

POTOMAC RIVER GENERATING STATION

WATERFRONT COMMISSION

APRIL 19, 2022



 **Hilco**TM
Redevelopment Partners

 WIRE GILL

Gensler

OJB

 BURO HAPPOLD

**Thornton
Tomasetti**

 christopher
consultants

 CLARK
CONSTRUCTION

GOROVE SLADE
Transportation Planners and Engineers

 SP SUSTAINABLE
BUILDING PARTNERS

 WALKER
CONSULTANTS

 Michael Blades & Associates
Elevator and Escalator Consulting

 LERCH BATES

SCHEDULE & PROCESS

STEPS FORWARD

PAST MEETING TOPICS

- INTRODUCTIONS
- OVERVIEW OF OTNSAP
- SITE TOURS
- SITE CONCEPTS, OPPORTUNITIES & URBAN DESIGN
- SITE TOURS
- OPEN SPACE PLANNING
- LAND USE, BUILDING HEIGHTS & AFFORDABLE HOUSING
- ENVIRONMENTAL & SUSTAINABILITY
- TRANSPORTATION

COMMUNITY MEETING #1
INTRODUCTIONS
FEBRUARY 11, 2021

COMMUNITY MEETING #2
OVERVIEW OF OTNSAP
APRIL 29, 2021

COMMUNITY MEETING #3
SITE TOURS
JUNE 4-5, 2021

COMMUNITY MEETING #4
SITE CONCEPTS, OPPORTUNITIES & URBAN DESIGN
SEPTEMBER 29, 2021

COMMUNITY MEETING #5
SITE TOURS
NOVEMBER 13, 2021

COMMUNITY MEETING #6
OPEN SPACE PLANNING
NOVEMBER 29, 2021

COMMUNITY MEETING #7
LAND USE, BUILDING HEIGHTS & AFFORDABLE HOUSING | JANUARY 27

COMMUNITY MEETING #8
ENVIRONMENTAL & SUSTAINABILITY
FEBRUARY 24, 2022

COMMUNITY MEETING #9
TRANSPORTATION
MARCH 31, 2022

- PRE-FILING COORDINATION WITH CITY STAFF
- STUDY IDENTIFICATION
- SITE AND UTILITY SURVEYS
- VRP ENROLLMENT

FIRST SUBMISSION
JULY 30, 2021

SITE CHARACTERIZATION WORK PLAN TO VDEQ
SEPTEMBER 2021

SITE CHARACTERIZATION FIELD WORK
OCTOBER - NOVEMBER 2021

SECOND SUBMISSION
2021 Q4

COMPLETENESS SUBMISSION
FEBRUARY 28, 2022

COMMUNITY MEETING #10
CDD WRAP-UP MEETING
MAY 12, 2022

SITE TOURS
JUNE 10 & 11, 2022

REZONING AND CDD CONCEPT PLAN REVIEW
JUNE 23 & JULY 5, 2022

PLANNING PROCESS
PHASE 1: REZONING & CDD CONCEPT PLAN

COMMUNITY ENGAGEMENT + OUTREACH

- February 11 – Community Meeting #1
- April 28 – National Park Service Kickoff Meeting
- April 29 – Community Meeting #2
- June 4 & 5 – Public Site Tours/ Community Meeting #3
- June 29 – National Park Service Meeting
- [July 30 – CDD-1 Submission](#)
- September 9 – National Park Service Meeting
- September 29 – Community Meeting #4
- September 30 – Taste of Old Town/ NOTICe Tours
- October 21 – National Park Service Meeting
- October 29 – Marina Towers Property Visit
- November 08 – NOTICe Meeting
- November 08 – Affordable Housing Kickoff Meeting
- November 10 – National Park Service Meeting
- November 13 – Community Site Tour/ Community Meeting #5

- November 15 – Marina Towers Board Meeting
- November 18 – National Park Service Meeting
- November 29 – Community Meeting #6
- [December 8 – CDD-2 Submission](#)
- January 13 – National Park Service Meeting
- January 20 – Parks & Recreation Meeting
- January 27 – Community Meeting #7
- February 1 – Planning Commission Work Session
- February 22 – City Council Work Session
- February 24 – Community Meeting #8
- [February 28 – CDD Completeness Submission](#)
- March 9 – UDAC Meeting
- March 14 – NOTICe Meeting
- March 15 – Old Town North Alliance Board
- March 16 - Transportation Commission Meeting
- March 17 - National Park Service Meeting

- March 21– Old Town North Community Partnership Meeting
- March 23 - Alexandria House Board Meeting
- March 29– Marina Towers Resident Meeting
- March 31– Community Meeting #9
- April 4 - Watergate Townhouses Board Meeting
- [April 7 - Second CDD Completeness Submission](#)
- April 18 – EPC (Environmental Policy Commission)
- ***April 19- Waterfront Commission ****
- ***May 11– UDAC Meeting****
- ***May 11– AHAAC (Alexandria Housing Affordability Advisory Commission) ****
- ***May 12 – Community Meeting #10 ****
- *June 10 & 11 - Site Tours **
- *June 23 & July 5 – Planning Commission and City Council Public Hearings **

Key

** Future Engagements (in italics)*

[CDD Submissions \(in blue\)](#)

Engagements in the next month

AGENDA

1. PROJECT VISION

2. SITE CONTEXT & CONSTRAINTS

3. LAND USE & ARTS ACTIVATION

4. CIRCULATION & CONNECTIVITY

5. WATERFRONT OPEN SPACE & ACTIVATION

PROJECT VISION

Primary Design Drivers

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 AND VARIED OPEN SPACE**
CREATE PLACES FOR A VARIETY OF ACTIVITIES SEAMLESSLY CONNECTED TO NEIGHBORING PARKS



ARTIST'S IMPRESSION OF FUTURE POTENTIAL DEVELOPMENT AND SURROUNDING AREAS. ANY CHANGES TO VEGETATION ON ADJACENT PROPERTY SHOWN FOR REFERENCE ONLY.

1 INTEGRATE THE SITE

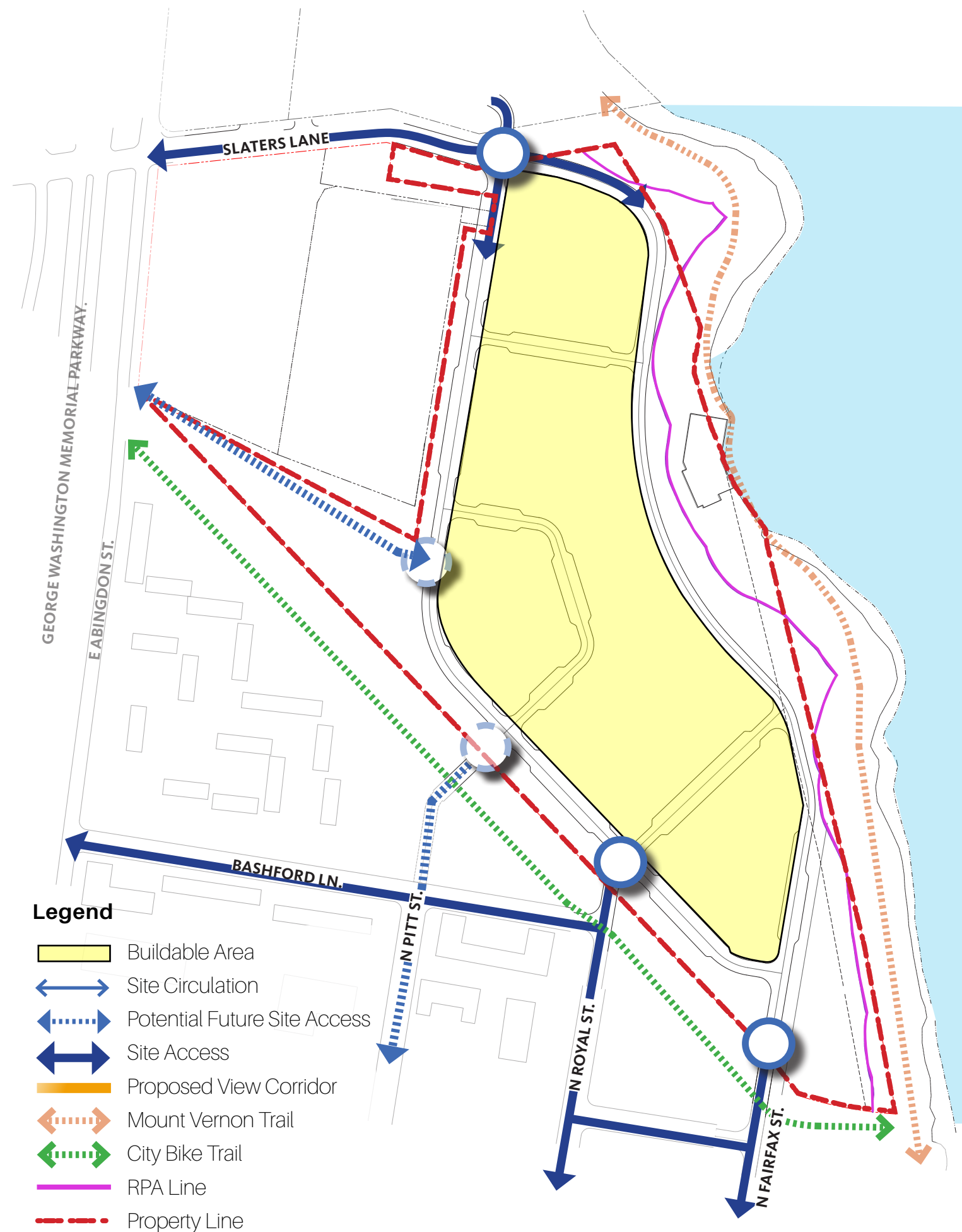
Site Access: Roadway Connections

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.



