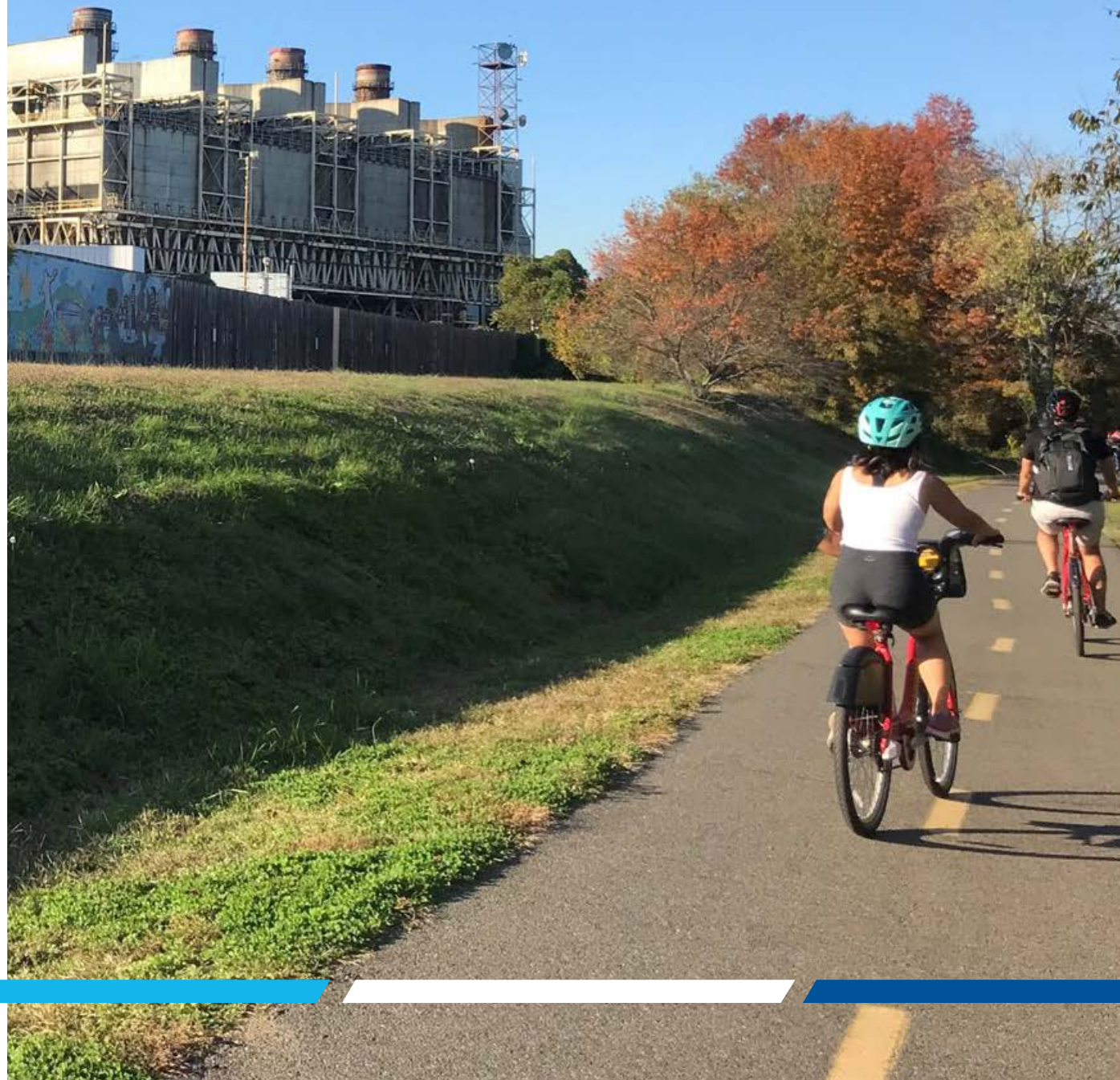


# POTOMAC RIVER GENERATING STATION

UDAC MEETING - PART 1

FEBRUARY 1, 2023



 **Hilco**<sup>TM</sup>  
Redevelopment Partners



**Gensler**

HANDEL  
ARCHITECTS



**OJB**



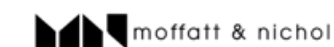
**Thornton  
Tomasetti**

**BURO HAPPOLD**

**GOROVE SLADE**  
Transportation Planners and Engineers

**CLARK  
CONSTRUCTION**

**ARUP**



**WE TRANSFORM  
UNSIGHTLY BLIGHT...**

**INTO SUSTAINABLE  
COMMUNITIES**

**A COMPREHENSIVE  
SITE VISION**

**1 INTEGRATE THE SITE INTO  
OLD TOWN NORTH**

Create a mixed-use, people centric environment thoughtfully connected to OTN

**2 CONNECT PEOPLE  
TO THE WATERFRONT**

Expand equitable access to Alexandria's waterfront

**3 PROVIDE MEANINGFUL &  
VARIED OPEN SPACE**

Create places for a variety of activities seamlessly connected to neighboring parks

