POTOMAC RIVER GENERATING STATION

ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

GENERAL NOTES

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBER FOR THIS SITE IS 045.01-01-04.
2. THE SITE CONTAINS APPROXIMATELY 18.80 ACRES.
3. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
5. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
6. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE AND MINIMIZING TRAFFIC IMPACTS. FIRST, THE PROPOSED PROJECT INCLUDES A SANITARY SEWER PLAN THAT WILL ADEQUATELY SERVE THE SANITARY SEWER NEEDS OF THE PROJECT, WHILE STILL LEAVING CAPACITY IN THE CITY'S INFRASTRUCTURE SYSTEM TO ACCOMMODATE FUTURE PROJECTS IN OTHER LOCATIONS. LIKEWISE, THE PROPOSED PLAN FOR STORM WATER QUALITY INCLUDES UTILIZING LOW IMPACT PROJECT PRACTICES AND CONVENTIONAL AND CREATIVE TREATMENT PRACTICES. STORM WATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL NOT BE REQUIRED FOR THE PROJECT DUE TO ITS PROXIMITY TO THE POTOMAC RIVER AND THE REDUCTION IN IMPERVIOUS AREA FROM PRE-/POST CONDITIONS. SECOND, THE PROJECT PROPOSES A TRAFFIC CIRCULATION PLAN THAT WILL ADEQUATELY ADDRESS TRAFFIC FLOWING TO AND THROUGH THE SITE AND WILL CONNECT THE PROPOSED NEW PUBLIC AND PRIVATE STREETS TO EXISTING NORTH FAIRFAX AND NORTH ROYAL STREETS AND SLATERS LANE. THE PROJECT PROTECTS THE EXISTING RESOURCE PROTECTION AREA ON THE EAST SIDE OF THE PROPERTY. (5-604 -C (4)).
7. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 172 FEET. IN THIS CDD, BUILDINGS ON EACH BLOCK ARE ALLOWED AN ADDITIONAL 25 FT. ABOVE THE ALLOWABLE BUILDING HEIGHT ONLY FOR MECHANICAL PENTHOUSES AND COMMON AMENITY SPACES ON THE ROOFTOP HORIZONTALLY ADJACENT TO COMMON OUTDOOR OPEN SPACES AND ROOFTOP MECHANICAL PENTHOUSES.
8. THE GROSS FLOOR AREA WILL BE AS SHOWN ON SHEET C200.
9. THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED WILL BE UP TO 2,000. REFER TO SHEET C200 FOR ANTICIPATED UNIT MIX BY TYPE.THE ACTUAL MIX OF RESIDENTIAL UNITS IS SUBJECT TO ADJUSTMENT WITH EACH BLOCK'S DSUP. (5-604(C)(7)).
10. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
11. SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. TRANSPORTATION RELATED IMPROVEMENTS WILL ALSO BE ADDED THROUGH THE EXTENSION OF OLD TOWN NORTH STREETS INTO AND THROUGH THE SITE AND THE POTENTIAL EXPANSION OF LOCAL TRANSIT INFRASTRUCTURE. ADDITIONALLY, THERE IS POTENTIAL TO EXTEND THE ARTS' DISTRICT OF OLD TOWN NORTH INTO THE SITE. (5-604-C (9),(5-604-C (11)).
12. THE APPLICANT MAY EXPLORE AN INTERIM USE SUCH AS POP UP RETAIL TO ACTIVATE THE SITE. (5-604-C (10)).
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
14. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C102 FOR DETAILS. (5-604-c (15)).
15. SANITARY SEWER COLLECTION, CONVEYANCE AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA RENEW ENTERPRISES. THE APPLICANT IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE SYSTEMS WILL REDUCE DOMESTIC WATER DEMAND AND THUS WASTE WATER DISPOSAL.
16. THE APPLICANT SHALL BE PERMITTED TO SUBMIT A DSUP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE PROJECT AND IN ANY ORDER.
17. UTILITY PROFESSIONALS, INC. PERFORMED AN UNDERGROUND UTILITY INVESTIGATION BETWEEN 07/01/19 AND 08/01/19.
18. HISTORIC INTERPRETATION OF THE RELEVANT HISTORY OF THE SITE WILL BE COORDINATED ON A SITE WIDE BASIS AND FURTHER DEFINED IN THE FUTURE DSUP'S FOR THE SITE.
19. THE MAXIMUM NUMBER OF UNDERGROUND PARKING SPACES WILL BE 3,200. STREET PARKING WILL BE DETERMINED DURING FUTURE DSUPS.
20. EXACT LOCATION AND CHARACTER OF CONNECTIONS TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL TO BE REFINED AS PART OF SUBSEQUENT DSUPS AND FURTHER COORDINATION WITH NATIONAL PARK SERVICE.

VICINITY MAP

SCALE 1"= 350'

VCS 1983 GRID NORTH

PROJECT NARRATIVE

THE APPLICANT IS SEEKING TO IMPLEMENT THE OLD TOWN NORTH SMALL AREA PLAN'S GENERAL GUIDELINES FOR THE FORMER POTOMAC RIVER GENERATING STATION SITE BY CREATING A MIXED-USE PROJECT THAT EXTENDS THE STREETS OF OLD TOWN NORTH INTO THE SITE AND CONNECTS THE PROPERTY TO THE GREATER OLD TOWN NORTH NEIGHBORHOOD, MAKING USE OF THE UNIQUE CHARACTER OF THE PROPERTY, INCLUDING MAXIMIZING THE VIEWS OF THE POTOMAC RIVER, AND CREATING A SENSE OF PLACE THAT WAS ENVISIONED IN THE OLD TOWN NORTH SMALL AREA PLAN, WITH SUFFICIENT FLEXIBILITY TO ENSURE THE FINANCIAL VIABILITY OF THE PROJECT.(5-604-C (3))

SHEET INDEX

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C100A	PROPERTY EXHIBIT
C101	EXISTING IMPERVIOUS AREA WITHIN RPA
C102	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C200	LAND USE DIAGRAM AND BUILDING AND HEIGHTS MAP
A200	OPEN SPACE AND CIRCULATION PLAN
C201	GRADING PLAN
C202	STREET CROSS-SECTIONS
C203	STREET CROSS-SECTIONS
C204	OLD TOWN NORTH DESIGN GUIDELINES
C205	TOPOGRAPHY OVERLAY
C300	DSUP BLOCK SPECIFIC PHASING PLAN
A301	ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
PROFESSIONAL ENGINEER

DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION
02-25-2022	COMPLETION SUBMISSION

APPLICANT

HRP POTOMAC, LLC
99 SUMMER STREET,
SUITE 1110
BOSTON, MA 02110

ARCHITECT

GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006

CIVIL ENGINEER

christopher consultants,ltd.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
Boston, MASSACHUSETTS 02114

TRAFFIC ENGINEER

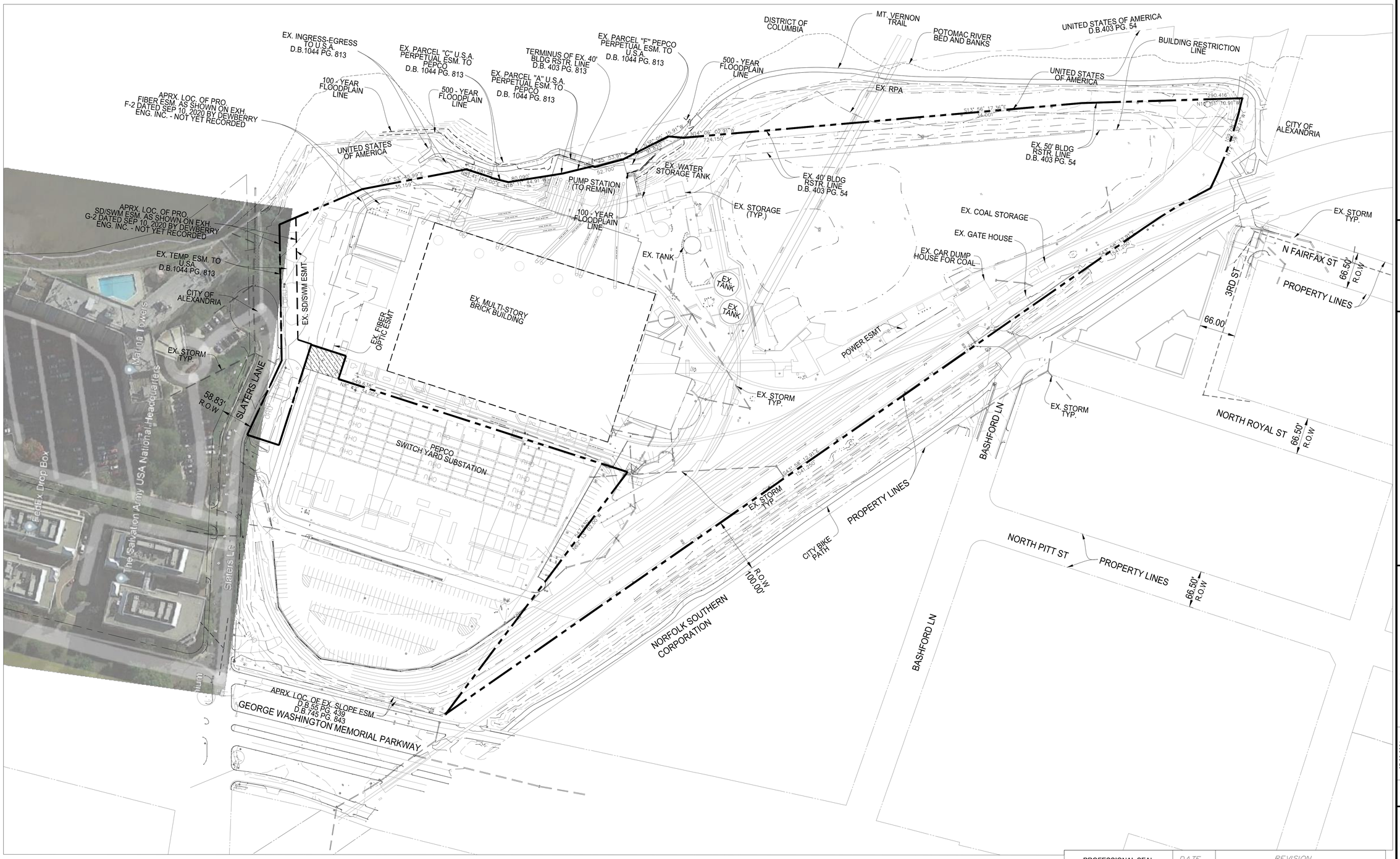
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314

SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING PARTNERS
2701 PROSPERITY AVENUE
SUITE 100
FAIRFAX, VIRGINIA 22031

ATTORNEY

WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314



TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

LEGEND

- : EX. CONTOUR
- : EX. SANITARY SEWER
- : EX. STORM SEWER
- : EX. TREE LINE
- : EX. CURB & GUTTER
- : EX. FENCE
- : EX. LIGHT
- :EX. UNDERGROUND ELECTRIC LINE
- :EX. VERIZON UNDERGROUND COMM LINE
- :EX. COMCAST UNDERGROUND COMM LINE
- :EX. ELECTRIC LINE
- :EX. COMMUNICATION LINE
- :EX. PEPCO LINE
- :UNIDENTIFIED UNDERGROUND UTILITY

NOTES

1: UTILITY PROFESSIONALS, INC. PERFORMED AN UNDERGROUND UTILITY INVESTIGATION BETWEEN 07/01/19 AND 08/01/19.

