



Potomac River Generating Station (PRGS) Coordinated Development District (CDD Conceptual Plan and Rezoning)

CDD#2021-0004

City Council Work Session
February 22, 2022

Work Session Overview

- Old Town North Small Area Plan (OTNSAP)
 - Principles for power plant site
 - Arts District Implementation
- Community Engagement Process
 - What We've Heard
- Current Submission (Concept II)
 - Variations from OTNSAP Illustrative Concept
- Discussion Items and Expectations
 - Arts and Innovation Uses
 - Affordable Housing
 - Height and Density
 - Open Space
 - Sustainability
 - Transportation

Key Recommendations of the OTNSAP

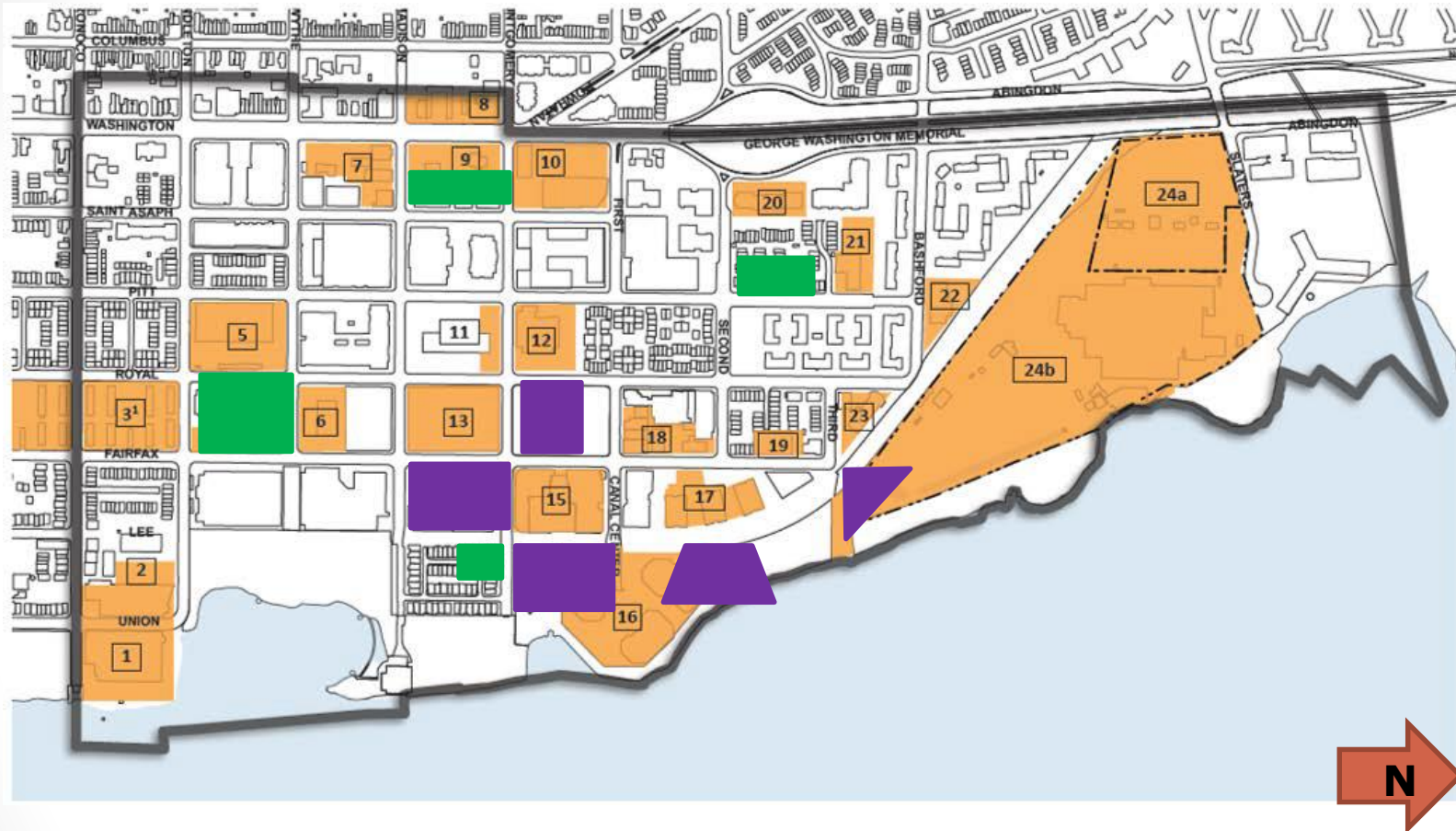
Figure 2.20: Illustrative Concept Plan - D