2 CONNECT PEOPLE TO THE WATERFRONT

Optimize Waterfront Views and Access

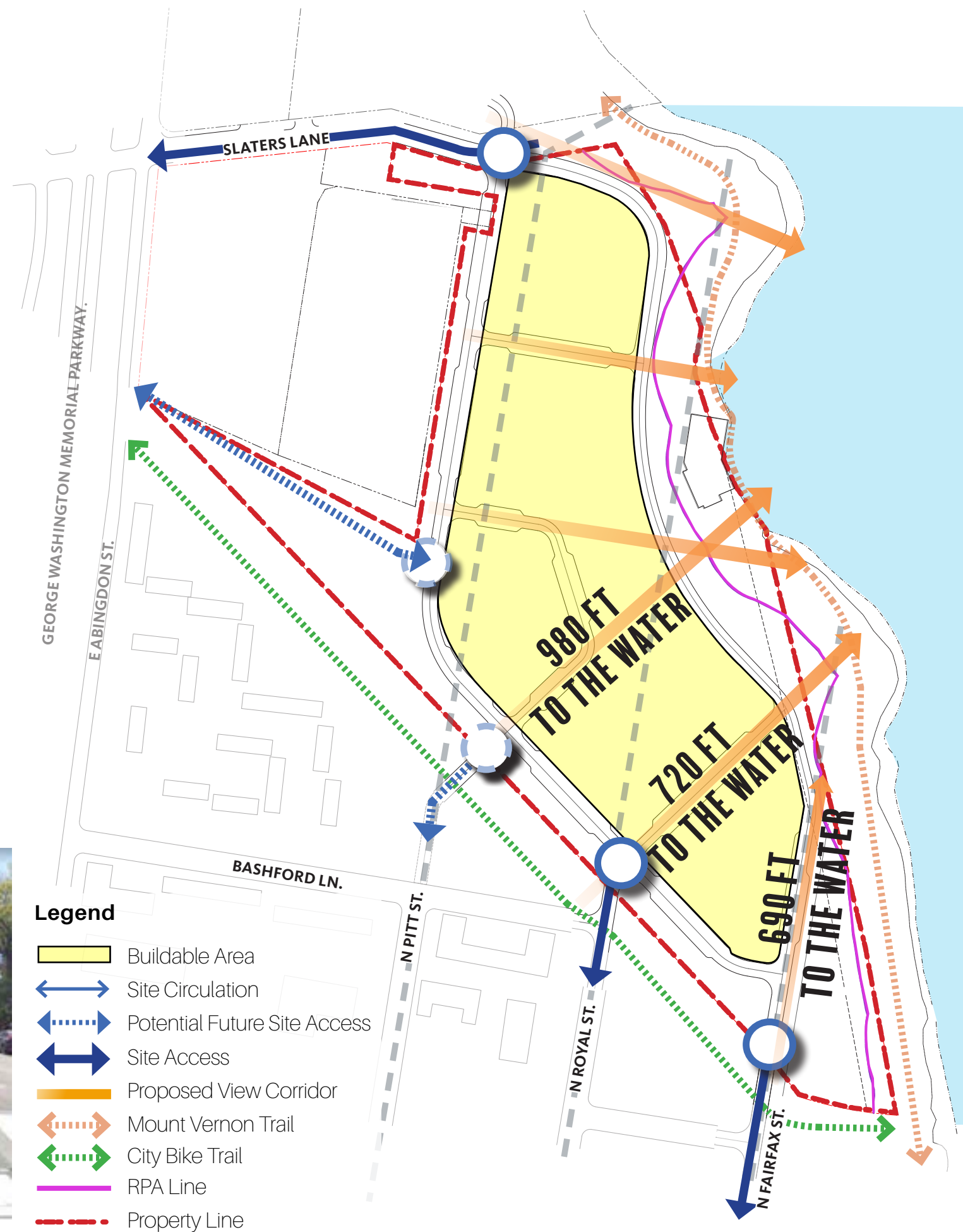
- Optimize views by shortening distance
- Turn peoples' views toward the waterfront
- Shorten physical and visual distance

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

1300'

1000'

700'



3 PROVIDE MEANINGFUL OPEN SPACE

On-site & Adjacent Open Space

Open Space on PRGS Property

- Waterfront Park: 3 acres
- Linear Park: 1.7 acres
- Central Plaza: 0.7 acres
- Pepco Liner: 0.4 acres

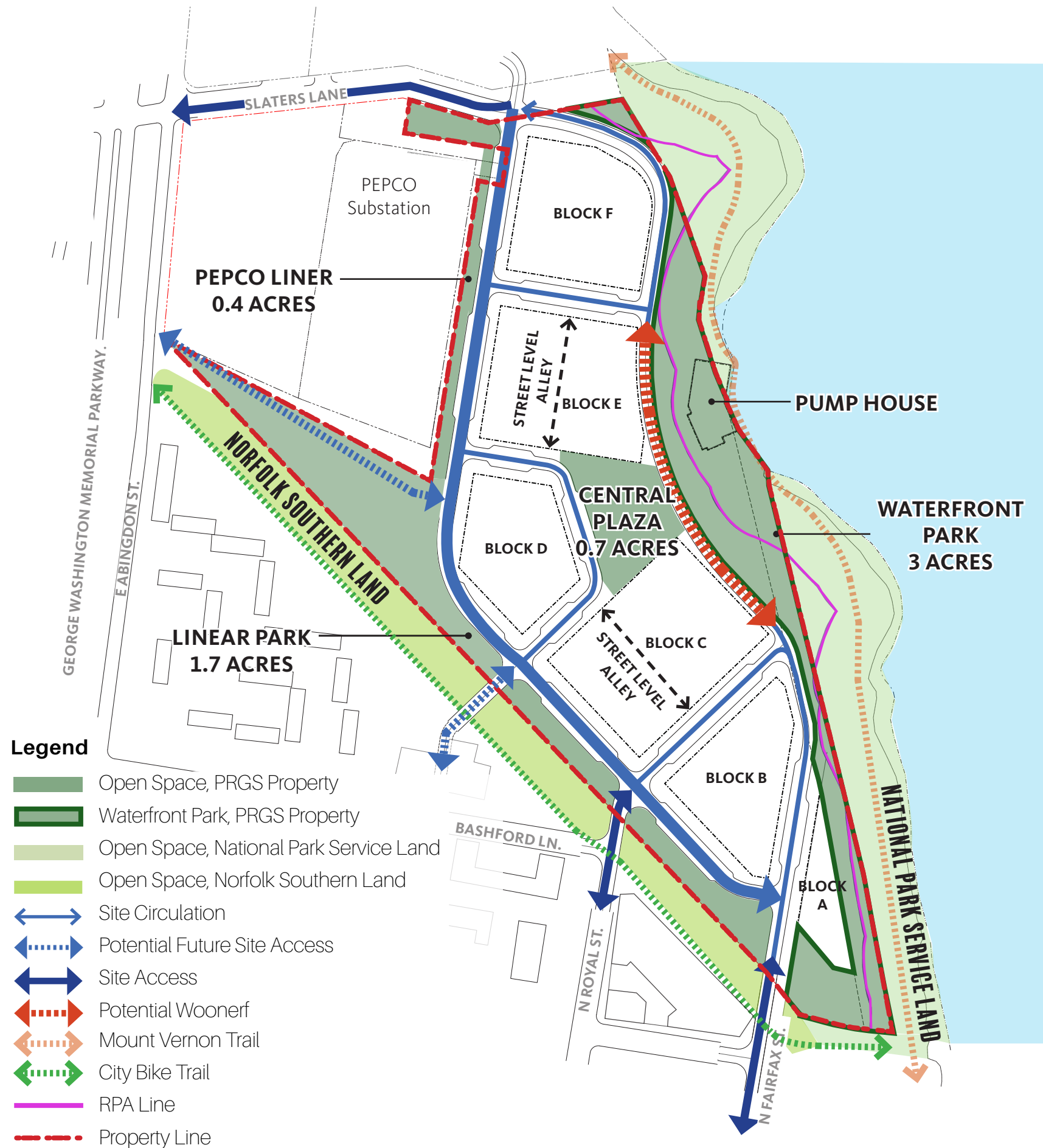
Total: Approximately 5.8 acres

Open Space on Adjacent Property

- National Park Service: 5.3 acres
- Norfolk Southern Land: 3.1 acres

Total: Approximately 8.4 acres

Total Combined Open Space: Approximately 14.2 acres



DEVELOPMENT REVIEW PROCESS

CDD

Coordinated Development District



DSP

Development Site Plan



DSUPs

Development Special Use Permits



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;
Sustainability Master Plan

BUILDING FORM & ARCHITECTURE

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

Building sustainability features

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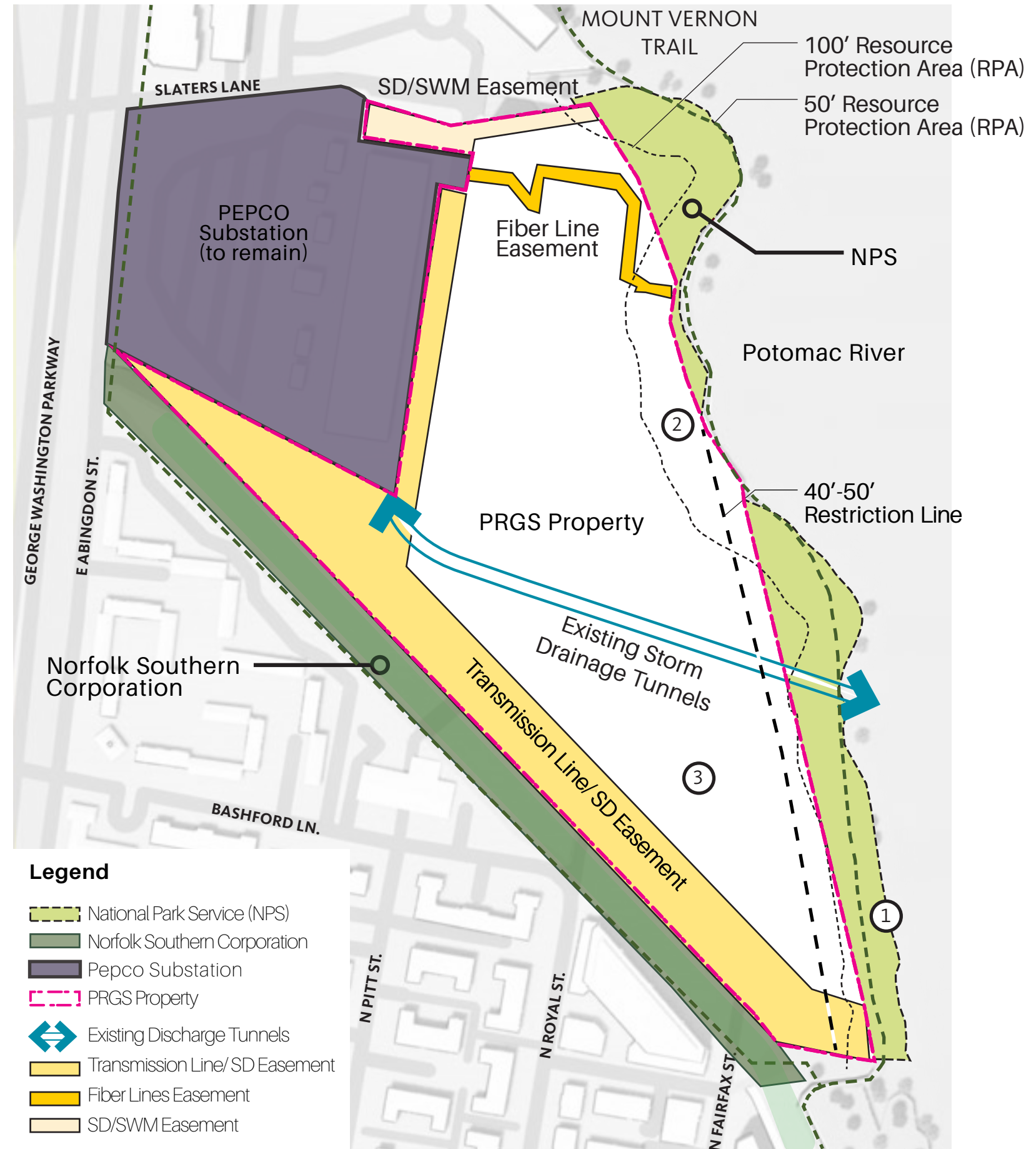
4. CIRCULATION & CONNECTIVITY

5. WATERFRONT OPEN SPACE & ACTIVATION

SITE CONTEXT + CONSTRAINTS

Existing Easements & Setbacks

- Overall site is 18.8 acres
- Only 11.9 acres is available for building development (excluding easements and setback zones)
- Only 7-8 acres (approximately 40%) is available for actual building construction once roads, sidewalks and open space are factored in



EASEMENT AREAS

PROPOSED PLAN

- The portion of the easement area shown in orange was unknown at the time the Old Town North Small Area Plan was completed. The Small Area Plan assumed buildings could be located in those areas
- The current proposed plan does not show any building development in those easement areas
- The easement area could house at least 350,000 sf of development, if it were buildable.