2: R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

3: REFER TO SHEET C100A FOR PROPERTY OWNER INFORMATION.

VCS 1983 GRID NORTH

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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christopher consultants
50 catoctin circle ne p 703.777.2755
suite 200
leesburg, va 20176
engineering • surveying • land planning

POTOMAC RIVER GENERATING STATION

CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
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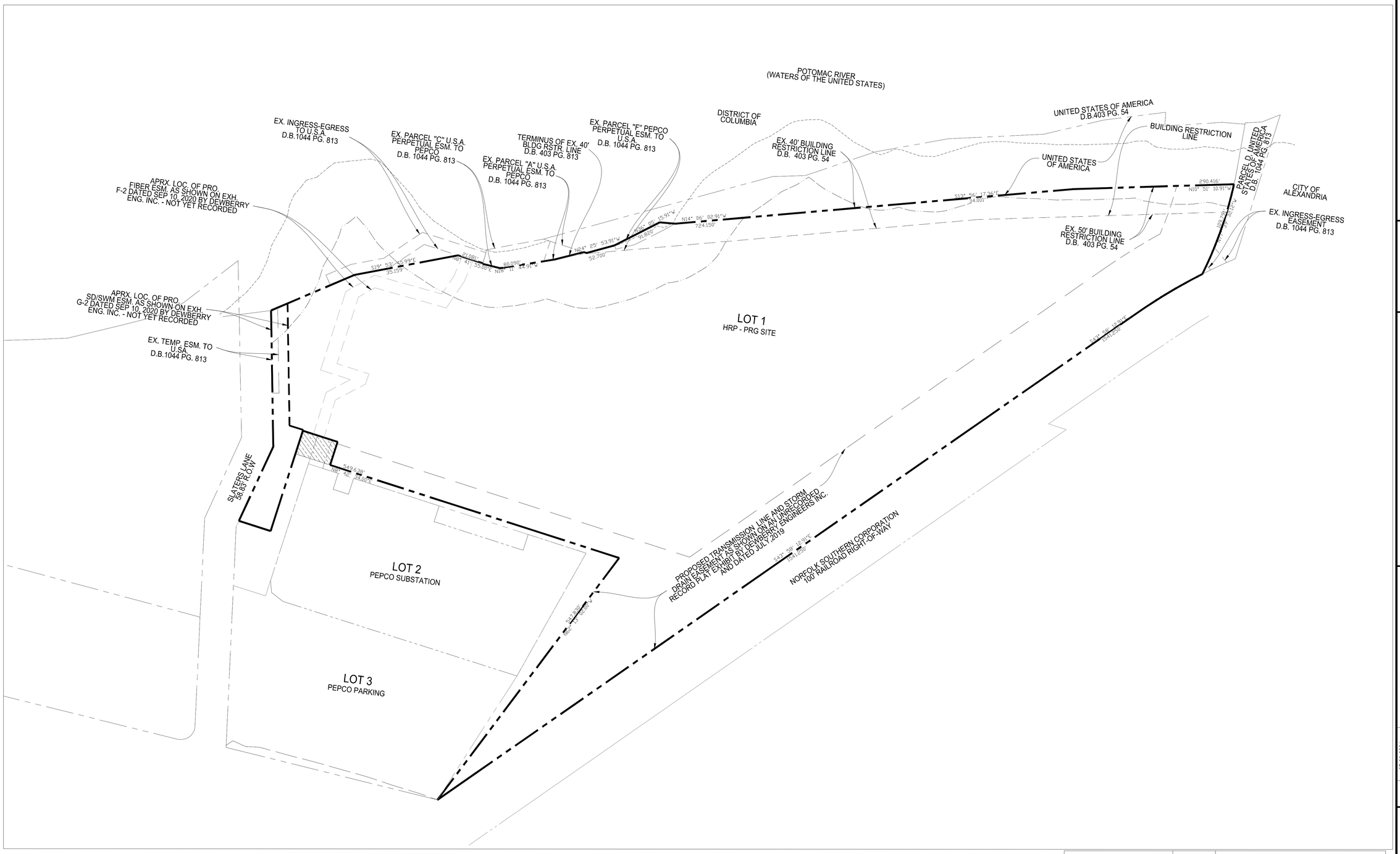
PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:

EXISTING CONDITIONS

SHEET No.
C100



TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

NOTES

1. THIS SHEET IS FOR INFORMATIONAL PROPOSES ONLY.

VCS 1983 GRID NORTH

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
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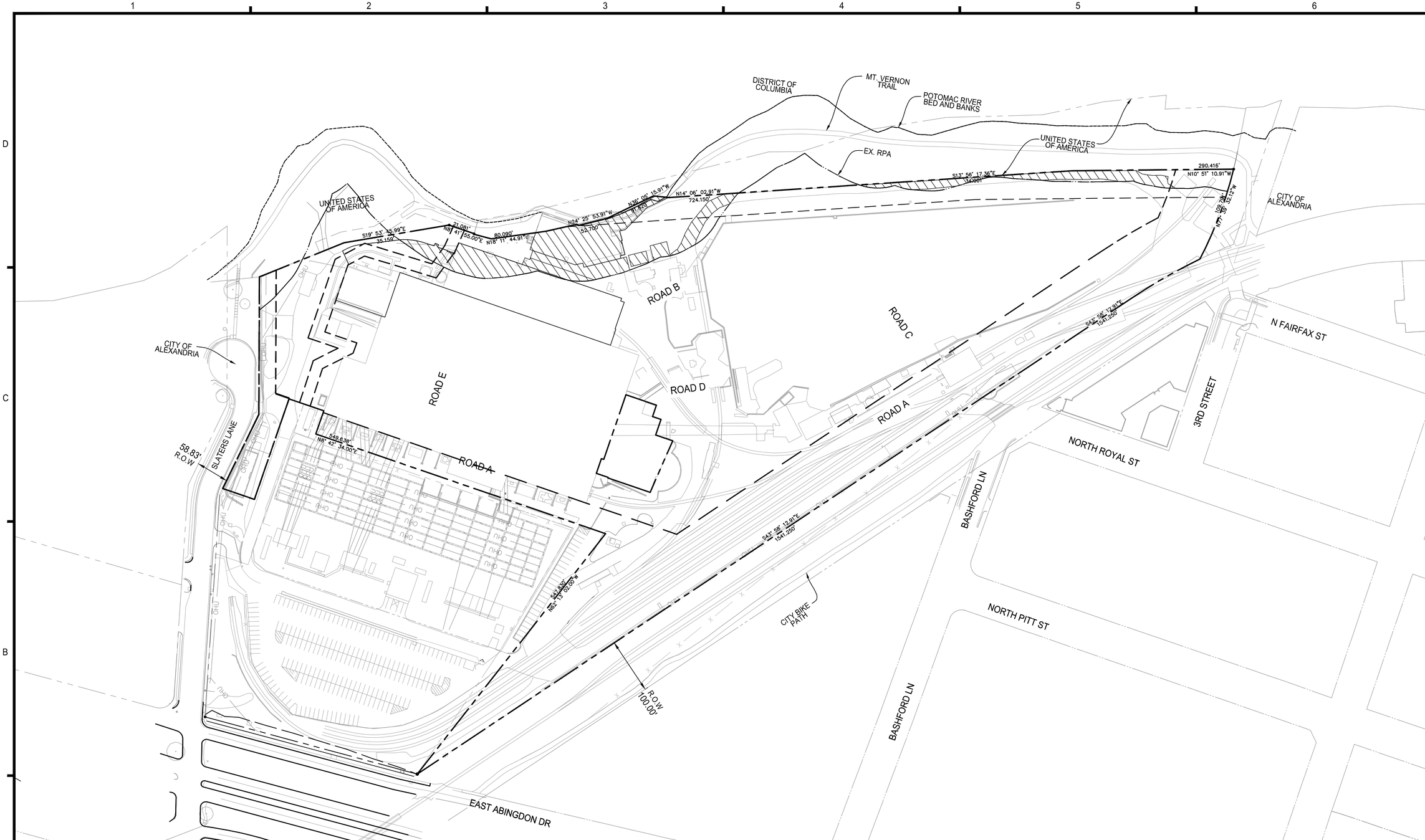
SHEET TITLE:

PROPERTY EXHIBIT

SHEET No.
C100A



LEGEND:

EXISTING IMPERVIOUS AREA WITHIN RPA = 35,873 S.F. (0.8235 Ac)

VCS 1983 GRID NORTH

80 40 0 80 160
GRAPHIC SCALE
1" = 80'

