

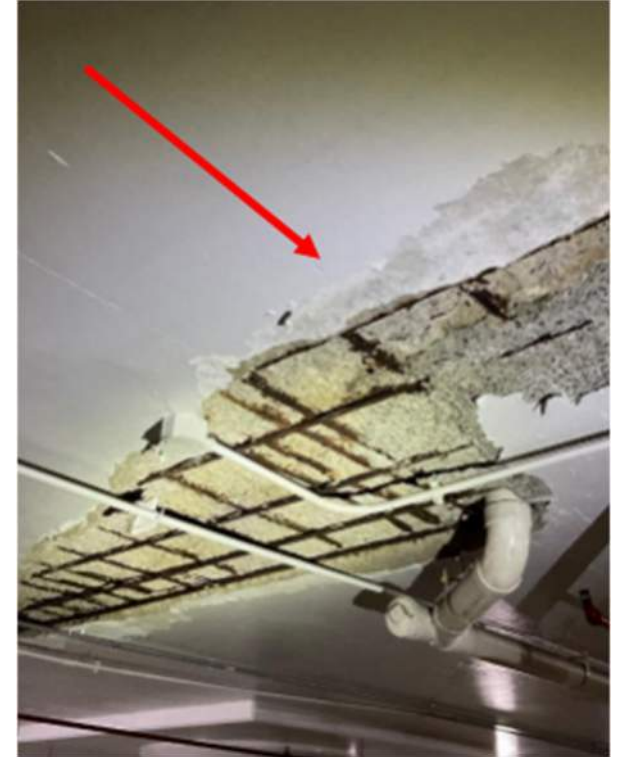


Alexandria City Hall
Market Square Garage and Plaza Renovation

Environmental Policy Commission



Why are we here ?



City Hall and Market Square timeline

- **1749**
City of Alexandria was Founded
- **1752**
Alexandria's First Town Hall was opened
- **1753**
Opening of Alexandria Farmers Market
- **1817**
The Tower designed by Benjamin Latrobe was added to City Hall
- **1871**
City Hall was destroyed by a fire, new construction started shortly after to replace the original building
- **1873**
Reconstruction of City Hall designed by Adolph Clauss was completed
- **1887-1895**
City Hall undergoes 4 renovations to interior and exterior spaces of the building
- **1960-1961**
The Original U-shaped building with a central courtyard was filled in and replaced with a new building facing King Street
- **1963**
City Hall approves budget to begin construction of Market Square and the underground parking garage
- **1967**
* On June 3rd, 1967 Market Square designed by Lester Collins was open to the public
- **2013**
Market Square undergoes renovations and planting updates, outlining future enhancements
- **2024 -**
Design process begins on the City Hall and Market Square redesign

→
Future of
City Hall
and Market
Square



1871 - Historic Alexandria



1960s - Era of Urban Renewal



Present Day City Hall and Market Square

REFERENCES:
City Hall Website – Historic Timeline and City Hall History
Library of Congress - Early Publications of Alexandria Gazette 1834-1974
Library of Congress – Alexandria Market House and City Hall