**4**

**CREATE A SUSTAINABLE  
NEW PLACE**

Pursue sustainable and resilient strategies through a multi-pronged approach

# DEVELOPMENT REVIEW PROCESS

## BUILDING ON APPROVED CDD

### CDD

Coordinated Development District



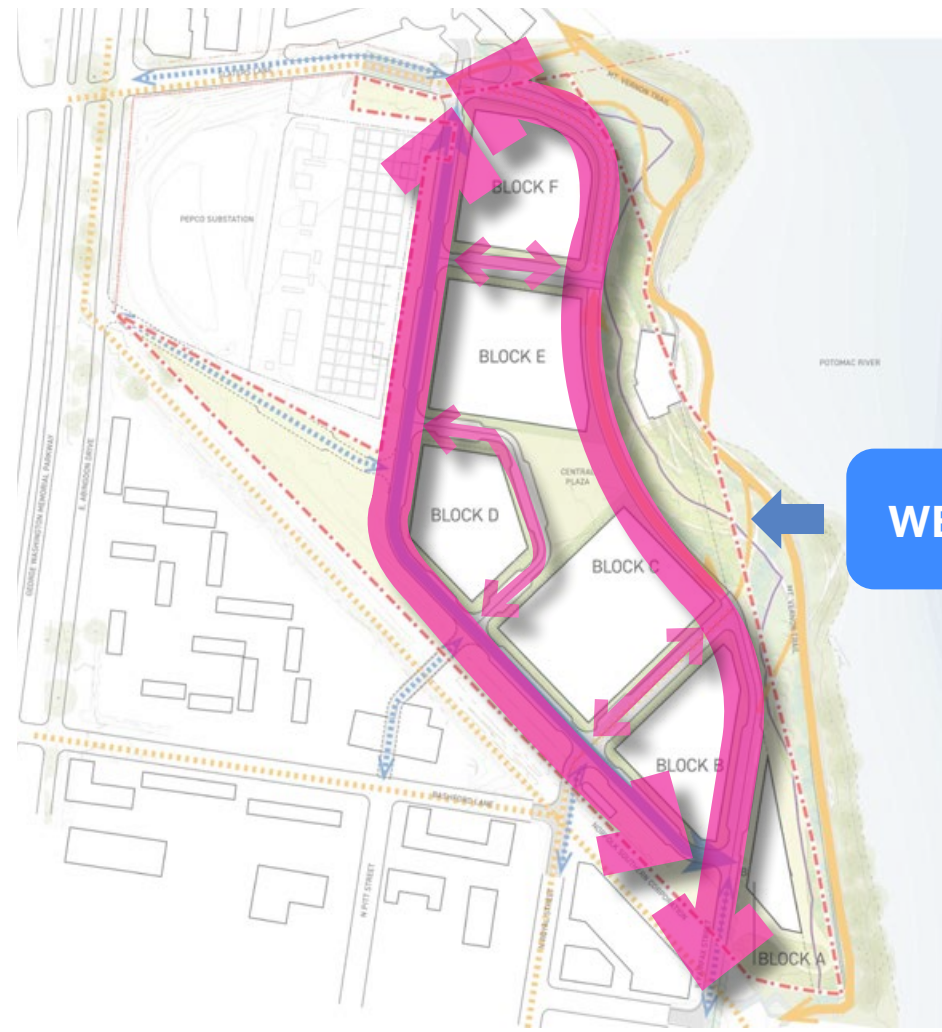
#### MASTER PLANNING & ZONING

- Road and block configuration
- Open space amount and approach
- Land use, density & height maximum

Outlines community benefit framework;  
Carbon Neutrality Analysis

### IDSP

Infrastructure Development Site Plan



#### SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;  
Coordinated Sustainability Strategy

### DSUPs

Development Special Use Permits



#### BLOCK FORM, ARCHITECTURE & OPEN SPACE

- Building massing and use
- Architectural definition and character
- Detailed open space associated with blocks

Building sustainability features

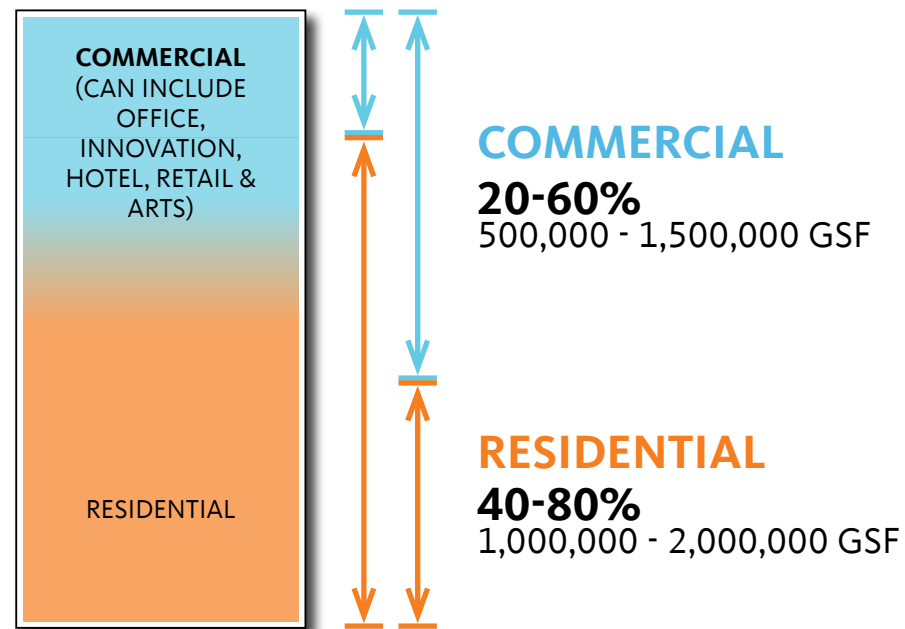
WE ARE HERE

# DEVELOPMENT FRAMEWORK

## A FLEXIBLE AND RESPONSIVE LAND USE APPROACH

- Development is across 6 blocks, not including the existing Pump House or Guard House locations.
- A mix of commercial and residential uses is on site. Commercial uses may include office, arts innovation, hotel & retail.

