

POTOMAC RIVER GENERATING STATION

UDAC MEETING #6

MARCH 6, 2024



 **Hilco**TM
Redevelopment Partners



Gensler

HANDEL
ARCHITECTS



OJB



MAGNUSSON
KLEMENCIC
ASSOCIATES
Structural + Civil Engineers



BALA

GOROVE SLADE
Transportation Planners and Engineers

Balfour Beatty

ARUP



Capitol Airspace Group



moffatt & nichol

AGENDA

1. PROJECT OVERVIEW

2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. 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

4 CREATE A SUSTAINABLE NEW PLACE

Pursue sustainable and resilient strategies through a multi-pronged approach

PROJECT TEAM



DEVELOPMENT TEAM

LAND-USE ATTORNEY

EXECUTIVE ARCHITECT / BLOCK A, GARAGE & PODIUM

BLOCK B ARCHITECT

BLOCK C ARCHITECT

LANDSCAPE ARCHITECT

SUSTAINABILITY CONSULTANT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

TRANSPORTATION CONSULTANT

PERMITTING CONSULTANT

ENVIRONMENTAL ENGINEER

ARCHAEOLOGICAL

FAA CONSULTANT

MARINE CONSULTANT

PRECONSTRUCTION SERVICES

DEVELOPMENT REVIEW PROCESS

BUILDING ON APPROVED CDD



MASTER PLANNING & ZONING

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

Outlines community benefit framework;
Carbon Neutrality Analysis

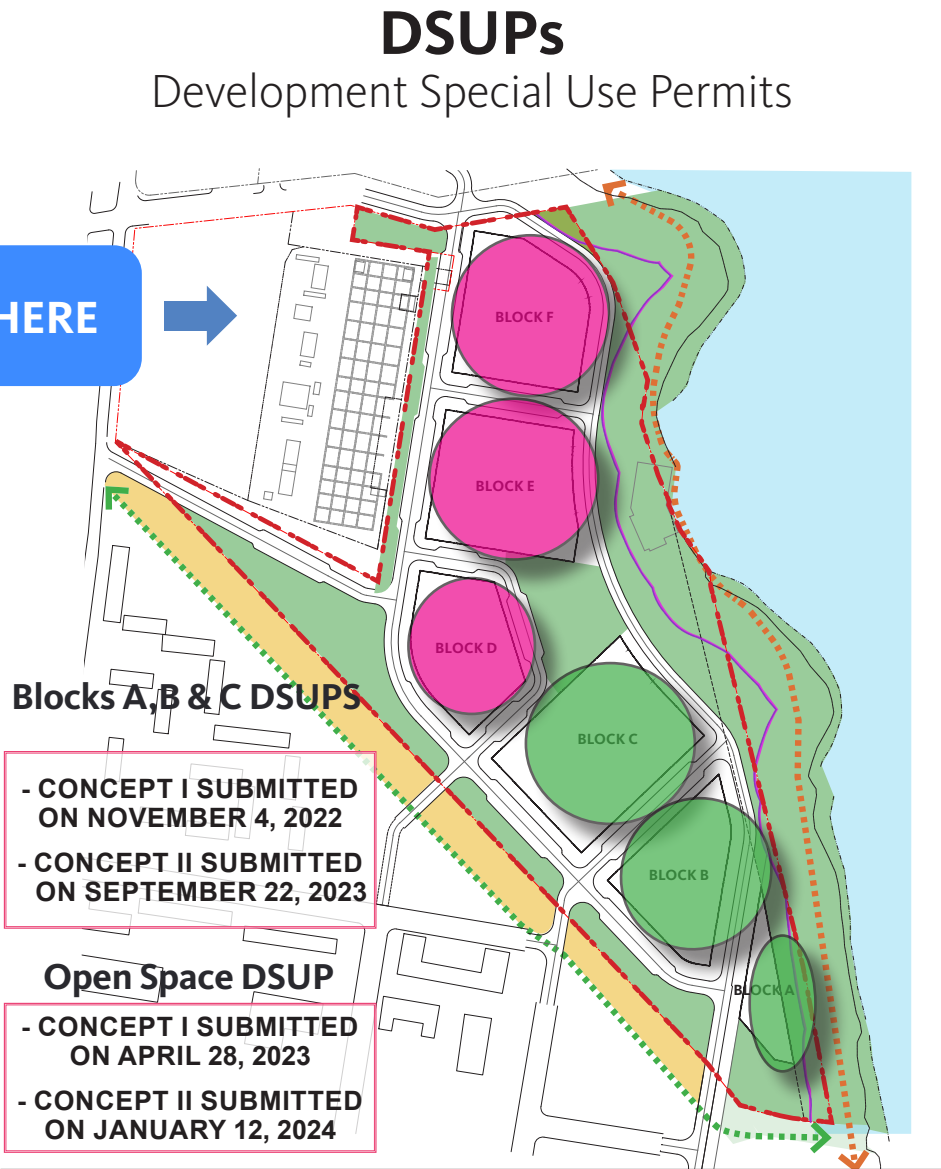


SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;
Coordinated Sustainability Strategy–Endorsed by
City Council on May 13, 2023

WE ARE HERE

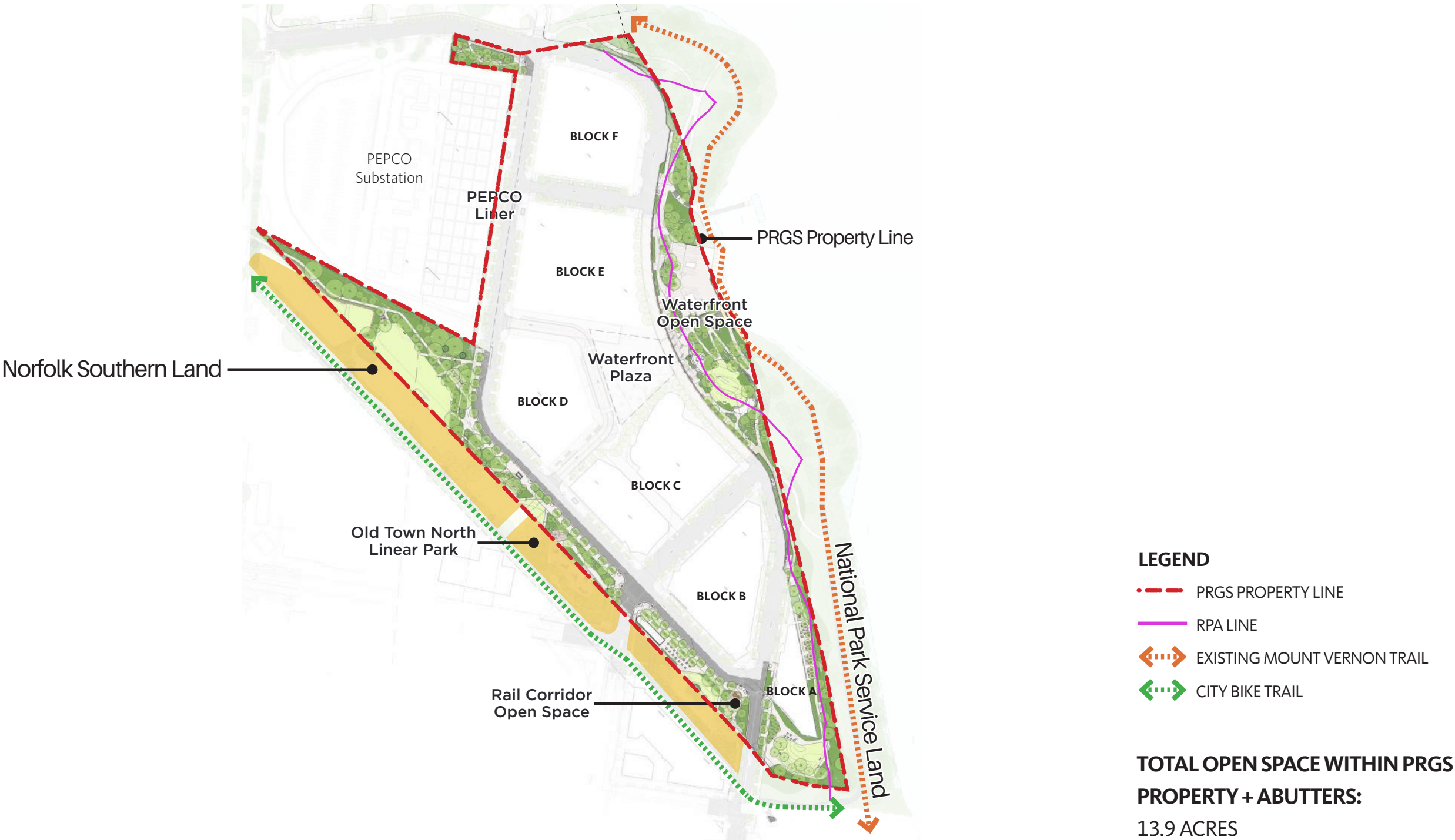


BLOCK FORM, ARCHITECTURE & OPEN SPACE

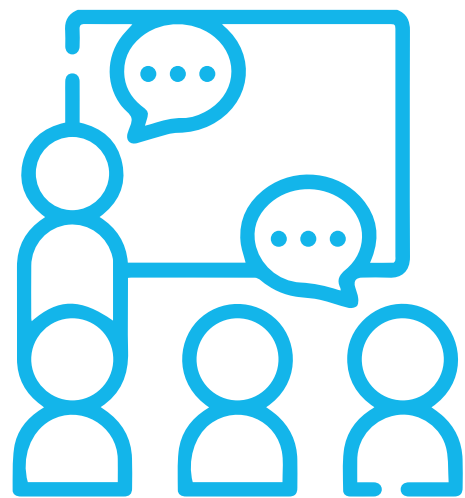
- Building massing and use
- Architectural definition and character
- Open space network program