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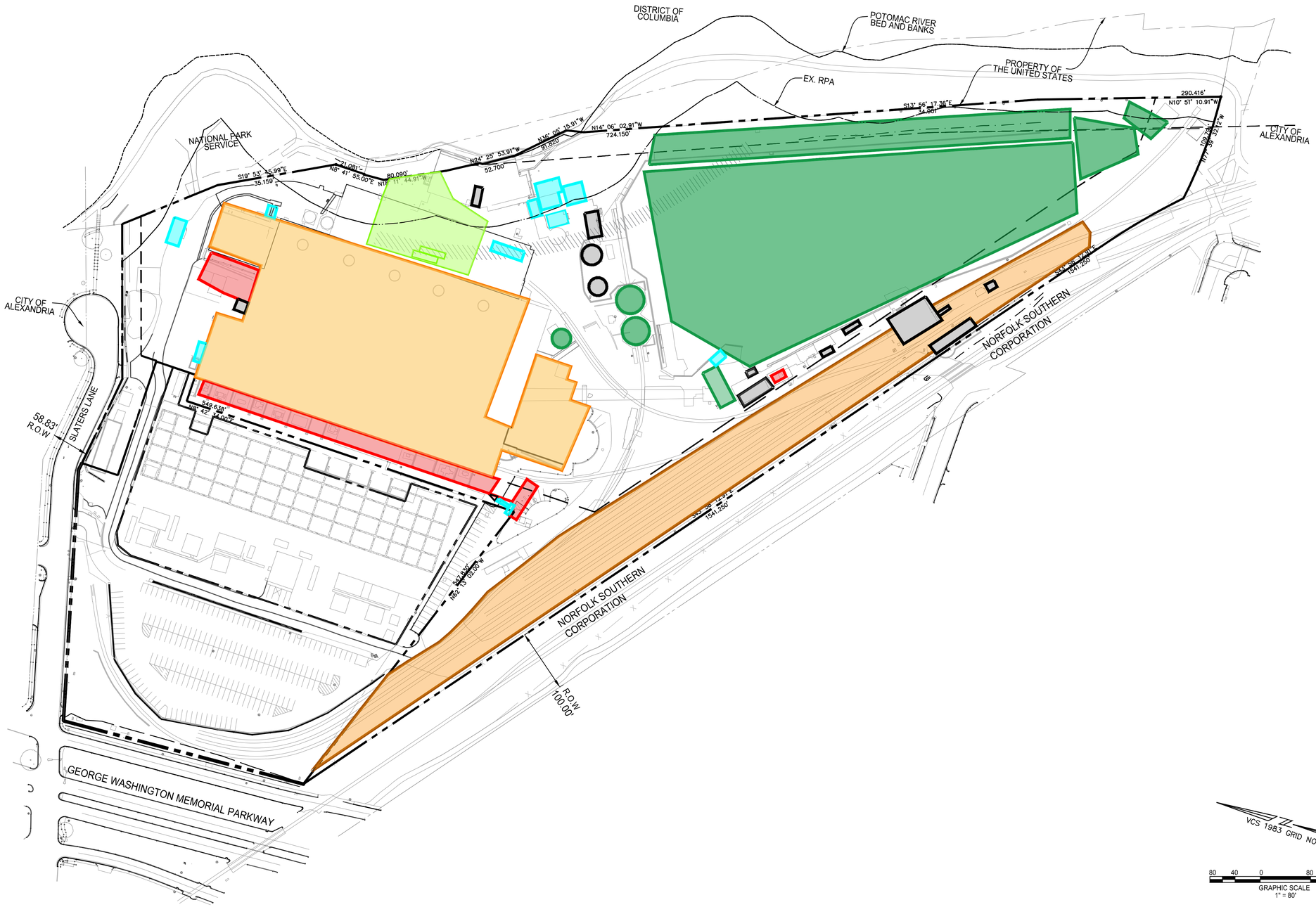
CHECKED: KMW

SHEET TITLE:

EXISTING IMPERVIOUS AREA WITHIN RPA

SHEET No.

C101



- : KNOWN HEATING OIL RELEASE
- : POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE
- : POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)
- : FORMER COAL AND ASH STORAGE AREAS
- : TRANSFORMERS/ELECTRICAL EQUIPMENT
- : RAIL YARD
- : OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

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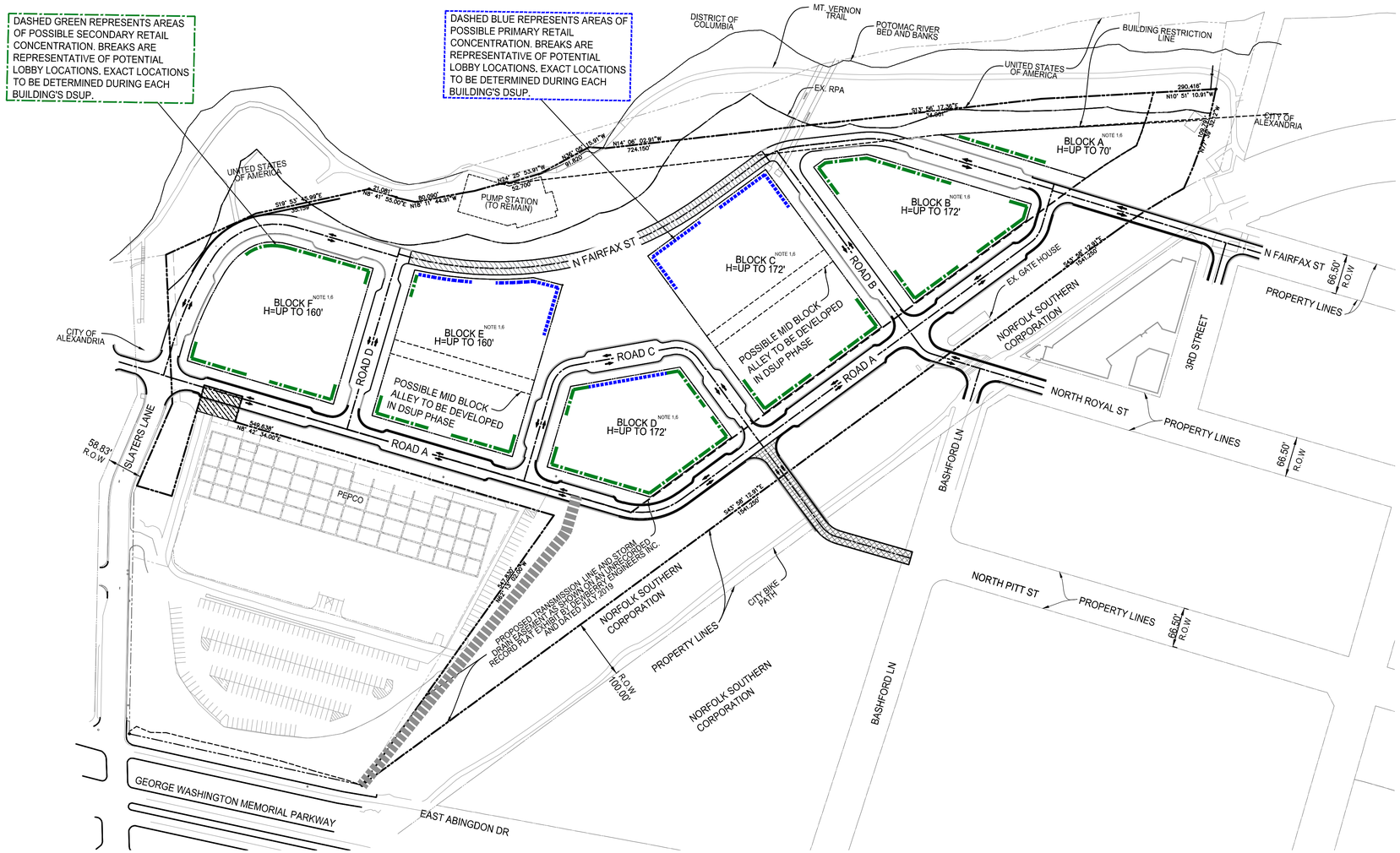
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:

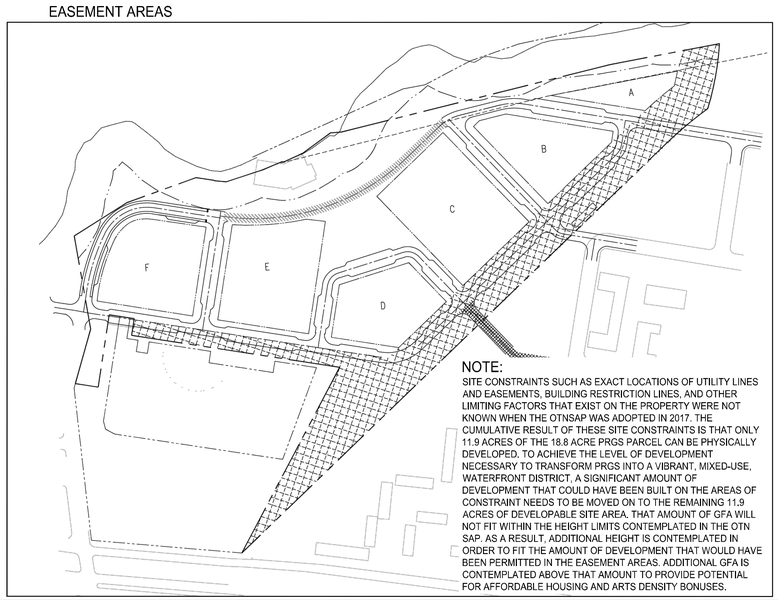
AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.

C102



EASEMENT AREAS



NOTE:
SITE CONSTRAINTS SUCH AS EXACT LOCATIONS OF UTILITY LINES AND EASEMENTS, BUILDING RESTRICTION LINES, AND OTHER LIMITING FACTORS THAT EXIST ON THE PROPERTY WERE NOT KNOWN WHEN THE OTNSAP WAS ADOPTED IN 2017. THE CUMULATIVE RESULT OF THESE SITE CONSTRAINTS IS THAT ONLY 11.9 ACRES OF THE 18.8 ACRE PRGS PARCEL CAN BE PHYSICALLY DEVELOPED. TO ACHIEVE THE LEVEL OF DEVELOPMENT NECESSARY TO TRANSFORM PRGS INTO A VIBRANT, MIXED-USE, WATERFRONT DISTRICT, A SIGNIFICANT AMOUNT OF DEVELOPMENT THAT COULD HAVE BEEN BUILT ON THE AREAS OF CONSTRAINT NEEDS TO BE MOVED ON TO THE REMAINING 11.9 ACRES OF DEVELOPABLE SITE AREA. THAT AMOUNT OF GFA WILL NOT FIT WITHIN THE HEIGHT LIMITS CONTEMPLATED IN THE OTN SAP. AS A RESULT, ADDITIONAL HEIGHT IS CONTEMPLATED IN ORDER TO FIT THE AMOUNT OF DEVELOPMENT THAT WOULD HAVE BEEN PERMITTED IN THE EASEMENT AREAS. ADDITIONAL GFA IS CONTEMPLATED ABOVE THAT AMOUNT TO PROVIDE POTENTIAL FOR AFFORDABLE HOUSING AND ARTS DENSITY BONUSES.

GROSS FLOOR AREA[1] **2,500,000 GFA**
FGFA over and above 2.15 million square feet is achieved through the utilization of bonus density tools.