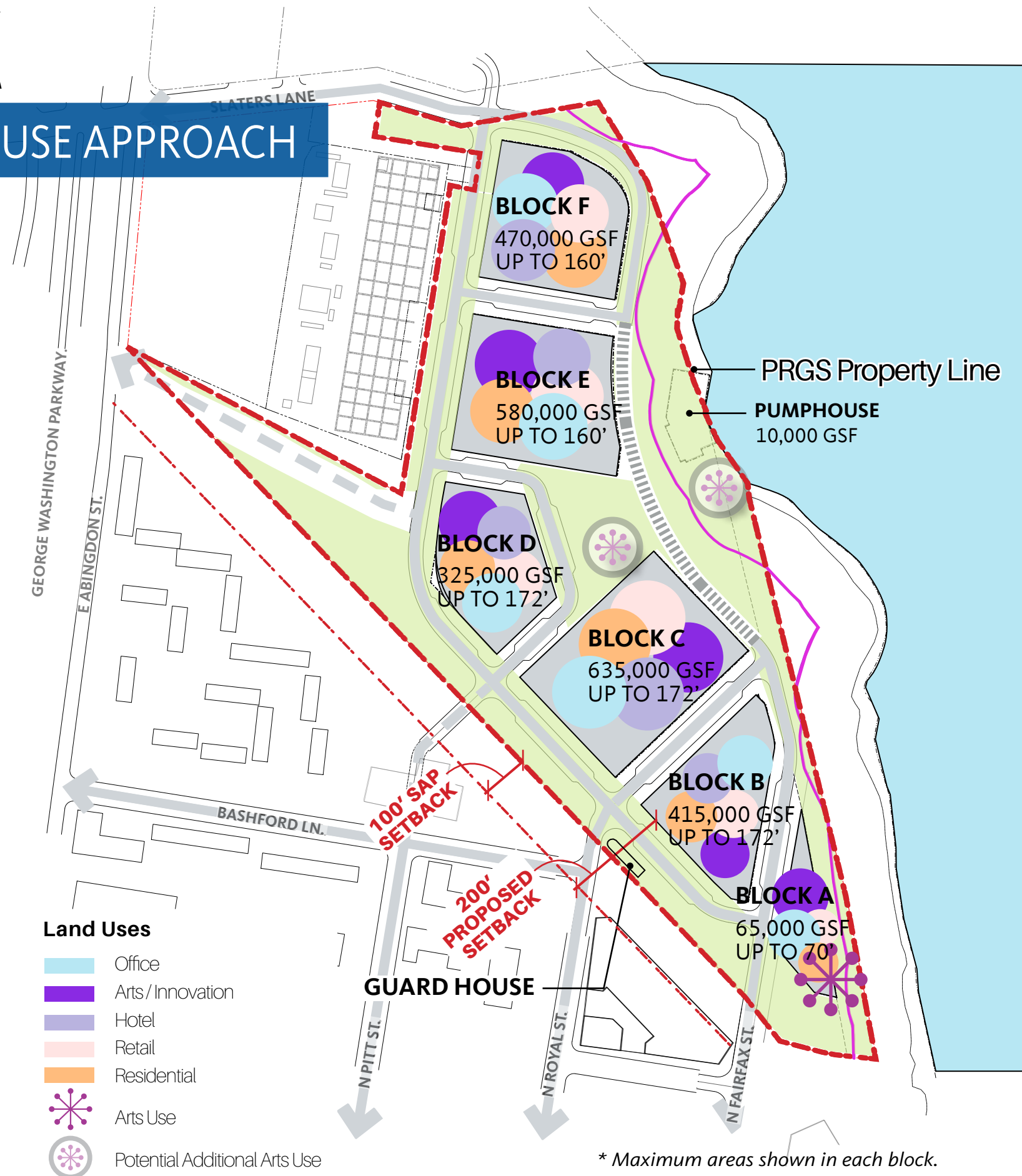
### FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



\*USES WILL BE MIXED ACROSS THE SITE.

\*Commercial uses can include, but are not limited, to those listed.

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	PUMP HOUSE
	65,000 GSF	415,000 GSF	635,000 GSF	325,000 GSF	580,000 GSF	470,000 GSF	10,000 GSF
<b>Commercial*</b>	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts/Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	✓	✓	✓
<b>Residential</b>	✓	✓	✓	✓	✓	✓	



\* Maximum areas shown in each block.