Meet the Team

Owner



Design Team



RUST | ORLING
ARCHITECTURE



VANDERWEIL



Community Stakeholders



Agenda

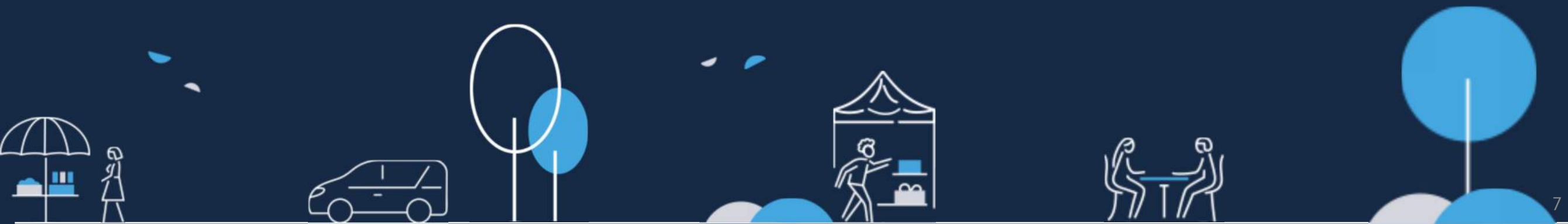
01 Sustainability Goals

02 Early Project Design Highlights

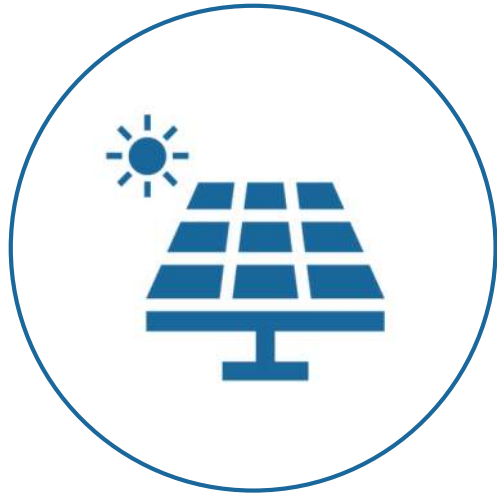
03 Sustainable Design Milestones

01

Sustainable Design Goals



Sustainable Design Goals



Pursue net-zero energy.

Offset all consumed energy using renewably-generated resources.



Pursue LEED Platinum.

Earn **80+** points under the LEED NC v4/v4.1 rating system.



Comply w/ City of Alexandria Green Building Policy.

Follow specific point requirements around energy, water, and indoor environmental quality criteria.

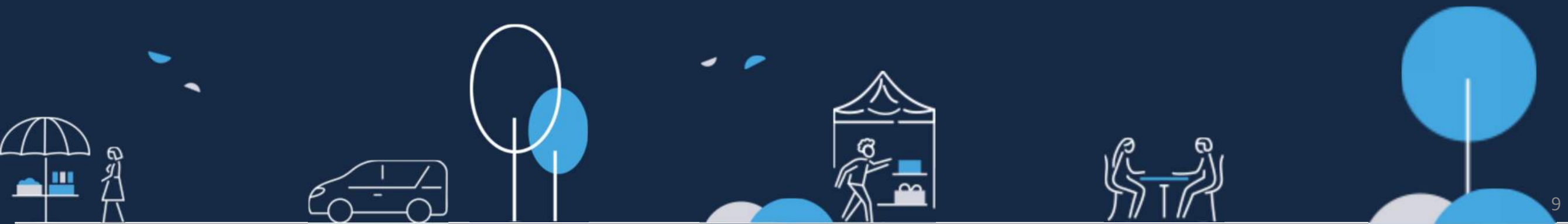


Be a benchmark, exemplary project for the City.

Set the tone for future projects in Alexandria.

