

- 24. Provide the following changes to the plan sheets in the Final CDD Conceptual Design Plan:a. Update the General Notes on the Cover Sheet to comply with the conditions of this
 - Land Use Diagram and Building Heights Map (Sheet C200):
- i. Change "potential primary" retail to "required" retail and "potential secondary" retail to "optional" retail. Required primary retail areas may include lobbies, entrances, arts uses and limited amenity space.
- ii. The majority of Block D fronting the Central/Waterfront Plaza shall be required retail.
- iii. Add note re: location of mid-block alleys to be determined during DSUP for that block.
- iv. Add a note stating that any portion of the Conceptual Design Plan site not part of a development block will have a maximum height of 50 feet unless increased by Special Use Permit.
- c. Gross Floor Area table on Sheet C200:
- i. Amend the table to include the GFA breakdown by block shown in Condition 7 in the General section.
- ii. Note 1: remove the word "occupied."
- iii. Amend Note 2 to reflect what is in Condition 7b. in the General section.
- iv. Note 1 at the bottom of the sheet the language shall be consistent with Condition 13a. in the General section.
- d. Provide an exhibit that delineates and labels areas of private right-of-way and public right-of-way with dimensions.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- A plan to address noise control mechanisms to minimize impacts to neighboring residences, including anticipated work hours and anticipated peak and 8-hour decibel levels; and
- g. A Site-Specific Health and Safety Plan to protect workers, visitors, and residents. (T&ES)
- A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Development Right of Way prior to any land disturbing activities. If the CLD changes during demolition and site remediation activities, that change must be noted in a letter to the Division Chief. (T&ES)
- Prior to commencing demolition, clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to provide an overview of the demolition and remediation actions and review the location of construction worker parking, plan for temporary circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)

E. PHASING

- 29. The applicant shall construct future development within the CDD Conceptual Design Plan area in the phases. The phases may be revised at the election of the applicant through a future submission of a Supplemental Phasing Plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Each building DSUP is placed in the phases below based on their order of approval. Each phase is considered completed when the first certificates of occupancy are sought for the last building in a given phase. The following conditions contemplate the phasing, unless revised through a future Supplemental Phasing Plan:
 - a. Phase 1 Approval of 400,000 square feet of GFA across the CDD site.
 b. Phase 2 Blocks C and D or approval of 1.25 million square feet of GFA across
 - b. Phase 2 Blocks C and D or approval of 1.25 million square feet of GFA across the CDD site.
 - c. Phase 3 Blocks E and F or approval of up to 2.5 million square feet of GFA (on the last block to be developed) across the CDD site. (P&Z, T&ES)
- 30. In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following physical improvements with the completion of Phase 1. Phase 1 will be considered complete at the first request for a certificate of occupancy for the last building constructed in Phase 1.
 - a. Road A constructed in interim condition (including roadway, sidewalks and interim multimodal facilities to the satisfaction of the Director of T&ES) from southern property line to Slaters Lane.
- b. The extension of N. Fairfax Street northward into the site from the N. Fairfax Street and Third Street intersection and the extension of N. Royal Street northeastward

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 32. In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 3. Phase 3 will be considered complete with the first request for a certificate of occupancy for the last building In Phase 3:
- a. All improvements to the public realm (dedicated public and public access easement) shall be constructed in finalized condition.
 b. Construction of the Pepco Liner open space in final condition.
- c. A construction of an east-west road connection to the GWMP if determined to be feasible and viable by the Feasibility Study described in Condition 37 below and if approved by NPS and other adjacent property owner(s).
- d. Improvements to Rail Corridor Park in final condition and improvements to the Old Town North Linear Park consistent with the Contributions section below. (P&Z) (T&ES) (RP&CA)
- 33. The entire length of the proposed Road A, between Slaters Lane and the N. Fairfax Street extension, shall be constructed in an interim condition with Phase 1. The interim conditions prior to construction of future buildings and blocks should be designed as follows:
- a. Temporary streetscapes improvements (asphalt sidewalk and lighting) and base paving for the street may be provided as an interim condition and shall be constructed and maintained to the satisfaction of the Director of T&ES. The temporary street design shall be represented in the Infrastructure DSP.
 - i. The temporary sidewalk should be a minimum of 8 feet as shown on the CDD Preliminary Site plan.
 - ii. The temporary streetscape condition shall be replaced with final streetscape conditions, spanning the entire width of the right of way, adjacent to the construction of each Block fronting Road A with seamless transitions to the temporary portion to the satisfaction of the Director of T&ES prior to obtaining the Certificate of Occupancy for each building. (T&ES)
- 34. The streets and associated streetscape from the building face to back of sidewalk shall be constructed adjacent and fronting any building prior to the first certificate of occupancy for said building in its permanent/final condition to the satisfaction of the Director of T&ES.
- a. Temporary streetscapes improvements (asphalt sidewalk and lighting) and base paving shall be acceptable if an adjacent block will start construction within 18 months, in which case the later DSUP development will be responsible for the final condition of the street.
- b. The temporary sidewalk shall be an asphalt sidewalk consistent with the minimum width as shown in the CDD Conceptual Design Plan. (T&ES)
- 35. Coordination with the City and the National Park Service (NPS) to improve **Slaters Lane's** signalized intersection for E. Abingdon Drive, W. Abingdon Drive, and the GWMP shall start prior to approval of the Infrastructure DSP and, if approved by the City and NPS, shall be implemented and/or constructed by the completion of Phase 2 and shall be to the satisfaction of the Director of T&ES. (T&ES)

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- ii. Provide a minimum of 25,000 square feet (GFA) of affordable housing in Phase 2 (in addition to any committed affordable GFA not already provided as part of Phase 1) unless more than 85% of Phase 2 development is non-
- residential, in which case, the minimum shall be provided in Phase 3.

 iii. Provide the balance of the affordable housing in Phase 3 until the total of at least 58,333 square feet (GFA) of affordable housing has been provided.
- b. If actions by the City reduce the total GFA requested by the applicant, of any given DSUP, the reduction in GFA shall apply to the available additional density in that block or phase (as mutually agreed upon between the Director of Housing and the applicant) and to its associated affordable housing. The reduction in the affordable housing shall equal no more than one third of the related reduction in GFA. Conversely, if some or all of the reduction in the requested GFA is regained in a future block or phase, the affordable housing GFA will be increased proportionately. (Housing)
- c. The tenure and unit mix of affordable set-aside units shall be determined at the time of each DSUP, if applicable.
- d. Affordable rental set-aside units shall be affordable to households with incomes at 60% of the area median income (AMI), inclusive of utilities, for no less than 40
- e. Affordable homeownership set-aside units shall be consistent with the affordable housing policies and procedures in effect at the time of each DSUP application; such units shall have covenants restricting future resale to ensure long term affordability.
- f. Affordable set-aside units shall be subject to the City's published standard set-aside conditions, policies, and procedures in effect at that time of each DSUP application. (Housing)

22. Public Private Partnership Project:

- Within three years of approval of the CDD Concept Plan by City Council or by the initial Preliminary Plan submission for the fourth DSUP in the CDD Plan area, whichever happens sooner, the applicant shall submit an Affordable Housing Strategy (AHS), prepared in consultation with the Office of Housing, to develop a committed affordable housing project within the CDD Plan area through a Public Private Partnership (PPP). The AHS shall identify potential location(s), a timeline, a phasing plan (if applicable), and a general funding plan (to include LIHTC and/or any other funding) and be presented to the Alexandria Housing Affordability Advisory Committee (AHAAC), or its successor, for feedback prior to its consideration by City Council no later than the first DSUP application submitted after the AHS is created. The approval of the AHS shall be separate and distinct from the approval of that DSUP application and the approval of the AHS shall not delay the approval of that DSUP application.
- b. Such a PPP project may be designed as one or more stand-alone affordable buildings or as affordable housing co-located with non-residential or residential market-rate development or other uses, to the satisfaction of the Director of Housing.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

e. Open Space & Circulation Plan (Sheet A200):

- i. Delineate areas that are to have a (1) public access easement and (2) land to be dedicated to the City per these conditions of approval.
- ii. Remove "potential" from "Potential on site public open space (Waterfront Park and Linear Park)" label in the legend.
- Update the naming conventions for each park/open space pursuant to these conditions of approval.
- iv. Change "Potential" to "Identify" in Note 2.Remove DSUP Block Specific Phasing Plan (Sheet C300) from the plan set.
- g. Update Sheet A301 to reflect the approved phasing conditions.
- h. Label all existing property lines that extend into the proposed right-of-way areas as "to be vacated."

Ensure that all property annotation (for existing lines) is consistent with existing

and recorded subdivisions.

Provide an exhibit confirming that underground parking will be constructed below the development blocks including an approximate extent of the garage and maximum number of parking spaces. Layout and points of access will be delineated on the Infrastructure DSP and finalized in subsequent DSUP submissions. (P&Z)

D. SITE DEMOLITION

(T&ES) (RP&CA)

- 25. A grading plan showing any site preparation and demolition associated with any demolition permit for the existing structures on the subject property will be considered for issuance once the Infrastructure DSP has received approval from the Planning Commission and City Council (if required), provided all necessary and required information is submitted to the City for review and approval. (T&ES)
- 26. Prior to the issuance of any grading plan for demolition, the applicant shall submit to the City for approval, a comprehensive demolition plan that includes, but is not limited to, the following:
- a. Removal plan for asbestos and lead paint and other structures contaminated with PCBs according to local, state and federal regulations, including results from prior completed ACM/LBP/PCB or other environmental assessments,
- b. Schedule and detailed methodology used for demolition of key structures such as the stacks, boilers, air pollution control equipment,
 c. Plan for recovery, packaging, transport, and recycling of scrap metals, to include mitigation for migration of lead-based paint or PCB contamination (particulate,
- aerosols, smoke, vapor, etc.) if metal sizing or cutting will occur on site
 d. Fugitive dust control plan including mitigation and monitoring system to minimize impacts to neighboring properties, including proposed monitoring equipment,
- action levels, and frequency of monitoring,e. Mold abatement plan, if applicable,

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

into the site (Road B) from the N. Royal Street and Bashford Lane intersection shall be constructed in the final condition and fully operational.

In the event that Block B is not included in Phase 1, construct all roads adjacent to

- the Phase 1 block(s) in final condition and fully operational.

 Implementation of a final design for the southern half of Waterfront Park which includes interim improvements up to the Great Lawn area that ends approximately at the northern boundary of Block C with interim connections to the Mount Vernon Trail, pending approval from NPS for off-site connections and to the satisfaction of the Directors of RP&CA, T&ES and P&Z.
- Completion of operational and signal improvements to the intersections of Slaters Lane and Bashford Lane with the George Washington Memorial Parkway (GWMP) identified in the Multimodal Transportation Study (MTS) completed with the CDD. These improvements would be limited to signal timing and phasing improvements and not include physical or signal equipment upgrades. (Pending City and NPS approval) (P&Z) (T&ES) (RP&CA) (PC)
- 31. In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 2 of the CDD. Phase 2 will be considered complete with the first request for a certificate of occupancy for the last building in Phase 2:
 - a. N. Fairfax Street (including Woonerf section) in final condition (including roadway and sidewalks) from southern property line to southern parcel line of Block E.
 - b. A Feasibility Study as more particularly described in Condition 37 below.
 c. The completion of all improvements in final condition to Waterfront Park and interim improvements to Rail Corridor Park. If it is infeasible for the Waterfront Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2.
 - d. Completion of the improvements in permanent/final condition to Slaters Lane east of the GWMP and the intersection with Road A and N. Fairfax Street, and the multimodal trail connection between the Slaters Lane end and the Mount Vernon Trail if NPS approval has been granted. The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES.
 - e. Improvements to Slaters Lane shall include the Slaters Lane and GWMP intersection (including E. and W. Abingdon Drive) in coordination with National Park Service approval. Completion of the multimodal operational, physical, and signal improvements at the intersections of Slaters Lane and Bashford Lane with the GWMP (including E. and W. Abingdon Drive) identified as part of the CDD MTS, Infrastructure DSP, Feasibility Study and/or subsequent studies, excluding the potential future connection to E. Abingdon Drive, in coordination with the City and pending NPS approval. (P&Z) (T&ES) (RP&CA) (PC)

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- a. Multimodal operational, physical, and signal improvements to the Slaters Lane signalized intersection shall be designed and shown in the Infrastructure DSP Plan to the greatest extent feasible to the satisfaction of the Director of T&ES. These improvements may include, but are not limited to:
- i. Signal equipment upgrade to implement appropriate signal timing adjustments, capable of transit priority, and emergency preemption on all approaches.
- approaches.ii. Widened crossing within the existing medians on north and south side of the intersection with appropriate separation from travel lanes.
- iii. Dedicated bike facilities through the intersection.iv. Relocation or removal of existing signal poles.
- v. Lane reconfiguration.
- vi. Additional left turn lanes on E. Abingdon Drive and W. Abingdon Drive.

 b. If improvement requires NPS review and approval, the developer shall submit required documentation to obtain that approval to NPS prior to the Certificate of Occupancy for the first building DSUP. Issuance of the Certificate of Occupancy is not subject to obtaining that approval from NPS.
- c. If improvements include adjustments to the signal timing plan that requires upgrades to the signal equipment to the satisfaction of the Director of T&ES, installation and implementation shall be made prior to the Certificate of Occupancy of the last building DSUP in Phase 2, pending NPS approval. (T&ES)
- 36. Coordination with the City and the NPS to improve **Bashford Lane's** signalized intersection for E. Abingdon Drive, W. Abingdon Drive, and the GWMP shall start prior to the approval of the Infrastructure DSP and if approved by the City and the NPS, shall be implemented and/or constructed by the completion of Phase 2and shall be to the satisfaction of the Director of T&ES. (T&ES)
 - a. Multimodal operational, physical, and signal improvements to the Bashford Lane signalized intersection shall be designed and shown in the Infrastructure DSP Plan to the greatest extent feasible to the satisfaction of the Director of T&ES. These improvements may include, but are not limited to:

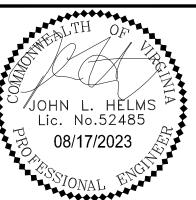
 i. Signal equipment upgrade to implement appropriate signal timing
 - adjustments, capable of transit priority, and emergency preemption on all approaches.
 - ii. Widened crossing within the existing medians on north and south side of the intersection with appropriate separation from travel lanes.
 - iii. Dedicated bike facilities through the intersection.
 - iv. Relocation or removal of existing signal poles.v. Lane reconfiguration.
 - vi. Additional left turn lanes on E. Abingdon Drive and W. Abingdon Drive.

 If improvement requires NPS review and approval, the developer shall subm
 - b. If improvement requires NPS review and approval, the developer shall submit required documentation to the NPS prior to the Certificate of Occupancy for the first building DSUP. Issuance of the Certificate of Occupancy is not subject to obtaining that approval from NPS.

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POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DEVELOPEMENT PL

12-08-2021 SECOND SUBMISSION
02-25-2022 COMPLETION SUBMISSION
10-07-2022 FINAL CDD SUBMISSION
07-07-2023 SECOND FINAL CDD SUBMISSION
08-17-2023 THIRD FINAL CDD SUBMISSION

PROJECT No.: 17005.004.00 DRAWING No.: 110686 DATE: 2021-06-15 SCALE: NA DESIGN: JH

CHECKED: KMW
SHEET TITLE:

DRAWN: MG

FINAL CONDITIONS

SHEET No.

Potomac River Generation Station (PRGS) – 1300 North Royal Street

Application	General Data	
	PC Hearing	June 23, 2022
Project Name:	CC Hearing	July 5, 2022
Potomac River Generating Station Coordinated Development District	If approved, CDD Expiration	July 5, 2047 (25 years)
	Plan Acreage	818,993 SF ¹ (18.8 acres)
	Existing Zones	UT/Utilities and Transportation
Address: 1300 North Royal	Proposed Zone	CDD #30 / Coordinated Development District #30
Street	Proposed Uses	Multifamily and a mix of commercial and nonresidential uses
	Total Floor Area –	2.15 million SF (Gross Floor Area - base) 2.5 million SF (Gross Floor Area - including use of additional density)
Applicant: HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney		
City of Alexandria, applicant (for Text Amendments, master plan amendment for the design standards addendums and rezoning for arts and cultural district)	Small Area Plan:	Old Town North
Purpose of Application		

¹ An additional 2,901 square feet is proposed to be zoned as CDD#30, and will be conveyed from the property owner (PEPCO) to the applicant pending a subdivision approval. The site area will be increased to 821,894 square feet.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

The applicant requests approval of Master Plan Amendments, Text Amendments, Map Amendments (rezonings), and a CDD Concept Plan to allow for the future redevelopment of a 18.8-acre site with new streets; six blocks of new, mixed use buildings of varying densities and heights; and coordinated open space. The City requests the expansion of the boundaries of the Old Town North Arts and Cultural District Overlay to include the Potomac River Generating Station

Applications and Modifications Requested:

- 1. An amendment to the Old Town North Small Area Plan chapter of the Master Plan to add the Urban Design Standards and Guidelines addendum and the Design Excellence Prerequisites and Criteria for the PRGS site;
- 2. An amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan;
- 3. Initiation of, and a text amendment to, amend the provisions of Section 6-901 to extend the boundaries of the Old Town North Arts and Cultural District Overlay Map;
- 4. Initiation of, and a text amendment to, the Zoning Ordinance to amend the provisions of
- Section 5-602(A) to establish Coordinated Development District (CDD) #30; 5. An amendment to the official zoning map to change the zoning designation for 1300 North Royal Street from UT to CDD #30;
- 6. An amendment to the official zoning map to extend the boundaries of the Old Town North
- arts and cultural district overlay; and 7. A request for a Coordinated Development District Conceptual Design Plan.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Catherine Miliaras, AICP, Principal Planner, P&Z catherine.miliaras@alexandriava.gov Michael Swidrak, AICP, Urban Planner, P&Z Richard Lawrence AICP, Principal Planner, P&Z <u>richard.lawrence@alexandriava.gov</u> Robert Kerns, AICP, Division Chief, P&Z Tamara Jovovic, Housing Program Manager Shannon Tokumaru, Transportation Planner, T&ES <u>shannon.tokumaru@alexandriava.gov</u> Christopher Ziemann, Division Chief, T&ES Ryan Knight, Division Chief, T&ES

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CITY COUNCIL ACTION, JULY 5, 2022:

Jack Browand, Deputy Director, RP&CA

Alex Boulden, Civil Engineer, T&ES

Judy Lo, Principal Planner, RP&CA

City Council approved the Planning Commission recommendation for Master Plan Amendment #2022-00002; Master Plan Amendment #2022-00001; Zoning Text Amendment #2022-00007; Zoning Text Amendment #2022-00006; Rezoning #2022-00004; and Rezoning #2022-00003.

PLANNING COMMISSION ACTION, JUNE 23, 2022:

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2022-00001 The motion carried on a vote

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to adopt resolutions to recommend approval of Master Plan Amendment #2022-00001 and Master Plan Amendment #2022-00002. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2022-00006 and Zoning Text Amendment #2022-00007. The motion carried on a vote of 7-0. On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2022-00006 and Zoning Text Amendment #2022-00007. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Rezoning #2022-00003 and Rezoning #2022-00004. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00003 and Rezoning #2022-00004. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2021-00004, subject to all applicable codes and staff recommended conditions amendments in the memo to Planning Commission dated June 23, 2022 and amendments to conditions 139(a)(d) and 143 regarding sustainability. The motion carried on a vote of 6 to 1, with Commissioner Koenig voting no.