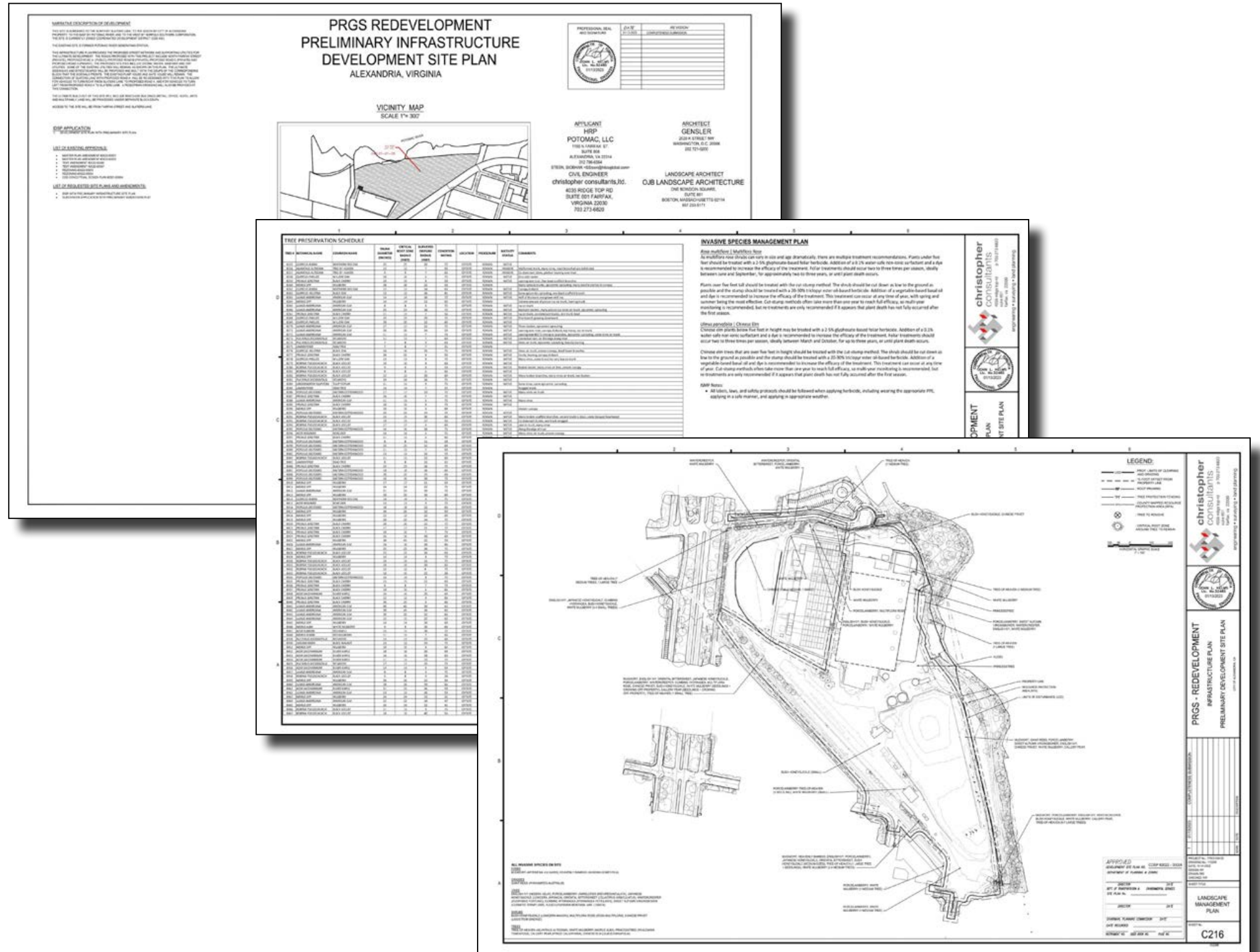
# TODAY'S MEETING

## 1. IDSP REVIEW

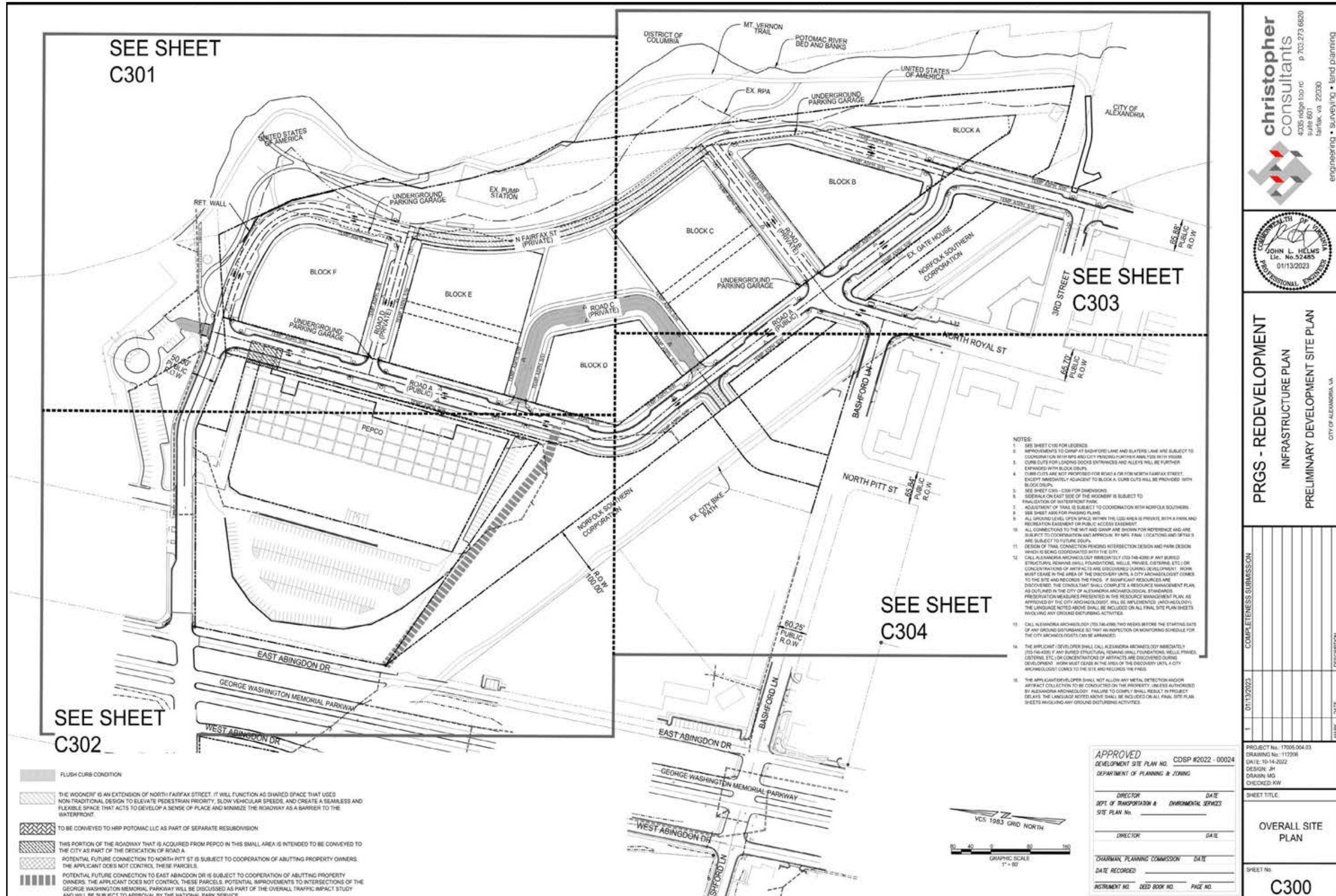


# IDSP COMPLETENESS SUBMISSION

- The Infrastructure Development Site Plan (IDSP) includes information on:
  - Overall Existing Conditions
  - Block Layout
  - Roadways
  - Open Space
  - Roadway and Open Space Phasing
- The IDSP has been completed for the entire site.

