

POTOMAC RIVER GENERATING STATION



 **Hilco**TM
Redevelopment Partners

-
-  **Wire Gill**  **Gensler**  **Handel Architects**  **SCB**  **OJB**  **christopher consultants**
IMEG
-  **Magnusson Klemencic Associates**  **BALA**  **Gorove Slade**
Transportation Planners and Engineers  **Balfour Beatty**  **ARUP**
-  **vhb**  **Capitol Airspace Group**  **moffatt & nichol**

HRP ALEXANDRIA PROJECT TEAM



Roberto Perez
CEO

Our mission is to take on complex projects where we return economic opportunity to industrial sites that have run their useful life. We have been successfully acquiring and redeveloping obsolete properties in cities across the country, bringing new economic life to places in need of revitalization and opportunity.



Melissa Schrock
EVP, MIXED-USE
DEVELOPMENT



Julianna Connolly
EVP, ENVIRONMENTAL
REMEDATION



John Newhall
SVP, MIXED-USE
CONSTRUCTION



Nicholas Pullara
VICE PRESIDENT,
DEVELOPMENT



Michelle Beaman Chang
VP, MIXED-USE
DEVELOPMENT



Danny Pettway
VP, MIXED-USE
CONSTRUCTION



Siobhan Steen
DIRECTOR, MIXED-USE
DEVELOPMENT

***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



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 May 13, 2023

DSUPs

Development Special Use Permits



Blocks A,B & C DSUPS

- CONCEPT I SUBMITTED ON NOVEMBER 4, 2022
- CONCEPT II SUBMITTED ON SEPTEMBER 22, 2023

Open Space DSUP

- CONCEPT I SUBMITTED ON APRIL 28, 2023

BLOCK FORM, ARCHITECTURE & OPEN SPACE

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

Building sustainability features

A SHARED VISION FOR THE REDEVELOPMENT OF PRGS

PRGS PROJECT WILL DELIVER **TRANSFORMATIONAL** COMMUNITY BENEFITS



Environmental Remediation

Abatement & deconstruction of power plant

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

\$60 Million



Economic Benefit

+/- 1,100 construction-related jobs

+/- 2,000 permanent jobs

+/- \$35 M net taxes during development

\$12 -15 M net annual taxes at completion

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



Affordable Housing & Subsidized Arts Uses

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

\$48-111 Million/ \$16 Million



** Early estimates of costs and values in 2021/2022 figures*

A SHARED VISION FOR THE REDEVELOPMENT OF PRGS

PRGS PROJECT WILL DELIVER **TRANSFORMATIONAL** COMMUNITY BENEFITS



Open Space & Activation

- 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

\$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

- 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

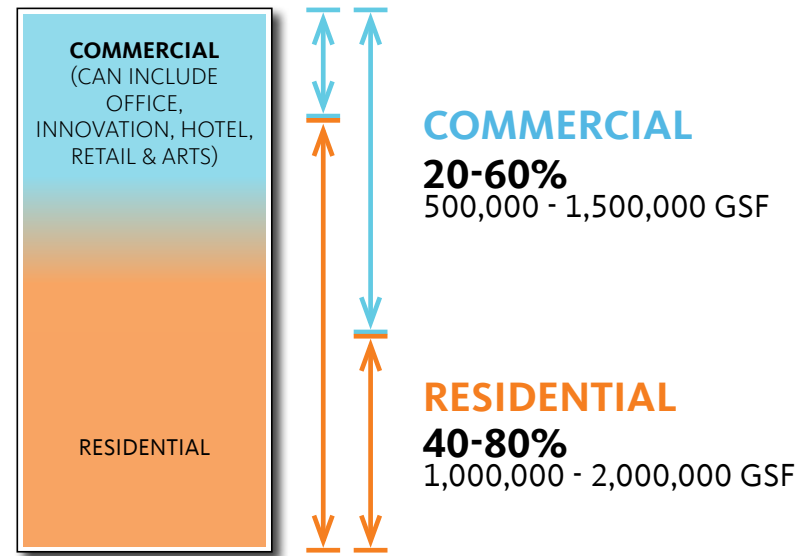


** Early estimates of costs and values in 2021/2022 figures*

CDD MASTER PLAN AND ZONING

- Development is across 6 blocks. The existing Pump House & Guard House are anticipated to be reused.
- A mix of commercial and residential uses has been approved. Commercial uses may include office, arts, innovation, hotel, retail and other commercial uses.
- Increases the distance between existing adjacent buildings and new buildings on the PRGS site up to 200'.