- ± 2.1M SF anticipated on the former power plant site
- Mixed-use development
- Sustainability & innovation
- Urban scale blocks
- Network of streets connected to surrounding community
- Waterfront connections
- Increased and improved open spaces
- Integrated history and heritage
- Variety of housing choices affordable and accessible to a range of ages, incomes, abilities, and household sizes



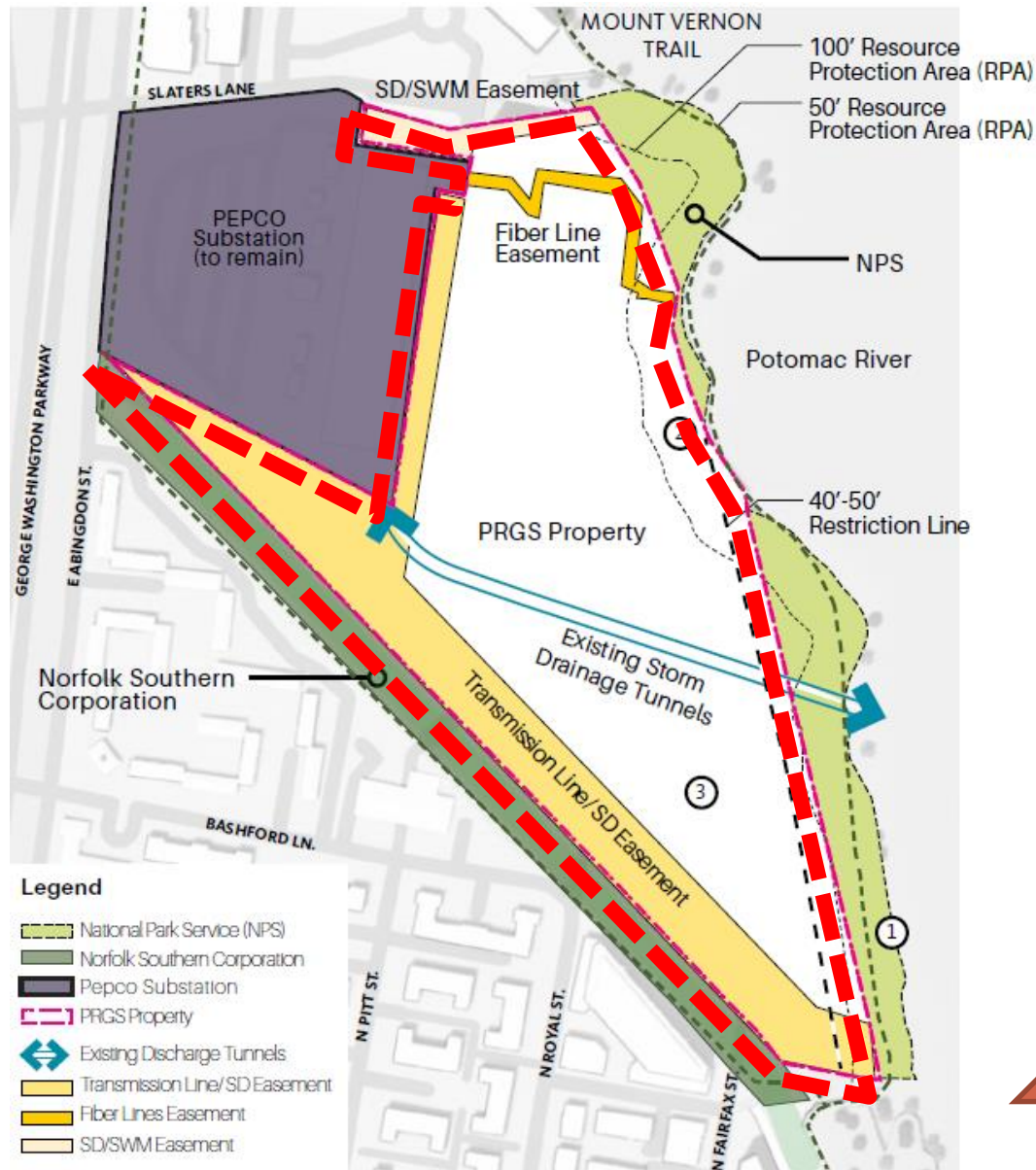
Arts District Implementation



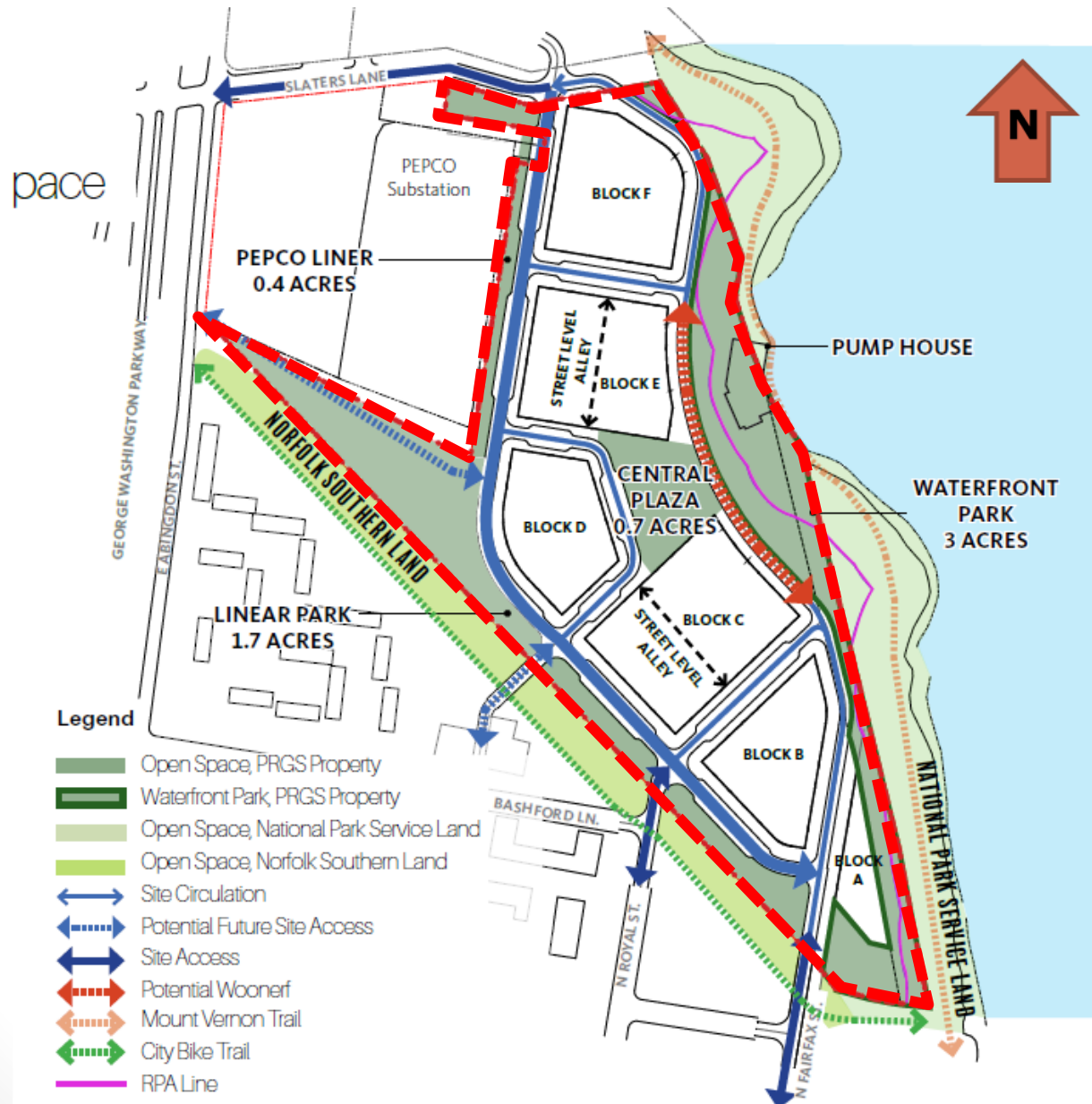
Community Engagement Process

- Virtual Community Meetings hosted by HRP
 - 5 meetings held since February 2021
 - 2 series of open houses and site tours
 - 2-3 community meetings to come
- Outreach with Neighbors and OTN Groups
- Outreach with City boards and commissions
 - Parks and Recreation Commission (January 2022)
 - Urban Design Advisory Committee (winter '22)
 - Waterfront Commission (winter '22)
 - Alexandria Housing Affordability Advisory Committee (spring '22)
 - Environmental Policy Commission (winter/spring '22)
- National Park Service