Reason: The Planning Commission agreed with the staff analysis and with the applicant's recommended changes to the conditions as shown below:

> MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

City Council approved the Coordinated Development District Conceptual Design Plan #2021-00004, with an amendment to condition 13 stating, "The maximum building heights of each building shall be measured from average finished grade to the roofline of each building with additional height permitted above the roofline for appurtenances, parapets, architectural features and roof decking and guards per Section 6-403 of the Zoning Ordinance, as amended. In addition, the following regulations apply: (a) additional height for mechanical penthouses, solar photovoltaic structures and horizontally adjacent structures for common amenity spaces is permitted up to 20 feet above maximum building height unless increased by Special Use Permit; (b) The Applicant shall obtain approval(s) from the Federal Aviation Administration (FAA) and all other applicable Federal and/or State agencies for all block(s), building(s) or portions thereof subject to the applicable FAA height restrictions prior to the release of a building permit. The Applicant shall provide to the Directors of P&Z and T&ES a written statement and/or approval by all applicable Federal and/or State agencies that all block(s), building(s); or portions thereof that are subject to the applicable FAA height restrictions are not a hazard to air navigation or that the project does and is in compliance with all other applicable FAA requirements and/or recommendations. If the FAA and all other applicable Federal and/or State agencies require revisions and/or modifications, the modifications may require subsequent approval by the City Council, if the Director of P&Z determines that the amendments are substantively different than what was approved by City Council. (P&Z);

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

VII. STAFF RECOMMENDATIONS⁹

A. GENERAL

- The applicant shall comply with the Coordinated Development District (CDD) Conceptual Design Plan, accompanying this application and dated April 7, 2022 and as it may be revised, all conditions contained herein, and with the zoning requirements of CDD #30.
- The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)
- 3. The applicant shall obtain approval of a Development Special Use Permit for each block(s) and/or building(s), and any other applicable approvals (including Special Use Permit approval for bonus density as applicable) prior to construction. The applicant may seek approval of a Development Site Plan in lieu of a Development Special Use Permit (DSUP) for the construction of certain infrastructure items (roads, utilities, etc.) with the approval of the Directors of Planning & Zoning and Transportation & Environmental Services. DSUPs and Development Site Plans (DSPs) may be submitted for a portion of a block or infrastructure item when an applicant can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and adjoining blocks, streets and open space to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
- At least 120 days prior to submitting a preliminary DSUP application, unless otherwise waived by the Director of P&Z, the applicant shall submit a DSUP Concept Plan for review by the City for each proposed block(s), building(s) and/or open spaces(s) within the CDD Conceptual Design Plan area. (P&Z)
- Each building and the entirety of the site will be measured in gross floor area (GFA) per the recommendations of the Old Town North Small Area Plan. GFA is defined as the sum of all gross horizontal areas under roof on a lot. These areas shall be measured from the exterior faces of walls or any extended area under roof and are to be measured from the shared lot line in the case of party walls. This space shall be based on permanent construction whether or not provided with a finished floor or ceiling.
- a. Excluded from gross floor area shall be:
- Areas under a roof or ceiling that is less than 4 feet above average finished grade for a building or structure.
- Limited areas under projected building massing as approved as part of the DSUP review process for façade articulation, provided such areas are used

⁹ The conditions have been numbered to reflect the numbering of the conditions in the staff report included in the June 23, 2022 Planning Commission Docket. Conditions 29-41 were erroneously numbered as Conditions 30-42, respectively, in the staff report included in the July 5, 2022 City Council Docket.

> MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

> to encourage building massing and material articulation and not intended for occupied interior space or any future conversion to interior space. Area shall be areas intended as shade structures to support accessible park

The GFA and building heights defined for each block within CDD#30 are maximum GFA and maximum building heights for said blocks subject to compliance with the CDD conditions listed herein and applicable requirements of the Zoning Ordinance. (P&Z)

and open space programming. (P&Z)

- 7. The maximum base GFA for the CDD#30 site is 2.15 million SF and each block and existing structure has a maximum base GFA per the table below. Additional floor area up to 350,000 sq. ft. of GFA may be requested for blocks B, C, D, E and F pursuant to the provision of affordable housing and arts and cultural anchors.
 - a. For any DSUP submission that does not include an entire development block, the apportionment of GFA shall be pro-rated based on the land area included in the Development Special Use Permit in relation to the land area of the entire
 - development block. This CDD approval does not preclude the use of Section 6-903 of the Zoning Ordinance for the inclusion of arts and cultural tenants for each block. (P&Z).
 - Arts and cultural anchor or tenant space shall count toward the minimum commercial GFA percentage requirement. (P&Z)

Block	Maximum Base GFA	Maximum GFA with Additional Density
A	65,000 SF	65,000 SF
В	360,000 SF	415,000 SF
С	520,000 SF	635,000 SF
D	265,000 SF	325,000 SF
E	500,000 SF	580,000 SF
F	430,000 SF	470,000 SF
Pump House	10,000 SF	10,000 SF
Gate House	approx. 1,300 SF*	approx. 1,300 SF*
TOTAL	2,150,000 SF	2,500,000 SF

* Square footage from Gate House will be deducted from the total GFA pending adaptive reuse of the structure.

Provide a minimum of 30,000 square feet (GFA) for arts and cultural anchor(s). The applicant can utilize up to 75,000 square feet (GFA) of additional density for any DSUPs that include arts and cultural anchor spaces.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004

An arts and cultural anchor is defined in the Uses section below.

b. A minimum of 15,000 square feet (GFA) of arts and cultural anchor space shall be provided to applicable tenants/user with deeply subsidized or no rental and/or conveyance costs, to be determined as part of an MOU to be required as part of a related DSUP approval.

c. The arts and cultural anchor space(s) are eligible to be included as part of the minimum nonresidential square footage requirement if the spaces are included in the maximum site and/or additional density square footage calculations.

The arts and cultural anchor spaces shall be delivered based on the development triggers outlined in the Development Phasing section of the conditions and the table below. The deliverable below shall be provided by the first certificates of occupancy for the last buildings to be constructed in each phase. (P&Z)

PHASE/TIMING	DELIVERABLE	
By the preliminary plan DSUP for the second development block	location(s) of the arts and cultural anchor space(s) that total	
Phase 2	Construction of at least 15,000 square feet (GFA) of arts and cultural anchor space(s).	
Phase 3	A constructed total of at least 30,000 square feet (GFA) of arts and cultural anchor space (including Phase 2).	

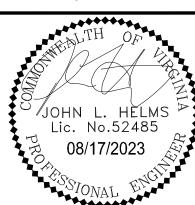
- 9. The applicant may transfer up to 10 percent of the allowable building square footage depicted Condition 7 above from one block to another block within the CDD Conceptual Design Plan area or change the use to another use, subject to administrative approval by the Director of Planning & Zoning, and the following provisions:
 - a. In no case may any administrative approval of such a transfer result in an increase in the overall total square footage of the buildings within the CDD Conceptual Design Plan area.
 - b. In no case may any administrative approval of such a transfer allow for the following for any block within the CDD Concept Plan area:
 - An increase in the maximum allowable building height.
 - A decrease in the minimum required building height(s) for each block. A decrease in the required open space.
 - A decrease in the sitewide required 20 percent commercial/non-residential
- The applicant shall submit an updated CDD Conceptual Design Plan, depicting the revised building square footage proposed for all blocks in the CDD Concept Plan area for administrative approval by the Director of Planning & Zoning prior to the approval of any such transfer request. (P&Z)
- 10. A preliminary subdivision plat to facilitate the incorporation of a portion of Road A and OS-9 into the site shall be approved by the Planning Commission prior to or concurrent with the Planning Commission approval of Infrastructure DSP. (P&Z) (T&ES)

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 11. No DSUP preliminary plan requests may be submitted later than 25 years from City Council approval of the CDD Conceptual Design Plan. (P&Z)
- 12. The Directors of P&Z and T&ES may require that infrastructure, open space, land uses and other matters adjacent to the subject site deemed necessary as context to review a preliminary Development Special Use Permit application also be shown in the preliminary Development Special Use Permit application. (P&Z) (T&ES)
- 13. The maximum building heights of each building shall be measured from average finished grade to the roofline of each building with additional height permitted above the roofline for appurtenances, parapets, architectural features and roof decking and guards per Section 6-403 of the Zoning Ordinance, as amended. In addition, the following regulations apply: a. Additional height for mechanical penthouses, solar photovoltaic structures and horizontally adjacent structures for common amenity spaces is permitted up to 20 feet above maximum building height unless increased by Special Use Permit.
 - b. The Applicant shall obtain approval(s) from the Federal Aviation Administration (FAA) and all other applicable Federal and/or State agencies for all block(s), building(s) or portions thereof subject to the applicable FAA height restrictions prior to the release of a building permit. The Applicant shall provide to the Directors of P&Z and T&ES a written statement and/or approval by all applicable Federal and/or State agencies that the all block(s), building(s) or portions thereof that are subject to the applicable FAA height restrictions are not a hazard to air navigation or that the project does and is in compliance with all other applicable FAA requirements and/or recommendations. If the FAA and all other applicable Federal and/or State agencies require revisions and/or modifications, the modifications may require subsequent approval by the City Council, if the Director of P&Z determines that the amendments are substantively different that than what was approved by City Council. (P&Z) (CC)
- 14. The maximum height for structures on the site located outside of the proposed lot line of a designated development block (blocks A-F) is 50 feet. (P&Z)
- 15. Wood frame (stick) construction is prohibited. The use of conventional wood-frame (also known as stick-built, or podium) construction, of any height, is prohibited in the CDD except for Block A. This restriction will remain even if code authorities in the future permit a height greater than the +/- 85' currently allowed. The purpose of this restriction is to ensure that all buildings on this site meet high-quality design standards and will have an indefinite life span. This restriction is not intended, nor does it preclude, the structural systems known as mass timber, steel light-gauge framing, structural steel, reinforced concrete, or precast concrete structural systems. (P&Z) (PC)
- 16. The applicant shall coordinate, to the extent necessary, with other property owners and future applicant(s) within CDD #30 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES)

Potomac River Generating Station (PRGS) – CDD#30





NOL RIVER TOMA(PO-Ш

PROJECT No.: 17005.004.00 DRAWING No.: 110686 DATE: 2021-06-15 SCALE: NA DESIGN: JH

DRAWN: MG CHECKED: KMW

SHEET TITLE:

FINAL CONDITIONS

Potomac River Generating Station (PRGS) – CDD#30

- c. If improvements include adjustments to the signal timing plan that requires upgrades to the signal equipment to the satisfaction of the Director of T&ES, installation and implementation shall be made prior to the Certificate of Occupancy of the last building DSUP of Phase 2, pending NPS approval.
- 37. As part of the building DSUP that reaches 1.25 million SF (GFA) of development, the applicant shall include a Feasibility Study of limited scope (as defined herein) with their DSUP submission.
 - The Feasibility Study will be done to determine if the east-west connection from Road A to E. Abingdon Drive, the GWMP and/or W. Abingdon Drive is viable due to a change in anticipated conditions within the transportation network associated with the development of the CDD Area or an increase in generated trips due to changes in the anticipated land use within the CDD Area. The scope of the Feasibility Study must be reviewed and approved prior to proceeding and shall be to the satisfaction of the Director of T&ES.
 - The Feasibility Study can be incorporated into the required Multimodal Transportation Impact Study if applicable.
 - The Feasibility Study shall analyze design alternatives that include, but may not be limited to, a signalized intersection to W. Abingdon Drive, stopped condition at E. Abingdon Drive operating as its existing one-way operation, and/or a stopped condition at E. Abingdon Drive operating as two-way from Slaters Lane to the new connection. In addition, the Feasibility Study shall include identification of the existing landowners at the intersection at the time the Feasibility Study is conducted as well as the appropriate process (regulatory or otherwise) to acquire the land and to implement said design alternatives.
 - The Feasibility Study's analysis of viability will include a cost benefit analysis related to the any associated benefits to the transportation network in the CDD Area
 - versus the overall cost to implement the design alternatives studied. In the event the east-west connection is deemed feasible and viable by the Director of T&ES, the developer shall contribute funds for that portion of the future design and construction of the east-west connection's preferred alternative design as
 - recommended through the Feasibility Study. Each plan shall not include any elements or features that would conflict or preclude a potential east-west connection. (T&ES)
- Starting with the second DSUP submittal, the applicant shall submit a Supplemental Phasing with each subsequent Development Special Use Permit submission within the CDD Conceptual Design Plan area. A separate Construction Management Plan shall be submitted with each DSUP approval.
- 39. The Supplemental Phasing Plan shall include the following items to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - Provide, for the entire CDD Conceptual Design Plan area, a general outline of the site and the applicant's most up-to-date projection of the dates when construction of the different land uses for each block shall commence;

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- Condition deleted by Planning Commission
- Granting of a public park and recreational easement for the areas comprised of OS-4, OS-5, OS-6 (Rail Corridor Park), OS-1, OS-2, OS-7 (Waterfront Park), and OS-8, OS-9 and OS-10 (Pepco Liner), and the portion of the Pump House rooftop within the CDD site on the CDD Conceptual Design Plan.
- Granting of a public access easement for the area comprised of OS-3 (Central
- Dedication of public access easement for all private rights-of-way.
- Dedication of all other easements that may be required, including but not limited to public access easements and emergency vehicle easements, including for interim purposes. (P&Z) (T&ES) (RP&CA) (PC)
- 42. The entire length of Road A from the Slaters Lane intersection to the N. Fairfax Street intersection shall be dedicated to the City as a public right-of-way. (T&ES)
- 43. Any proposed roadway extensions from existing rights-of-way (N. Pitt Street [if constructed], N. Royal Street and N. Fairfax Street) to Road A that are within the CDD Concept Plan area shall be dedicated to the City as public rights-of-way. (T&ES)
- Streets within the CDD Conceptual Design Plan area shall be dedicated as public streets
- a. Streets and alleys that are located above underground parking facilities. These private streets and private alleys will be coordinated to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services as part of future Development Special Use Permits for individual blocks.
- If an underground garage is not constructed underneath the roadway and/or rightof-way for any portion of N. Fairfax Street and/or the streets surrounding Block F and Block B, staff can request that the rights-of-way for portions of streets that are not above underground garages be dedicated to the City with 60-days' notice to the applicant which may be extended if more time is needed to obtain necessary approvals for same.
- The Directors of Planning & Zoning and Transportation & Environmental Services may delay City acceptance of public rights-of-way within the CDD Conceptual Design Plan area until prior to the release of the final Development Special Use Permit within the CDD Conceptual Design Plan. Should the City delay acceptance of any streets, the applicant must maintain said street(s) as private, publicly accessible street(s) in good condition from the time said street(s) are constructed until such time that the Directors choose to accept them as public right-of-way. (P&Z) (T&ES)
- 45. In instances where the Directors of Planning & Zoning, Recreation, Parks and Cultural Activities, and Transportation & Environmental Services require public access easements or public park and recreational easements for open space, plazas, streets, and/or sidewalks, the easement(s) shall be perpetual public access and use easements. The easements shall allow the public to access parks, at a minimum, for all uses and hours associated with public

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 50. The N. Fairfax Street and N. Royal Street extension intersecting Road A shall be designed and shown on the Infrastructure DSP to the satisfaction of the Director of T&ES. (T&ES)
- 51. The Infrastructure DSP shall include interim as well as proposed final conditions and operations of each roadway improvement and new intersection. (T&ES)
- 52. Hydrants on public streets are the responsibility of the city. Hydrants on private streets shall be included within public easements and are the responsibility of the City. (Fire)
- 53. All infrastructure within future public rights-of-way shall be designed and constructed to City Standards while materials used within private streets may be alternate materials to the satisfaction of the Directors of T&ES and P&Z and determined during the Infrastructure DSP and amended as applicable in related development block Development Special Use Permits to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
- 54. A fully detailed traffic signal design plan for all proposed and/or modified signalized intersections shall be included in the Infrastructure DSP final site plan submission and shall be fully operational prior to opening the streets associated with the Infrastructure DSP subject to the phasing of those streets as indicated herein. All associated equipment, devices, and features of each signalized intersection that would optimize the performance of the signal, provide safe pedestrian and bicycle crossing, and prioritize transit and emergency vehicle throughput shall be included to the satisfaction of the Director of T&ES. a. Any work associated with the construction of new or modification of existing signals shall include two 3-inch conduits of schedule 80 PVC or HDPE, at a depth
 - of 3 feet with a pull wire and tracer cable, connecting to each signal cabinet location along E. Abingdon Drive, W. Abingdon Drive, and the GWMP pending approval from the National Park Service. Due to the signals' location along NPS land, the applicant shall coordinate with the NPS on all required processes and complete the required documentation. Any

required submission shall be reviewed and to the satisfaction of the Director of T&ES, prior to submission to NPS. (T&ES)

H. BUILDING DESIGN AND STREETSCAPE

- 55. All building-related DSUPs shall be subject to review under the Old Town North Urban Design Standards and Guidelines (OTNUDSG) addendum for PRGS or the Design Excellence Prerequisites and Criteria. (P&Z)
- 56. The first floor of each building shall have a minimum of 18 feet of floor-to-floor height for any building that is submitted in a DSUP that includes a required or optional retail use unless determined infeasible due to site constraints as determined during the DSUP review process to the satisfaction of the Director of P&Z. (P&Z)

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- Commercial, retail and compatible active uses shall be requested, typically on the ground level of future buildings, in future Development Special Use Permit requests and in the general locations shown on the final CDD Conceptual Design Plan to the satisfaction of the Director of Planning & Zoning. (P&Z)
- Provide at least 20 percent of commercial or compatible nonresidential use(s) within the CDD Conceptual Design Plan area, to the satisfaction of the Director of Planning & Zoning, as recommended in the Old Town North Small Area Plan.
- a. The applicant shall provide a minimum of 215,000 square feet (GFA) of commercial or compatible nonresidential development by the end of Phase 2, unless a substantial amount of commercial or nonresidential GFA is to be provided early in Phase 3 to the satisfaction of the Director of P&Z. (P&Z)

K. PARKING

- 64. Off-street parking shall be located below grade unless precluded by documented environmental issues to the satisfaction of the Directors of P&Z and T&ES. Should any above-grade parking be provided, it shall be fully screened by active uses. (P&Z) (PC)
- 65. The number of required parking spaces for the development depicted in the CDD Conceptual Design Plan shall be provided according to Zoning Ordinance requirements in effect at the time of Development Special Use Permit approval unless otherwise approved as part of each DSUP. (P&Z) (T&ES)
- The applicant shall submit a Parking Management Plan ("the Plan") for approval by the Director of P&Z and T&ES as part of the first final DSUP for each development block within the CDD Conceptual Design Plan area. The parking management plan shall be updated and approved with each subsequent block(s), building(s) and/or DSUP submittal. At a minimum, the Plan shall include:
 - a. The applicant shall provide a shared parking plan with the DSUP that summarizes all proposed uses and parking requirements within the CDD and indicates locations of parking to satisfy these requirements. This plan shall be updated with subsequent DSUPs that will also use shared parking.
 - The Plan shall address parking for community facilities, movie theaters and arts and cultural anchors and tenants if such uses area provided in that DSUP. Parking for these uses may be provided by adjacent uses through a shared parking program, unless the facility has considerable parking needs above and beyond what can be accommodated exclusively through shared parking.
 - Valet Parking: The Plan shall outline provisions and strategies for valet parking, if the applicant determines to its discretion that valet parking is desired, to ensure efficient use of parking resources. These shall include loading and unloading locations and management, pricing, marketing strategies and wayfinding.
 - d. Unbundled Parking: All multifamily residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to lease the

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- Provide the following information regarding the street layout, the sanitary sewer improvements connected with this project:
- The general location and layout of the major infrastructure components; and The dates when construction of the infrastructure shall commence, provided that the projected dates for the commencement of construction of these components shall be consistent with the triggers noted herein.
- Depict and label for each park/open space area required by the conditions herein:
 - The proposed size and location of the park/open space; and The timeframe when construction of the improvements to the park/open space is expected and/or projected to commence in relation to the above Development Phasing conditions.
- Notwithstanding the above, the applicant, at its discretion, may submit an updated Supplemental Phasing Plan from time to time for administrative review by the Directors of Planning & Zoning and Transportation & Environmental Services provided that no such submission shall relieve the applicant of the requirement that it submit an updated Supplemental Phasing Plan with each Development Special Use Permit application that seeks approval of one or more buildings or structures within the CDD Conceptual Design Plan Area.
- Provide updated tabulations for the following items on each DSUP plan, indicating both what is proposed and what has been approved cumulatively to date: GFA for each use and for each block/building; open space square footage; and parking spaces. (P&Z) (T&ES)
- 40. The construction management plan shall provide but is not limited to a circulation plan depicting the temporary pedestrian, bicycle and vehicular circulation during the different construction phases. The plan shall identify temporary sidewalks, fencing around the site and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction and during the phasing of the development, including methods for constructing the underground parking garages without disturbing pedestrian access from completed portions of the project. (T&ES)

F. DEDICATIONS

41. Prior to the earlier of the final site plan release of i) the Infrastructure DSP or ii) the first Development Special Use Permit for any development block of the CDD Final Site Plan, as applicable, the applicant shall submit subdivision plats, easement plats, deeds, and any other necessary documentation to the satisfaction of the Director of Planning & Zoning and subsequently dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following minimum land dedications, reservations and easements as shown on the final CDD Conceptual Design Plan, and if applicable, the following minimum land dedications in locations necessary for access to a given block from existing streets: Dedication of right-of-way for all required new public streets or portions thereof.

optional at the discretion of the applicant.