Building sustainability features

REMOVAL OF NORFOLK SOUTHERN LAND FROM DSUP PROCESS



COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

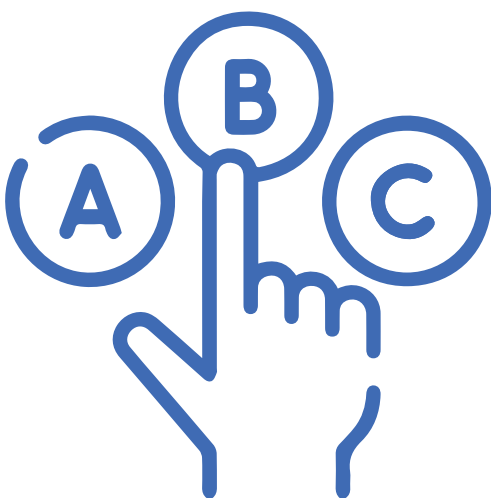


2021 - 2022

Initial community outreach

Relevant Dates

- Community Meeting #3- Site Tours - June 2021
- Community Meeting #5- Site Tours - November 2021
- **Community Meeting #6- Open Space Planning & Community Poll - November 29, 2021**
- Community Meeting #10- Open Space Community Benefits (CDD) - May 12, 2022
- Community Meeting #12- Open Space DSUP Process - November 9, 2022



2023

Open Space specific
community engagement

Relevant Dates

- Community Meeting #13- Open Space Connectivity- January 30, 2023
- Community Meeting #14- Site Tours - May 12-13, 2023
- Community Meeting #15- Open Space Elements - May 24, 2023
- Open Space DSUP Concept I - April 28, 2023
- **Open Space Survey - May 2023**
- Block DSUP Submission - September 22, 2023
- Community Meeting #16- October 19, 2023



2024

Submit Open Space plans
incorporating community feedback

Relevant Dates

- Open Space DSUP Concept II - January 12, 2024
- Community Meeting #17 - Open Space Network Program - March 19, 2024

COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

MAY 2023 OPEN SPACE SURVEY

816

Community
Responses

4

Languages
Offered

(Survey provided in English,
Spanish, Arabic, Amharic)

Results Summary

May 1, 2023 - May 31, 2023

Top Waterfront Programs (over 65%)

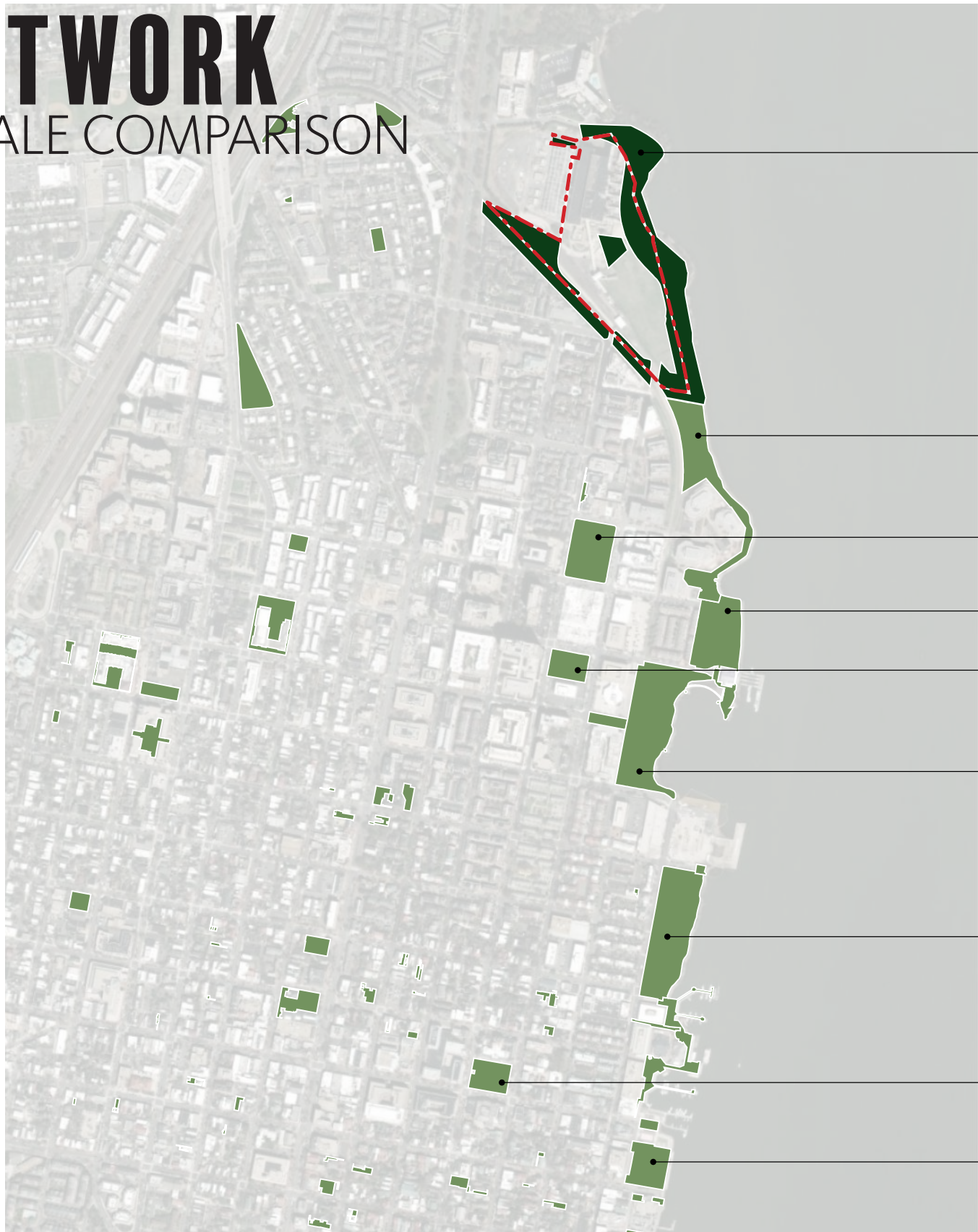
- Waterside Dining at Pump House
- Woodland / Walking Trails
- Fitness Loop
- Potomac River Overlook
- Waterfront Seating
- Flexible Lawn
- Separated Bike Facilities
- Personal Watercraft Launch
- Native Planting
- Replacement of Mount Vernon Trail Bridge "Cage"

Rail Corridor / Linear Open Space Programs (over 50%)

- Shaded Seating Under Trees
- Shade Structure
- Pop-up Activation (Farmer's Markets, Art Fairs)
- Children's Play Areas
- Cafe / Ice Cream Shop
- Public Amenities (Restroom + Fountains)
- Native Planting / Pollinator Gardens
- Recreational Facilities

