



Department of
**PLANNING &
ZONING**

PRGS - 1300 North Royal Street

CDD#2025-00004

DSUP#2025-10011, -12, -13, -14

ENC#2025-00003

SUB#2026-00007



Planning Commission Hearing
June 2, 2026

Agenda



1. Summary
2. Project Location
3. CDD Background
4. Land Use Requests
5. CDD Amendments
6. Block B and C Overview
7. Block B Architecture
8. Block C Architecture
9. Parks Overview
10. Rail Corridor Park
11. Waterfront Park
12. Deconstruction, Remediation and Construction
13. Highlights & Benefits
14. Community Meetings
15. Recommendation



Summary

Request

- ▶ Amendments to the PRGS Conceptual Design Plan to update project phasing
- ▶ DSUPs for PRGS Block B, Block C, Waterfront Park and Rail Corridor Park
- ▶ Reapproval of Subdivision needed to dedicate future Public Road A (*PC only*)

Action

- ▶ Planning Commission recommendation of approval of CDD, DSUPs and ENC for Block B
- ▶ Planning Commission approval of subdivision

Key Elements

- ▶ CDD amendments related to site phasing and delivery of open space and infrastructure
- ▶ Delivery of first two mixed-use buildings on PRGS site
- ▶ Approval of 5 acres of park space and improvements to 5+ acres of NPS property



Project Location

Zone

- ▶ Coordinated Development District (CDD) #30

Small Area Plan

- ▶ Old Town North

Surrounding Uses

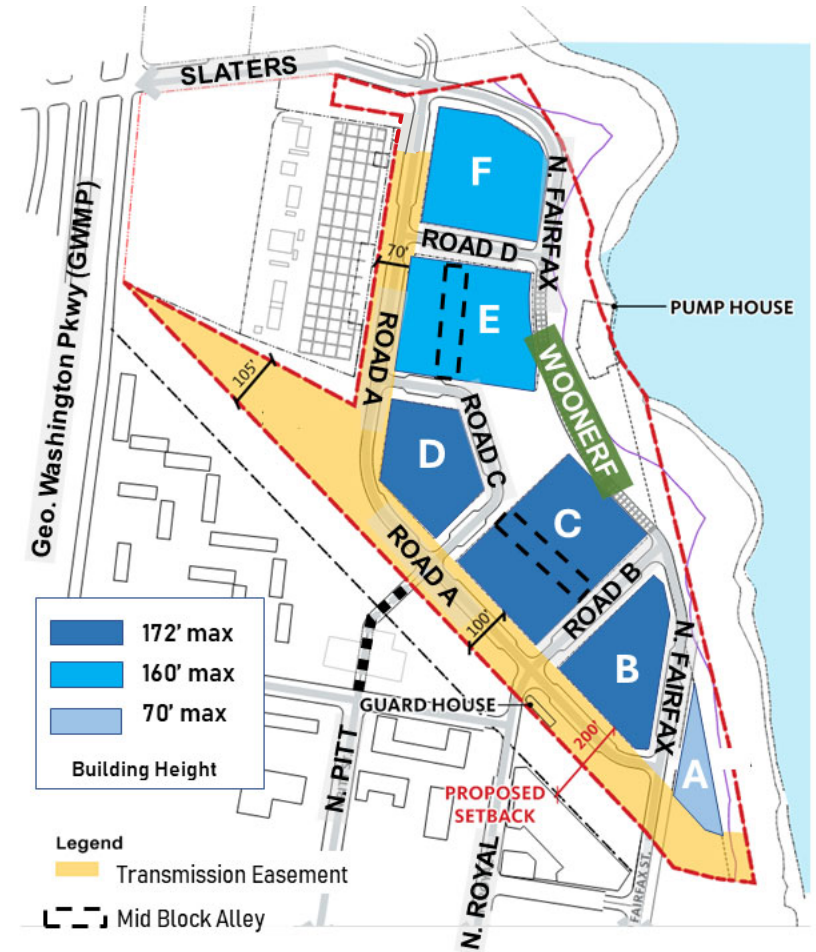
- ▶ Residential apartment, office, utilities, open space)





PRGS CDD Background

- ▶ 18.87-acre site
- ▶ Former coal-fired powerplant closed in 2012
- ▶ HRP Group ownership since late 2020
- ▶ Zoning (CDD#30) approved in 2022
- ▶ Infrastructure DSP#2023-00001 approved in 2023
- ▶ First Coordinated Sustainability Strategy in City- endorsed in 2023





