



hrp GROUP

HRP ALX

*Potomac River Generating Station*  
UDAC MEETING #8 DRAFT



# HRP ALX

## PROJECT TEAM



Development Team

Land-Use Attorney

Executive Architect, Blocks B/C  
Garage & Podium Architect

Block B Tower Architect

Block C Tower Architect

Landscape Architect

Sustainability Architect

Civil Engineer

Structural Engineer

MEP Engineer

Transportation Consultant

NEPA Permit Consultant

Environmental Engineer

Archaeological Consultant

FAA Consultant

Marine Consultant

Preconstruction Services

PRESENTING TODAY

POTOMAC RIVER GENERATING STATION | UDAC MEETING JUNE 11, 2025

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## AGENDA

- INTRODUCTION
- DESIGN EXCELLENCE
- BLOCK B
- BLOCK C
- OPEN SPACE
  - WATERFRONT
  - RAIL CORRIDOR
- 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 OPENS SPACE**

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

### **4 CREATE A SUSTAINABLE NEW PLACE**

Pursue sustainable and resilient strategies through a multi-pronged approach

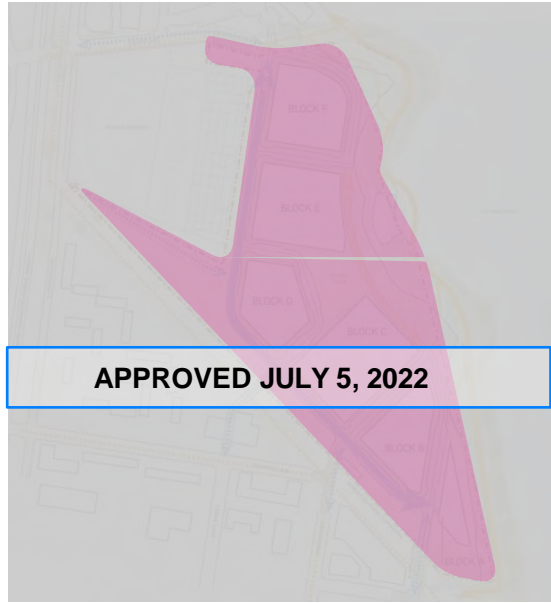


# DEVELOPMENT REVIEW PROCESS

## BUILDING ON APPROVED CDD

### CDD

Coordinated Development District

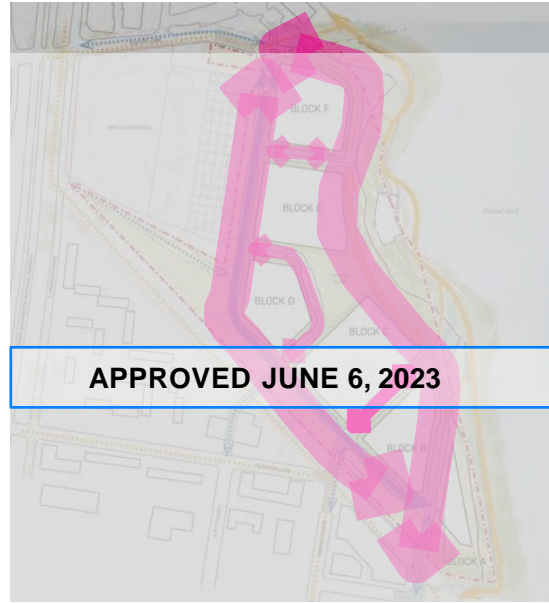


#### Master Planning & Zoning

- Road and block configuration
  - Open space amount and approach
  - Land use, density & height maximum
- 
- Outlines community benefit framework;
  - Carbon Neutrality Analysis

### IDSP

Infrastructure Development Site Plan

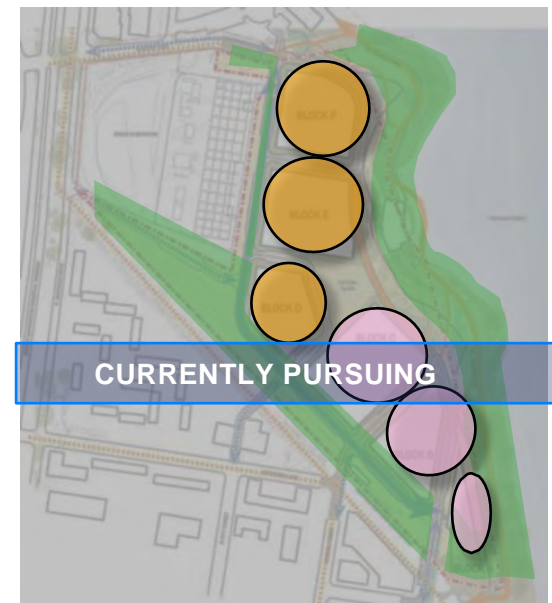


#### Site & Infrastructure

- Streetscape, roadways and sidewalks
  - Utility routing and approach
- 
- Defines public infrastructure;
  - Coordinated Sustainability Strategy – Endorsed by City Council on 5/13/23

### DSUPs

Development Special Use Permits



#### Block Form, Architecture & Open Space

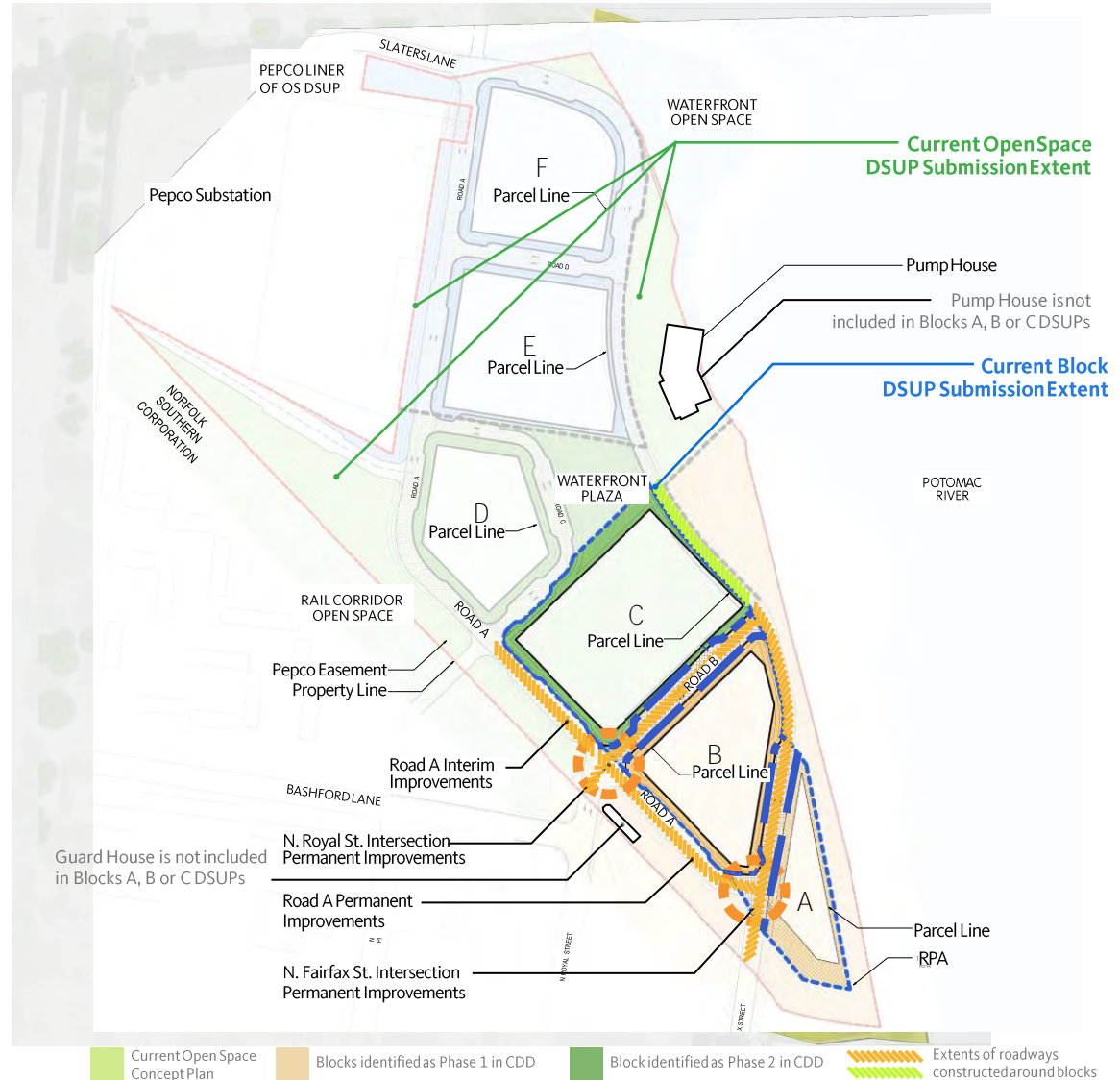
- Building massing and use
  - Architectural definition and character
  - Detailed open space associated with blocks
- 
- Building sustainability features
- 
- Blocks A, B, & C DSUPs Concept I submitted 11/22; Concept II submitted 9/23; Blocks B & C Completeness submitted 5/16
  - Open Space DSUP Concept I submitted 4/23; Concept II submitted 1/24
  - Open Space Completeness submitted 5/30

