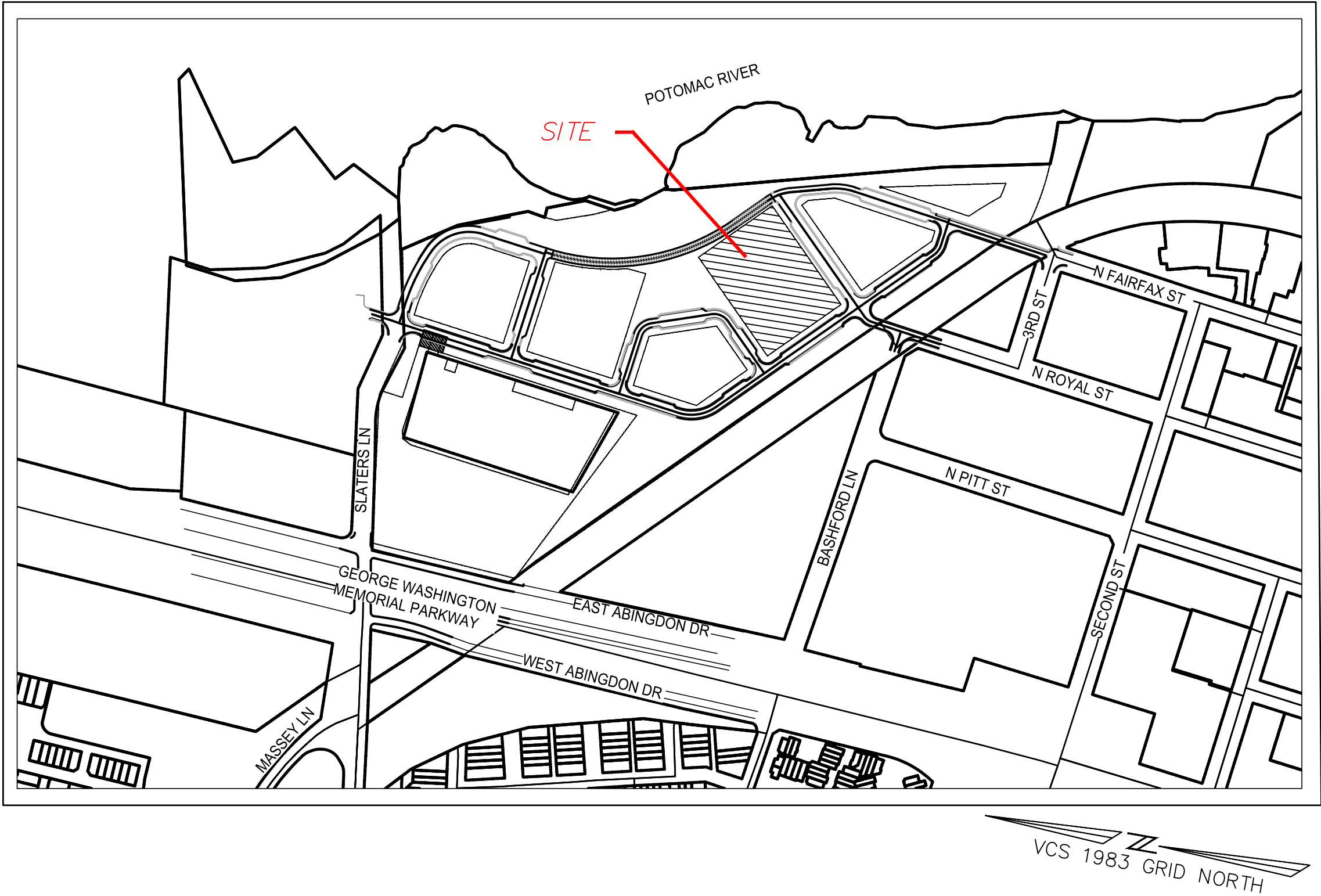


PRGS REDEVELOPMENT BLOCK C

CONCEPT I PLAN ALEXANDRIA, VIRGINIA

VICINITY MAP
SCALE 1"= 300'



NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY ROAD C, TO THE WEST BY ROAD A, TO THE EAST BY NORTH FAIRFAX STREET, AND TO THE SOUTH BY ROAD B. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30). THIS PROJECT PROPOSES A MIXED-USE BUILDING WITH GROUND RETAIL, RESIDENTIAL AND AND ONE FLOOR OFFICE. THERE WILL BE THREE LEVELS OF BELOW GRADE PARKING BENEATH THE ENTIRE BUILDING AND A PORTION OF THE PRIVATE STREET. ACCESS TO THE SITE WILL BE FROM ROAD B AND ROAD C.

