

# POTOMAC RIVER GENERATING STATION

UDAC MEETING

NOVEMBER 16, 2022



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

 WIRE GILL

**Gensler**

HANDEL  
ARCHITECTS

 SCB

OJB

 christopher  
consultants  
IMEG

**Thornton  
Tomasetti**

**BURO HAPOLD**

**GOROVE SLADE**  
Transportation Planners and Engineers

**CLARK  
CONSTRUCTION**

**ARUP**

 **WALKER**  
CONSULTANTS

 **Michael Blades & Associates**  
Elevator and Escalator Consulting

 **LERCH BATES**  
Building Designer

 **vhb.**

 Capitol Airspace Group

 **moffatt & nichol**

# PROJECT TEAM



DEVELOPMENT TEAM

LAND-USE ATTORNEY

EXECUTIVE ARCHITECT / BLOCK A, GARAGE & PODIUM

BLOCK B ARCHITECT

BLOCK C ARCHITECT

LANDSCAPE ARCHITECT

SUSTAINABILITY CONSULTANT

TRANSPORTATION CONSULTANT

CIVIL ENGINEER

ARCHAEOLOGICAL

ENVIRONMENTAL ENGINEER

PERMITTING CONSULTANT

FAA CONSULTANT

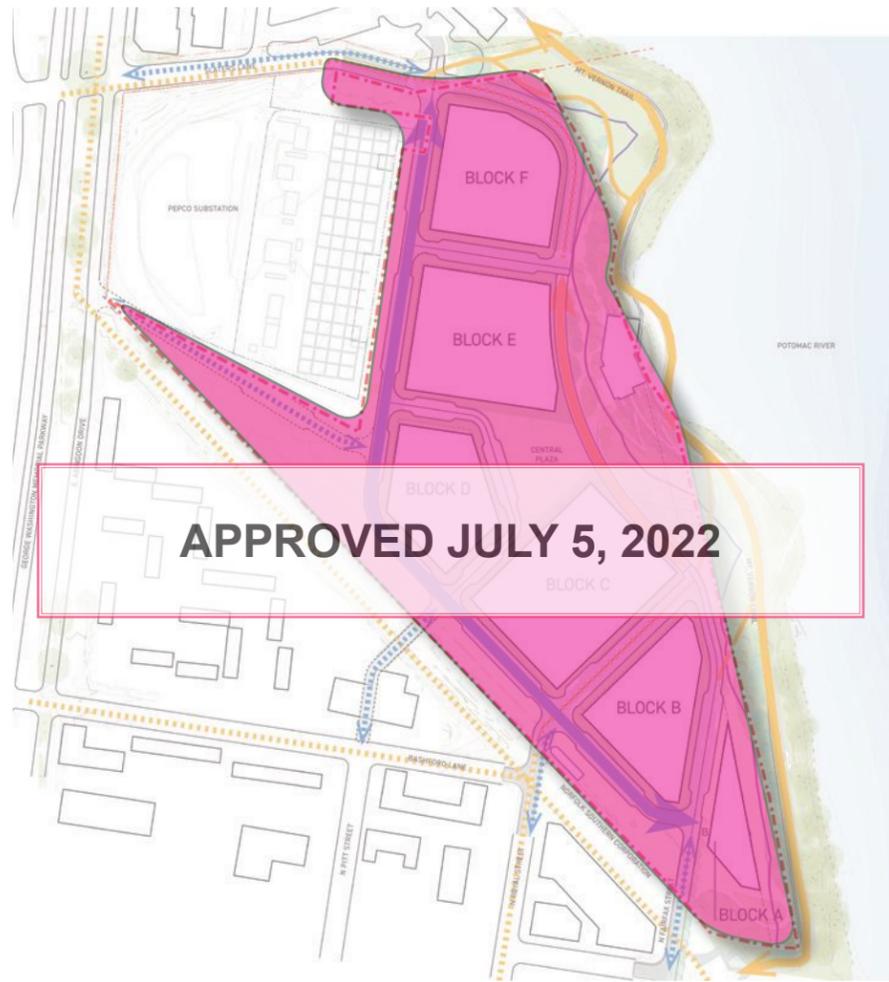
MARINE CONSULTANT

# DEVELOPMENT REVIEW PROCESS

IN A MULTI-STEP PROCESS

## CDD

Coordinated Development District



## MASTER PLANNING & ZONING

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

Outlines community benefit framework;  
Carbon Neutrality Analysis

## 16+ Months of Community Engagement

## 45+ Engagement Events

## 11 Community Meetings

- Introductions
- Overview of OTNSAP
- 3 Site Tour Weekends (@1000 people)
- Site Concepts, Opportunities & Urban Design
- Open Space Planning
- Land Use, Building Heights & Affordable Housing
- Environmental & Sustainability
- Transportation
- Wrap Up Meeting

## 11 National Park Service Meetings

## 20+ Meetings with Civic Organizations, HOAs & City Agencies, including:

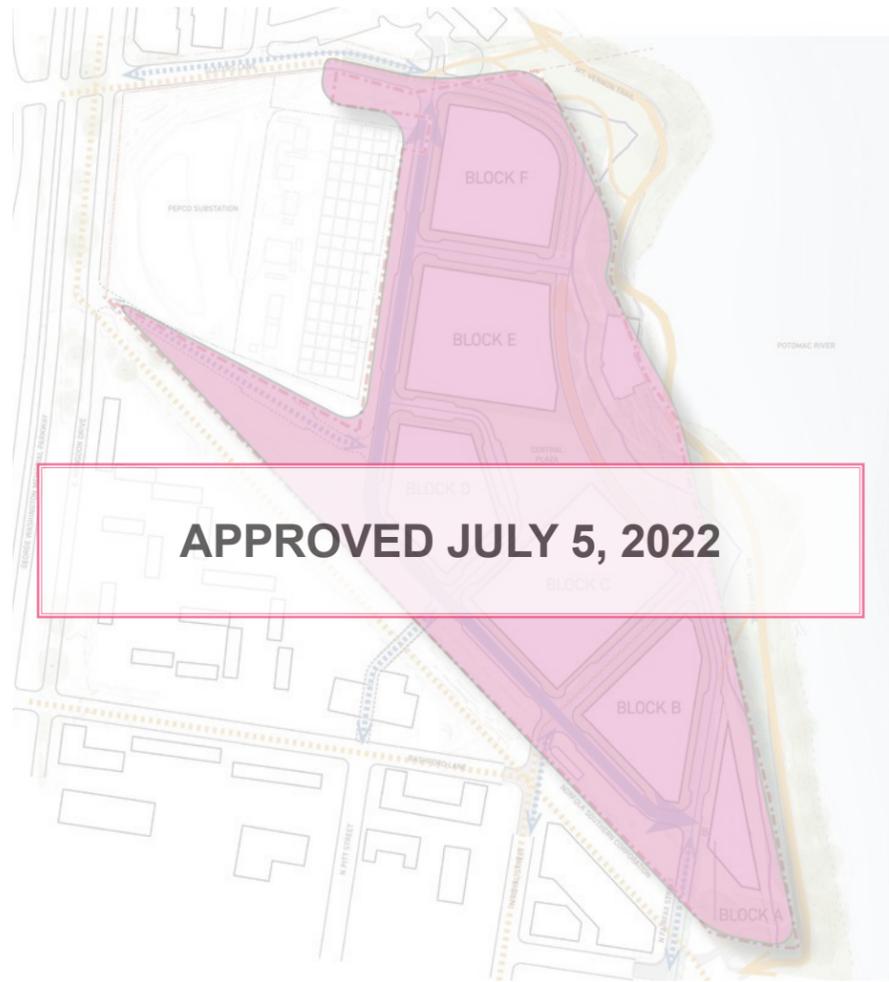
- North Old Town Independent Citizens' Association (NOTICE)
- Old Town North Community Partnership
- Marina Towers Board
- Harbor Terrace
- Watergate Townhouses Board
- Alexandria House
- Urban Design Advisory Committee
- Housing Affordability Advisory Committee (AHAAC)
- Transportation Commission
- Environmental Policy Commission
- Parks and Recreation Commission
- Waterfront Commission

# DEVELOPMENT REVIEW PROCESS

IN A MULTI-STEP PROCESS

## CDD

Coordinated Development District



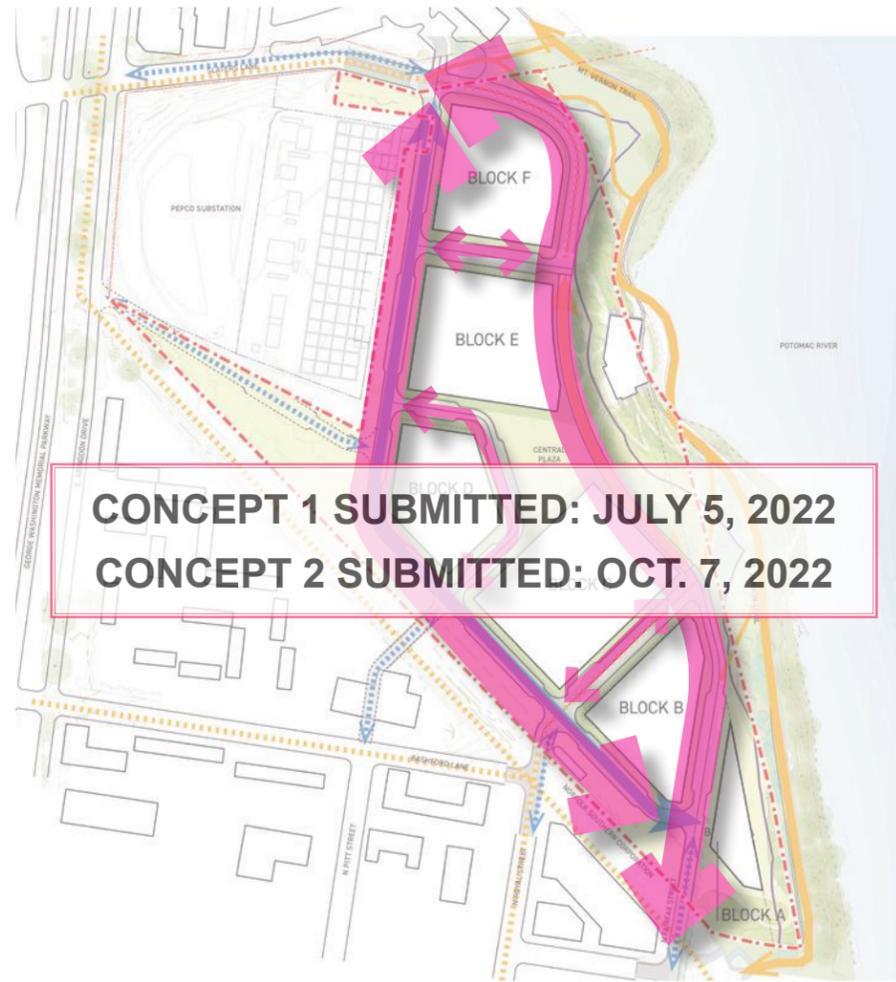
### MASTER PLANNING & ZONING

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

Outlines community benefit framework;  
Carbon Neutrality Analysis

## IDSP

Infrastructure Development Site Plan



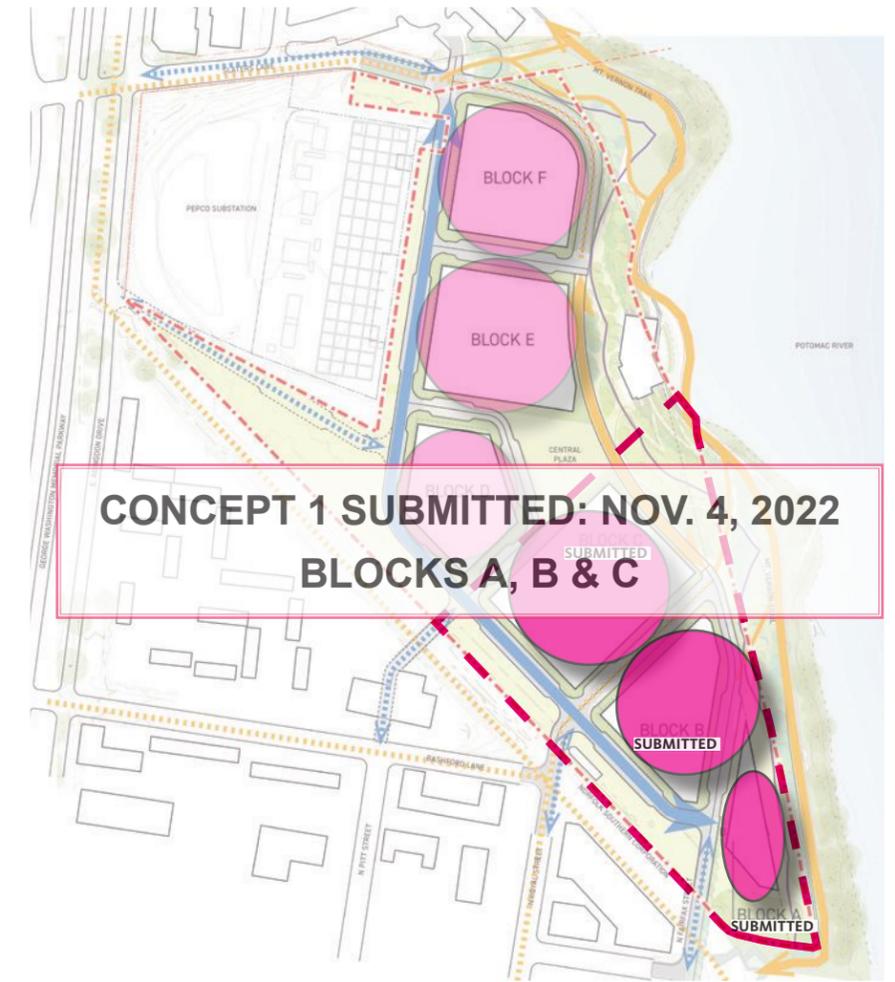
### SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;  
Coordinated Sustainability Strategy

## DSUPs

Development Special Use Permits



### BLOCK FORM, ARCHITECTURE & OPEN SPACE

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

Building sustainability features

# AGENDA

**1. CDD VISION AND OVERVIEW**

**2. ROAD NETWORK**

**3. OPEN SPACE**

**4. PHASING**

**5. NEXT STEPS**

**WE TRANSFORM  
UNSIGHTLY BLIGHT...**

**INTO SUSTAINABLE  
COMMUNITIES**

**A COMPREHENSIVE  
SITE VISION**

**1 INTEGRATE THE SITE INTO  
OLD TOWN NORTH**

Create a mixed-use, people centric environment thoughtfully connected to OTN

**2 CONNECT PEOPLE  
TO THE WATERFRONT**

Expand equitable access to Alexandria's waterfront

**3 PROVIDE MEANINGFUL &  
VARIED OPEN SPACE**

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

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

***INTO SUSTAINABLE  
COMMUNITIES***

# A COMPREHENSIVE SITE VISION

**1** **INTEGRATE THE SITE INTO  
OLD TOWN NORTH**  
Create a mixed-use, people centric  
environment thoughtfully connected to OTN

**2** **CONNECT PEOPLE  
TO THE WATERFRONT**  
Expand equitable access to  
Alexandria's waterfront

**3** **PROVIDE MEANINGFUL &  
VARIED OPEN SPACE**  
Create places for a variety of activities  
seamlessly connected to neighboring parks

**4**

**CREATE A SUSTAINABLE  
NEW PLACE**

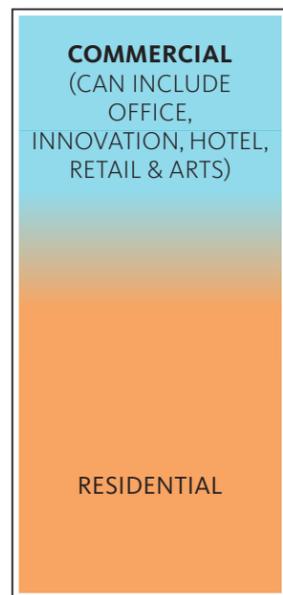
Pursue sustainable and resilient strategies  
through a multi-pronged approach

# LAND USE & HEIGHT

COMMITTED TO IN CDD

- A mix of commercial and residential uses will be developed on the site. Commercial uses may include office, arts, innovation, hotel & retail.

## FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



### COMMERCIAL

20-60%  
430,000 - 1,500,000 GSF

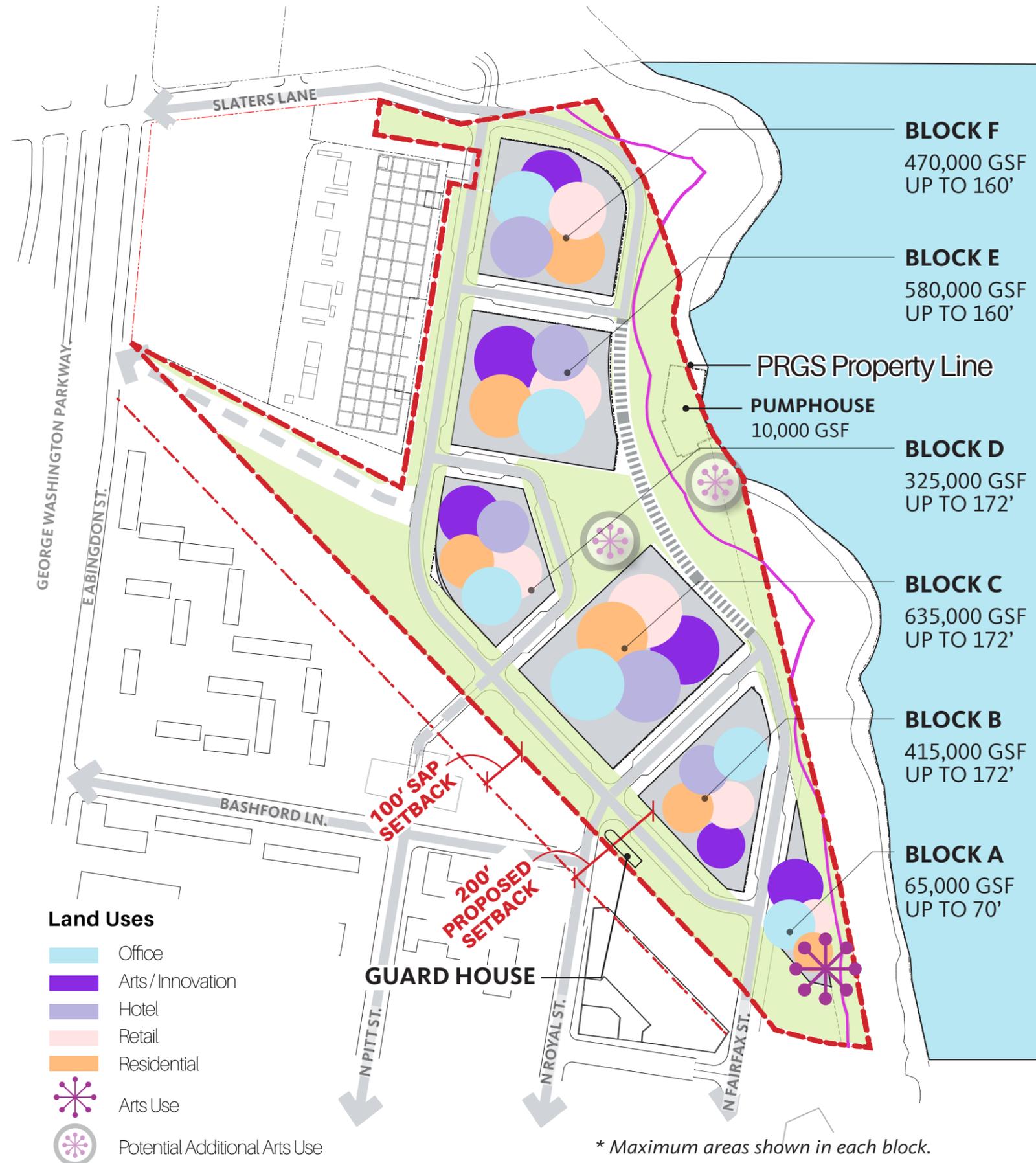
### RESIDENTIAL

40-80%  
860,000 - 2,000,000 GSF

\*USES WILL BE MIXED ACROSS THE SITE.