# FOCUS ON BLOCKS A,B,C & OPEN SPACE

- Blocks A & B (CDD Phase 1) and Block C (portion of CDD Phase 2)
- Block DSUPs include area within the curb lines
- Open Space DSUP for Waterfront and Rail Corridor Open Spaces

Per the requirement for DSUP submissions:

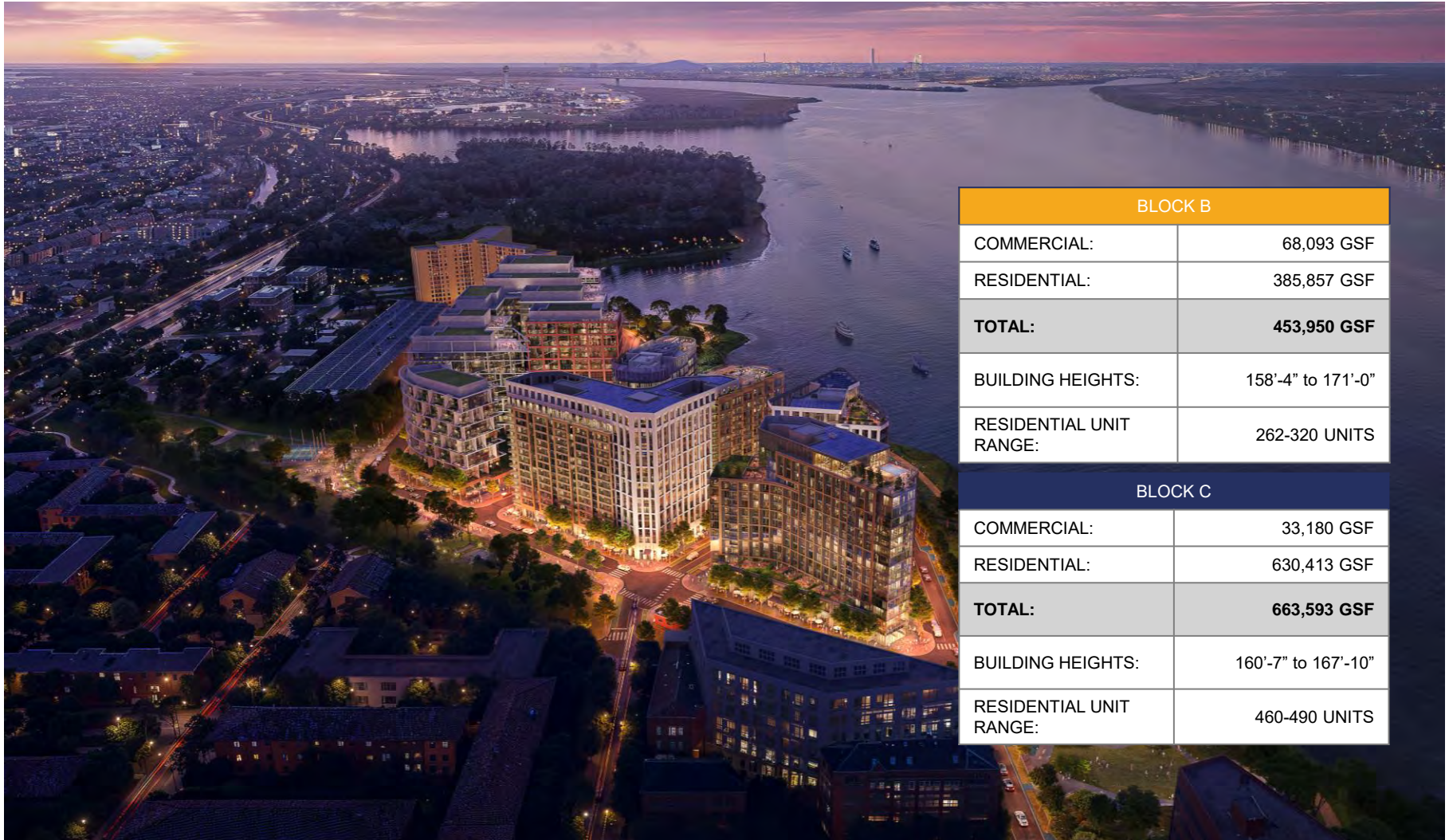
- Concept I depicted sidewalks, building footprints and uses within the curb line
- Building designs submitted in Concept II were reviewed in previous meeting
- This Completeness submission set reviews Open Space & Phase 1 Building designs.