INTEGRATED OPEN SPACE NETWORK

CONTEXT & SCALE COMPARISON



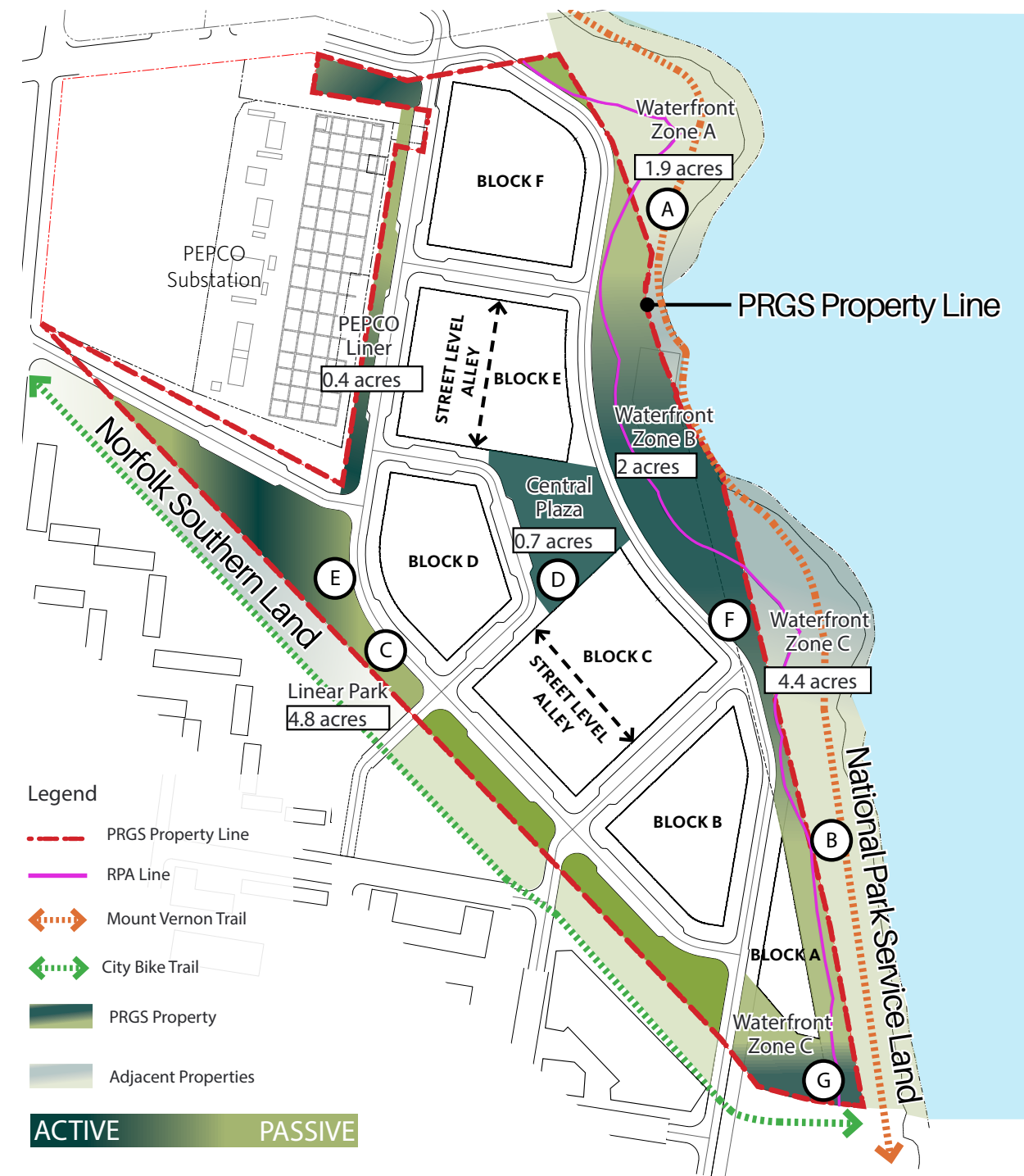
PRGS COMBINED OPEN SPACE	
	13.9 ACRE
TOTAL OFF-SITE	8.4 ACRE
TOTAL ON-SITE	5.5 ACRE

TIDE LOCK PARK	4.0 ACRE
MONTGOMERY PARK	2.4 ACRE
RIVERGATE PARK	3.0 ACRE
ALEXANDRIA HOUSE PARK	1.0 ACRE
ORONOCO PARK	5.6 ACRE
FOUNDERS PARK	4.8 ACRE
MARKET SQUARE	1.0 ACRE
WATERFRONT PARK	1.5 ACRE

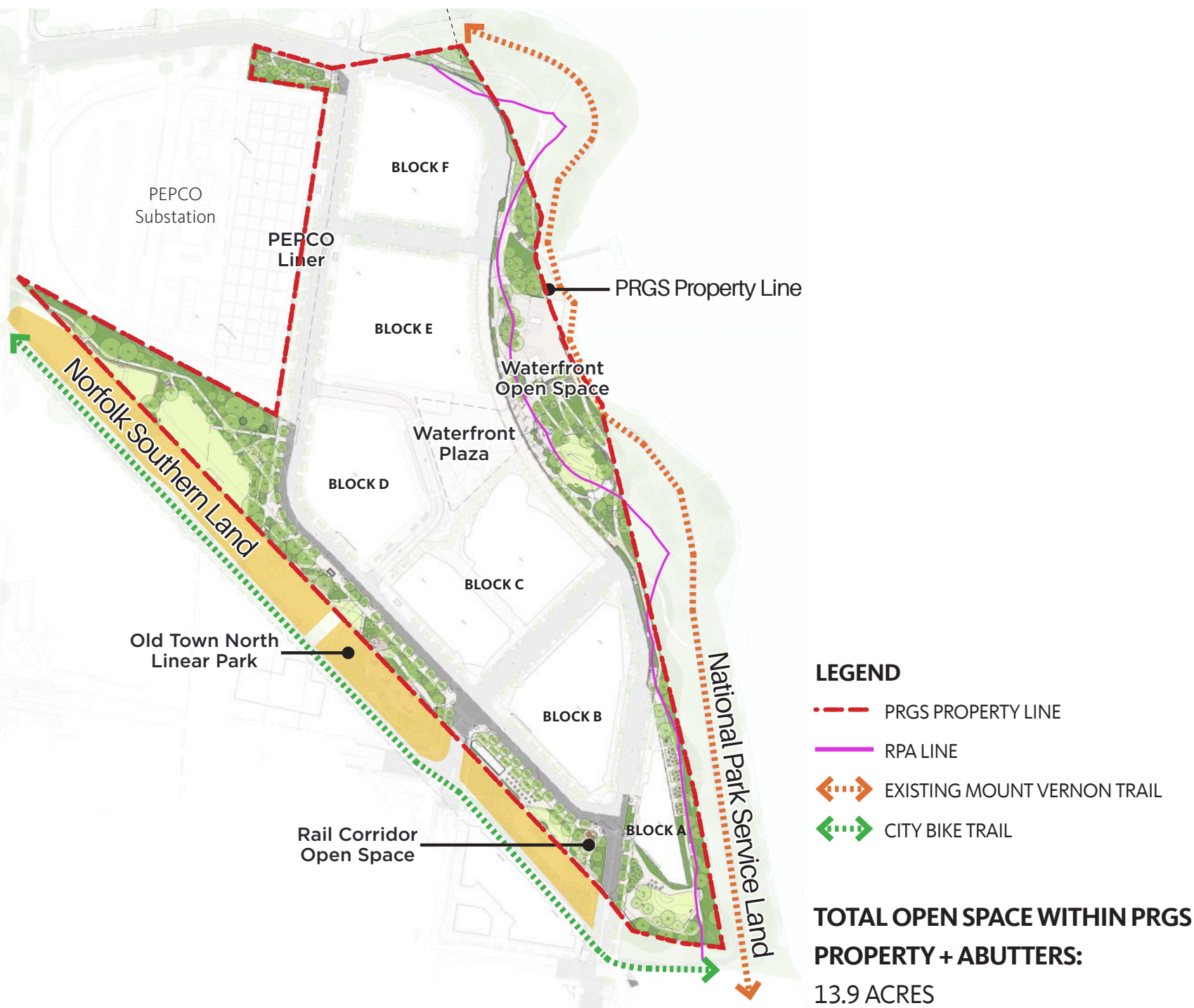
*SOURCE: CITY OF ALEXANDRIA OPEN DATA

COMPREHENSIVE OPEN SPACE PLAN

UDAC MEETING #1 - MARCH 9, 2022



DSUP OPEN SPACE CONCEPT II - JANUARY 2024



DESIGN EXCELLENCE MATRIX

PREREQUISITE	TEXT
P1: Superior Urban Form	<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 & upper levels; and architecture & landscape designed holistically.</p>
P2: Environmental Innovation Leader	<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 (CSS). 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 & landscape.</p>
P3: Quality + Durable Building Materials are Specified	<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>
P4: Off-Street Parking is Located Below Grade	<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 & pedestrian alleyways; shared approach to pedestrian & vehicle movement; and clear & distinguishable parking wayfinding.</p>
P5: Exceptional Site Response	<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 & waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>

DESIGN EXCELLENCE MATRIX

CRITERIA	TEXT
C1: Architectural Excellence	Architectural excellence should be achieved using one of the two following paths: Landmark/Iconic Structure; or Contextual Character.
C1A: Landmark/Iconic Structure (where identified)	A single building that, through its architectural expression, unique massing, strong roof form or other element, solar response, or exterior cladding of exceptional quality, becomes a place-defining element for the site. Examples include – Interesting and responsive forms; dynamic integrated signage; and jewel-box elements at ground level.
C1B: Contextual Character	A building or group of buildings whose design responds to its contextual location to create a meaningful place through its spatial relationships within the site and response to aerial views, waterfront views, and views from and to Old Town North. Examples include – Façade variation with varied character; site responsive massing; façades that respond to interior uses; and well-proportioned, contemporary façades.
C2: A Variety of Open Spaces/High Quality Open Spaces	A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided. The site includes public and/ or private open spaces that support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas. Examples include – Intimately-scaled public spaces; multi-use public green spaces; moveable furniture; flexible outdoor areas; and varied connections to the water.