Existing Conditions



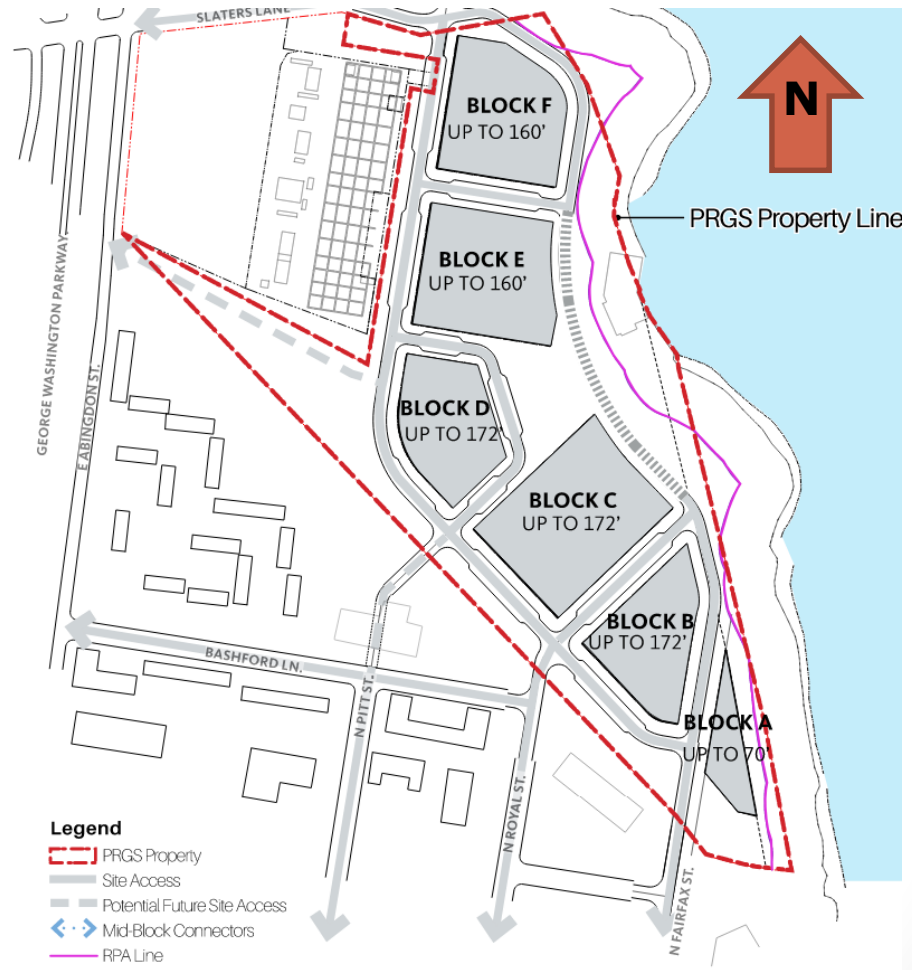
Proposed CDD Conceptual Plan



CDD Conceptual Plan: Proposed Heights

- In Alexandria, typically zoning heights are measured to the top slab of the highest occupiable floor
- The heights shown are to the top of the last occupiable floor
- Each block will have a variety of heights up to the maximum shown. Specific building heights will be determined in the DSUP phase
- Heights shown necessitate use of both bonus height and density.

	Approximate number of floors
Block A	5 Floors
Block B	16 Floors
Block C	16 Floors
Block D	16 Floors
Block E	15 Floors
Block F	12 Floors