# HRP ALX

## BLOCKS B & C DEVELOPMENT PLAN



BLOCK B	
COMMERCIAL:	68,093 GSF
RESIDENTIAL:	385,857 GSF
<b>TOTAL:</b>	<b>453,950 GSF</b>
BUILDING HEIGHTS:	158'-4" to 171'-0"
RESIDENTIAL UNIT RANGE:	262-320 UNITS
BLOCK C	
COMMERCIAL:	33,180 GSF
RESIDENTIAL:	630,413 GSF
<b>TOTAL:</b>	<b>663,593 GSF</b>
BUILDING HEIGHTS:	160'-7" to 167'-10"
RESIDENTIAL UNIT RANGE:	460-490 UNITS



# DESIGN PATH

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

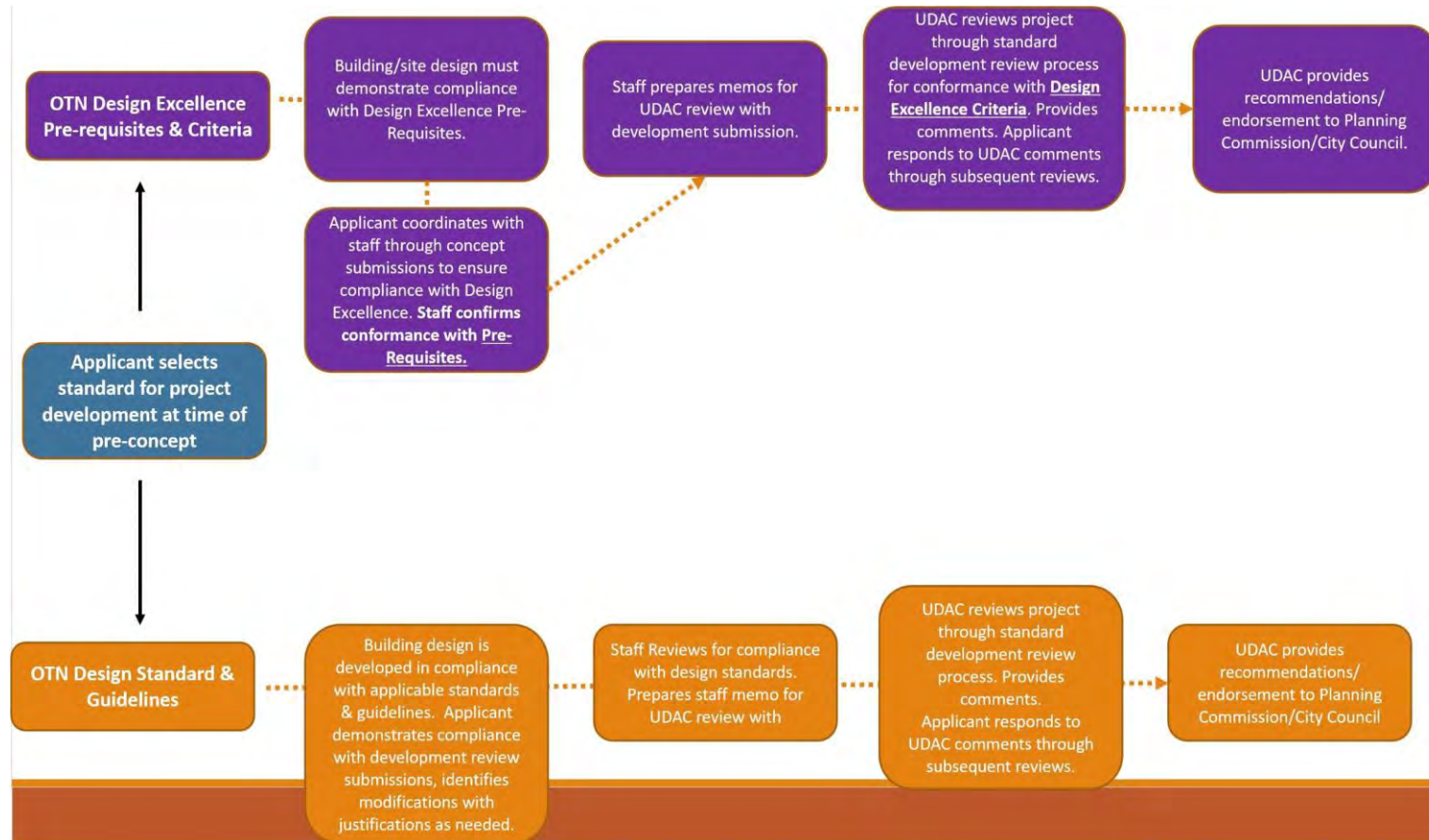


Diagram provided by the City of Alexandria



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# DESIGN EXCELLENCE | PREREQUISITES

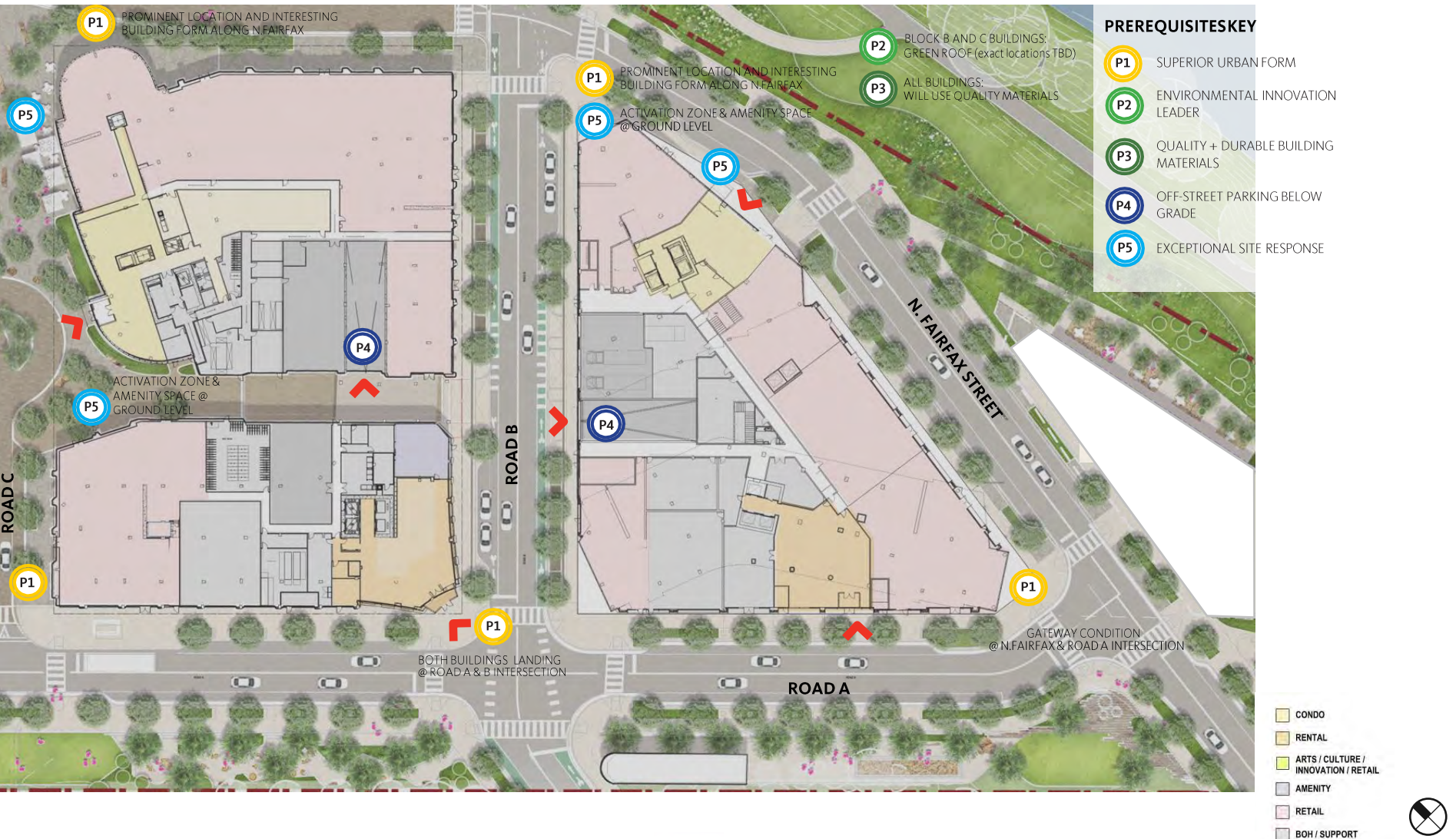
PREREQUISITE	TEXT
<b>P1: Superior Urban Form</b>	<p>Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality,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





