

Potomac River Generating Station (PRGS) CDD

1300 North Royal Street

Master Plan Amendments #2022-00001 & #2022-00002

Text Amendments #2022-00006 & #2022-00007

Rezoning #2022-00003 & #2022-00004

CDD Conceptual Design Plan #2021-00004

City Council

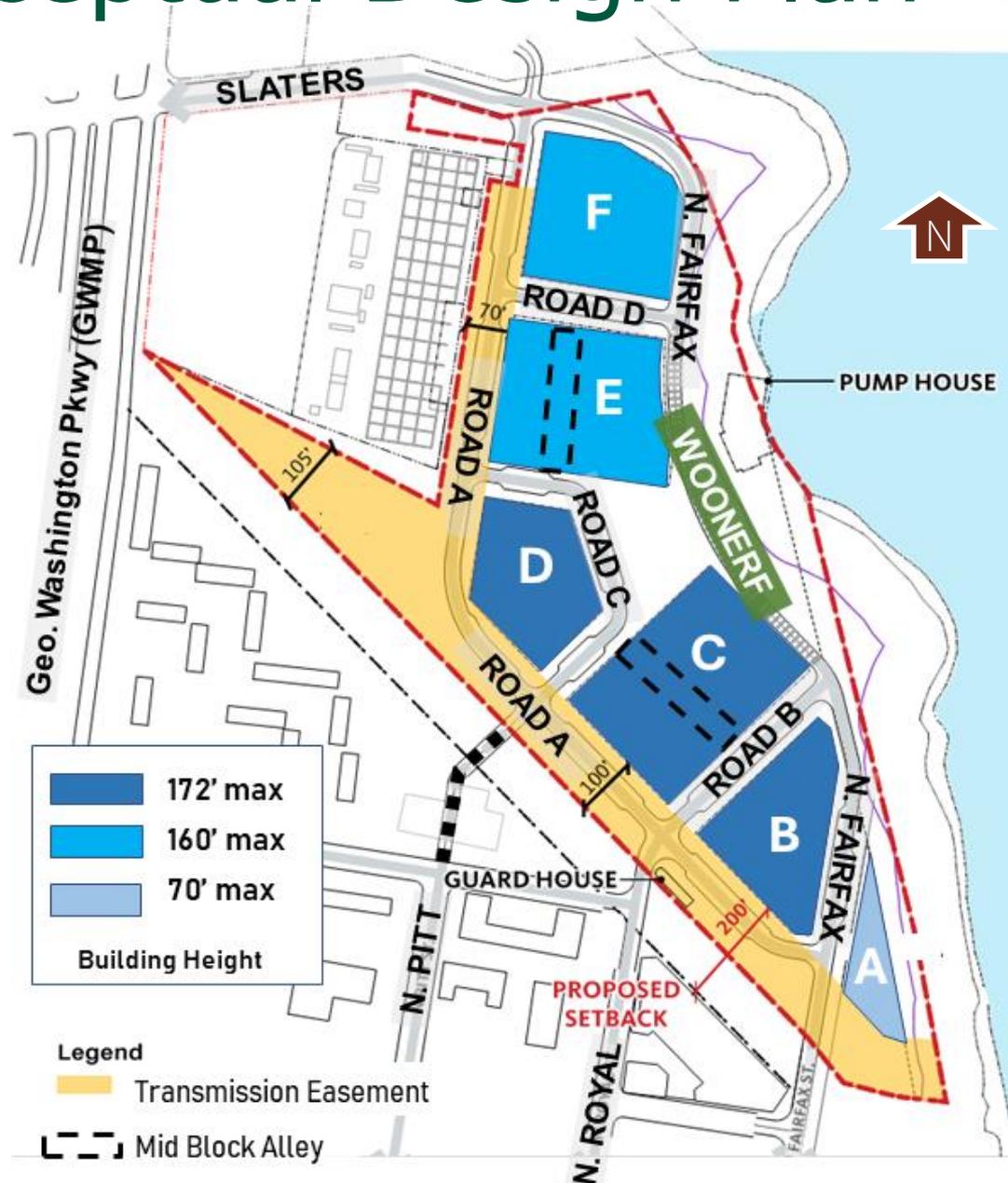
July 5, 2022

Existing Site Map



CDD Conceptual Design Plan

- Up to 2,000 dwelling units
- 20% nonresidential minimum
- Connection to OTN street grid, including N. Fairfax Woonerf/shared street
- 5+ acres of publicly accessible open space



