POTOMAC RIVER GENERATING STATION
ALEXANDRIA, VIRGINIA
CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1"= 350'

GENERAL NOTES

1. 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 Old Town North as defined by the Old Town North Small Area Plan. The applicant is also seeking to add significant ground-level public open space to be created as part of the project. The project protects the existing resource and creative treatment practices. Stormwater management as defined by the City of Alexandria will not be required for the project due to the site's topography and soils. The applicant is seeking to implement water conservation measures in each building to minimize domestic water use and waste. It is expected that at least 50% of the building floor area of the project will have sustainable design features, including the use of recycled materials, energy-efficient systems, and green building products. The maximum number of underground parking spaces will be 3,200. Street parking will be determined during future DSUPs. 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 feet above the maximum height. The project protects the existing resource and creative treatment practices. Stormwater management as defined by the City of Alexandria will not be required for the project due to the site's topography and soils.

2. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MARINE CLAYS ON THE SITE. (5-604-C (14)).

3. THE MAXIMUM NUMBER OF UNDERGROUND PARKING SPACES WILL BE 3,200. STREET PARKING WILL BE DETERMINED DURING FUTURE DSUPS.


5. 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 OLD TOWN NORTH SMALL AREA PLAN, WITH SUFFICIENT FLEXIBILITY TO ENSURE THE FINANCIAL VIABILITY OF THE PROJECT. (5-604-C (3))

6. THE SITE CONTAINS APPROXIMATELY 18.80 ACRES.

7. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBER FOR THIS SITE IS 045.01-01-04.

8. THE Ward Law Firm, LLC, IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT AT LEAST 50% OF THE BUILDING FLOOR AREA OF THE PROJECT WILL HAVE SUSTAINABLE DESIGN FEATURES, INCLUDING THE USE OF RECYCLED MATERIALS, ENERGY-EFFICIENT SYSTEMS, AND GREEN BUILDING PRODUCTS.

9. THE MAXIMUM NUMBER OF UNDERGROUND PARKING SPACES WILL BE 3,200. STREET PARKING WILL BE DETERMINED DURING FUTURE DSUPS.

10. THE MAXIMUM NUMBER OF UNDERGROUND PARKING SPACES WILL BE 3,200. STREET PARKING WILL BE DETERMINED DURING FUTURE DSUPS.
The diagram depicts a site plan for a potential development project. Key features and considerations include:

- **Building Restriction**: The maximum building height is limited to 172 feet.
- **Building Restrictions' Lobby Locations**: Exact locations to be determined during each representative of potential concentration. Breaks are necessary to transform the properties into a vibrant, mixed-use development.
- **Possible Secondary Retail**: Needs to be integrated into the overall development plan to meet the level of development contemplated.
- **Restrictions on Bulk Elevation**: Heights up to 160' are limited on certain blocks, including Block C, Block D, and Block E.
- **Roadways**: Roads such as Road A, Road B, Road C, and Road D are shown, with some designated for potential future connections.
- **Waterfront District**: A significant amount of waterfront can be developed with additional height permitted.
- **Building Height Limits**: The maximum building height is 172 feet, and buildings on each block are restricted to a maximum of 172 feet.
- **Utility Lines**: Exact locations are to be determined during each representation of potential concentration.
- **Site Constraints**: These include existing site conditions such as utility lines and property lines.
- **Easement Areas**: There are designated easement areas on the property.
- **Property Lines**: The property lines are marked, and the city of Alexandria is mentioned.
- **POTENTIAL FUTURE CONNECTIONS**: Connections to North Pitt St and East Abingdon Dr are subject to cooperation with the abutting property owners.
- **Woonerf**: The Woonerf is an extension of North Fairfax Street, acting as shared space that uses flexible space to elevate pedestrian priority, slow vehicular speed, and create a seamless and safe connection.
- **Non-Traditional Design**: This design elevates pedestrian priority, slows vehicular speed, and creates a seamless and safe connection.
- **Potential Improvements**: Potential improvements to intersections of the George Washington Memorial Parkway will be discussed as part of the overall traffic impact study.
- **National Park Service**: Potential improvements to the George Washington Memorial Parkway are subject to approval by the National Park Service.
- **Non-Traditional Design Elements**: These elements include the Woonerf, which is an extension of North Fairfax Street, and pedestrian-friendly improvements.

The plan also includes notations for potential future improvements and connections, as well as designations for future developments, such as potential penthouses and common amenity spaces on the rooftop horizontally adjacent to common areas.

Overall, the plan outlines a comprehensive approach to developing the site in a way that maximizes its potential while adhering to building restrictions and site constraints.
NORFOLK SOUTHERN CORPORATION

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

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**Linear Park**

<table>
<thead>
<tr>
<th>Block</th>
<th>Area (ac)</th>
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<tbody>
<tr>
<td>DS-4</td>
<td>1.00</td>
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<tr>
<td>DS-5</td>
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<td>DS-6</td>
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<tr>
<td>Total</td>
<td>1.71</td>
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**Total Open Space (ac)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (ac)</th>
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<tbody>
<tr>
<td>Waterfront Park</td>
<td>1.67</td>
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<tr>
<td>Linear Park</td>
<td>1.71</td>
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<tr>
<td>Total Additional On-Site Open Space</td>
<td>0.76</td>
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<tr>
<td>Potential Total Open Space (ac)</td>
<td>5.77</td>
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**Potential Additional On-Site Open Space**

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Waterfront Plaza</td>
<td>0.70</td>
</tr>
<tr>
<td>Total area (up to)</td>
<td>0.76</td>
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</tbody>
</table>

**Potential Total Open Space (ac)**

<table>
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<td>5.77</td>
</tr>
</tbody>
</table>
NOTE:

1. Grading shown is conceptual and subject to change with the DSIP infrastructure.

connection to ex sanitary sewer

POTOMAC RIVER GENERATING STATION
CONCEPTUAL DESIGN PLAN

TO BE CONSIDERED TO BE POTOMAC LLC AS PART OF SUBDIVISION REQUIREMENT

 SCALE: 1" = 60'
NOTES:

- THE INFRASTRUCTURE AND SUBSEQUENT DSPS.

1. MIN 6' T.PITS

MIN 8' SW

MIN 6' T.PITS

MIN 8' SW

MIN 8' SW

MIN 6' T.PITS

MIN 8' SW

FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF

7' PARKING LANE

11' MOVING LANE

11' MOVING LANE

11' MOVING LANE

PROPOSED ROAD CROSS SECTION

PROPOSED ROAD CROSS SECTION

PROPOSED ROAD CROSS SECTION

PROPOSED ROAD CROSS SECTION

LEGEND:

T.PITS: TREE PITS

L: LENGTH

PL: PARCEL LINE

SW: SIDEWALK

R.O.W: RIGHT OF WAY

NOTE: THE FLUSH CONDITION IS SUBJECT TO

FUTURE DSP.

LOADING AND GARAGE ENTRANCES IN THE

FURTHER STUDY TO COORDINATE OFF STREET