Land Use Requests

- ▶ **CDD Amendments to update phasing and delivery of infrastructure and open space**

- ▶ **DSUPs for:**
 - ▶ **Block B** (Includes Parking Reduction SUP; ENC for entrance canopy requested)
 - ▶ **Block C** (Includes Parking Reduction SUP)
 - ▶ **Waterfront Park**
 - ▶ **Rail Corridor Park**

- ▶ **Subdivision reapproval needed for dedication of Public Road A (PC Only)**



CDD Amendments

Conditions Changes

- ▶ Open space and transportation improvements to be delivered with specific blocks instead of phases with updated phasing diagrams
- ▶ Improve coordination related to affordable housing
- ▶ OTN Developer contribution will all be in-kind park improvements





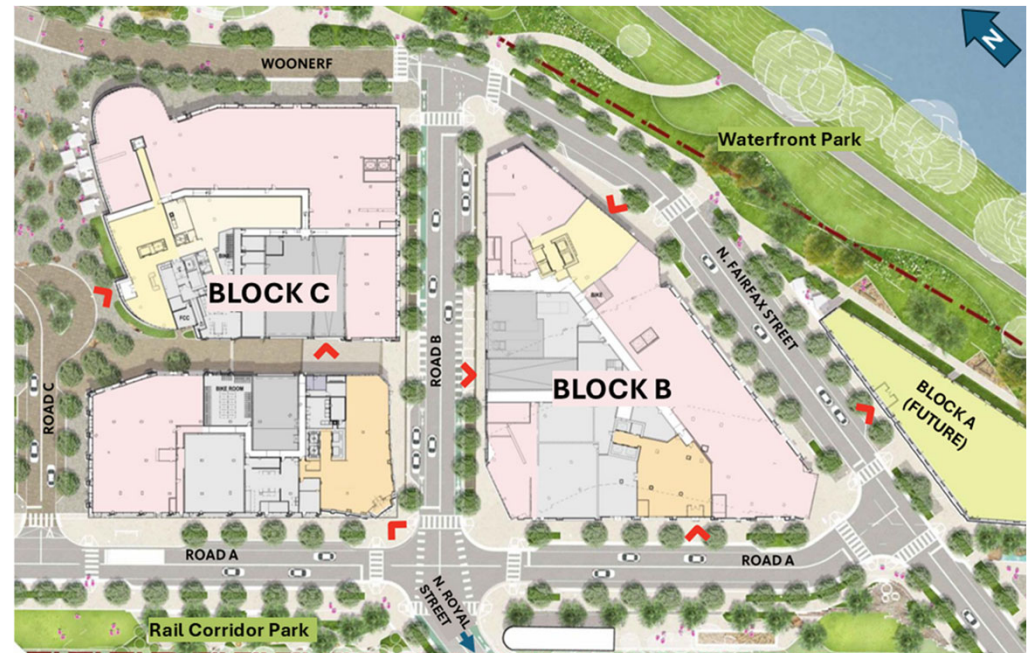
Block B and Block C

Block B

- ▶ 321 dwelling units, including 8 on-site affordable
- ▶ Open Space – 49% of lot area (above-grade)
- ▶ Approx. 60,000 SF commercial space

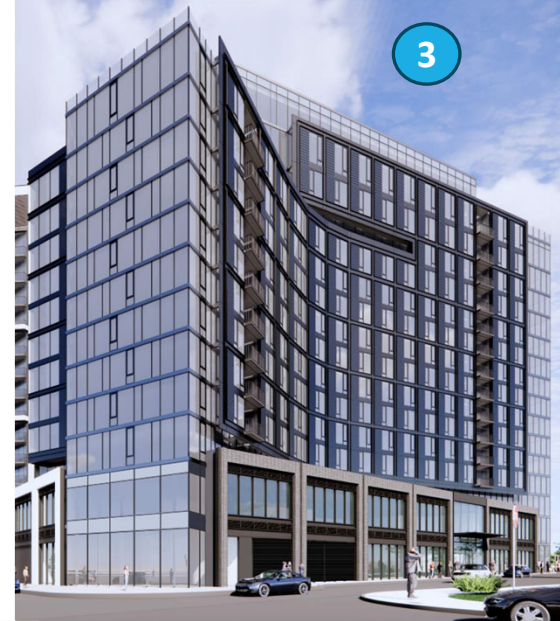
Block C

- ▶ 494 dwelling units, including 11 on-site affordable
- ▶ Open Space – 39% of lot area (above-grade)
- ▶ Approx. 25,000 SF commercial space
- ▶ **Two-level underground parking connecting both blocks (over 900 spaces + 136 tandem spaces)**