02

Early Project Design Highlights



Early Project Design Highlights



Reclaim Water



Energy Performance



Renewable Energy



Location & Transportation



Building Reuse

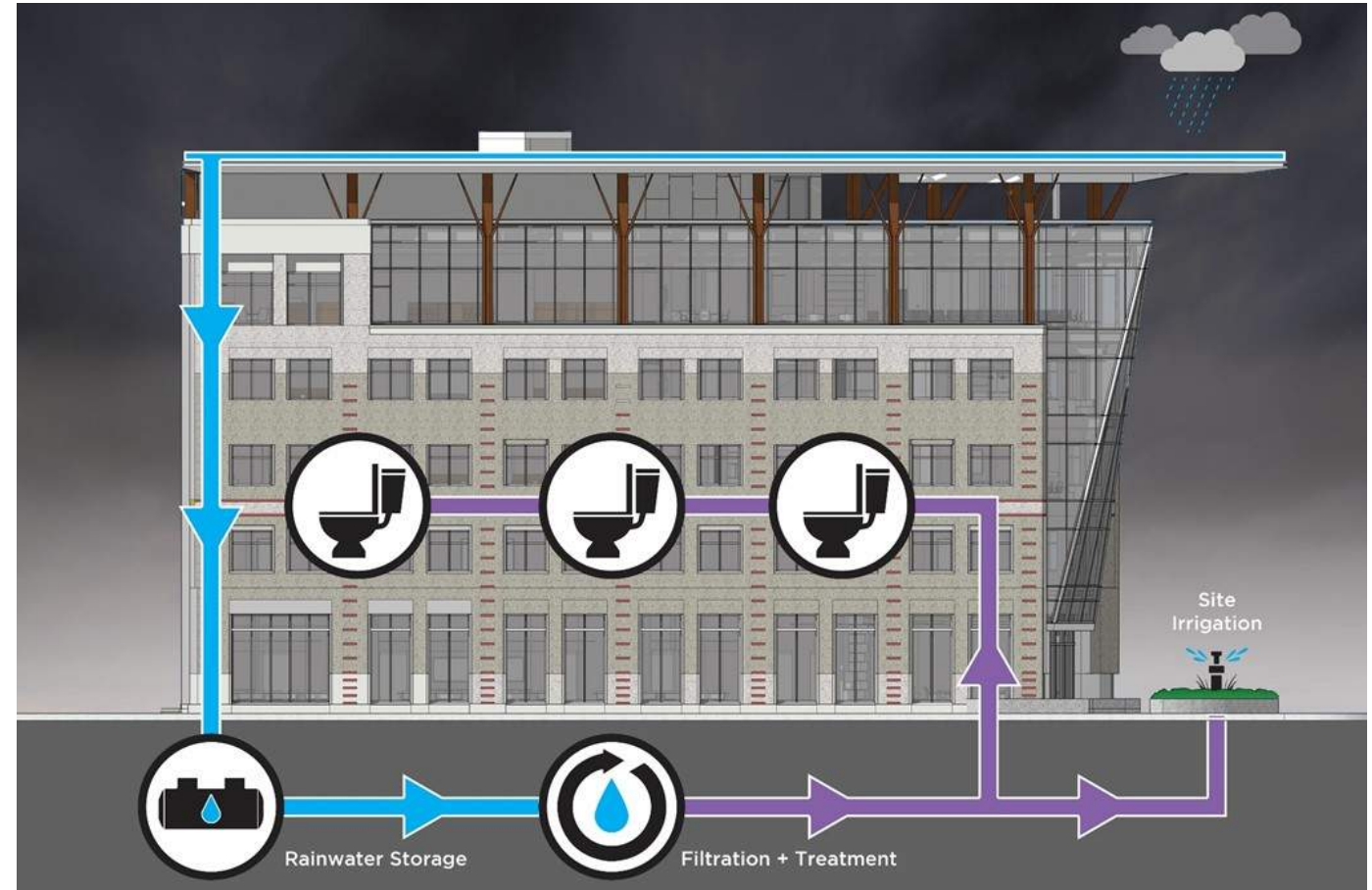


Human Health & Wellness

Reclaim Water



- Project includes reclamation, storage and treatment of rainwater and HVAC condensate for flushing water closets and urinals, and supplemental irrigation.
- Project will use whole building water mapping to understand demands in the building, supply, and maximize total savings indoors and on-site.
- Water savings on site are expected to reduce indoor water use by over 50% and outdoor by 100% earning all **10 LEED points** available for water savings.