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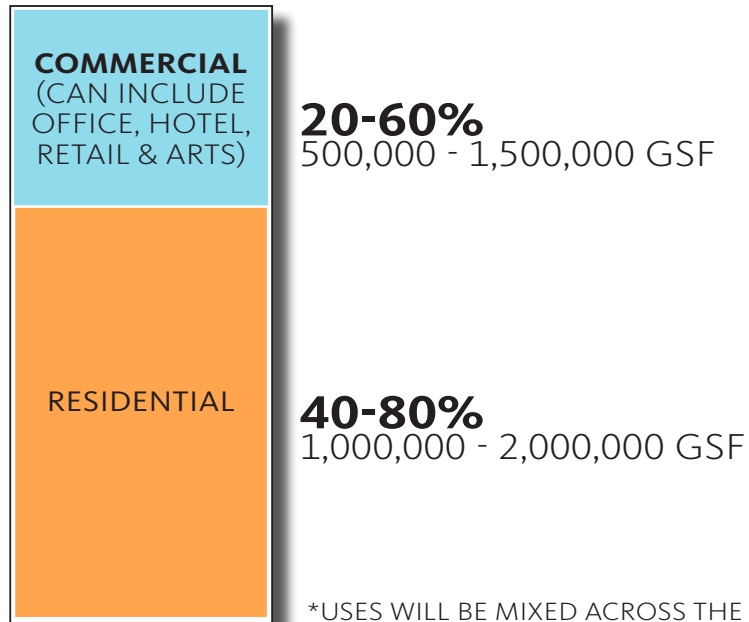
5. WATERFRONT OPEN SPACE & ACTIVATION

PROPOSED LAND USE APPROACH

Distribution of uses

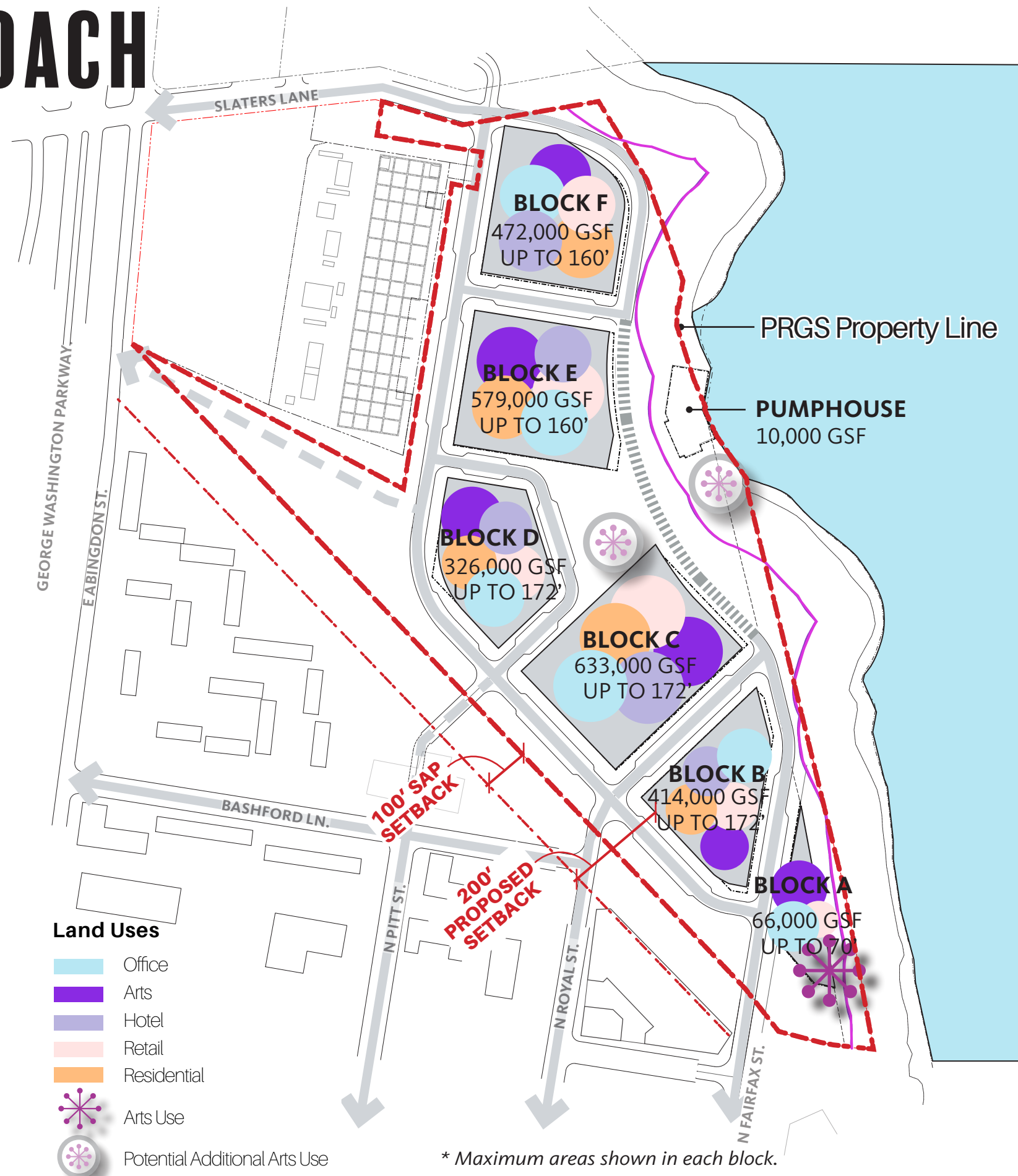
- Development is across 6 blocks, not including the existing Pump House location.
- A mix of commercial and residential uses is proposed on site. Commercial uses include office, arts, hotel and retail.
- Flexibility to allow for phasing over time

FLEXIBLE DISTRIBUTION OF USES ACROSS SITE
2,500,000 GSF



*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
	66,000 GSF	414,000 GSF	633,000 GSF	326,000 GSF	579,000 GSF	472,000 GSF	10,000 GSF
Commercial*	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	✓	✓	✓
Residential	✓	✓	✓	✓	✓	✓	



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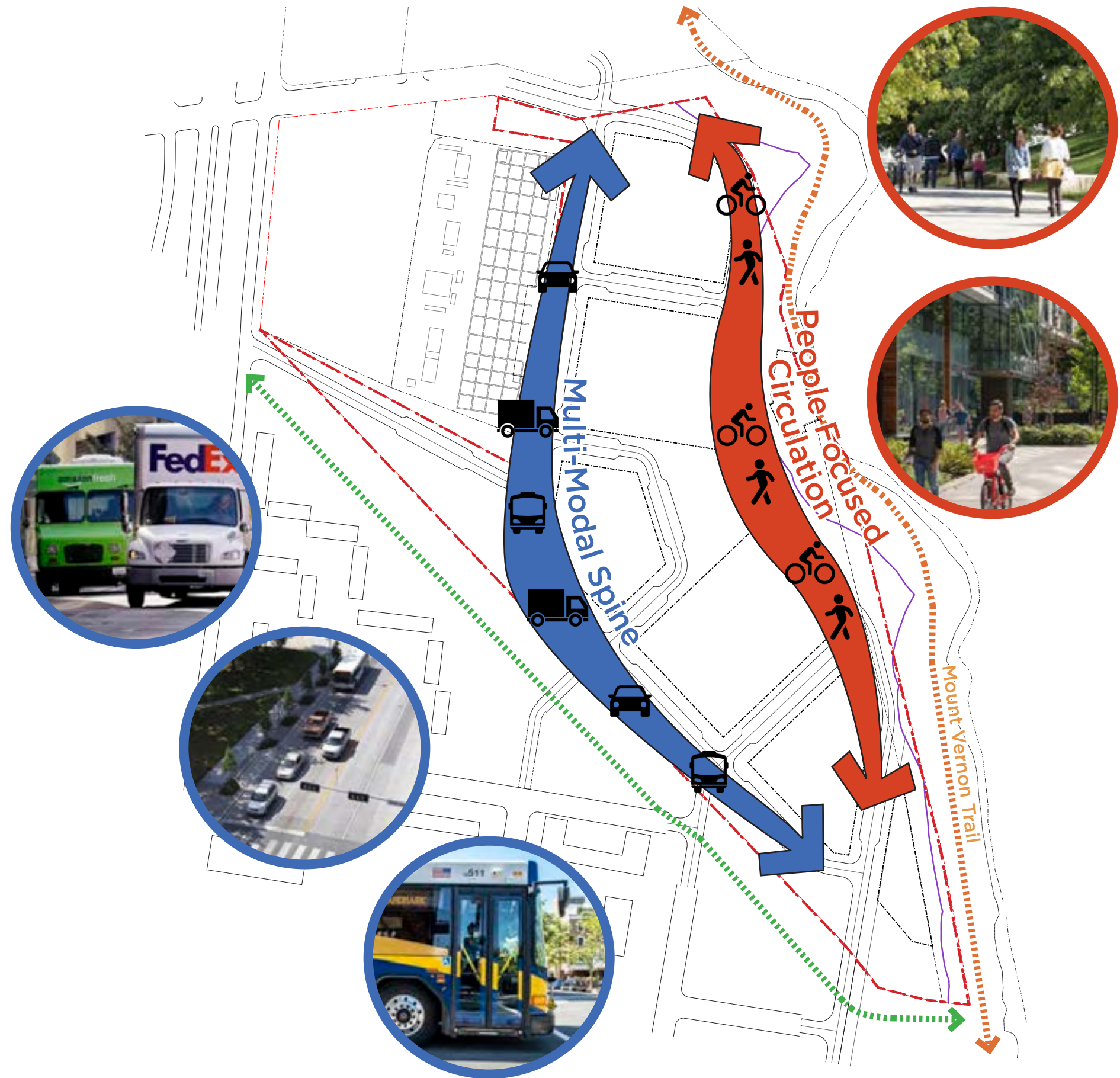
5. WATERFRONT OPEN SPACE & ACTIVATION

BICYCLE CIRCULATION & CONNECTIVITY

Legend

-  PRGS Property
-  Mount Vernon Trail
-  City Bike Trail
-  People Focused Circulation
-  Multi-Modal Spine

- Separate flows of cars/trucks/buses and pedestrians/cyclists for safety and comfort
- A multi-modal "spine" street along the west is used for vehicles and buses
- A people-focused street along the water facilitates pedestrian and bicycle movement



BICYCLE CIRCULATION & CONNECTIVITY

LEGEND

--- PRGS PROPERTY

LEISURELY ROUTE

← MOUNT VERNON TRAIL
BIKE & PEDESTRIAN

COMMUTER ROUTE

← MULTI-USE TRAIL
BIKE & PEDESTRIAN

← TRAIL IMPROVEMENT PLANNED BY CITY
BIKE & PEDESTRIAN

LOCAL ROUTE

← BIKE FACILITY

↔ WOONERF
(CURBLESS, MIXED-USE STREET)
BIKE & PEDESTRIAN CIRCULATION PRIORITIZED

— SMART CONNECTIONS
BIKE & PEDESTRIAN (5% SLOPE OR LESS)