\*Commercial uses can include, but are not limited, to those listed.

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	PUMP HOUSE
	65,000 GSF	415,000 GSF	635,000 GSF	325,000 GSF	580,000 GSF	470,000 GSF	10,000 GSF
<b>Commercial*</b>	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts/Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	✓
Retail	✓	✓	✓	✓	✓	✓	✓
<b>Residential</b>	✓	✓	✓	✓	✓	✓	✓



**BLOCK F**  
470,000 GSF  
UP TO 160'

**BLOCK E**  
580,000 GSF  
UP TO 160'

PRGS Property Line

**PUMPHOUSE**  
10,000 GSF

**BLOCK D**  
325,000 GSF  
UP TO 172'

**BLOCK C**  
635,000 GSF  
UP TO 172'

**BLOCK B**  
415,000 GSF  
UP TO 172'

**BLOCK A**  
65,000 GSF  
UP TO 70'

### Land Uses

- Office
- Arts/Innovation
- Hotel
- Retail
- Residential
- Arts Use
- Potential Additional Arts Use

\* Maximum areas shown in each block.

# AGENDA

**1. CDD VISION AND OVERVIEW**

**2. ROAD NETWORK**

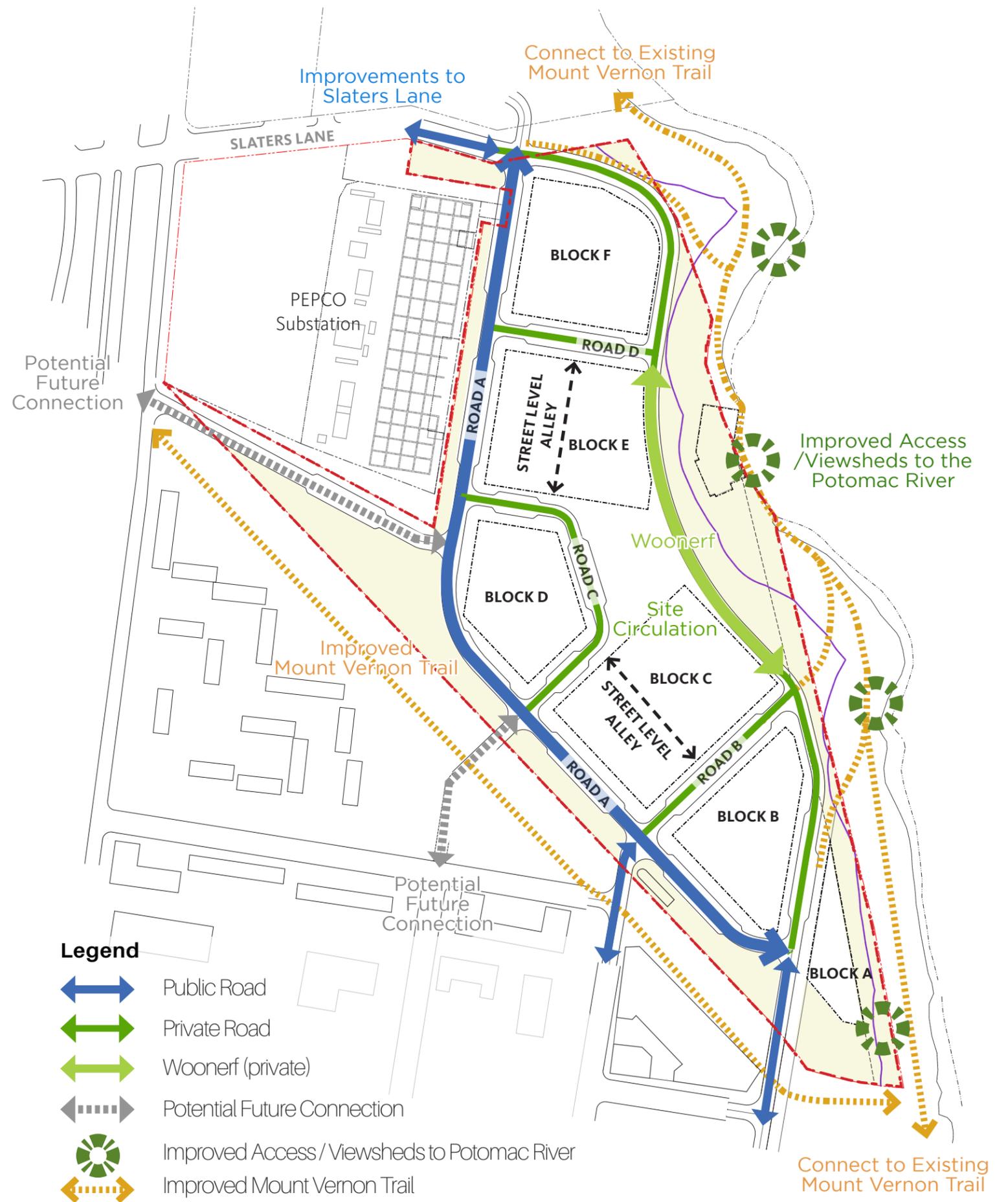
**3. OPEN SPACE**

**4. PHASING**

**5. NEXT STEPS**

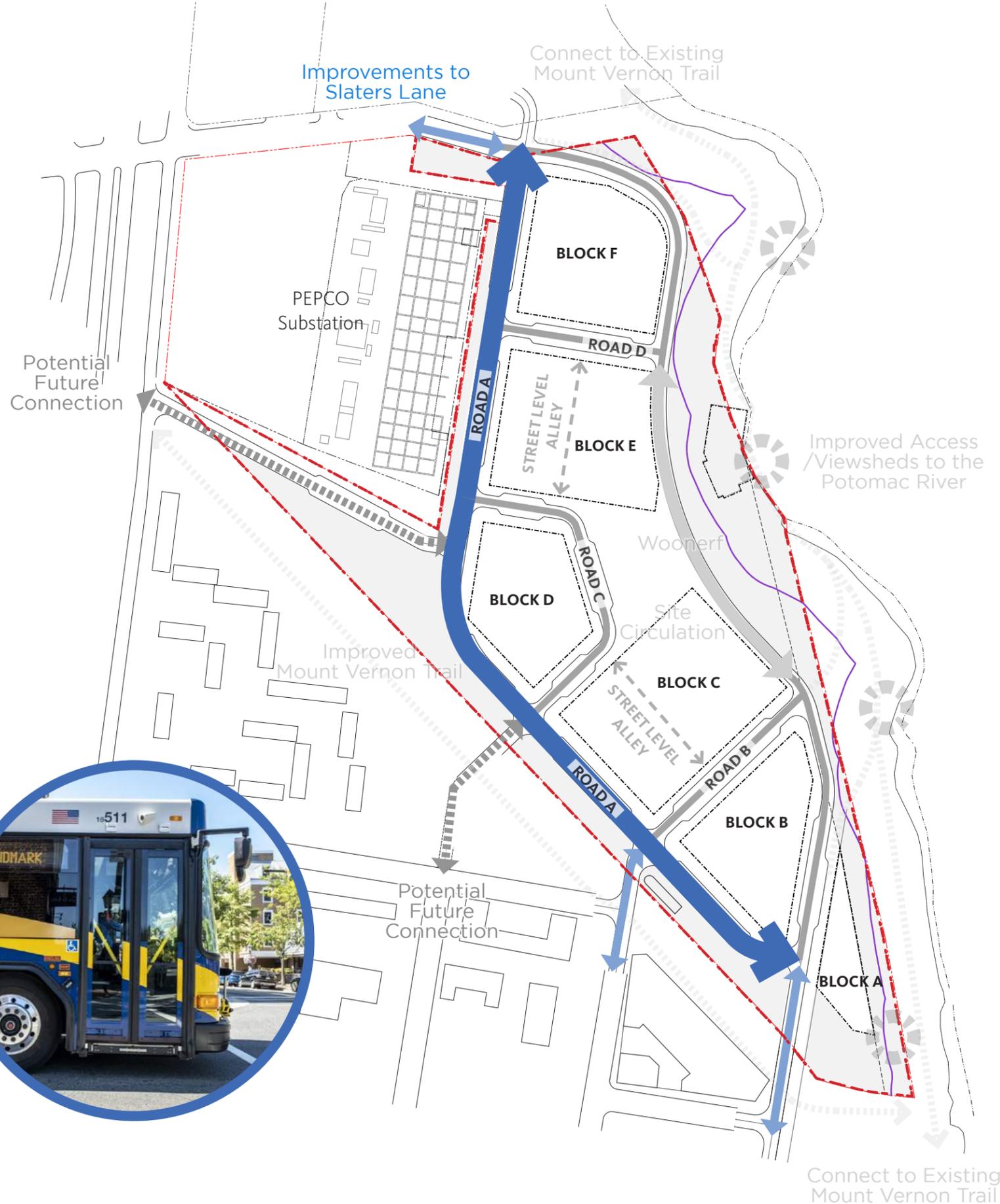
# ROAD NETWORK

- New street network will be established on site
- Road A will be public, all other roads will be private, open to public travel
- Strategy is to separate flows of cars/trucks/buses and pedestrians/cyclists for safety and comfort
- Geometry of road network discourages cut through traffic



# SPINE STREET (ROAD A)

- Vehicular focused multimodal “spine”
- Public road
- Provision of DASH transit route and facilities (2 bus stops in either direction) through the site and continued coordination with City and DASH to improve frequency of planned service



# CONNECTOR STREETS

- Privately owned / Publicly accessible
- Provides cycle connections to/from the Mount Vernon Trail and Old Town North
- N. Royal St. extension as green street
- Provides access to underground garage and service areas



# WOONERF

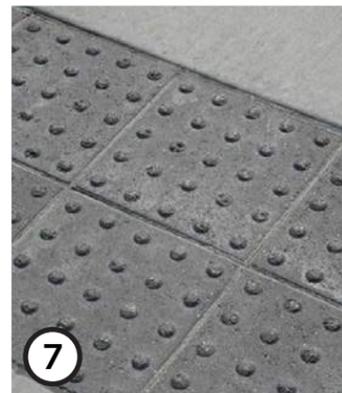
- A people-focused street along the waterfront
- Prioritizes pedestrians and cyclists while still allowing for vehicular circulation
- Woonerf surface treatment will be different from other streets
- Common Elements palette will be provided in a forthcoming submission



# WOONERF



- ① Unit Paving
- ② Bollards As Vehicular Deterrents
- ③ Natural Stone As Vehicular Deterrents
- ④ Lush Planting & Canopy Trees
- ⑤ Transition Slope At Intersections
- ⑥ Fixed Seating Elements
- ⑦ Tactile Paving, to be located at all crossings
- ⑧ Movable Planters, to be located at ends of woonerf for closing of woonerf for events
- ⑨ Cross Walk Delineation, to be located at all crossings



# AGENDA



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**3. OPEN SPACE**

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# A VIBRANT & FRIENDLY COMMUNITY

**EXTENDING** THE OLD TOWN NORTH COMMUNITY + **CONNECTING** TO THE WATER



# COMPREHENSIVE OPEN SPACE PLAN

## WATERFRONT PARK



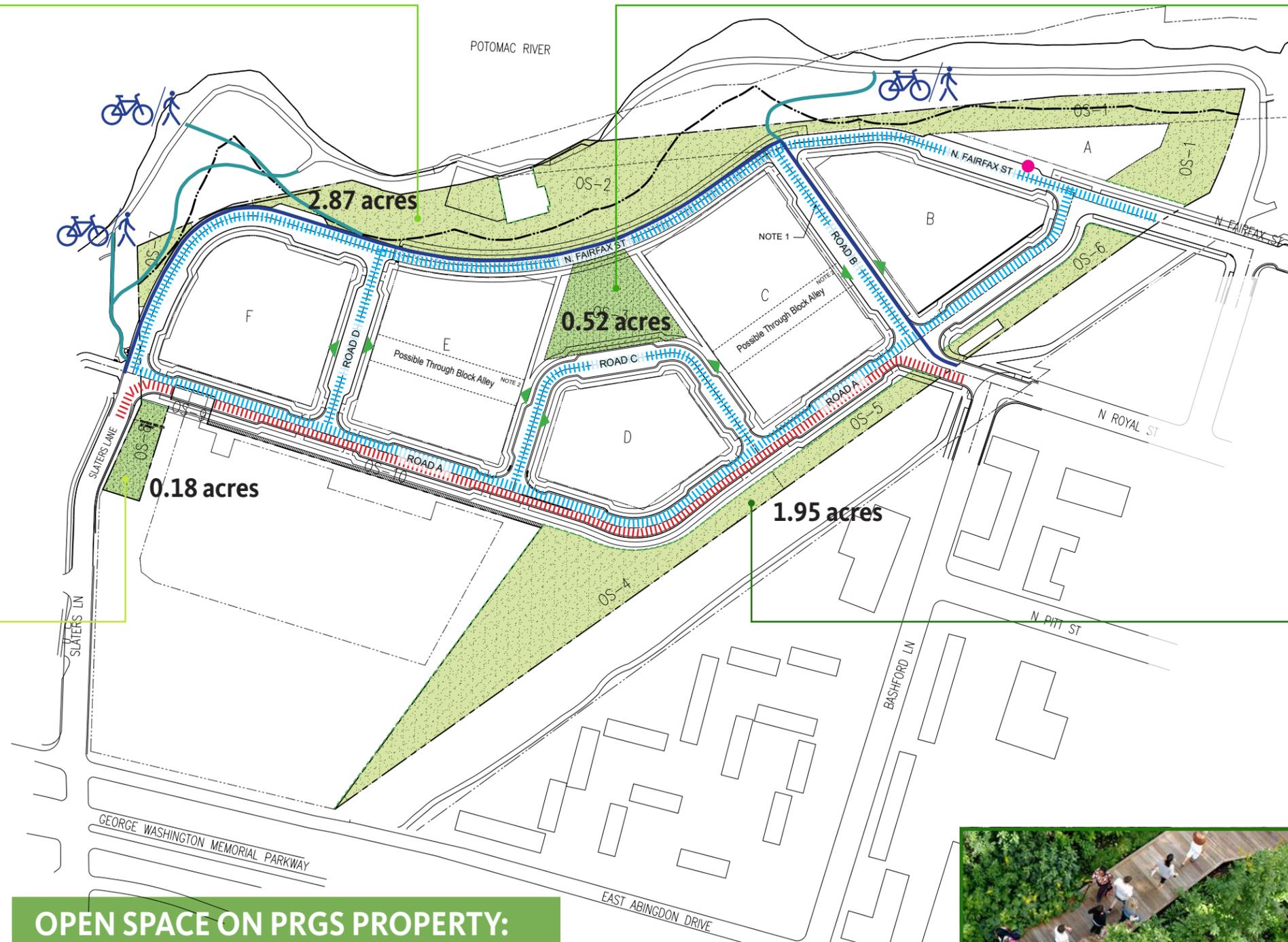
## PEPCO LINER



## WATERFRONT PLAZA



## RAIL CORRIDOR PARK



\* Total area and all individual areas shown above are approximate

# AGENDA

**1. CDD VISION AND OVERVIEW**

**2. ROAD NETWORK**

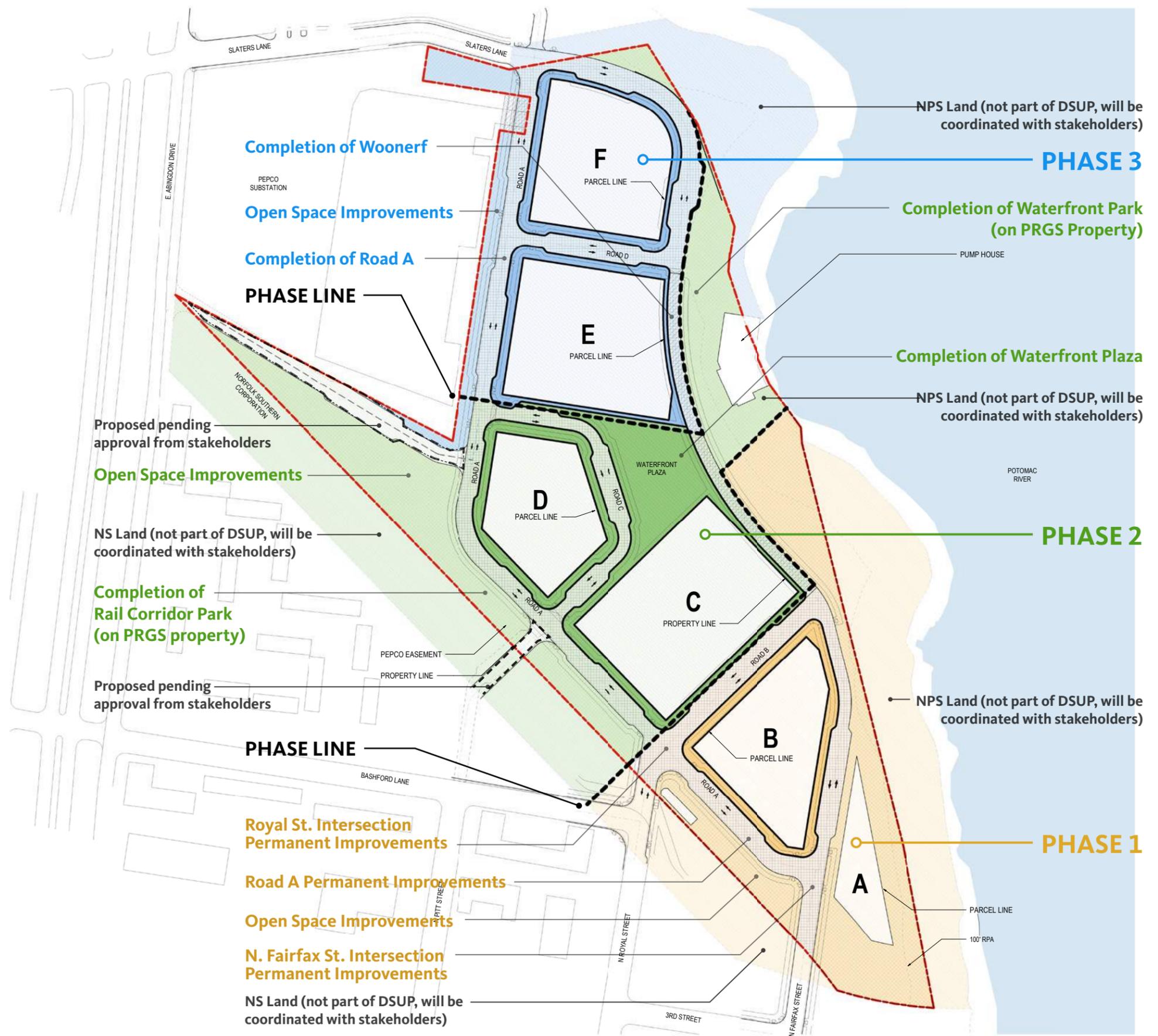
**3. OPEN SPACE**

**4. PHASING**

**5. NEXT STEPS**

# PHASING CONTEMPLATED IN CDD

- Both temporary improvements and permanent improvements will be identified. The diagram at right shows permanent improvements across phases
- The exact order of Block and Building phasing may vary
- GWMP intersection improvements in Phase 1: operational and signal improvements
- GWMP intersection improvements in Phase 2: multimodal operational, physical and signal improvements
- Potential future connections to E/W. Abingdon Dr. and N. Pitt Street are subject to cooperation of abutting property owners
- Block A, Pump House and Guard House may be developed with any Phase
- Off-site improvements are also anticipated