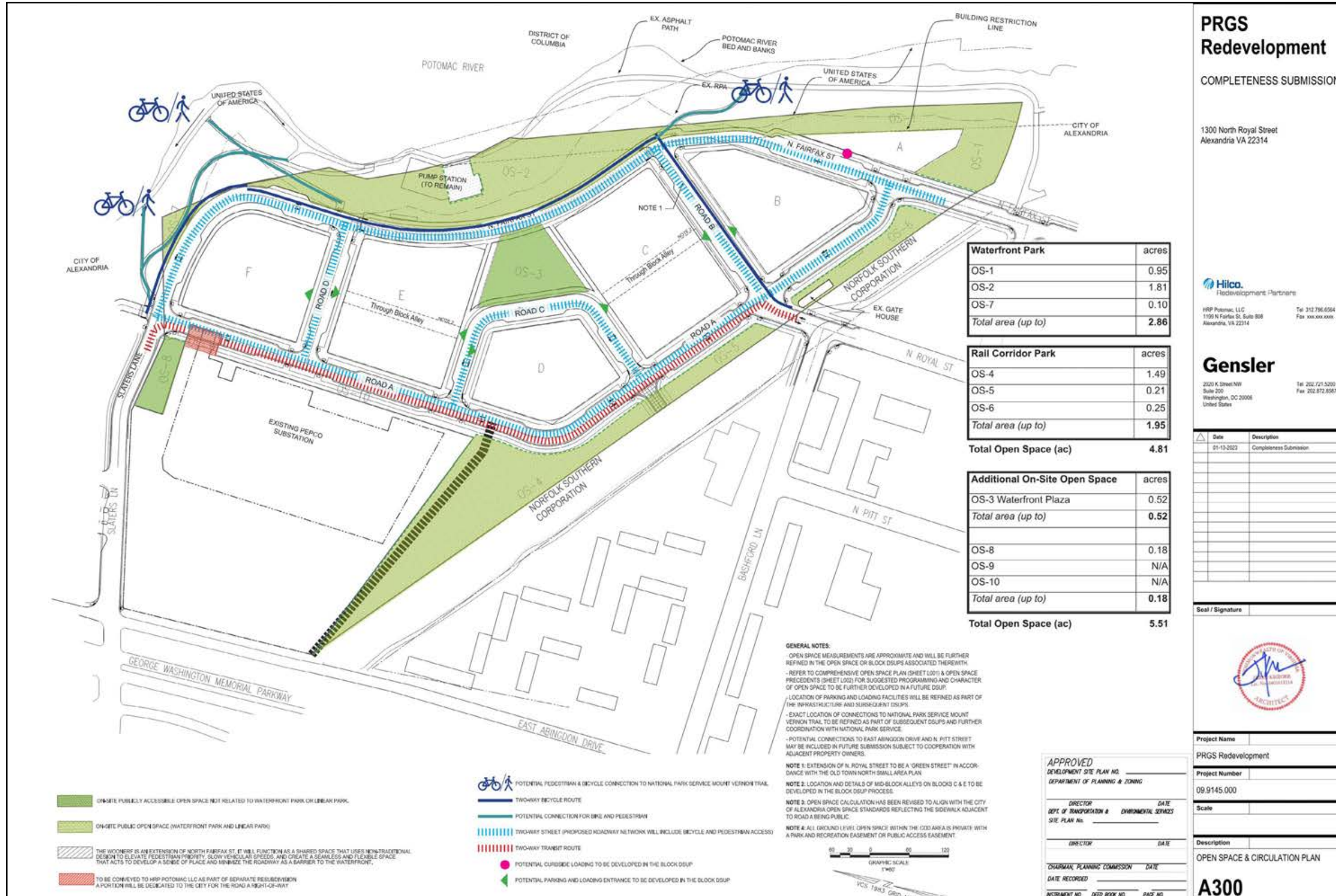


# IDSP COMPLETENESS SUBMISSION



- Full size submission sheet will be available for review during meeting

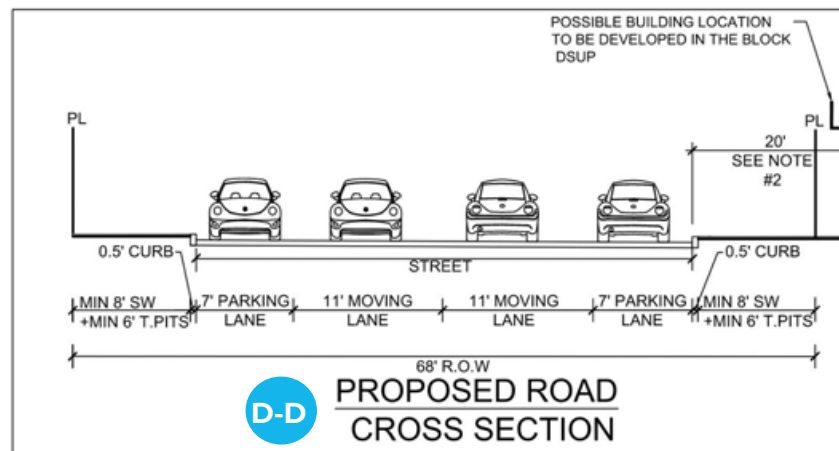
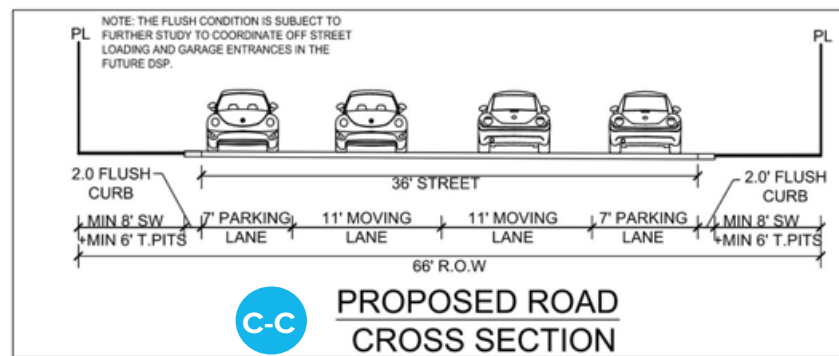