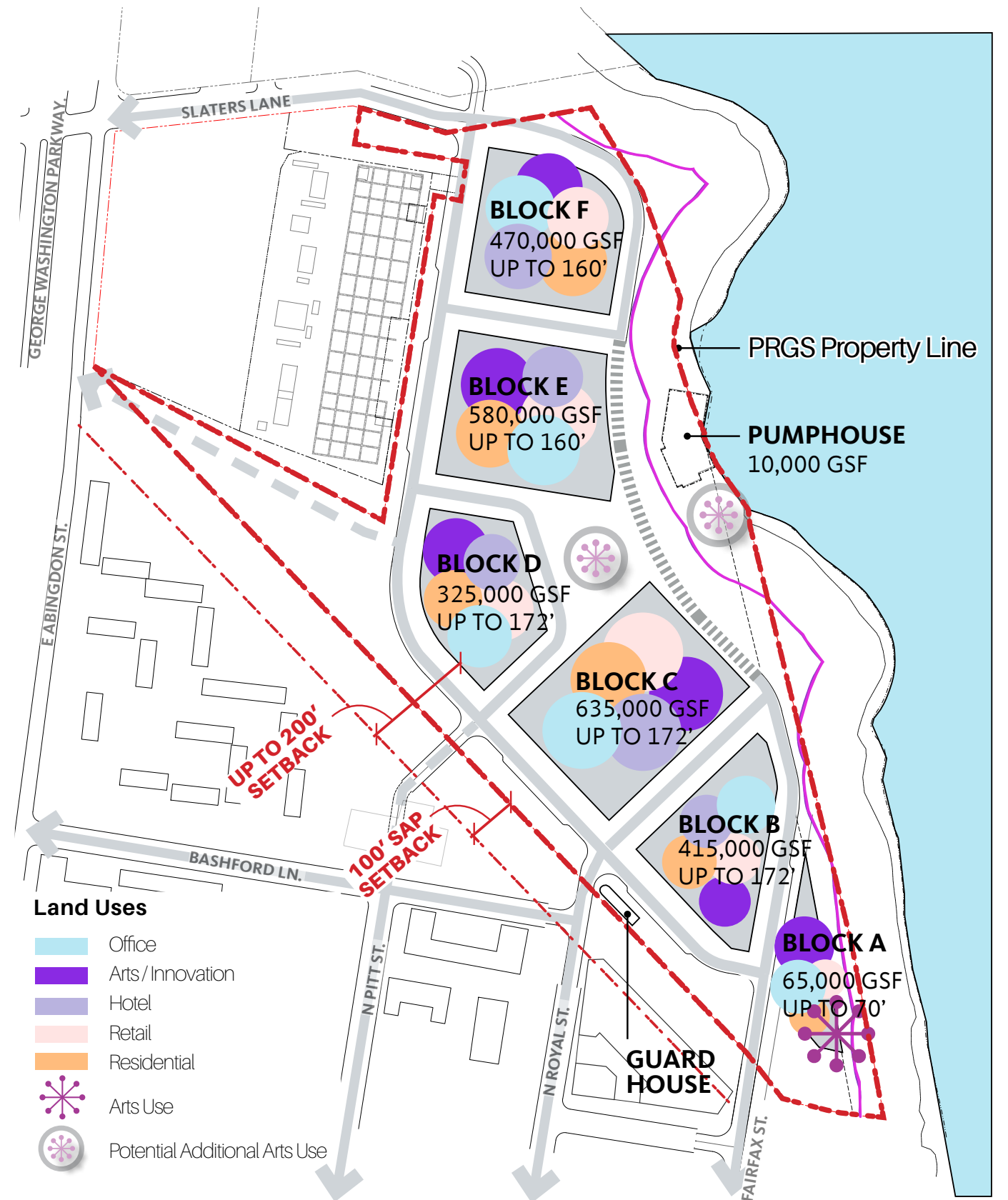
FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



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



MASTER PLAN PHASING

2023

2024

2025

2026

2027

2028

2029

2030

2031

2032

Phase 1 (A, B, & C) Permitting & Execution 2023-2029

Future Phases (D, E, & F) Permitting & Execution 2025-2032



A

B

C

D

E

F

Block A

Retail 4,500 SF
Arts/Cultural 8,800 SF
Office 45,000 SF

Block B

Retail +/-18,000 SF
Office +/-42,000
Apartment 175-200 Units
Condo 115-135 Units

Block C

Retail +/-30,000 SF
Apartment 360-380 Units
Condo 75-100 Units

Phase I

Total GSF	1,150,000 SF
Commercial Area	150,000 SF
Residential Units	725 – 815 units