# DESIGN EXCELLENCE | PREREQUISITES

## GROUND FLOOR PLAN



# DESIGN EXCELLENCE | CRITERIA

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

C1

C1A

C1B

C2

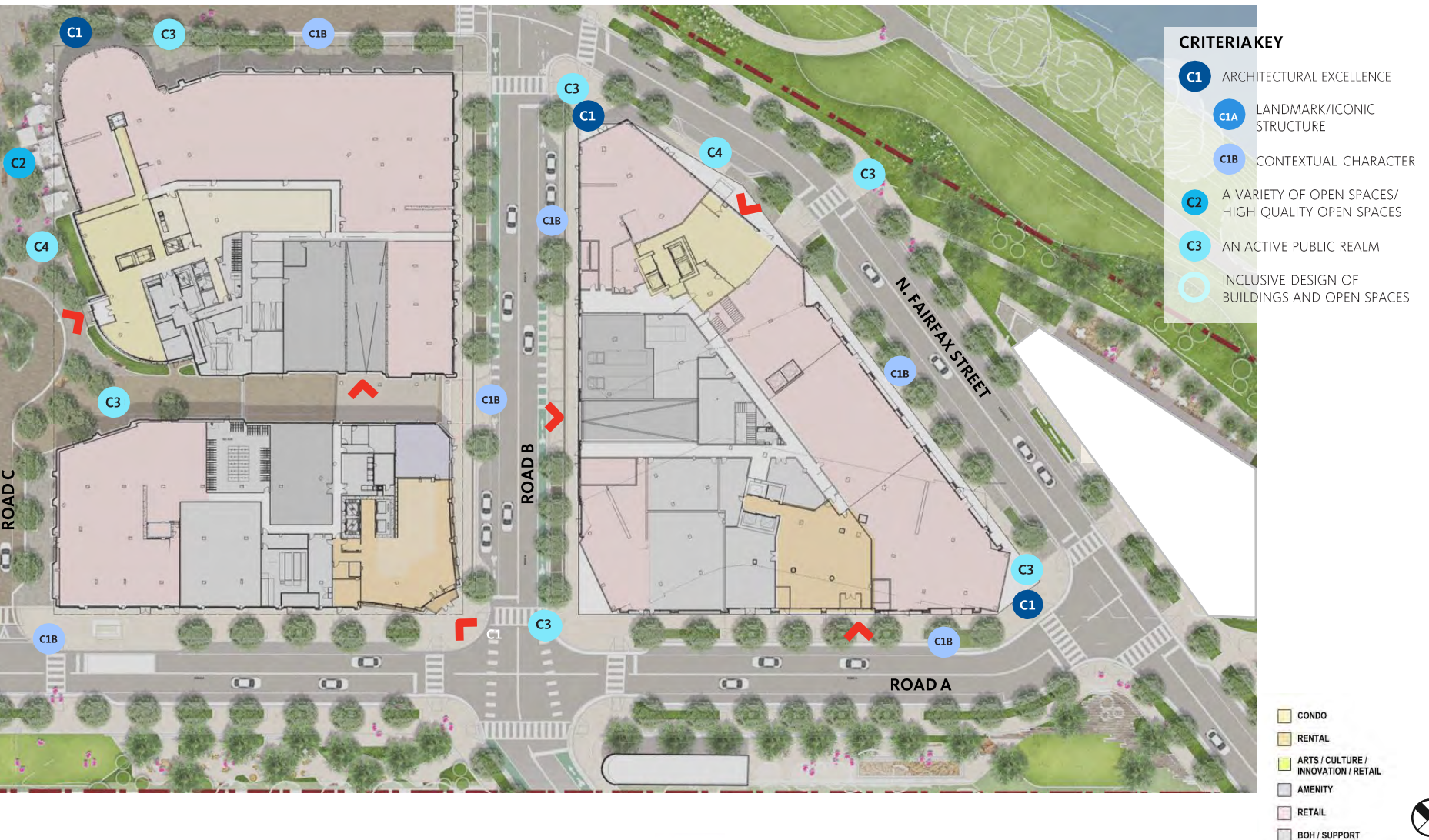
C3

C4



# DESIGN EXCELLENCE | CRITERIA

## GROUND FLOOR PLAN





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# HRP ALX

## PHASE 1 DEVELOPMENT PLAN



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RESIDENTIAL:	385,857 GSF
TOTAL:	453,950 GSF
BUILDING HEIGHTS:	158'-4" to 171'-0"
RESIDENTIAL UNIT RANGE:	262-320 UNITS





# BLOCK B

## GROUND FLOOR PLAN



### CRITERIA KEY

- C1** ARCHITECTURAL EXCELLENCE
- C1A** LANDMARK/ICONIC STRUCTURE
- C1B** CONTEXTUAL CHARACTER
- C2** A VARIETY OF OPEN SPACES/ HIGH QUALITY OPEN SPACES
- C3** AN ACTIVE PUBLIC REALM
- C4** INCLUSIVE DESIGN OF BUILDINGS AND OPEN SPACES

- CONDO
- RENTAL
- ARTS / CULTURE / INNOVATION / RETAIL
- AMENITY
- RETAIL
- BOH / SUPPORT



# BLOCK B CONDO

## CONCEPTUAL DESIGN – VIEW FROM WATERFRONT

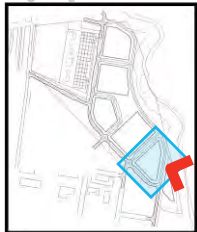


UDAC MEETING 10.11.2023

### UDAC FEEDBACK:

- Request to see more pronounced setbacks to break up the building mass.
- Soften the edge facing the street and open spaces.

Key Map



CURRENT

### HIGHLIGHTS:

- Replace metal bands with spandrel glass to break up the massing.
- Waterfall glass railing softens the building edge.



# BLOCK B RENTAL

## CONCEPTUAL DESIGN – VIEW FROM WEST

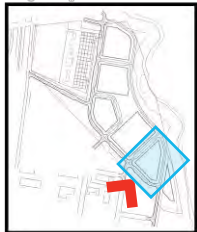


UDAC MEETING 10.11.2023

### UDAC FEEDBACK:

- Successful design, liked the curved expression that pulls away from the street at upper levels.

Key Map



hrp GROUP

WIRE GILL

Gensler



HANDEL  
ARCHITECTS

OJB

ARUP



CURRENT

### HIGHLIGHTS:

- Studying rich color palettes.
- Operable window and mullion patterning adds fine grain detail.