CDD LAND USE TABULATION						
PHASE	BLOCK	MAXIMUM BASE GFA (sf)	MAXIMUM GFA WITH ADDITIONAL DENSITY (sf)	PROPOSED BY BLOCK (sf)	% COMMERCIAL	% RESIDENTIAL
PHASE 1	BLOCK A	65,000	65,000	65,000	100%	0%
	BLOCK B	360,000	415,000	415,000	17%	83%
PHASE 2	BLOCK C	520,000	635,000	635,000	17%	83%
	BLOCK D	265,000	325,000			
PHASE 3	BLOCK E	500,000	580,000			
	BLOCK F	430,000	470,000			
	PUMPHOUSE	10,000	10,000			
	GATEHOUSE	approx. 1,300*	approx. 1,300*			
TOTAL		2,150,000	2,500,000	1,115,000	21%	79%

NOTE: AFFORDABLE UNITS WILL BE INCLUDED IN FUTURE SUBMISSIONS AND PARKING CALCULATIONS WILL BE UPDATED ACCORDINGLY.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	11-04-2022	CONCEPT I SUBMISSION

SHEET INDEX

C000	COVER SHEET
C100	NOTES AND TABULATIONS
C300	OVERALL EXISTING CONDITIONS PLAN
C301	EXISTING CONDITIONS PLAN
C302	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C400	CONCEPTUAL SITE PLAN
A900	ROADWAY AND OPEN SPACE SPECIFIC PHASING PLAN

APPLICANT

HRP POTOMAC, LLC
1199 N FAIRFAX ST.
SUITE 808
ALEXANDRIA, VA 22314
312 796-6564

ARCHITECT

GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006
202 721-5200

CIVIL ENGINEER

christopher consultants, ltd.
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703 273-6820

LANDSCAPE ARCHITECT

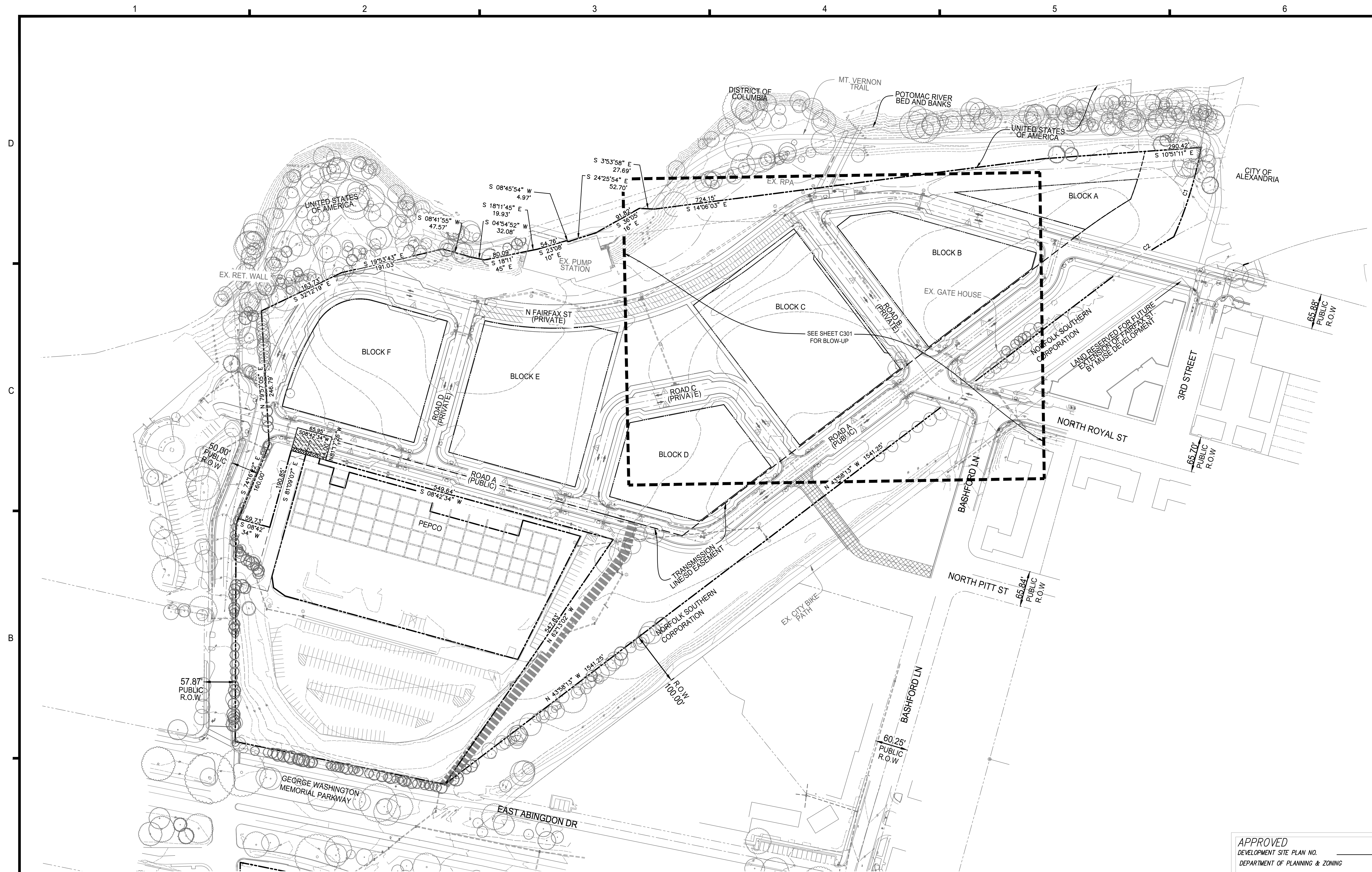
OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