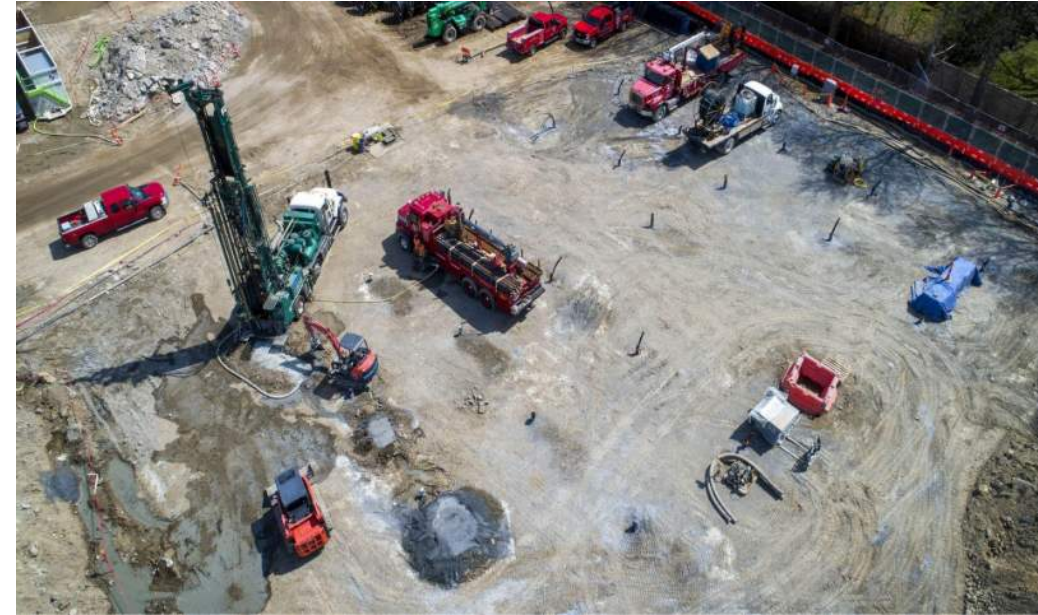


Illustrative example

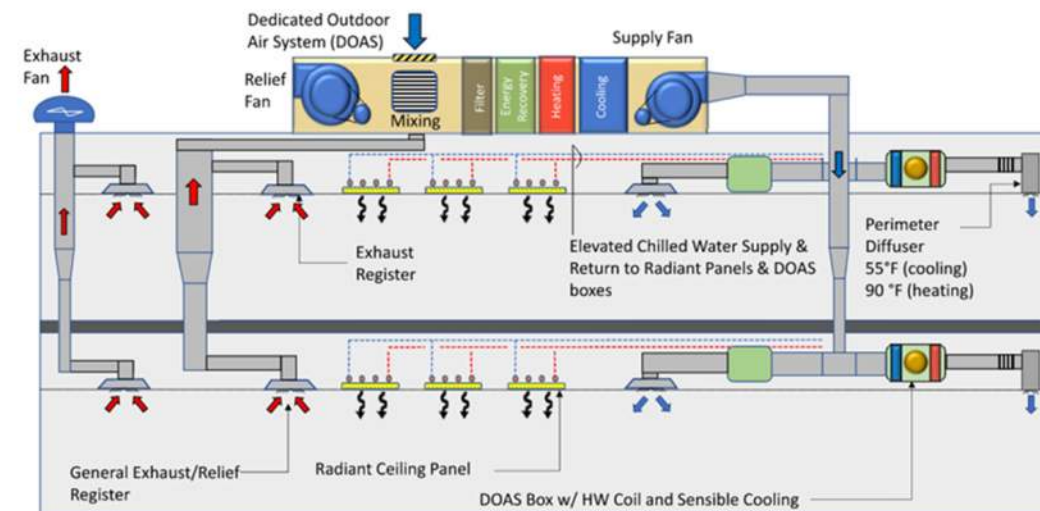
Energy Performance



- Project will be designed to pursue Net-Zero Energy.
- To do so it will maximize geothermal to the greatest extent possible, install highly efficient systems, include on-site PV, and envelope improvements.
- Project is expected to earn all **18 LEED points** for optimized energy performance.