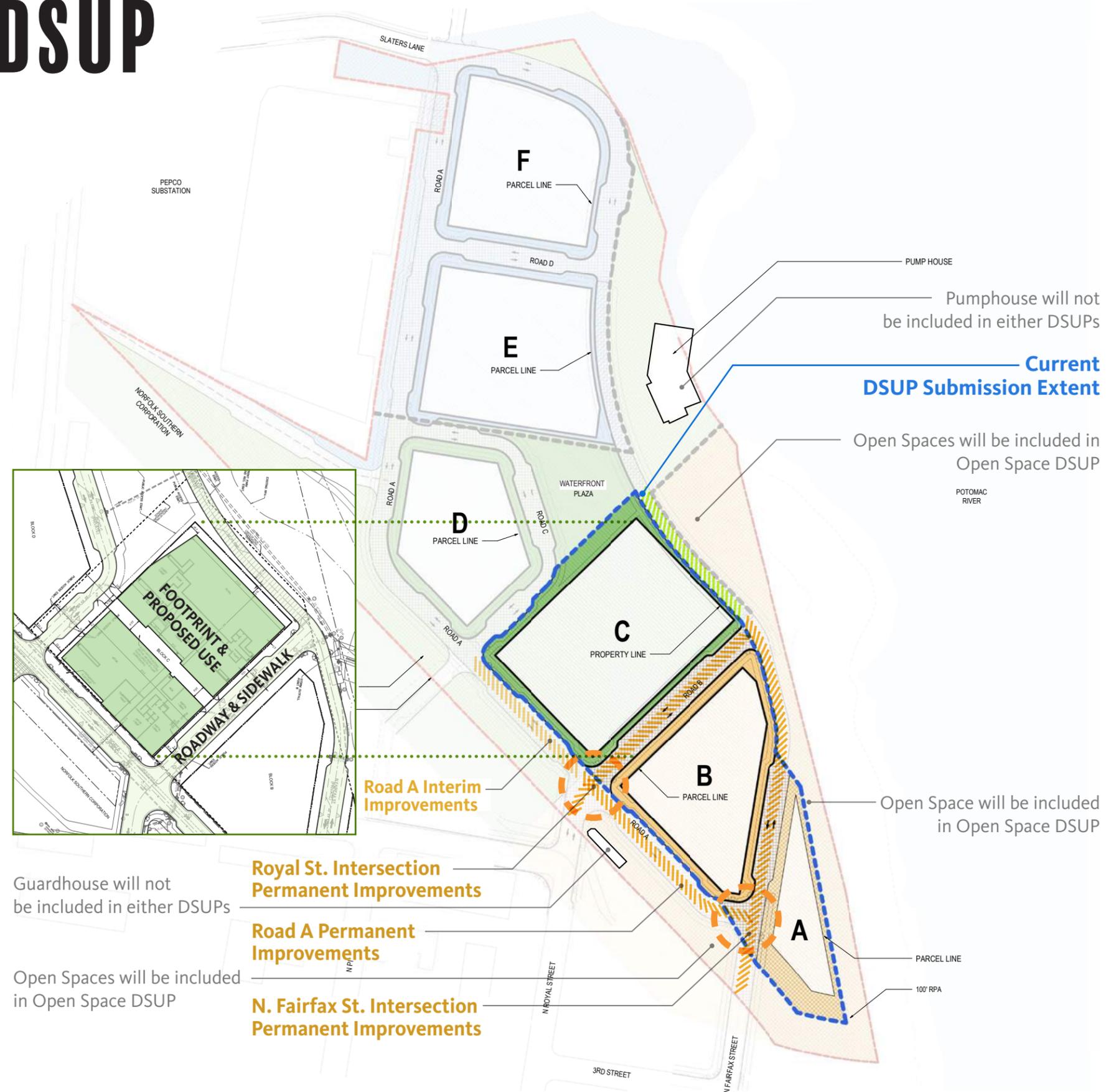


# PRGS BLOCKS A, B & C DSUP

- Blocks A & B (CDD phase 1) and Block C (portion of CDD phase 2)
- Block DSUPs include area within parcel lines
- Future open space DSUPs for waterfront and linear park (on PRGS property) will include areas outside block parcel lines
- Presentations to UDAC & Community meetings in 2023 will include building designs for Blocks A, B, & C

Per the requirement of Concept 1 & 2 submissions:

- Concept 1 depicts roads and sidewalk within block and building footprint and uses
- Building designs in progress and will be included in Concept 2



# WHAT'S IN A DSUP CONCEPT 1 SUBMISSION?

The DSUP Concept 1 submission includes:

- Building ground level footprints
- Site parking and curb cuts
- Uses by block
- Relationship of open space, sidewalks and building



## BLOCKS A, B & C AREA SUMMARY

	BLOCK A	BLOCK B	BLOCK C
<b>BLOCK AREA</b>	<b>15,750 GSF</b>	<b>47,086 GSF</b>	<b>75,379 GSF</b>
Commerical	59,500 GSF	66,000 GSF	103,000 GSF
Residential	--	327,500 GSF	508,000 GSF
Back of House/ Service	5,500 GSF	21,500 GSF	24,000 GSF
<b>TOTAL GSF</b>	<b>65,000 GSF</b>	<b>415,000 GSF</b>	<b>635,000 GSF</b>

# AGENDA

**1. CDD VISION AND OVERVIEW**

**2. ROAD NETWORK**

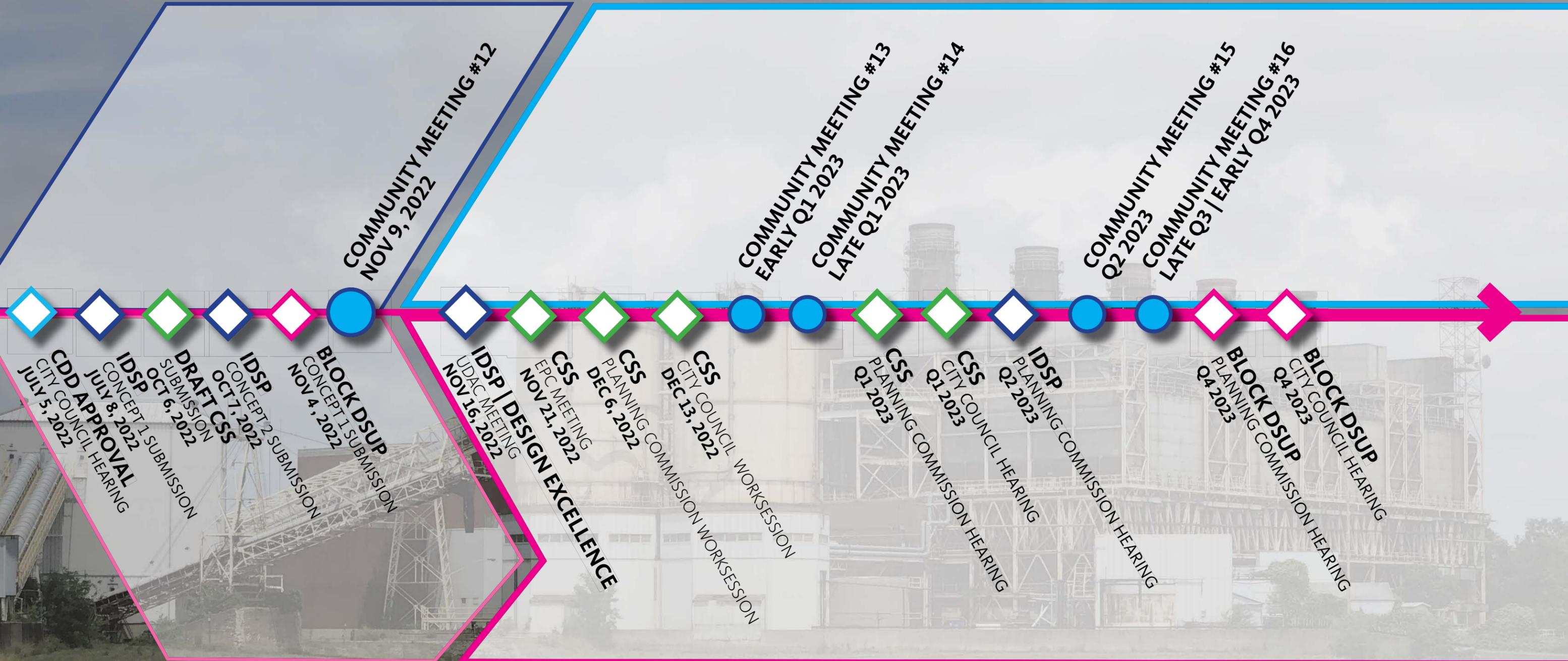
**3. OPEN SPACE**

**4. PHASING**

**5. NEXT STEPS**

# SCHEDULE & PROCESS

# STEPS FORWARD



COMMUNITY MEETING #12  
NOV 9, 2022

COMMUNITY MEETING #13  
EARLY Q1 2023

COMMUNITY MEETING #14  
LATE Q1 2023

COMMUNITY MEETING #15  
Q2 2023

COMMUNITY MEETING #16  
LATE Q3 | EARLY Q4 2023

CDD APPROVAL  
CITY COUNCIL HEARING  
JULY 5, 2022

IDSP CONCEPT 1 SUBMISSION  
JULY 8, 2022

DRAFT CSS SUBMISSION  
OCT 6, 2022

IDSP CONCEPT 2 SUBMISSION  
OCT 7, 2022

BLOCK DSUP CONCEPT 1 SUBMISSION  
NOV 4, 2022

IDSP | DESIGN EXCELLENCE  
UDAC MEETING  
NOV 16, 2022

CSS EPC MEETING  
NOV 21, 2022

CSS PLANNING COMMISSION WORKSESSION  
DEC 6, 2022

CSS CITY COUNCIL WORKSESSION  
DEC 13, 2022

CSS PLANNING COMMISSION HEARING  
Q1 2023

CSS CITY COUNCIL HEARING  
Q1 2023

IDSP PLANNING COMMISSION HEARING  
Q2 2023

BLOCK DSUP PLANNING COMMISSION HEARING  
Q4 2023

BLOCK DSUP CITY COUNCIL HEARING  
Q4 2023

**KEY**

 IDSP	 DSUP	 CDD APPROVAL
 CSS	 COMMUNITY MEETINGS	

# THANK YOU!

POTOMAC RIVER GENERATING STATION  
REDEVELOPMENT



WEBSITES:

[HRPALX.COM](http://HRPALX.COM)  
[ALEXANDRIAVA.GOV/PLANNING/INFO](http://ALEXANDRIAVA.GOV/PLANNING/INFO)

# APPENDIX

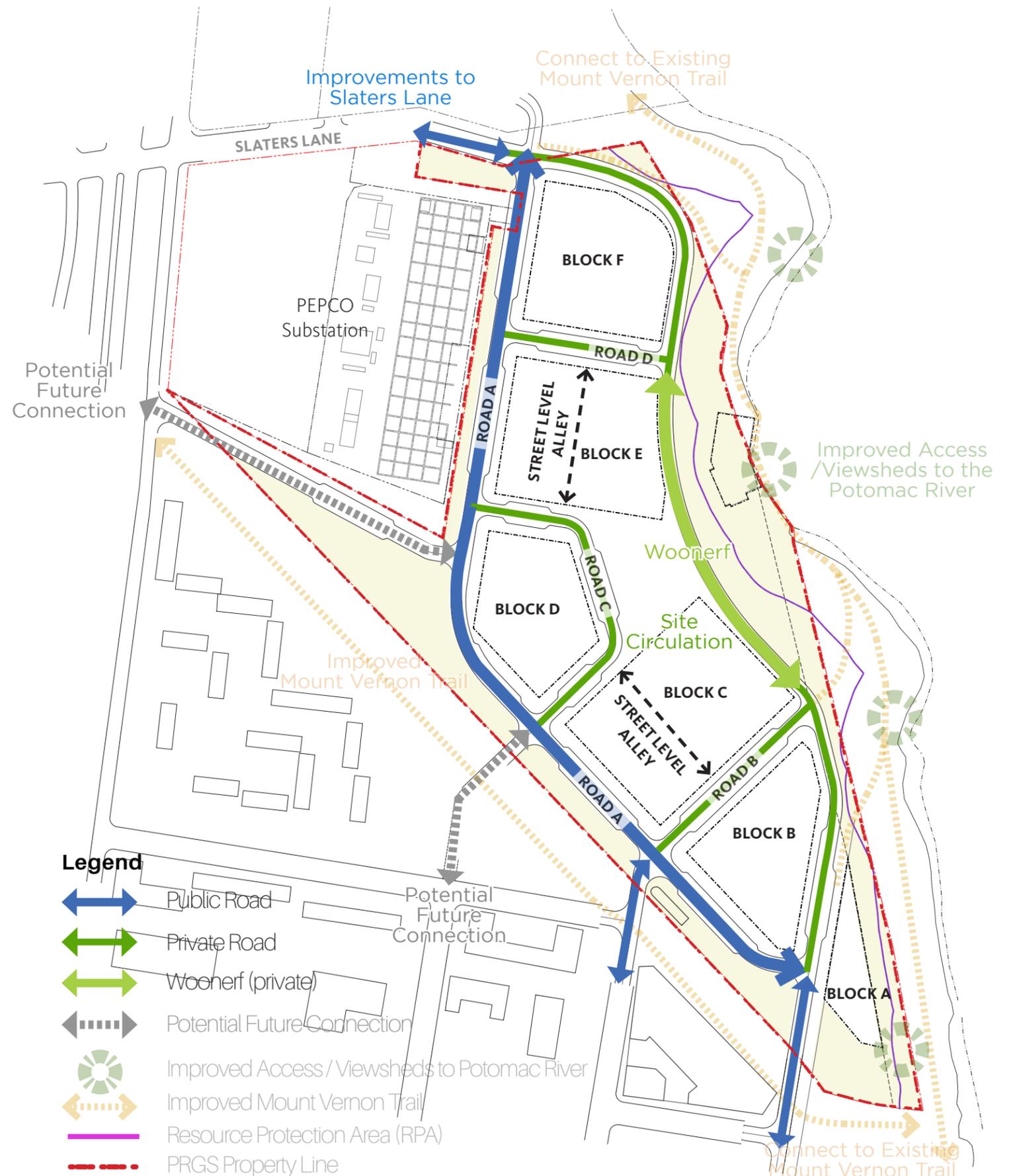
# INTEGRATE THE SITE

## Site Access

- Three site access points are proposed.
- North Royal and North Fairfax Street connections are planned at the southern side of the site. These will require an easement over the Norfolk Southern property or other arrangements with NSP.
- One connection off of Slaters Lane is proposed at the north side of the site.
- These connections are consistent with the Old Town North Small Area Plan.

## Future Access

- Two additional potential future connections may be possible. These will require cooperation with abutting property owners.
- To the west, a connection to the GW Parkway via East Abingdon Street may be possible.
- An additional southern connection at North Pitt Street may be possible.



# CONNECT PEOPLE TO THE WATERFRONT

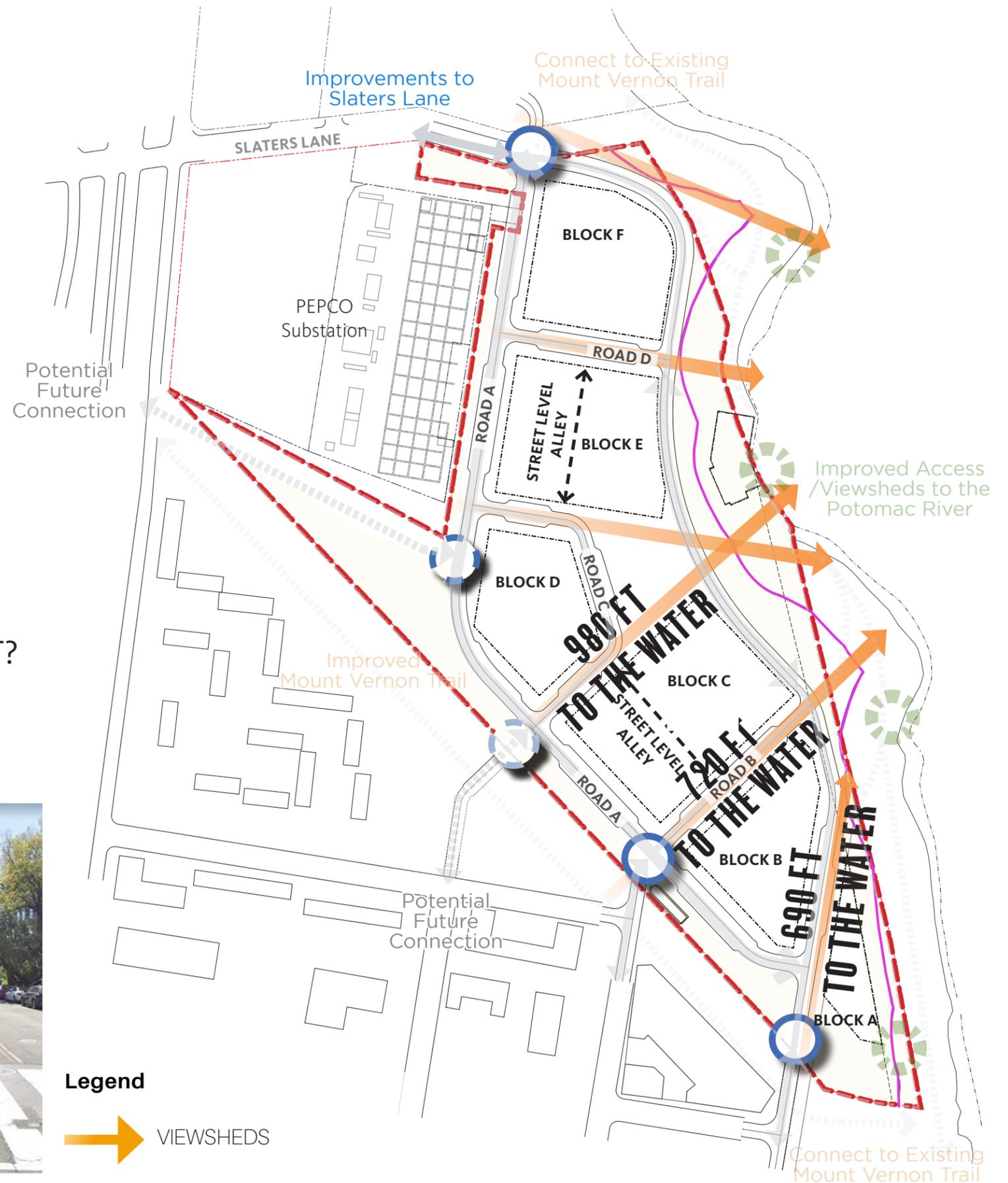
- Optimize views by shortening distance
- Turn peoples' views toward the waterfront
- Shorten physical and visual distance

## HOW CLOSE DO YOU NEED TO BE TO SEE THE WATERFRONT? WISCONSIN AVENUE IN GEORGETOWN

1300'

1000'

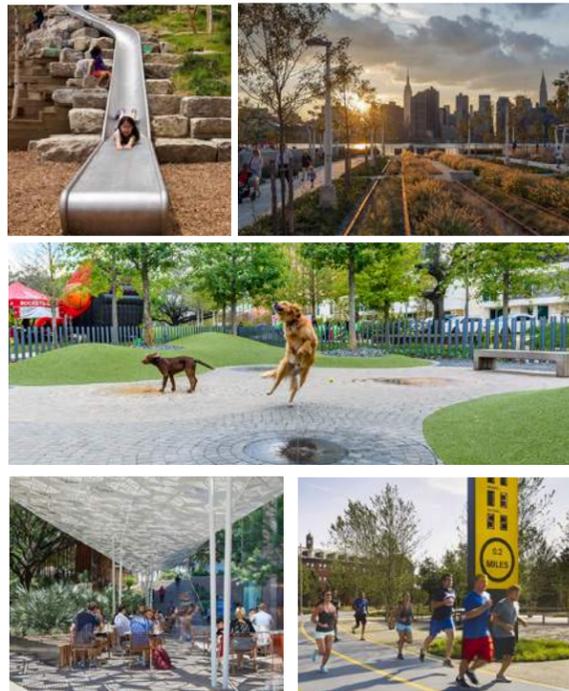
700'