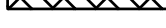
TRAFFIC ENGINEER

GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314
703 721-3044

ATTORNEY

WIRE GILL
700 N FAIRFAX ST
SUITE 600
ALEXANDRIA, VA 22314
703 836-5757



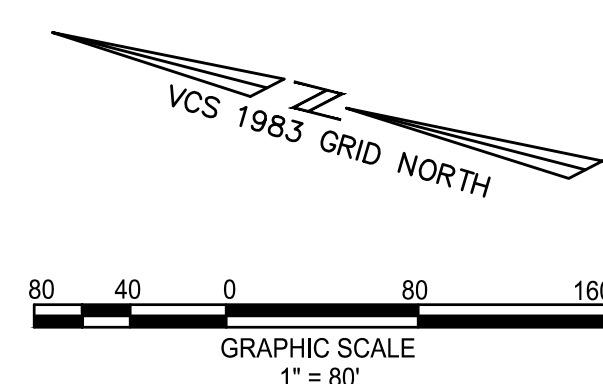
	THE WOONER IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.
	TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION
	THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A.
	POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
	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.

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'



APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION &	ENVIRONMENTAL SERVICES
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	_____
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.



christopher
consultants

9900 main st
suite 400
fairfax, va 22031

p 703.273.6920

engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
 JOHN L. HELMS
 Lic. No. 52485
 11/04/2022
 PROFESSIONAL ENGINEER

PRGS BLOCK C
CONCEPT I PLAN
CITY OF ALEXANDRIA, VA

[illegible]

PROJECT No.: 17005.006.00
DRAWING No.: 112051
DATE: 08/30/2022
DESIGN: JH
DRAWN: YH
CHECKED: KMW

SHEET TITLE:

OVERALL
EXISTING
CONDITIONS
PLAN

SHEET No.

C300

ROADS & OPEN SPACE PHASING:

PHASE 1

NOTE:

- ① GWMP intersections: Operational and signal improvements (subject to coordination with City's traffic operations)
- ② Temporary road: with temporary sidewalks
- ③ Open Space improvements:
- ④ Block A, Pump House and Guard House may be developed with any Phase.
- ⑤ Temporary spine road & Slaters Lane intersection: final geometry and interim finish condition.
- ⑥ Removed locked gate, repair existing stairs and add a bicycle track, extend sidewalk to new driveway.
- ⑦ Temporary bus facilities to be developed as part of Block DSUPs.