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5. WATERFRONT OPEN SPACE & ACTIVATION

INTEGRATED OPEN SPACE NETWORK

Context Plan

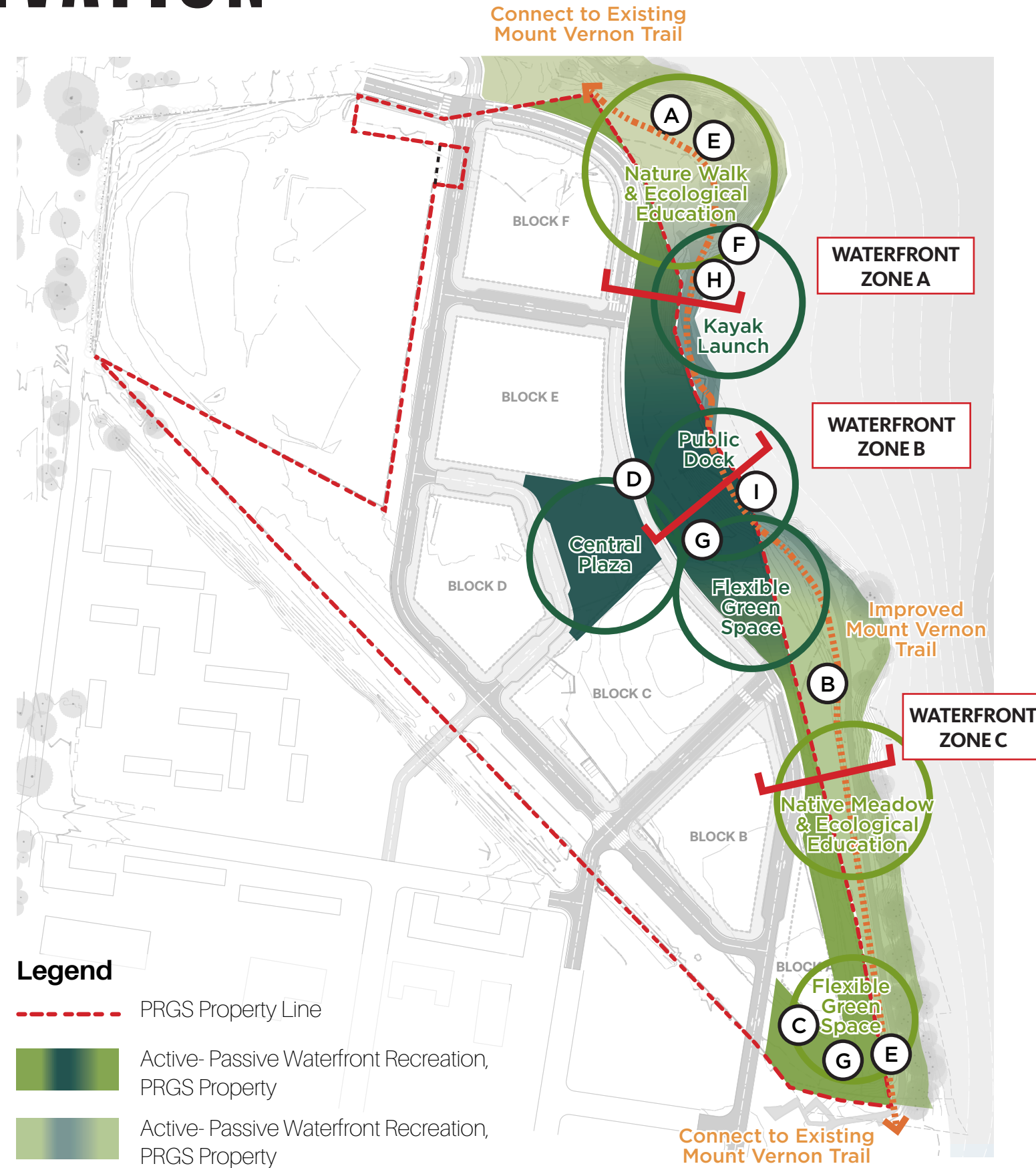
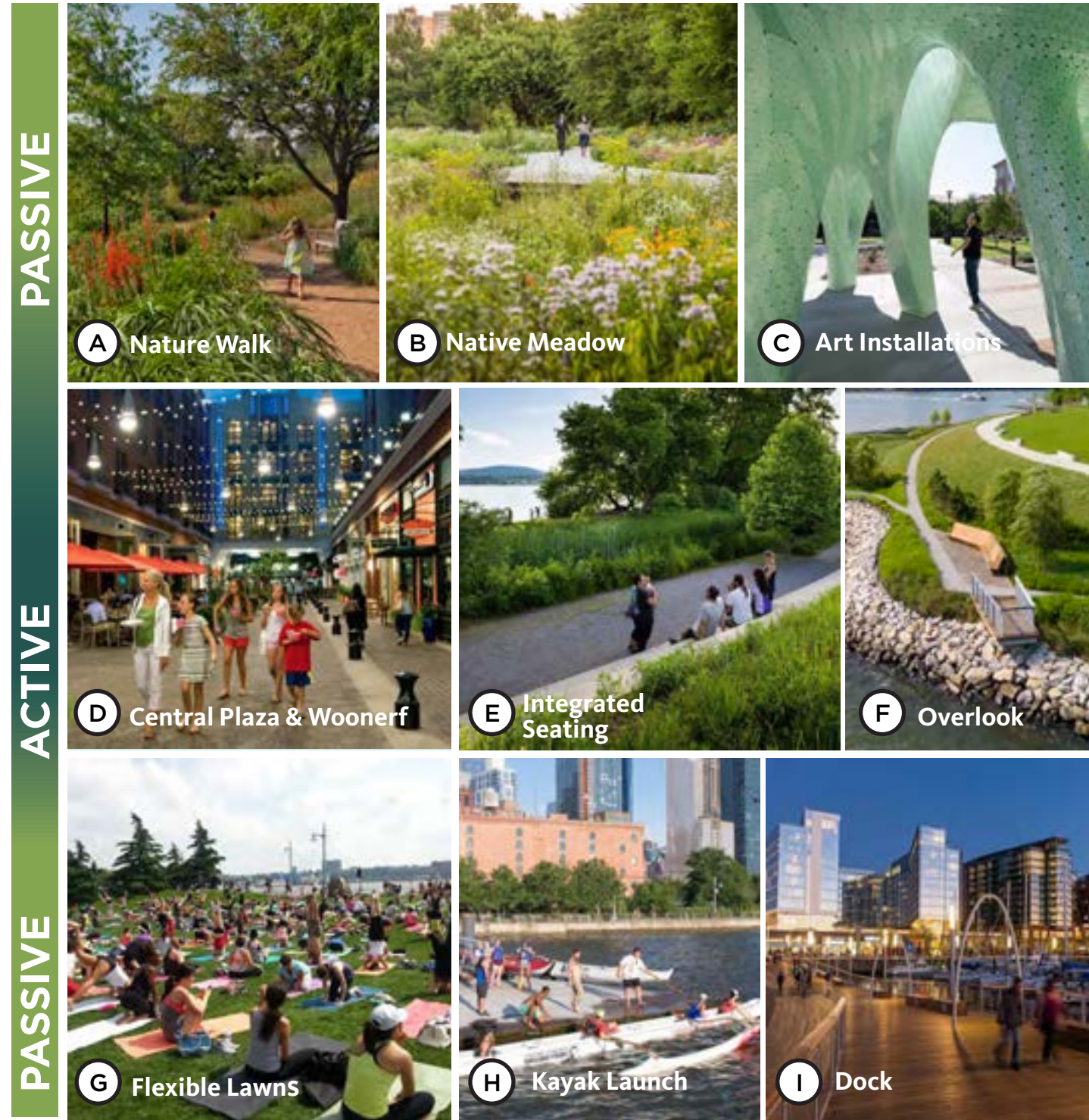
Legend

-  PRGS Property
-  Adjacent National Park Service Land
-  Surrounding Open Space Network
-  Existing Mount Vernon Trail
-  City Bike Trail
-  Potential Mount Vernon Trail Connection
-  George Washington Memorial Parkway
-  N Washington Street
-  Continuous Waterfront Promenade