Vertical Ground Loop Geothermal Heat Exchanger Installation

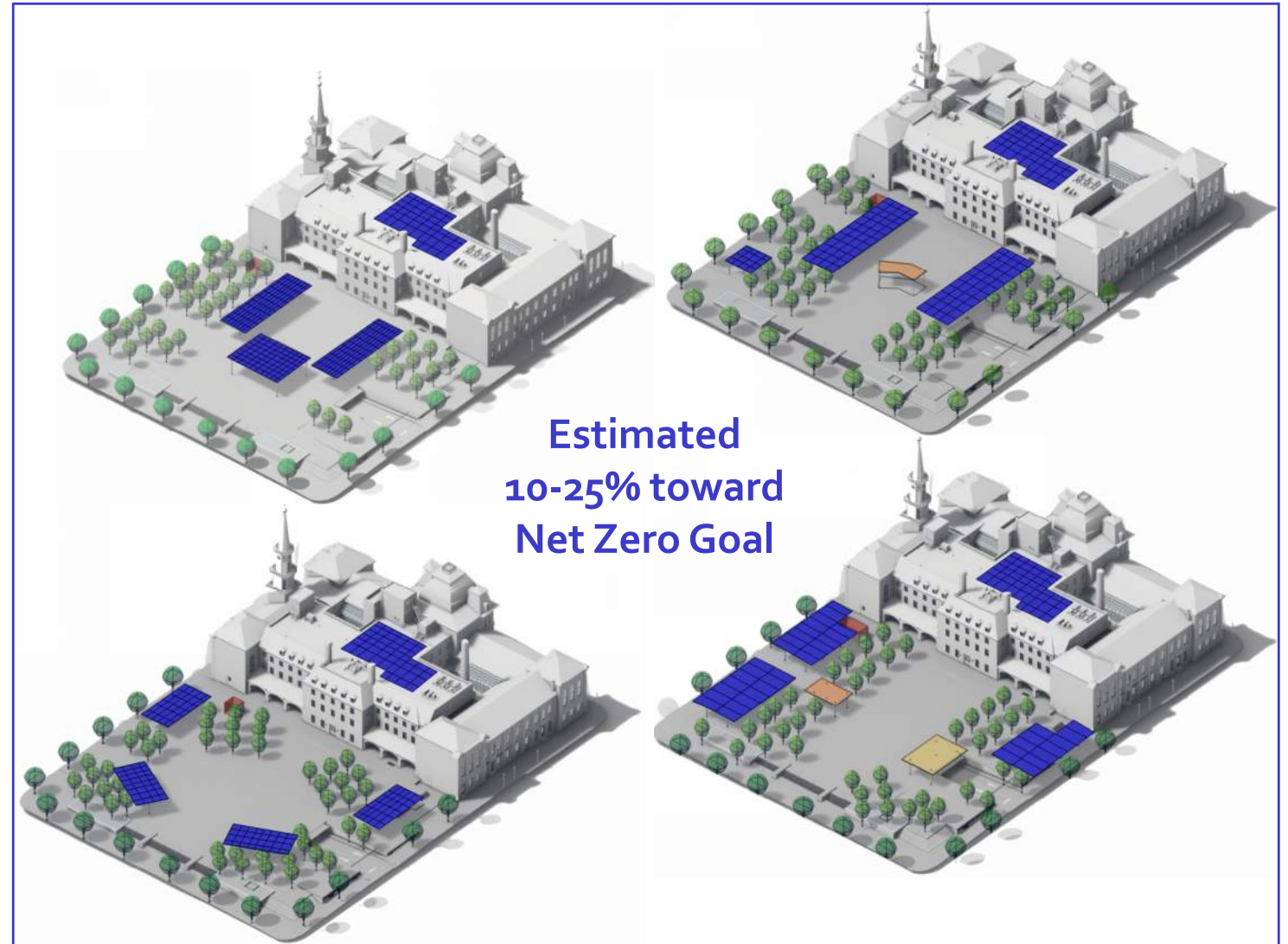


Dedicated Outdoor Air System (DOAS) w/Radiant Ceiling Cooling

Renewable Energy



- Project considers available rooftop on-site for PV as well canopies in the Plaza on shading structures.
- Additionally, off-site locations in the City and/or community solar programs are being coordinated to help the project achieve its energy goals.
- Renewable energy production on and off-site will help earn **up to 9 LEED points**.



- **Rooftop** assumes up to 15% panel elimination for equipment/potential green roof until Idea Path is chosen.
- **Market Square** canopy production TBD based on Concept chosen and tree canopy shading.
- **Total PV capacity** will be determined with Energy Modeling & final concept.