AGENDA

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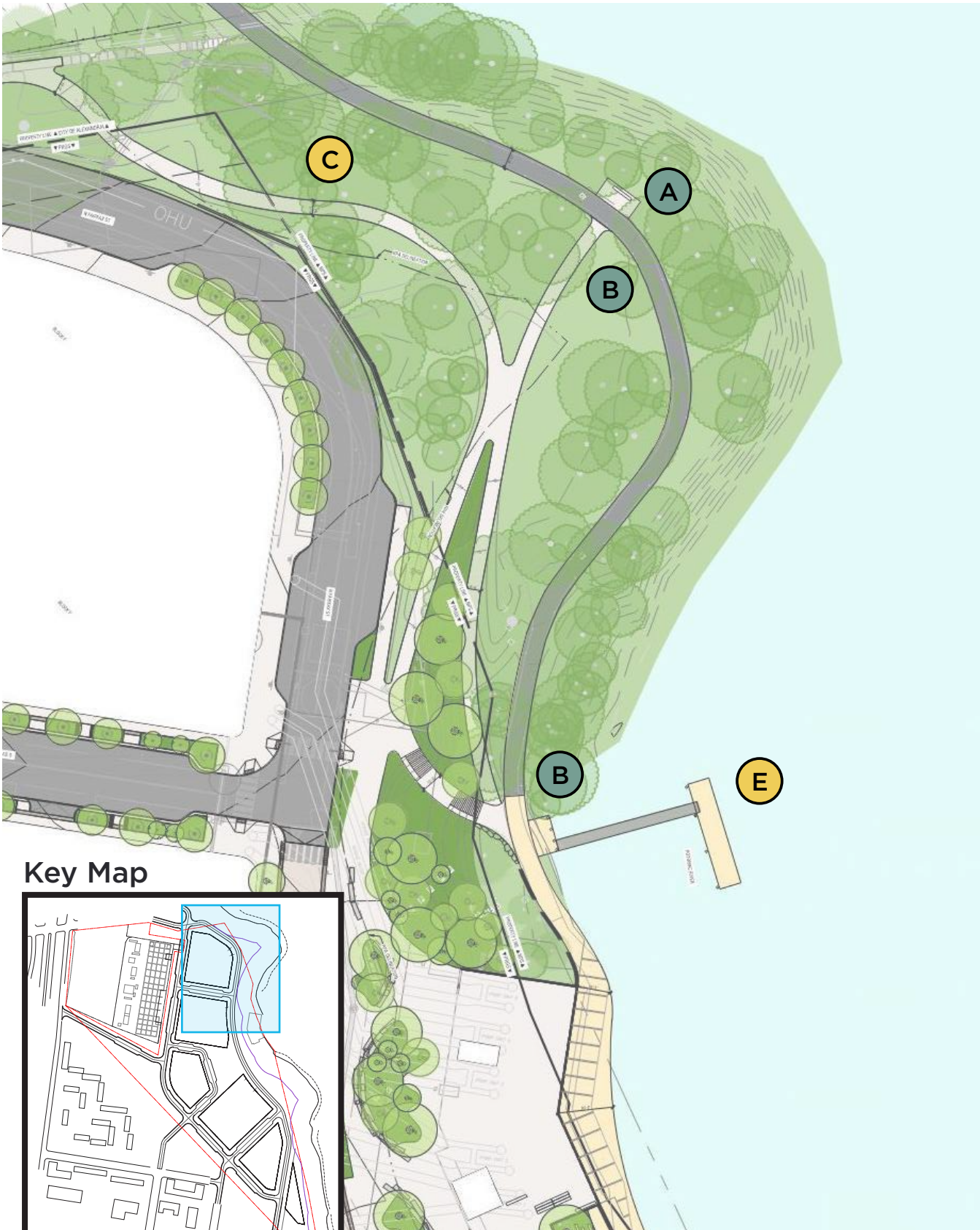
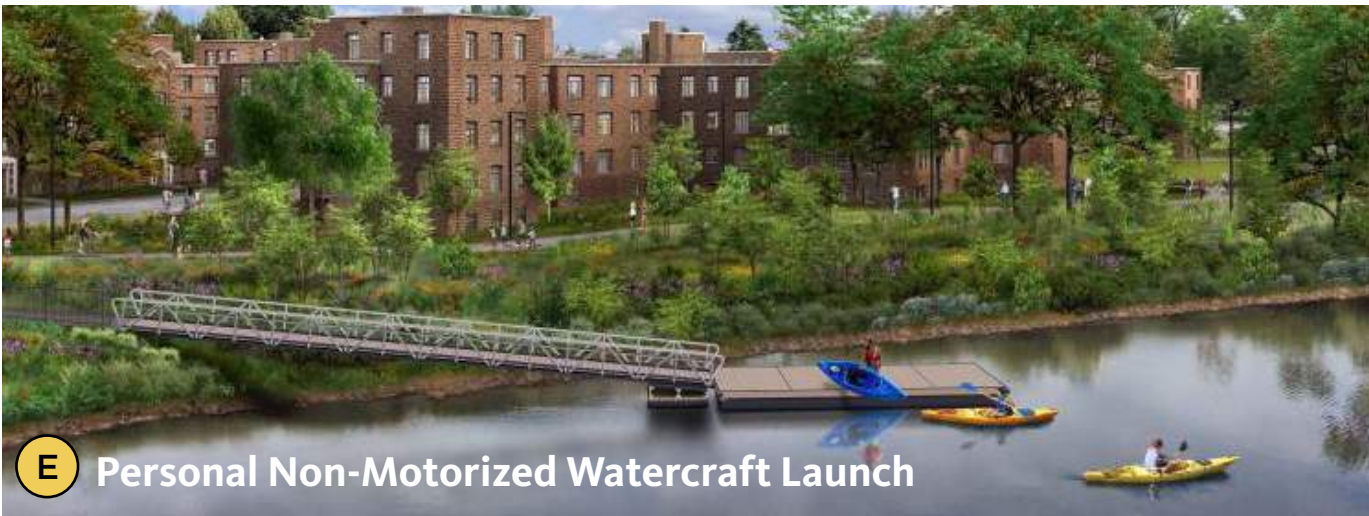
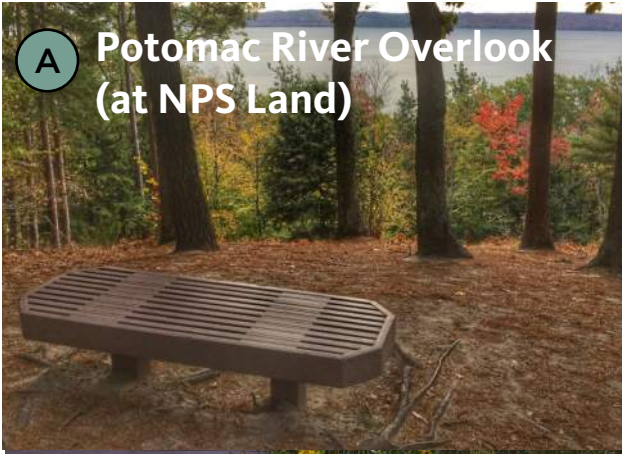
2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