Dedication of right-of-way for all new public streets or portions thereof deemed

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

parks. The City and the applicant reserve the right within the easement to reprogram the bark by mutual agreement so long as the reprogramming is consistent with the intent of the park. (P&Z) (T&ES) (RPCA)

46. Requests for future dedications of private right-of-way or property to the City will not be considered if any transformers serving private property are located directly underneath. (T&ES) (RP&CA) (P&Z)

G. INFRASTRUCTURE

- 47. The Infrastructure Development Site Plan (DSP) for the entire CDD plan area shall be approved by the Planning Commission prior to the first preliminary Development Special Use Permit approval for any block with the CDD plan area. The final infrastructure site plan shall be approved prior to the release of the first final site plan for any development block for the site. The infrastructure plan shall at a minimum include the following and additional information deemed necessary for review of the infrastructure plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental
 - a. The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof, including connections to existing streets;
 - Curbs and gutters for all streets;

Design Plan area;

- ADA-compliant curb ramps; Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of Planning & Zoning and Transportation & Environmental Services, along existing streets adjacent to the CDD Conceptual
- The approved streetscape dimensions as generally shown on the CDD Final Site
- All grading, topography, and spot elevation necessary to review the proposed
- All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection; and
- Any necessary temporary facilities related to transit facilities. (P&Z) (T&ES)
- The entire length of the proposed Road A, between Slaters Lane and the N. Fairfax Street extension, shall be designed and shown on the Infrastructure DSP. (T&ES)
- Improvements to Slaters Lane between E. Abingdon Drive and the intersection to Road A as well as the trail connection between Slaters Lane and the Mount Vernon Trail shall be designed and shown in the Infrastructure DSP Plan to the satisfaction of the Director of
 - T&ES. a. Any improvements located within NPS property are subject to NPS approval and absence of that approval will not delay approval of the Infrastructure DSP. (T&ES)

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003: REZ #2022-00004: CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 57. Buildings on blocks B, C, E and F shall be set back a minimum of 20 feet from building face to curb fronting N. Fairfax Street (including the Woonerf) or to the satisfaction of the Director of P&Z based on individual DSUP reviews. (P&Z)
- 58. The applicant shall provide through-block alleys for Block C and Block E generally consistent with the Conceptual Design Plan to accommodate pedestrians and vehicles, including loading activities.
 - The alleys shall be a minimum of 22 feet wide and be open to the sky except for limited areas limited areas to be determined during the DSUP process. (P&Z)

COORDINATED SIGNAGE

- The applicant shall develop a Coordinated Wayfinding Sign Program for signs within the CDD Conceptual Design Plan area, including wayfinding and parking signage prior to the release of the first final site plan for a building within CDD#30. The Coordinated Wayfinding Sign Program shall provide guidance for signage in the CDD Conceptual Design Plan Area including:
 - a. Signage at the entrances to the parking garage(s) with retail parking that is consistent with the City's Wayfinding standards for identifying parking garages.
 - Any changes to the Coordinated Sign Program may be approved administratively by the Directors of P&Z and T&ES.

J. USES

- 60. Any proposed land uses shall be subject to the development levels (GFA), requirements and locations set in the final CDD Conceptual Design Plan, the conditions contained herein, and the CDD#30 zone requirements. (P&Z)
- 61. Per the CDD#30 Zoning Table, arts and cultural uses are permitted with a CDD Special
 - An arts and cultural anchor within CDD#30 is defined as a larger destination use or venue where visual or performing arts and where historical, scientific, artistic or cultural works are explored, taught, created, and made available to the public by various means including live performances of theater, dance, music, or other imaginative work or producing or exhibiting of physical works created by or under the direction of one or more artists and intended for unique production or limited reproduction. Museums of art, history, natural science and the environment, industry, sociology, anthropology and related subjects; science centers and buildings for the public exhibition of live aquatic animals or plants; and art schools including, but not limited to, culinary arts schools, instructional art, music, dance, performance art or drama academy may also qualify as arts and cultural anchor.
 - Arts and cultural anchors and tenants are regulated subject to Section 6-900 of the Zoning Ordinance and these conditions of approval. (P&Z)

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003: REZ #2022-00004: CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

residential unit). Unbundled parking for all other uses is encouraged and shall be

- On-Street Parking: The Plan shall include all proposed on-street parking spaces for that block's DSUP within the CDD area Priority Parking: Priority spaces for carpool/vanpool use shall be provided within
- all structured parking for the commercial uses. g. Parking wayfinding, performance parking and advanced parking management
- systems. The Plan shall include a parking wayfinding plan which shall include illuminated wayfinding. h. The applicant shall be responsible for the implementation of the Parking Management Plan. The Applicant shall be responsible for the installation of all
- infrastructure required to support the implementation of the Plan including, but not limited to, parking wayfinding signs, advanced parking management technologies and performance parking metering systems. (P&Z) (T&ES)
- 67. All required parking in the underground garage(s) for office and daytime-operating commercial uses shall be available for use by site visitors after normal business hours on weekdays and holidays and all-day Saturday and Sunday. (P&Z) (T&ES)
- 68. All on-street parking controls and restrictions within the project area shall be determined by the City in coordination with the applicant. Any such controls and restrictions which the applicant desires shall be shown on the final site plan for each block. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z)(T&ES)

TRANSPORTATION/TRAFFIC

- Any DSUP amendment or application that generates 50 vehicle trips or more in either peak hour but does not create more than 10 percent of what was proposed in the CDD Multimodal Transportation Study, has consistent land use, and is submitted less than five years from the CDD Multimodal Transportation Study can submit a Transportation Memorandum instead of a formal Multimodal Transportation Impact Study. The memorandum shall include:
 - a. Justification statement explaining why a formal Multimodal Transportation Impact Study is not required.
- The proposed trip generation for the corresponding block as presented in page 63 through 65 of the CDD Multimodal Transportation Impact Study.
- c. As well as any information regarding any proposed changes or deviation from the CDD's Multimodal Transportation Impact Study. (T&ES)
- 70. Any DSUP amendment or application that generates 50 vehicle trips or more in either peak hour and submitted five years or more shall be subject to the required Multimodal Transportation Impact Study and adhere to the most recent guidance. (T&ES)

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/JOHN L. HĚLMS

Lic. No.52485

08/17/2023

PROJECT No.: 17005.004.00 DRAWING No.: 110686 DATE: 2021-06-15 SCALE: NA

DESIGN: JH DRAWN: MG CHECKED: KMW

SHEET TITLE:

FINAL

CONDITIONS

SHEET No.

Potomac River Generating Station (PRGS) – CDD#30

- 71. Further analysis to determine what additional improvements and/or changes to the signal operations along E. Abingdon Drive, W. Abingdon Drive, and the GWMP may be appropriate shall be submitted and to the satisfaction of the Director of T&ES, prior to deeming the Infrastructure DSP plans Complete. (T&ES)
 - a. The analysis shall include a microscopic traffic microsimulation model, VISSIM.
 b. The City's Transportation Engineering Staff must review, sign, and approve the Scoping Document prior to starting analysis.
 - c. Analysis including alternative design/ scenarios and/or operations to determine the preferred alternative shall be included.
 - d. Any improvement recommended through this analysis shall be reflected in the final site plan of the Infrastructure DSP. (T&ES)
- 72. The applicant will be required to provide dedicated bicycle facilities on Road B and N. Fairfax Street north of the Woonerf, to be discussed with City staff. (T&ES)
- 73. Provide bicycle infrastructure with the Slaters Lane connection with the Mount Vernon Trail subject to NPS approval. Details shall be provided with the Infrastructure DSP in coordination with NPS. (T&ES)
- 74. A minimum of two (2) Capital Bikeshare stations shall be located on the site to the satisfaction of the Director of T&ES. The first station shall be provided in Phase 1 and the second shall be provided in Phase 3. (T&ES)
- 75. Additional on or off-street bicycle facilities may be added to Road B and/or the Pepco Liner open space (OS-8, OS-9 and OS-10) to the satisfaction of the Directors of T&ES, RP&CA and P&Z during the Infrastructure DSP and/or the DSUP tied to the Pepco Liner plan. (T&ES) (P&Z) (RP&CA)
- 76. N. Fairfax Street north of the Woonerf shall have a minimum 50-foot right-of-way width. (T&ES) (P&Z)
- 77. The applicant shall remove the gate and fencing within the Slaters Lane public right-of-way leading to the Mount Vernon Trail prior to the certificate of occupancy for the first building subject to approval of appropriate permits by the City. The applicant shall also provide temporary or permanent bicycle infrastructure within the right-of-way to connect Slaters Lane with the Mount Vernon Trail until the permanent infrastructure is installed per the conditions of approval. (P&Z) (T&ES)

M. TRANSIT

78. Provide a total of four transit stops along Road A, two in each direction. Bus bulb-outs should be included at all four transit stops given the width of Road A (H-H). (T&ES/DASH)

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

Special Use Permit process, coordinate sign locations and design to the satisfaction of the Directors of P&Z and the Department of RP&CA. (P&Z) (RP&CA)

- With the initial Concept-level Infrastructure DSP submission, the applicant shall submit a Comprehensive Open Space Plan, identifying the open space use types for each publicly accessible open space anticipated throughout the CDD plan area. At the request of the Director of RP&CA, this plan shall be amended, if necessary, with subsequent DSUP applications. The open space plan shall provide a mix of active and passive recreation amenities and event/festival space to serve the proposed development subject to the following:
 - a. Active recreation amenities may include volleyball courts, tennis courts, basketball courts, playgrounds, climbing walls/gyms, splash grounds, ice skating rinks, pools, and dog exercise areas.
 - b. An event space/festival area for small concerts or community events, play areas, and dog exercise areas shall be provided at grade, along with other active amenities determined through the DSUP plans.
- c. Passive recreation amenities may include trails, promenades, plazas, fountains, restrooms, overlooks, open lawn areas, seating, public art, and gardens.
- d. All publicly accessible open space shall be designed with high quality special paving, furnishings, lighting, electrical service, and irrigation, active and passive
- amenities to achieve their design intent.e. Interim open space conditions and programming for each space.
- f. CDD#30 shall incorporate a network of private and public open space that is integrated with adjacent park property and the regional park system.
- g. The design of the open spaces shall be coordinated with approved plans for the adjacent portion of the future Old Town North Linear Park and improvements to the Mount Vernon Trail (in coordination with the National Park Service). (RP&CA) (P&Z)
- 88. Furnish publicly accessible open spaces with park furniture including moveable furniture, shade structures, water fountains, picnic tables, trash and recycling receptacles, bottle fillers, water dog bowls. (RP&CA)
- Support infrastructure for events and park and open space maintenance shall be provided. Include utilities such as power and water, storage, maintenance access and other accommodations to ensure long-term maintenance. (RP&CA)
- Infrastructure to allow for Wi-Fi and the City fiber optics may be incorporated with each appropriate open space plan to the satisfaction of the Director of RPCA. (RP&CA)
- 91. Condition deleted by Planning Commission.
- 92. Coordinate with NPS to design waterfront-adjacent open space areas (both on- and off-site) that enhance physical and visual access to the Potomac River for all user groups. This

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

and OS-10 (approximately 0.21 acres). The design of the publicly accessible open space may include active and passive uses. (RP&CA) (P&Z) (PC)

- When feasible, existing and future utilities shall not be located in the public and publicly accessible open space because of the limitations they may pose on the design and programming of the open spaces, recognizing that a significant amount of the open spaces planned are located in areas that contain existing utilities and infrastructure in existing easements to remain. Utilities in these open spaces shall be coordinated with the Infrastructure DSP. (RP&CA) (P&Z)
- 98. Open space shall comply with the American with Disabilities Act, 2010 ADA Standards for Accessible Design. (RP&CA)
- 99. Ground-level publicly accessible open space located at the Rail Corridor Park, Pepco Liner, Waterfront Park, and on the accessible portion of the Pump House roof shall be required to have one or more perpetual public park and recreation easements. To the satisfaction of the Directors of RP&CA and P&Z, the easement(s) shall allow the public to access and use the open spaces in the same manner as if it were a public park including the following:
 - a. Similar uses associated with public parks in the City shall be permitted, including hours of operation and free speech measures permitted in City parks. Special Events will be subject to the City's Special Event process, as applicable.
- b. The applicant and/or successors shall maintain the open space as required in Condition 105 of the CDD. The easement(s) shall include provisions allowing the applicant and/or successors to close portions of the open space for repairs and maintenance. Maintenance of the parks shall include regular life-cycle replacement schedules and costs, as well as potential updates to the Comprehensive Open Space Plan required by the CDD (to be reviewed with the City every 10 years after the initial opening of each publicly available open space, through a community process consistent with the City's park planning process). The applicant and/or successors shall implement the recommended changes that result from the planning process outlined above and the updates shall be reflected in the Comprehensive Open Space Plan. Sufficient funds shall be set aside by the applicant and its successors in order to maintain the open space subject to these requirements to the satisfaction of the Director of RP&CA.
- c. The easement(s) shall be recorded prior to the release of the related final site plan for these open spaces. (RP&CA) (PC)
- 100. The applicant shall file a Development Special Use Permit for the Waterfront Park and Rail Corridor Park. Each of these DSUPs shall include phasing plans and as applicable, an interim park design.
- a. The applicant's off-site improvements to adjacent NPS land shall not preclude construction of Waterfront Park. The design of Waterfront Park shall include phasing plans, allowing public use of open space in Phases 1 and 2.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- b. The applicant shall construct the Phase 1 Waterfront Park from N. Fairfax Street to the Pump House, prior to the issuance of the first Certificate of Occupancy for the last building within Phase 1.
- c. The applicant shall construct the Phase 2 Waterfront Park from the Pump House to Slaters Lane in Phase 2. Improvements to the Pump House shall be completed by
- the end of Phase 2, in conjunction with roadway phasing.
 d. The applicant shall construct the Rail Corridor Park from N. Fairfax Street to E. Abingdon Drive in Phase 3.
- i. The Rail Corridor Park shall include an interim park design plan that is constructed as part of Phase 2. Interim design may include landscaping, useable turf or pavement, pathways, seating, moveable furnishings, and other features/uses. The design shall assume an interim condition that may last five or more years.
- e. Any design and construction of the off-site portion of Norfolk Southern Railway right-of-way anticipated as the location of the future Old Town North Linear Park directly adjacent to the Rail Corrido Park is contingent upon acquisition of the right-of-way by the City or its partners. (RP&CA) (P&Z)
- 101. The applicant shall design and implement the Central/Waterfront Plaza with the DSUP that constructs the garage under the Central/Waterfront Plaza, or a building on Block D (whichever is first). (RP&CA) (P&Z)
- 102. The plan for the Pepco Liner open spaces shall be approved with the first DSUP for Block D, Block E or Block F that does not also include the Central/Waterfront Plaza. The Pepco Liner shall be delivered by Phase 3. (RP&CA) (T&ES) (P&Z)
- 103. The applicant shall subdivide and dedicate to the City as individual parcels the Waterfront Park and Rail Corridor Park. Dedication to the City shall occur when all phases of construction, including remediation, for each park are completed and released from maintenance bond.
 - a. The Pump House shall be subdivided into its own parcel with a park and recreation easement for at least portions of the rooftop within the site. (RP&CA)
- 104. Waterfront Park and Rail Corridor Park are informal names and may be formally named through the City's Park and Recreational Facility Naming Policy in coordination with the applicant. (RP&CA)
- 105. Ground-level public open spaces shall be maintained in perpetuity by the applicant as agreed to in a Maintenance MOU between the City and the applicant/successors. The MOU shall describe in detail the maintenance programs for each publicly accessible ground-level open space including the requirements listed in Condition 99 above. The MOU will be reviewed annually or as mutually agreed to by the parties. The MOU shall be executed prior to the landscape pre-installation or construction walk-through meeting for the publicly accessible open space. The MOU will be updated prior to the landscape pre-installation or construction walk-through meeting for subsequently built public open space.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 79. Bus bulb-outs should extend out into the street beyond any adjacent on-street parallel parking spaces, so buses are able to pull up to the bulb-out curb even when all parking spaces are occupied. (T&ES/DASH)
- 80. To the satisfaction of the Director of T&ES, bus shelters and other amenities may be required by the applicant and are expected to be identified with the Infrastructure DSP.

N. PARKS AND OPEN SPACE

- 81. A minimum of 15 percent of the land area within each block of the CDD area shall be provided as at-grade or above grade, useable open space. Public rights-of-way shall not be counted as open space. (RP&CA) (P&Z) (T&ES)
- 82. Useable rooftop open space/amenity spaces shall also be provided, as part of future Development Special Use Permit submissions for majority-residential buildings. Such spaces shall be designed as high-quality open space with active and passive uses for residents and building tenants. Rooftop open space on buildings may be accessible to the public if compatible with the building use as determined by the Directors of RP&CA and P&Z in consultation with the applicant as part of the Development Special Use Permit process. Rooftop open space shall be physically accessible to the satisfaction of the Director of RP&CA. (P&Z) (RP&CA)
- 83. All at-grade open space, including courtyards, plazas, and private internal courtyards shall be designed as high-quality open space for residents, building tenants and the public, where appropriate. (P&Z) (RP&CA)
- 84. For any proposed playspaces within the CDD plan area, the applicant shall follow the City of Alexandria Playspace Policy in effect at the time of the approval of future Development Special Use Permits to improve the health and well-being of all youth through design and provision of quality playspaces. Children's playspaces shall be designed to accommodate all ages and abilities. The playspaces shall at minimum include play equipment, safety surfacing, tables, seating, and water, and shall have shade. (P&Z) (RP&CA)
- Operating hours for publicly accessible parks and open spaces in the CDD Conceptual Design Plan area shall be at a minimum consistent with standard City park hours or as otherwise approved in future individual Development Special Use Permits to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks & Cultural Activities. (P&Z) (RPCA).
- 86. Signage for all parks and publicly accessible open space shall be posted at each site. Signage shall display hours and information such as rules or regulations consistent with City parks. Sign design shall be coordinated as part of the Design Criteria taking into consideration guidance from the City's Wayfinding system. As part of the Development

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

may include piers, decks, small boat launches or transport, and/or other ways to improve and maximize utilization and public access to rivers and waterways. (RP&CA) (P&Z)

- Incorporate sustainability into the design of open spaces, taking into consideration ways to reduce existing heat island through open space. Open spaces should be designed to have renewable and/or recycled materials and tree canopy to the extent feasible (as determined through the development review process). (RP&CA) (P&Z)
- 94. At least one set of publicly accessible restrooms shall be provided in the CDD plan area in proximity (within 500') to the Waterfront Plaza and/or one set in proximity to the Rail Corridor Park to the satisfaction of the Director of RP&CA. Restrooms may be freestanding or located within a private building/structure. Restrooms shall be signed. (RP&CA)
- 95. A minimum of 5 acres of publicly accessible open space shall be provided that satisfies the requirements of the North Old Town Small Area Plan. Outdoor dining areas, or other uses that privatize public open space shall not be calculated in open space acreage. The potential additional east-west street connection to the GWMP and the potential connection at N. Pitt Street may be deducted from the required minimum 5 acres per the finalized design of the streets and to the satisfaction of the Directors of RP&CA and P&Z. (RP&CA) (P&Z)
- 96. The applicant shall design and provide the following publicly accessible and public open space to the satisfaction of the Directors of Planning and Zoning and Recreation, Parks and Cultural Activities:
 - a. Central Plaza (OS-3) shall be a minimum of approximately 0.70 acres. The plaza shall be designed to accommodate large gatherings, such gatherings may include farmers markets, art shows, or special events.
 - b. The Rail Corridor Park shall be a minimum of approximately 1.67 acres, comprised of OS-4 (approximately 1.00 acres), OS-5 (approximately 0.30 acres), and OS-6 (approximately 0.37 acres) spanning from E. Abingdon Drive to N. Fairfax Street. The park shall include active and passive uses. The park will include renovation of the existing Gate House to be reused as a comfort station or other public amenity. Pending acquisition/dedication of the Norfolk Southern right-of-way for the Old Town North Linear Park, the future Rail Corridor Park shall be designed in coordination with the Linear Park to incorporate the Norfolk Southern property in order to provide a unified and integrated park system.
 - c. Waterfront Park shall be a minimum of approximately 3.00 acres comprised of OS-1 (approximately 1.01 acres), OS-2 (approximately 1.92 acres) and OS-7 (approximately 007 acres). The park shall have primarily passive uses to include trails, landscaping, seating areas and trail connections to National Park Service land. The design shall comply with Resource Protection Area (RPA) requirements. The renovated Pump House structure will remain in private ownership and operation.
 - d. The Pepco Liner open space shall be a minimum of approximately 0.40 acres, comprised of OS-8 (approximately 0.15 acres), OS-9 (approximately 0.04 acres),

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- b. The applicant shall construct the Phase 1 Waterfront Park from N. Fairfax Street to the Pump House, prior to the issuance of the first Certificate of Occupancy for the last building within Phase 1.
- c. The applicant shall construct the Phase 2 Waterfront Park from the Pump House to Slaters Lane in Phase 2. Improvements to the Pump House shall be completed by the end of Phase 2, in conjunction with roadway phasing.