OVERVIEW

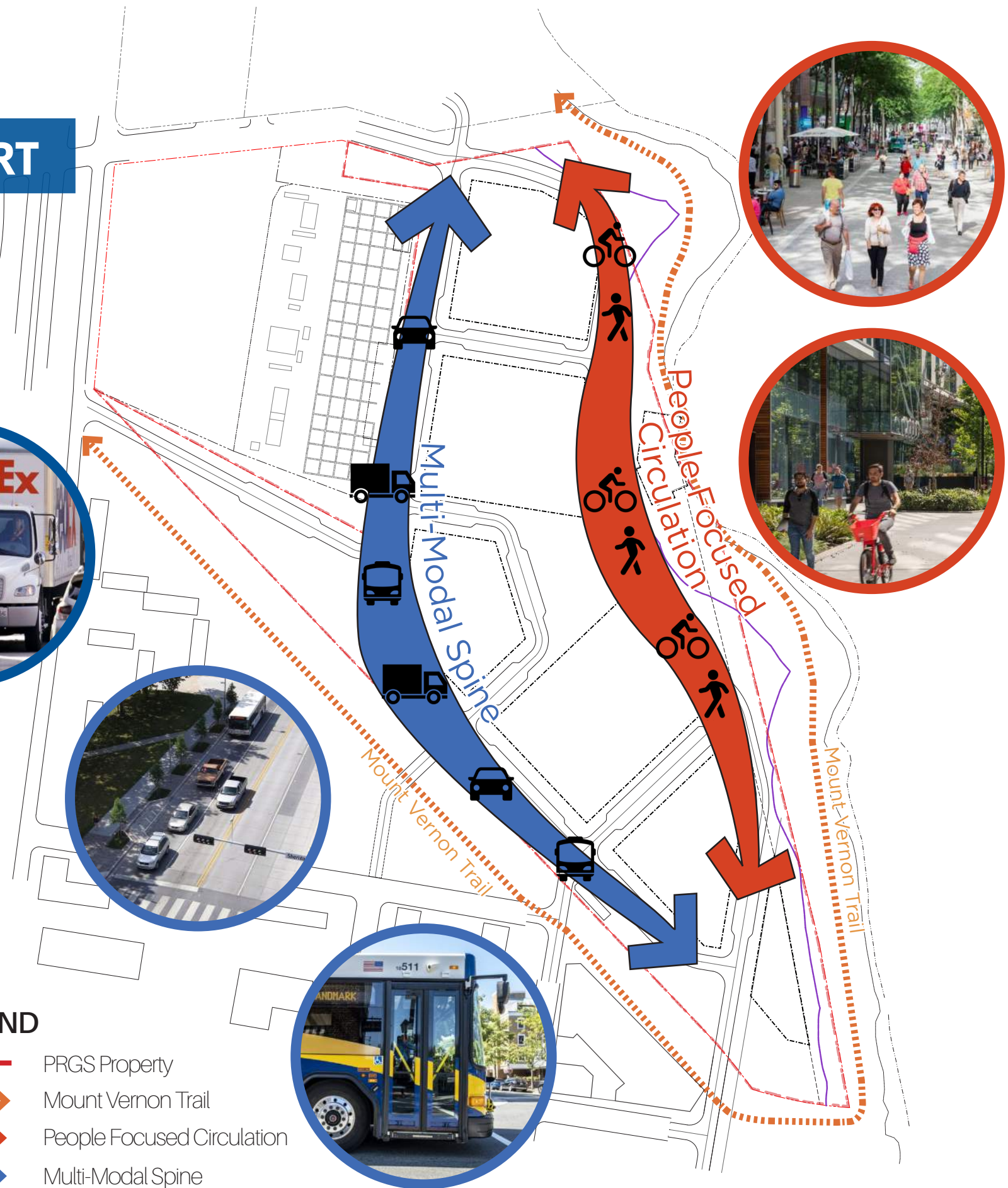
SEPARATING FLOWS FOR SAFETY AND COMFORT

- Separate flows of cars/trucks/buses and pedestrians/cyclists for safety and comfort
- A multimodal “spine” street along the west is used for vehicles and buses
- A people-focused street along the water facilitates pedestrian and bicycle movement, and allows for vehicle movement
- Geometry of road network discourages cut through traffic
- 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.