Floor Area By Use:

	Maximum Percentage of Overall GFA	Amount of GFA By Use			
Commercial	20%-60%	500,000	-	1,500,000	GFA
Office					
Arts [7]					
Hotel					
Retail					
Residential	40%-80%	1,000,000	-	2,000,000	GFA

RESIDENTIAL BREAKDOWN [1]	Up to 2,000 dwelling units
Studio	10% - 20%
1 Bedroom	40% - 60%
2 Bedroom	10% - 30%
3 Bedroom	5% - 20%
HOTEL	**Up to 300 Keys**

BLOCK A[4]	BLOCK B[4]	BLOCK C[4]	BLOCK D[5]	BLOCK E[4]	BLOCK F[4]	PUMP HOUSE[4]
66,000 GFA[1]	414,000 GFA[1]	633,000 GFA[1]	326,000 GFA[1]	579,000 GFA[1]	472,000 GFA[1]	10,000 GFA[1]
✓	✓	✓	✓	✓	✓	✓
✓	✓	✓	✓	✓	✓	
✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	
✓	✓	✓	✓	✓	✓	✓
✓	✓	✓	✓	✓	✓	

Notes:
1. Gross Floor Area (GFA) as defined in the OTN SAP is equivalent to Gross Square Footage (GSF). All areas shown represent Gross Square Feet (GSF). GSF is a measurement of the area of all occupied levels above grade from exterior face of the building enclosure with no internal reductions.
2. Any arts uses that utilize the Arts Bonus will not be counted in the total GFA per the guidelines outlined in the Old Town North Small Area Plan.
3. The applicable GFA on any block may increase by up to 10% of the anticipated maximum set forth above, provided that the total GFA does not exceed 2,500,000 GFA and the approved maximum block heights are respected.
4. Check marks indicate uses that may be located on each block.
5. The actual mix of residential units is subject to adjustment with each block's DSUP.
6. Specific building design, architectural articulation, and height variety will be contemplated in a design framework as part of the CDD process and be further defined and implemented in future DSUP phases.
7. If the Gate House is retained and reused, square footage will be deducted from total GFA.

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

NOTES:
1. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 172 FEET. IN THIS CDD, BUILDINGS ON EACH BLOCK ARE ALLOWED AN ADDITIONAL 25 FT. ABOVE THE ALLOWABLE BUILDING HEIGHT ONLY FOR MECHANICAL PENTHOUSES AND COMMON AMENITY SPACES ON THE ROOFTOP HORIZONTALLY ADJACENT TO COMMON OUTDOOR OPEN SPACES AND ROOFTOP MECHANICAL PENTHOUSESBULB OUTS AND STREET PARKING ARE REPRESENTATIONAL AND MAY BE MODIFIED IN FUTURE DSUP PHASES.
2. R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
3. TRANSMISSION/STORM DRAIN EASEMENT = 4.57 AC (198,955 SF).

VCS 1983 GRID NORTH

100 50 0 100 200
GRAPHIC SCALE
1" = 100'

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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04/07/2022
PROFESSIONAL ENGINEER

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POTOMAC RIVER GENERATING STATION
CONCEPTUAL DEVELOPMENT PLAN
CITY OF ALEXANDRIA

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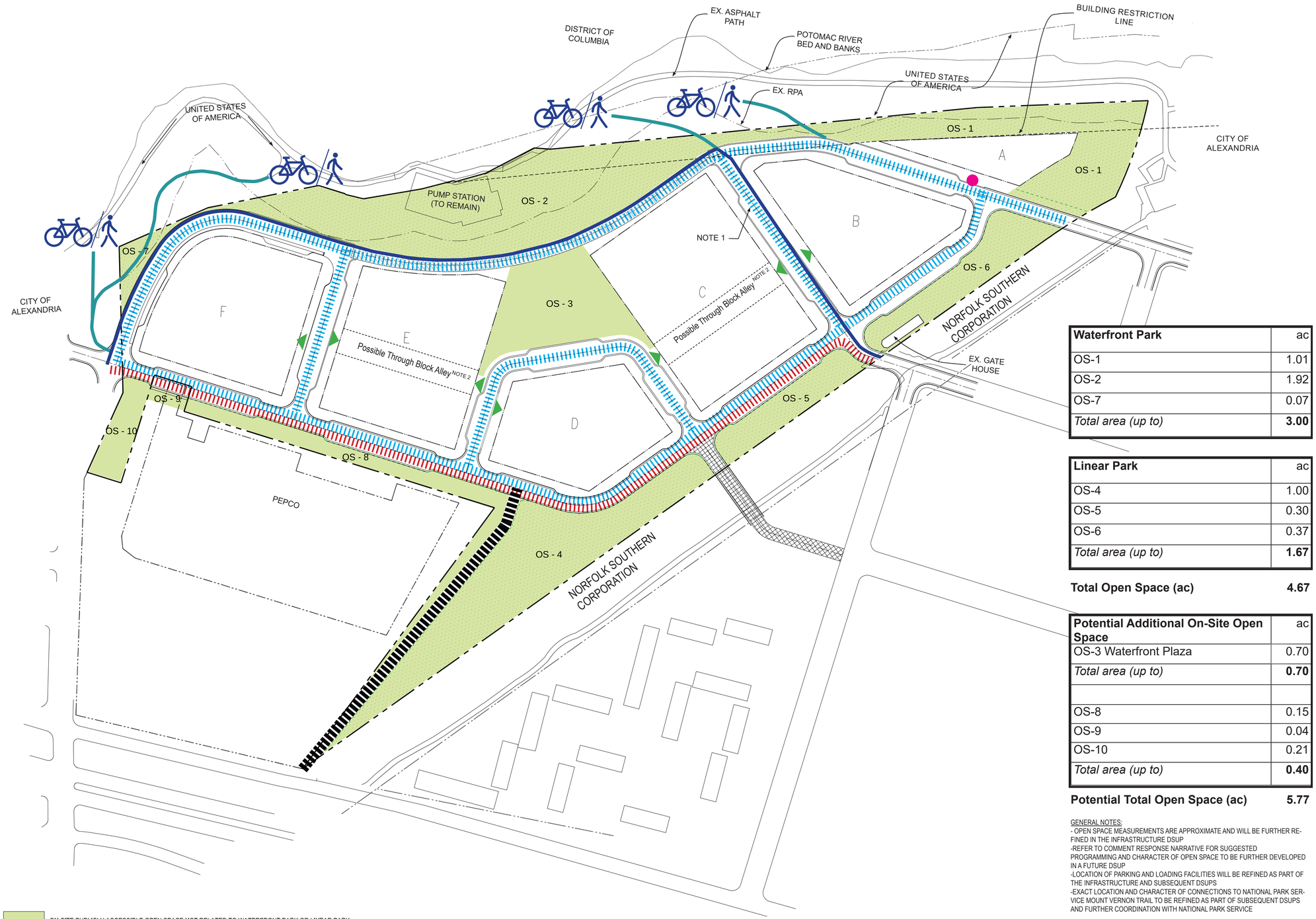
PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:
LAND USE DIAGRAM AND BUILDING HEIGHTS MAP

SHEET No.
C200



Waterfront Park	ac
OS-1	1.01
OS-2	1.92
OS-7	0.07
Total area (up to)	**3.00**

Linear Park	ac
OS-4	1.00
OS-5	0.30
OS-6	0.37
Total area (up to)	**1.67**

Total Open Space (ac) 4.67

Potential Additional On-Site Open Space	ac
OS-3 Waterfront Plaza	0.70
Total area (up to)	**0.70**
OS-8	0.15
OS-9	0.04
OS-10	0.21
Total area (up to)	**0.40**

Potential Total Open Space (ac) 5.77

GENERAL NOTES:
- OPEN SPACE MEASUREMENTS ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE INFRASTRUCTURE DSUP
-REFER TO COMMENT RESPONSE NARRATIVE FOR SUGGESTED PROGRAMMING AND CHARACTER OF OPEN SPACE TO BE FURTHER DEVELOPED IN A FUTURE DSUP
-LOCATION OF PARKING AND LOADING FACILITIES WILL BE REFINED AS PART OF THE INFRASTRUCTURE AND SUBSEQUENT DSUPS
-EXACT LOCATION AND CHARACTER OF CONNECTIONS TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL TO BE REFINED AS PART OF SUBSEQUENT DSUPS AND FURTHER COORDINATION WITH NATIONAL PARK SERVICE

NOTE 1: EXTENSION OF N. ROYAL STREET TO BE A "GREEN STREET" IN ACCORDANCE WITH THE OLD TOWN NORTH SMALL AREA PLAN

NOTE 2: POTENTIAL LOCATION OF MID-BLOCK ALLEYS ON BLOCKS C & E TO BE DEVELOPED IN THE BLOCK DSUP PROCESS

VCS 1983 GRID NORTH

ON-SITE PUBLICLY ACCESSIBLE OPEN SPACE NOT RELATED TO WATERFRONT PARK OR LINEAR PARK.

POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

POTENTIAL ON-SITE PUBLIC OPEN SPACE (WATERFRONT PARK AND LINEAR PARK)

THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX ST. IT WILL FUNCTION AS A SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

POTENTIAL PEDESTRIAN & BICYCLE CONNECTION TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL

TWO-WAY BICYCLE ROUTE

POTENTIAL SMART CONNECTION FOR BIKE AND PEDESTRIAN

TWO-WAY STREET (PROPOSED ROADWAY NETWORK WILL INCLUDE BICYCLE AND PEDESTRIAN ACCESS)