 The applicant shall construct the Pail Corridor Park from N. Fairfay Street to F.
- d. The applicant shall construct the Rail Corridor Park from N. Fairfax Street to E. Abingdon Drive in Phase 3.
- i. The Rail Corridor Park shall include an interim park design plan that is constructed as part of Phase 2. Interim design may include landscaping, useable turf or pavement, pathways, seating, moveable furnishings, and other features/uses. The design shall assume an interim condition that may last five or more years.
- e. Any design and construction of the off-site portion of Norfolk Southern Railway right-of-way anticipated as the location of the future Old Town North Linear Park directly adjacent to the Rail Corrido Park is contingent upon acquisition of the right-of-way by the City or its partners. (RP&CA) (P&Z)
- 101. The applicant shall design and implement the Central/Waterfront Plaza with the DSUP that constructs the garage under the Central/Waterfront Plaza, or a building on Block D (whichever is first). (RP&CA) (P&Z)
- 102. The plan for the Pepco Liner open spaces shall be approved with the first DSUP for Block D, Block E or Block F that does not also include the Central/Waterfront Plaza. The Pepco Liner shall be delivered by Phase 3. (RP&CA) (T&ES) (P&Z)
- 103. The applicant shall subdivide and dedicate to the City as individual parcels the Waterfront Park and Rail Corridor Park. Dedication to the City shall occur when all phases of construction, including remediation, for each park are completed and released from
 - a. The Pump House shall be subdivided into its own parcel with a park and recreation easement for at least portions of the rooftop within the site. (RP&CA)
- 104. Waterfront Park and Rail Corridor Park are informal names and may be formally named through the City's Park and Recreational Facility Naming Policy in coordination with the applicant. (RP&CA)
- 105. Ground-level public open spaces shall be maintained in perpetuity by the applicant as agreed to in a Maintenance MOU between the City and the applicant/successors. The MOU shall describe in detail the maintenance programs for each publicly accessible ground-level open space including the requirements listed in Condition 99 above. The MOU will be reviewed annually or as mutually agreed to by the parties. The MOU shall be executed prior to the landscape pre-installation or construction walk-through meeting for the publicly accessible open space. The MOU will be updated prior to the landscape pre-installation or construction walk-through meeting for subsequently built public open space.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- a. Maintenance shall meet or exceed City maintenance standards.
 b. For all non-city standard materials and site furnishings selected and installed in the public rights-of-way or within the park, the applicant shall develop and per the MOU described above to establish responsibility for installation and maintenance
- of site furnishings.

 c. Where public or publicly accessible open space is located adjacent to National Park Service land, the owner/successor shall review and coordinate maintenance responsibilities and schedules with the National Park Service and the Department of Recreation, Parks and Cultural Activities. (RP&CA) (PC)
- 106. As part of the Development Special Use Permit process, the applicant shall provide a community engagement process, and schedule and present the open space designs to the Park and Recreation Commission (PRC). PRC meetings shall be coordinated with RPCA. (RP&CA)

O. ARCHAEOLOGY AND HISTORIC INTERPRETATION

- 107. Alexandria's Archaeology Protection Code may apply to projects in this Coordinated Development District (CDD) on a case-by-case basis. See the City of Alexandria Archaeological Standards (2021) or contact Alexandria Archaeology with questions. (Archaeology)
- 108. Based on the documentary study and archaeological evaluation, the applicant should provide a historic interpretation plan (per the OTNSAP) ("the Plan") at a CDD-wide level which will provide guidance for future DSUP submissions.
 - a. A professional historic preservation consultant shall be hired to work with staff and the landscape designers to incorporate and interpret the elements of the historical character and archaeological findings into the site design. The Plan shall identify themes to interpret on site in consultation with staff and the OTN Historic Interpretation Guide.
 - b. The Plan shall be submitted by the preliminary plan submission for the first
 - development special use permit.

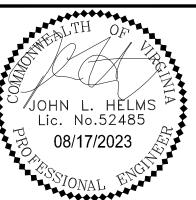
 c. The publicly accessible open spaces will include areas where the industrial heritage of the site is incorporated through the restoration/preservation of industrial artifacts and interpretive elements. The Plan shall identify physical remnants and elements of the site to be adaptively reused, which can include railroad tracks, the weighted car, structural pieces of the power plant and character defining elements of the Pump House.
- d. Explore the potential to incorporate environmental interpretation as part of the Plan for the CDD site.
- The Plan shall include a strategy for community outreach.
 Interpretive elements can be provided in phases or with individual DSUPs and will be determined with the Plan. (P&Z) (Archaeology)

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POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DEVELOPEMENT PL

12-08-2021 SECOND SUBMISSION
02-25-2022 COMPLETION SUBMISSION
10-07-2022 FINAL CDD SUBMISSION
07-07-2023 SECOND FINAL CDD SUBMISSION
08-17-2023 THIRD FINAL CDD SUBMISSION

PROJECT No.: 17005.004.00 DRAWING No.: 110686 DATE: 2021-06-15 SCALE: NA DESIGN: JH

DRAWN: MG CHECKED: KMW

CONDITIONS

FINAL

HEET No.

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 109. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
- 110. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology. (Archaeology)
- 111. Any permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. (Archaeology)
- 112. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- 113. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- 114. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance. (Archaeology)

P. PUBLIC ART

- 115. With the first Development Special Use Permit submission in CDD #30, the applicant shall submit a draft of a consolidated and coordinated public art plan outlining locations for public art throughout CDD#30. The preliminary public art plan shall be consistent with the following requirements and shall be approved by the Directors of RPCA and P&Z prior to the release of the first final site plan in the CDD #30 area:
 - a. On-site public art, consistent with the Public Art Policy in effect at the time of the approval of the first Development Special Use Permit in the CDD Conceptual Design Plan area, shall be depicted on the plan to the satisfaction of the Directors of RP&CA and P&Z.

MPA #2022-00001: MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

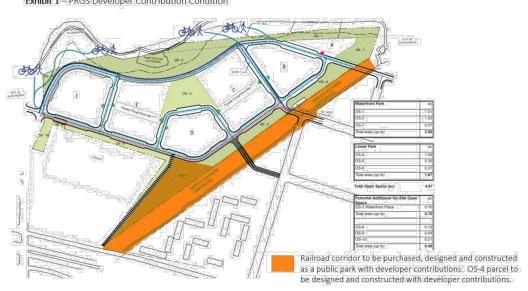
of these improvements. The work shall be completed in accordance with the CDD phasing requirements in the conditions of approval. The Linear Park improvements shall be completed prior to the end of Phase 3, pending acquisition of the Norfolk Southern Segment 2 by the City. If the in-lieu work costs less than the contribution amount, as demonstrated by the confirmed final costs provided at the completion of each of the phased improvements, the remainder shall be provided to the City as a monetary contribution, prior to approval of final certificate of occupancy for Phase 3. For purposes of clarity, the value of the developer contribution will be calculated at the then current rates at the time the in-kind phased improvements are delivered. The City and the Applicant will continue to work together to coordinate and fund acquisition of the NS corridor.

The contribution rate(s) outlined herein are subject to an annual escalation clause equivalent to the CPI-U for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy.

All contributions shall be made via wire transfer to the City of Alexandria or other approach as required by the City. Instructions will be provided by the Planning and Zoning Department prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments

shall be made prior to the release of the first certificate of occupancy permit. The applicant will provide an inception-to-date summary on the amount of Developer Contributions received and status of improvements as required herein, as part of each preliminary Development Special Use Permit process within the CDD Conceptual Design Plan area. (P&Z)

Exhibit 1 - PRGS Developer Contribution Condition



MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

S. STORMWATER

- 124. The applicant shall meet the requirements set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. (T&ES)
- 125. For projects that implement a Stormwater Master Plan (SWMP), each phase of the development must meet the water quality requirements adopted by the City of Alexandria at the time of the submittal of each preliminary Development Site Plan/Development Special Use Permit. This includes the 1) state phosphorus reduction and 2) Alexandria water quality volume default (WQVD) requirements. The SWMP must be updated prior to the release of each individual DSP/DSUP. (T&ES)
- 126. The applicant shall meet the requirements as set forth in Memorandum to Industry 01-18, Use of Manufactured/Proprietary Stormwater BMPs or applicable City Policy at the time of approval for each Development Special Use Permit. In addition, all development shall meet the green infrastructure requirements of the Old Town North Small Area Plan. Underground sand filters and proprietary BMPs may be used a case-by-case basis only if the selected BMPs from the Small Area Plan are proven to be infeasible and after approval by the director of T&ES or his or her designee. (T&ES)
- 127. The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 21-02 or applicable City policy at the time of approval.
- 128. All stormwater treatment facilities (BMPs) and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entity. This includes facilities installed in public rights of
- 129. The RPA adjacent to the Potomac River within the CDD area shall be revegetated in a manner compatible with riparian buffer areas. All impervious surfaces must be removed from the RPA with the exception of the existing Pump House, new or existing retaining walls and new or existing trails and stairs constructed for the purpose of connecting the CDD area to the Mount Vernon Trail. No new impervious surfaces may be placed within the RPA except for allowable uses per the City's Environmental Management Ordinance subject to the approval of the director of T&ES. (T&ES)
- 130. A landscape management plan must be submitted with the infrastructure DSP for removal of invasive species plantings from the RPA in the CDD area and future maintenance of the RPA buffer plantings in the CDD area. (T&ES)

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

T. SUSTAINABILITY

District Carbon Neutrality:

139. The site and each building(s) shall seek to achieve carbon neutrality in compliance with the Old Town North Small Area Plan through application of the targets identified in the Carbon Neutrality Analysis (CNA), dated April 7, 2022, as outlined below:

Site & Building Targets

a. Each building(s) shall achieve a minimum 25% reduction in operational carbon emission based on the ASHRAE Standard 90.1-2010 Appendix G – Performance Rating Method baseline established by 2019 Alexandria's Green Building Policy; or achieve an EUI target based the International Energy Conservation Code (IECC) for climate zone 4A based on building type (e.g. table CC103.1of the 2021 IECC);). Each building shall comply with the Green Building Policy at time of DSUP submission.

Target 2

The site shall achieve a minimum 3% annual on-site renewable energy generation across the CDD area. Prior to the approval of the infrastructure development site plan (DSP), the applicant shall evaluate strategies to increase the targeted 3% onsite energy generation through approaches such as use of public open space, adjoining properties, or other comparable approaches as part of the Coordinated Sustainability Strategy (CSS). These strategies and analysis will be reviewed as part of the infrastructure DSP. As part of each block's Development Special Use Permit (DSUP) review, the applicant will evaluate strategies to increase the on-site energy generation above 3%.

Each newly constructed building(s) shall achieve a 10% reduction in embodied carbon compared to industry-standard construction practices. With each preliminary DSUP submission, the Applicant shall provide an estimate of the Embodied Carbon Intensity (ECI) [kgCO₂ /m² or lbCO₂/sf], as identified in the CNA, for the proposed redevelopment as part of the development review process. As part of each block's DSUP, the applicant will evaluate reductions in embodied carbon for associated site improvements.

Each building(s) and all land use(s) permitted herein shall be solely electric with limited exceptions for allowances for natural gas where electric is not feasible. Natural gas shall be prohibited with limited exceptions for: restaurants and retail uses, emergency generators, common area amenities such as common space grilles and common space fireplaces. For these limited accessory elements, the buildings shall be designed to support low cost and available conversion from fossil fuels to

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- The plan shall note all instances in which the value of on-site public art is the result of contributions from multiple development blocks within the CDD area.
- All on-site public art shall be located on private property and accessible to the
- If approved by the Directors of RP&CA and P&Z, an equivalent monetary contribution to be used toward public art within the applicable Small Area Plan area in lieu of on-site public art may be provided and said contribution shall be noted in
- the coordinated public art plan. e. The plan shall specify at what point in the development process each piece of onsite public art shall be installed or at what point each in-lieu monetary contribution shall be provided to the City for each development block or combination of development blocks. (RPCA) (P&Z)

O. CONTRIBUTIONS

- 116. Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a developer contribution shall be provided by the Applicant to the Old Town North Implementation Fund. The developer contribution amount shall be subject to the following:
 - a. A total developer contribution amount of \$21,495,167 (2022\$) shall be provided for the site based on a developer contribution rate of \$11.05 (2022\$) for the total amount of 2,150,000 base GFA for the site, which includes a credit for the 204,736 GFA that is available under the existing UT zoning and which excludes the additional GFA (maximum of 350,000) used for the provision of affordable housing and arts and cultural uses.
 - The developer contributions shall be used for the following: i. The Linear Park Norfolk Southern Railroad Corridor (Segment 2 in OTN
 - Plan) and OS-4 as generally depicted in Exhibit 1. ii. Waterfront Park As generally depicted in the CDD Concept Plan submission as parcels OS-1, OS-2, and OS-7, as well as improvements made to the adjacent Waterfront Park land controlled by National Park Service (NPS), if approved by the National Park Service (NPS).

Improvements to the Pumphouse not related to open space improvements

- will not count towards the contribution. c. The developer contributions as required herein shall be paid prior to the release of the first certificate of occupancy permit for each building(s) unless contributions are being made subject to paragraph d below.
- In lieu of the monetary contributions required herein, the condition may be fulfilled by the applicant through an in-kind contribution for the acquisition (as it relates to Norfolk Southern – Segment 2), design and construction of the Linear Park and Waterfront Park as defined herein in a manner consistent with the intent of the OTNSAP. The applicant shall submit an agreed upon scope of work and cost estimate to the City prior to the release of the final site plan for the Waterfront Park and/or the Linear Park (approval process pending). The final costs for each phase of these improvements will be finalized at the time of final inspection of each phase

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

R. UTILITIES

- 117. All proposed storm sewers located within private roads and or land shall be privately owned and maintained. All proposed storm sewers located within public roads or land shall be publicly owned and maintained. (T&ES)
- 118. All proposed sanitary sewer mains shall be public owned and maintained. All sanitary mains located within private roads and land shall have a public sanitary sewer easement.
- 119. All electrical transformers and associated utilities shall be provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets public right-of-way, or shall be provided with inlaid paving materials equivalent to those in the surrounding field paving according to Dominion Virginia Power standards and to the satisfaction of the Directors of P&Z, T&ES and RP&CA. The final location of the transformers and/or vaults shall be approved as part of the preliminary Development Special Use Permit review for each building/block.
 - a. No building transformers shall be located within any proposed or future public right-of-way. (P&Z) (T&ES) (RP&CA)
- 120. The project site is located in the combined sewer system area and shall be in compliance with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14. Stormwater and sanitary flows from the project site shall be discharged to fully separated sewer systems. Sanitary flow shall be discharged to a separate sanitary sewer system which connects to the Potomac Interceptor.
- 121. As part of the Development Special Use Permit process, the applicant shall submit a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14. The applicant may be required to provide infrastructure improvements related to existing city-owned sanitary collector sewers to mitigate impacts from sanitary flows generated from development projects in this CDD. (T&ES)
- 122. All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of applicant. All utilities with the exception of those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)
- 123. A connected underground conduit grid shall be installed in preparation of fiber and cable installation to provide high-speed communication and connectivity to all buildings and traffic signals within the site. The conduits shall be the satisfaction of the Director of T&ES. This shall either be shown as part of Development Special Use Permits for individual buildings or within the Infrastructure DSP. (T&ES)

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 131. A minimum of approximately 75 percent of the total surface area of the building roofs after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. in each phase shall be used for sustainable practices. Unless otherwise approved by the Director of T&ES, approximately half of that available building roof area after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. shall be vegetated green roof where feasible and approximately half shall be used for solar energy, or a combination of these practices. Per the Old Town North Small Area Plan, all buildings with flat rooftops must have some portion of vegetated green roof where feasible. Artistic/Visually appealing designs when viewed from overhead are encouraged due to the site's location within the DCA flight path.
- 132. Any vegetated green roof area may be counted as private open space if it is ADA accessible to the users of the building, at least 8 feet in width and has an accessible pathway through and/or around the green roof. Shade structures and seating must be provided in an adjacent or proximate location. (T&ES)
- 133. Any vegetated green roof area may be counted as public open space if it is ADA-accessible to the public, open standard park hours, has a public access easement, is at least 8 feet in width and has an accessible pathway through and/or around the green roof Shade structures and seating must be provided in an adjacent or proximate location. (T&ES)
- 134. Above ground critical infrastructure must be located outside of the 500-year floodplain.
- 135. All stormwater must ultimately discharge directly to the Potomac River. No stormwater connections will be allowed to the existing combined sewer system. (T&ES)
- 136. Prior to approval of the Infrastructure DSP, the existing outfall must be evaluated for structural integrity and pending the outcome of that evaluation, will be replaced or lined only if the existing outfall is determined to be compromised or have a remaining useful life of less than 30 years. The assessment must be signed and sealed by a professional engineer and the results reviewed and approved by the Director of T&ES. Ownership and adequate maintenance access must be coordinated and provided by the applicant to allow the City access to maintain the portion of the outfall located on National Park Service property in perpetuity to the satisfaction of the Director of T&ES. (T&ES)
- 137. Educational signage and/or creative educational exhibits that provide information about water quality and/or the RPA must be incorporated into the site. (T&ES)
- 138. All required environmental reports must be submitted and reviewed for approval by the City prior to the release of construction plans and commencement of land-disturbing activities for each Grading Plan, Development Site Plan (DSP), and/or DSUP. (T&ES)

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003: REZ #2022-00004: CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

electricity in the future. These limited exceptions shall be re-evaluated with each DSUP submission.

- Off-site renewables shall be utilized towards achieving carbon neutrality, to the extent needed in addition to the targets outlined above, by phase. Off-site renewables may include Power Purchase Agreements (PPAs), Renewable Energy Credits (RECs), and/or other comparable approaches as recommended by staff and approved by the City Council. Generally, the Applicant shall design buildings, infrastructure, and open spaces in a manner to maximize on-site carbon reduction targets and minimize the use of off-site renewables, to the extent feasible. (P&Z) (T&ES) (PC)
- 140. The applicant shall make all good faith efforts to document and achieve the targets outlined above. The efforts to achieve these targets shall be documented by the applicant and evaluated by staff as part of the development review process. If determined that good faith and reasonable efforts have been made by the applicant to achieve these targets, including consideration of technical and financial feasibility, modifications to these targets may be approved by Planning Commission and City Council as part of the development review process. (P&Z) (T&ES)
- 141. The applicant, property management entity, BID, or comparable entity shall oversee tracking the targets outlined above. The tools, strategies, and techniques to achieve the targets outlined above shall be submitted with each development special use permit
- LEED Certification:

143. Comply with the City's Green Building Policy in effect at the time of DSUP submission. Applicants may use LEED, or equivalent rating systems as identified in the Green Building Policy. (PC)

Coordinated Sustainability Strategy (Sustainability Master Plan):

144. Prior to the 2nd concept submission of the Infrastructure Development Site Plan (Infrastructure DSP), the Applicant shall develop and submit the Coordinated Sustainability Strategy (CSS) and include the evaluation of approaches for on-site energy generation as part of the review of the Infrastructure DSP. This CSS shall be reviewed and endorsed by City Council prior to or concurrent with the approval-of the Infrastructure DSP and implemented through DSP/DSUP approvals.

- (DSUP) application for each park(s) and/or building(s). (P&Z) (T&ES)
- 142. Achieve LEED for Neighborhood Development (LEED-ND) Silver Certification or comparable certification for the neighborhood. (P&Z) (T&ES)

Green Building:

RIVER TOMAC

MOIL

Lic. No.52485

08/17/2023

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PROJECT No.: 17005.004.00 DRAWING No.: 110686 DATE: 2021-06-15 SCALE: NA DESIGN: JH

DRAWN: MG CHECKED: KMW SHEET TITLE:

> FINAL **CONDITIONS**

SHEET No.