LEGEND

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



INTEGRATED OPEN SPACE NETWORK

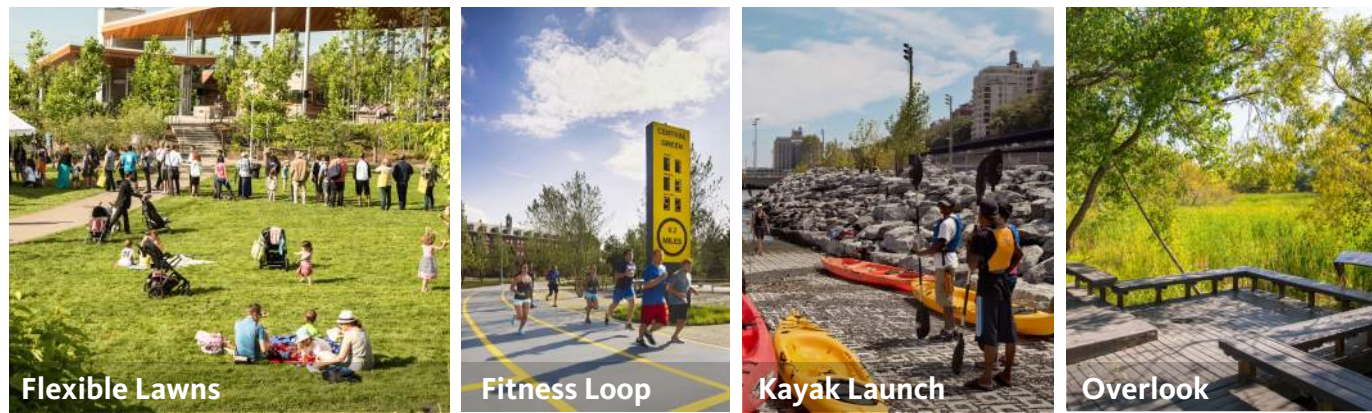
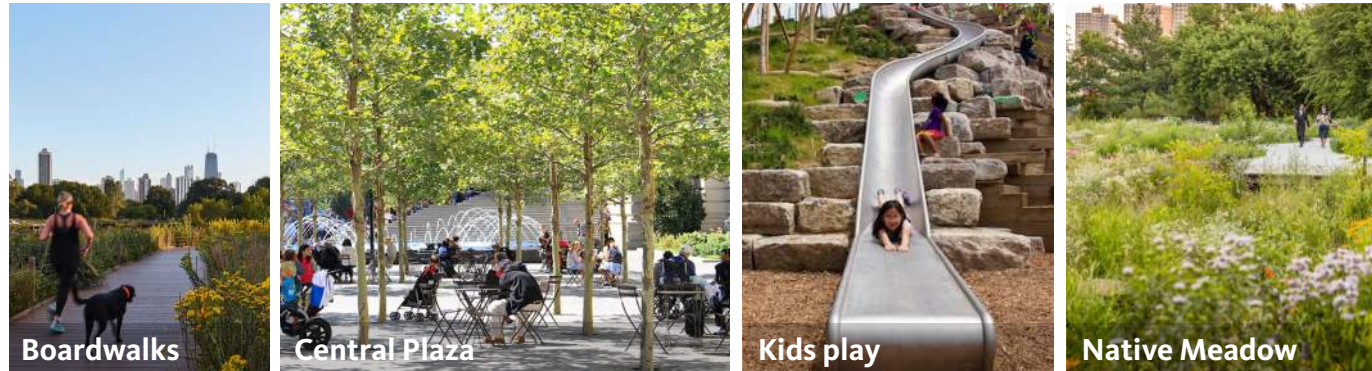
PRGS & Adjacent Properties

SUBSTANTIAL NEW OPEN SPACE NETWORK EXCEEDS OTN SAP

Total Open Space Required within PRGS Property by OTN SAP
3.0 acres

Total Open Space Provided within PRGS Property
5.77 acres

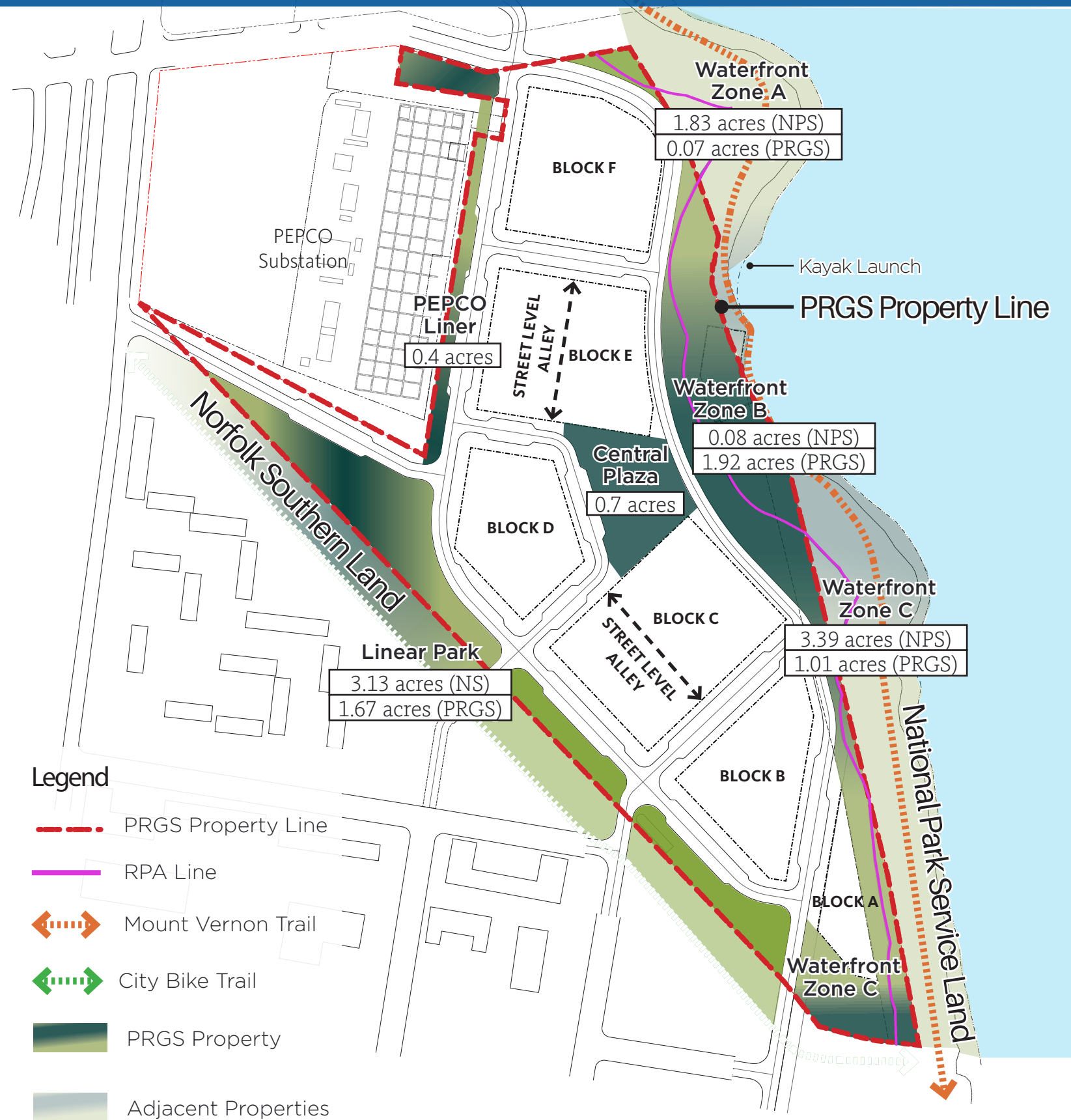
Total Open Space within PRGS Property + Abutters:
14.2 acres