POTENTIAL WATERFRONT ACTIVATION

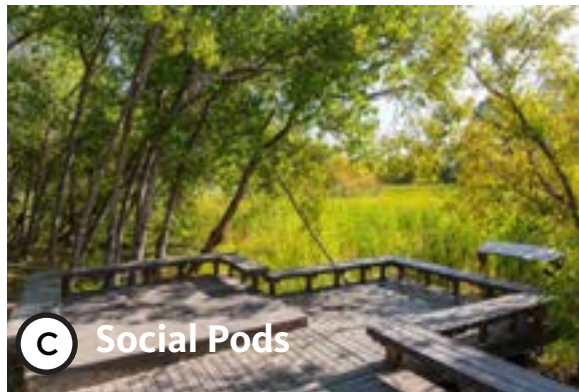
INTEGRATED OPEN SPACE NETWORK



WATERFRONT ZONE A

INTEGRATED OPEN SPACE NETWORK

PASSIVE



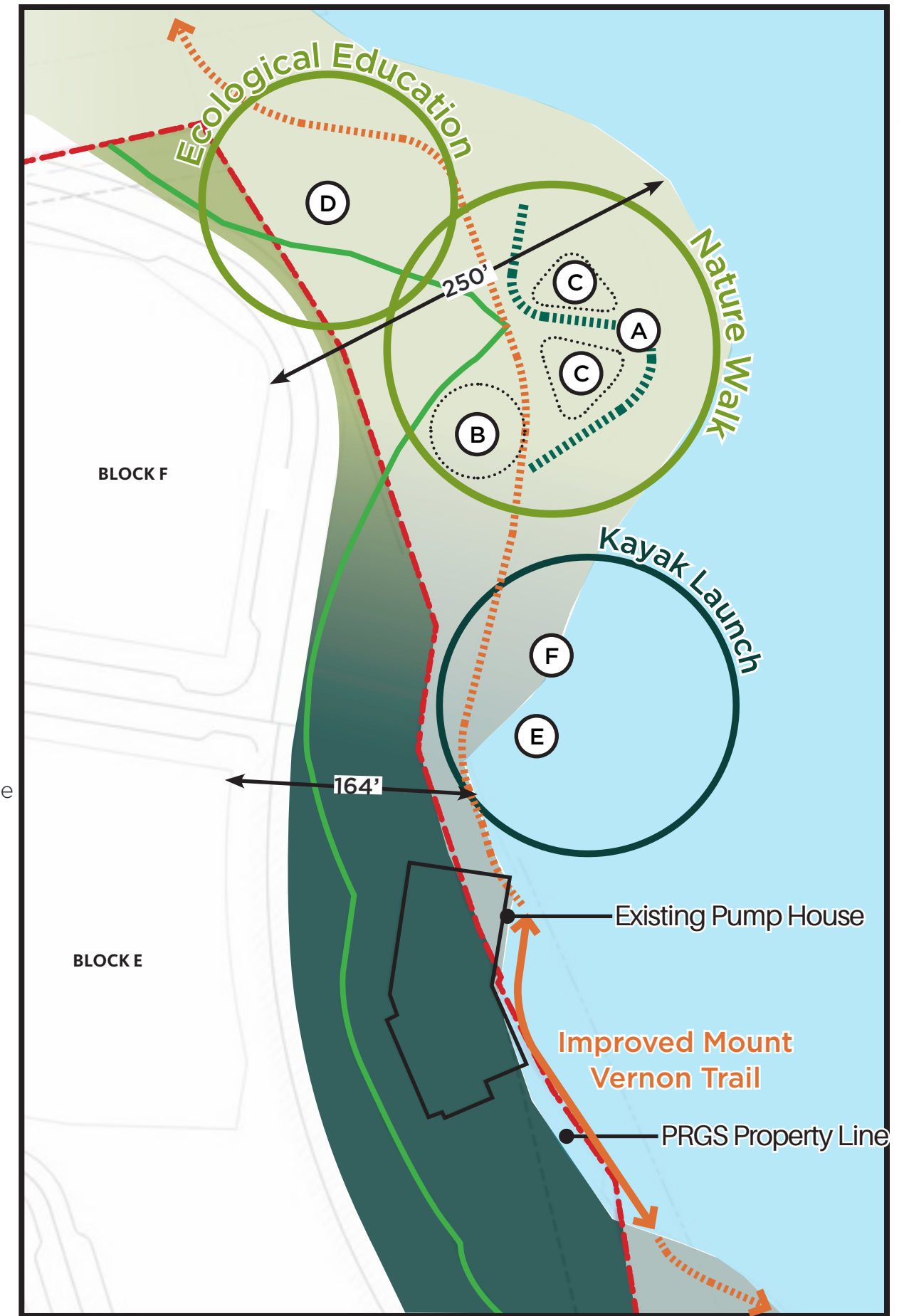
ACTIVE



Legend

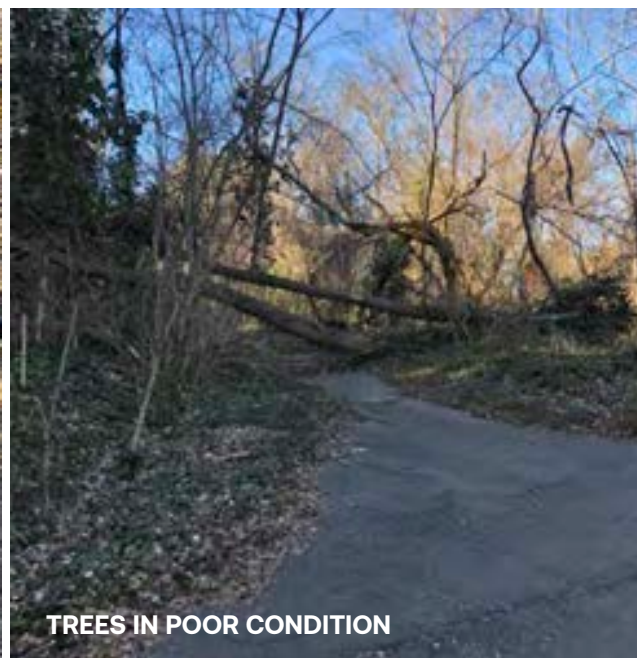
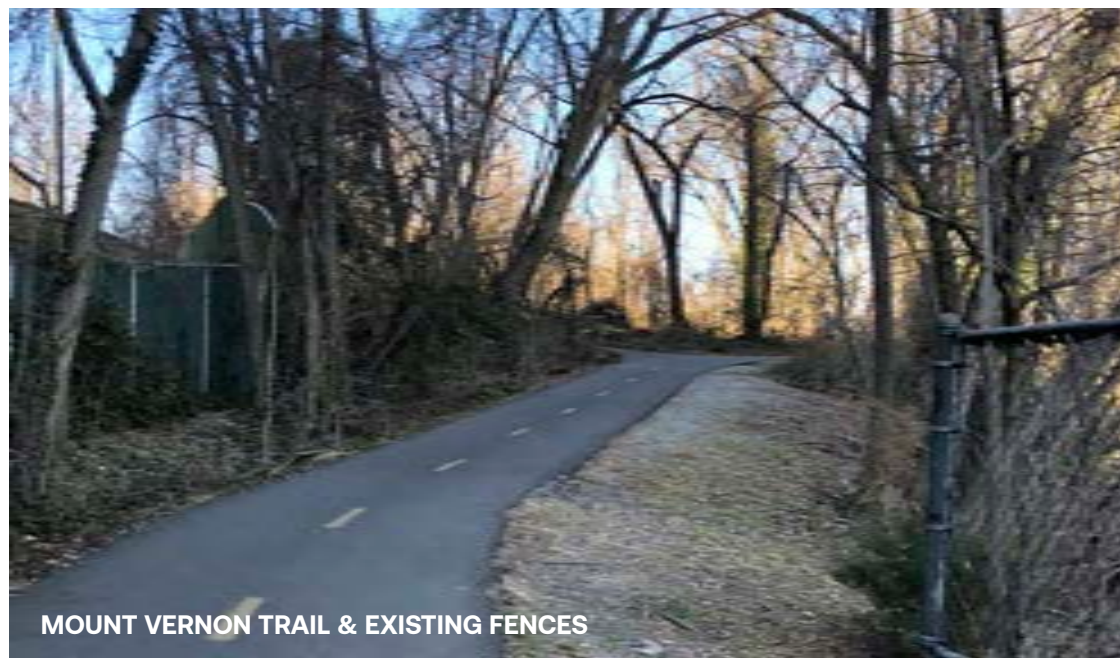
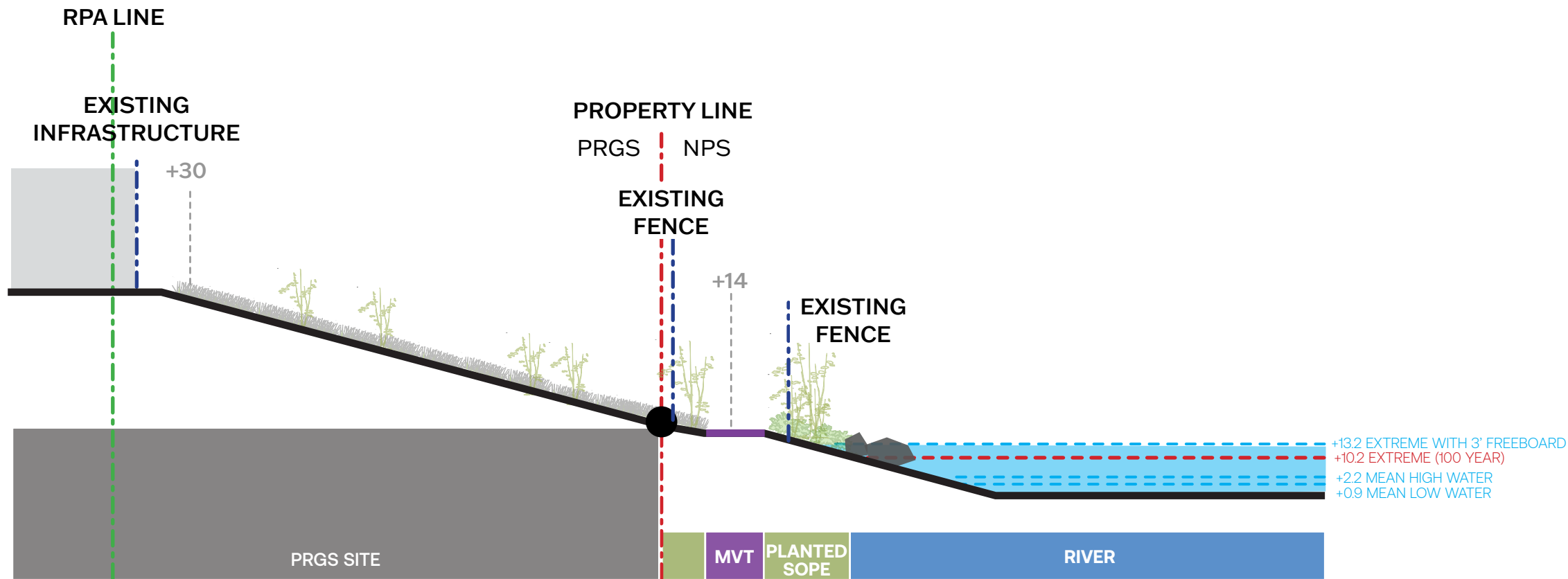
- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- Improved Mount Vernon Trail
- Potential Woodland Walk
- PRGS Property
- National Park Service Land
- Potomac River