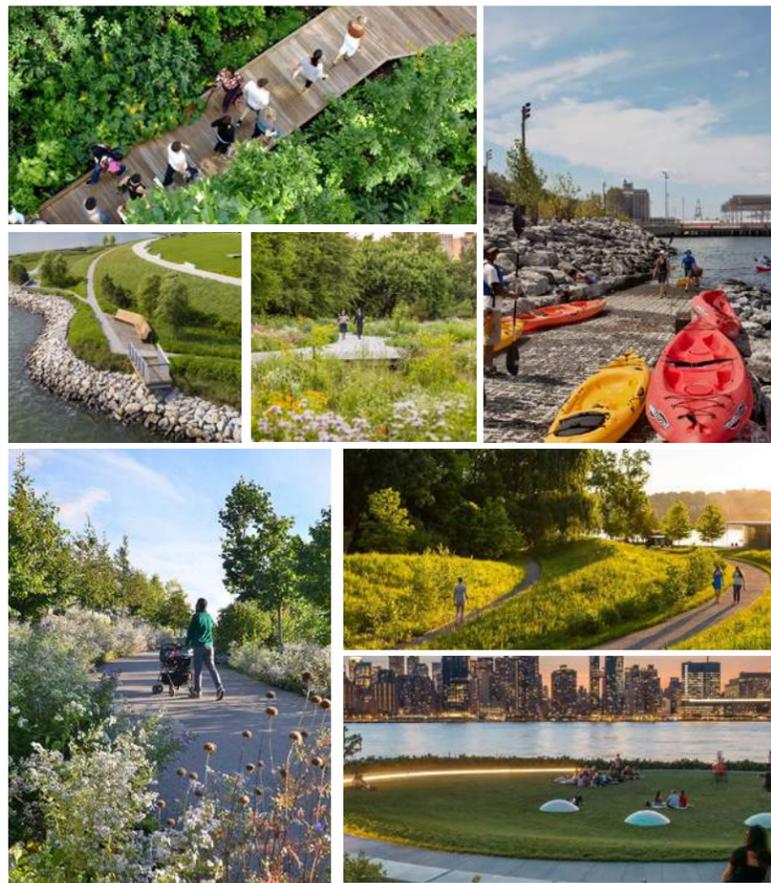
# PROVIDE MEANINGFUL OPEN SPACE

Open Space on PRGS Property: Approximately 5.52 acres  
 Open Space on Adjacent Property: Approximately 8.4 acres

## LINEAR PARK



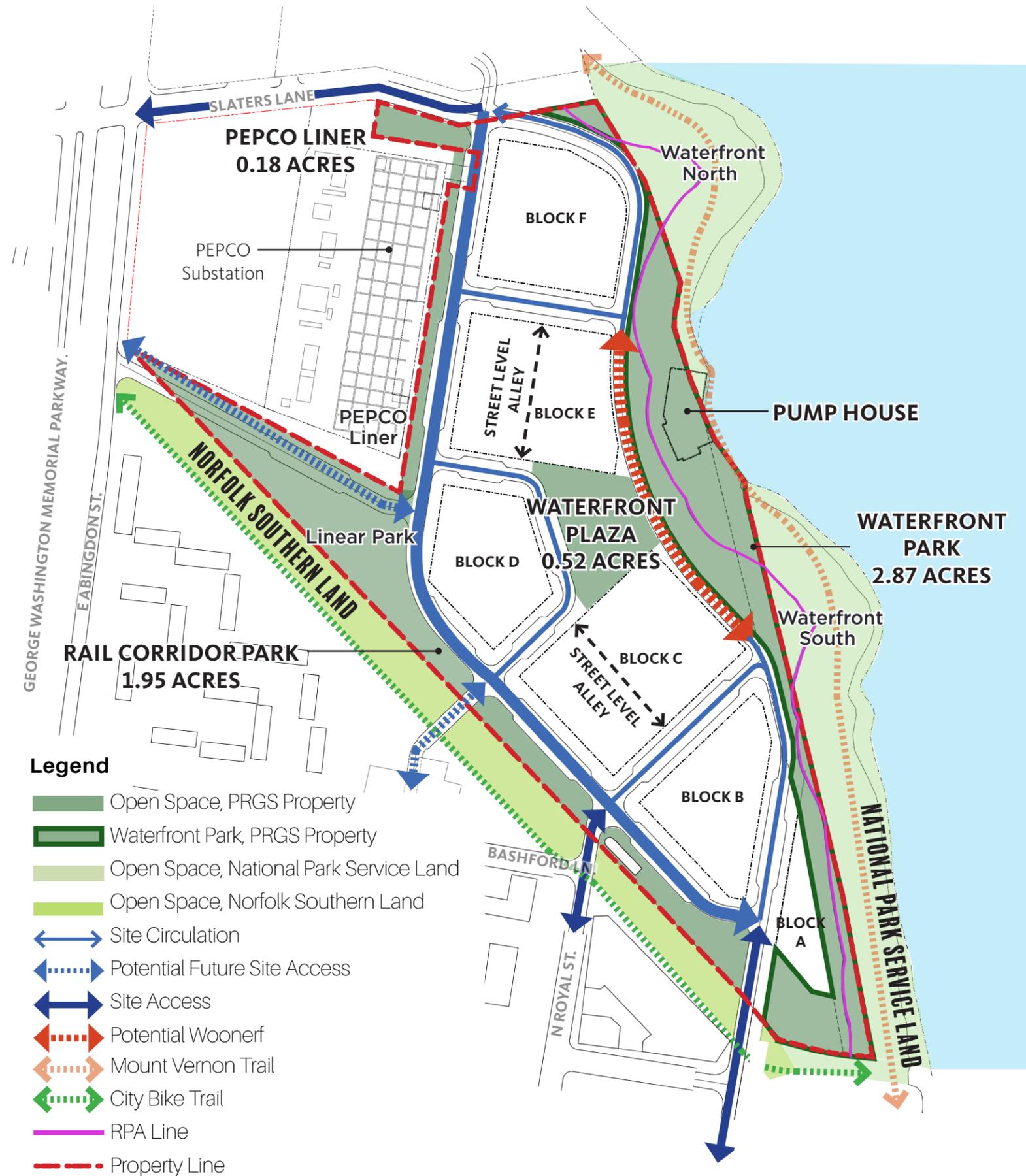
## WATERFRONT NORTH & SOUTH



## PEPCO LINER



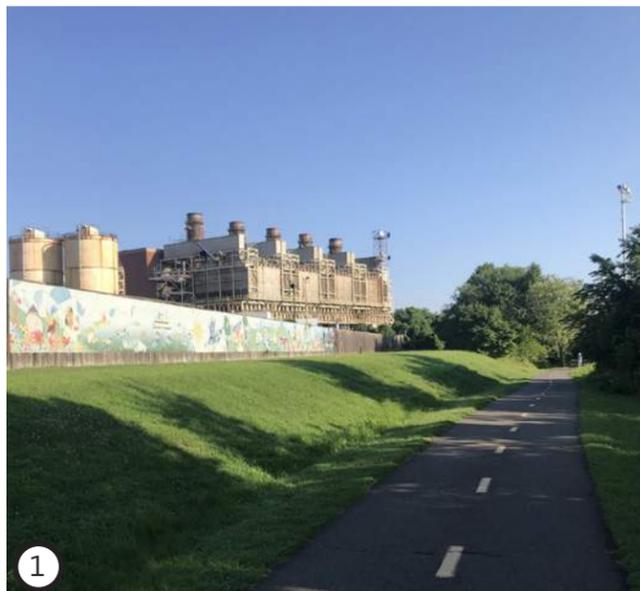
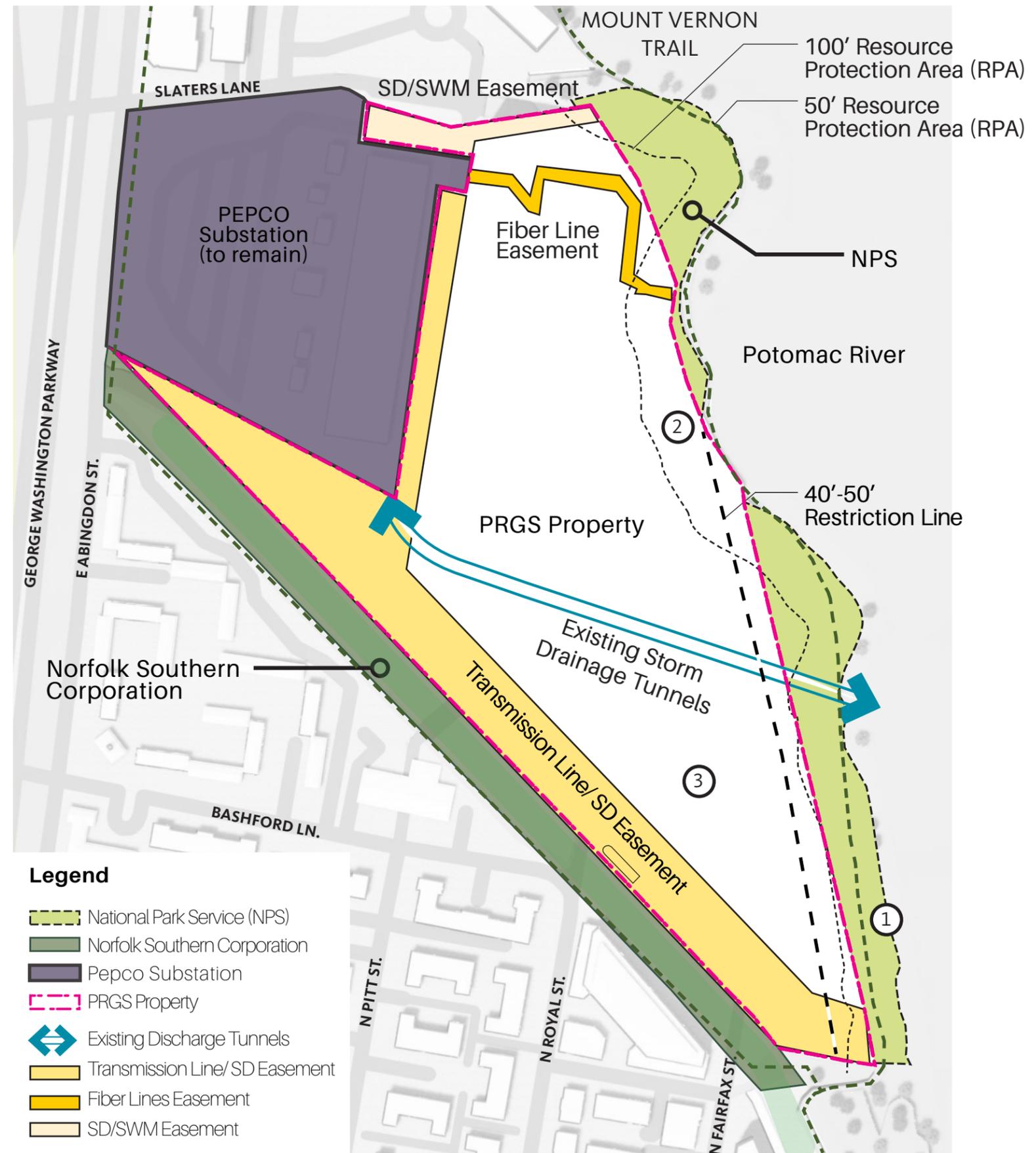
## WATERFRONT PLAZA AREA



# UTILITIES AND SITE CONSTRAINTS

## Existing Easements & Setbacks

- There is existing utility infrastructure on site that includes:
  - Transmission line easements
  - Stormwater easements
  - Storm drainage tunnels
- These existing utility components impact the buildable area of the site
- PRGS will rely upon stormwater filtration and release and not municipal stormwater system
- Other utility providers will be brought in to supply
  - Power/electricity (Dominion Power)
  - Water
  - Domestic wastewater
  - Internet connectivity

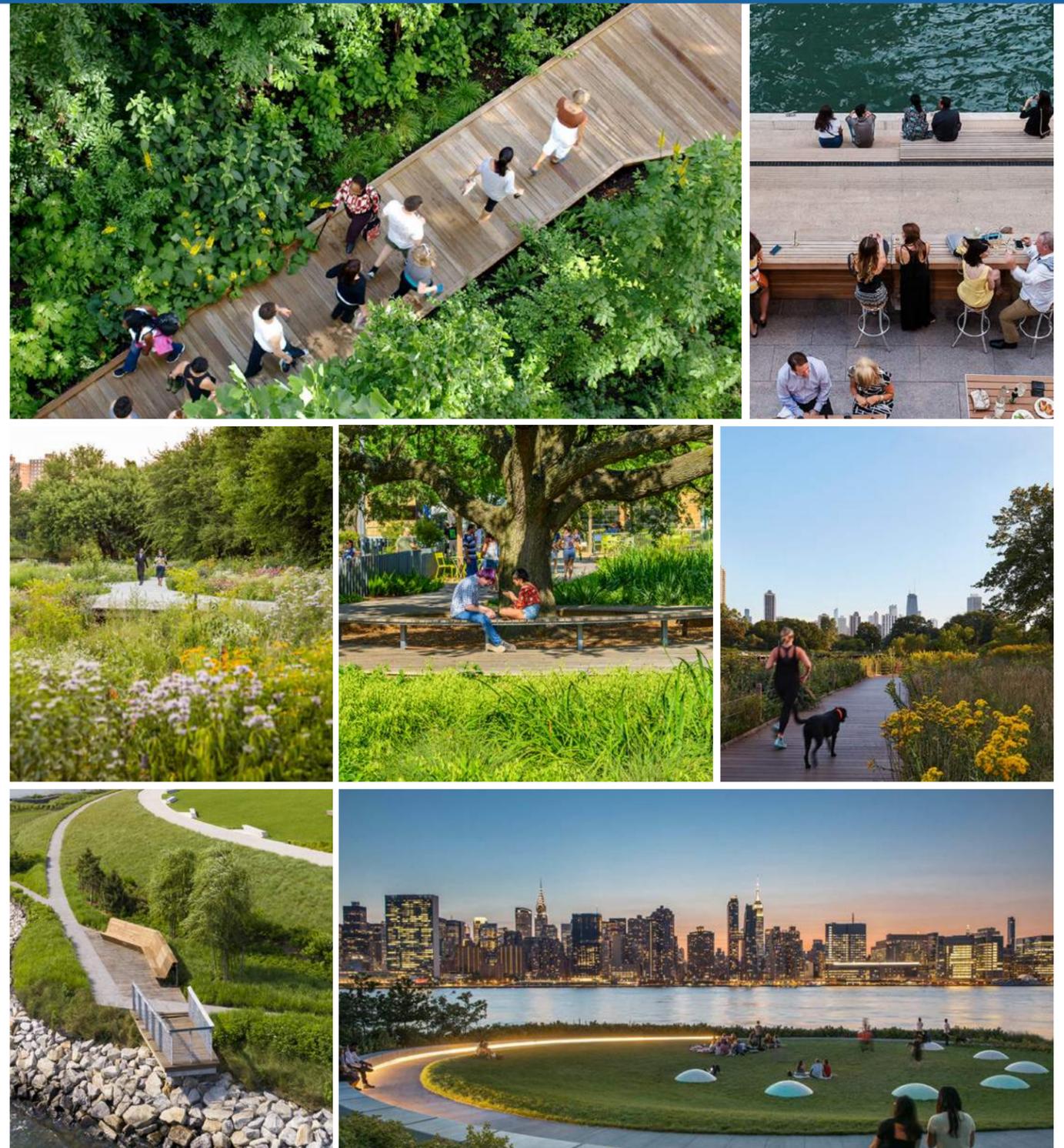
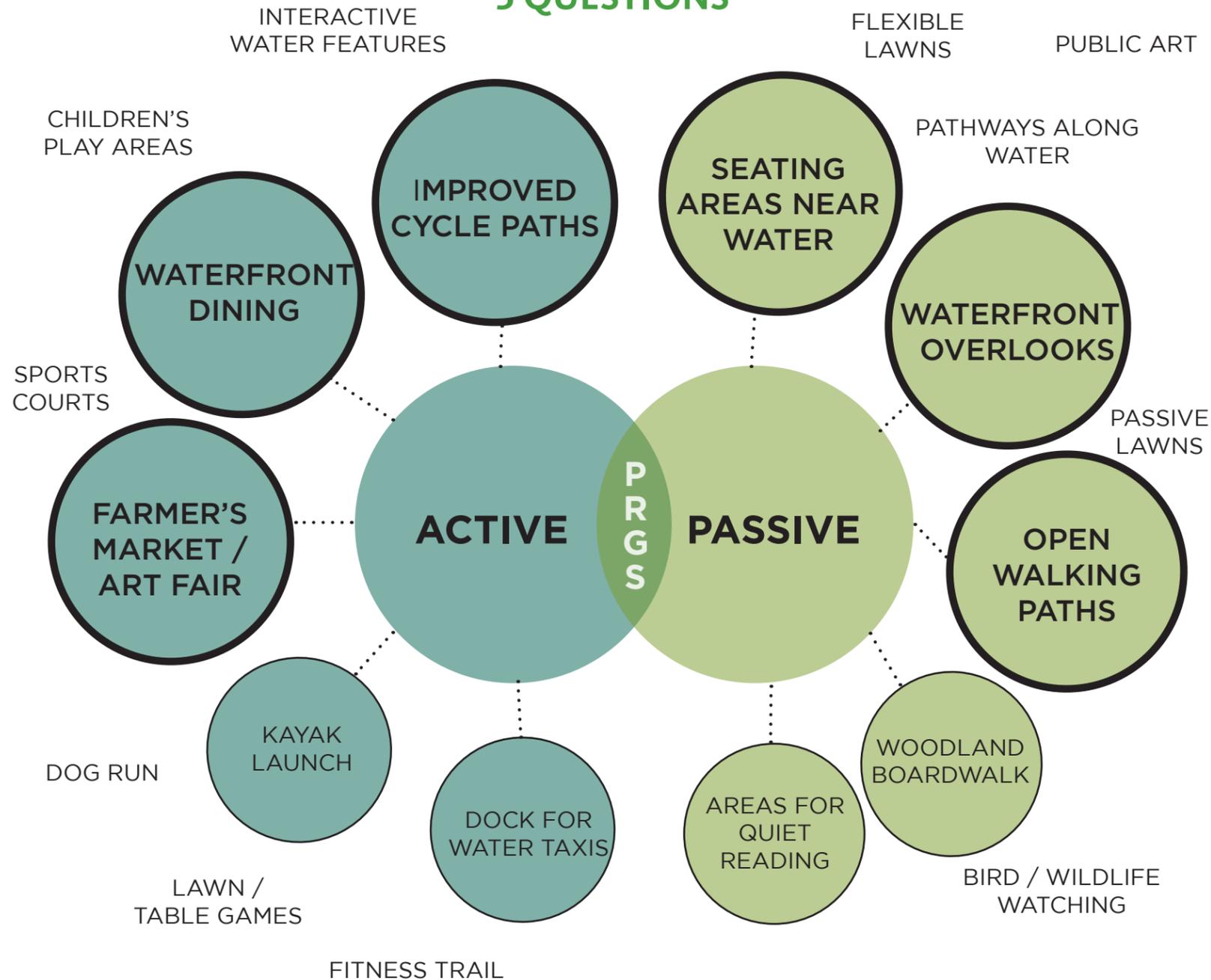


# WHAT WE HEARD - OPEN SPACE

## COMMUNITY INPUT INFORMED OPEN SPACE PLANNING AND PROGRAMMING

OPEN SPACE POLL RESULTS (NOVEMBER - DECEMBER 2021)