PASSIVE

ACTIVE

PASSIVE



SITE

OPEN SPACE + BIODIVERSITY

NATIVE PLANTING
FOR ECOSYSTEM SUPPORT

CREATED OR IMPROVED
14 ACRES
ON SITE + ADJACENT PROPERTIES

OPEN SPACE

**20% GENUS
DIVERSITY**
IN TREE PLANTING

GREEN INFRASTRUCTURE

ROOFTOP STORMWATER RETENTION

STORMWATER
MANAGEMENT

EXTREME
WEATHER
ADAPTATION

NATURE-BASED
SITE
SOLUTIONS

**GREEN
INFRASTRUCTURE**

610 MT
CO₂ SEQUESTERED FROM
VEGETATION

25%
INTENSIVE GREEN ROOF AREA
BY BLOCK

**BIORETENTION
PLANTERS**

2 ACRES
GREEN ROOF AND BIORETENTION
SYSTEMS SITE-WIDE

CIRCULATION + TRANSPORTATION

4 DASH BUS STOPS
WITH SHELTERS

2 BIKESHARE STATIONS

2% EV CHARGERS
OFF-STREET PARKING

TRANSPORTATION

ACTIVE & PASSIVE OPEN SPACES
FOR PEDESTRIAN USES

ENERGY & CARBON

ENERGY EFFICIENCY STRATEGIES

SYSTEM ELECTRIFICATION

COMMISSIONING & EFFICIENT OPERATIONS



3%
ON-SITE PV



METERING
FOR ENERGY USE TRANSPARENCY

COMMISSIONING
OF SYSTEMS

DISTRICT & ENERGY
RECOVERY SYSTEM
EVALUATION

25%
REDUCTION

SYSTEM OPTIMIZATION



ALL ELECTRIC
BUILDING DHW/HVAC SYSTEMS

ENERGY STAR
APPLIANCES & EQUIPMENT

HIGH PERFORMANCE

MASSING & ENVELOPE

DENSITY
RESULTS IN A LOWER CARBON
FOOTPRINT PER CAPITA

HIGH PERFORMANCE