Key Map



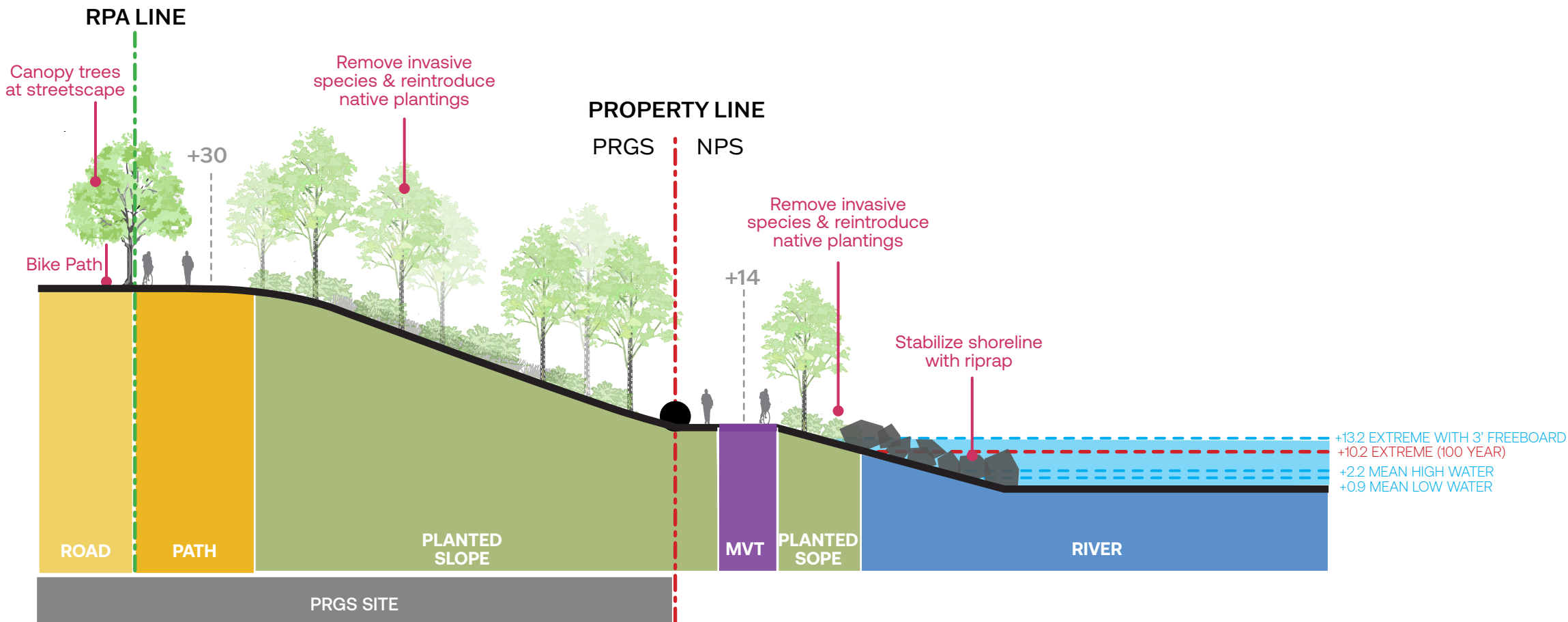
WATERFRONT ZONE A

EXISTING CONDITIONS



WATERFRONT ZONE A

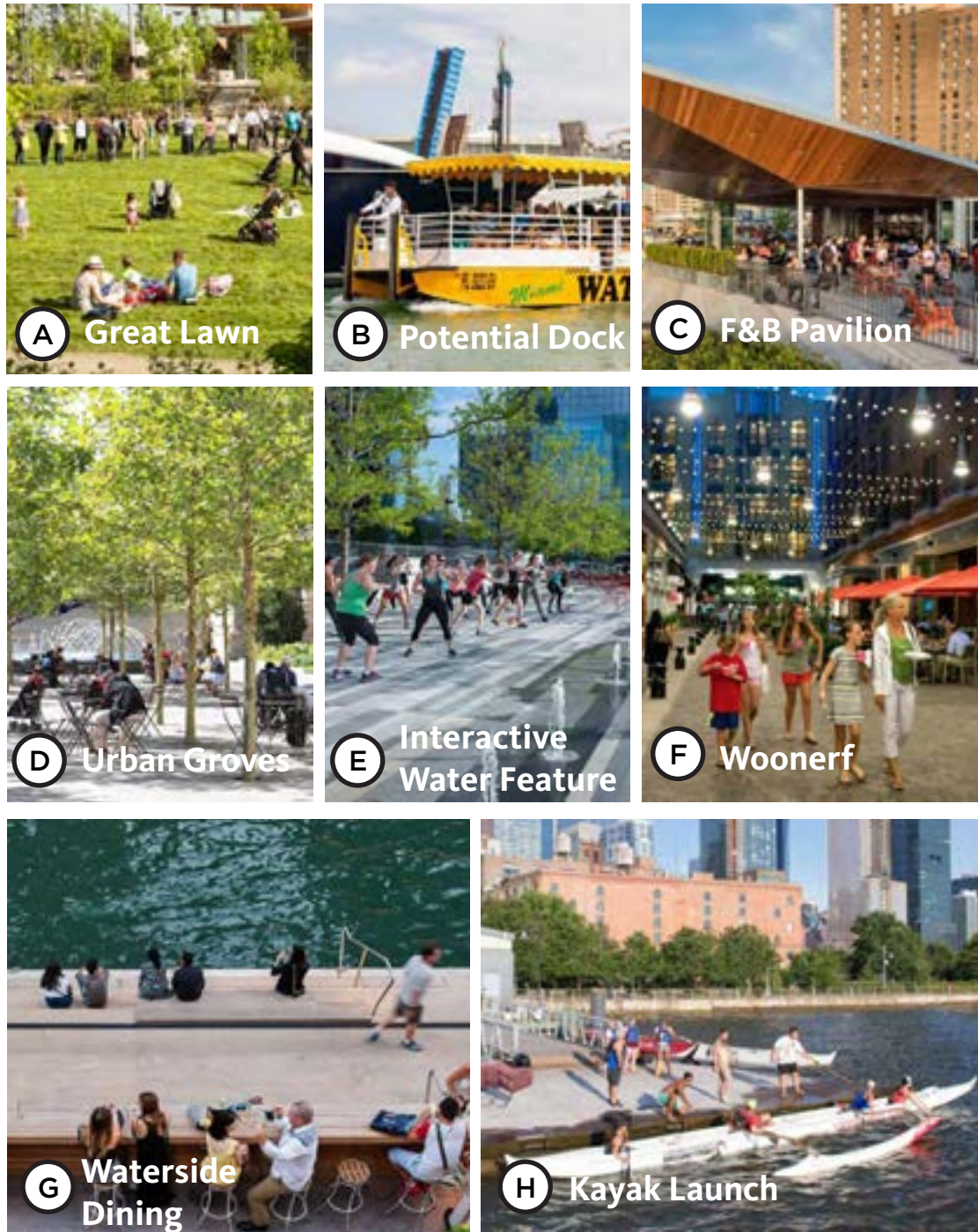
POTENTIAL IMPROVEMENTS



WATERFRONT ZONE B

INTEGRATED OPEN SPACE NETWORK

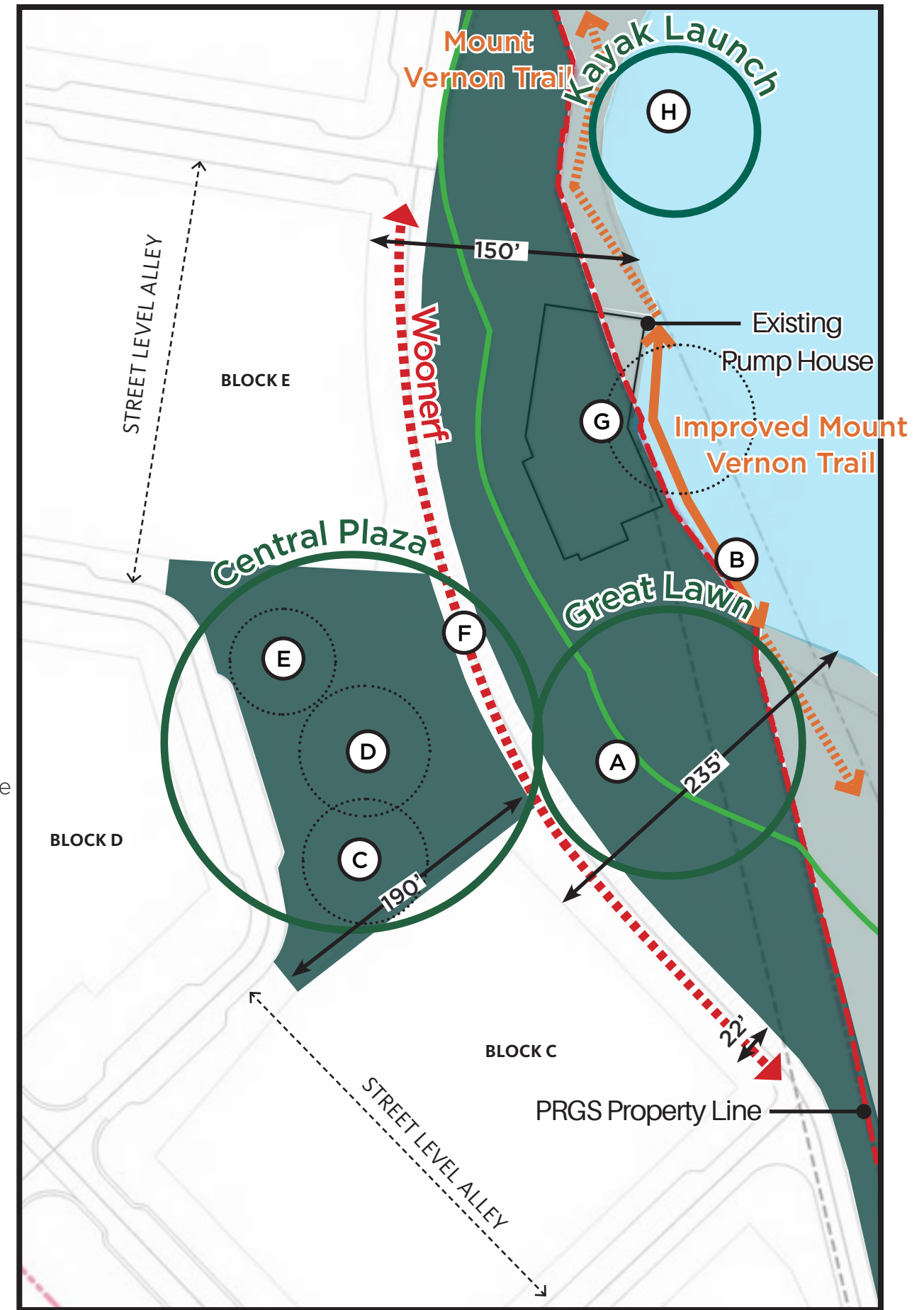
ACTIVE



Legend

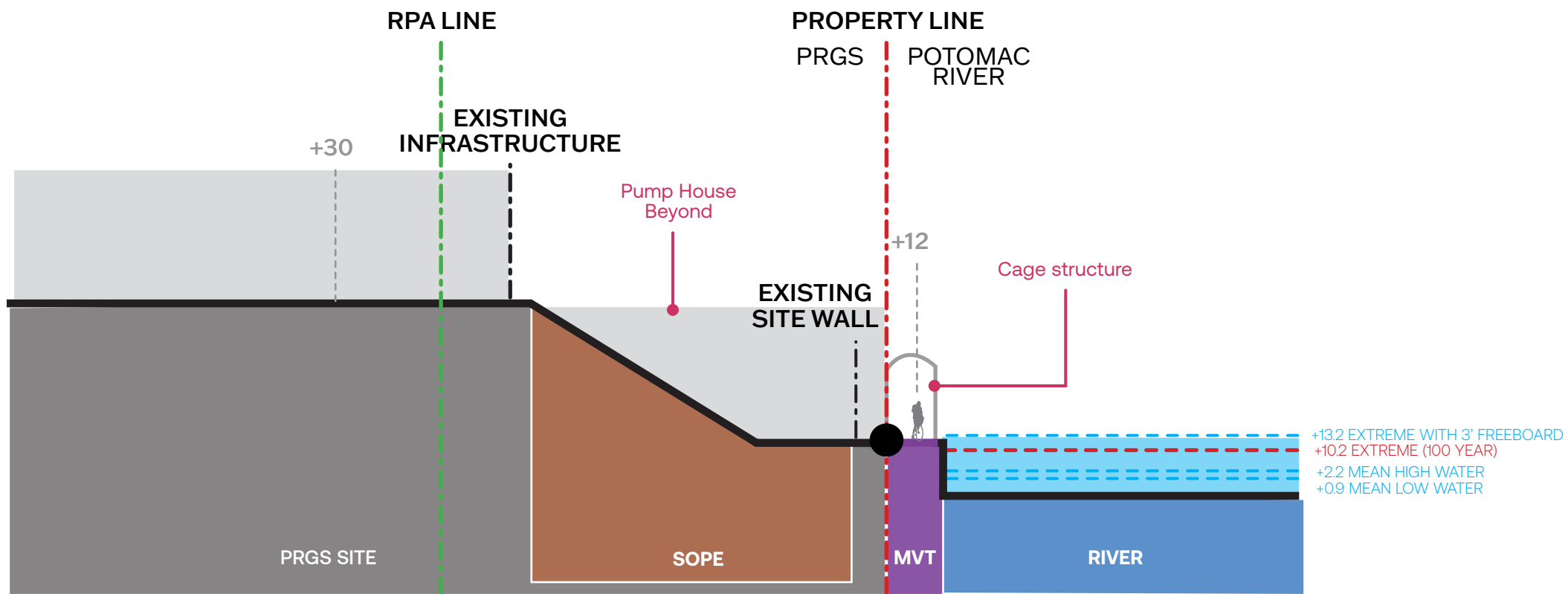
- PRGS Property Line
- RPA Line
- Mount Vernon Trail
- Improved Mount Vernon Trail
- Potential Woonerf
- PRGS Property
- National Park Service Land
- Potomac River