Consistency with Master Plan

- Extension of street grid and urban-scale blocks
- Waterfront public open space (2-4 acres), implementation of OTN Linear Park and adjacent Rail Corridor Park on site (1-2 acres) and trail connections
- Adaptive reuse of RR and industrial elements
- Retail focus area
- Variety of building heights
- Sustainable design approach

Figure 2.20: Illustrative Concept Plan - D





GFA and Density Approach

- Development measured in Gross Floor Area (GFA)
- Maximum “Base” GFA is **2.15M SF** per the OTNSAP
- Up to **350,000 SF** available as Additional Density for a total of **2.5M SF** (GFA) in lieu of Zoning Ordinance density and height bonuses
- The Additional Density is split into the following:

1st Category	175,000 SF	Applicant to provide 58,333 SF for affordable set-aside units.
2nd Category	75,000 SF	Applicant to provide 30,000 SF for arts and cultural anchor space(s)
3rd Category	100,000 SF	100,000 SF for a public-private partnership (PPP) for affordable housing. If PPP unsuccessful, then 1/3 of density utilized to be affordable



Affordable Housing

- Phased delivery of approximately 58-65 on-site affordable set-aside units
 - Tenure to be determined at time of DSUP
- Opportunity for public-private-partnership (~100k SF) with up to 100+ units (focus on units affordable at 40-60% of area median income)
 - Affordable Housing Strategy to determine timing, location, development partner, and financing approach
 - Requirement to apply for 3 rounds of Low Income Housing Tax Credit funding
 - Proposal to treat 100,000 SF as additional density for affordable housing if applications are unsuccessful (1/3 of SF would be affordable)
- Estimated Housing Trust Fund contribution of approximately \$8-11M (in 2022 \$)