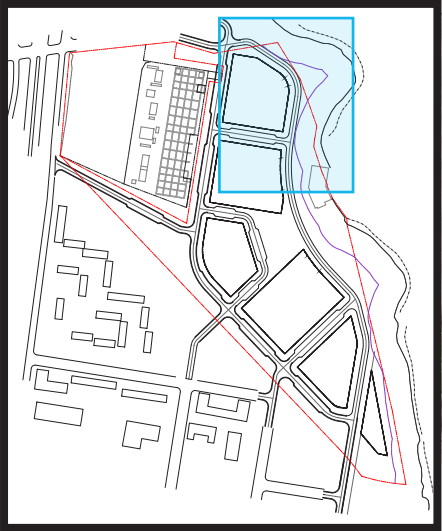
4. NEXT STEPS

WATERFRONT OPEN SPACE

WATERFRONT NORTH



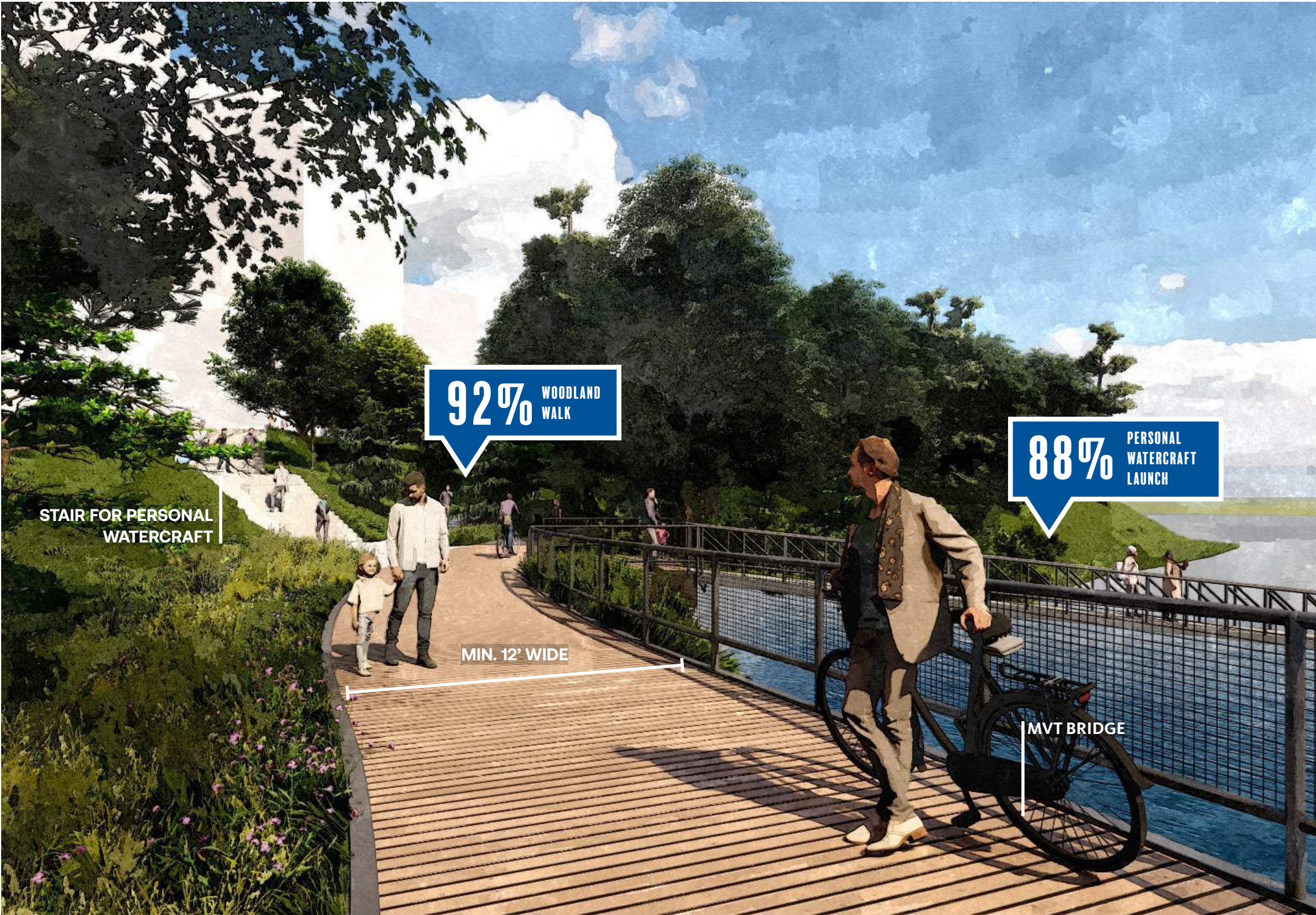
Key Map



● Active Programming ● Passive Programming

WATERFRONT OPEN SPACE

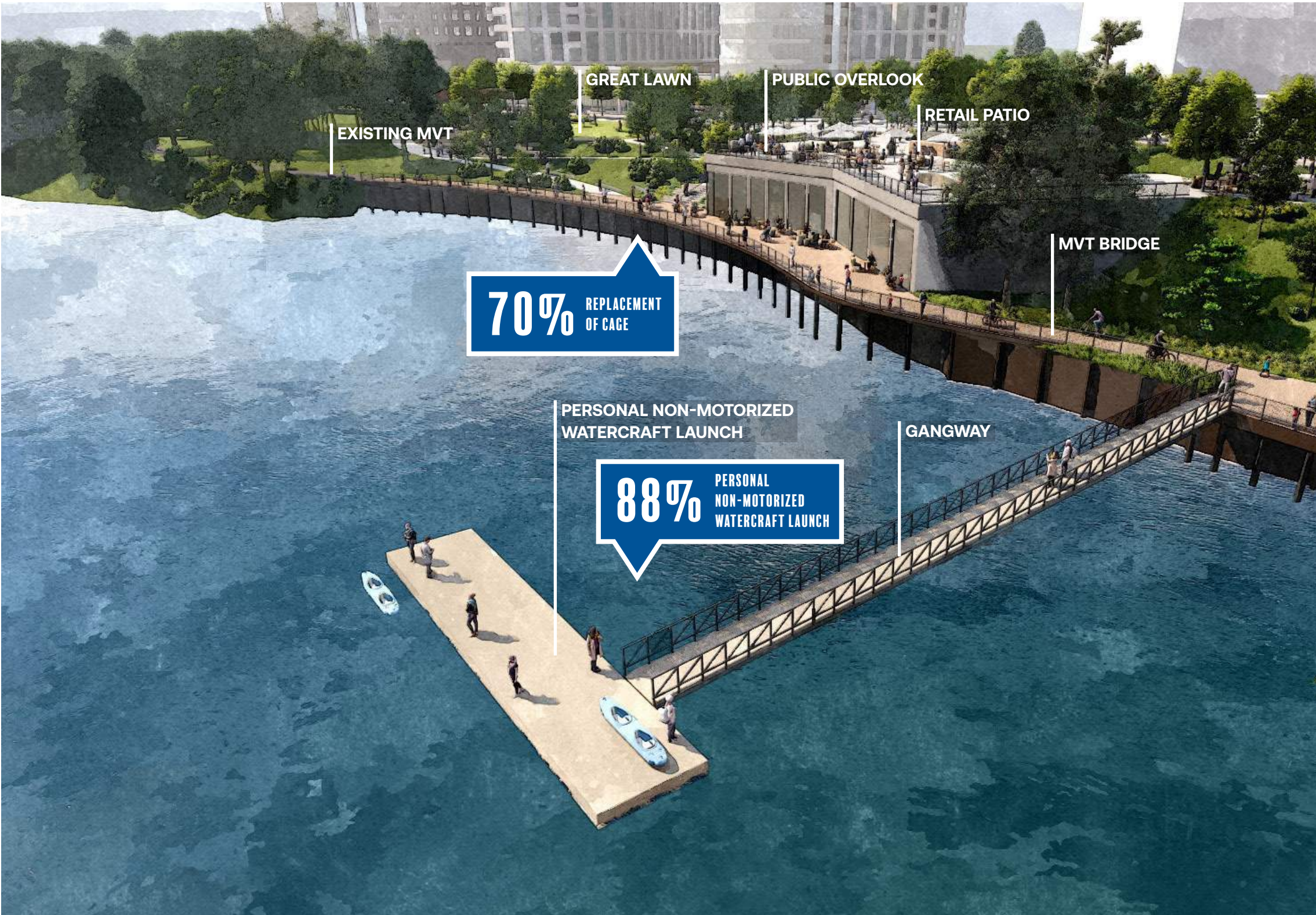
PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

ADAPTIVE REUSE OF PUMPHOUSE & MOUNT VERNON TRAIL BRIDGE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT CENTRAL



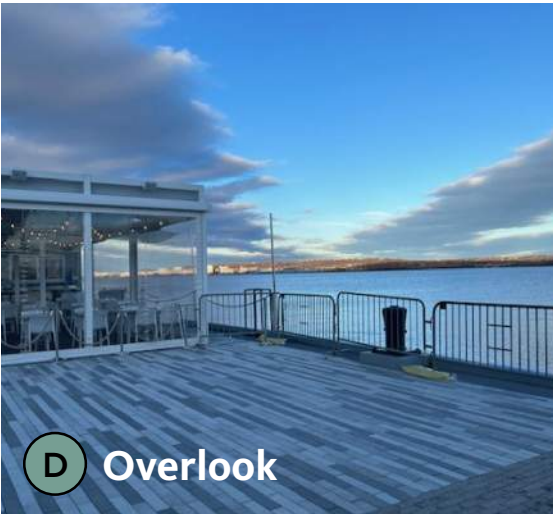
A Personal Non-Motorized Watercraft Launch