Key Map



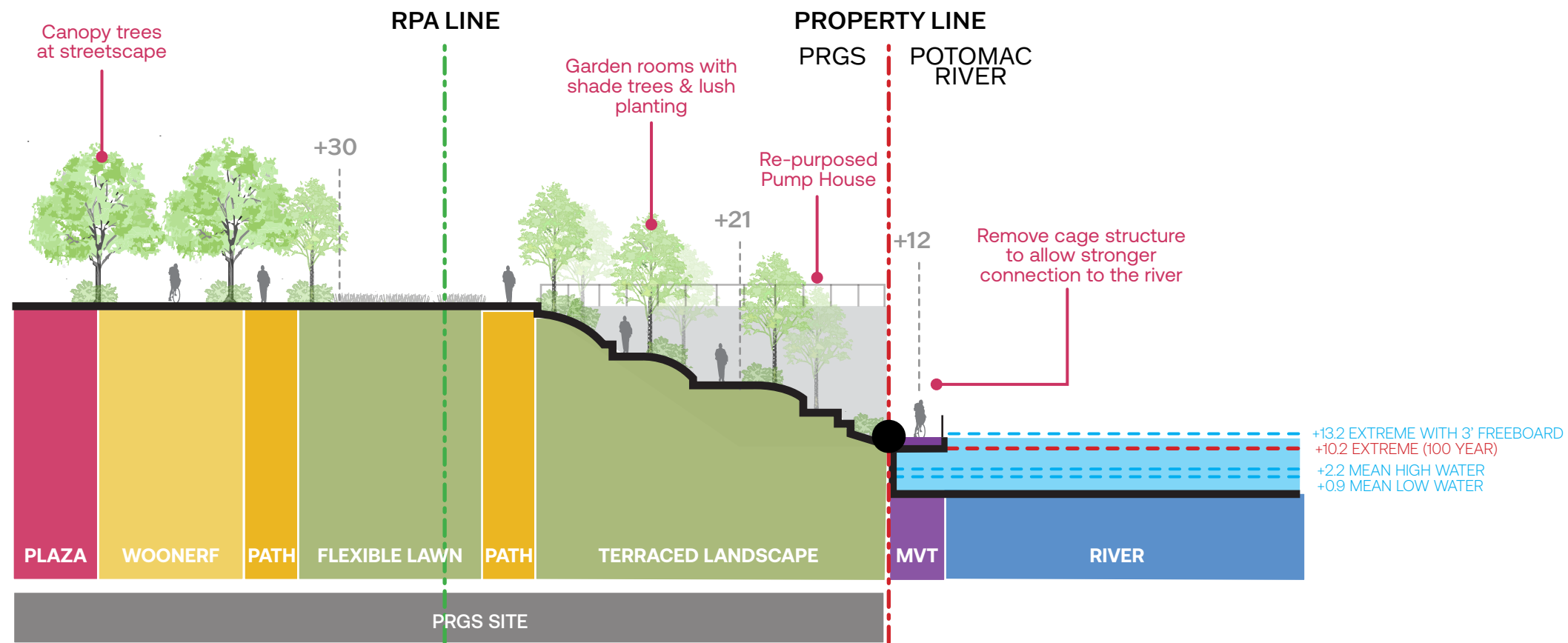
WATERFRONT ZONE B

EXISTING CONDITIONS



WATERFRONT ZONE B

POTENTIAL IMPROVEMENTS











WATERFRONT ZONE C

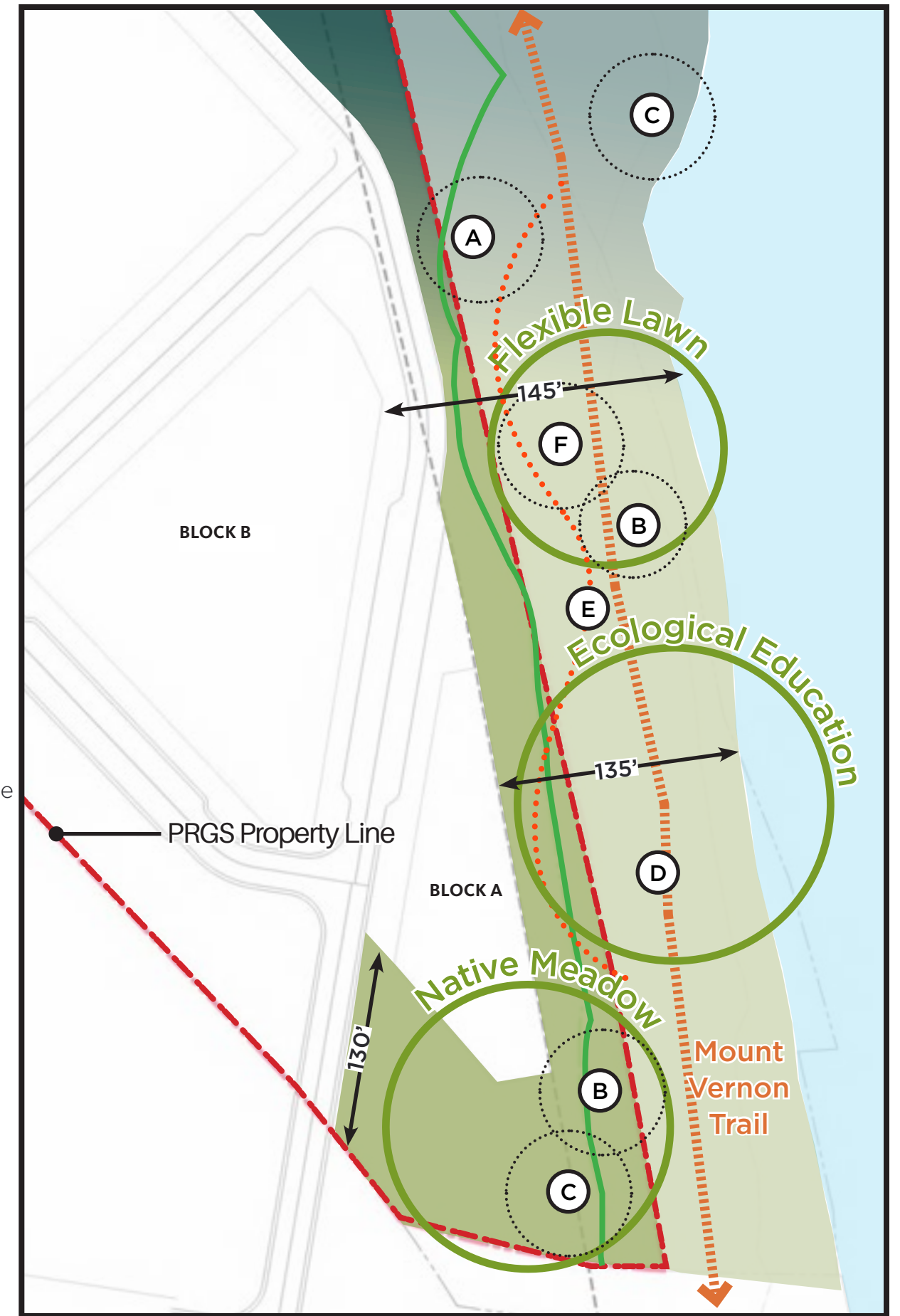
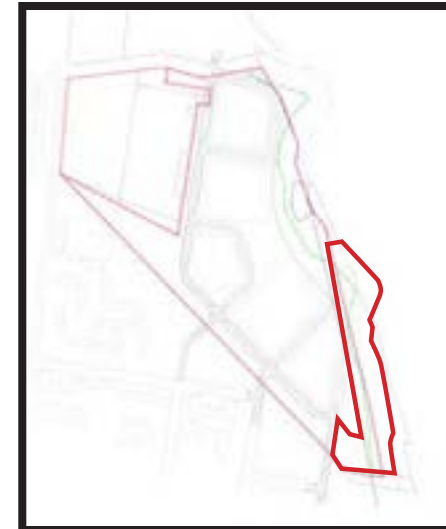
INTEGRATED OPEN SPACE NETWORK



Legend

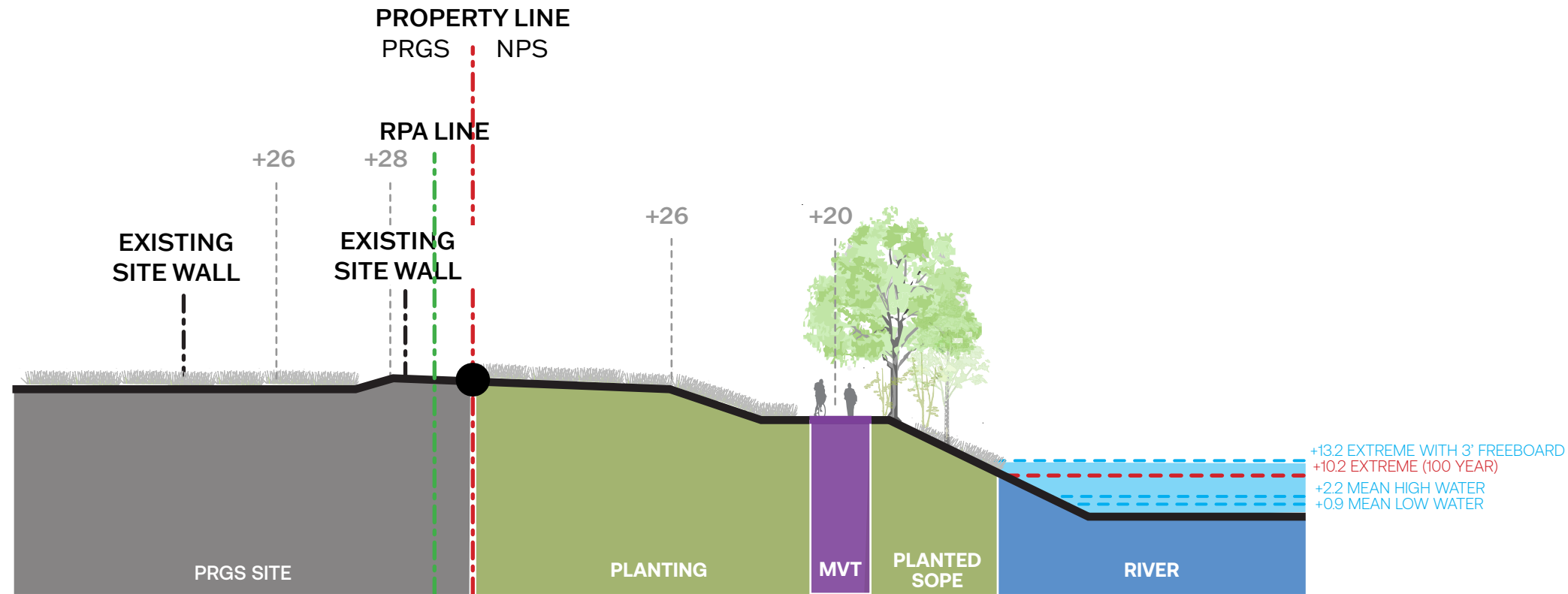
-  PRGS Property Line
-  RPA Line
-  Mount Vernon Trail
-  Improved Mount Vernon Trail
-  Sinuous Path
-  PRGS Property
-  National Park Service Land
-  Potomac River