Phasing

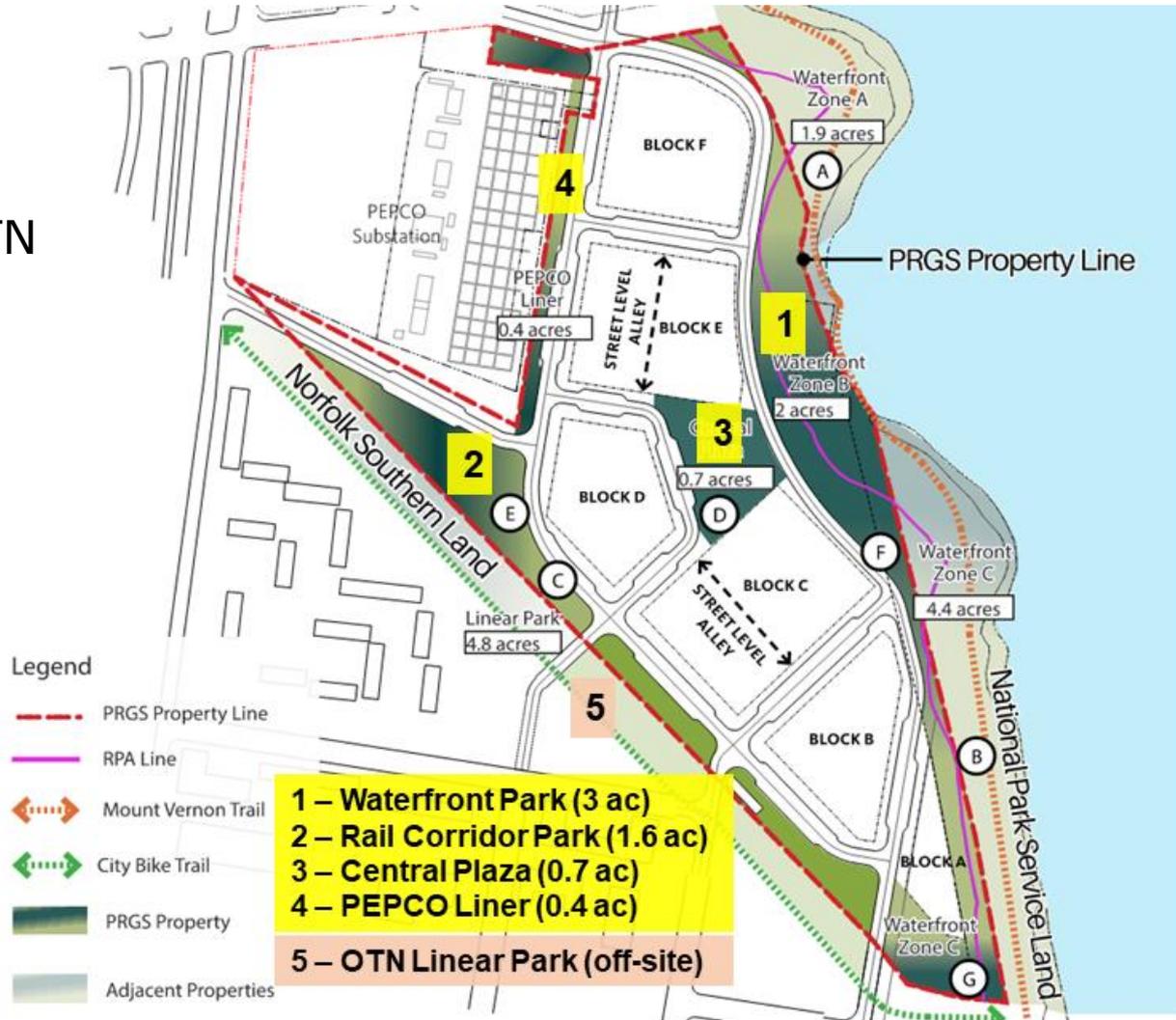
- Each phase begins with DSUP approval and ends with certificates of occupancy for buildings or blocks

Phase	Development	Infrastructure Delivered
1	First building(s) up to 400,000 SF (GFA)	(1) Entire length of Road A (temp. condition), (2) Royal/Fairfax/Slaters connections, (3) Road B, (4) Signal improvements to GWMP, (5) Waterfront Park to Block C, (6) Interim Slaters Lane to Mt. Vernon Trail connection
2	Blocks C and D or minimum total 1.25M SF (GFA), whichever is first.	(1) N. Fairfax Street up to south end of Block E and including Woonerf, (2) Feasibility Study for add'l GWMP connection, (3) Physical improvements to GWMP intersections, (4) Slaters Lane improvements, (5) Central Plaza, (6) All of Waterfront Park, (7) Interim Rail Corridor Park improvements
3	Final constructed buildings, likely to be on blocks E and F.	(1) Remainder of street construction, (2) Rail Corridor Park and (3) OTN Linear Park, (4) PEPCO Liner open space, (5) Mt. Vernon Trail Improvements

Open Space & OTN Contribution

Minimum 5 acres of publicly accessible open space

- In-kind improvements in design and construction of OTN Linear Park and Waterfront Park in lieu of monetary contribution (approx. \$21.5M)
- Ongoing coordination with NPS on improvements