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- 145. The CSS shall outline short-, mid-, and long-term strategies to achieve the five Site and Building performance targets outlined above in addition to other sustainability considerations including:
 - Energy & Resilience Planning/Carbon Reduction strategies as identified in the CNA, including:
 - District systems
 - Building efficiency through energy reduction/EUI targets
 - Embodied carbon reduction targets On-site/adjoining site energy generation
 - Electrification strategy
 - Off-site renewable/offsets Indoor Environmental Quality

 - Ventilation treatment
 - Materials

 - Open Space Stormwater Management
 - Public Realm/Streetscapes
 - Water Use Management
 - Waste Management
 - Resilience Reporting & Tracking
- 146. With each conceptual DSUP submission, the applicant shall demonstrate how the building(s) and site area(s) within that DSUP submission are consistent with the CSS. With each phase, the CSS may be updated to confirm best practices and strategies to achieve the targets to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
- 147. Prior to the release of the Final Site Plan, the applicant shall provide a draft sustainability strategy scorecard for each DSP/DSUP. The scorecard will demonstrate how the building(s) and site area(s) within that DSP/DSUP submission is consistent with the CSS. (P&Z) (T&ES)
- 148. Prior to issuance of a building permit for each permitted DSUP, the Applicant shall provide a scorecard reflecting the final design of the building(s) and site area(s) within that permitted DSUP demonstrating consistency with the CSS. A final scorecard of the as-built building(s) and site area(s) within that permitted DSUP shall be provided within the first year from the date of issuance of the certificate of occupancy and shall include information verifying any off-site renewable strategies used.
- 149. The CSS shall demonstrate consistency with the Environmental Action Plan 2040 targets, goals, and actions to show how electrification is being implemented with limited exceptions for: restaurants and retail uses, emergency generators, common area amenities

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

(or other equivalent systems. This shall be submitted to the satisfaction of the Directors of

- 155. Monitor the energy usage, report sustainability target performance as outlined in the CSS, and provide tracking documentation following the occupancy of each building(s) system for the first 5 years of occupancy. (P&Z) (T&ES).
- 156. The applicant may propose additional strategies to the sustainability conditions outlined and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

U. STREET NAMES

157. All new streets shall be named and public street names require City Council approval through a Street Name Case request before assignment. Street Name Case requests for new street names within a CDD phase must be approved by Planning Commission prior to the release of the first Final Site Plan for the respective CDD phase in which the public streets are located. (P&Z)

V. INTERIM USES AND INTERIM CONDITIONS

- 158. The applicant shall provide interim infrastructure improvements in the CDD Conceptual Design Plan area to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services when necessary in order to access to a given block from existing public right-of-way. (P&Z) (T&ES)
- 159. Interim retail uses as defined herein and in the CDD#30 Zoning Table shall be permitted for all the undeveloped blocks or portion thereof for the site. In the event the City has programming or events for undeveloped portions of the site, the sites shall be made available at no cost to the City. (P&Z)
- 160. Temporary screening shall be provided to conceal exposed construction and incomplete areas of the project to the satisfaction of the Directors of Planning & Zoning and
- Transportation & Environmental Services consistent with the following guidelines: a. Treatment of visible portions of structures intended to be covered by future constructed features shall include one or both of the following:
 - i. Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
 - ii. Installing plantings that are coordinated with and are compatible with the overall design character of adjacent areas in future development zones.
 - Plantings can be used to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction. Plant materials

MPA #2022-00001: MPA #2022-00002: ZTA #2022-00006: ZTA #2022-00007: REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30

- At the concept 1 submission of the Infrastructure DSP, the applicant shall designate a point of contact to manage communication and ensure all requirements are met throughout the process.
- At the concept 2 submission of the Infrastructure DSP, the applicant shall submit scope, design plans, supportive documents, and any other required documentation to the City thirty (30) business days prior to National Park Service submission for City's review and comments.
- By the preliminary plan submission of the Infrastructure DSP, the applicant shall begin coordination with the National Park Service pertaining to improvements associated with this site.
- d. The applicant shall share and/or include the City in any correspondence with the National Park Service.
- In the event the improvements are approved by National Park Service, the developer shall continue coordination with the City for implementation/construction prior to the first building Development Special Use Permit of Phase II as shown in the CDD Site Plan. (T&ES)
- 166. The applicant shall provide with each Waterfront Park Open Space DSUP submission a plan for proposed off-site improvements relating to grading and site implementation to the Mount Vernon Trail/National Park Service property adjacent to the Potomac River and Waterfront Park and an update on the design and National Park Service approval status.
 - a. These improvements should include landscaping, trails and structures related to visual and physical waterfront access. Submission updates shall also be provided with the Waterfront Park DSUP and as
 - needed for site development coordination purposes The off-site improvements shall be provided to the City for review prior to approval from the National Park Service. (P&Z) (T&ES) (RP&CA)

Lic. No.52485 08/17/2023

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RIVER STATION OTOMAC

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PROJECT No.: 17005.004.00 DRAWING No.: 110686 DATE: 2021-06-15 SCALE: NA DESIGN: JH DRAWN: MG

CHECKED: KMW

SHEET TITLE:

FINAL CONDITIONS

SHEET No.

C006

MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; MPA #2022-00001; MPA #2022-00002; ZTA #2022-00006; ZTA #2022-00007; REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 REZ #2022-00003; REZ #2022-00004; CDD Concept Plan #2021-00004 Potomac River Generating Station (PRGS) – CDD#30 Potomac River Generating Station (PRGS) – CDD#30

> shall be fast growing species, primarily evergreen, and appropriate for short-term use. Planting / landscape interim conditions shall be to the approval of the Directors of P&Z, T&ES and RP&CA along the following guidelines:

- i. Plantings shall be consistent with the Alexandria Landscape Design
- ii. Undeveloped parcels shall be enhanced with temporary landscape treatments and/or site improvements, including:
- a. Temporary sidewalks, walkways or staircases/ramps shall be constructed around undeveloped parcels. Walkways shall be constructed of asphalt or other approved material and be minimum 6 feet in width.
- b. Site shall be graded with gentle slopes and even transitions to offer a safe
- c. Site shall be seeded with turf type grasses and maintained in a neat, mowed condition.
- d. Except for screen planting defined above in "Treatment of visible portions of structures" and tree planting associated with streetscapes, the site shall remain as an open lawn area for public use (where possible). (P&Z) (T&ES) (RP&CA)
- 161. All interim uses and temporary conditions which are considered by the Directors of P&Z and/or T&ES to require screening shall apply the minimum screening and interim improvements listed in Condition 160 above. (P&Z) (T&ES)
- 162. Interim parking/loading areas, entrances and ramps may require a higher quality of screening material to the satisfaction of the Director of P&Z
 - a. Interim surface parking lots of more than five (5) parking spaces on undeveloped blocks shall be subject to Special Use Permit approval unless used solely for construction purposes as outlined in a construction management plan.

Surface parking at highly visible locations may require screening material and

- installation to an equivalent standard of adjacent buildings and/or extensive landscape screening.
- 163. No interim uses shall be approved which preclude the layout or function of the approved CDD Conceptual Design Plan. (P&Z)
- 164. Interim art installations are permitted subject to the approval of the Directors of RP&CA and P&Z. (RP&CA) (P&Z)

W. COORDINATION FOR OFF-SITE IMPROVEMENTS

165. As the applicant works through the National Park Service approval process for improvements or modifications to the GWMP within the Slaters Lane and Bashford Lane intersections, the applicant shall coordinate with T&ES staff prior to any submission to the National Park Service:

such as common space grilles and common space fireplaces. For these limited accessory elements, the buildings shall be designed to support low cost and available conversion from

150. All new off-street parking shall provide EV (Level II) stations or consistent with City policies which shall be identified and determined during the time of each DSUP submission. (P&Z) (T&ES)

On-site Energy Generation:

fossil fuels to electricity in the future.

151. Rooftops and/or the building facades for each newly constructed building(s) shall be utilized to provide on-site energy generation to the extent feasible and in alignment with the performance targets as outlined above. All buildings shall be designed to be solar ready to be able to handle the equipment after construction. Pull-wire ready conduit shall be provided for potential future rooftop photovoltaic systems. Space shall be provided for solar related electric panel in or near a building electrical closet. Future installation of solar panels and associated infrastructure, beyond the conduit described in this condition, shall be at the sole discretion of the owner. (P&Z) (T&ES)

Recycling/Construction Waste:

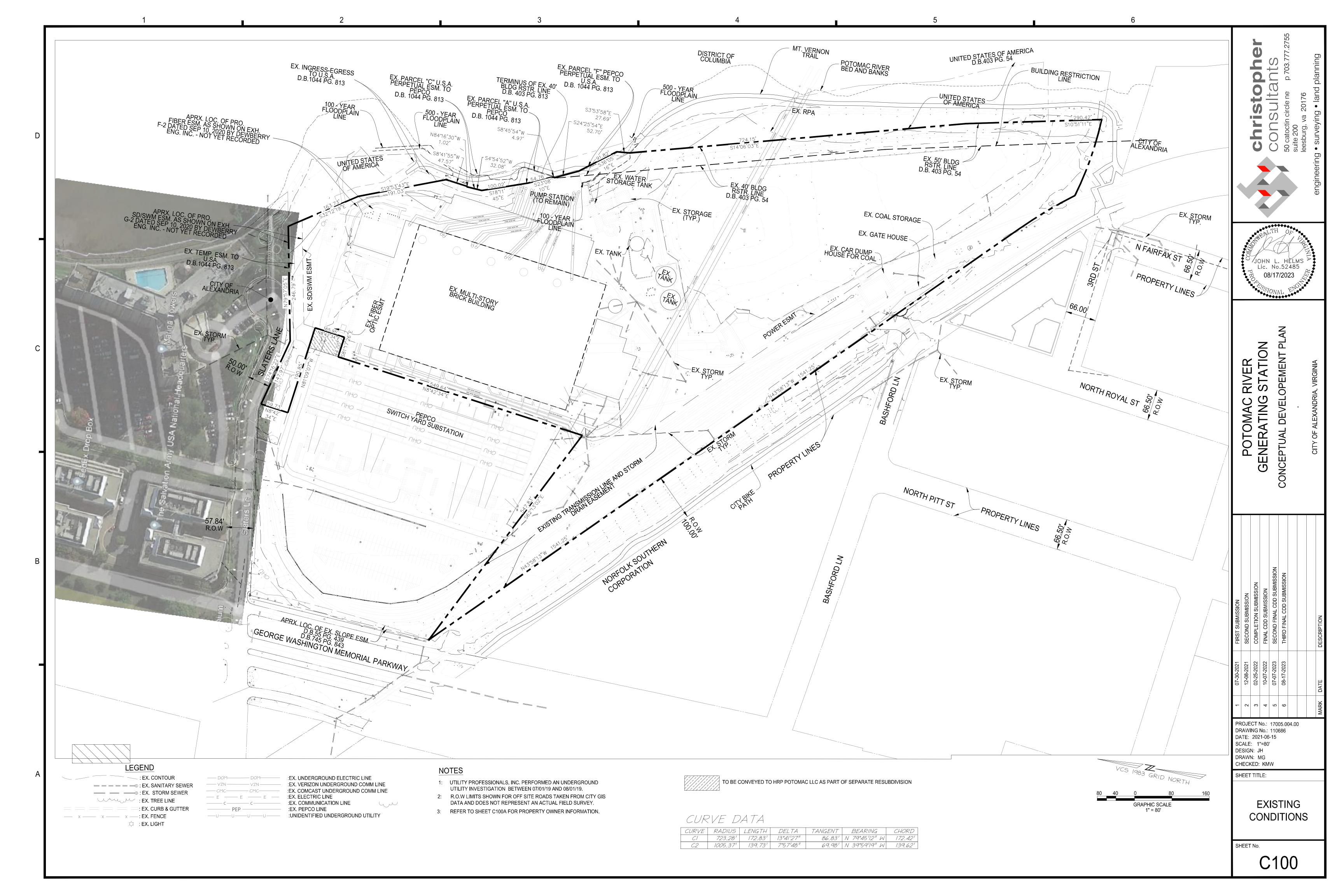
152. With each final site plan in the CDD Conceptual Design Plan area, provide information in the plan drawings for the regional construction recycling guidance and certified resources to the extent possible, https://www.mwcog.org/environment/planning-areas/recycling- and-solid-waste/builders-recycling-guide/builders-recycling/ and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)

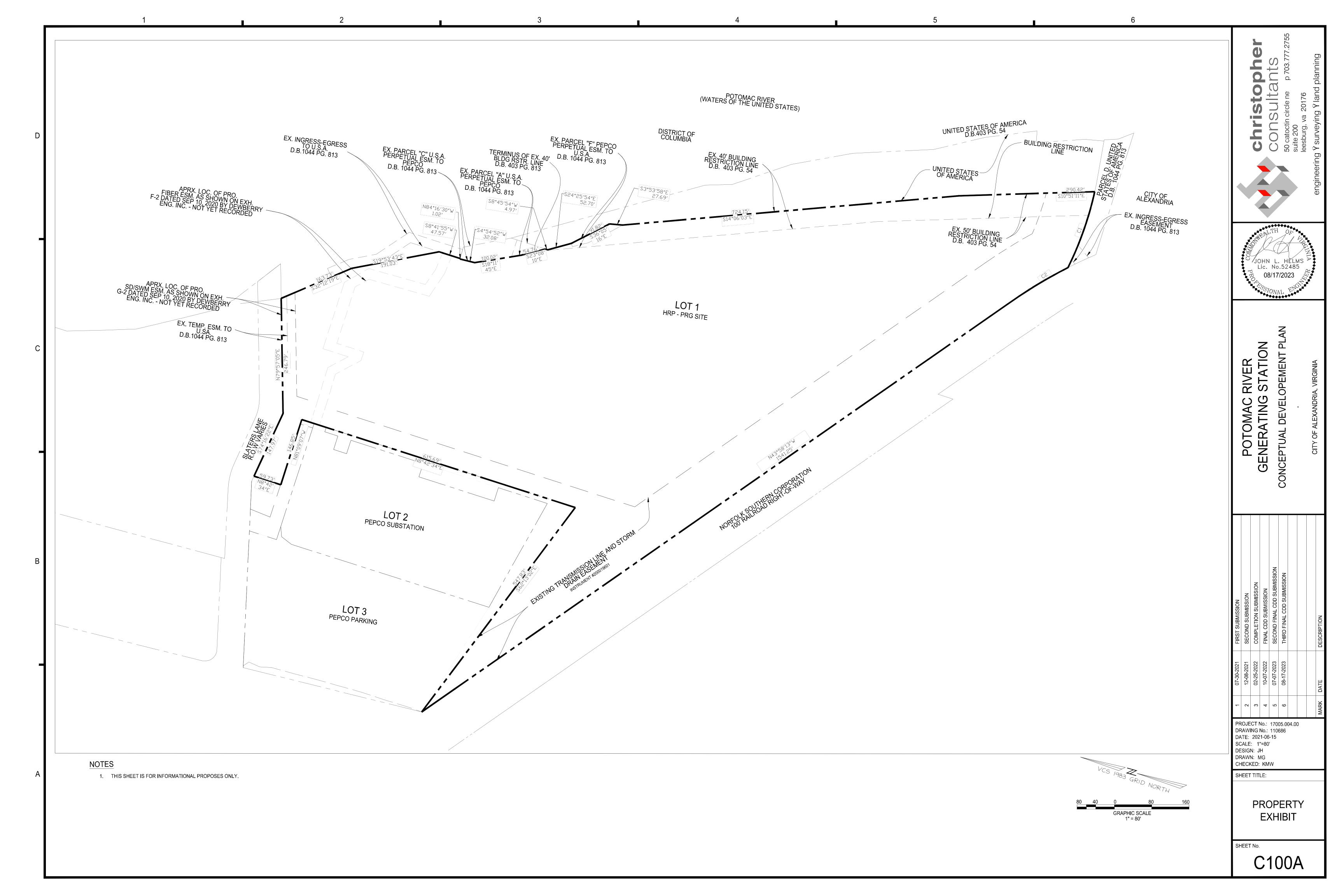
Report & Monitoring:

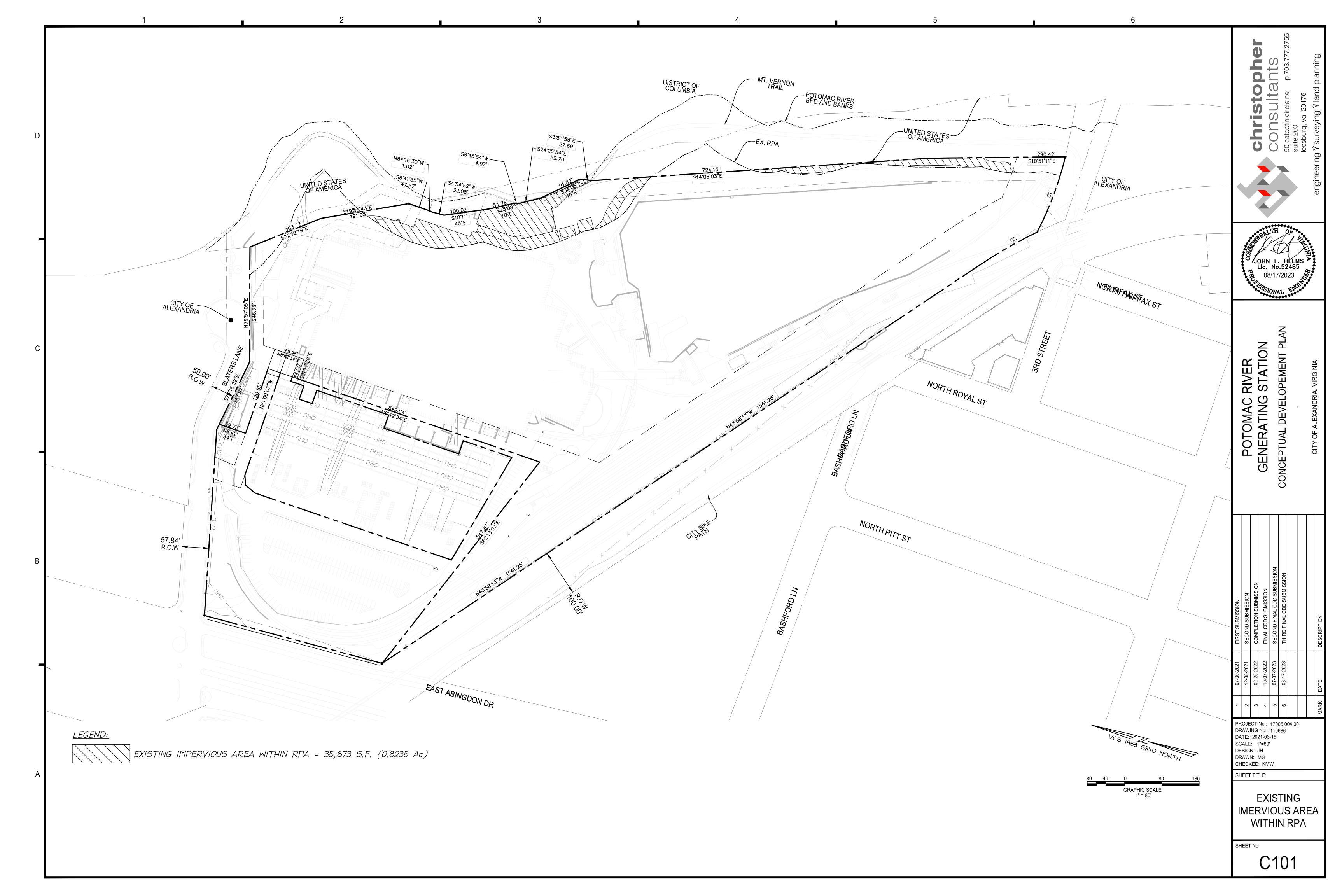
153. The applicant, owner, property management entity, master HOA, BID or comparable entity shall be responsible for tracking and reporting site-wide sustainability performance as developed and outlined in the Coordinated Sustainability Strategy. The responsible party shall aggregate and verify individual building data annually to demonstrate sitewide performance for the CDD Conceptual Design Plan area as outlined in the Coordinated Sustainability Strategy as buildings within the CDP are constructed.