Key Map



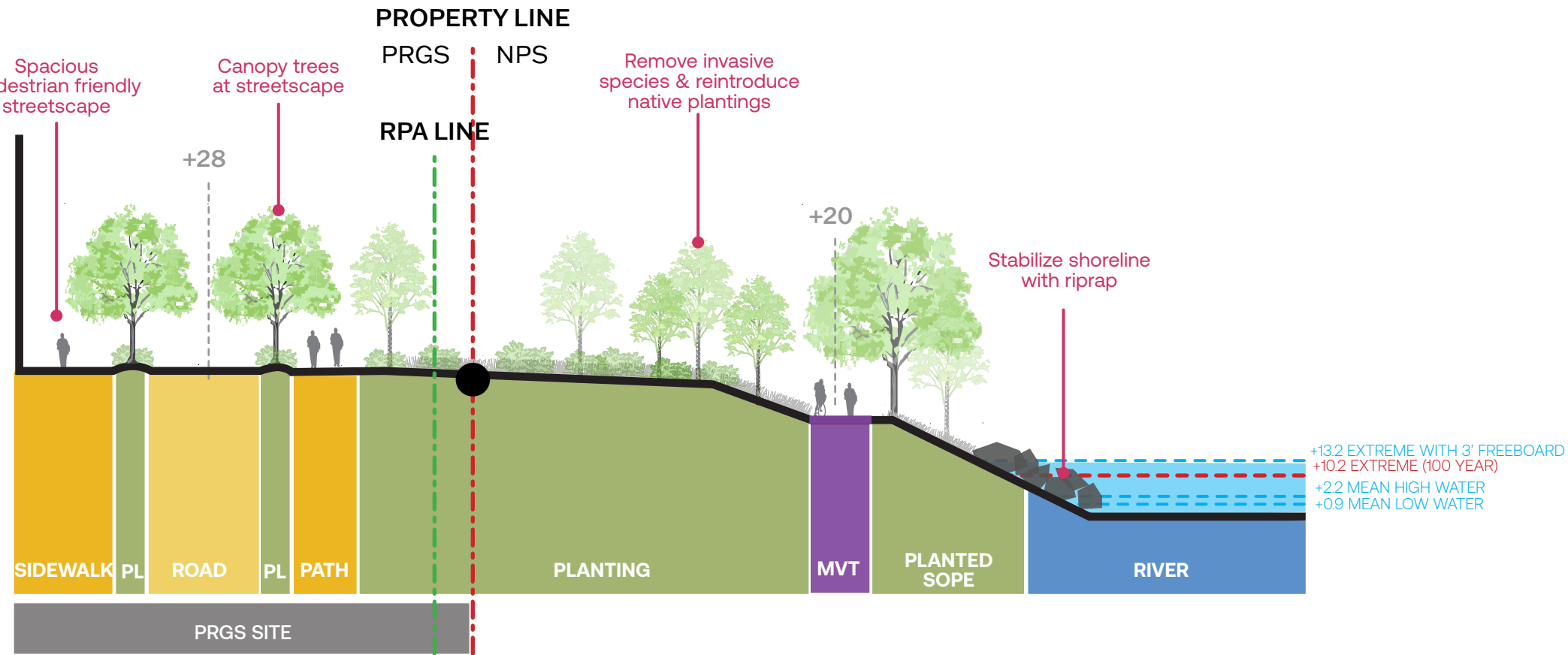
WATERFRONT ZONE C

EXISTING CONDITIONS



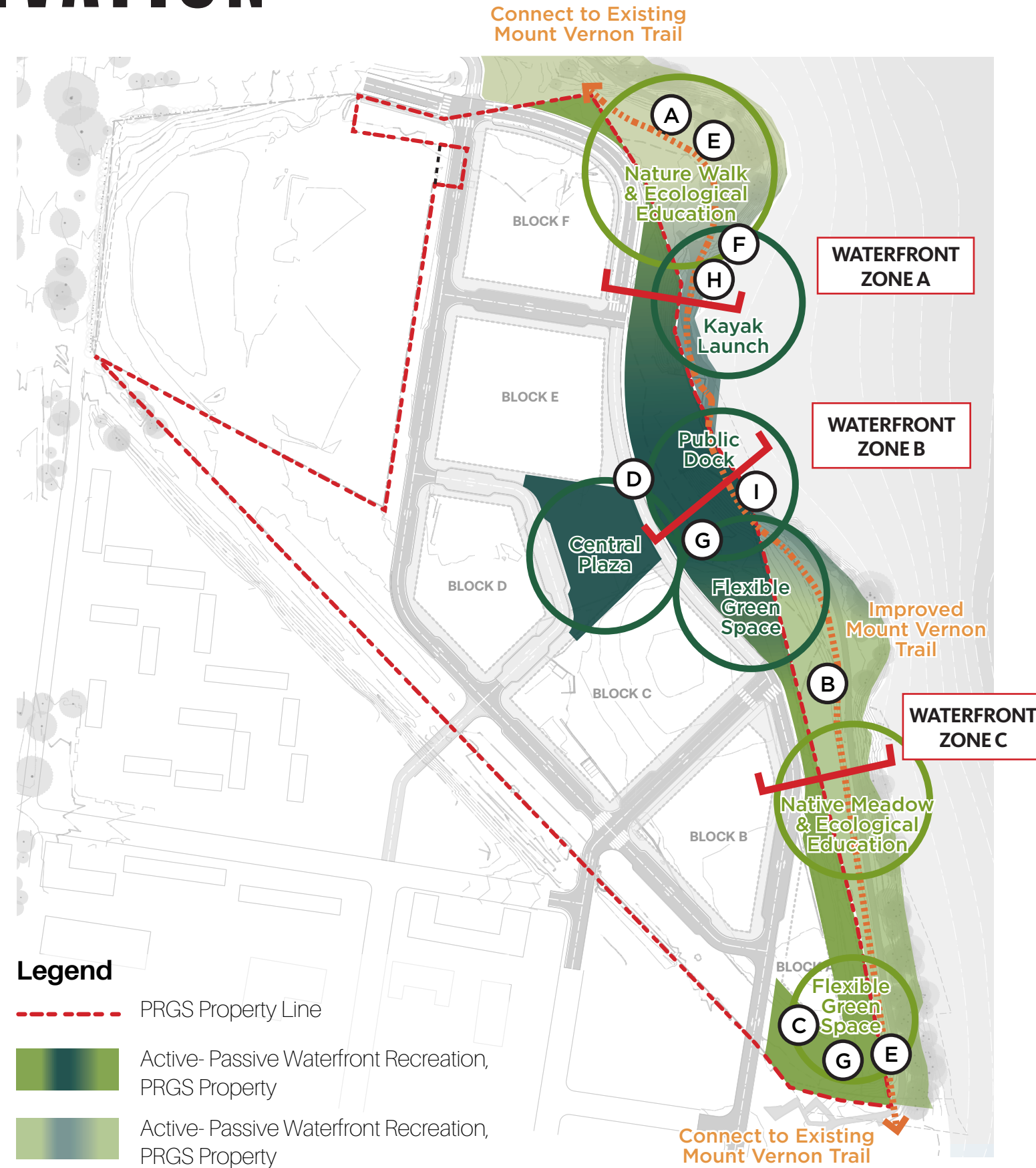
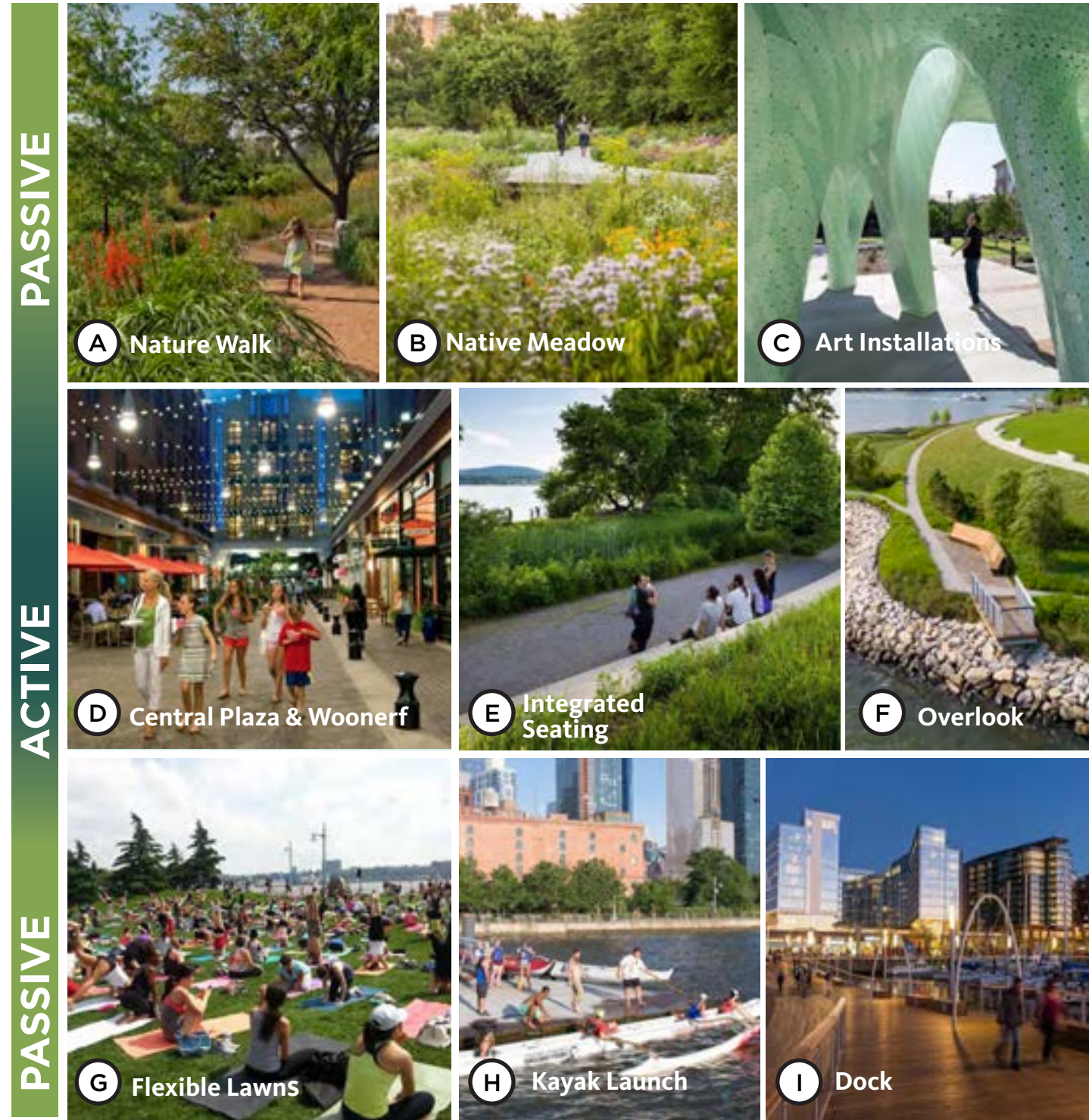
WATERFRONT ZONE C

POTENTIAL IMPROVEMENTS



POTENTIAL WATERFRONT ACTIVATION

INTEGRATED OPEN SPACE NETWORK



THANK YOU



WATERFRONT OPEN SPACE

PRGS SITE & ADJACENT PROPERTIES

Legend

- PRGS Property Line
- Waterfront Open Space, PRGS Property
- Waterfront Open Space, National Park Service Land
- Section Cut Line