TWO-WAY TRANSIT ROUTE

POTENTIAL CURBSIDE LOADING TO BE DEVELOPED IN THE BLOCK DSUP

POTENTIAL PARKING AND LOADING ENTRANCE TO BE DEVELOPED IN THE BLOCK DSUP

POTOMAC RIVER GENERATING STATION

CONCEPTUAL DEVELOPMENT PLAN

Hilco Redevelopment Partners

OWNER/APPLICANT
HRP Potomac, LLC
99 Summer Street
Suite 1110
Boston, MA 02110

Gensler

2020 K Street, Northwest
Suite 200
Washington, DC 20006
Tel 202.721.5200
Fax 202.872.5857

△	Date	Description

Seal / Signature

COMMONWEALTH OF VIRGINIA
JOHN KRIEGER
Lic. No. 0401018114
ARCHITECT

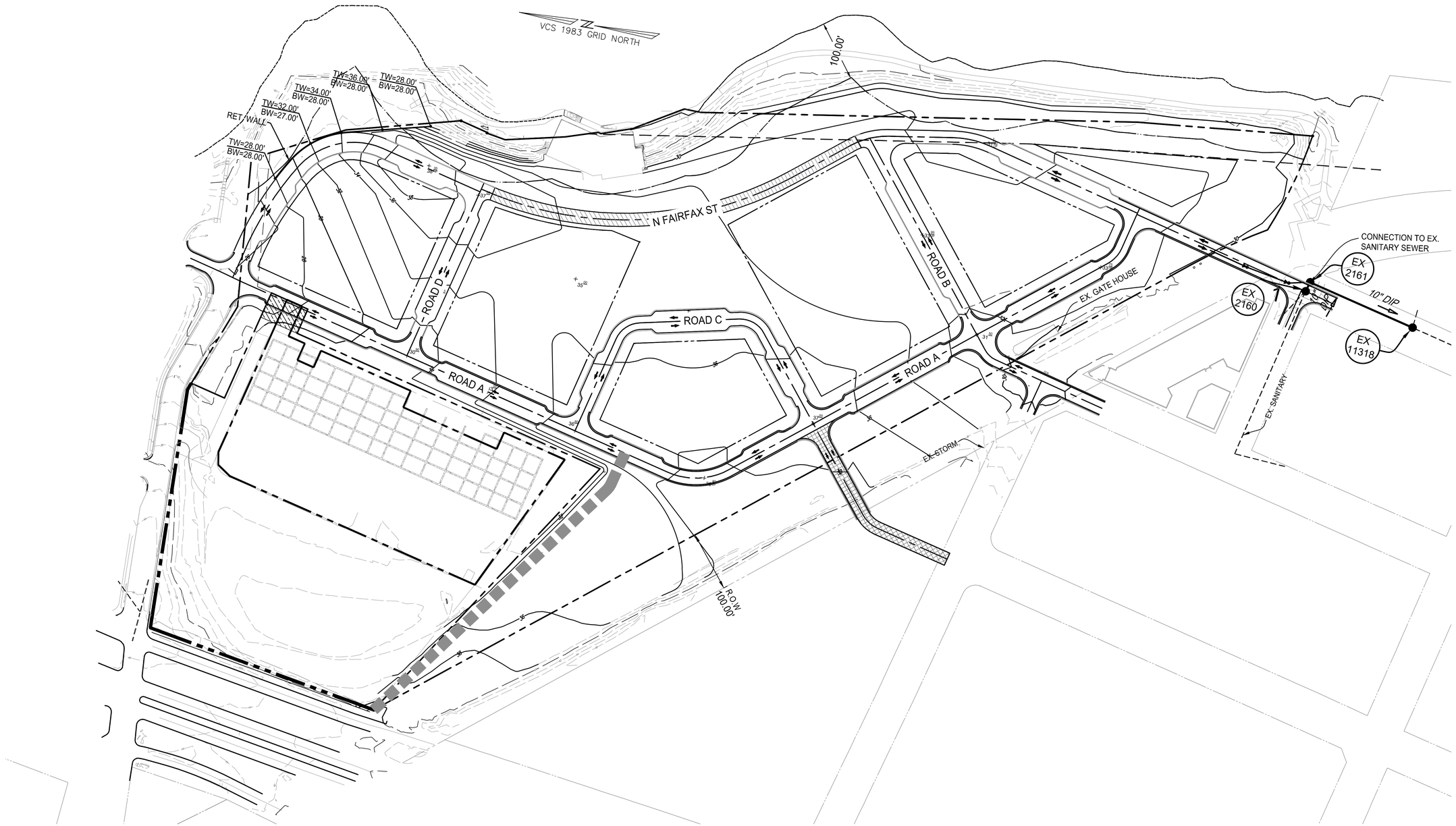
Project Name
Potomac River Generating Station

Project Number
09.9145.000

Scale
See Drawings

Description
OPEN SPACE & CIRCULATION PLAN

A200



TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

NOTE:

1. GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE DSUP INFRASTRUCTURE.

60 30 0 60 120
GRAPHIC SCALE
1"=60'

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
PROFESSIONAL ENGINEER

DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION
02-25-2022	COMPLETION SUBMISSION
04-07-2022	VERIFICATION SUBMISSION

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POTOMAC RIVER GENERATING STATION

CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	07-30-2021	FIRST SUBMISSION
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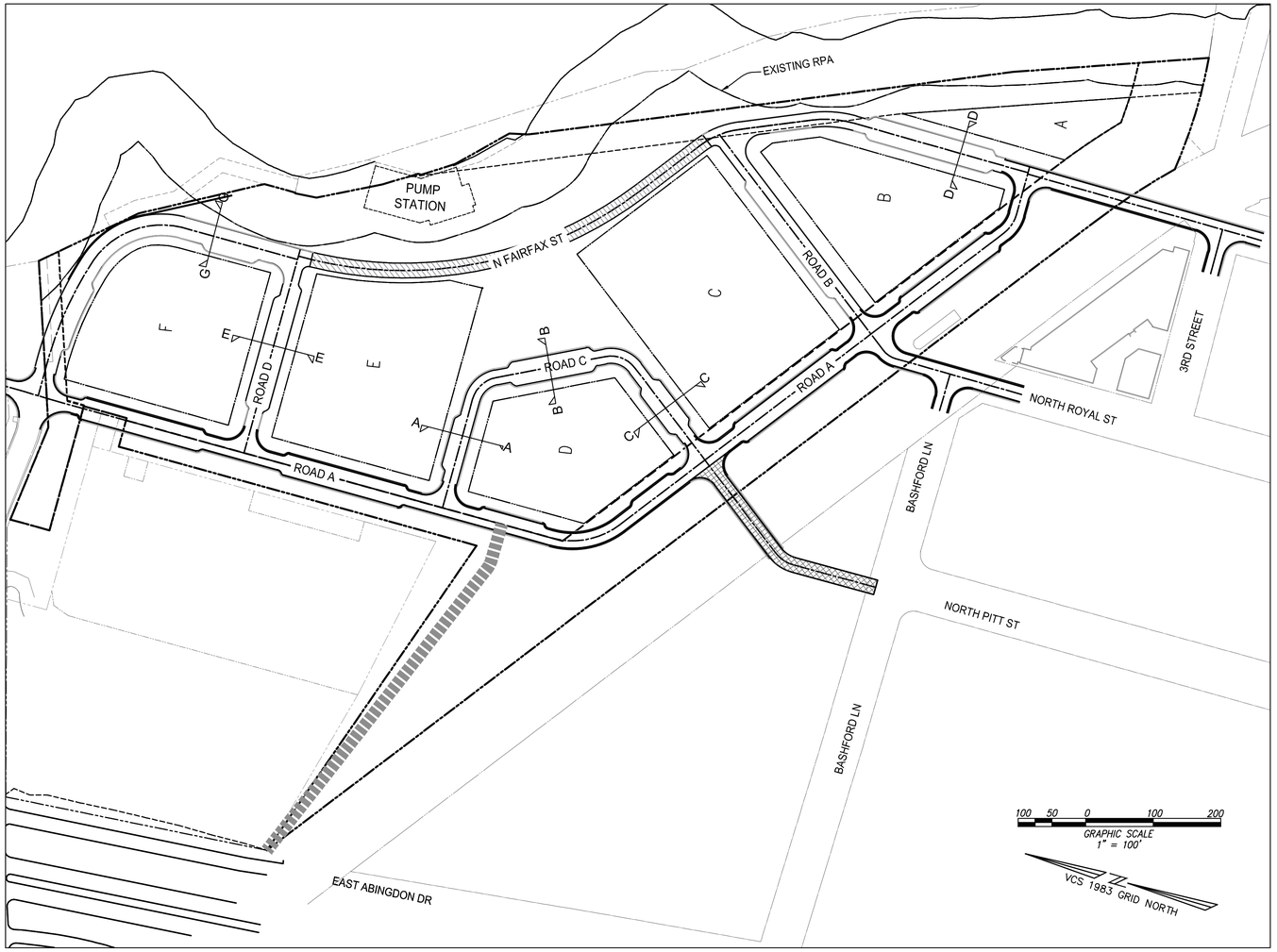
PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

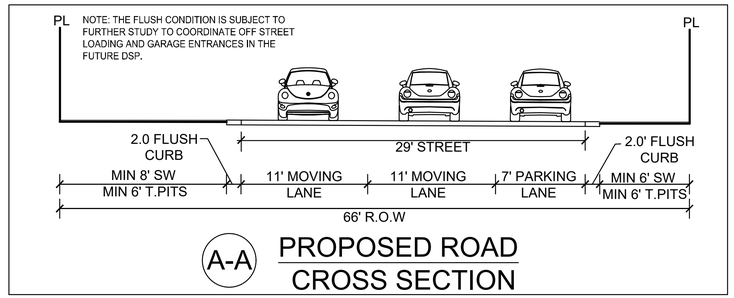
SHEET TITLE:

GRADING PLAN

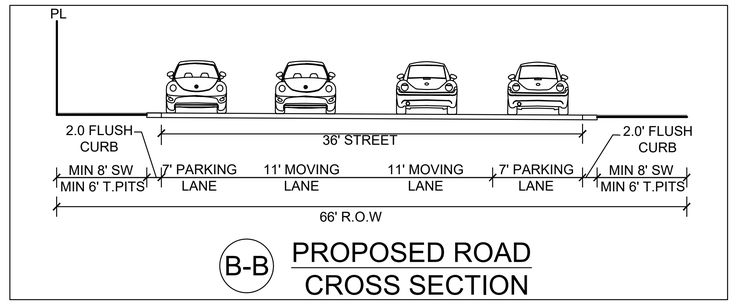
SHEET No.

C201

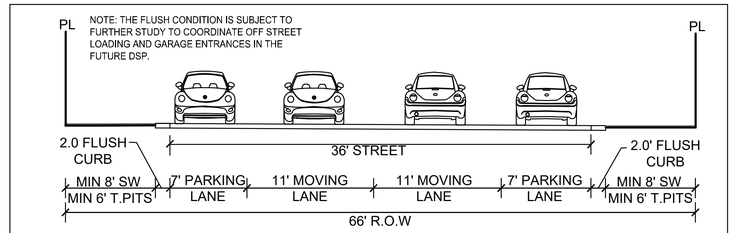




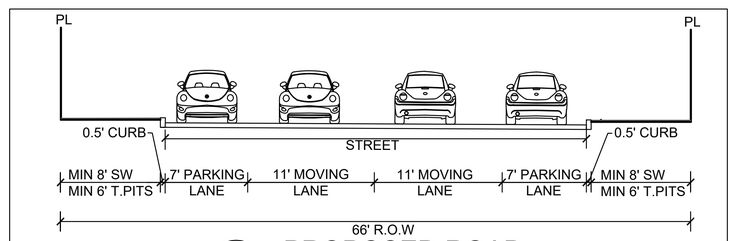
A-A PROPOSED ROAD CROSS SECTION



B-B PROPOSED ROAD CROSS SECTION



C-C PROPOSED ROAD CROSS SECTION



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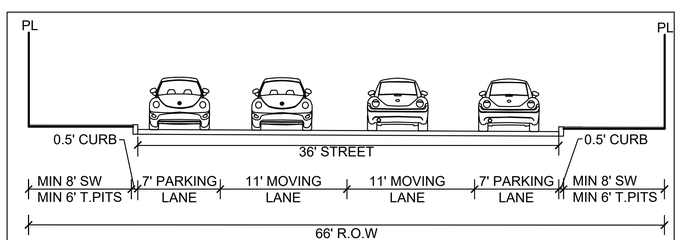
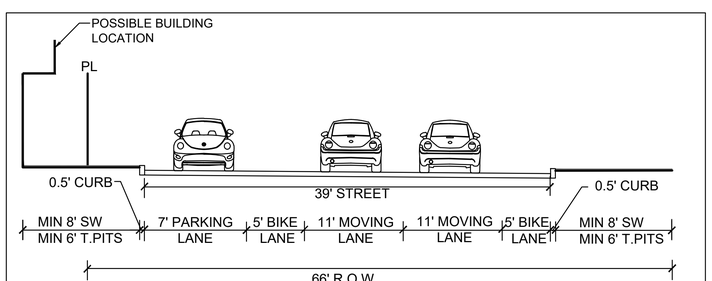


E-E PROPOSED ROAD CROSS SECTION



G-G PROPOSED ROAD CROSS SECTION

NOTES:
1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE AND SUBSEQUENT DSPS.