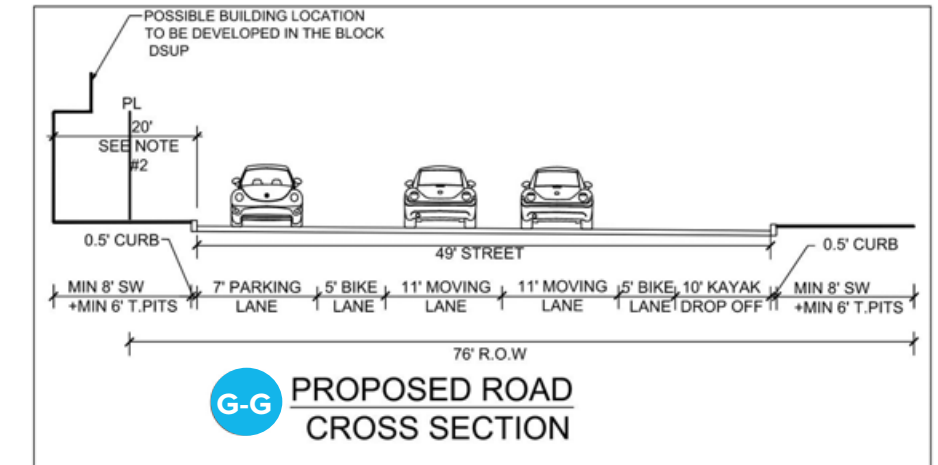
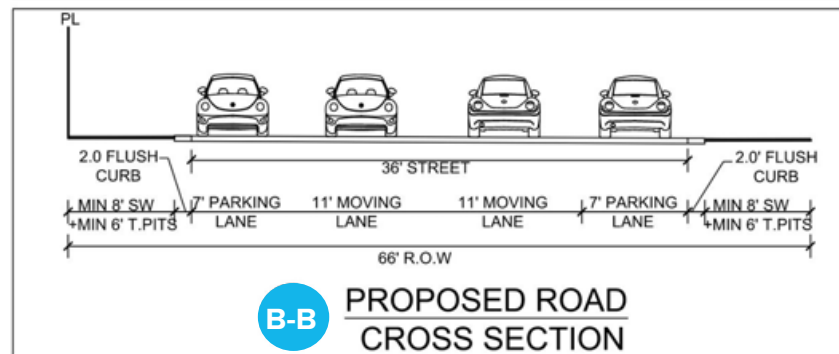
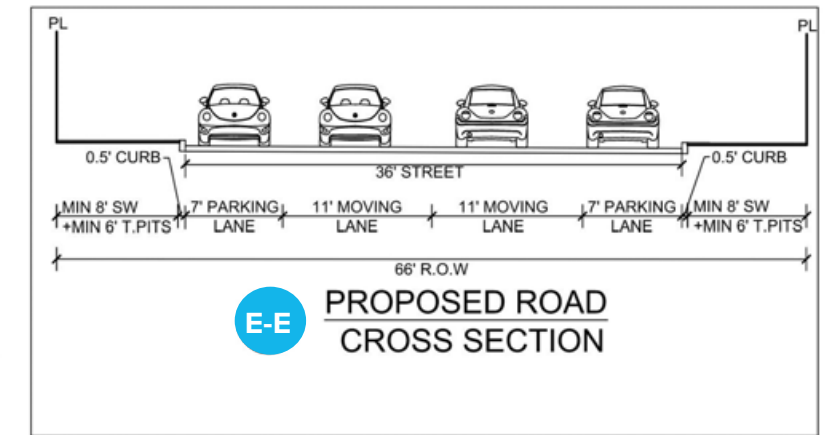
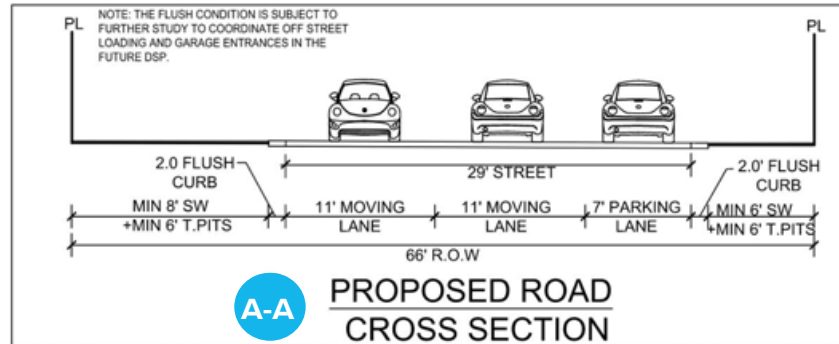
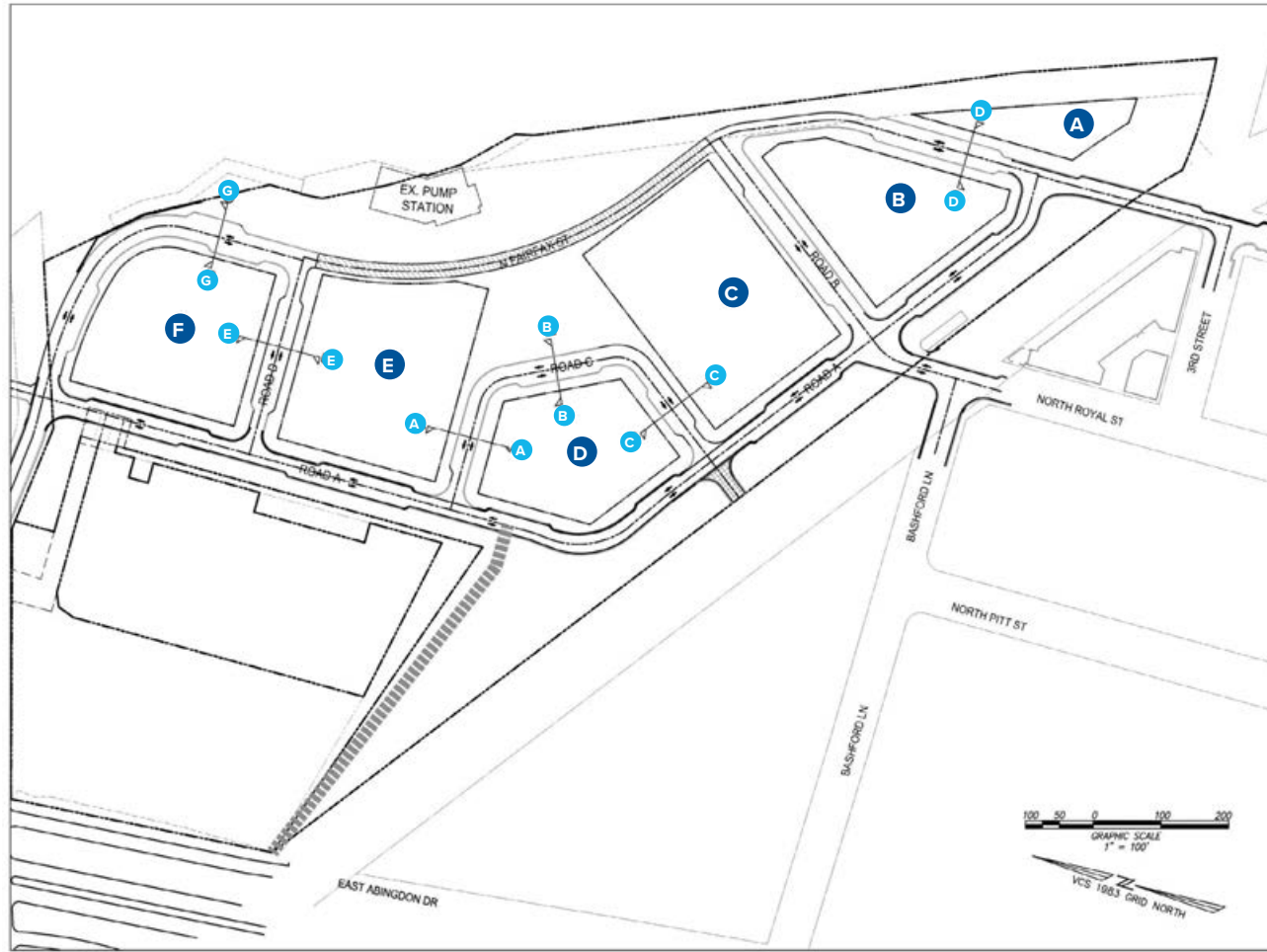
# IDSP COMPLETENESS SUBMISSION