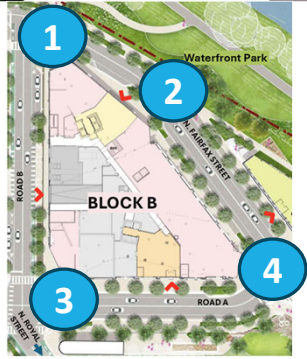


Architecture – Block B



**LEFT: Condo tower looking south from N. Fairfax St.
RIGHT: Looking west from Waterfront Park**

**LEFT: Rental tower looking northeast from Road A
RIGHT: Looking northwest from Road A and N. Fairfax St intersection**





Architecture – Block C

1

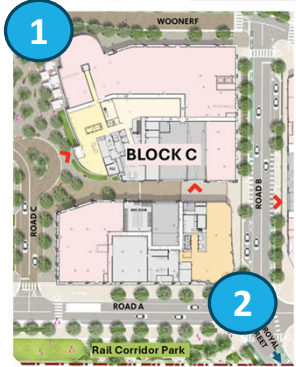


View southward of condo tower from Waterfront Park

2



View northward of rental tower from Road A





Open Space Overview

Waterfront Park

- ▶ Approximately 3 acres of new park with 5 acres of NPS lands adjacent
- ▶ Great Lawn and other event lawns
- ▶ Mount Vernon Trail improvements
- ▶ Pump House delivery pending NPS approval

Rail Corridor Park

- ▶ Approximately 2 acres of new park
- ▶ Active recreation
- ▶ Renovated Guard House with public restroom
- ▶ Adjacent to Norfolk Southern land with trail





Waterfront Park

- ▶ Approximately 3 acres of new park land and improvements to adjacent NPS land
- ▶ Continuation of Waterfront with notable amenities such as Great Lawn and improved Mount Vernon Trail



View southward of Mount Vernon Trail improvements at Pump House



View northward of Great Lawn including surrounding trellis/seating



Rail Corridor Park

- ▶ Approximately 2 acres of new park land with renovated Guard House (incl. public restrooms)
- ▶ Active recreation area with playgrounds, sports court, recreation fields, and dog park



View of plaza and games court at renovated Guard House



View of school-aged children's playground



Deconstruction, Remediation and Construction

Deconstruction Sequence



Phase 1 Construction





Highlights & Benefits

Highlights

- ▶ **Coordinated Sustainability Strategy:** Higher standards than GBP
- ▶ **Stormwater management:** 14-20% more phosphorous removed than required
- ▶ **Transportation:** new connection from OTN to Slaters Lane, enhanced streetscapes
- ▶ **Schools:** 36 students*
- ▶ **Architecture:** PRGS Design Excellence Prerequisites and Criteria and 90k SF of commercial space

Benefits

- ▶ Deconstruction and remediation of power plant and 19-acre contaminated site
- ▶ Contributions: \$5.3M+ Housing Trust Fund, \$150K Public Art, \$125K Capital Bikeshare
- ▶ 19 committed affordable units
- ▶ Expansion of the waterfront park system with access and improvements to adjacent NPS land
- ▶ New Rail Corridor Park with passive and active uses and public restrooms



Community Meetings

MEETING	DATE	ATTENDEES
UDAC	February 1, 2023	4
UDAC	October 11, 2023	10
Applicant-led virtual meeting	October 19, 2023	88
Waterfront Commission	February 20, 2024	29
Park & Recreation Commission	March 21, 2024	8
UDAC	May 7, 2025	9
Applicant-led virtual meeting	June 9, 2025	102
UDAC	June 11, 2025	2
Planning & Zoning Bi-Monthly Virtual Community Updates	June 17, 2025	Not available
Waterfront Commission	June 17, 2025	23
Park & Recreation Commission	June 26, 2025	6
Planning & Zoning Bi-Monthly Virtual Community Updates	September 2, 2025	51
Waterfront Commission	October 21, 2025	24
Planning & Zoning Bi-Monthly Virtual Community Updates	October 30, 2025	17
Planning & Zoning Bi-Monthly Virtual Community Updates	January 8, 2026	18
National Park Service Environmental Assessment Meeting	January 12, 2026	Not available
Planning & Zoning Bi-Monthly Virtual Community Updates	March 17, 2026	15
Applicant-led virtual meeting	May 4, 2026	170
Planning & Zoning Bi-Monthly Virtual Community Updates	May 19, 2026	13
Applicant-led virtual meeting	May 26, 2026	100+