LEGEND:

T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
PROFESSIONAL ENGINEER

DATE	REVISION
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POTOMAC RIVER GENERATING STATION
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CITY OF ALEXANDRIA

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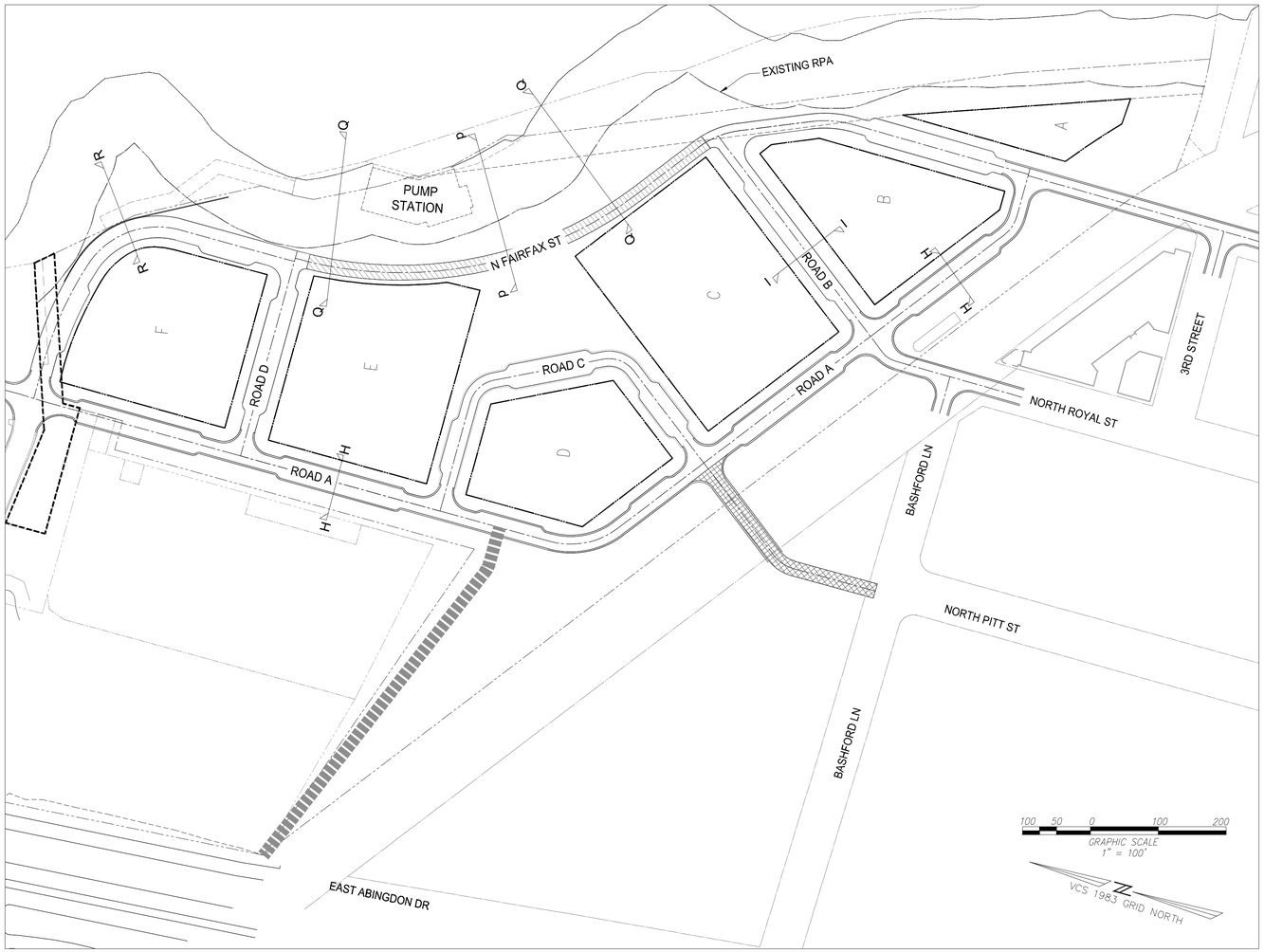
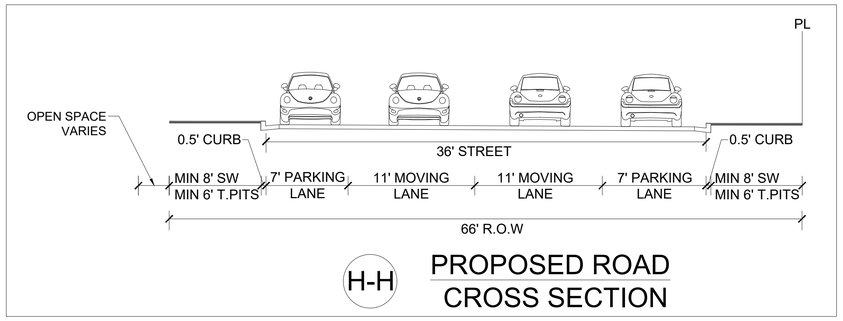
PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

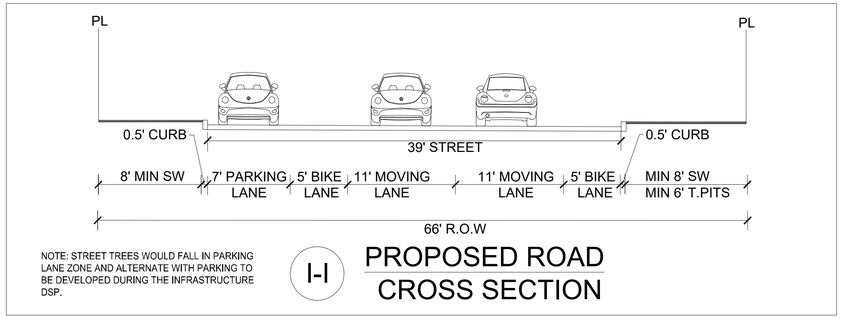
SHEET TITLE:
STREET CROSS-SECTIONS

SHEET No.
C202



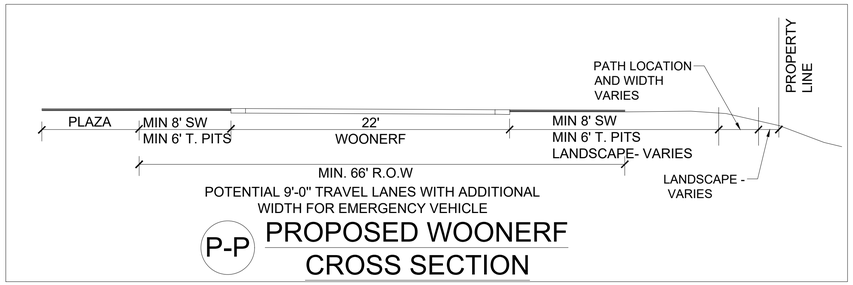


H-H PROPOSED ROAD CROSS SECTION

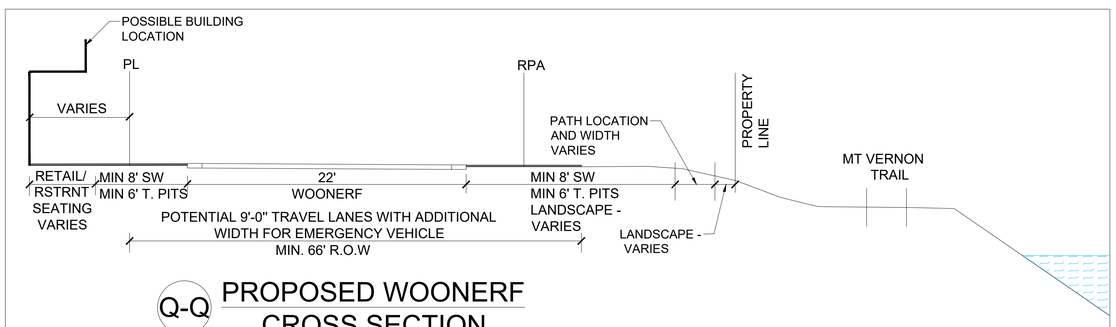


NOTE: STREET TREES WOULD FALL IN PARKING LANE ZONE AND ALTERNATE WITH PARKING TO BE DEVELOPED DURING THE INFRASTRUCTURE DSP.

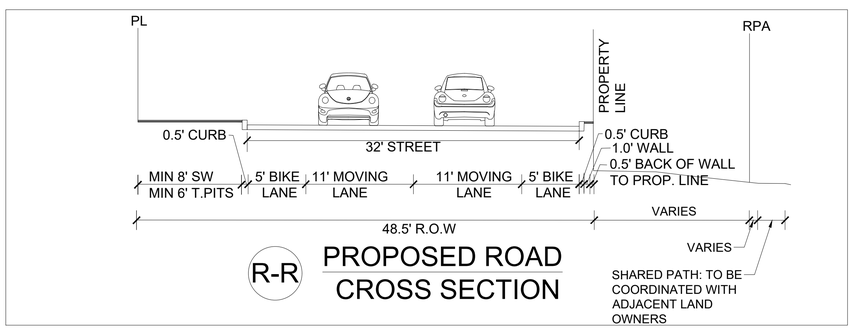
I-I PROPOSED ROAD CROSS SECTION



P-P PROPOSED WOONERF CROSS SECTION



Q-Q PROPOSED WOONERF CROSS SECTION



R-R PROPOSED ROAD CROSS SECTION

NOTES:
1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE AND SUBSEQUENT DSUPS.