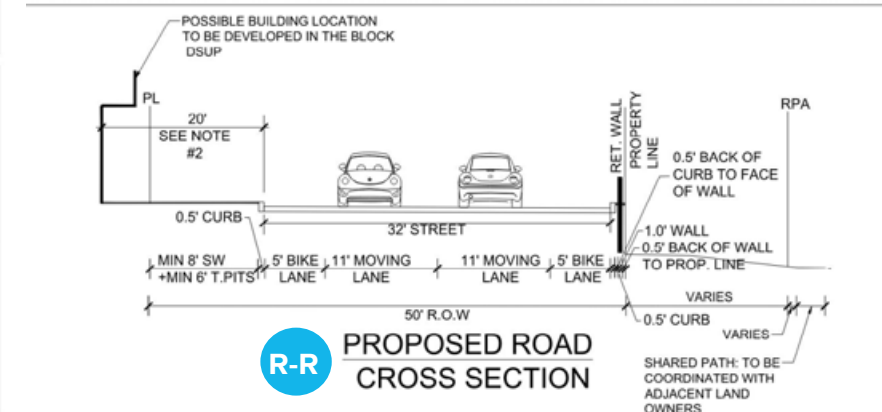
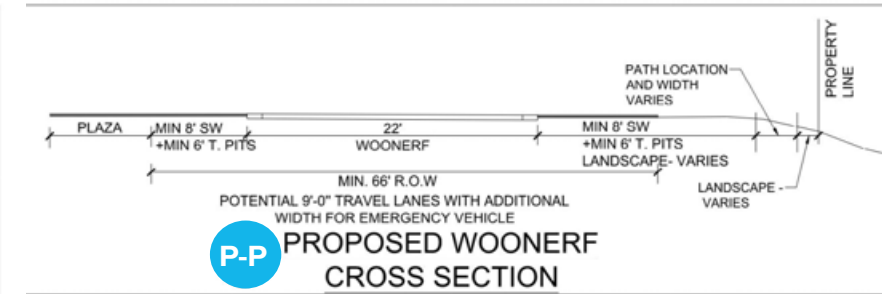
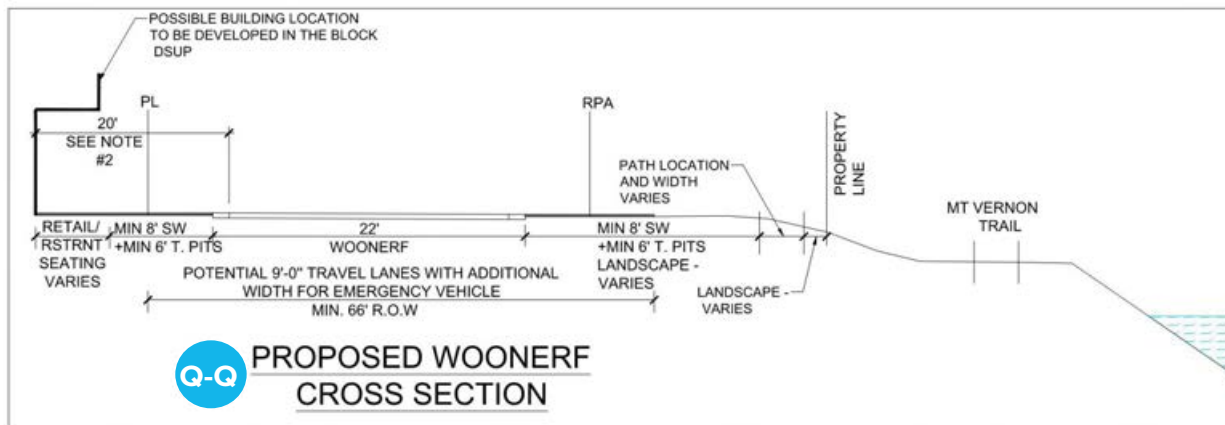
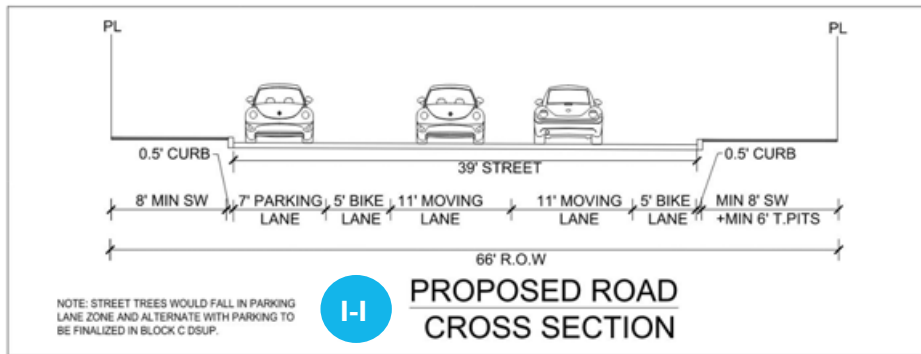
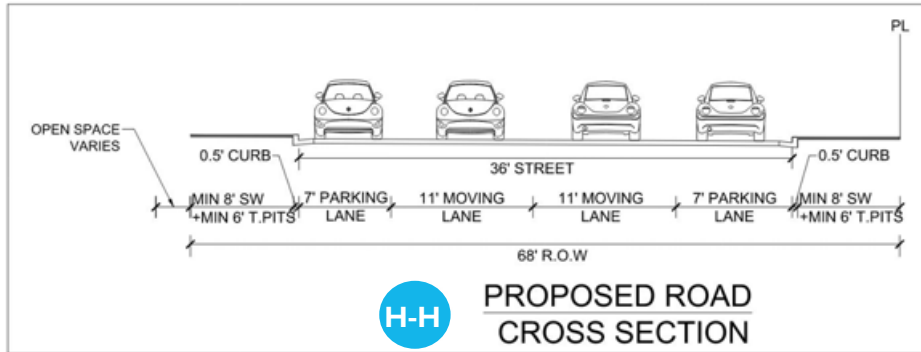
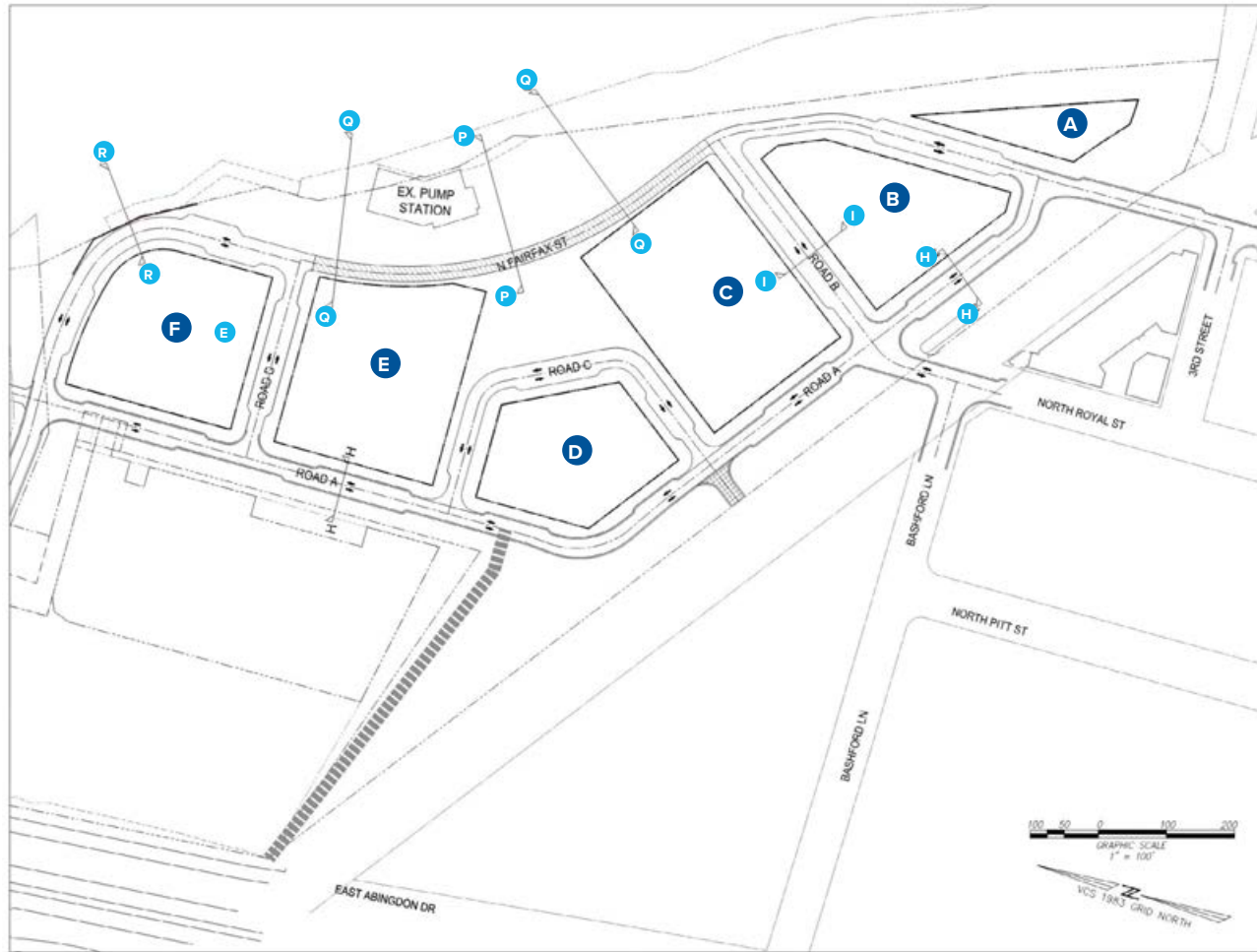
- Full size submission sheet will be available for review during meeting