Location & Transportation



Walker's Paradise

- Good bus and trolley transit options
- Very bikeable with bike parking and commuter amenities
- Amenities for the public and proximity to diversified basic services.
- Located in historic district & on a previously developed site
- Will earn the project **11 LEED points.**

Walk Score
98

Transit Score
57

Bike Score
77

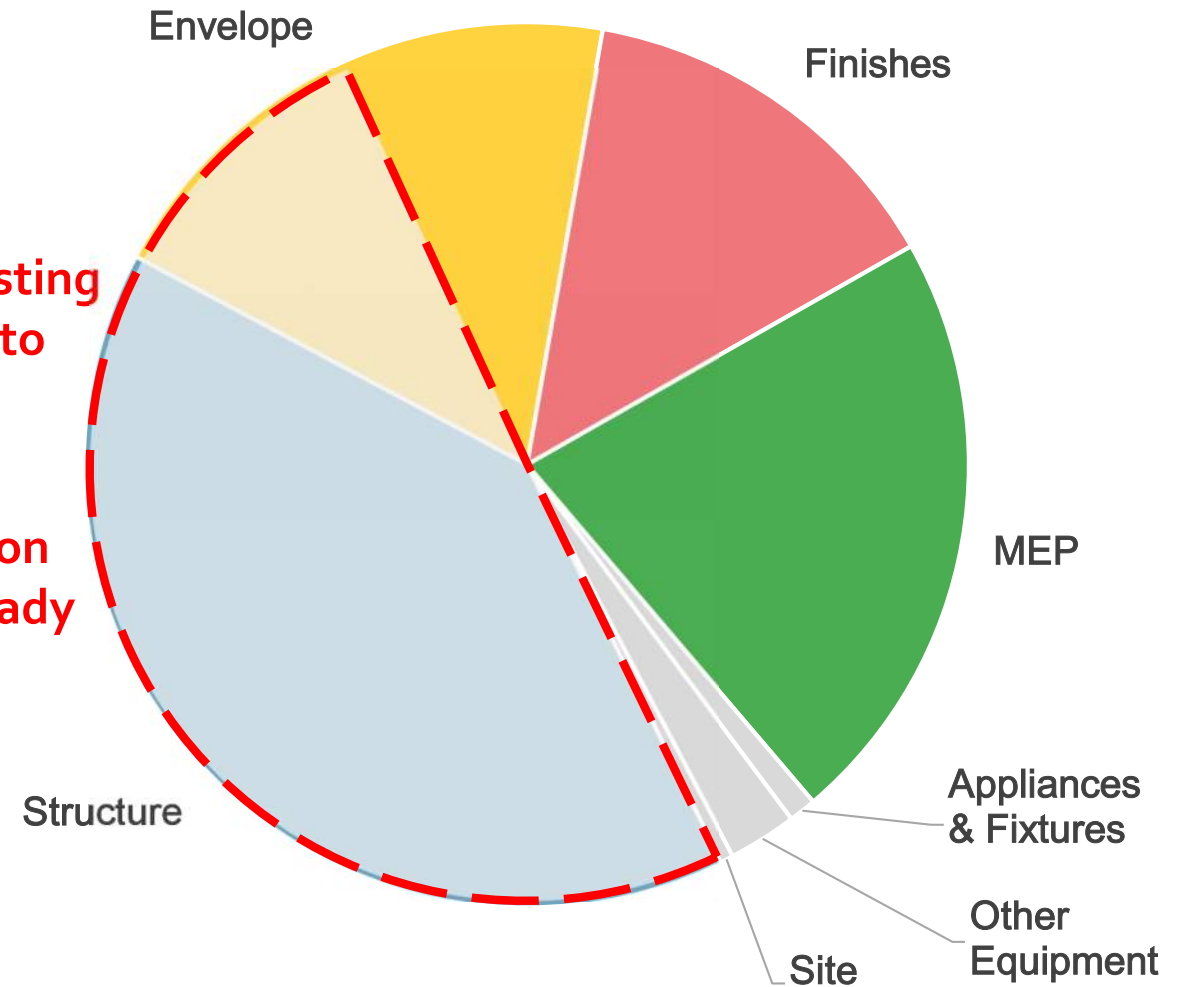




Typical Embodied Carbon Contributions in Buildings

- Adaptive reuse of the existing building structure contributes greatly to the project's total carbon savings.
- Reuse of an existing building will earn the project **5 LEED points** for building life-cycle impact reduction.