LEGEND:

T. PITS : TREE PITS
R.O.W : RIGHT OF WAY
SW : SIDEWALK
PL : PARCEL LINE
L : LENGTH

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
PROFESSIONAL ENGINEER

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POTOMAC RIVER GENERATING STATION
CONCEPTUAL DEVELOPMENT PLAN
CITY OF ALEXANDRIA

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PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:
STREET CROSS-SECTIONS

SHEET No.
C203

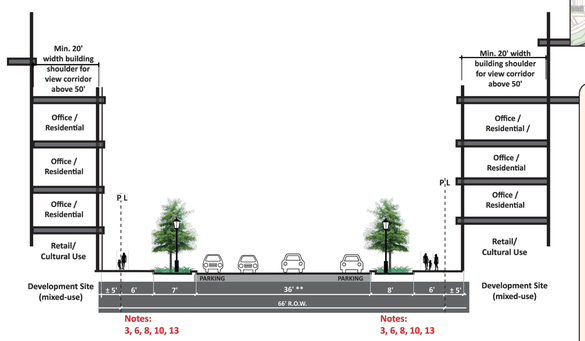
SECTION RSE-01: N. Royal Street Extension*

STREET TYPOLOGY:
NEIGHBORHOOD RESIDENTIAL
GREEN STREET

Key Map

A

PROPOSED



NOTES

1. Widen Sidewalk by Moving Curb
2. Widen Sidewalk without Moving Curb
3. New/Improved Tree Wells
4. New/Improved Landscape Strip
5. Remove Utility Poles
6. New Street Trees
7. Measures to Retain Existing Trees
8. Install Brick Sidewalk
9. Special Paving
10. Potential BMPs
11. Enhanced Planting
12. Replacement Lighting
13. Curb Extensions at Intersections

Note:
* Final width and configuration will be determined as part of the former power plant site CDD approval(s).

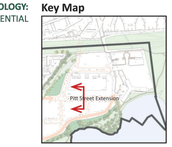
** Bicycle accommodation on Royal Street will be determined as part of the former power plant site CDD approval(s).

APPENDIX

SECTION PSE-01: N. Pitt Street Extension*

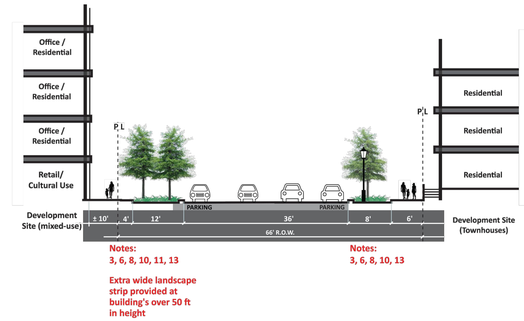
STREET TYPOLOGY:
NEIGHBORHOOD RESIDENTIAL

Key Map



A

RECOMMENDED



NOTES

1. Widen Sidewalk by Moving Curb
2. Widen Sidewalk without Moving Curb
3. New/Improved Tree Wells
4. New/Improved Landscape Strip
5. Remove Utility Poles
6. New Street Trees
7. Measures to Retain Existing Trees
8. Install Brick Sidewalk
9. Special Paving
10. Potential BMPs
11. Enhanced Planting
12. Replacement Lighting
13. Curb Extensions at Intersections

Note:
* Final width and configuration will be determined as part of the former power plant site CDD approval(s).

APPENDIX

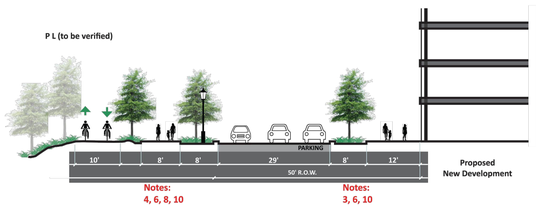
SECTION FAE-01: N. Fairfax Street Extension*

STREET TYPOLOGY:
PARK ROAD
DESIGNATED TRANSIT STREET

Key Map

A

RECOMMENDED



NOTES

1. Widen Sidewalk by Moving Curb
2. Widen Sidewalk without Moving Curb
3. New/Improved Tree Wells
4. New/Improved Landscape Strip
5. Remove Utility Poles
6. New Street Trees
7. Measures to Retain Existing Trees
8. Install Brick Sidewalk
9. Special Paving
10. Potential BMPs
11. Enhanced Planting
12. Replacement Lighting
13. Curb Extensions at Intersections

Note:
* Final width and configuration will be determined as part of the former power plant site CDD approval(s).

APPENDIX

THIS SHEET IS FOR INFORMATION PROPOSES ONLY

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
PROFESSIONAL ENGINEER

DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION
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04-07-2022	VERIFICATION SUBMISSION

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POTOMAC RIVER GENERATING STATION
CONCEPTUAL DEVELOPMENT PLAN
CITY OF ALEXANDRIA

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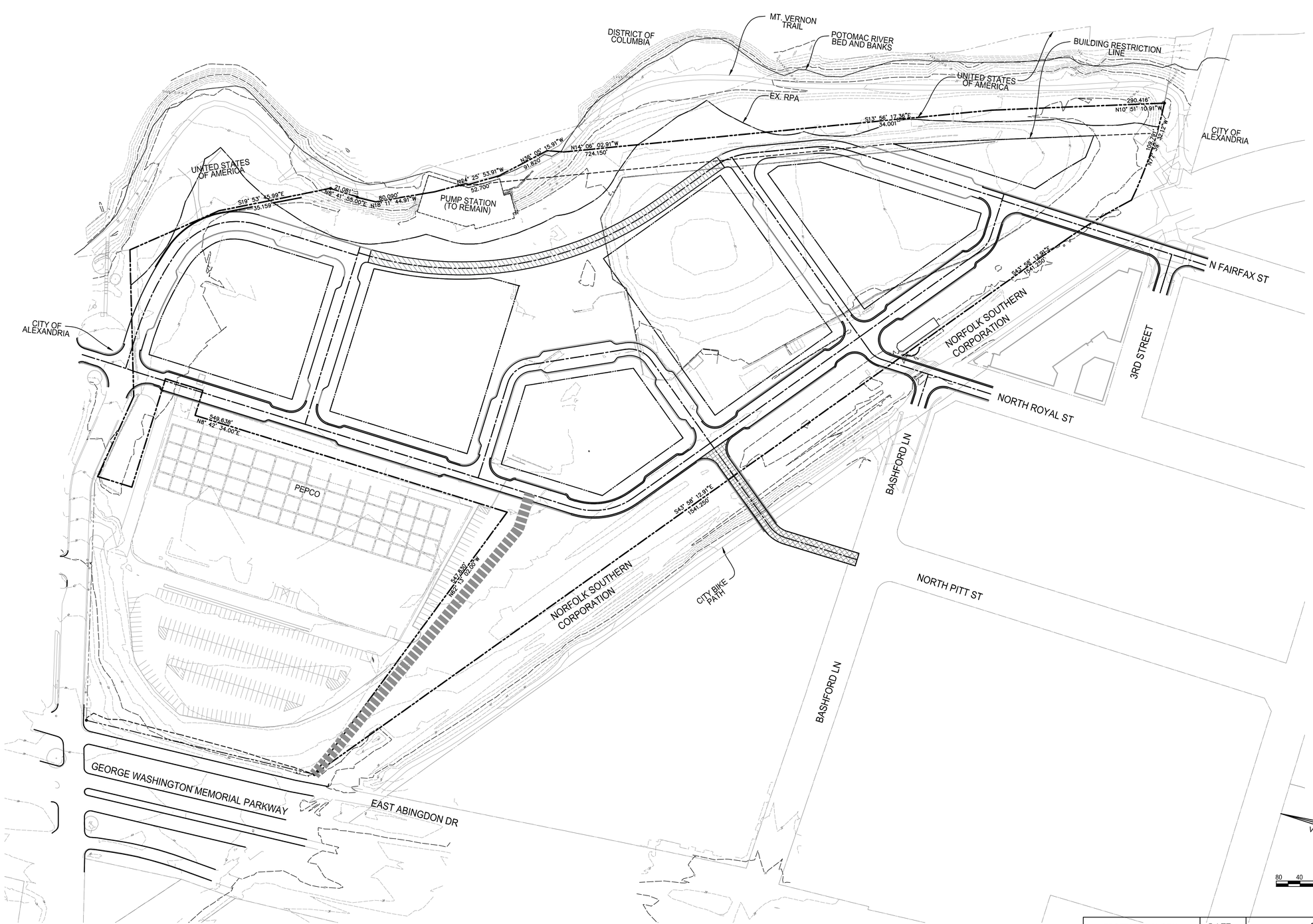
PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:
OLD TOWN NORTH DESIGN GUIDELINES

SHEET No.
C204



NOTES:

1. 100 YEAR FLOODPLAIN IS DEFINED BY 10' CONTOUR LINE AND 500 YEAR FLOODPLAIN IS DEFINED BY 14' CONTOUR LINE.

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
PROFESSIONAL ENGINEER

DATE	REVISION
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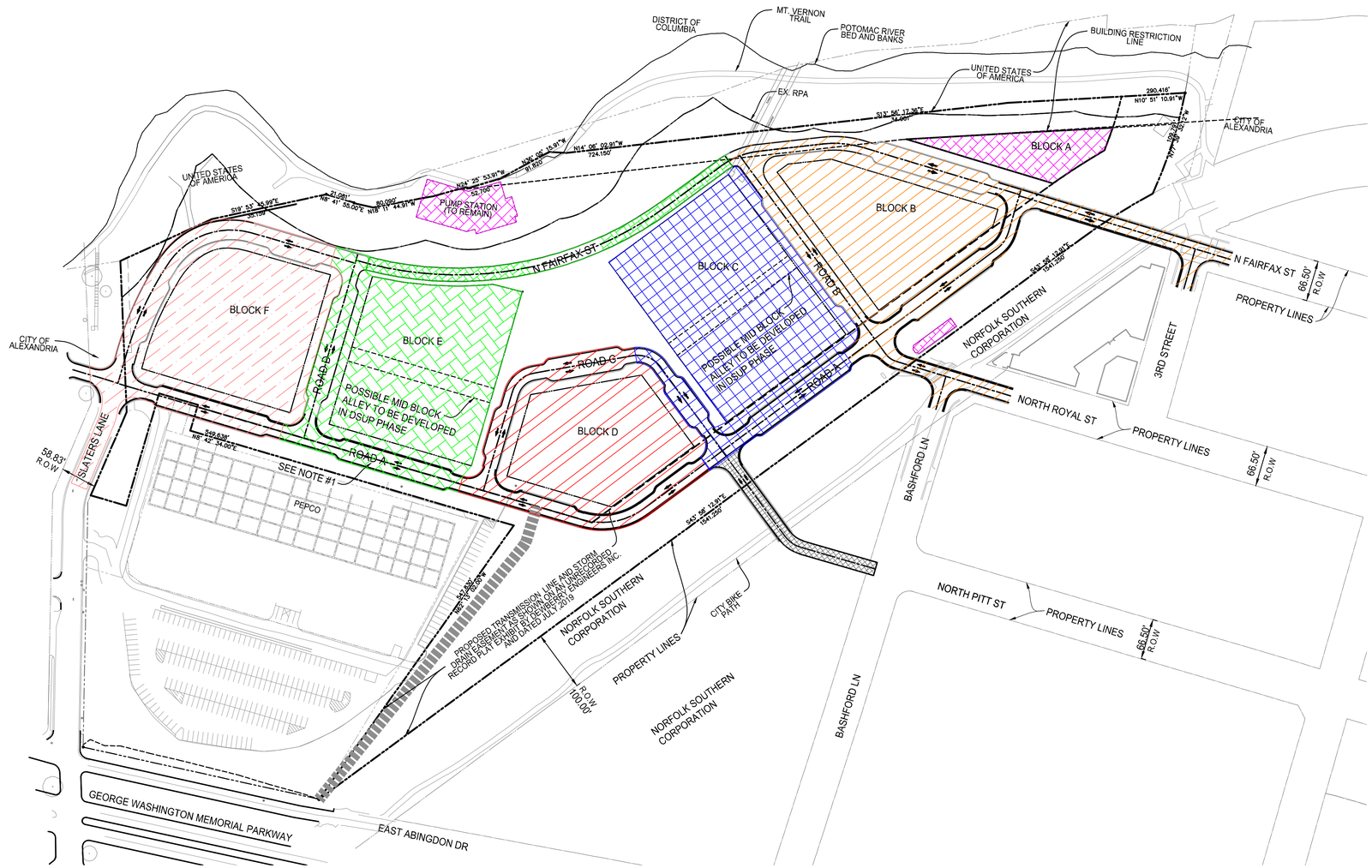
DATE: 2021-06-15
SCALE:
DESIGN: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:

TOPOGRAPHY OVERLAY

SHEET No.
C205



LEGEND:

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE TO BE DETERMINED

VCS 1983 GRID NORTH

100 50 0 100 200
GRAPHIC SCALE
1" = 100'

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/07/2022
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DRAWN: MG
CHECKED: KMW

SHEET TITLE:

DSP BLOCK SPECIFIC PHASING PLAN

SHEET No.
C300

ROADS & OPEN SPACE PHASING:

PHASE 1

- Phasing is specific to roads & open spaces
- The phasing on these diagrams are supplementary to the block phasing on CDD sheet C300 and do not contradict the phasing on that sheet.

N

LEGEND

- Property Line
- Phase Line
- Temporary Road
- Building Blocks
- Norfolk Southern Land (potential future phase, subject to landowners' approval)
- National Park Service Land (potential future phase, subject to landowners' approval)
- Permanent Improvements (including adjacent roadway)
- Interim Improvements (note ③)

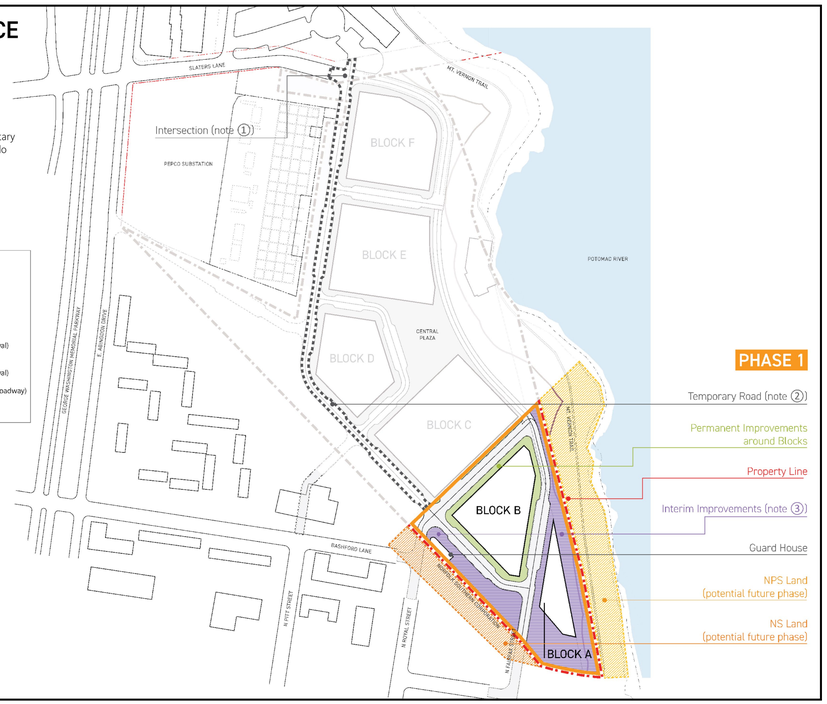
NOTE:

① Temporary spine road & Slaters Lane intersection: final geometry and interim finish condition

② Temporary road: with temporary sidewalks

③ Interim improvements:

- Interim improvements will be done at these locations until approval from adjacent landowners for permanent improvements is received
- descriptions for interim improvements will be included in future DSUPs



01 ROAD & OPEN SPACE PHASING PLAN: PHASE 1

ROADS & OPEN SPACE PHASING:

PHASE 2

- Phasing is specific to roads & open spaces
- The phasing on these diagrams are supplementary to the block phasing on CDD sheet C300 and do not contradict the phasing on that sheet.

N

LEGEND

- Property Line
- Phase Line
- Temporary Road
- Building Blocks
- Norfolk Southern Land (potential future phase, subject to landowners' approval)
- National Park Service Land (potential future phase, subject to landowners' approval)
- Permanent Improvements (including adjacent roadway)
- Interim Improvements (note ③)

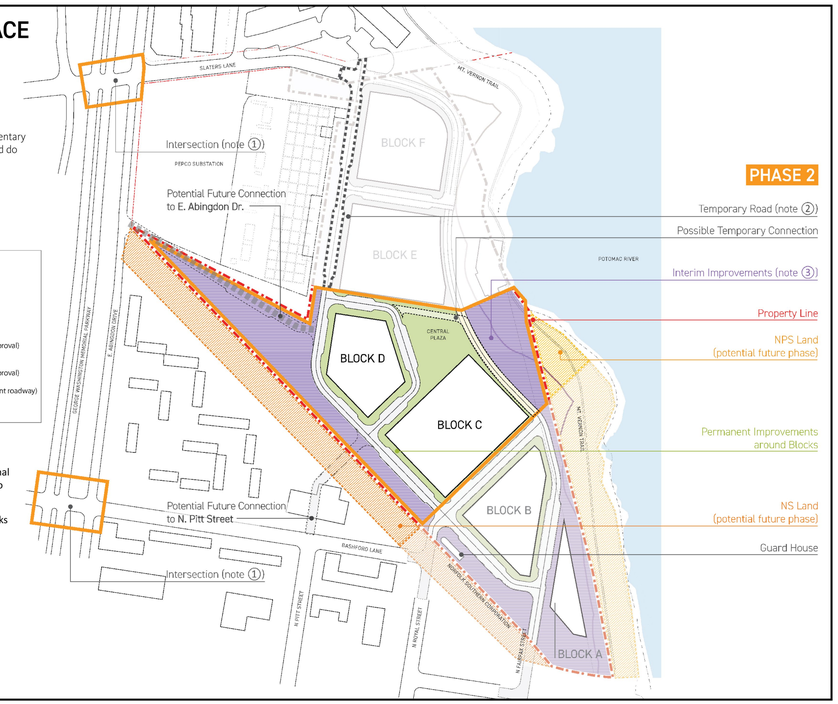
NOTE:

① GWMP intersection: Operational and signal improvements (can be done earlier subject to coordination with city's traffic operations)

② Temporary road: with temporary sidewalks

③ Interim improvements:

- Interim improvements will be done at these locations until approval from adjacent landowners for permanent improvements is received
- descriptions for interim improvements will be included in future DSUPs



02 ROAD & OPEN SPACE PHASING PLAN: PHASE 2

ROADS & OPEN SPACE PHASING:

PHASE 3

- Phasing is specific to roads & open spaces
- The phasing on these diagrams are supplementary to the block phasing on CDD sheet C300 and do not contradict the phasing on that sheet.

N

LEGEND

- Property Line
- Phase Line
- Temporary Road
- Building Blocks
- Norfolk Southern Land (potential future phase, subject to landowners' approval)
- National Park Service Land (potential future phase, subject to landowners' approval)
- Permanent Improvements (including adjacent roadway)
- Interim Improvements (note ③)

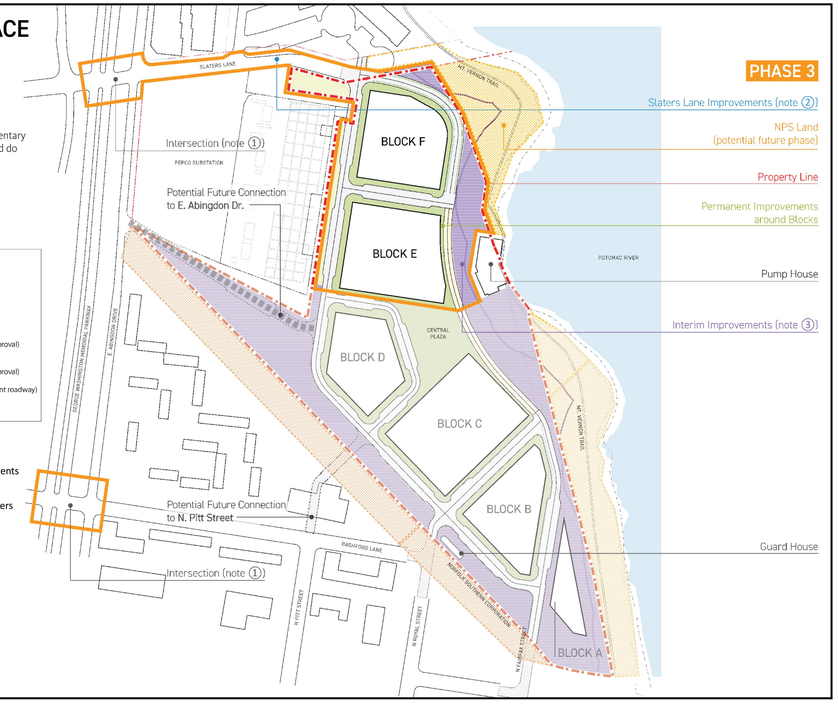
NOTE:

① GWMP intersection: pedestrian improvements

② Slaters Lane improvements: Subject to coordination with City and adjacent landowners

③ Interim improvements:

- Interim improvements will be done at these locations until approval from adjacent landowners for permanent improvements is received
- descriptions for interim improvements will be included in future DSUPs



03 ROAD & OPEN SPACE PHASING PLAN: PHASE 3

POTOMAC RIVER GENERATING STATION

CONCEPTUAL DEVELOPMENT PLAN

OWNER/APPLICANT
HRP Potomac, LLC
99 Summer Street
Suite 1110
Boston, MA 02110

Gensler

2020 K Street, Northwest
Suite 200
Washington, DC 20006
Tel 202.721.5200
Fax 202.872.5857

△	Date	Description

Seal / Signature

Project Name

Potomac River Generating Station

Project Number

09.9145.000

Scale

See Drawings

Description

ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A301