# BLOCK B CONDO

## CONCEPTUAL DESIGN – VIEW FROM WATERFRONT



### DESIGN CRITERIA

- |  |   |
|--|---|
| <p><b>C1</b> Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.</p>  | <p><b>C2</b> A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.</p> |
| <p><b>C1A</b> Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place- defining element for the site.</p> | <p><b>C3</b> An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.</p>   |
| <p><b>C1B</b> Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.</p>    | <p><b>C4</b> Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.</p>      |

Key Map





# BLOCK B RENTAL

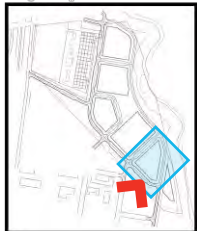
## CONCEPTUAL DESIGN – VIEW FROM WEST



### DESIGN CRITERIA

- C1** Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.
- C1A** Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place- defining element for the site.
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- C4** Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.

Key Map



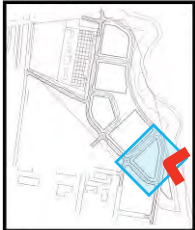
# BLOCK B CONDO

## MATERIALITY



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

Key Map





# BLOCK B CONDO

## MATERIALITY



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

Key Map





# BLOCK B CONDO

## MATERIALITY

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



# BLOCK B RENTAL

## MATERIALITY

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





# BLOCK B RENTAL

## MATERIALITY



PRIMARY FAÇADE FRAME  
(Anodized bronze metal channel)

SECONDARY FAÇADE FRAME  
(Metal slab edge covers)

SIGNATURE GLASS GATEWAY  
(Unitized windows)

INFILL PANELS  
(Metal/ Precast)



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

# BLOCK B

## CONDO ENTRY



PRIMARY TOWER FAÇADE FRAME  
(Terracotta panel/precast)

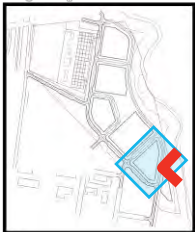


SECONDARY TOWER FAÇADE  
FRAME  
(Gray slab edge covers)