Reuse of existing building: up to **50%** of total carbon avoided already



Human Health & Wellness – Indoor Environment



- Designing to maximize natural daylight and quality views for occupants
- Enhancing indoor thermal comfort and indoor air quality
- Prioritizing materials and products that are sustainably sourced with Environmental Product Declarations, optimization & material ingredient reports, and end of life sustainability programs.
- Indoor Environmental design strategies will earn the project **5-8 LEED points**



Human Health & Wellness - Materials



- Specifying Responsibly is a holistic framework that involves making informed and ethical product and material selections to reduce the environmental impact of building, improve human health, and address unethical sourcing & labor.
- Specifying Responsibly will contribute to **Several LEED points** related to Materials & Resources and Construction Waste Management.

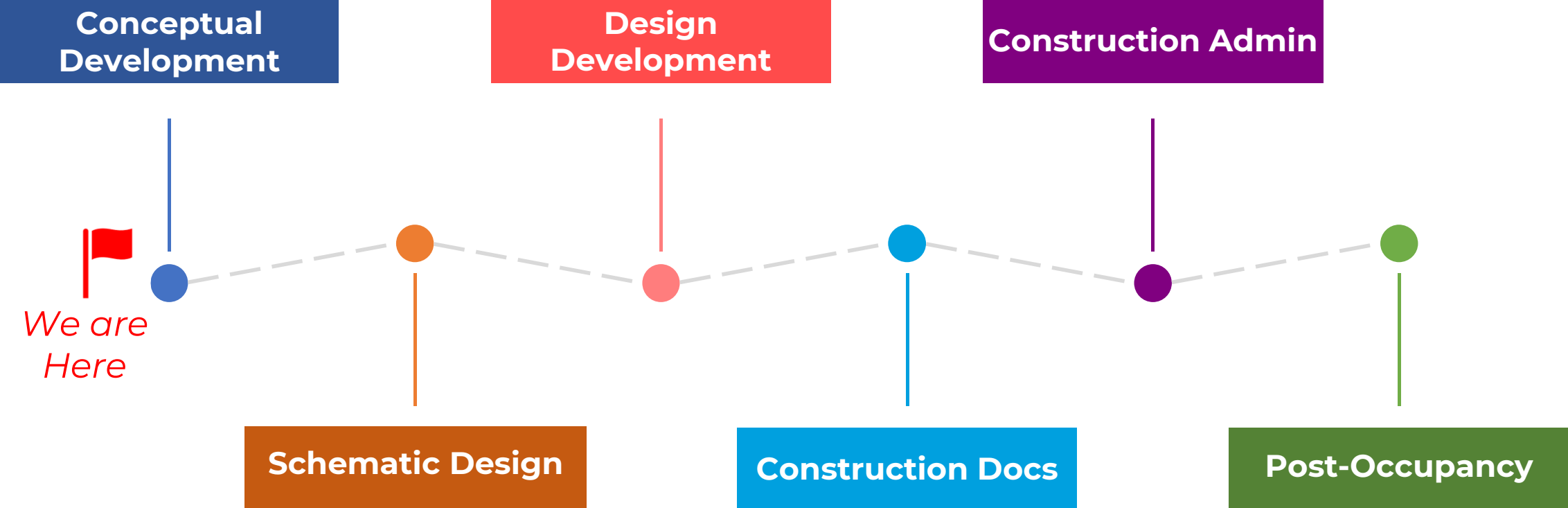


03

Sustainable Design Milestones



Sustainable Design Milestones





Learn more about the project and leave your feedback at any point in the design process.

Alexandriava.gov/CityHall

We appreciate your participation!