215 PARTICIPANTS  
5 QUESTIONS



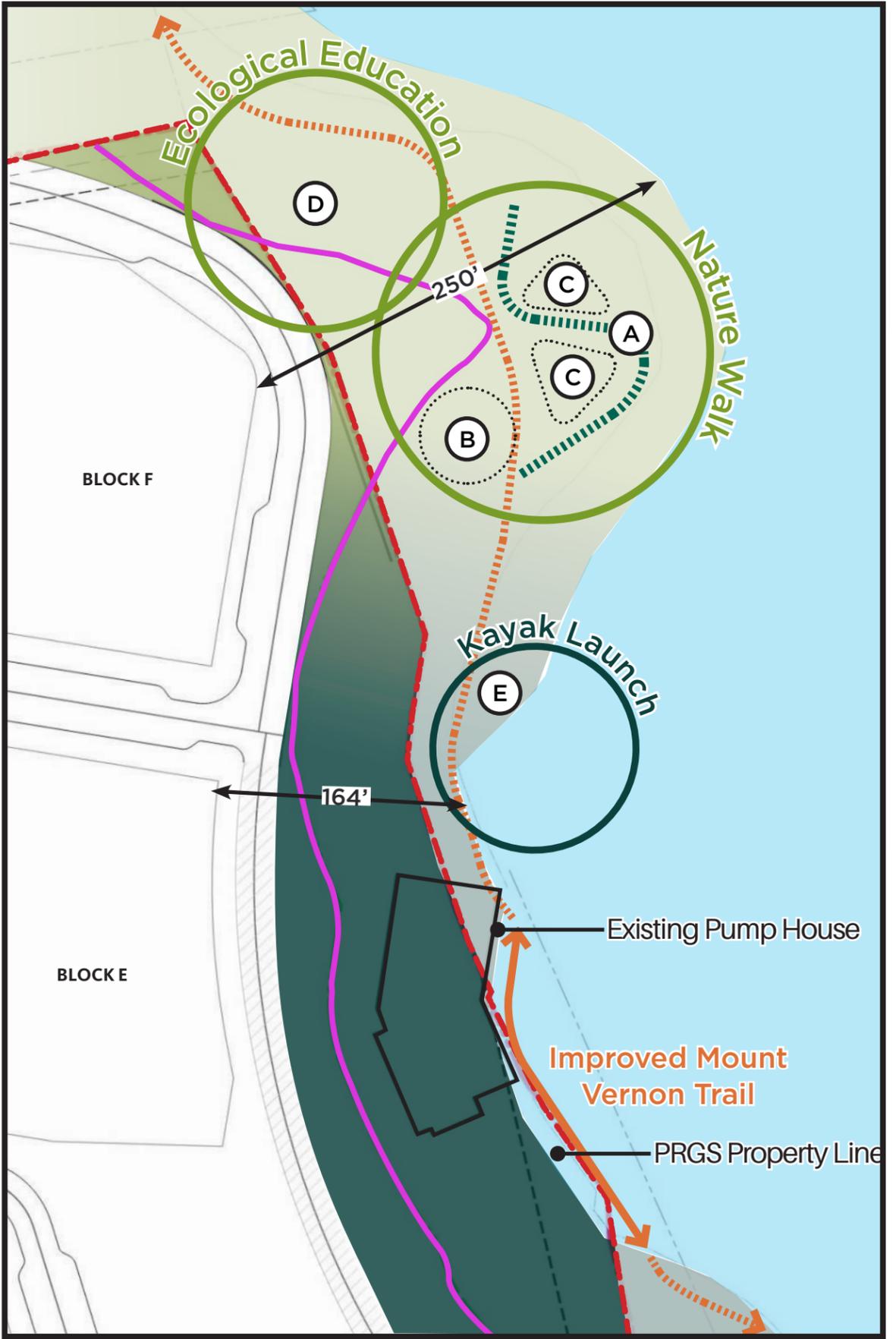
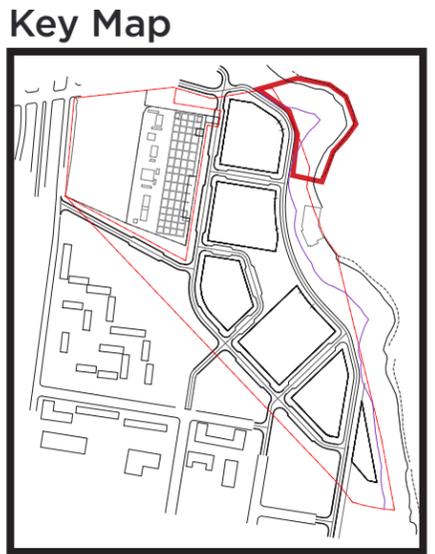
# INTEGRATED OPEN SPACE NETWORK

Waterfront Zone A



PASSIVE

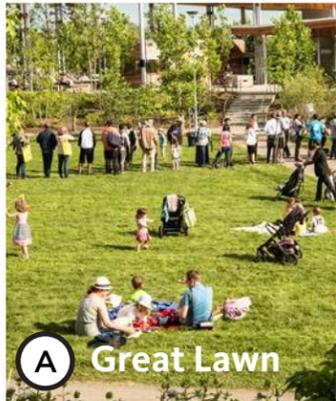
- Legend**
- PRGS Property Line
  - RPA Line
  - Mount Vernon Trail
  - Improved Mount Vernon Trail
  - Potential Woodland Walk
  - PRGS Property
  - National Park Service Land
  - Potomac River



# INTEGRATED OPEN SPACE NETWORK

Central Plaza & Waterfront Zone B

ACTIVE



**A** Great Lawn



**B** Potential Dock



**C** F&B Pavilion



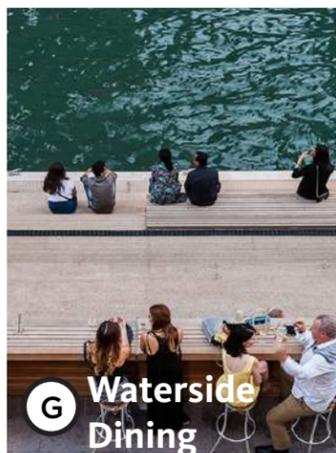
**D** Urban Groves



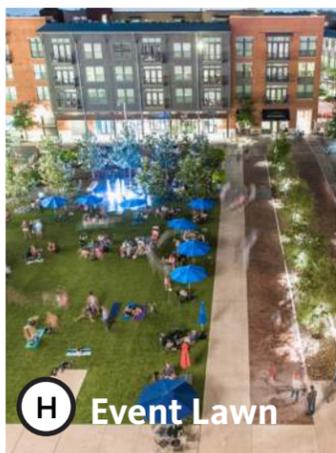
**E** Interactive Water Feature



**F** Woonerf



**G** Waterside Dining



**H** Event Lawn

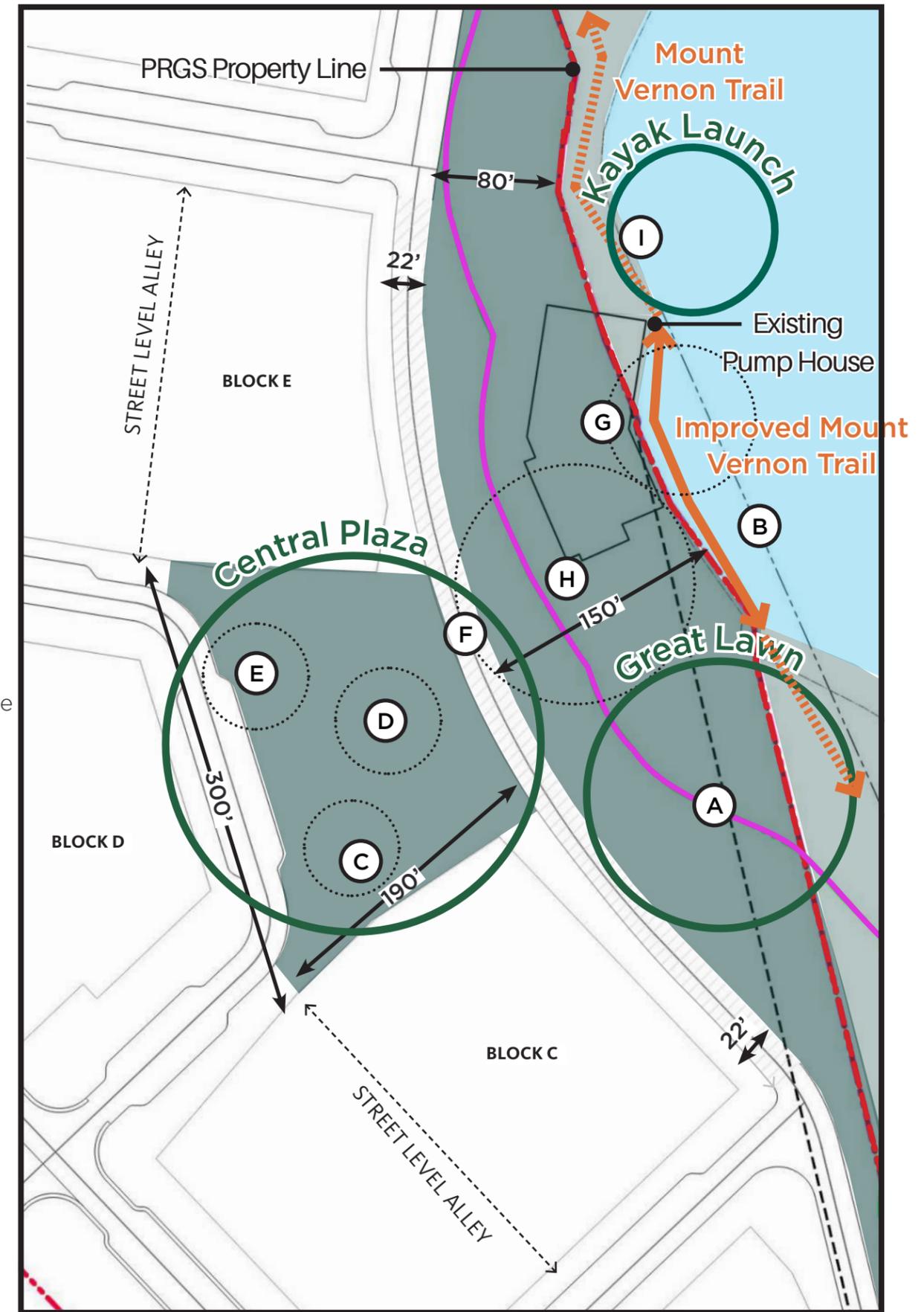


**I** Kayak Launch

## Legend

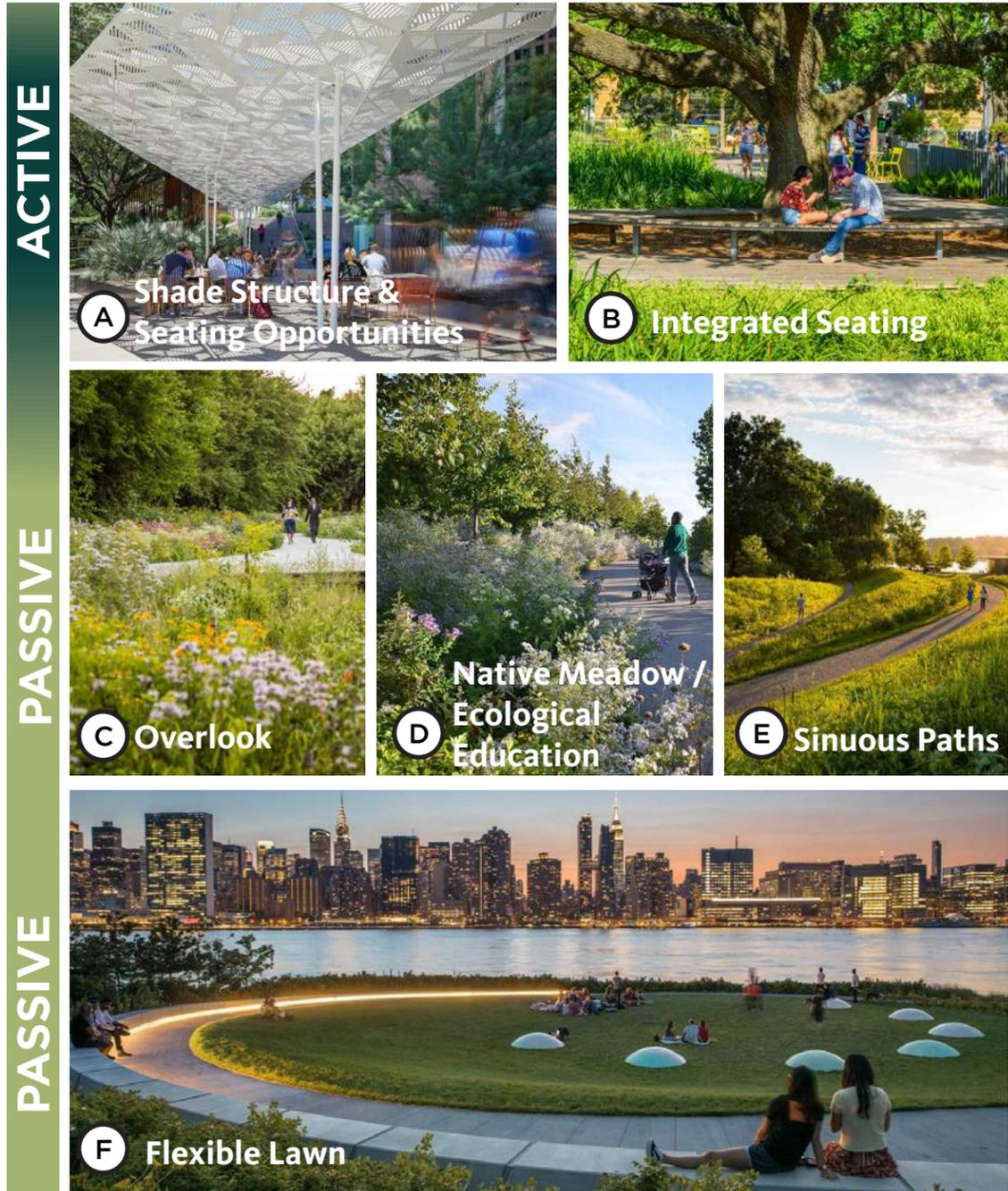
- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- Improved Mount Vernon Trail
- PRGS Property
- National Park Service Land
- Potomac River

## Key Map



# INTEGRATED OPEN SPACE NETWORK

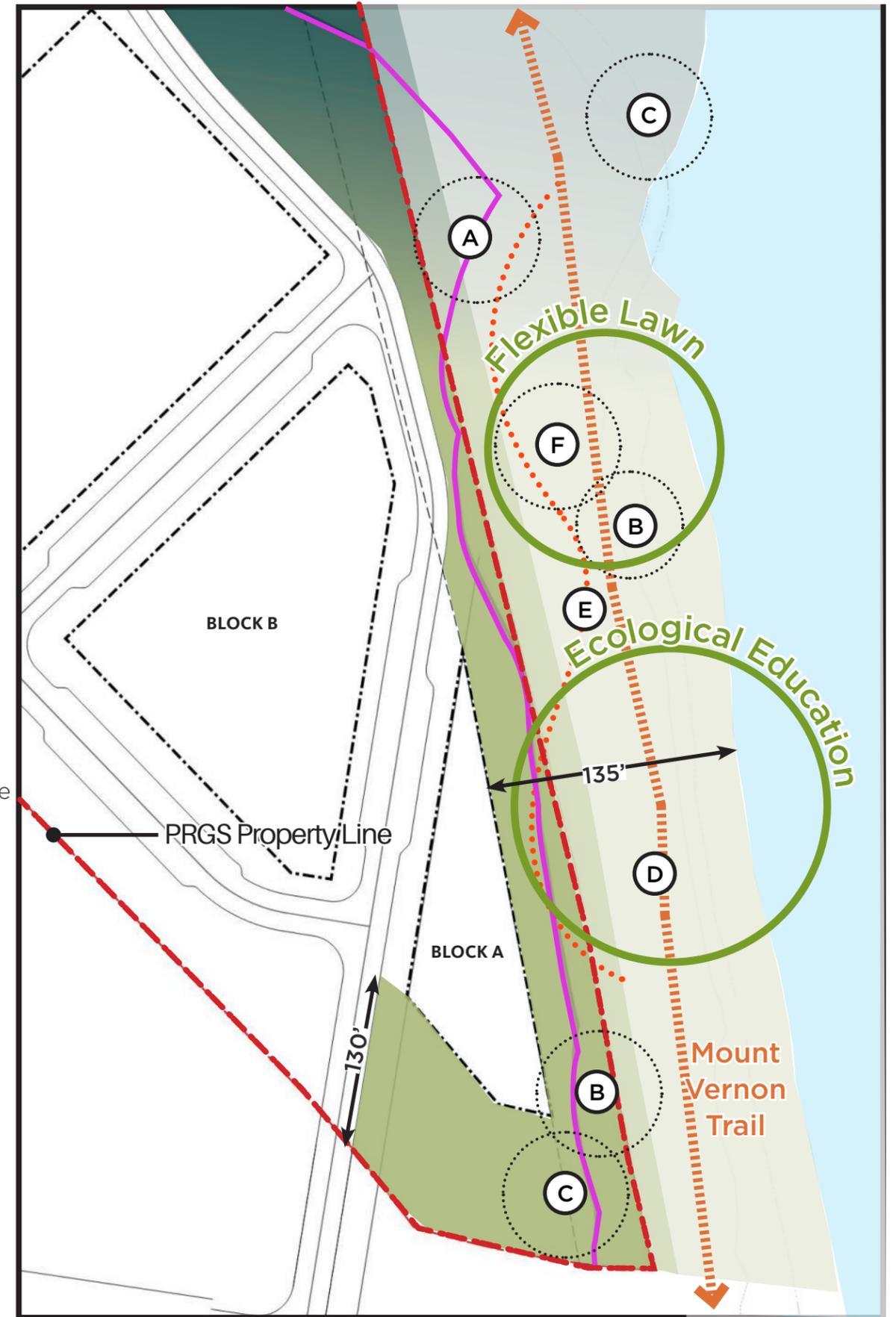
Waterfront Zone C



## Legend

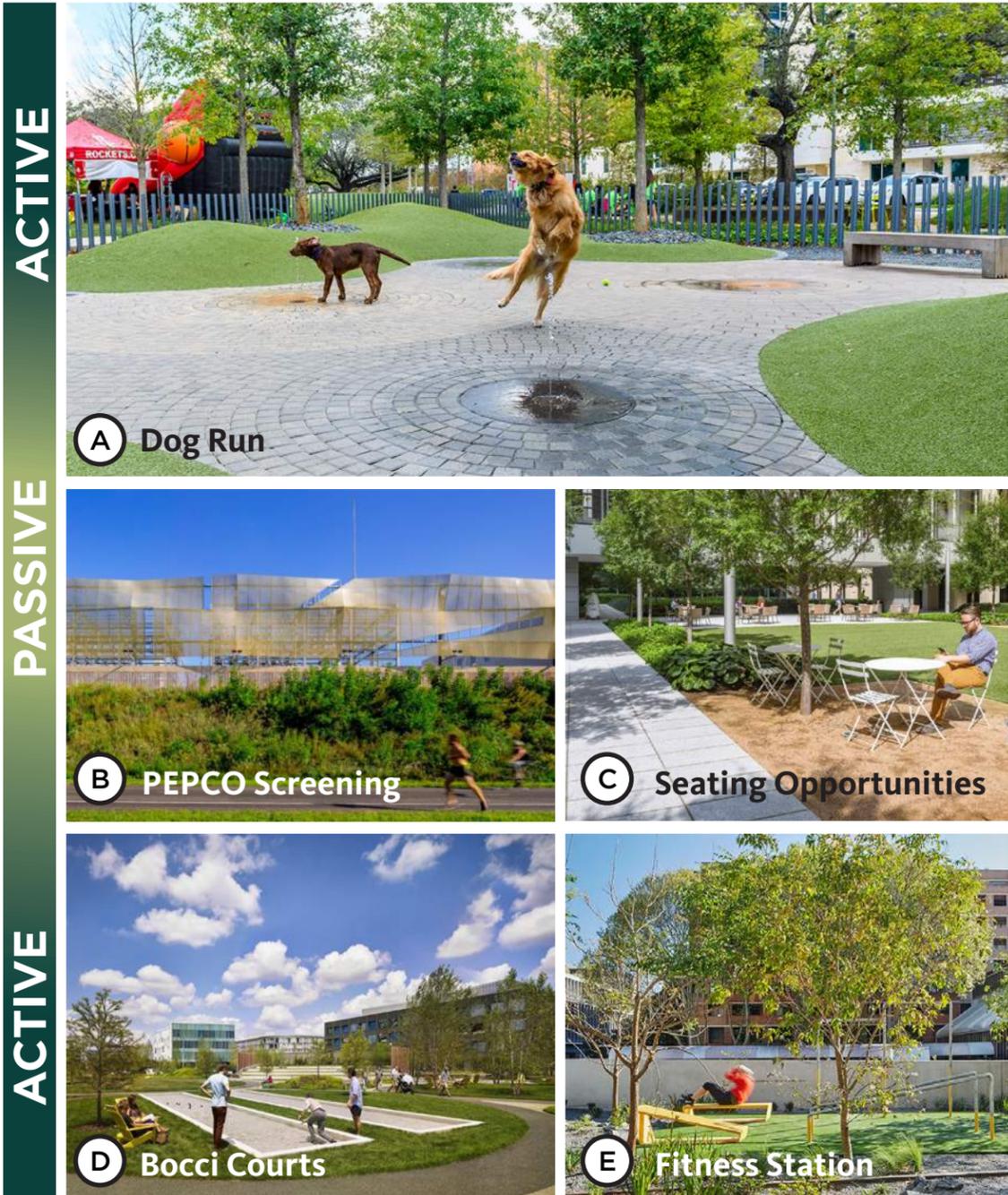
-  PRGS Property Line
-  RPA Line
-  Mount Vernon Trail
-  Improved Mount Vernon Trail
-  Sinuous Path
-  PRGS Property
-  National Park Service Land
-  Potomac River