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



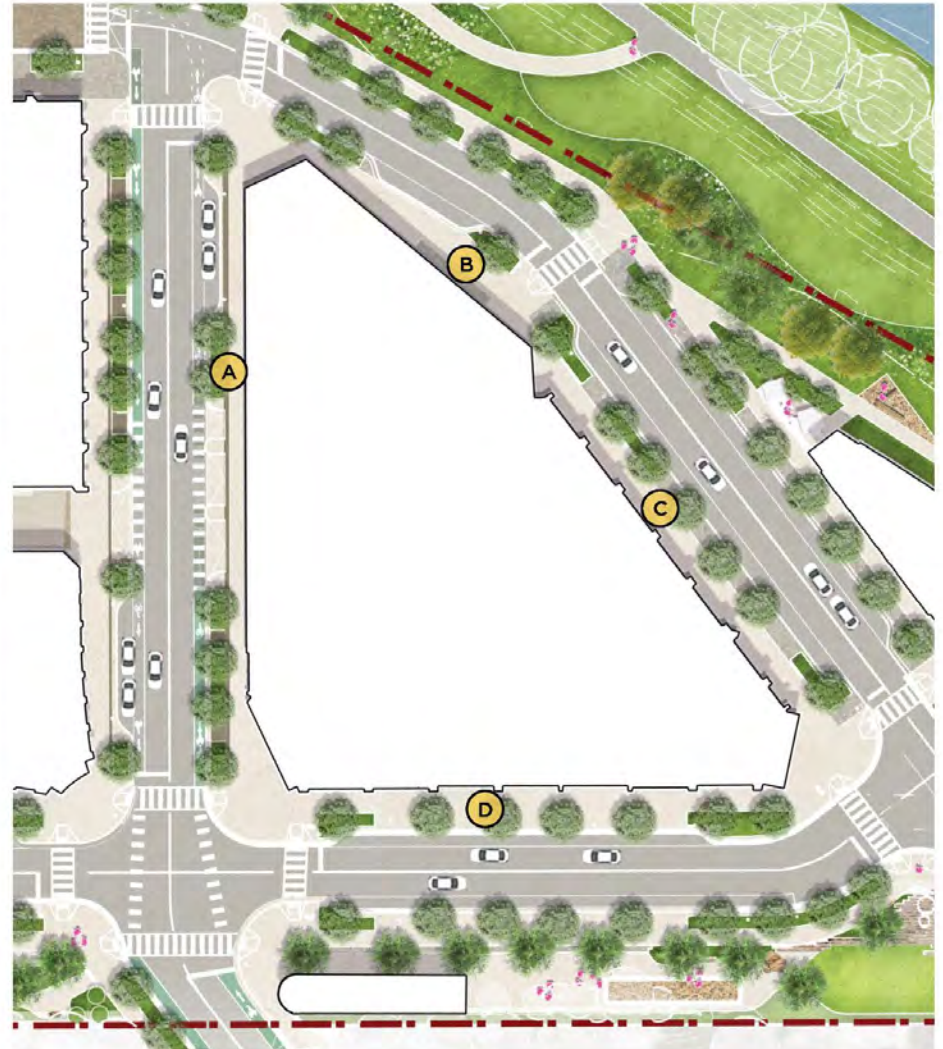
Key Map





# BLOCK B

## STREETSCAPE





# BLOCK B

## RETAIL BAY STUDY



Key Map



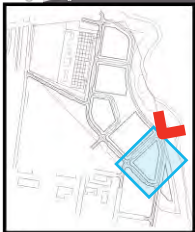


# BLOCK B STREETSCAPE

VIEW AT CORNER OF N FAIRFAX AND ROAD B



Key Map





# BLOCK B STREETSCAPE

## VIEW OF N FAIRFAX AND CONDO BUILDING ENTRY





# BLOCK B STREETScape

VIEW FROM CORNER OF ROAD A AND N FAIRFAX





# BLOCK B STREETSCAPE

## VIEW OF ROAD A AND RENTAL BUILDING ENTRY



Key Map



*General note: We will have a retail frontage plan.*



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# HRP ALX

## PHASE 1 DEVELOPMENT PLAN



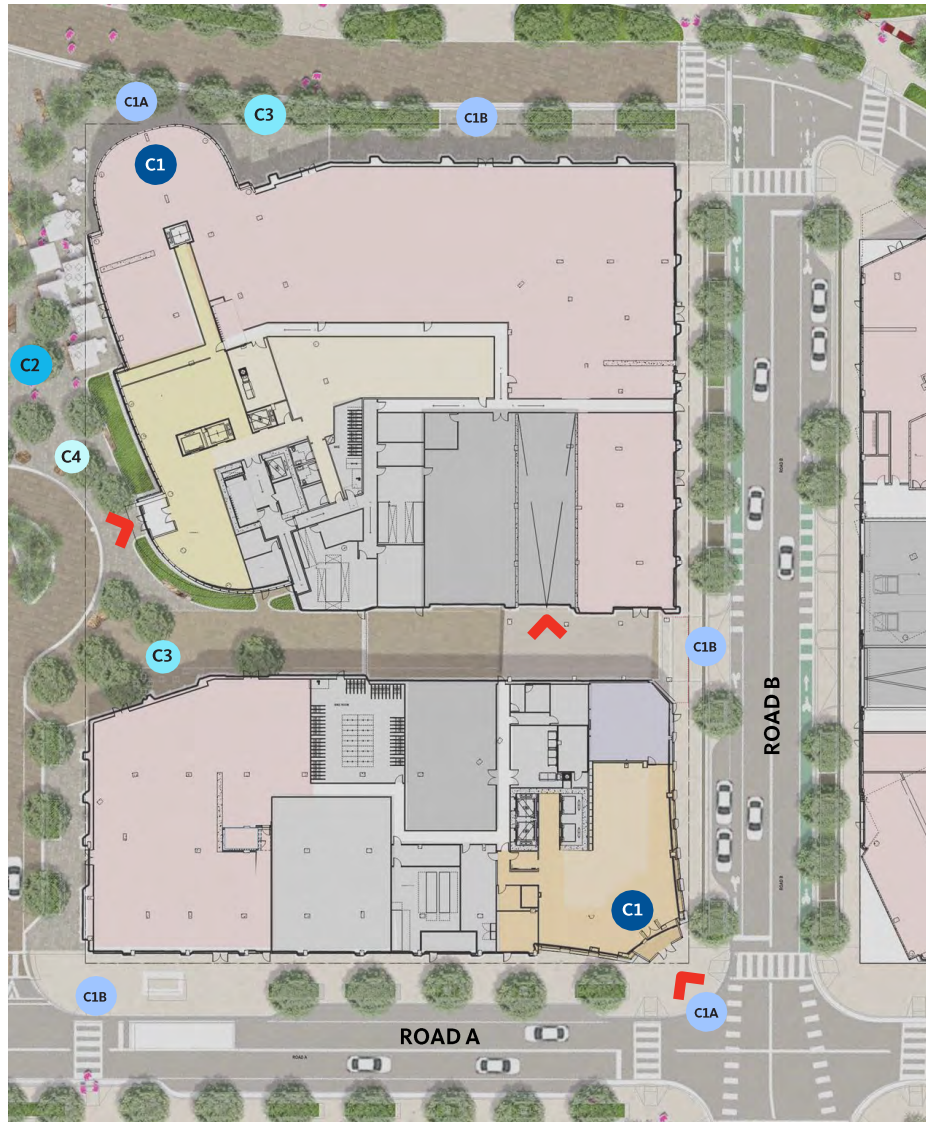
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# BLOCK C

## GROUND FLOOR PLAN



### CRITERIAKEY

- C1** ARCHITECTURAL EXCELLENCE
- C1A** LANDMARK/ICONIC STRUCTURE
- C1B** CONTEXTUAL CHARACTER
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- CONDO
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- AMENITY
- RETAIL
- BOH / SUPPORT



# BLOCK C CONDO

## CONCEPTUAL DESIGN – VIEW FROM WATERFRONT OPEN SPACE



UDAC MEETING 10.11.2023

### UDAC FEEDBACK:

- Appreciate the curved forms visible from the waterfront.

Key Map



CURRENT

### HIGHLIGHTS:

- Condo Façade cuts more pronounced.
- Stepped crown strengthen the façade expression.
- More Significant differentiation between condo and rental facade.



# BLOCK C RENTAL

## CONCEPTUAL DESIGN – VIEW FROM N. ROYAL STREET

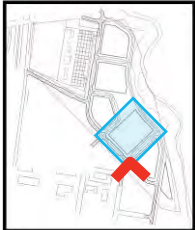


UDAC MEETING 10.11.2023

### UDAC FEEDBACK:

- Please provide more detail on the Road B façade and how pedestrians will access the alley.
- Explore ways to make alley more inviting, including reducing roof coverage.

Key Map



CURRENT

### HIGHLIGHTS:

- Rental iconic corner element re-massed to FAA height limit to strengthen corner and draw visitors to site.
- Stronger full-height break over road B alley denoting ally location.

# BLOCK C CONDO

## CONCEPTUAL DESIGN - VIEW FROM WATERFRONT PLAZA



### DESIGN CRITERIA

Key Map



C1

Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.

C1A

Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place- defining element for the site.

C1B

Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

C2

A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.

C3

An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.

C4

Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.



# BLOCK C RENTAL

## CONCEPTUAL DESIGN – VIEW FROM N. ROYAL STREET

MASSING VARIETY AND MATERIALS ON THE CITY SIDE CONNECTS TO NEIGHBORHOOD AESTHETIC.

C1A

ICONIC LANDMARK CORNER INVITES VISITORS TO THE SITE AND VISUALLY CONNECTS TO CITY HALL.

C1B



C4

C3

FAÇADE AT GROUND LEVEL STEPPED BACK CREATES INVITING AND GREEN SIDEWALK.

### DESIGN CRITERIA

C1

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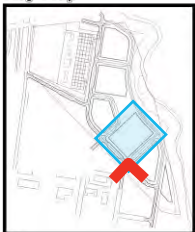
C1B

Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

C4

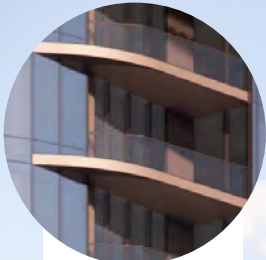
Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.

Key Map



# BLOCK C CONDO

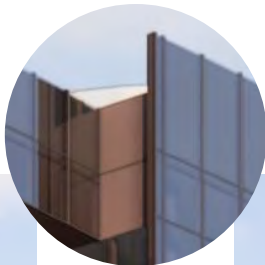
## MATERIALITY



**Balcony**  
Painted metal slab  
cover / soffit / wall



**Main Condo Façade**  
Curtain wall system



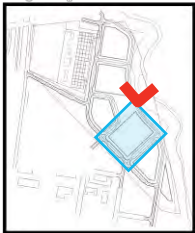
**Metal Trim**  
Painted aluminum  
panel