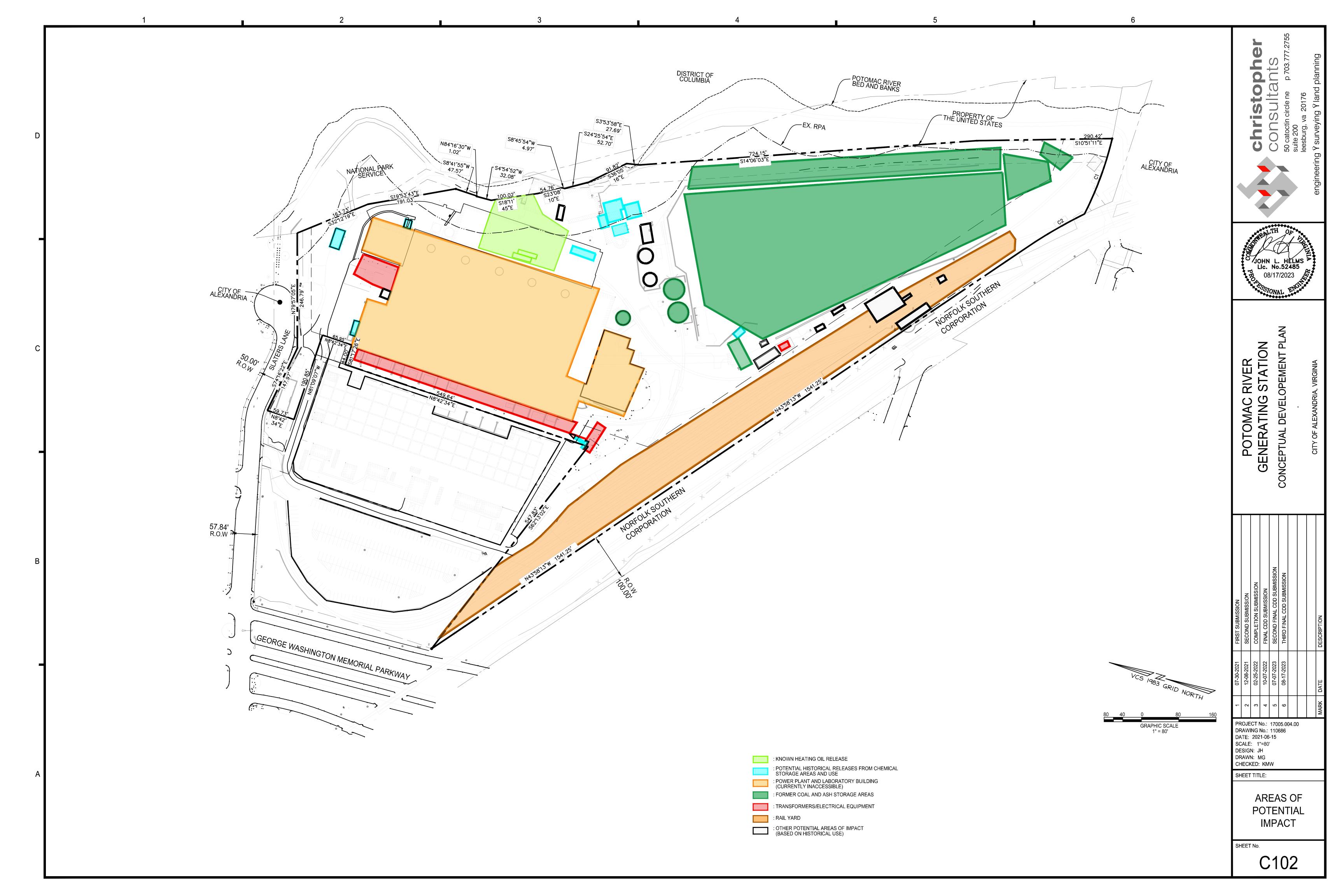
a. Reporting shall include:

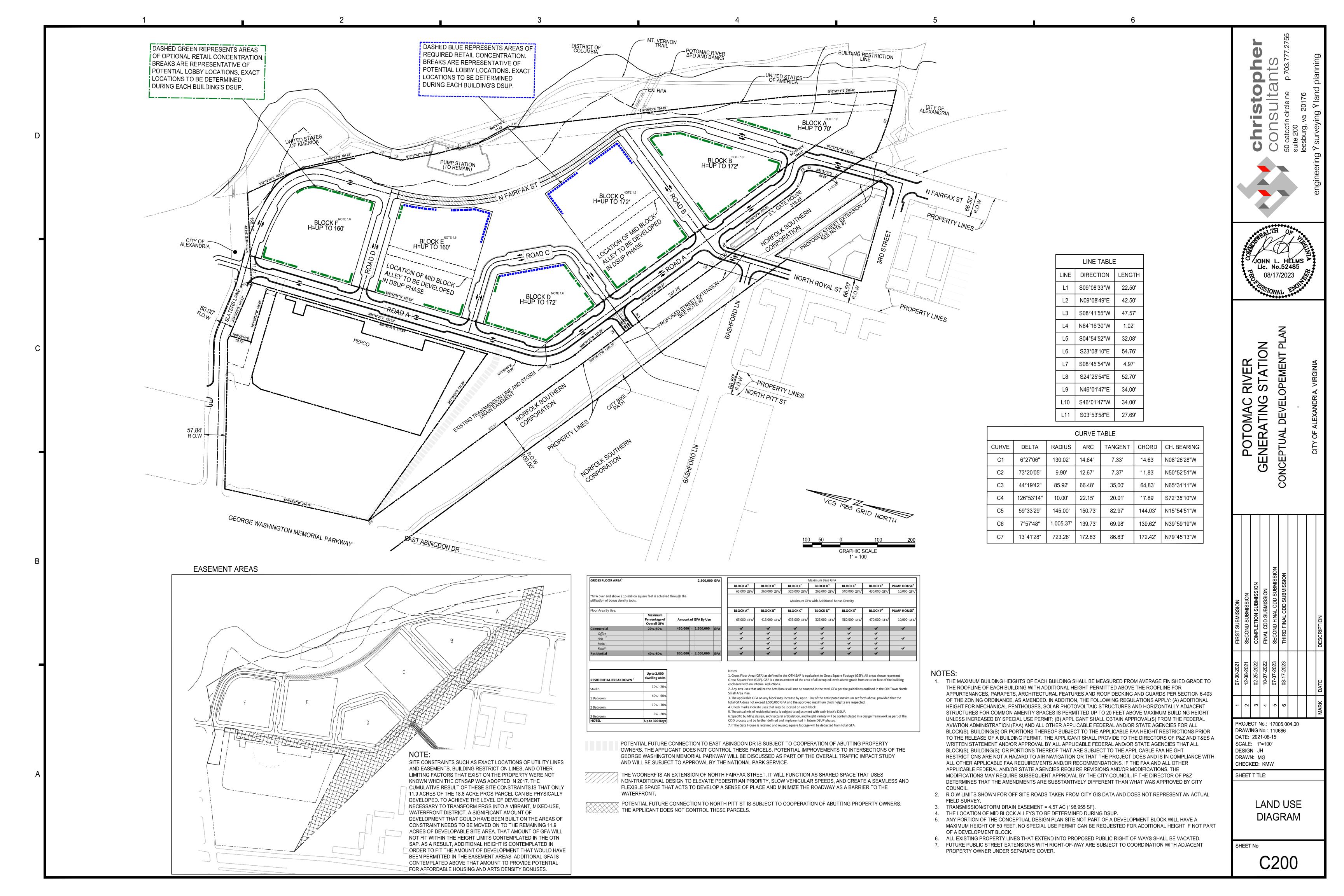
- Annual LEED scorecards for each building for the first five years of
- An aggregate summary demonstrating the combined building achievements that contribute to achieving the goal of carbon neutrality for the site;
- Sitewide progress towards achieving carbon neutrality by 2040 for
- buildings and site targets as identified in the CNA and CSS; and Any additional updates on sitewide sustainability efforts identified in the
- CSS. (P&Z) (T&ES)
- 154. Public benchmarking results for each new building(s) within the CDD plan area will be made available to the City through the ENERGY STAR® Portfolio Manager® platform

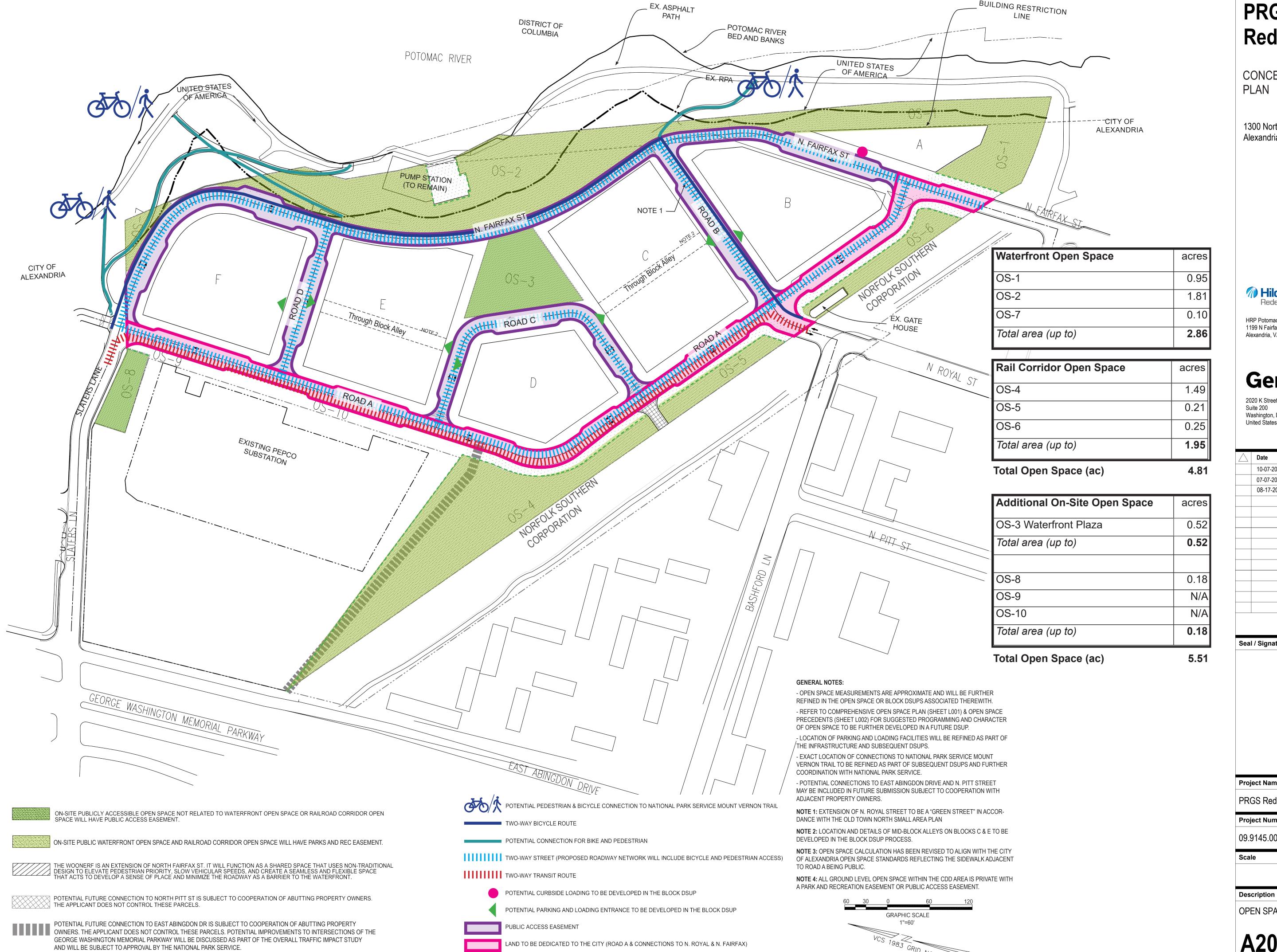












PRGS Redevelopment

_BUILDING RESTRICTION

CONCEPTUAL DEVELOPMENT PLAN

1300 North Royal Street Alexandria VA 22314

M Hilco™

Redevelopment Partners

HRP Potomac, LLC 1199 N Fairfax St, Suite 808 Alexandria, VA 22314

Tel 312.796.6564 Fax xxx.xxx.xxxx

Gensler

2020 K Street NW Suite 200 Washington, DC 20006 United States

Tel 202.721.5200 Fax 202.872.8587

\triangle	Date	Description
	10-07-2022	Final CDD Submission
	07-07-2023	Second Final CDD Submission
	08-17-2023	Third Final CDD Submission

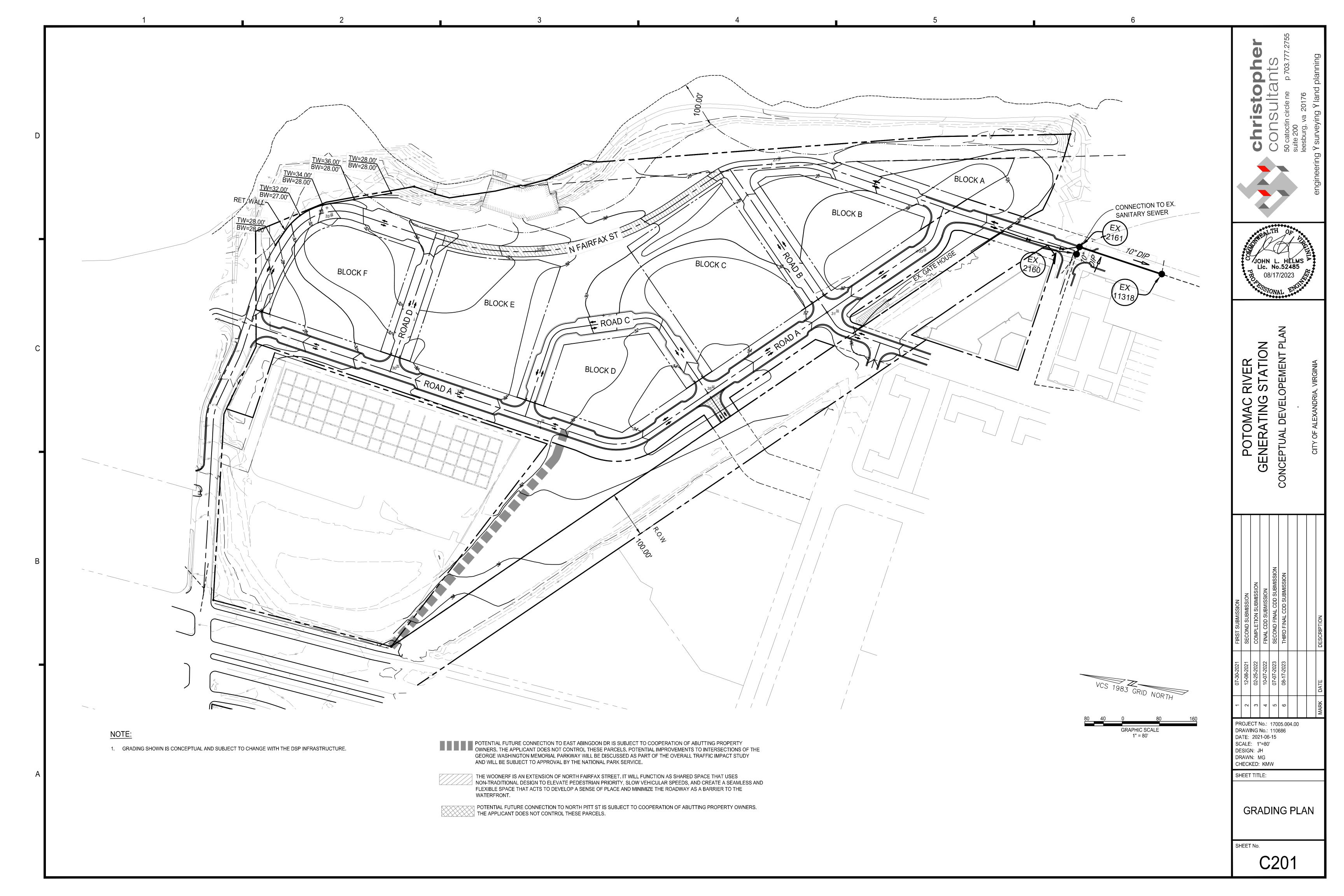
Seal / Signature

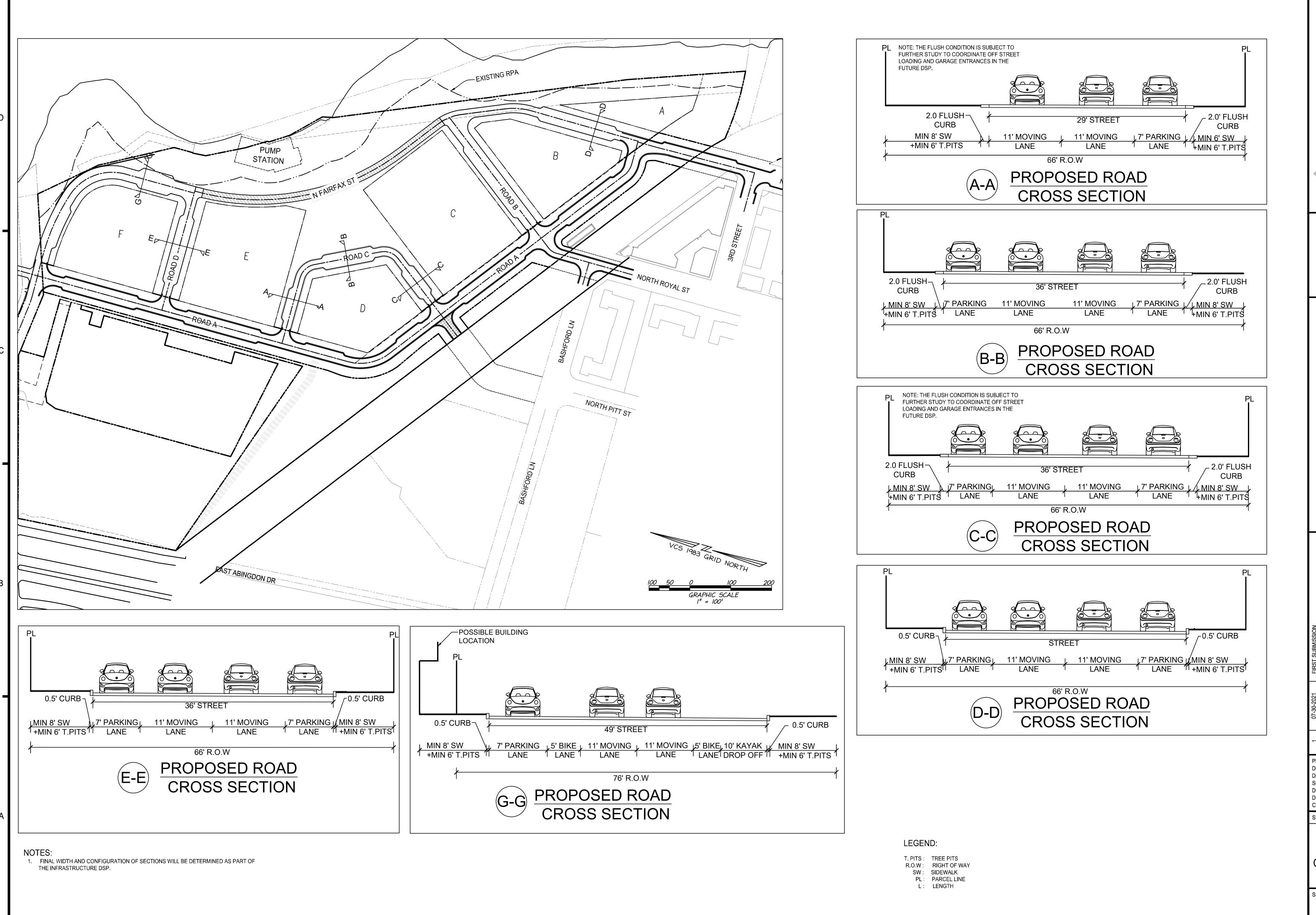


Project Name PRGS Redevelopment Project Number 09.9145.000

OPEN SPACE & CIRCULATION PLAN

A200

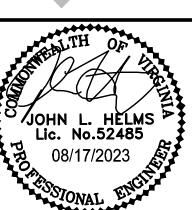




hristopher

Onsultants
atoctin circle ne p 703.777.2758
burg va 20176





JOHN L. HELMS 108/17/2023 108/17/2023 108/17/2023 108/17/2023

GENERATING STATION
CONCEPTUAL DEVELOPEMENT PL

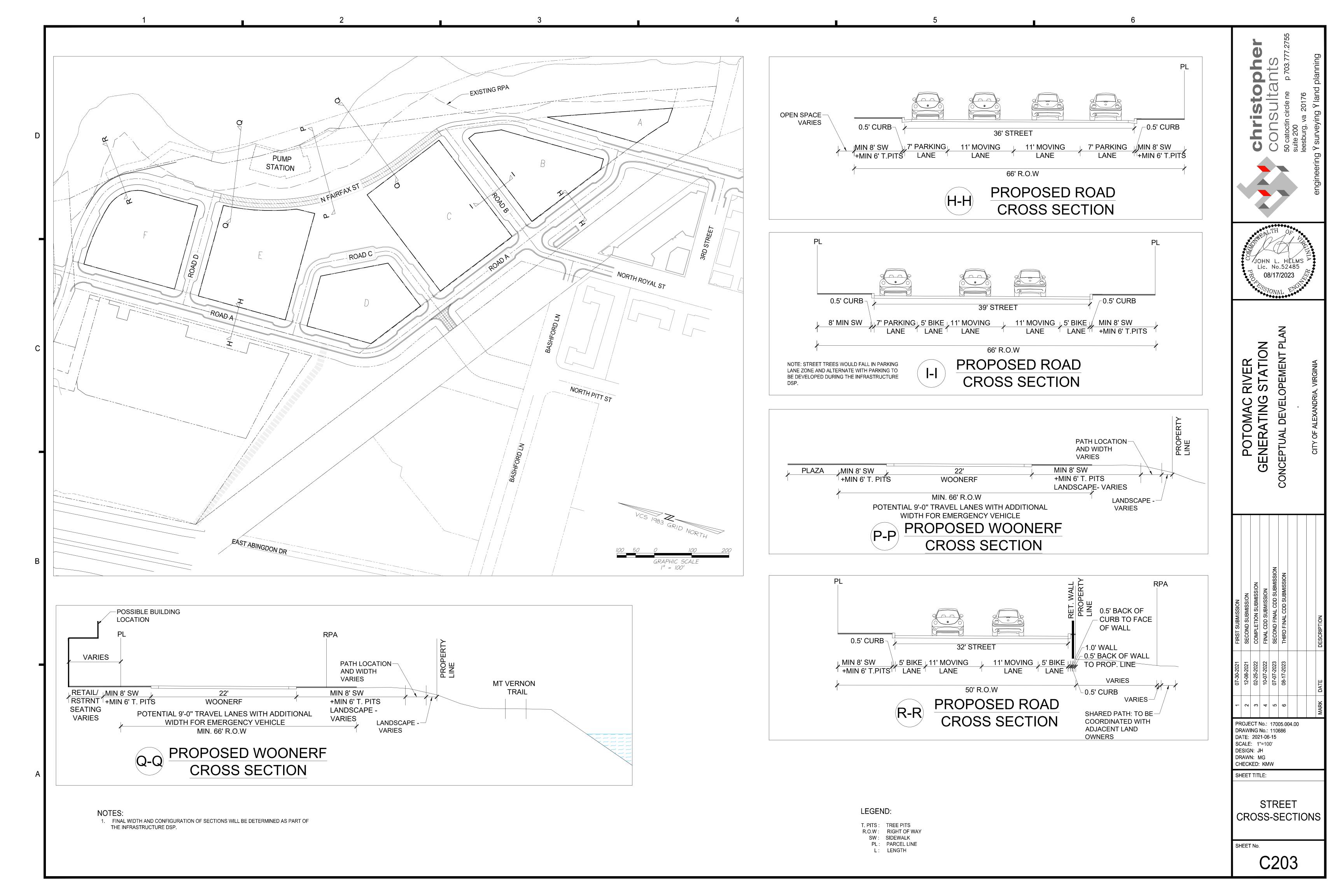
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CT I	3	02-25-2022	COMPLETION SUBMISSION
No.:	4	10-07-2022	FINAL CDD SUBMISSION
170	5	07-07-2023	SECOND FINAL CDD SUBMISSION
05.00	9	08-17-2023	THIRD FINAL CDD SUBMISSION
04.00			
)			
	MARK DATE	DATE	DESCRIPTION