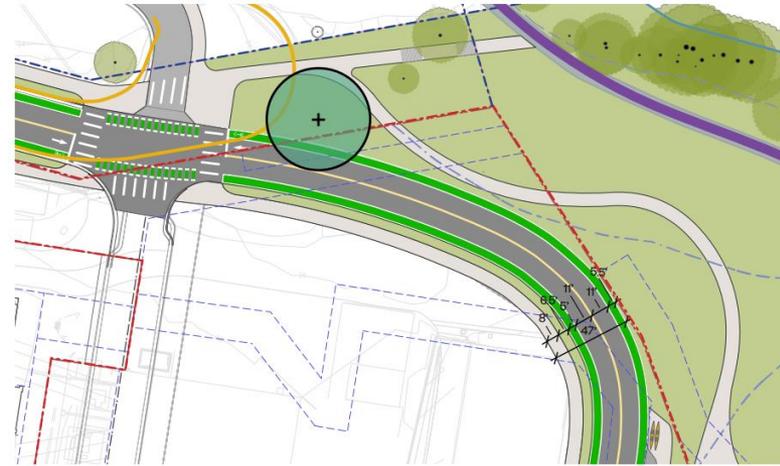


Transportation



PEDESTRIAN AND BICYCLE

- Street sections in OTNUDSG implemented with focus on bicycle and pedestrian circulation N. Fairfax to include "Woonerf" with specialty paving between blocks C-E
- Streetscape enhancements to Slaters Lane and GWMP intersections



TRAFFIC AND ROADS

- Multimodal Transportation Impact Study (MTS) recommended several network improvements
- Signal and physical improvements to GWMP (pending NPS approval)
- Potential "east-west connection" from Road A to the GWMP



Sustainability



CARBON NEUTRALITY

- The OTNSAP recommends carbon neutrality
- Carbon Analysis developed early in process Utilizes combination of on-site and off-site targets and strategies
- Coordinated Sustainability Strategy (CSS) with Infrastructure DSP

CDD CONDITIONS & PERFORMANCE TARGETS

- Minimum 25% energy efficiency (operational carbon) reduction; exceeding 2019 Green Building Policy requirement
- Minimum 10% embodied carbon reduction
- 3% on-site energy generation (solar); further analysis required with CSS
- Full electrification of buildings with limited exemptions
- Off-site renewables such as carbon offsets, PPAs, and RECs
- Establishes reporting requirements for target compliance