BUILDING ENVELOPES

REDUCED
WINDOW TO WALL RATIO

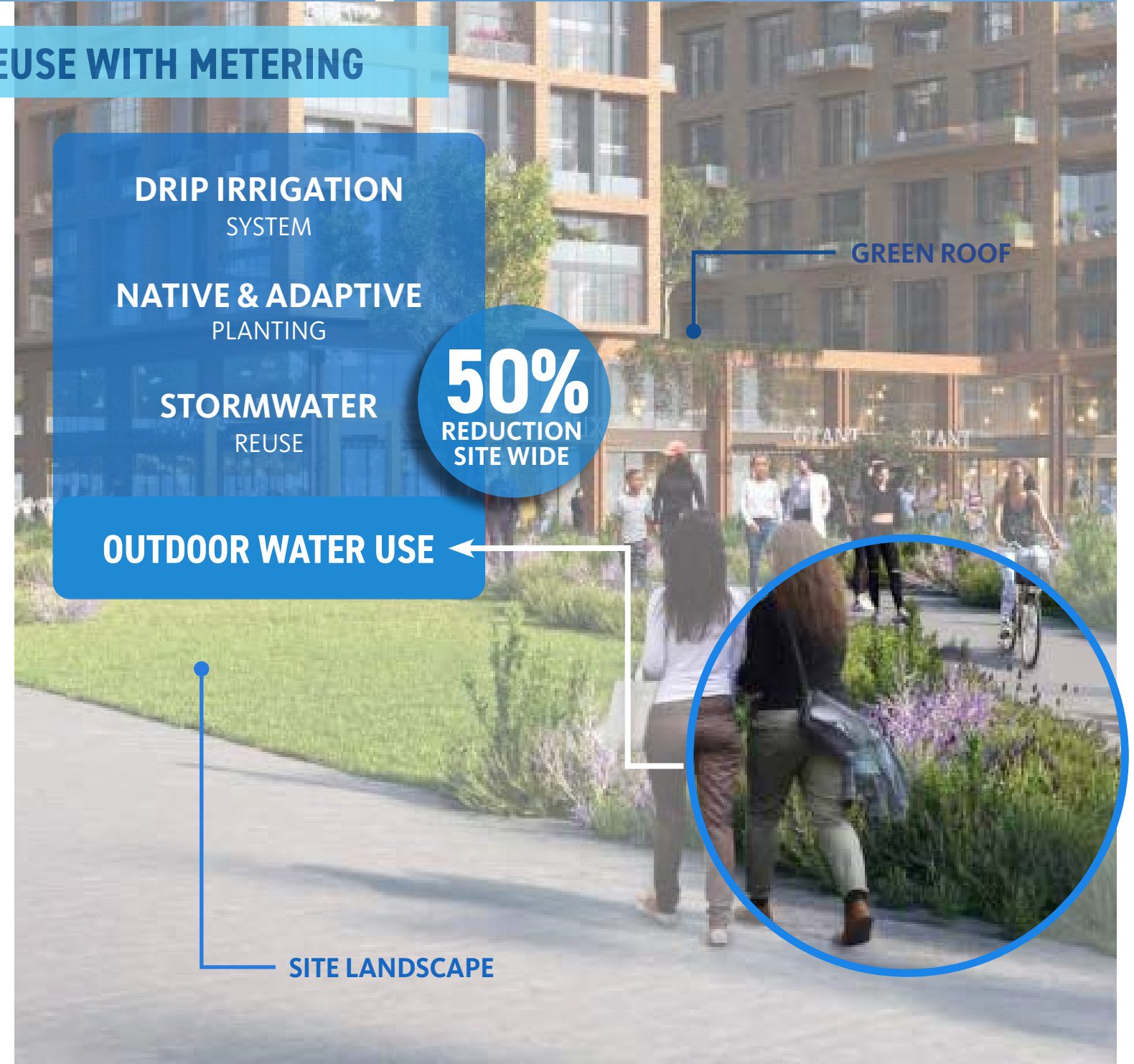
WATER

INDOOR WATER USE REDUCTION

OUTDOOR WATER USE REDUCTION

STORAGE AND REUSE

QUANTIFY WATER REUSE WITH METERING



HUMAN HEALTH

OCCUPANT COMFORT

INDOOR ENVIRONMENTAL QUALITY

RESPONSIBLE MATERIALS

WASTE MANAGEMENT



USER EXPERIENCE

THERMAL CONTROLS & SMART THERMOSTATS

ACOUSTICAL DESIGN
OPTIMIZED AT ENVELOPE

OUTDOOR COMFORT
SHADING IN SUMMER & ACCESS TO SUNLIGHT IN WINTER

HEALTHY SPACES

INDOOR AND CONSTRUCTION AIR QUALITY MANAGEMENT PLANS

REDUCED MATERIAL OFF-GASSING

DAYLIGHT
ACCESS & CONTROL

MATERIAL TRANSPARENCY

ENVIRONMENTAL PRODUCT DECLARATIONS & MATERIAL INGREDIENT REPORTS

LOW-EMITTING MATERIALS

WASTE MANAGEMENT PLAN

ALL CONSTRUCTION PHASES & OPERATIONS
WITH WASTE MANAGEMENT PLANS

COMPOSTING
OPERATIONAL COLLECTIONS

CLIMATE & RESILIENCE

ADAPTATION FOR EXTREME WEATHER

INFRASTRUCTURE HARDENING



HIGH REFLECTANCE MATERIALS
TREE CANOPY
SHADING STRUCTURE
VEGETATED ROOFS

HEAT ISLAND REDUCTION



100% BUILDING SYSTEMS
DESIGNED FOR FUTURE CLIMATE PROJECTIONS

FUTURE-PROOFING
SYSTEM SELECTION
FLEXIBLE CAPACITY
FOR FUTURE DEMANDS

INFRASTRUCTURE