## Key Map



# INTEGRATED OPEN SPACE NETWORK

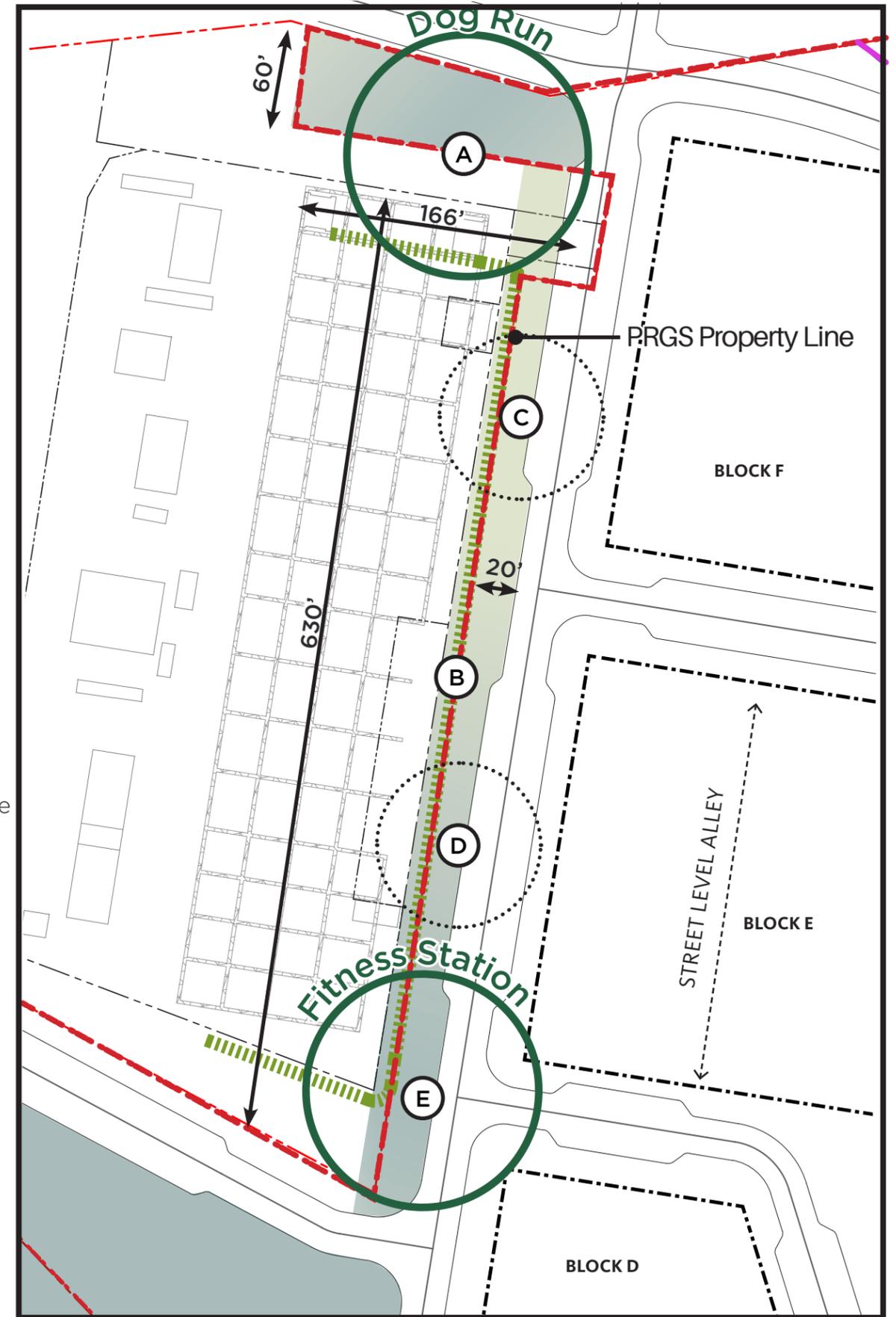
PEPCO Liner



## Legend

-  PRGS Property Line
-  RPA Line
-  Mount Vernon Trail
-  Improved Mount Vernon Trail
-  PEPCO Liner
-  PRGS Property
-  National Park Service Land

## Key Map



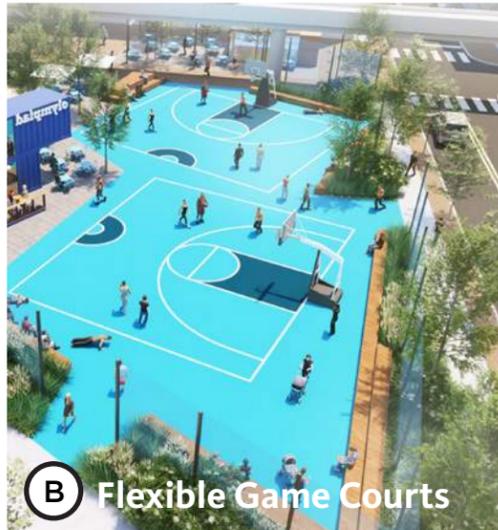
# INTEGRATED OPEN SPACE NETWORK

Linear Park

ACTIVE



**A** Kids Play



**B** Flexible Game Courts

PASSIVE



**C** Re-purposing of Rail Infrastructure



**D** Flexible Lawn



**E** Storm Water

ACTIVE



**F** Shade Structure & Seating Opportunities

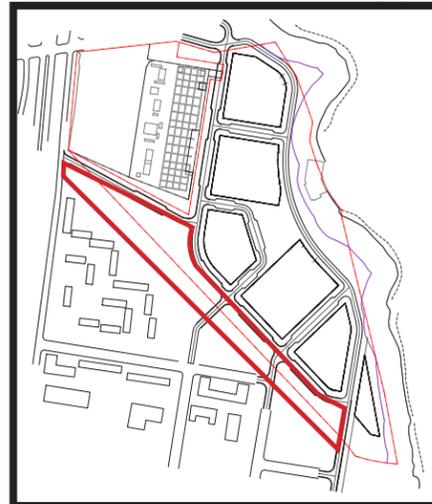


**G** Fitness Loop

## Legend

- - - PRGS Property Line
- RPA Line
- - - Mount Vernon Trail
- - - City Bike Trail
- - - PEPCO Liner
- PRGS Property
- Norfolk Southern Land

## Key Map



# COMMUNITY BENEFITS

**ENVIRONMENTAL  
REMEDiation**



**Abatement & Deconstruction  
Of Power Plant**

**Site remediation**  
in coordination with  
Virginia Department of  
Environmental Quality  
(VDEQ)

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**\$60 Million**



**ECONOMIC BENEFIT**



**1,100 Construction Jobs  
2,000 Permanent Jobs**

**+/- 1,100 construction-  
related jobs**  
**+/- 2,000 permanent jobs**  
**+/- \$35 M net taxes** during  
development  
**\$12 -15 M net annual taxes**  
at completion

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**+/- \$35 Million  
Net Taxes  
(over 11 years)**



**AFFORDABLE HOUSING  
& SUBSIDIZED ARTS USES**



**8-16% Affordable  
15,000 SF Arts space**

**Affordable Housing:**  
**\$8-11M** monetary contribution  
**+/- 60 units** through bonus  
density  
**+/- 100 units** through P3

**Arts:**  
**+/- 15,000 SF** subsidized arts  
space through bonus density

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**\$48-111 Million  
\$16 Million**



**OPEN SPACE &  
ACTIVATION**



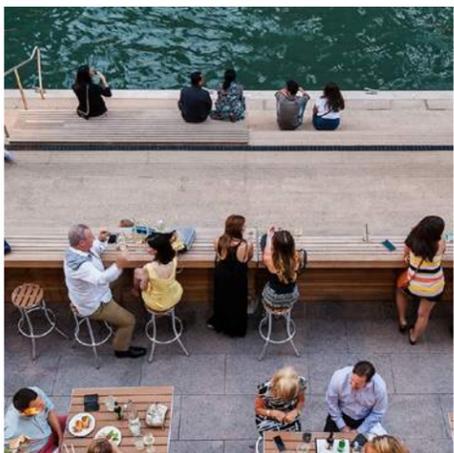
**14 Acres New or  
Improved Open Space**

**14.2 acres** of publicly  
accessible open space created  
or improved

- Improved cyclist and  
pedestrian connectivity
- Active & passive open  
spaces
- Potential **waterside dining**  
at pump house

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**\$30-35 Million**



**ENVIRONMENTAL  
SUSTAINABILITY**



**Aggressive Carbon  
Reduction Targets**

- 25% Energy savings
- 10% Embodied carbon  
reduction
- 3% On site renewable  
- Electrification

Comprehensive sustainability  
approach: **reduced energy  
usage, renewable energy,  
storm water management, &  
decreased reliance on vehicles**

---

**\$65 Million**



**TRANSPORTATION &  
CONNECTIVITY**



**Pedestrian & Bike Friendly  
Improved GWMP Connections  
New DASH Stops**

**Reconnection to Old Town  
North** road network

**Bike infrastructure** connected  
to Mt. Vernon Trail

**Woonerf** provides pedestrian &  
cyclist priority.

**Below-grade parking** garage

---

**\$177 Million**



# AFFORDABLE HOUSING & ARTS

**350,000 SF** of potential bonus density

**275,000 SF** for Affordable Housing (**79% of total**)

**75,000 SF** for Arts and Cultural Anchors & Tenants (**21% of total**)

## 8-16% AFFORDABLE HOUSING

**+/- 160 UNITS** of Affordable Housing

- **\$8 - \$11 Million** in voluntary affordable housing contribution
- **175,000 SF** of bonus density used to create approximately **58-65 on-site units at 60% AMI** (Estimated cost \$40 Million)
- **100,000 SF** of bonus density used by potential **Public-Private Partnership** leveraging voluntary contribution with tax credits and/or City funds to create approx. **100+ on-site units at 40-60% AMI** (Estimated cost of affordable units: \$60 million)



## 15,000 SF of Subsidized Arts & Cultural Space

- The **Old Town North Arts District** has been extended into the PRGS site.
- This will include planning for arts uses and potentially repurposing existing site artifacts for new, creative uses.

## ARTS USES

# WHAT IS A COORDINATED SUSTAINABILITY STRATEGY (CSS)?

## SIX CATEGORIES OF SUSTAINABILITY CONSIDERATIONS

The Coordinated Sustainability Strategy (CSS) is reviewed in parallel with the Infrastructure DSP.

The purpose of the CSS is to:

- Establish metrics for sustainable performance thresholds across six categories
- Demonstrate how the project complies with CDD commitments and sustainability goals
- Establish potential short-term, mid-term, and long term strategies



**SITE**



**INDOOR ENVIRONMENT**



**WATER**



**MATERIALS & WASTE**



**ENERGY & CARBON**



**CLIMATE & RESILIENCE**

# SUSTAINABILITY GOALS

**SITE**

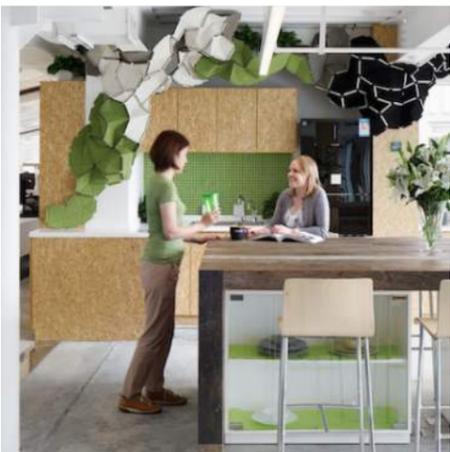
**INDOOR ENVIRONMENT**

**WATER**

**MATERIALS & WASTE**

**ENERGY & CARBON**

**CLIMATE & RESILIENCE**



- Site Sustainability Strategies
- Open Space
- Native and Adaptive Planting for Ecosystem Support
- Circulation and Transportation
- Stormwater Management and Green Infrastructure
- Zero Emission Vehicle Infrastructure

- Indoor Environment Considerations
- Indoor Air Quality
- Daylight, Thermal and Acoustic Comfort
- Human Health and Wellness
- Construction Air Quality Management

- Water Conservation Strategies
- Potable Water Demand Reduction
- Indoor Water Use Efficiency
- Water Storage and Reuse

- Material and Waste Reduction
- Healthy Materials
- Responsible Sourcing
- Waste Management

- Energy & Carbon Reduction Strategies
- On-Site Renewables
- Embodied Carbon
- System Electrification
- Offsite Renewables
- Commissioning and Efficient Operations

- Climate Resilience Strategies
- Heat Island Effect and Tree Canopy
- Adaptation for Extreme Weather Event
- Future-proofing and Flexibility for Infrastructure Demands

# CSS REPORTING & TRACKING

A Reporting & Tracking section in the CSS will outline:

- Building and neighborhood certifications
- Implementation and tracking obligations. This includes a custom tracking Dashboard developed to work across the entire site and multiple development parcels.



- The CDD defines required reporting timelines:
  - **Prior to Release of Final Site Plan**, submit a draft scorecard for each DSUP
  - **At Building Permit**, submit a scorecard reflecting final design
  - **One year following Certificate of Occupancy**, submit final scorecard reflecting as-built conditions, including offsite renewable strategies
  - **For the first 5 years of occupancy**, monitor and report energy usage

## Dashboard Snapshot

Source	Goal/Intent	Key Metric	Sitewide Performance	Performance By Submission		
<b>SOURCE</b>	<b>REFERENCE</b>	<b>CATEGORY</b>	<b>DEFINITION / GOAL / INTENT</b>	<b>KEY METRIC</b>	<b>Sitewide Performance</b>	<b>Infrastructure DSP</b>
CDD	154 155	CARBON	Public benchmarking results for each new building(s) within the CDD plan area will be made available to the City through ENERGY STAR® Portfolio Manager platform or equivalent. Monitor and provide tracking documentation following occupancy of each building for the first 5 years of occupancy.	N/A	N/A	N/A
CDD	96	SITE	The applicant shall design and provide the following publicly accessible and public open space a. Central Plaza - approximately 0.70 acres b. Rail Corridor Park - approximately 1.67 acres c. Waterfront Park - approximately 3.00 acres d. Pepco Liner - approximately 0.40 acres	Minimum 5 acres	### acres (delivered)	N/A
CDD	139.a	CARBON	Each building(s) shall achieve a minimum 25% reduction in operational emission based on ASHRAE Standard 90.1-2010 Appendix G established by 2019 Alexandria's Green Building Policy or achieve an EUI target based table CC103.1 of the 2021 IECC.	≥ 25% reduction in energy (Design) - or - EUI ≤ 45 kBtu/sf - Multifamily (Table CC103.1) EUI ≤ 28 kBtu/sf - Office (Table CC103.1) EUI ≤ 69 kBtu/sf - Hospitality (Table CC103.1)	###% reduction ###.# kBtu/sf (residential) ###.# kBtu/sf (commercial)	N/A
CDD	139.b	RENEWABLES	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% on-site 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). The applicant will evaluate strategies to increase the onsite generation above 3%.	≥ 3% on-site renewable generation (site aggregated basis - designed)	≥ ##% on-site renewable generation (site aggregated basis)	N/A
CDD	139.c	CARBON	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].	≥ 10% reduction embodied carbon	≥ ##% reduction #### mt/CO2e - reduced (site aggregated basis - delivered)	% reduction (mt/CO2e - reduced)
			Each building(s) and all land use(s) permitted herein shall			

# CSS PLANNING TIMEFRAMES

## CSS PLANS ACROSS THREE TIMEFRAMES



### SHORT TERM 2022-2026

- Readily available technology with an established 7-year or less payback period
- Strategies can be implemented in DSUPs submitted during this timeframe

### MID TERM 2027-2031

- Technology that may not be technically or financially feasible as a short-term strategy but could have improved efficiency and/or payback period in the future
- Potential process improvements to operational methods

### LONG TERM 2032 & beyond

- Emerging or currently unknown technologies that may be viable in the future or could be adapted to existing buildings
- Management and operational methods that improve and/or maintain existing equipment and materials



- CSS draft submission  
October 6
- EPC review meeting  
November 21
- Worksessions with Planning Commission and City Council  
in December 2022
- Revised CSS Submitted  
January 2023
- Planning Commission hearing  
March 2023
- City Council hearing  
March 2023

# SLATERS LANE

## EXISTING

- Important east-west connection across George Washington Memorial Parkway (GWMP) for residential and commercial users north of PRGS
- Vehicular “dead end” and no pedestrian and bike connection to Mt. Vernon Trail
- Only accessible from GWMP

## PROPOSED

- Tie Slaters Lane into overall street network as envisioned by Old Town North Small Area Plan
- Improved connectivity and alternatives routes
- Compact intersection with driveway treatment into Marina Towers
- Pulled roadway to the south to maximize open space to the north and setback from Marina Towers
- Extend bike facilities through intersection at GWMP to Slaters Lane and connect to Mt. Vernon Trail
- Existing gate to Mt. Vernon Trail will be removed



# SLATERS LANE AT GWMP

## EXISTING CONDITIONS

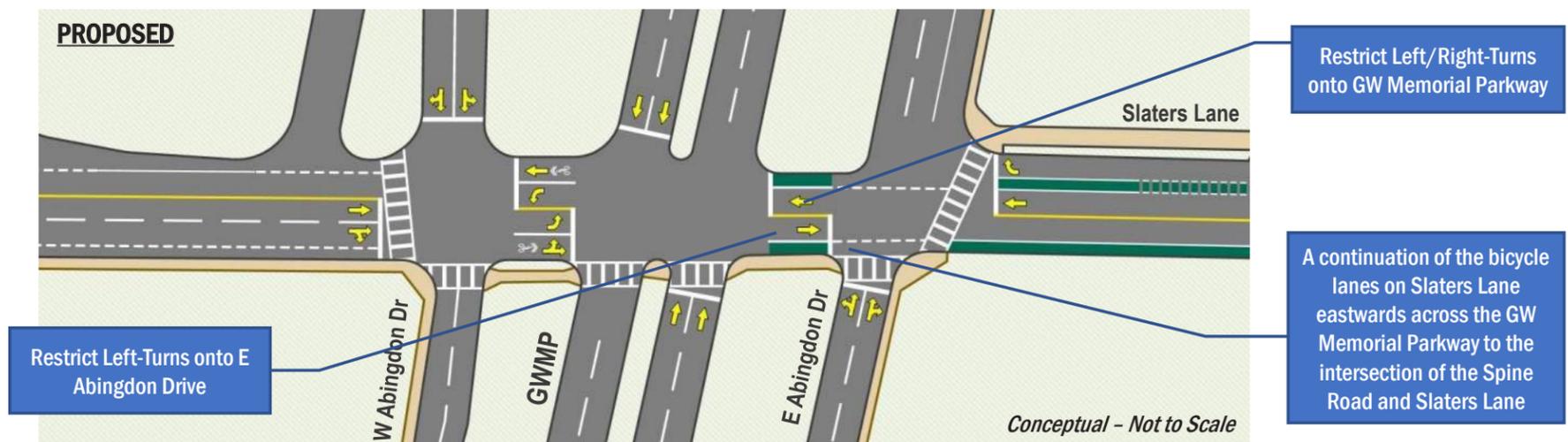
- Signal operations at GWMP prioritize north-south traffic and limit east-west mobility
- No east-west bike connectivity east of W Abingdon Drive
- Limited curb-to-curb width through intersection
- Pedestrian crossing not to standard across GWMP



Existing Slaters Lane at GW Memorial Parkway (Looking East)

## POTENTIAL IMPROVEMENTS

- Balance signal operations at GWMP for improved east-west movements for all transportation modes
- Simplify movements at GWMP intersection to utilize available capacity without limiting access
- Extend bike facilities through intersection at GWMP to Slaters Lane and connect to Mt. Vernon Trail
- Improved pedestrian crossing across GWMP



Proposed plan Slaters Lane at GW Memorial Parkway (not to scale)