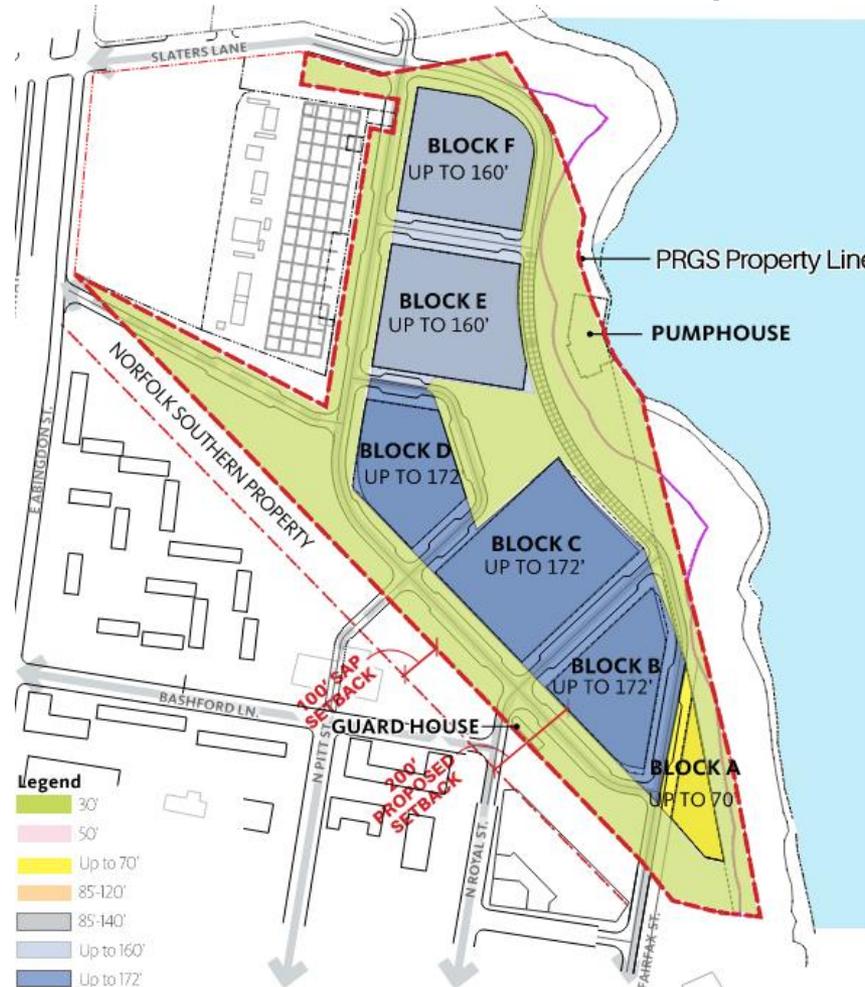


Public Benefits

- Remediation of 18-acre coal-fired power plant site
- 20% nonresidential uses (min) with 30,000 SF of arts and cultural uses
- \$8-11M (2022\$) Housing Trust Fund contribution
- 58,333 SF of affordable set-aside units; potential PPP for additional 100+ affordable units on site
- Transportation improvements including extension of street grid, "Woonerf," Slaters Lane and GWMP improvements, and new bicycle facilities
- 5+ acres of publicly accessible open space
- \$21,495,167 (approx. in 2022 \$) for OTN Linear Park, Waterfront Park and adjacent NPS land
- Stormwater treatment and infrastructure improvements
- Coordinated sustainability strategy

Conclusion

- Staff and Planning Commission recommend **approval** including the revised conditions recommended by the Planning Commission





Public Approvals

- **MPAs to OTNSAP:**
 - **MPA#2022-00001** Recommended height increase to 160' and 172' for Blocks B-F
 - **MPA#2022-00002** Addendum to Design Standards + Design Excellence
- **Extension of OTN Arts and Cultural District into site:**
 - **ZTA#2022-00007** Text amendment
 - **REZ#2022-00004** To update the Zoning map
- **Creation of CDD#30 for PRGS site:**
 - **ZTA#2022-00006** Text amendment to create CDD#30
 - **REZ#2022-00004** To rezone from UT to CDD #30
- **CDD Conceptual Design Plan #2021-00004**

Community



APPLICANT-HOSTED MEETINGS	DATE
Community Meeting 1 (virtual)	February 11, 2021
Community Meeting 2 (virtual)	April 29, 2021
Site Tours / Community Meeting 3	June 4&5, 2021
Community Meeting 4 (virtual)	September 29, 2021
Site Tours / Community Meeting 5	November 13, 2021
Community Meeting 6 (virtual)	November 29, 2021
Community Meeting 7 (virtual)	January 27, 2022
Community Meeting 8 (virtual)	February 24, 2022
Community Meeting 9 (virtual)	March 31, 2022
Community Meeting 10 (virtual)	May 12, 2022
Site Tours	June 10 &11, 2022
COMMUNITY-HOSTED MEETINGS	DATE
Taste of Old Town North/NOTICe Walking Tour	September 30, 2021
Marina Towers Visit	October 29, 2021
NOTICe Meeting (virtual)	November 8, 2021
Marina Towers Board Meeting	November 15, 2021
NOTICe Meeting	March 14, 2022
Old Town North Alliance Board	March 15, 2022
Old Town North Community Partnership (virtual)	March 21, 2022
Marina Towers Resident Meeting	March 29, 2022
CITY MEETINGS	DATE
Parks and Recreation Committee (virtual)	January 20, 2022
Planning Commission Work Session	February 1, 2022
City Council Work Session	February 22, 2022
UDAC presentation on Design Review	March 9, 2022
Transportation Commission	March 16, 2022
Environmental Policy Commission	April 18, 2022
Waterfront Commission	April 19, 2022
UDAC presentation on Design Review and site tour	May 11, 2022
AHAAC	May 11, 2022
AHAAC	June 2, 2022
Planning Commission Hearing	June 23, 2022
City Council Hearing	July 5, 2022

Design Review Approach

- DSPs and DSUPs subject to Urban Design Advisory Committee (UDAC) review
- OTN Urban Design Standards and Guidelines (OTNUDSG) Addendum drafted specifically for PRGS
- Alternate Design Excellence Standards approval pathway included
 - Greater design flexibility in exchange for “excellence” in building and site design