**Main Rental Façade**  
Precast

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

Key Map





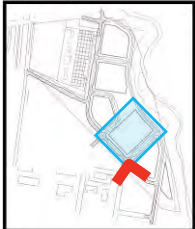
# BLOCK C CONDO

## MATERIALITY



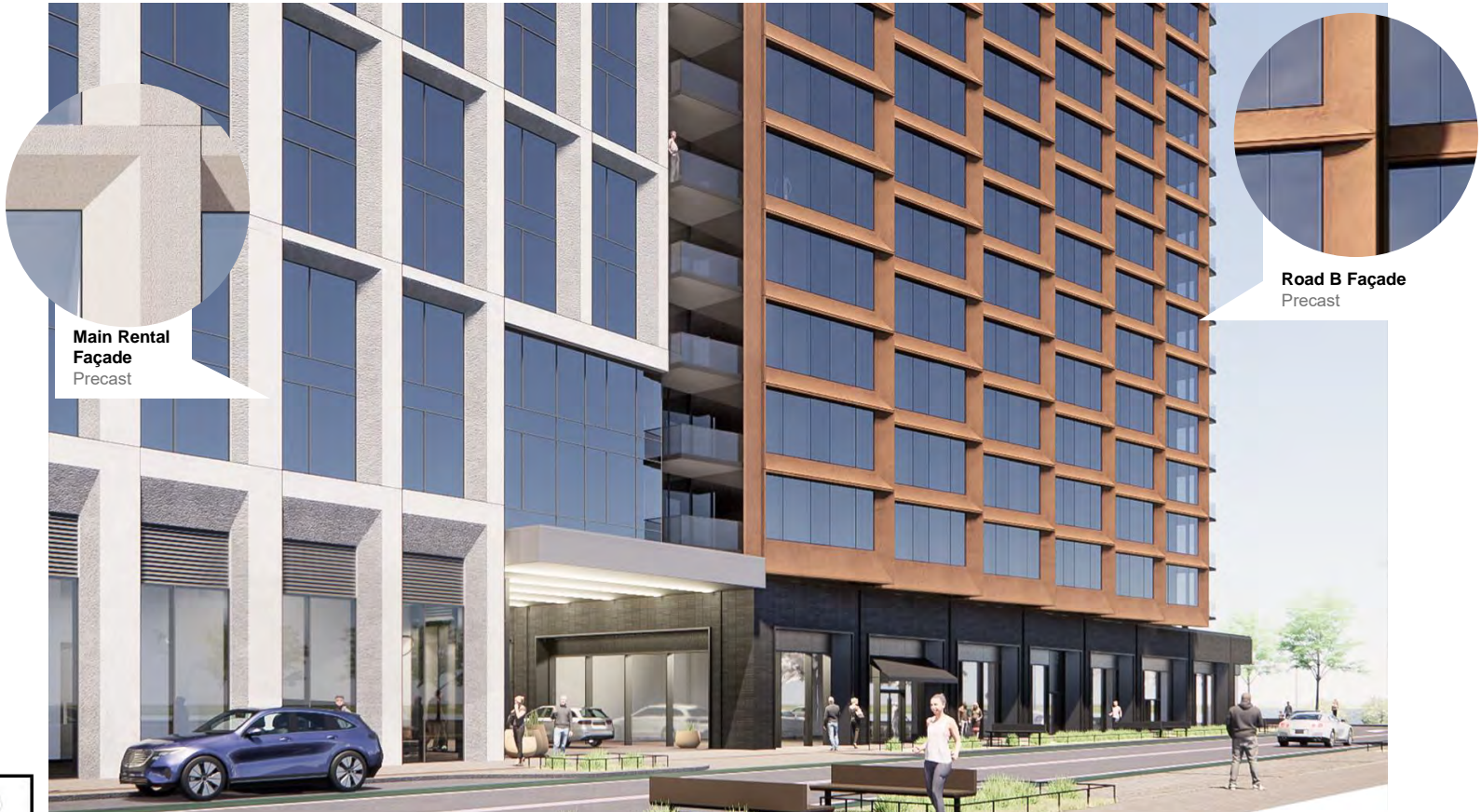
**General note on materiality:**  
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Key Map



# BLOCK C RENTAL

## MATERIALITY – ALLEY ENTRY



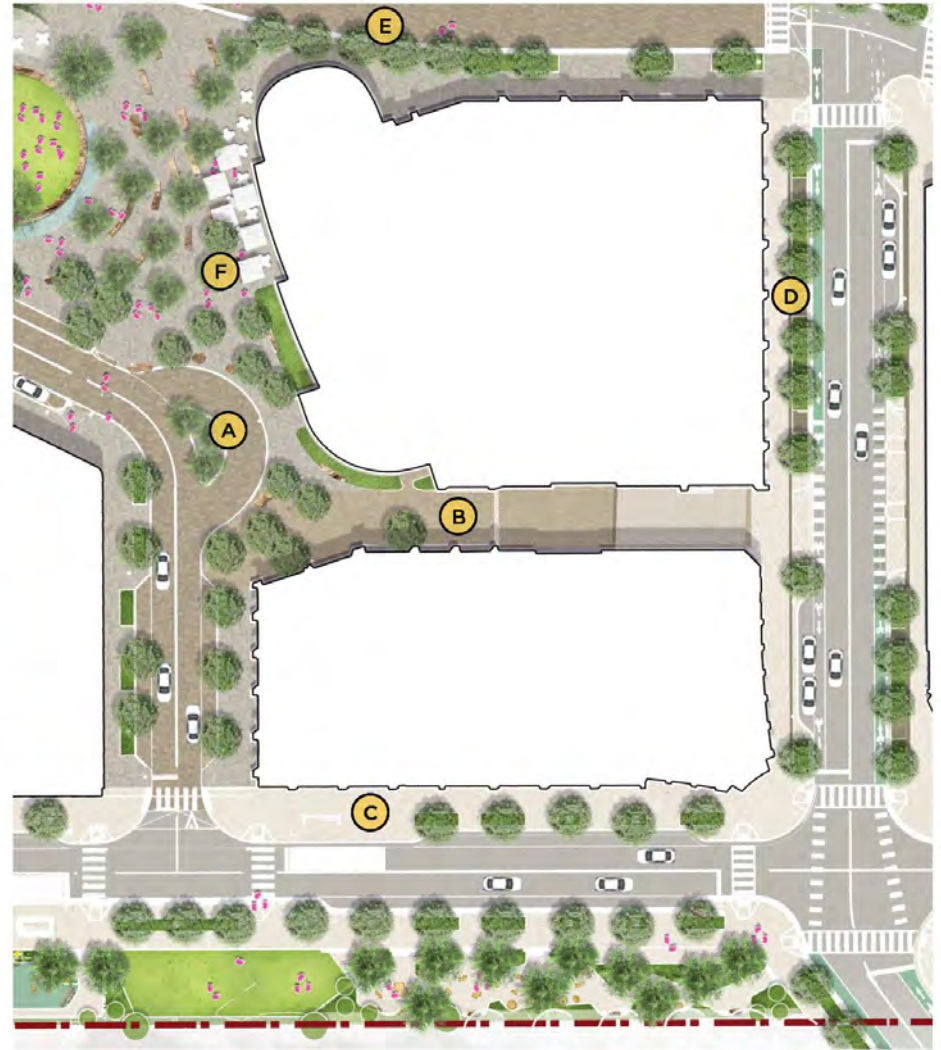
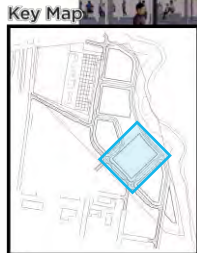
Key Map





# BLOCK C

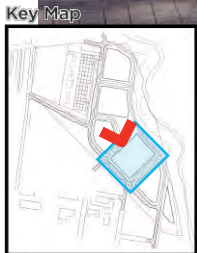
## STREETSCAPE





# BLOCK C

## RETAIL BAY STUDY



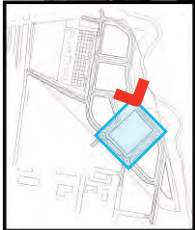


# BLOCK C

## CONDO



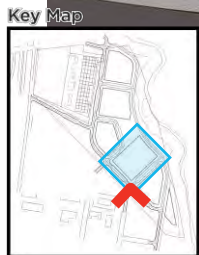
Key Map





# BLOCK C

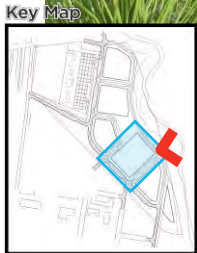
## RENTAL ENTRY





# BLOCK C

## RETAIL CORNER AT WOONERF





# BLOCK C

## RETAIL AT RENTAL



Key Map





# BLOCK C

## ALLEY



SECTION PERSPECTIVE LOOKING WEST TOWARDS RENTAL TOWER & ROAD A



SECTION PERSPECTIVE LOOKING EAST TOWARDS CONDO TOWER & WATERFRONT



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- NEXT STEPS



# DESIGN EXCELLENCE | PREREQUISITES

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



# DESIGN EXCELLENCE | CRITERIA

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

C1

C1A

C1B

C2

C3

C4



# WATERFRONT OPEN SPACE

## DESIGN EXCELLENCE



### DESIGN EXCELLENCE PREREQUISITES

- P1** SUPERIOR URBAN FORM
- P2** ENVIRONMENTAL INNOVATION LEADER
- P3** QUALITY + DURABLE BUILDING MATERIALS
- P4** OFF-STREET PARKING BELOW GRADE
- P5** EXCEPTIONAL SITE RESPONSE

#### Key Map



# WATERFRONT OPEN SPACE

## WATERFRONT NORTH



### DESIGN EXCELLENCE CRITERIA

- C2** **A Variety of Open Spaces / High Quality Open Spaces.** A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided.
- C1** **An Active Public Realm.** Streetscape design incorporates the City's Complete Streets Design guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit. Site design incorporates high quality paving materials, site furnishings, and lighting.
- C1** **Inclusive Design of Buildings and Open Spaces.** Across the site, building and open spaces invite users of different ages, interests, and abilities to engage with the spaces.