B MVT Bridge Replacement



C Native Planting Garden



D Overlook



E Shade Structure + Swing



F Great Lawn



Key Map

● Active Programming ● Passive Programming

WATERFRONT OPEN SPACE

WATERSIDE DINING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

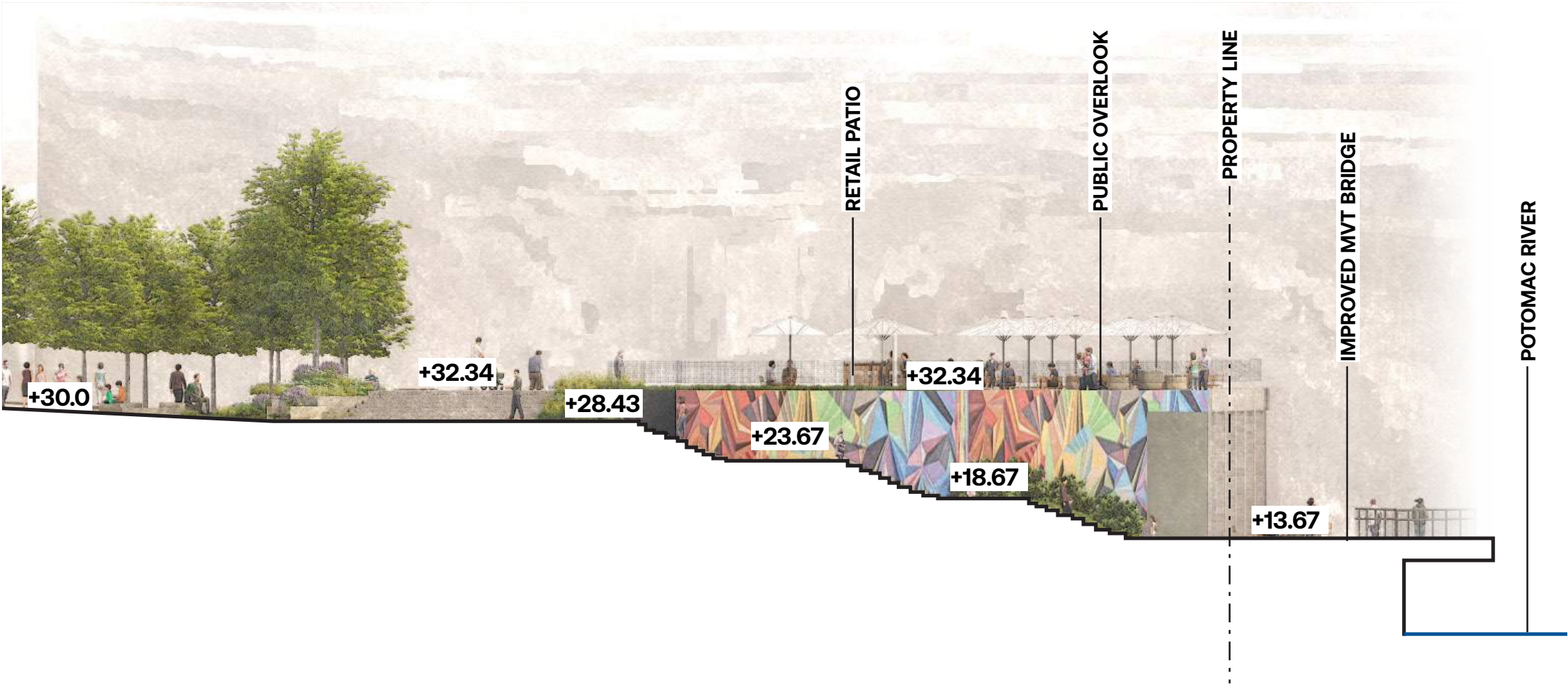
INTEGRATED TERRACE SEATING



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

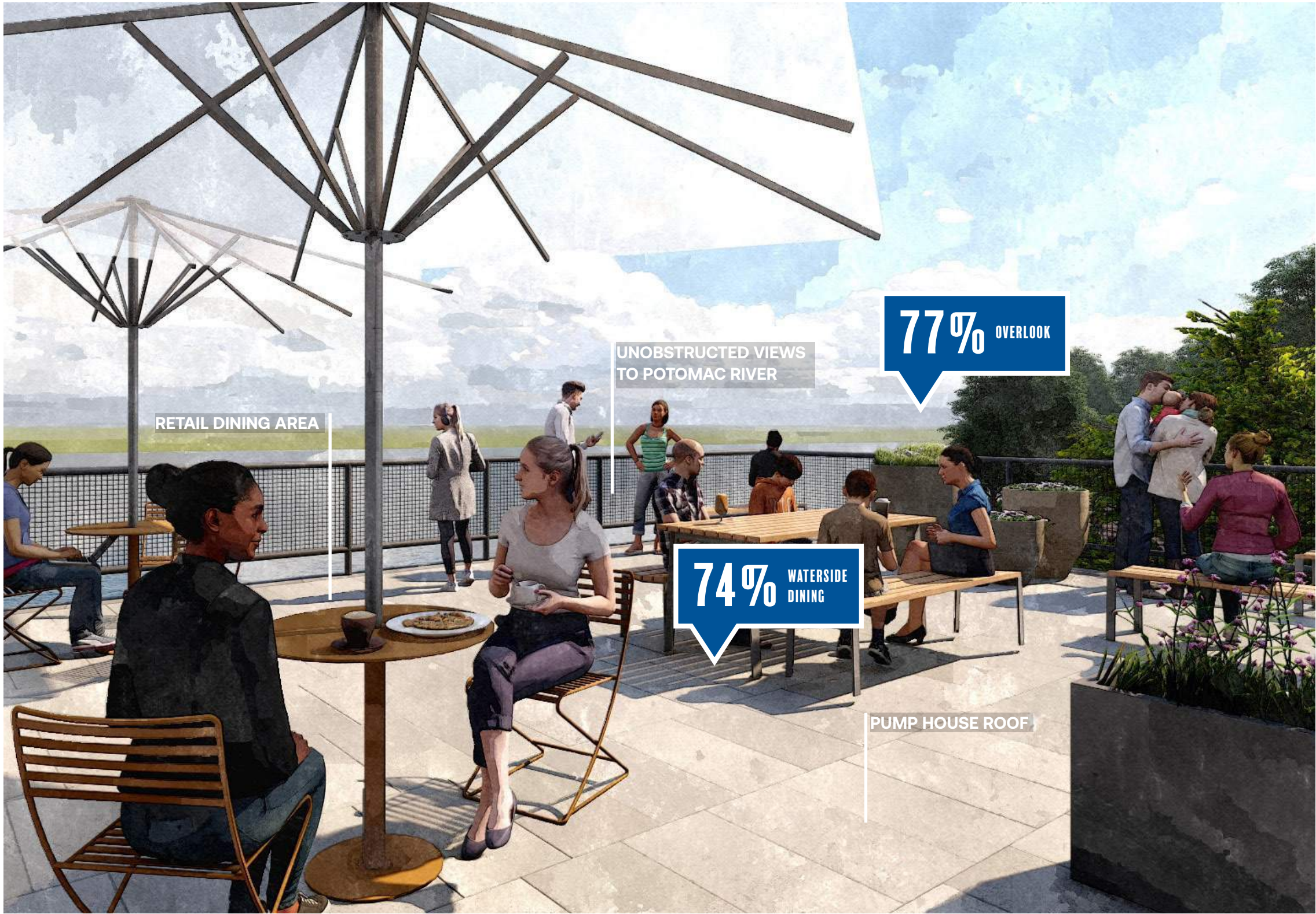
PUMP HOUSE STAIR



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

PUMP HOUSE OVERLOOK



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

NATIVE PLANTING GARDEN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WOONERF



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

VIEW FROM THE GREAT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

SWING & SHADE STRUCTURE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN SHADE STRUCTURE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN SHADE STRUCTURE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN CONNECTION TO MOUNT VERNON TRAIL