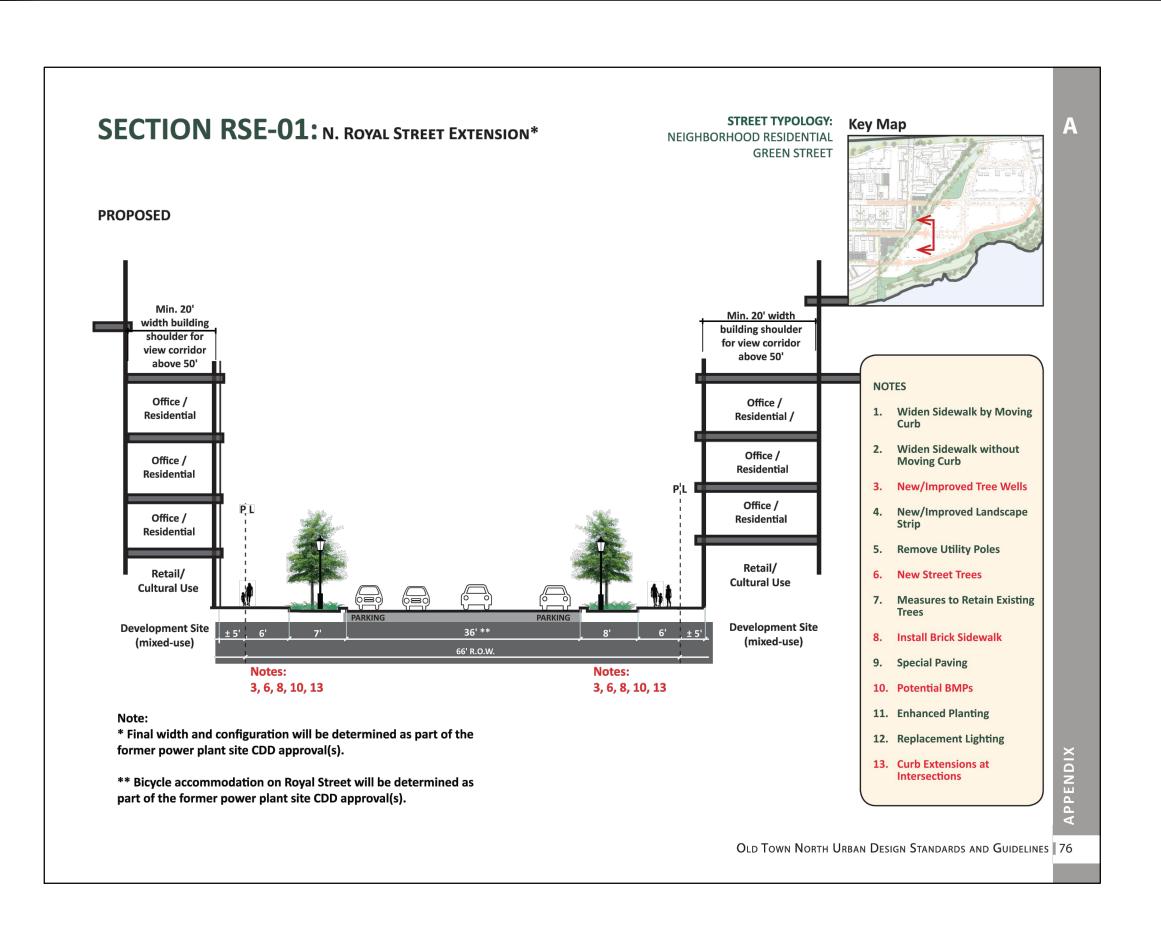
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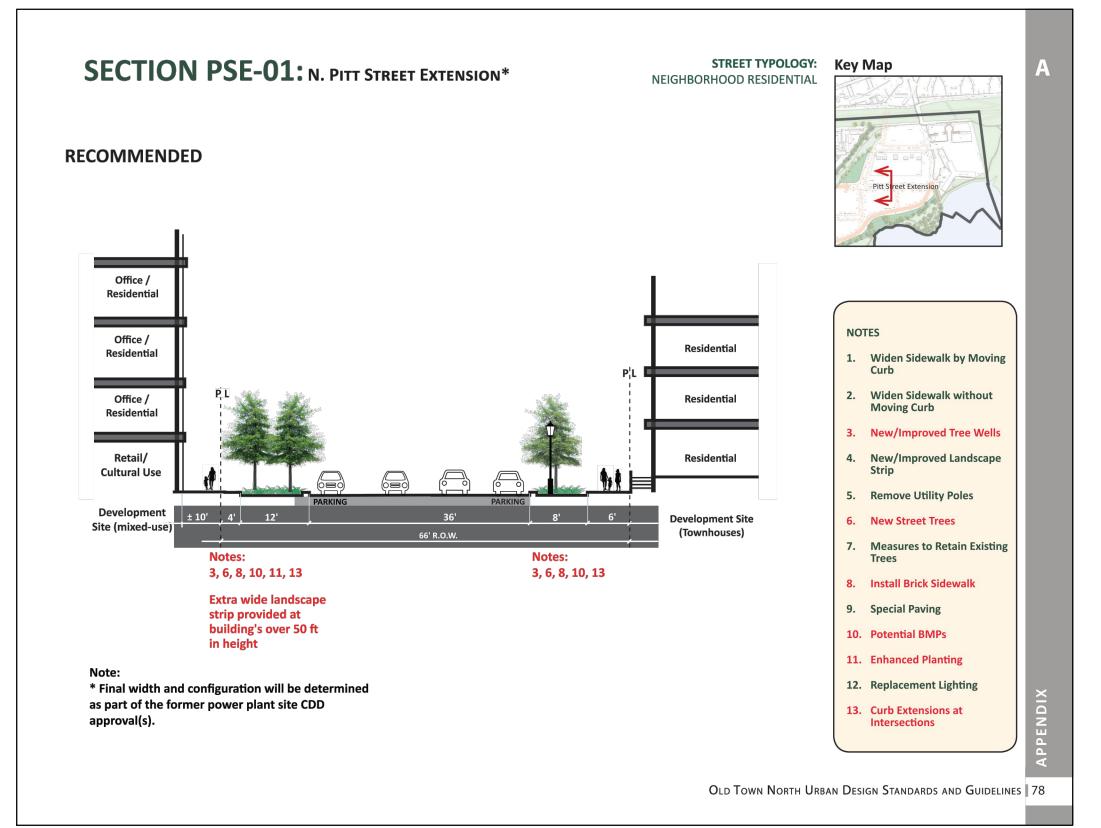
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CHECKED: KMW
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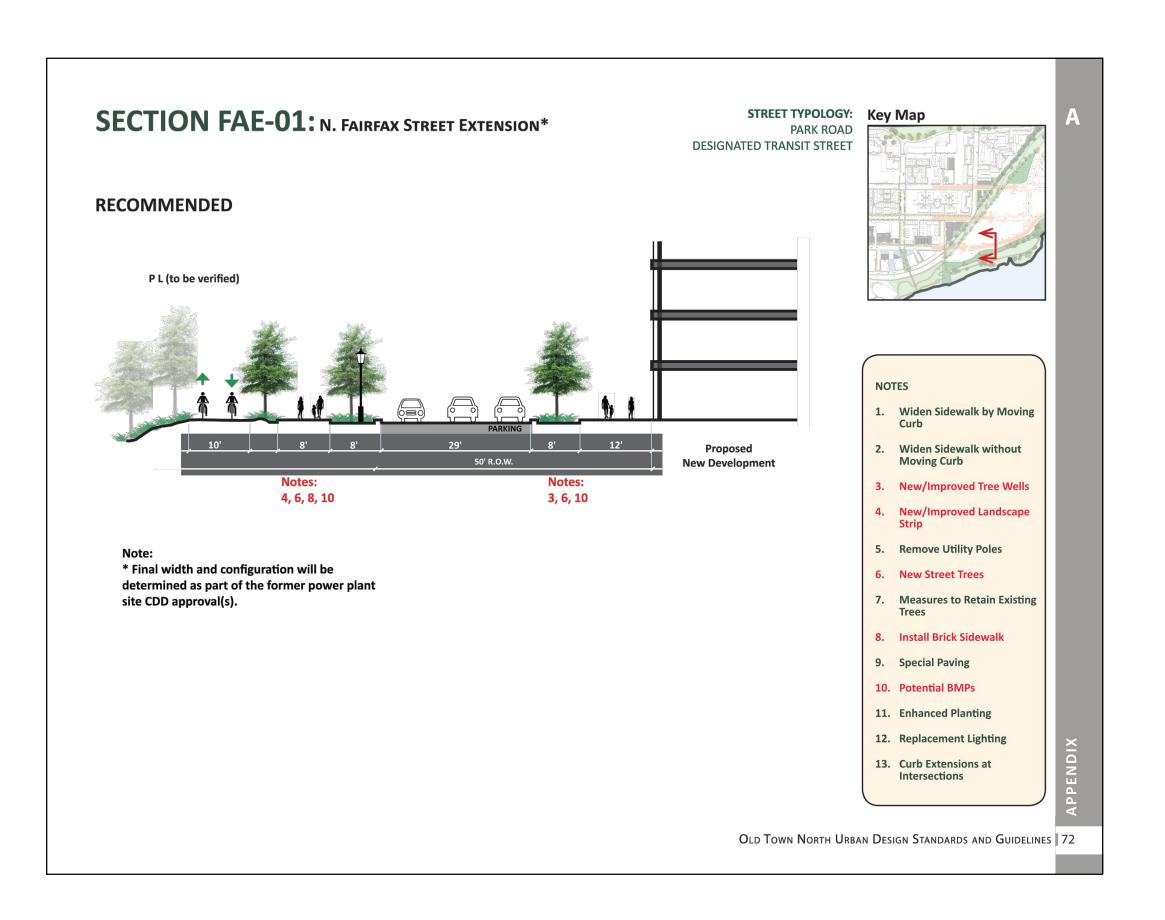
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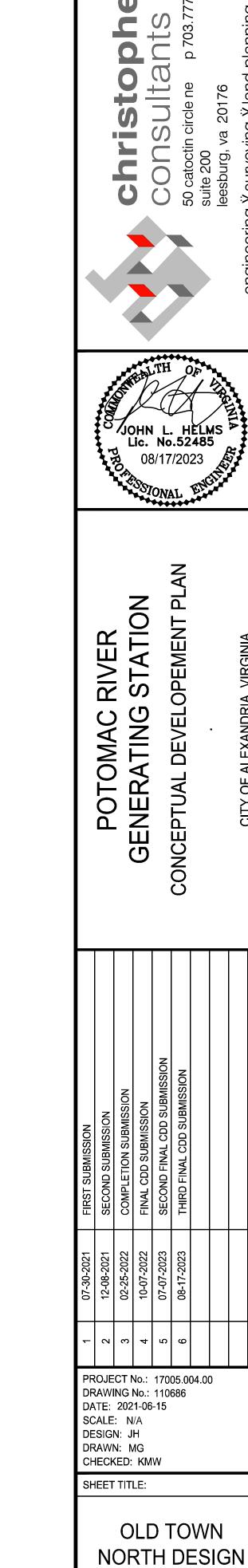
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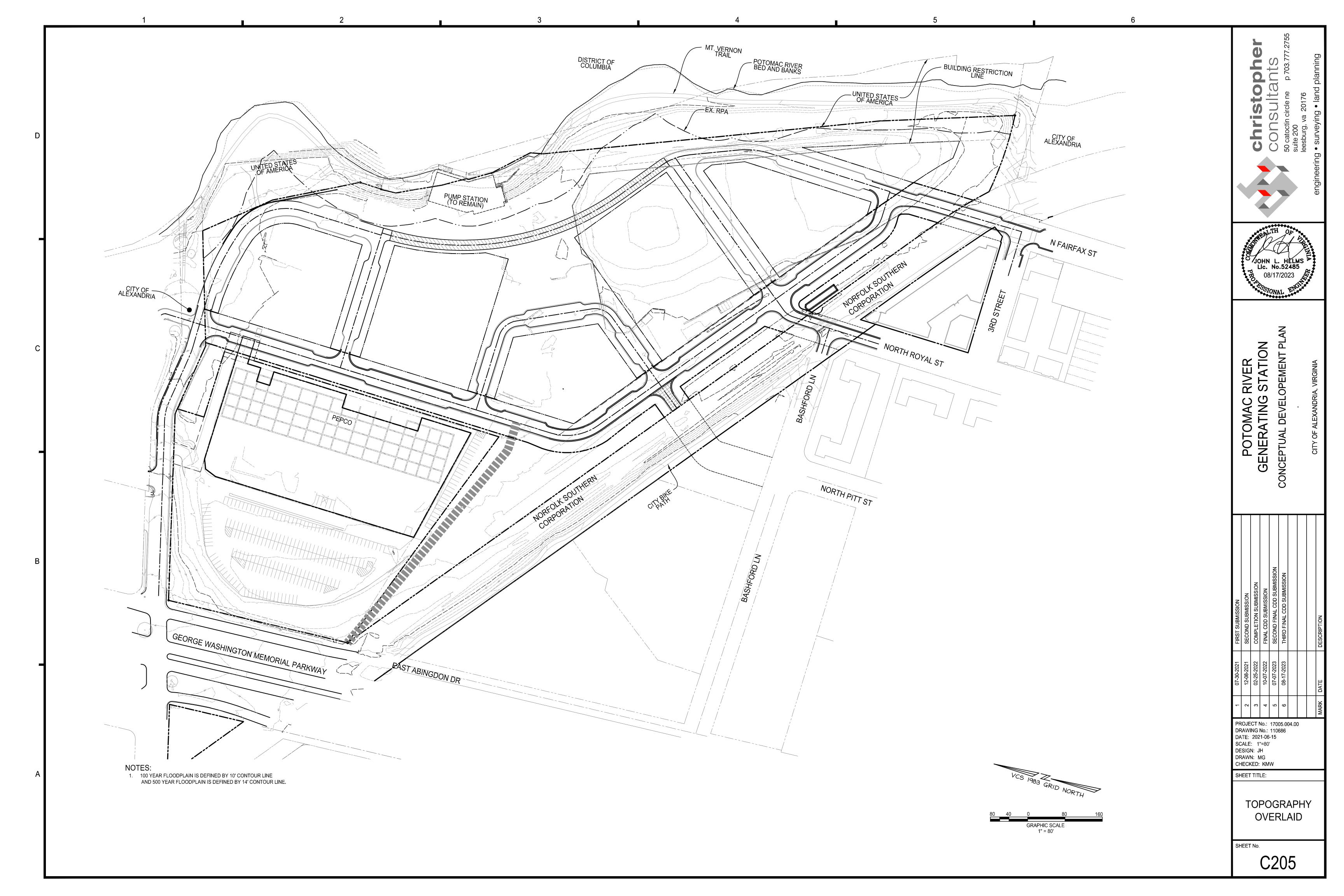