VIBRANT, WALKABLE COMMUNITY

CONNECTION TO THE NEIGHBORHOOD & WATERFRONT



CONCENTRATED,
CONTINUOUS RETAIL



ACTIVE WOONERF



MIX OF RESTAURANTS
& RETAIL



ARTS & INNOVATION



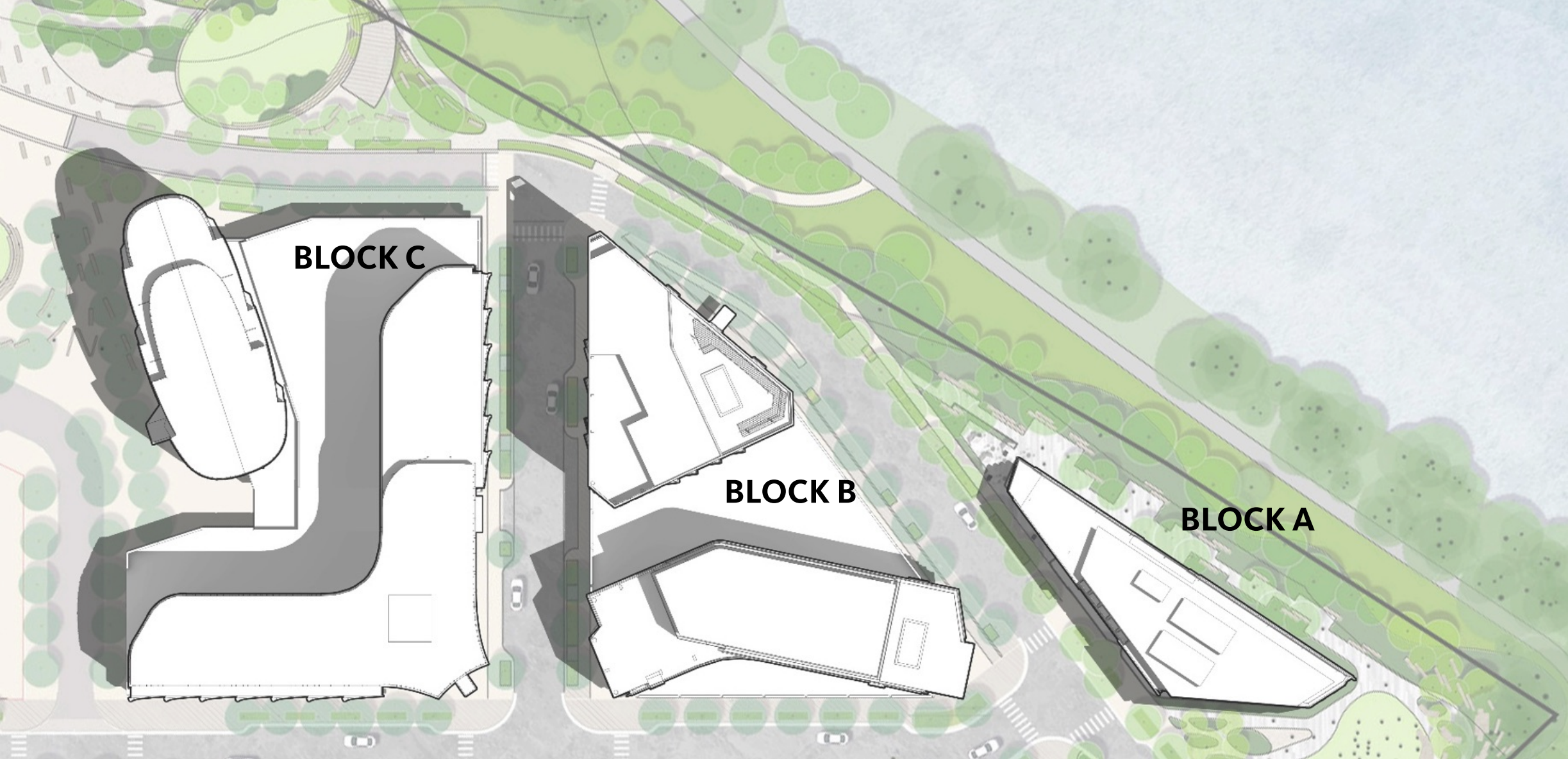
RECREATIONAL
SPACES



WATERFRONT
CONNECTIONS



CURRENT DEVELOPMENT PLAN



BLOCK C
 COMMERCIAL: 48,000 SF
 RESIDENTIAL: 460-490 UNITS
TOTAL: 634,000 SF

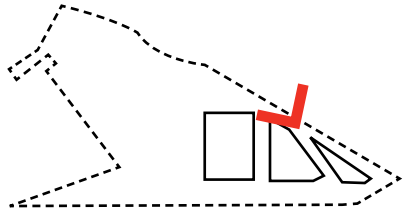
BLOCK B
 COMMERCIAL: 76,400 SF
 RESIDENTIAL: 310-325 UNITS
TOTAL: 450,000 SF

BLOCK A
 COMMERCIAL: 65,000 SF
TOTAL: 65,000 SF

OVERALL
 COMMERCIAL: 189,400 SF
 RESIDENTIAL: 770-815 UNITS
TOTAL: 1,149,000 SF

BLOCK A

VIEW FROM POTOMAC RIVER / WATERFRONT OPEN SPACE



MATERIALITY

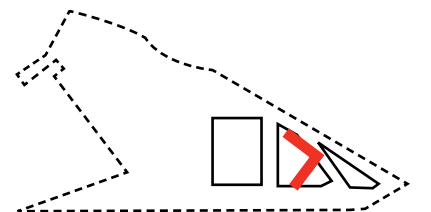
BLOCK A, LOOKING SOUTH AT BUILDING ENTRY AND RETAIL



Vision Glass

Wood

Painted Metal



BLOCK B CONDO

VIEW FROM WATERFRONT OPEN SPACE



BLOCK B RENTAL

VIEW FROM RAIL CORRIDOR OPEN SPACE



MATERIALITY

BLOCK B RENTAL

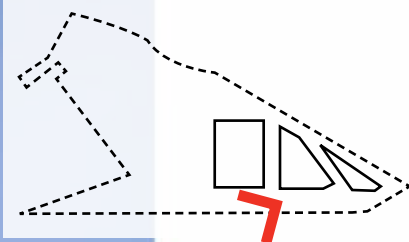


PRIMARY FAÇADE FRAME
(Anodized
bronze metal channel)

SECONDARY FAÇADE FRAME
(Dark metal slab edge covers)

SIGNATURE GLASS GATEWAY
(Hybrid window wall system)