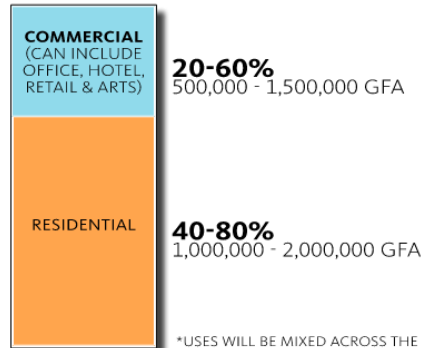


CDD Conceptual Plan: Proposed Land Use

Distribution of uses

- 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

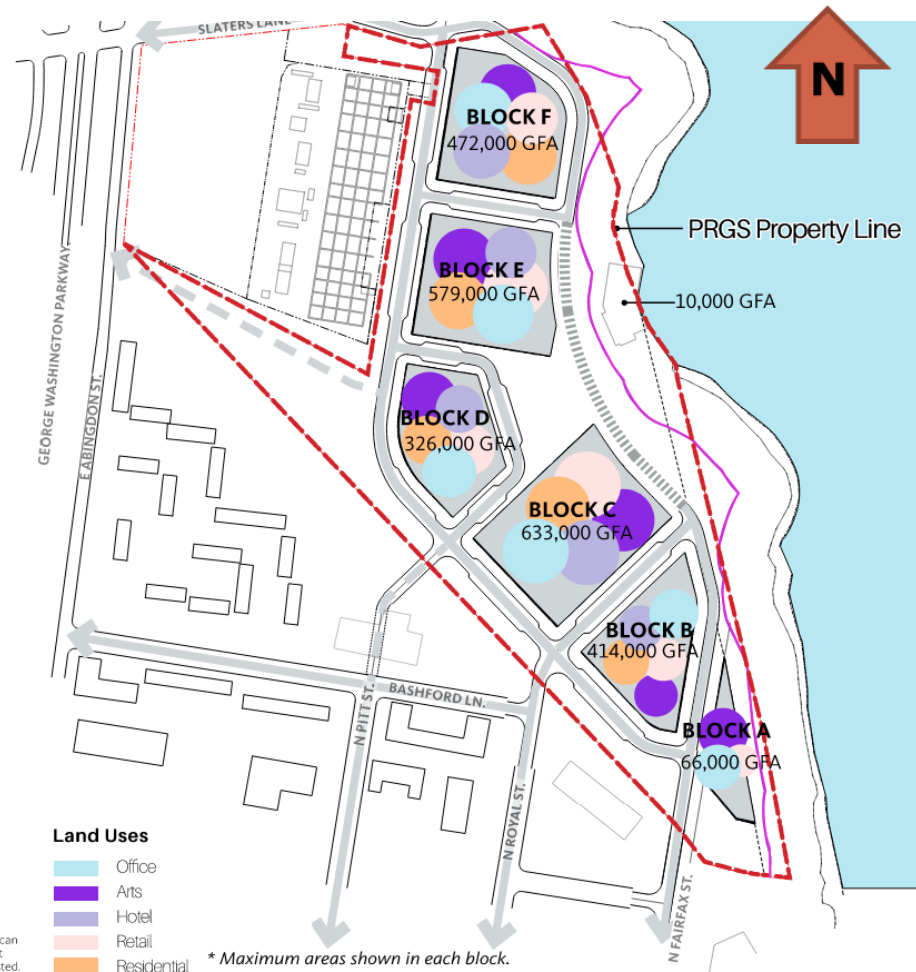
FLEXIBLE DISTRIBUTION OF USES ACROSS SITE 2,500,000 GFA



*USES WILL BE MIXED ACROSS THE SITE.

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	PUMP HOUSE
	66,000 GFA	414,000 GFA	633,000 GFA	326,000 GFA	579,000 GFA	472,000 GFA	10,000 GFA
Commercial *	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	
Arts	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	✓
Retail	✓	✓	✓	✓	✓	✓	✓
Residential		✓	✓	✓	✓	✓	

*Commercial uses can include, but are not limited, to those listed.



Public Benefits

- Environmental remediation of 18-acre coal power plant site
- Open space (5+ acres)
 - Waterfront park connected to NPS lands and riverfront
 - Linear park
 - Central plaza and individual block open space
- Arts and cultural anchor space(s)
- On-site affordable housing
- Integrated sustainability strategy
- Expansion of Old Town street grid and off-site improvements
- Improved bike/pedestrian connections

Innovation, Arts + Culture

- Multiple corridors within the Arts District and PRGS site designated to strengthen sense of place and vitality of creative economy and attract creative uses to street-level spaces, such as:
 - Visual and performing arts venues
 - Galleries and studios
 - Businesses or store in creative fields such as media, marketing, handcrafting, art supply and design
- Attract **arts anchors** through bonus height and density



Affordable Housing

Affordable Housing Principles

Intent

- Maximize onsite housing affordability and innovation consistent with **OTN vision**
- Advance socio-economic and racial equity consistent with **ALL Alexandria Resolution**
- Contribute to **HMP and RHI** housing goals

Approach

- Maximize on-site affordable units through bonus density and height
- Proactively pursue PPPs that leverage City resources; explore “vertical” mixed-income developments; co-locate affordable housing w/arts; and/or construct affordable arts-related housing
- Explore opportunities to convert housing contributions to buy-down units and/or fund on-site affordable housing project(s)

Considerations

- Aspirational goal
- Prioritization of on-site units
- Use of partnerships and innovation to maximize housing affordability

~11.5%

% of OTN housing that is committed affordable today

~10%

anticipated % of OTN housing, including development pipeline, that will be committed affordable (exclusive of Hilco site)