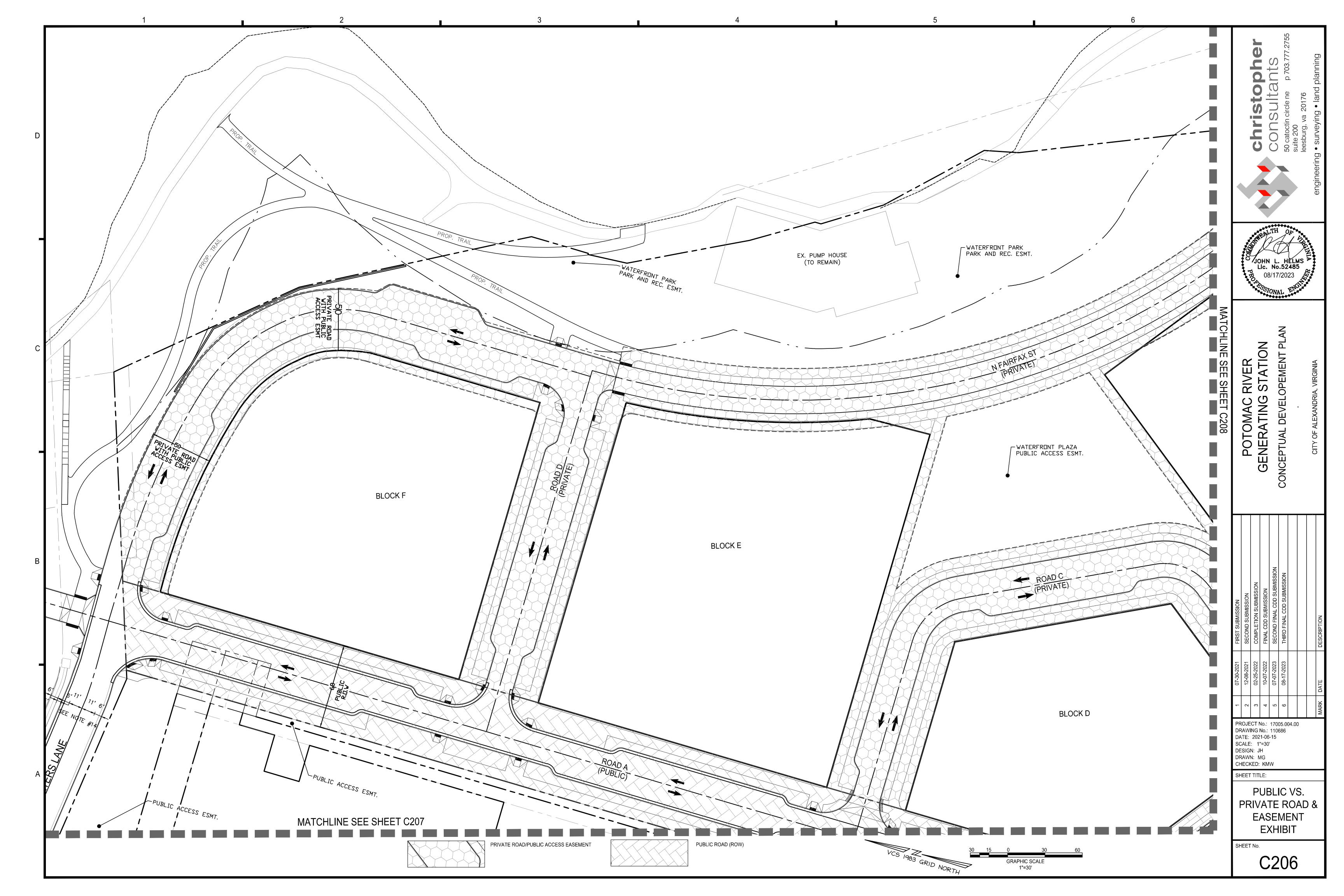


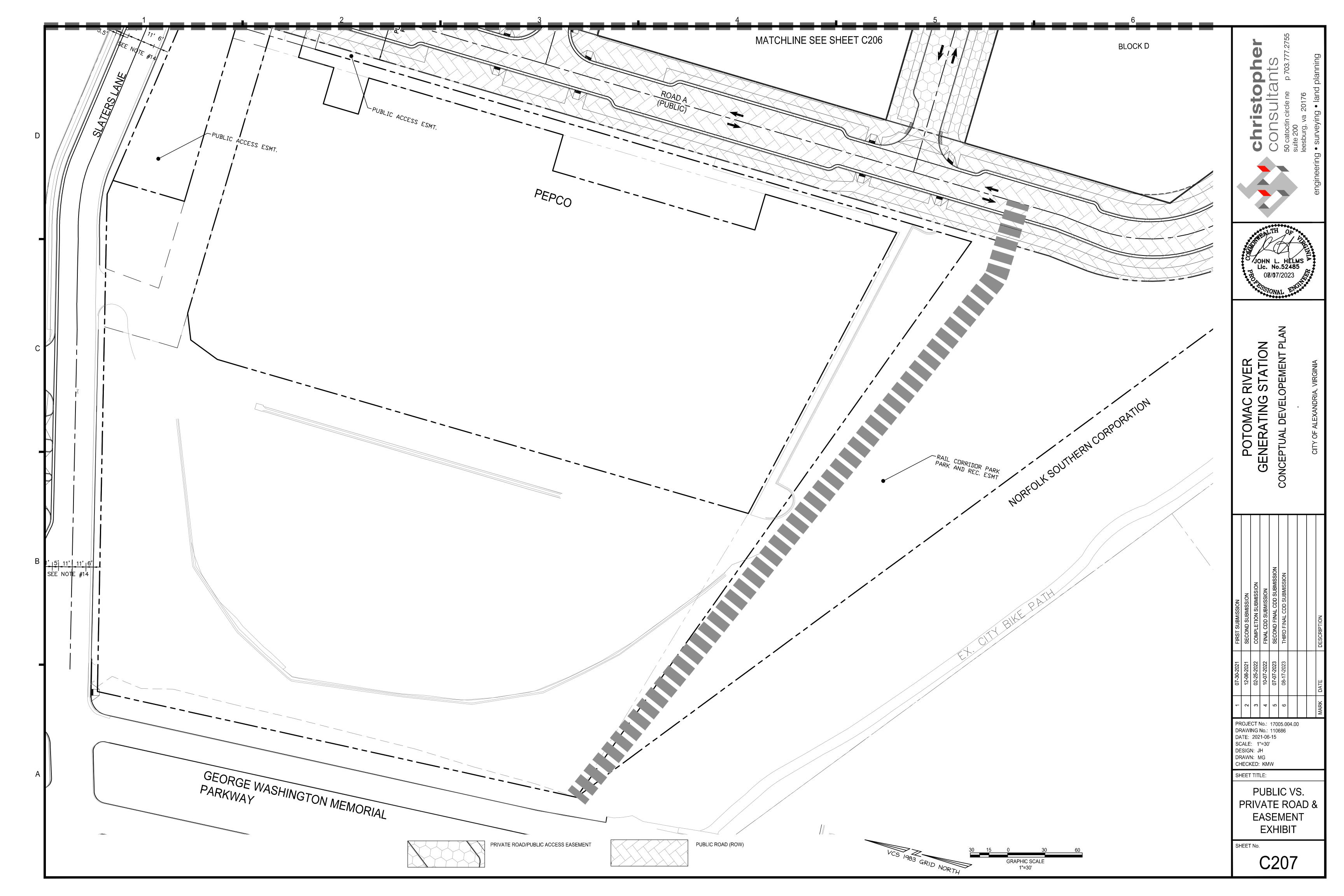
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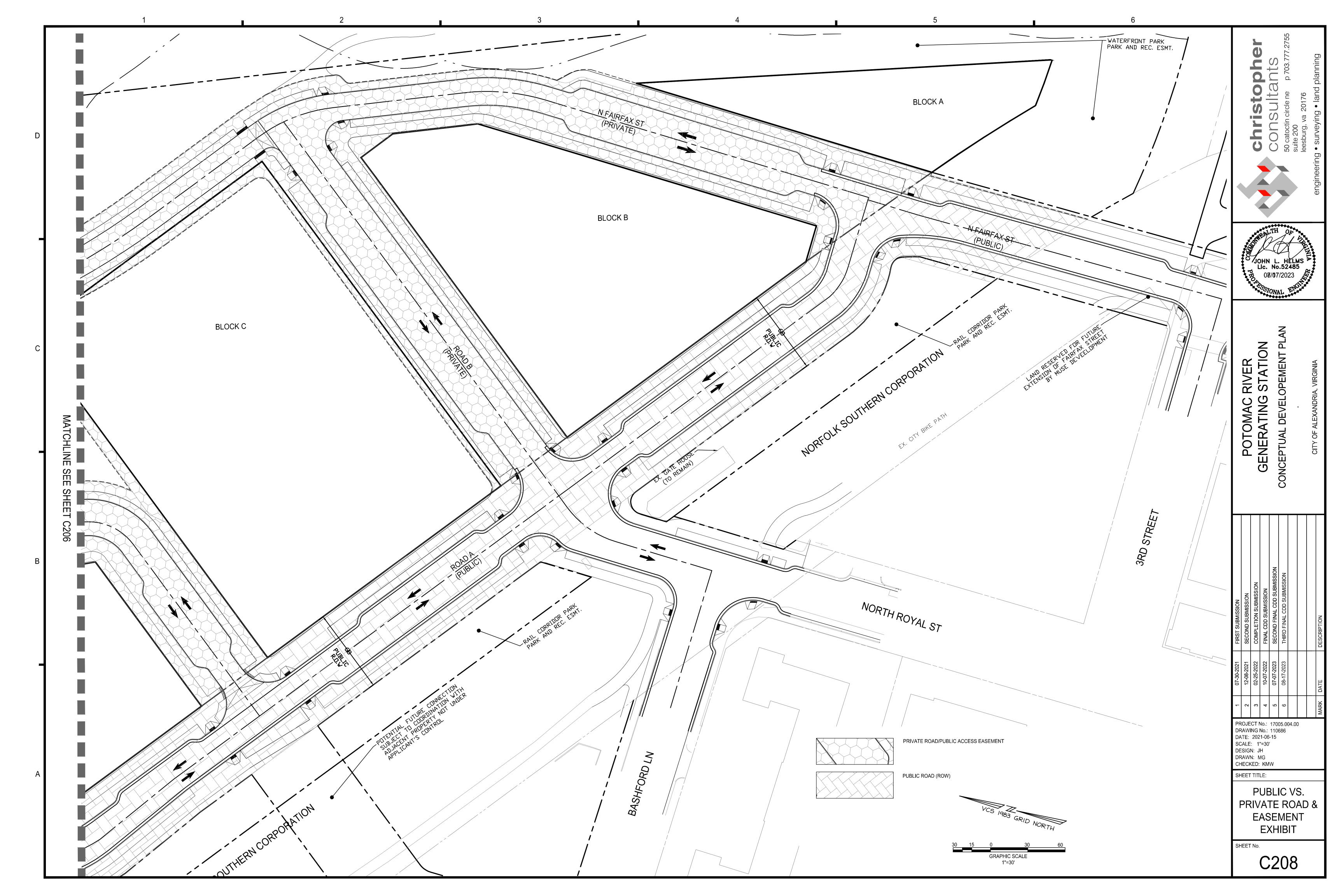
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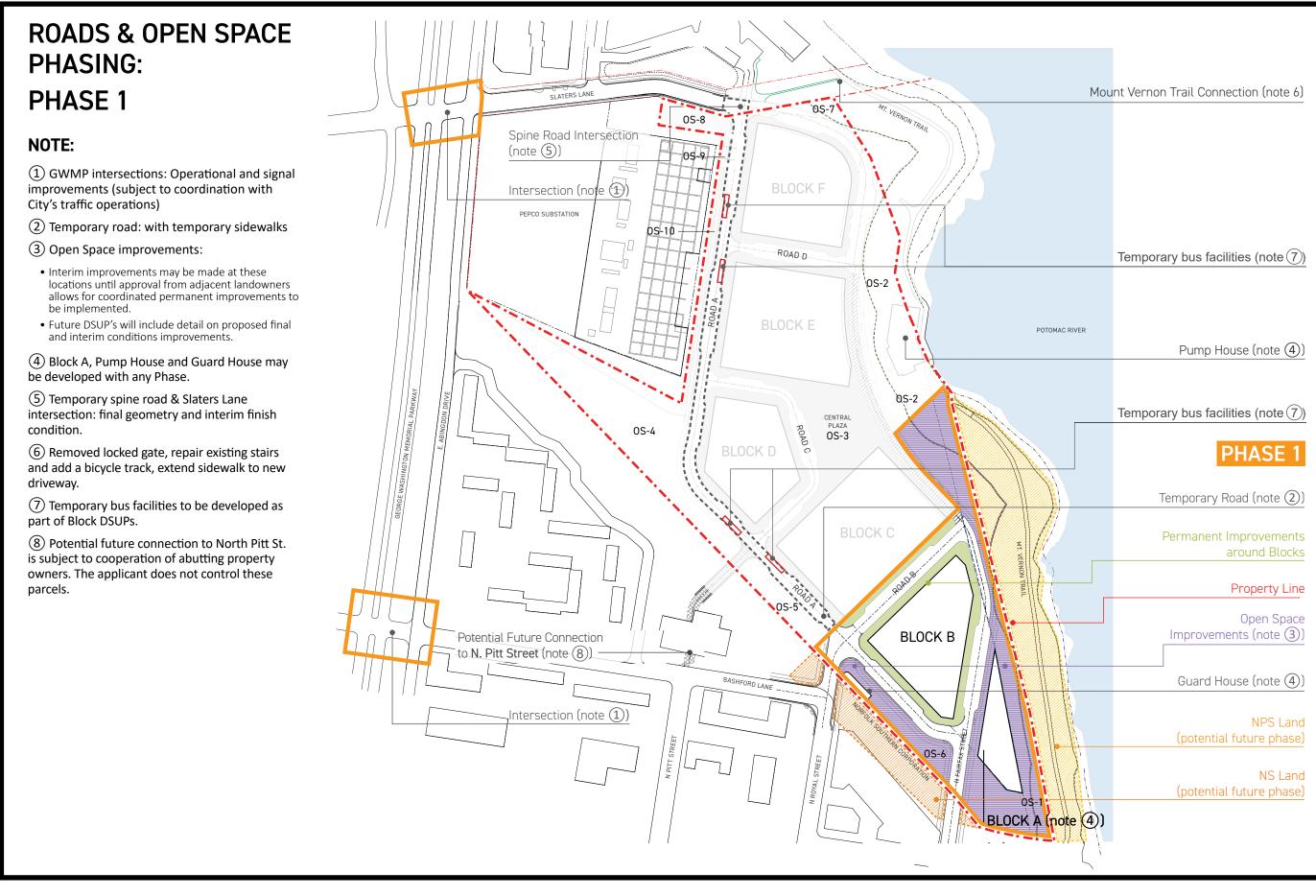
THIS SHEET IS FOR INFORMATION PROPOSES ONLY



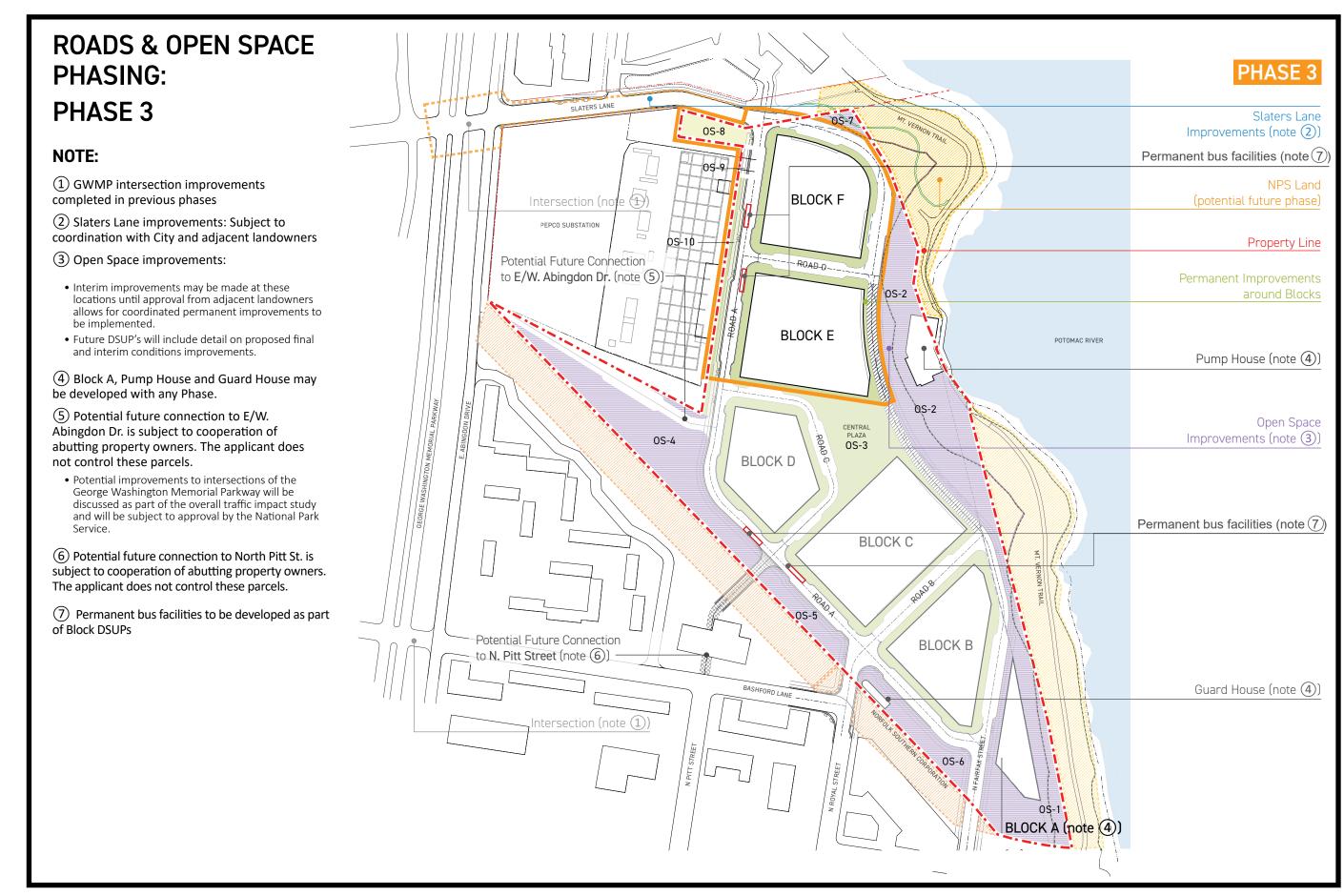


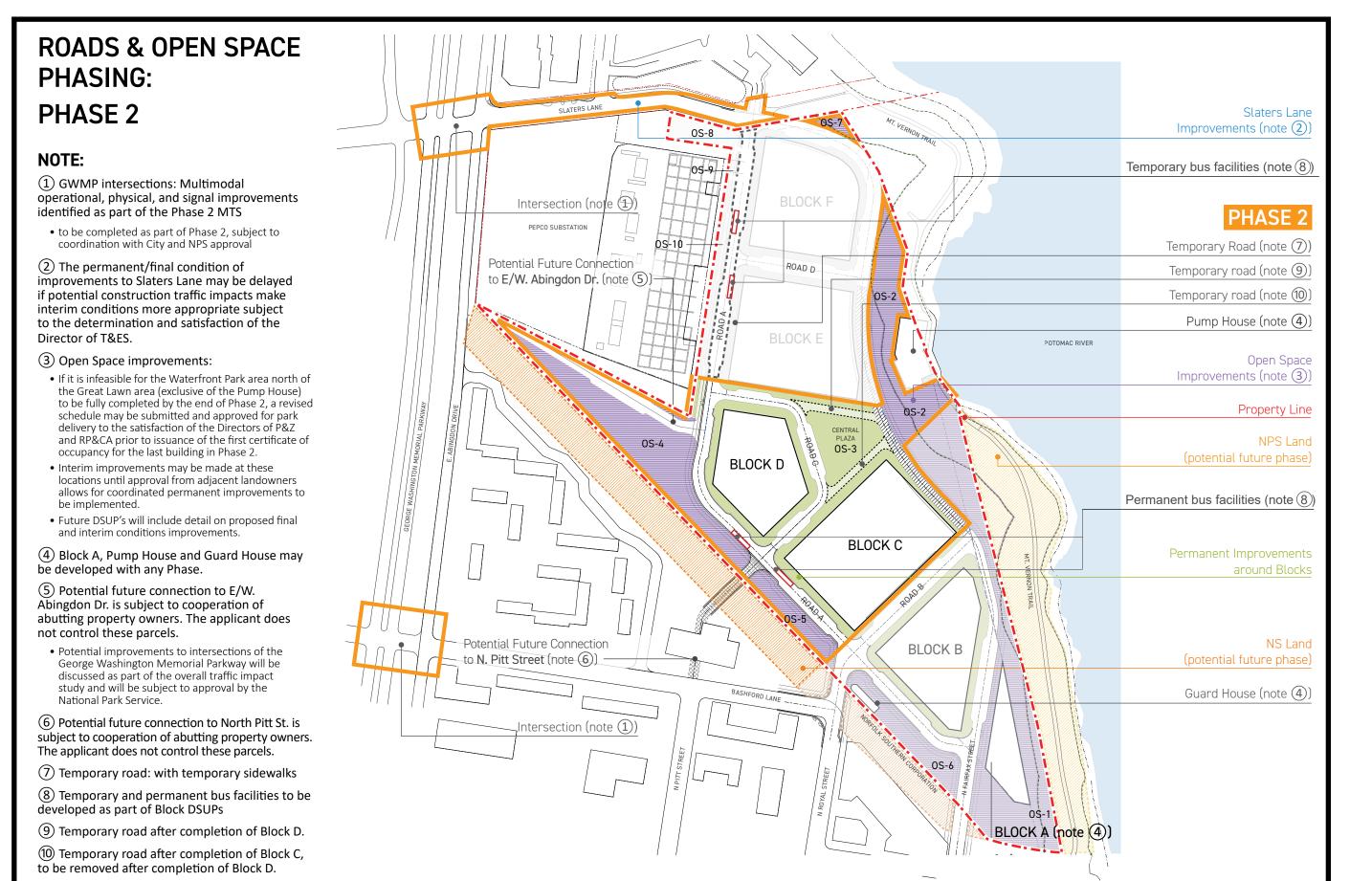




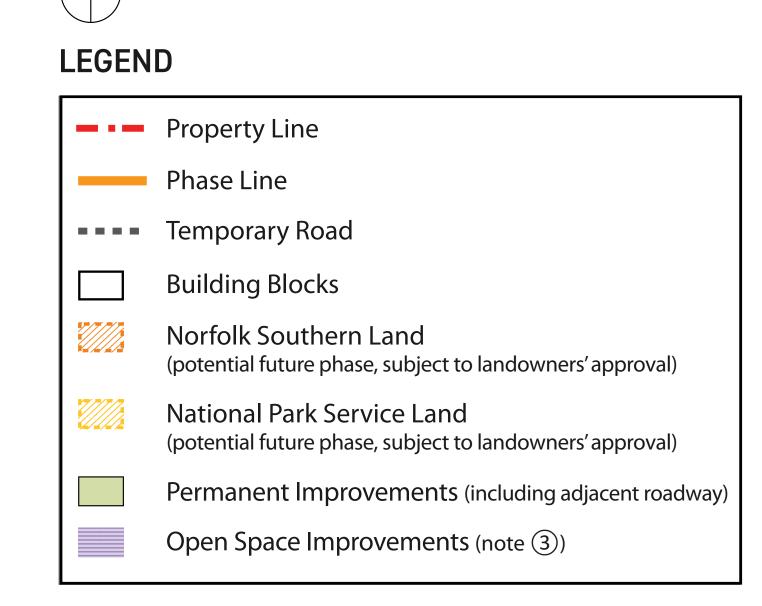


ROADS & OPEN SPACE PHASING PLAN: PHASE 1





02 ROADS & OPEN SPACE PHASING PLAN: PHASE 2



NOTE:

- The intent of these Phasing Plans is to describe the Road and Open Space Improvements to be associated with each Phase of development.
- The exact order of Block and Building phasing may vary.
- In-kind contributions for the cost of design and improvements of the publicly accessible parks will be accounted for at the end of each phase pursuant to CDD Condition No.116.
- Improvements associated with each phase will be completed as each phase is completed

PRGS Redevelopment

CONCEPTUAL DEVELOPMENT PLAN

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2020 K Street NW Suite 200 Washington, DC 20006 United States

Seal / Signature

Tel 202.721.5200 Fax 202.872.8587

\triangle	Date	Description
	10-07-2022	Final CDD Submission
	07-07-2023	Second Final CDD Submission
	08-17-2023	Third Final CDD Submission

ONWEALTH OF LIFE
J. RED KRIEGER Lic. No. 0401018114
RCHITEC

Project Name	
PRGS Redevelo	ppment
Project Number	
09.9145.000	

Description

ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A300