INFILL PANELS
(Terracotta / Porcelain / Equitone / Metal)



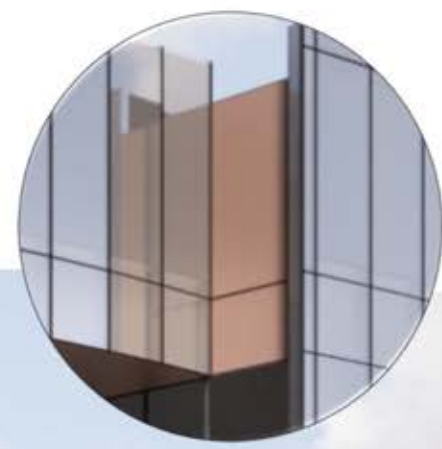
BLOCK C CONDO AND RENTAL

VIEW FROM WATERFRONT OPEN SPACE

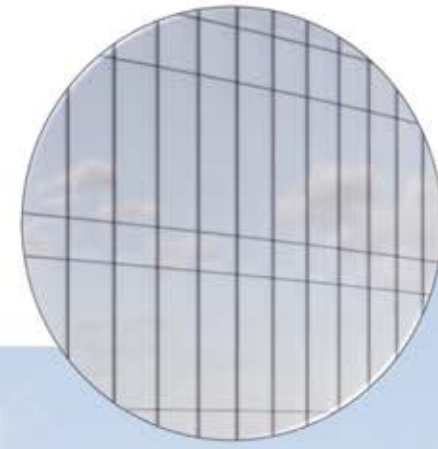


MATERIALITY

BLOCK C CONDO



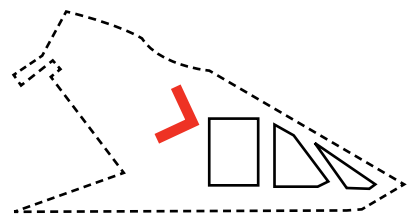
Metal Trim
Painted Aluminum Panel



Main Condo Façade
Curtainwall system with
4-sided structural glazing



Main Rental Façade
Options - precast, thin set
brick over GFRC, Terracotta
or Porcelain



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

MATERIALITY

BLOCK C RENTAL



Main Rental Façade

Options - precast, thin set brick over GFRC, Terracotta or Porcelain



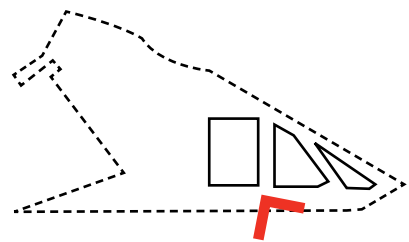
Road A Façade

Window wall system with metal panel or Terracotta or Porcelain



Road B Façade

Window wall system with metal panel or Terracotta or Porcelain





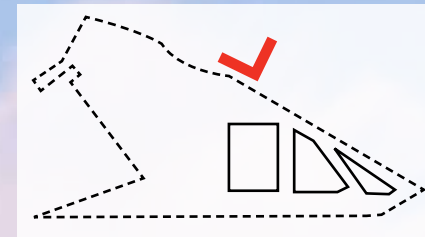
LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES



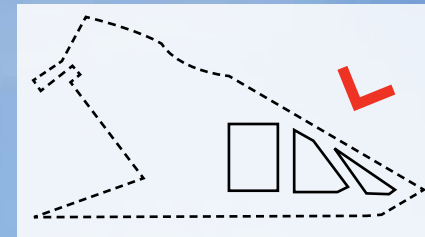
LANDSCAPE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES



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THANK YOU!

POTOMAC RIVER GENERATING STATION
REDEVELOPMENT