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT SOUTH



Promenade



Event Lawn



Native Planting Garden



Open Space Overlook



Connections to the MVT



Active Programming Passive Programming

WATERFRONT OPEN SPACE

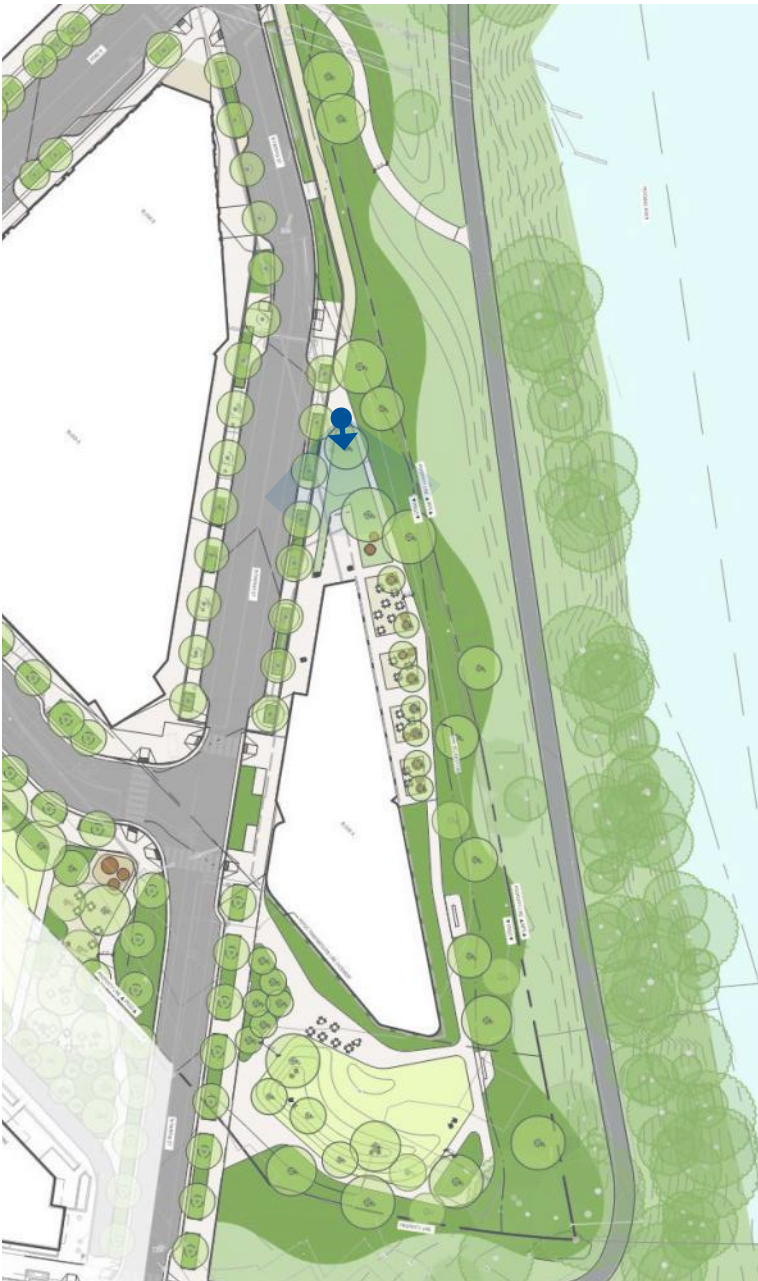
WATERFRONT SOUTH



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT PROMENADE



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

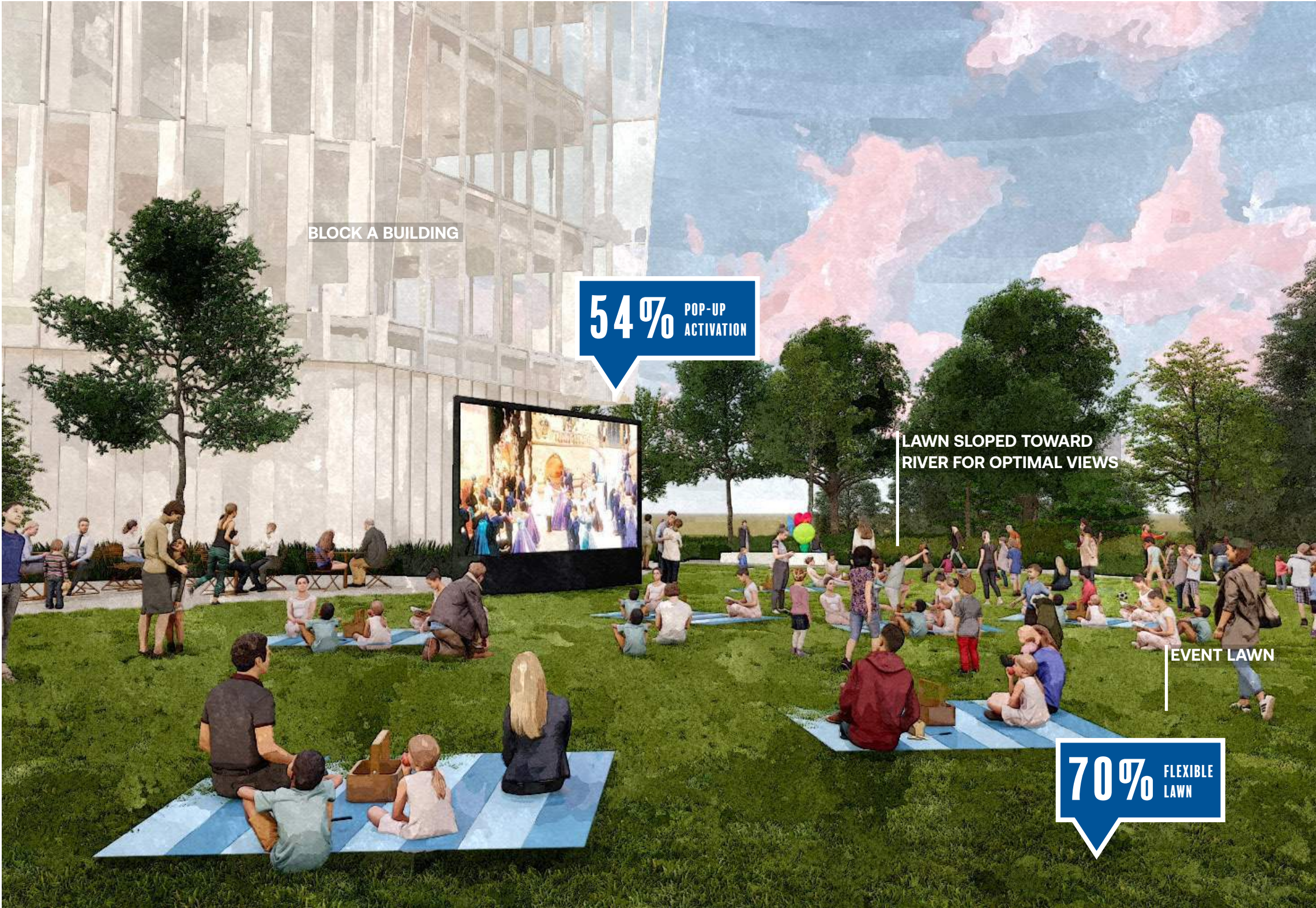
WATERFRONT OVERLOOK



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

EVENT LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

EVENT LAWN



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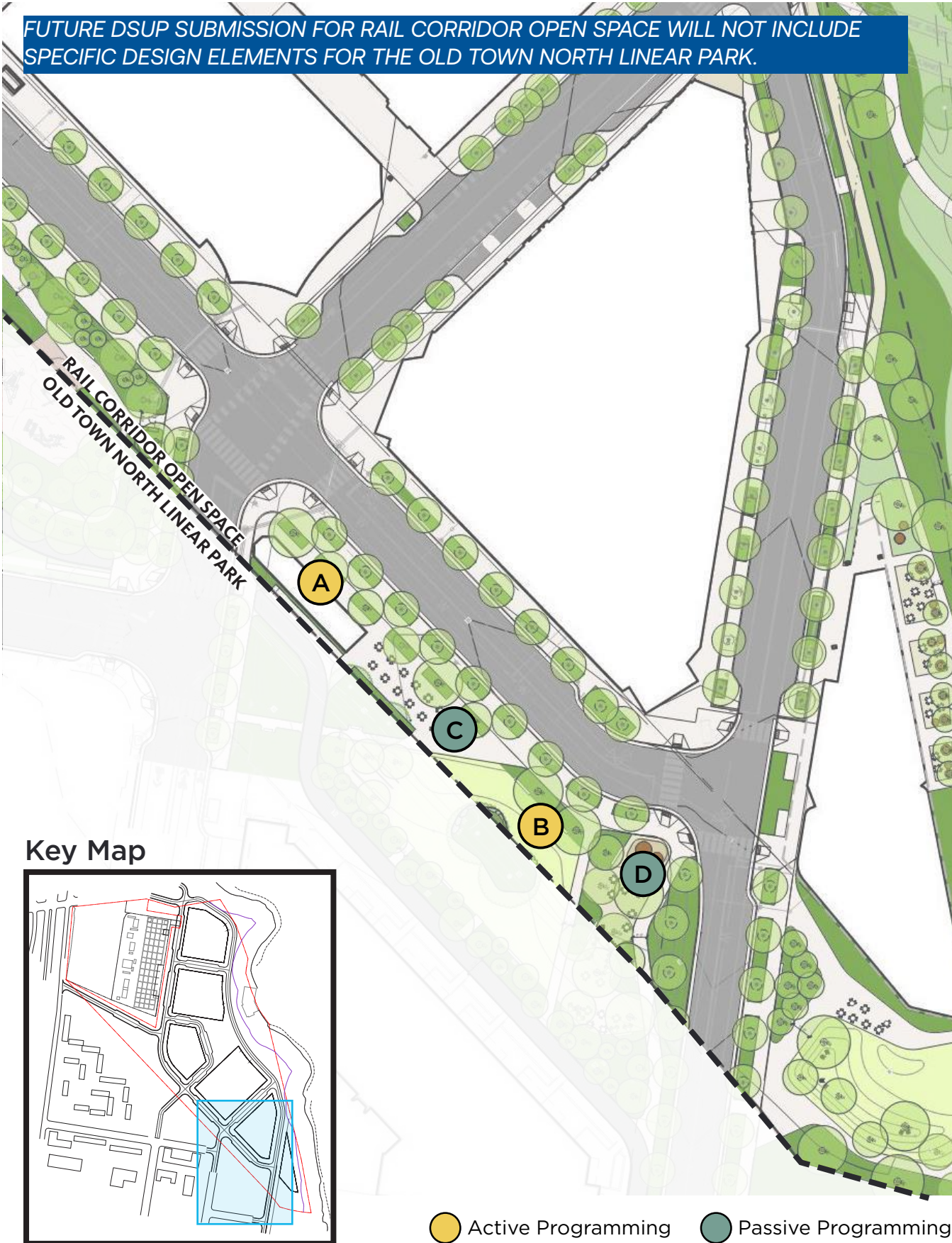
2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. NEXT STEPS