Bonus Density/Height Allocation for Arts and Affordable Housing

- OTNSAP recommends up to 2.15m square feet of GFA

Plus regulatory incentives

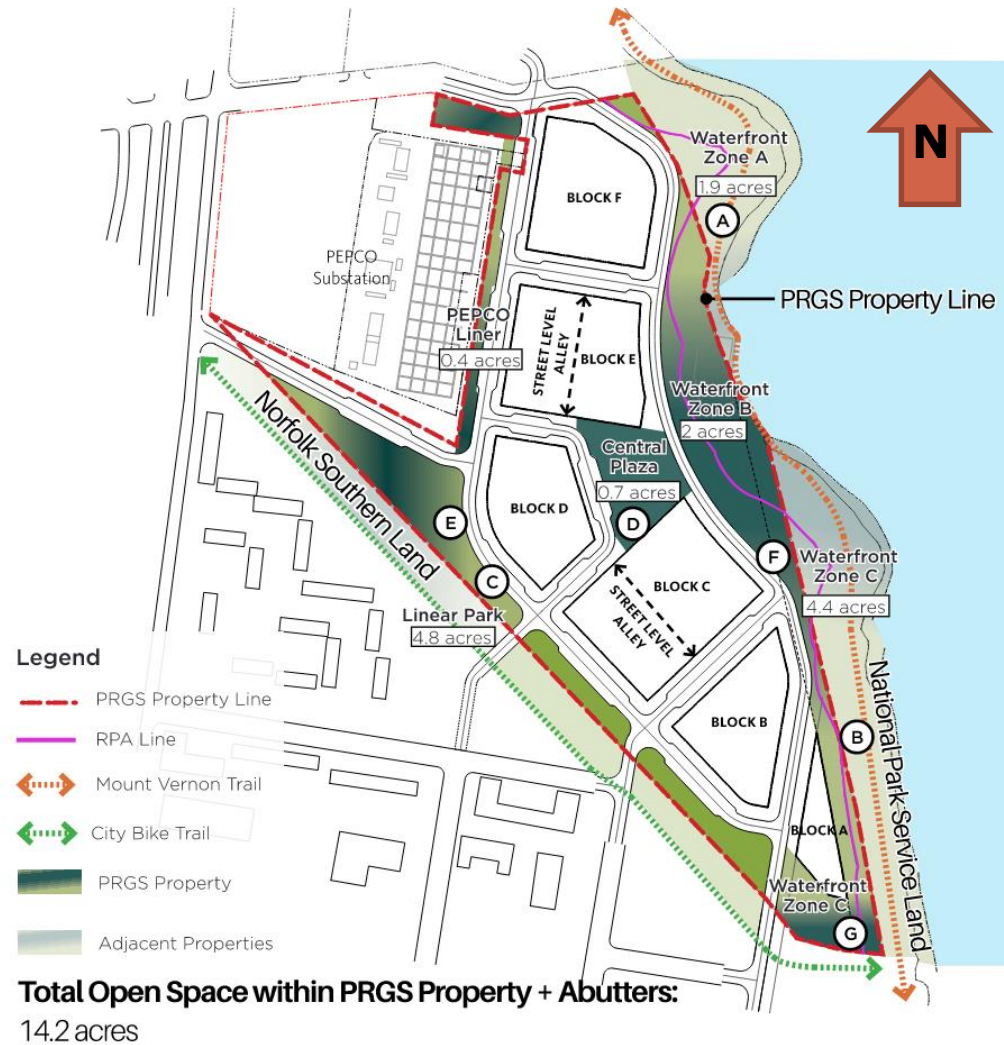
- Sect. 6-900 – Arts and Cultural Anchor & Sect. 7-700 – Affordable Housing
 - Up to 30% density bonus
 - Up to 25' height bonus

HRP proposes using 250-350k sf of bonus density + bonus height

Open Space

INTEGRATED OPEN SPACE NETWORK

PRGS & Adjacent Properties



Additional Topics

- Sustainability & Remediation
 - Upcoming Sustainability Strategy working group discussion
- Transportation
 - Multimodal Transportation Study (MTS) to be submitted in late February
 - Slater's Lane Improvements
 - Potential connection to E. Abingdon Drive
 - Bike and Pedestrian Improvements
- Other Topics and Questions

Discussion Items

- Concept II Conceptual Plan
- Land Use Mix
 - Commercial + Retail
 - Residential
- Innovation, Arts + Culture
- Affordable Housing Principles and Considerations
- Allocation of bonus density and height
 - Arts (6-900)
 - Affordable Housing (7-700)
- Open Space
- Sustainability & Remediation (future discussion)
- Transportation (future discussion)

Next Steps

Winter '22 – Completeness submission

Winter & Spring '22 – Community Meetings

Late Spring / Summer '22 – CDD Public Hearings

OTNSAP Height Map