# BASHFORD LANE AT GWMP

## EXISTING CONDITIONS

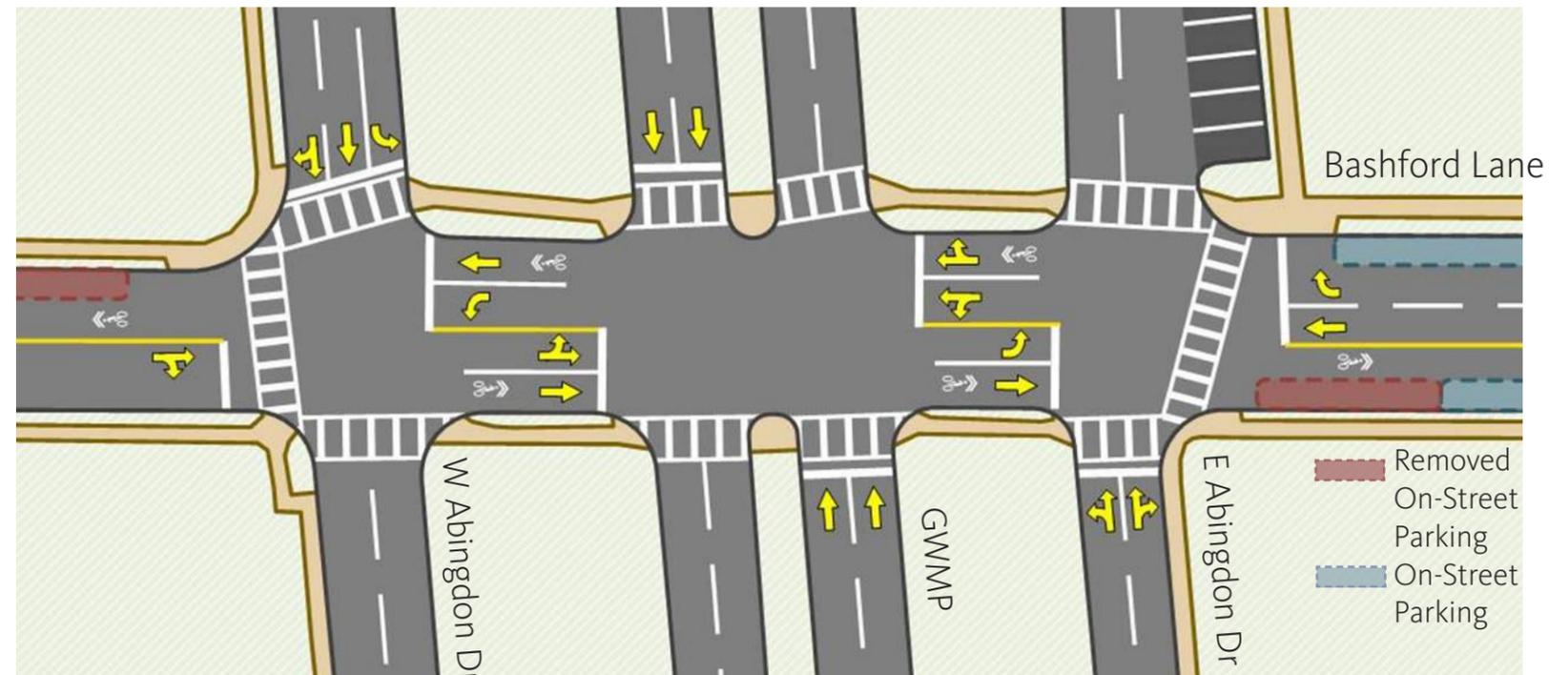
- Important east-west connection across GWMP
- Significant east-west connectivity and mobility challenges
- Signal operations at GWMP prioritize north-south traffic
- Sharrows across GWMP provide bike connectivity
- Pedestrian crossing not to standard across GWMP



Existing Bashford Lane Configuration at GW Memorial Parkway

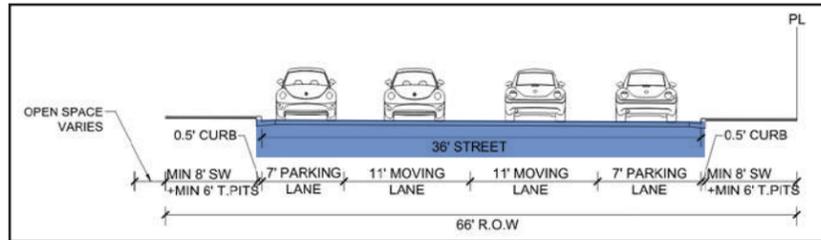
## POTENTIAL IMPROVEMENTS

- Separating movements at GWMP intersection to utilize any available capacity without limiting access
- Balance signal operations at GWMP for improved east-west movements for all transportation modes
- Improved alignment between E and W Abingdon Drive, allowing for additional east-west capacity and improved safety, removes 4-6 on-street parking spaces
- Improved pedestrian crossing across GWMP

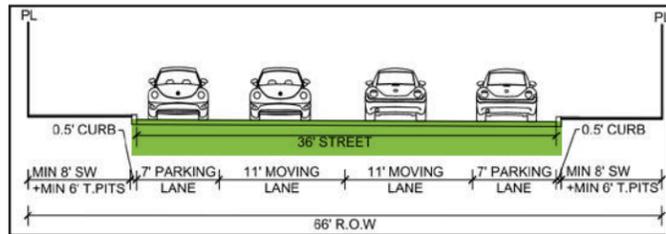


Proposed Bashford Lane Configuration at GW Memorial Parkway (not to scale)

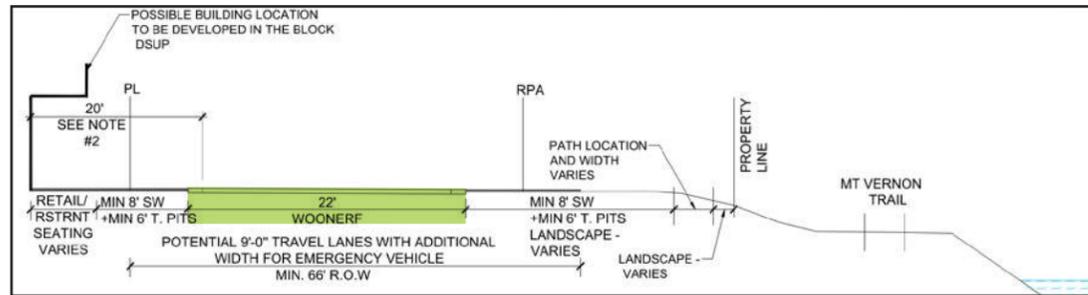
# ROAD SECTIONS



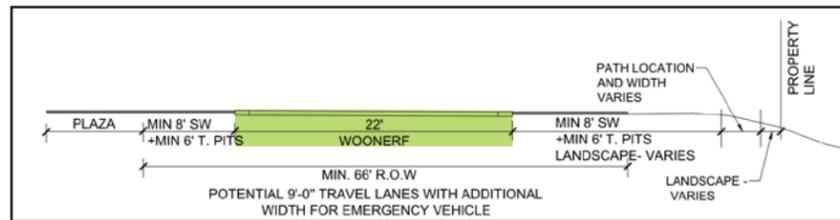
Section H-H: Road A



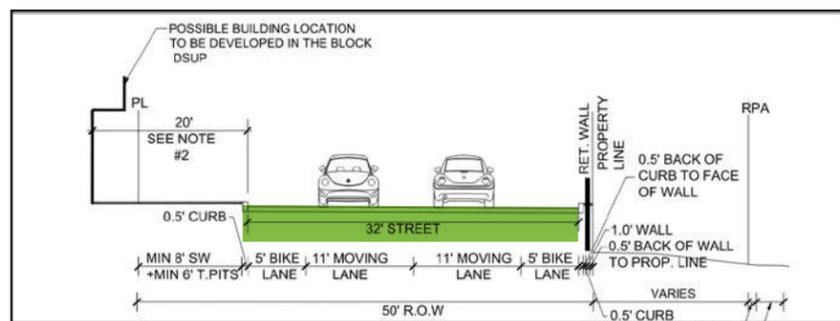
Section E-E: Road D



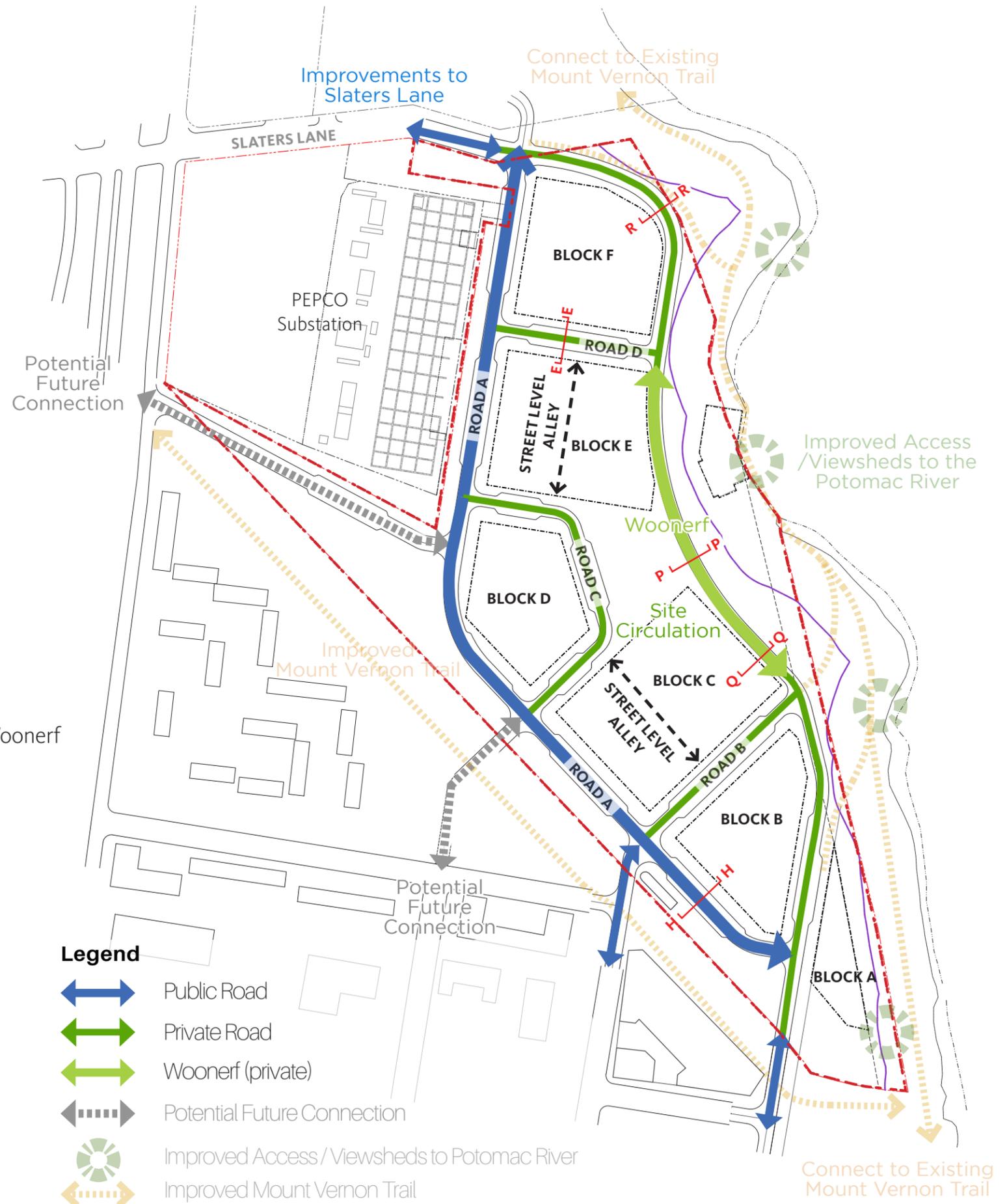
Section Q-Q: Woonerf

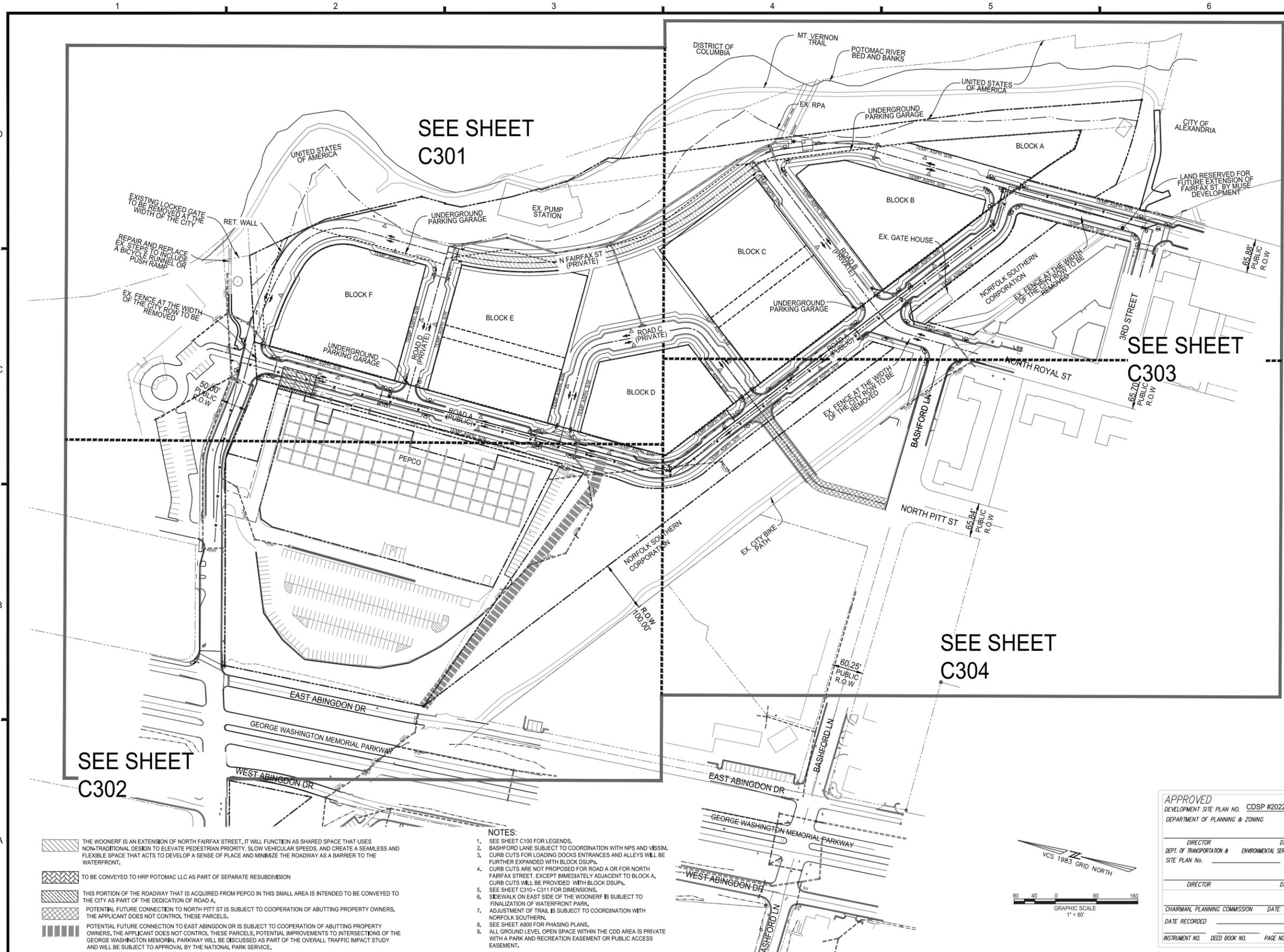


Section P-P: Woonerf



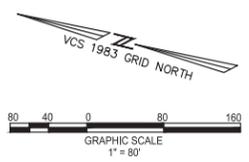
Section R-R: N.Fairfax





- THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET, IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.
- TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION
- THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A.
- POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ADJUTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
- POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ADJUTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

- NOTES:**
1. SEE SHEET C100 FOR LEGENDS.
  2. BASHFORD LANE SUBJECT TO COORDINATION WITH NPS AND VISSIM.
  3. CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK DSUPS.
  4. CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK DSUPS.
  5. SEE SHEET C310-C311 FOR DIMENSIONS.
  6. SIDEWALK ON EAST SIDE OF THE WOONERF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
  7. ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
  8. SEE SHEET A800 FOR PHASING PLANS.
  9. ALL GROUND LEVEL OPEN SPACE WITHIN THE COD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.



**APPROVED**  
 DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE	
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

**christopher consultants**  
 9900 main st  
 suite 400  
 fairfax, va 22031  
 p 703.273.6820  
 engineering • surveying • land planning