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR SOUTH



RAIL CORRIDOR OPEN SPACE

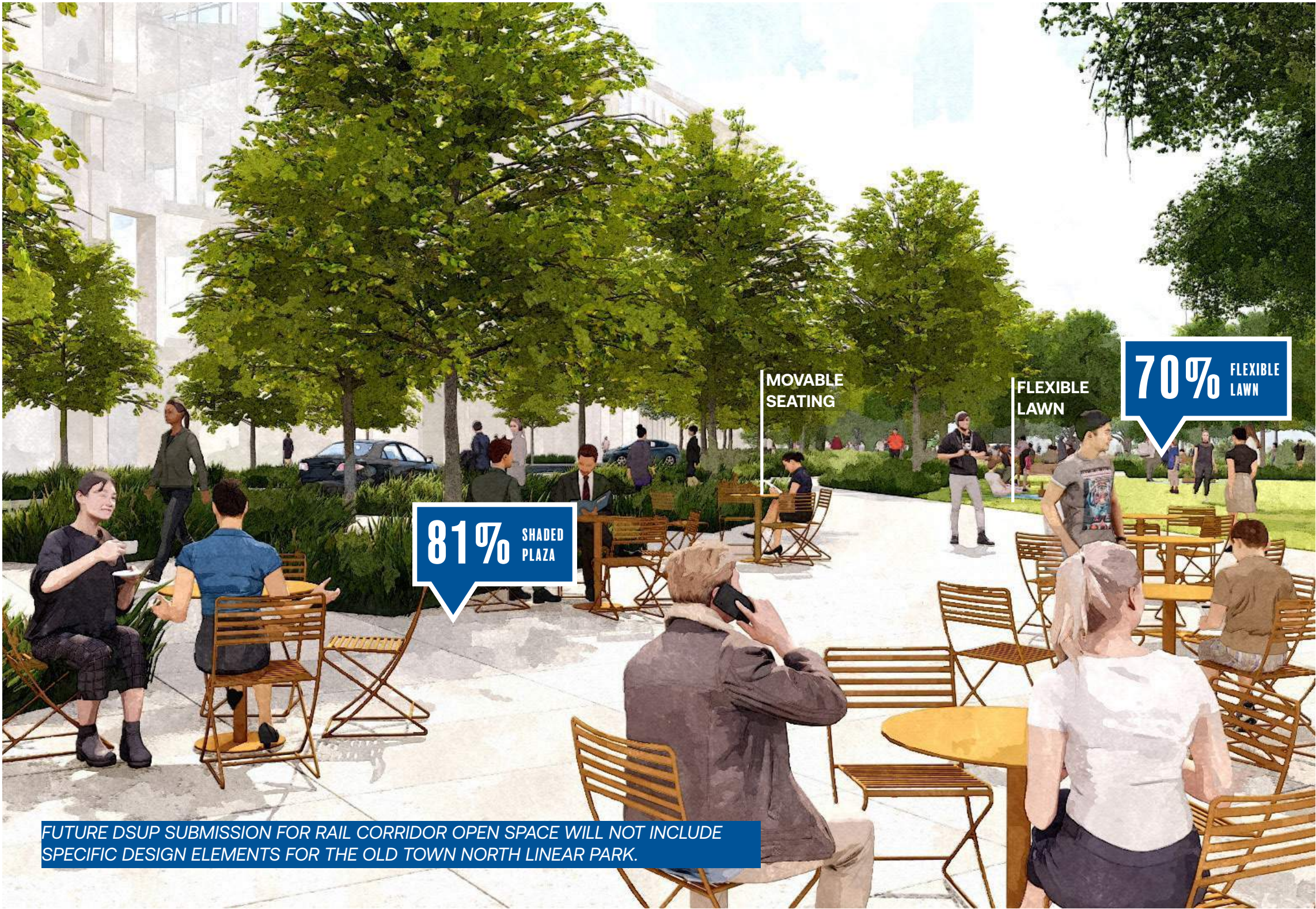
GATEWAY PLAZA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

GUARD HOUSE PLAZA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR CENTRAL



Passive Lawn



Native Planting Gardens



Kids Play Area



Grove Court



Recreational Lawn



RAIL CORRIDOR OPEN SPACE

NATIVE PLANTING GARDEN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

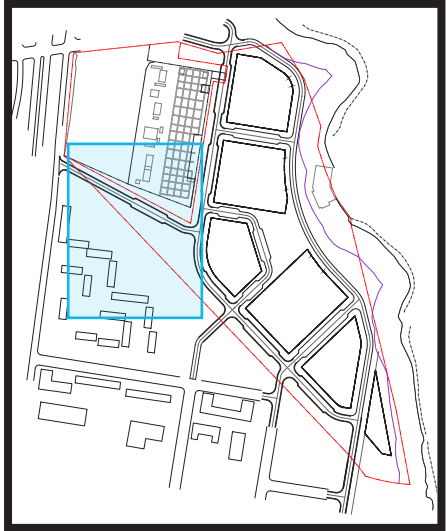
RAIL CORRIDOR NORTH



FUTURE DSUP SUBMISSION FOR RAIL CORRIDOR OPEN SPACE WILL NOT INCLUDE SPECIFIC DESIGN ELEMENTS FOR THE OLD TOWN NORTH LINEAR PARK.



Key Map



● Active Programming ● Passive Programming

RAIL CORRIDOR OPEN SPACE

RECREATIONAL LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

PEPCO LINER



A Flexible Gathering Space



B Native Planting Gardens



C Planted Artistic Screening



D Fitness Stations



AGENDA

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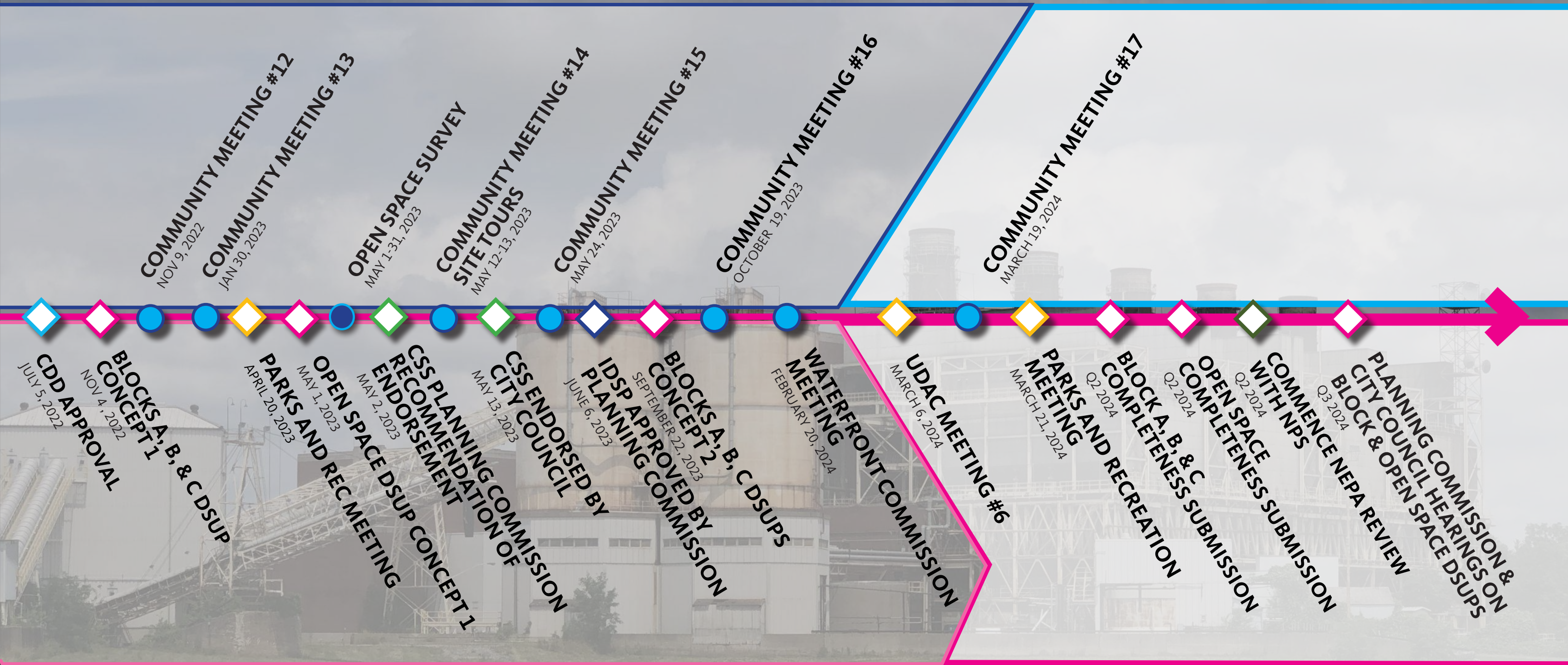
2. WATERFRONT OPEN SPACE

3. RAIL CORRIDOR OPEN SPACE

4. NEXT STEPS

SCHEDULE & PROCESS

STEPS FORWARD



KEY

IDSP

DSUP

CDD APPROVAL

OTHER REVIEWS

CSS

COMMUNITY MEETINGS

UDAC & PRC MEETINGS

THANK YOU

UDAC MEETING #6

MARCH 6, 2024



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