### Key Map





# WATERFRONT OPEN SPACE

## PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT CENTRAL



### DESIGN EXCELLENCE CRITERIA

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- C4** Inclusive Design of Buildings and Open Spaces. Across the site, building and open spaces invite users of different ages, interests, and abilities to engage with the spaces.

### Key Map





# WATERFRONT OPEN SPACE

## SHADE STRUCTURE + CENTRAL WATERFRONT



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT SOUTH



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### Key Map





# WATERFRONT OPEN SPACE

## WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT OVERLOOK



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.  
OPEN SPACE AROUND BLOCK A TO BE UPDATED, PENDING BUILDING  
REDESIGN.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## DESIGN EXCELLENCE



### DESIGN EXCELLENCE PREREQUISITES

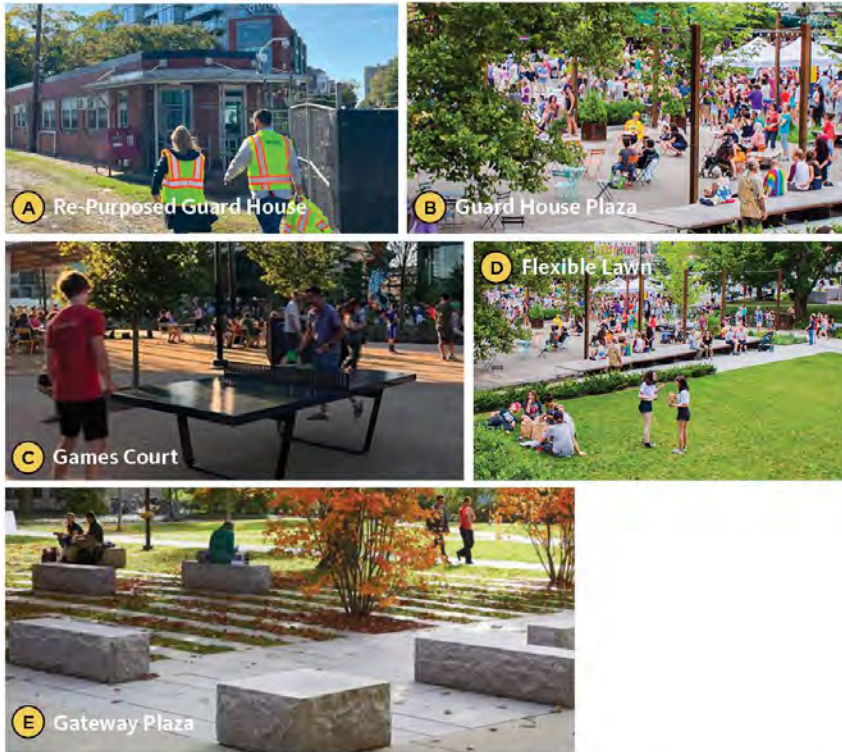
- |  |   |
|--|---|
| <b>P1</b> (yellow circle): SUPERIOR URBAN FORM                 | <b>P4</b> (blue circle): OFF-STREET PARKING BELOW GRADE |
| <b>P2</b> (green circle): ENVIRONMENTAL INNOVATION LEADER      | <b>P5</b> (blue circle): EXCEPTIONAL SITE RESPONSE      |
| <b>P3</b> (green circle): QUALITY + DURABLE BUILDING MATERIALS |   |

#### Key Map



# RAIL CORRIDOR OPEN SPACE

## RAIL CORRIDOR SOUTH



### DESIGN EXCELLENCE CRITERIA

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- C4** **Inclusive Design of Buildings and Open Spaces.** Across the site, building and open spaces invite users of different ages, interests, and abilities to engage with the spaces.

### Key Map





# RAIL CORRIDOR OPEN SPACE

## GATEWAY PLAZA



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# RAIL CORRIDOR OPEN SPACE

## GUARD HOUSE PLAZA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

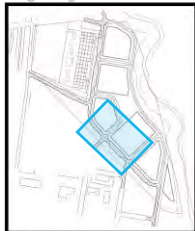
## RAIL CORRIDOR CENTRAL



### DESIGN EXCELLENCE CRITERIA

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### Key Map





# RAIL CORRIDOR OPEN SPACE

## KIDS PLAY AREA



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# RAIL CORRIDOR OPEN SPACE

## KIDS PLAY AREA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## RAIL CORRIDOR NORTH



**A** Seating Grove



**B** Sports Court



**C** Fitness Station



**D** Recreation Lawn



**E** Dog Park

### DESIGN EXCELLENCE CRITERIA

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### Key Map





# RAIL CORRIDOR OPEN SPACE

## SPORT COURT



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# RAIL CORRIDOR OPEN SPACE

## RECREATIONAL LAWN



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# RAIL CORRIDOR OPEN SPACE

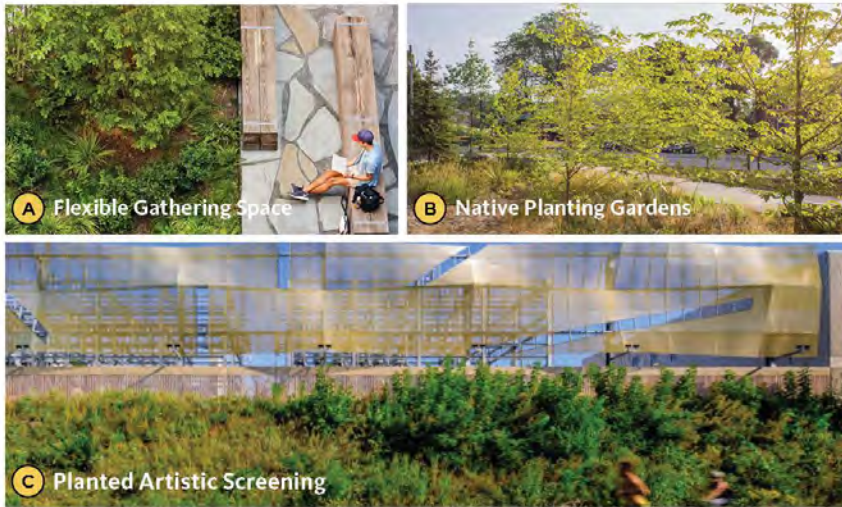
## DOG PARK



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# PEPCO LINER



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# SCHEDULE & PROCESS

## >> STEPS FORWARD







Thank You