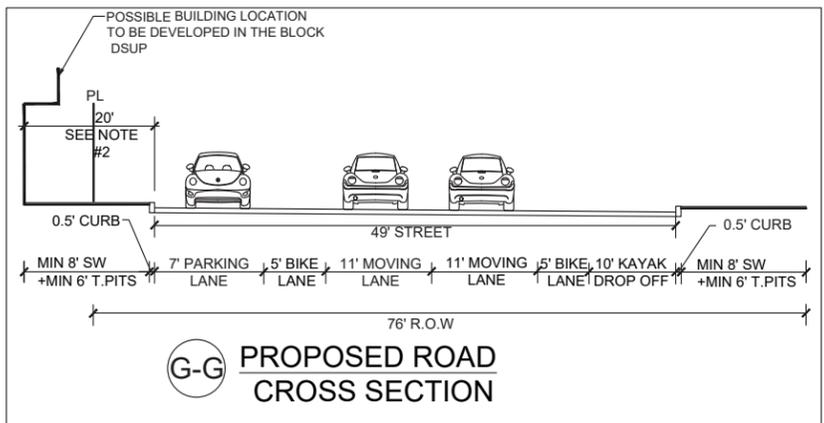
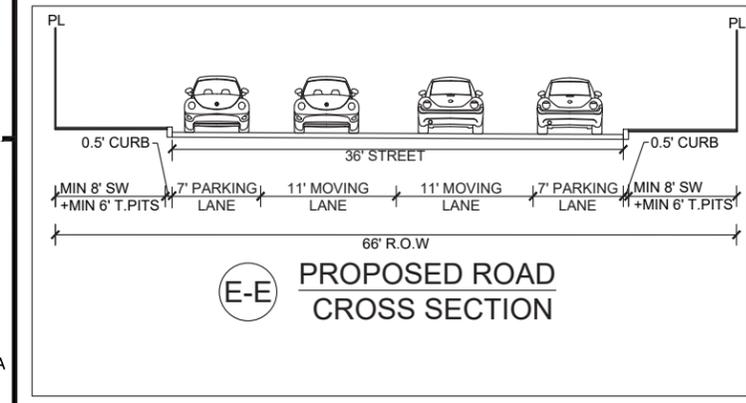
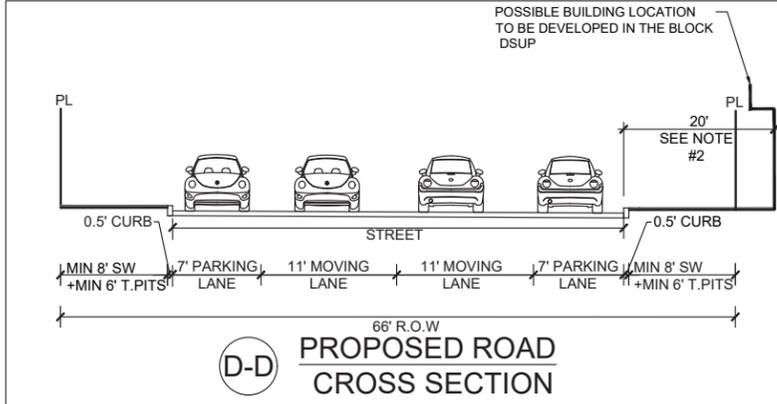
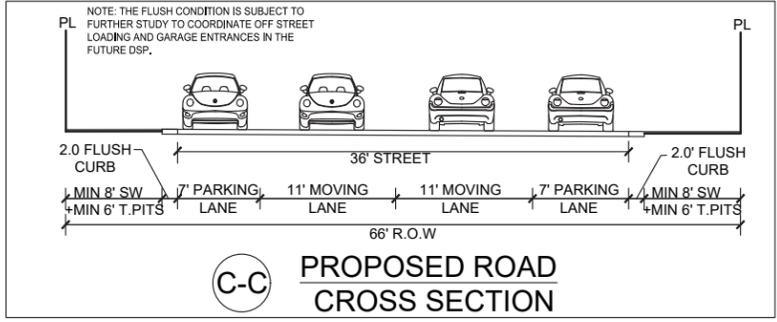
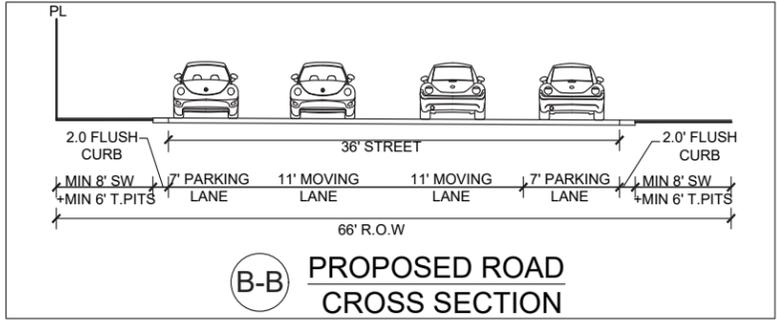
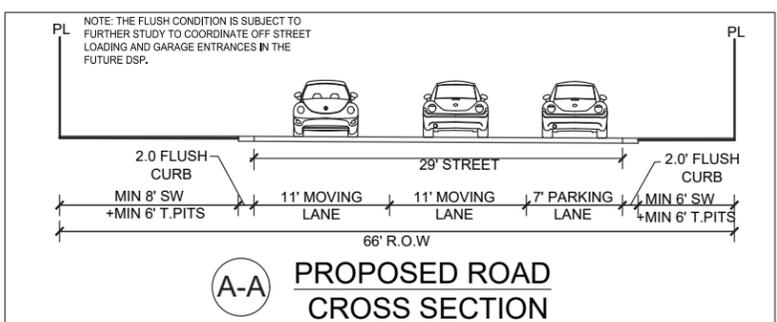
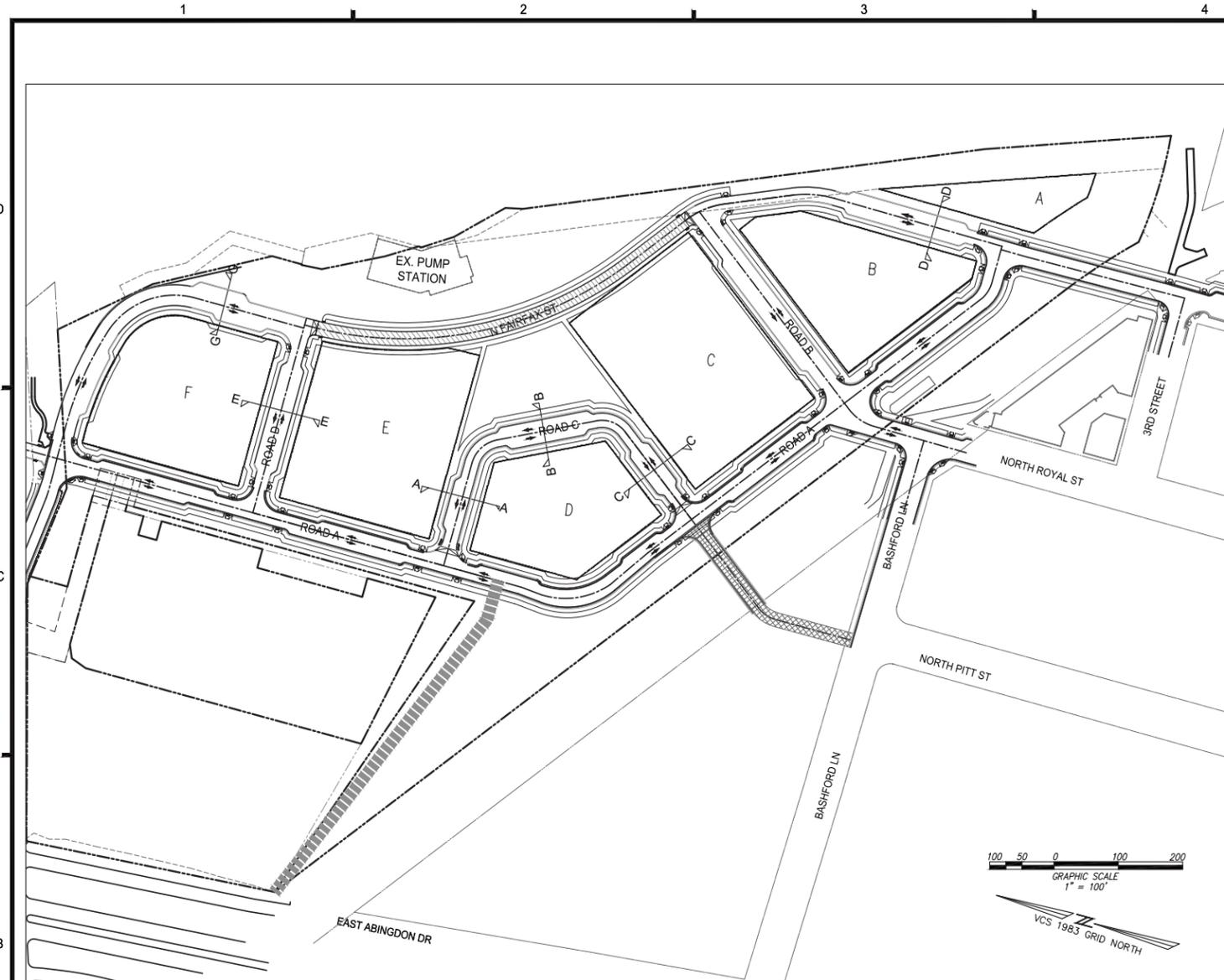
**PRGS - REDEVELOPMENT**  
 DSP  
 CONCEPT II PLAN  
 CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No. 17005,004,03  
 DRAWING No. 112003  
 DATE: 08-08-2022  
 DESIGN: JH  
 DRAWN: MG  
 CHECKED: KW

SHEET TITLE:  
**OVERALL SITE PLAN - OPTION I**

SHEET No.  
**C300**



**LEGEND:**  
 T, PITS = TREE PITS  
 R.O.W. = RIGHT OF WAY  
 SW = SIDEWALK  
 PL = PARCEL LINE  
 L = LENGTH

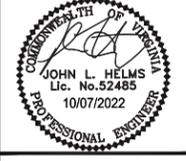
**APPROVED**  
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 DATE RECORDED \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**NOTES:**  
 1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.  
 2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS' DSUP.

**christopher consultants**  
 9900 main st  
 suite 400  
 fairfax, va 22031  
 p 703.273.6820  
 engineering • surveying • land planning



**PRGS - REDEVELOPMENT**  
 DSP  
 CONCEPT II PLAN  
 CITY OF ALEXANDRIA, VA

CONCEPT 2 SUBMISSION	MARK	DATE	DESCRIPTION
1		10/07/2022	

PROJECT No.: 17005,004,03  
 DRAWING No.: 112003  
 DATE: 08-08-2022  
 DESIGN: JH  
 DRAWN: JH  
 CHECKED: KW

SHEET TITLE:  
**STREET CROSS-SECTIONS**

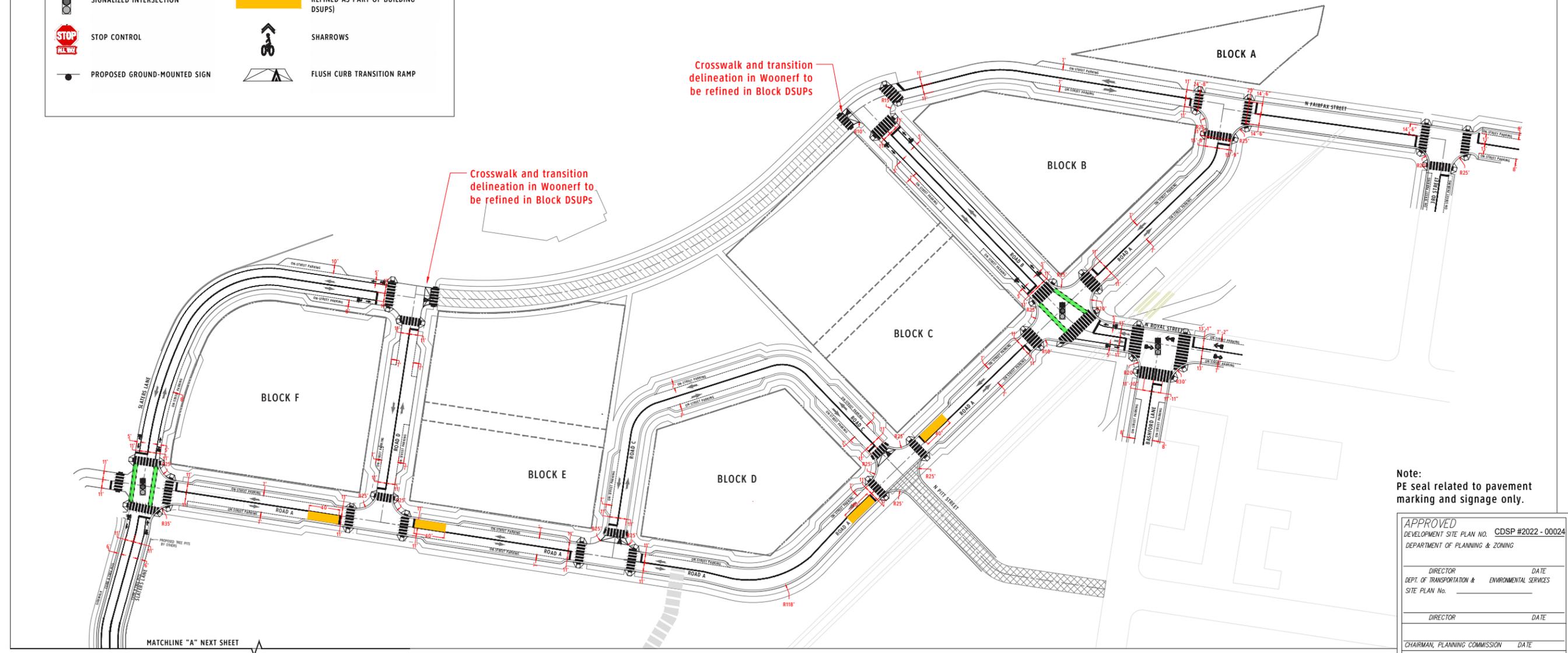
SHEET No.  
**C700**



# POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW

## LEGEND

	HELMETERED CYCLIST WITH ARROW		ENHANCED PAINTED BIKE LANE
	SIGNALIZED INTERSECTION		BUS PAD (BUS STOP DETAILS TO BE REFINED AS PART OF BUILDING DSUPS)
	STOP CONTROL		SHARROWS
	PROPOSED GROUND-MOUNTED SIGN		FLUSH CURB TRANSITION RAMP



Note:  
PE seal related to pavement marking and signage only.

APPROVED	
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DEPARTMENT OF PLANNING & ZONING	
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SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

DRAWING SCALE	DATE	10.7.2022	<b>PRELIMINARY PAVEMENT MARKING &amp; SIGNAGE OVERVIEW</b> POTOMAC RIVER GENERATING STATION Alexandria, Virginia 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578
	REV.1		
	REV.2		
	REV.3		
DRAWN: MEP CHECKED: MEP DESIGNED: DS			PROJECT NO. 2994-001 <b>C312</b>

**PRGS REDEVELOPMENT**

**INFRASTRUCTURE DSP**

OWNER/APPLICANT  
**HRP Potomac, LLC**  
 1199 N Fairfax Street  
 Suite 508  
 Alexandria, VA 22314

**Gensler**

2020 K Street, Northwest  
 Suite 200  
 Washington, DC 20006  
 Tel: 202.721.5200  
 Fax: 202.872.5857

**OJB**

One Bowdoin Square, Suite 801  
 Boston, Massachusetts 02114  
 tel 857.233.5171



1	CONCEPT 1 SUBMISSION	7.8.2022
2	CONCEPT 2 SUBMISSION	10.07.2022

REV.	DATE	DESCRIPTION
Job Number: AL-PGS		
Issue Date: OCTOBER 07, 2022		

**COMPREHENSIVE OPEN SPACE PLAN**

**L001**

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**WATERFRONT PLAZA**  
 PUBLIC ACCESS EASEMENT  
 Approximately 0.52 acres

- CANOPY TREES
- FLEXIBLE PLAZA
- TREE GROVES
- SHADE STRUCTURE / PAVILION
- INTERACTIVE WATER FEATURE
- GAME FURNITURE
- UNIQUE FURNISHINGS

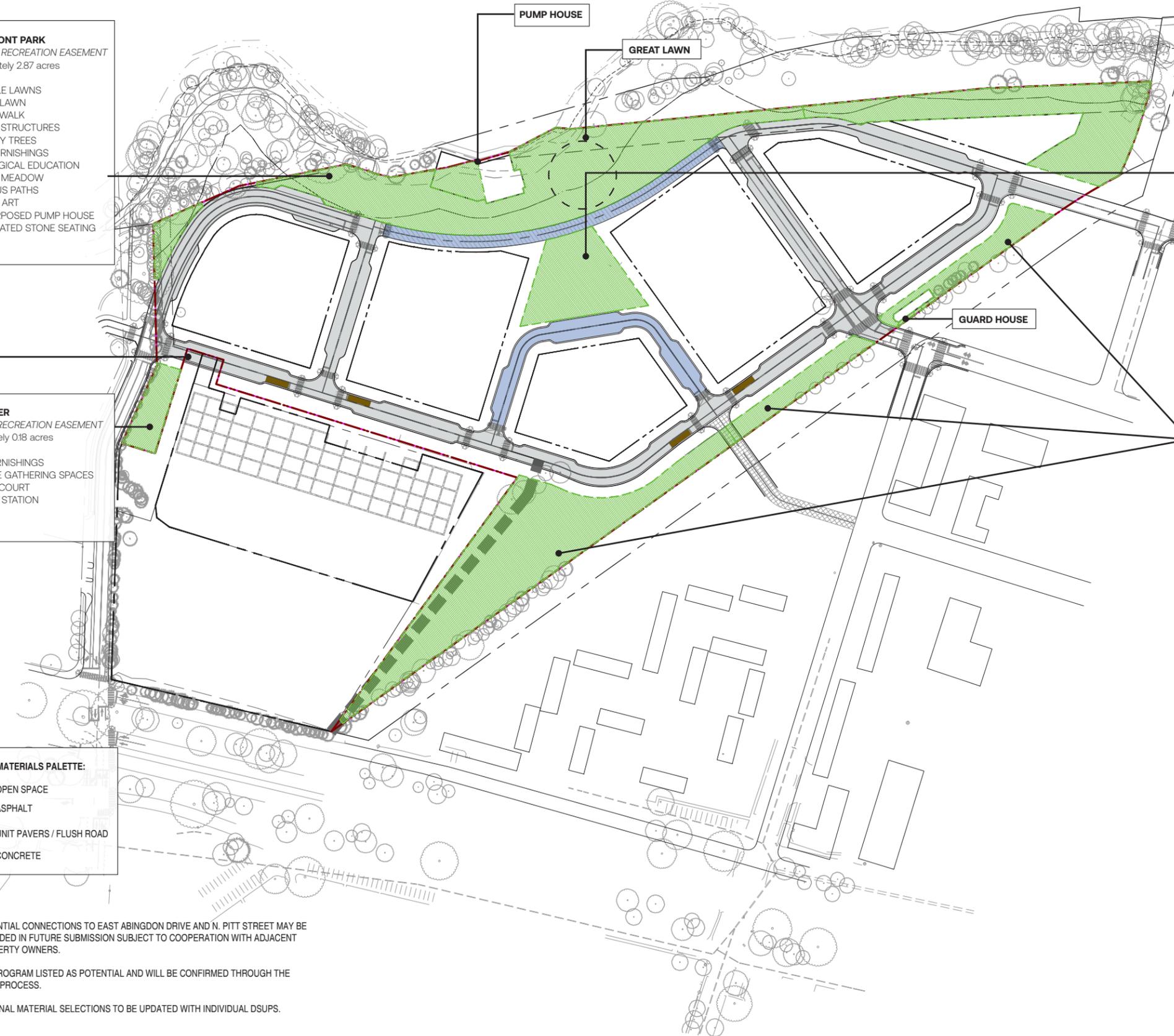
RE: Note 2

**RAIL CORRIDOR PARK**  
 PARK AND RECREATION EASEMENT  
 Approximately 1.95 acres

- KIDS PLAY
- FLEXIBLE GAME COURTS
- FLEXIBLE LAWNS
- SHADE STRUCTURE
- STORM WATER INFRASTRUCTURE
- FITNESS LOOP
- DOG RUN
- RE-PURPOSED INFRASTRUCTURE
- GATHERING TERRACE

APPROVED  
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 DEPARTMENT OF PLANNING & ZONING

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**WATERFRONT PARK**  
 PARK AND RECREATION EASEMENT  
 Approximately 2.87 acres

- FLEXIBLE LAWNS
- GREAT LAWN
- BOARDWALK
- SHADE STRUCTURES
- CANOPY TREES
- SITE FURNISHINGS
- ECOLOGICAL EDUCATION
- NATIVE MEADOW
- SINUOUS PATHS
- PUBLIC ART
- RE-PURPOSED PUMP HOUSE
- INTEGRATED STONE SEATING

RE: Note 2

**PEPCO LINER**  
 PARK AND RECREATION EASEMENT  
 Approximately 0.18 acres

- SITE FURNISHINGS
- FLEXIBLE GATHERING SPACES
- GAMES COURT
- FITNESS STATION

RE: Note 2

**GENERAL MATERIALS PALETTE:**

- OPEN SPACE
- ASPHALT
- UNIT PAVERS / FLUSH ROAD
- CONCRETE

- NOTES:**
- POTENTIAL CONNECTIONS TO EAST ABINGDON DRIVE AND N. PITT STREET MAY BE INCLUDED IN FUTURE SUBMISSION SUBJECT TO COOPERATION WITH ADJACENT PROPERTY OWNERS.
  - ALL PROGRAM LISTED AS POTENTIAL AND WILL BE CONFIRMED THROUGH THE DSUP PROCESS.
  - ALL FINAL MATERIAL SELECTIONS TO BE UPDATED WITH INDIVIDUAL DSUPS.

**WATERFRONT PARK**



FLEXIBLE LAWN



NATIVE MEADOWS & ECOLOGICAL EDUCATION



INTEGRATED SEATING



SINUOUS PATHS



SHADE STRUCTURES

**WATERFRONT PLAZA**



TREE GROVES



INTERACTIVE WATER FEATURE



GAME FURNITURE



PAVILION



UNIQUE FURNISHINGS

**RAIL CORRIDOR PARK**



STORM WATER INFRASTRUCTURE



FLEXIBLE LAWNS



RE-PURPOSED INFRASTRUCTURE



FLEXIBLE GAME COURTS



GAMES COURTS

**PEPCO LINER**



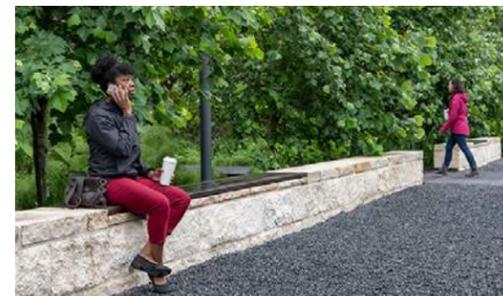
VARIED STREETSCAPE



FITNESS STATION



DOG RUN



FLEXIBLE GATHERING SPACES

**PRGS REDEVELOPMENT**

**INFRASTRUCTURE DSP**

OWNER/APPLICANT  
HRP Potomac, LLC  
1199 N Fairfax Street  
Suite 808  
Alexandria, VA 22314

**Gensler**

2020 K Street, Northwest  
Suite 200  
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One Bowdoin Square, Suite 801  
Boston, Massachusetts 02114  
tel 857.233.5171



1	CONCEPT 1 SUBMISSION	7.8.2022
2	CONCEPT 2 SUBMISSION	10.07.2022

REV.	DATE	DESCRIPTION

**OPEN SPACE PRECEDENTS**

**L002**

APPROVED  
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE  
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.