Recommendation

Staff recommends Planning Commission Approve

SUB#2026-00007 (Subdivision for Road A)

Staff recommends approval of

CDD#2025-00004 (CDD Amendments)

DSUP#2025-10011 (Block B)

DSUP#2025-10012 (Block C)

DSUP#2025-10013 (Waterfront Park)

DSUP#2025-10014 (Rail Corridor Park)

ENC#2025-00003 (Related to Block B)



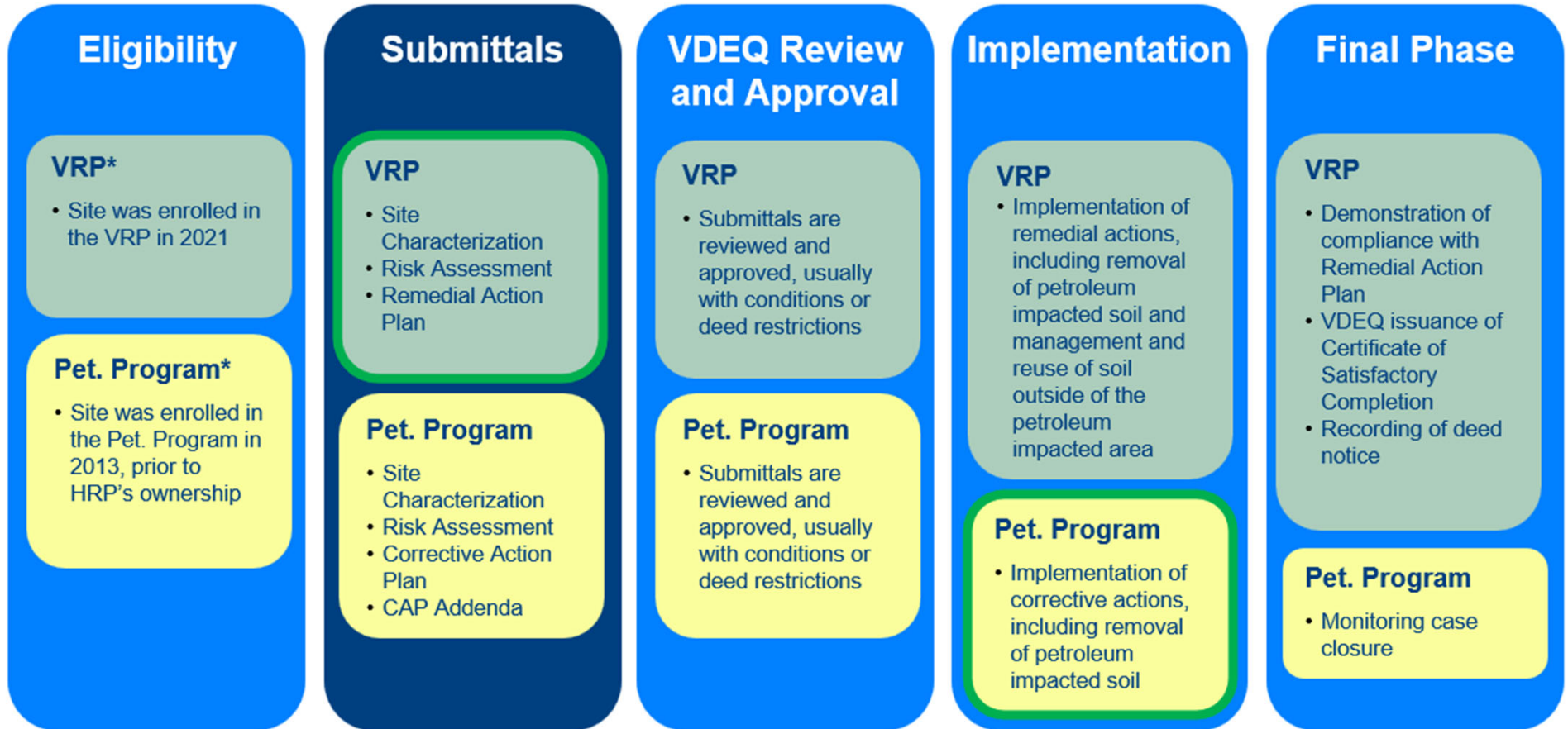




VA DEPT. OF ENVIRONMENTAL QUALITY (VDEQ) PROGRAMS

Voluntary Remediation Program (VRP) & Petroleum Program (Pet. Program)

CURRENT



*Regulatory Programs Independent of the City Review Process



Abatement, Remediation, Deconstruction