Mount Vernon Trail Connection (note 6)

Temporary bus facilities (note 7)

Pump House (note 4)

Temporary bus facilities (note 7)

PHASE 1

Temporary Road (note 2)

Permanent Improvements around Blocks

Property Line

Open Space Improvements (note 3)

Guard House (note 4)

NPS Land (potential future phase)

NS Land (potential future phase)

ROADS & OPEN SPACE PHASING:

PHASE 2

NOTE:

- ① GWMP intersections: Multimodal operational, physical, and signal improvements identified as part of the Phase 2 MTS
 - to be completed as part of Phase 2, subject to coordination with City and NPS approval
- ② The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES.
- ③ Open Space improvements:
 - If it is infeasible for the Waterford Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2.
 - Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
 - Future DSUP's will include detail on proposed final and interim conditions improvements.
- ④ Block A, Pump House and Guard House may be developed with any Phase.
- ⑤ Potential future connection to E/W. 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.
- ⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.
- ⑦ Temporary road: with temporary sidewalks
- ⑧ Temporary and permanent bus facilities to be developed as part of Block DSUPs

Legend:

- Slaters Lane Improvements (note ②)
- Temporary bus facilities (note ⑧)
- PHASE 2**
- Temporary Road (note ⑦)
- Possible Temporary Connection
- Pump House (note ④)
- Open Space Improvements (note ③)
- Property Line
- NPS Land (potential future phase)
- Permanent bus facilities (note ⑧)
- Permanent Improvements around Blocks
- NS Land (potential future phase)
- Guard House (note ④)

ROADS & OPEN SPACE PHASING:

PHASE 3

NOTE:

- ① GWMP intersection improvements completed in previous phases
- ② Slaters Lane improvements: Subject to coordination with City and adjacent landowners to be implemented.
- ③ Open Space improvements: The applicant does not control these parcels.
- ④ Block A, Pump House and Guard House may be developed with any Phase.
- ⑤ Potential future connection to E/W Abingdon Dr. is subject to cooperation of abutting property owners. The applicant does not control these parcels.
- ⑥ Potential future connection to N Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.
- ⑦ Permanent bus facilities to be developed as part of Block DSUPs

The map illustrates the proposed roads and open space improvements for Phase 3 of the development. It shows six blocks (A-F) and several streets including Slatters Lane, Potomac River, and various numbered roads (Road A through Road F). Improvement areas are highlighted in different colors and labeled OS-1 through OS-10. Notes 1 through 7 provide additional context for the phasing and ownership of these improvements.

Improvement Area / Note	Color / Line Style
Permanent bus facilities (note ⑦)	Orange dashed line
Slatters Lane Improvements (note ②)	Blue solid line
NPS Land (potential future phase)	Yellow shaded area
Property Line	Pink solid line
Permanent Improvements around Blocks	Green solid line
Pump House (note ④)	Light blue shaded area
Open Space Improvements (note ③)	Purple shaded area
Permanent bus facilities (note ⑦)	Orange dashed line
Guard House (note ④)	Light blue shaded area

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)
-  Open Space Improvements (note ③)
-  To be conveyed to HRP POTOMAC LLC
as part of separate resubdivision

- The intent of these Phasing Plans is to describe the Road and Open Space Improvements to be associated with each Phase of development.
- The exact order of Block and Building phasing may vary.
- In-kind contributions for the cost of design and improvements of the publicly accessible parks will be accounted for at the end of each phase pursuant to CDD Condition No.116.
- Improvements associated with each phase will be completed as each phase is completed.

APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPT. OF TRANSPORTATION & _____	ENVIRONMENTAL SERVICES _____
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

03 ROADS & OPEN SPACE PHASING PLAN: PHASE 3

DSUP CONCEPT I PLAN

1300 North Royal Street
Alexandria VA 22314



HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314

Tel 312.796.6564
Fax xxx.xxx.xxxx

2020 K Street NW
Suite 200
Washington, DC 20006
United States

Tel 202.721.5200
Fax 202.872.8587

[illegible]

Seal / Signature	
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Project Name	
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PRGS Redevelopment

Project Number	
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09.9145.000

Scale	
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Description	
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ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900