# STREET DIMENSIONS

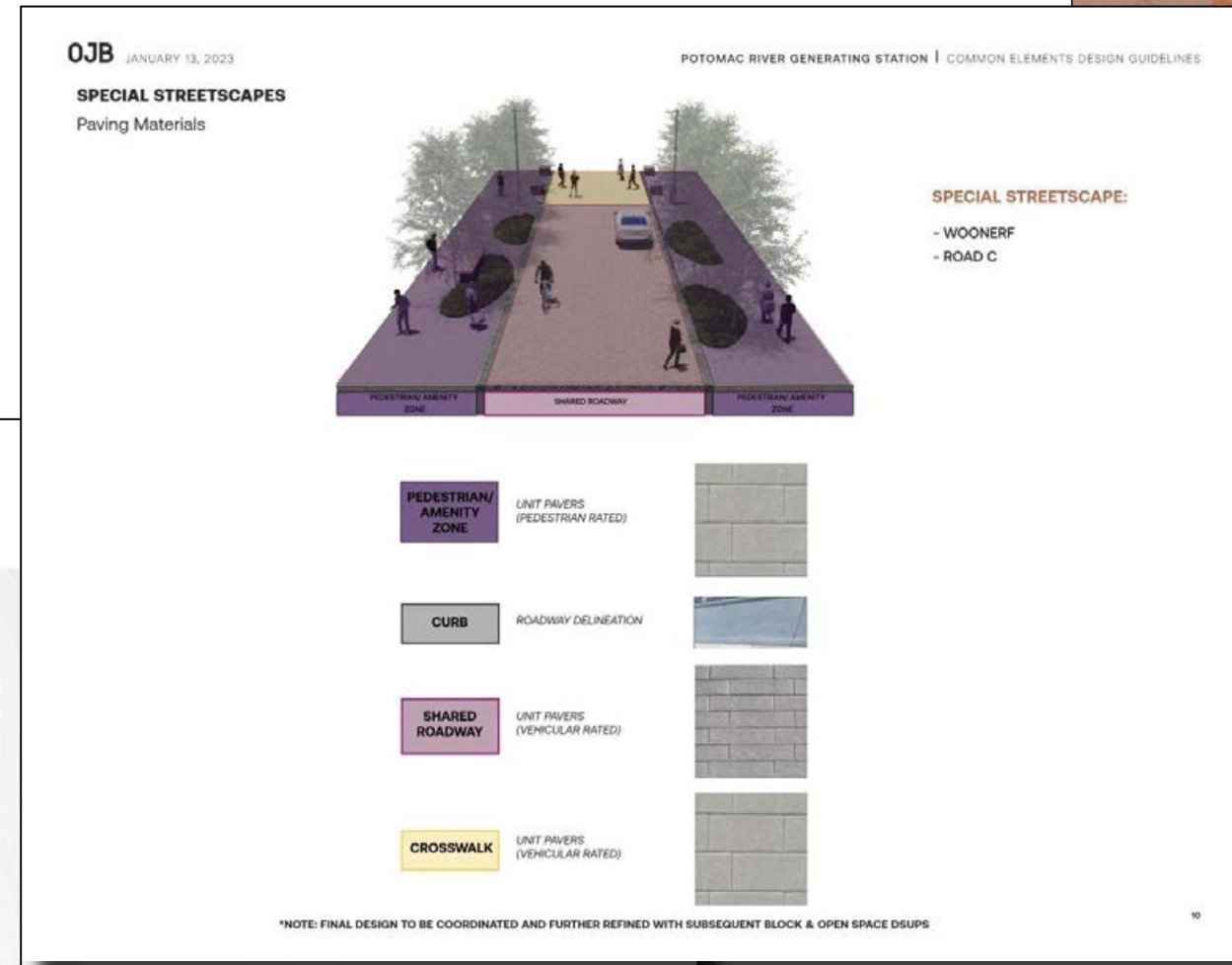
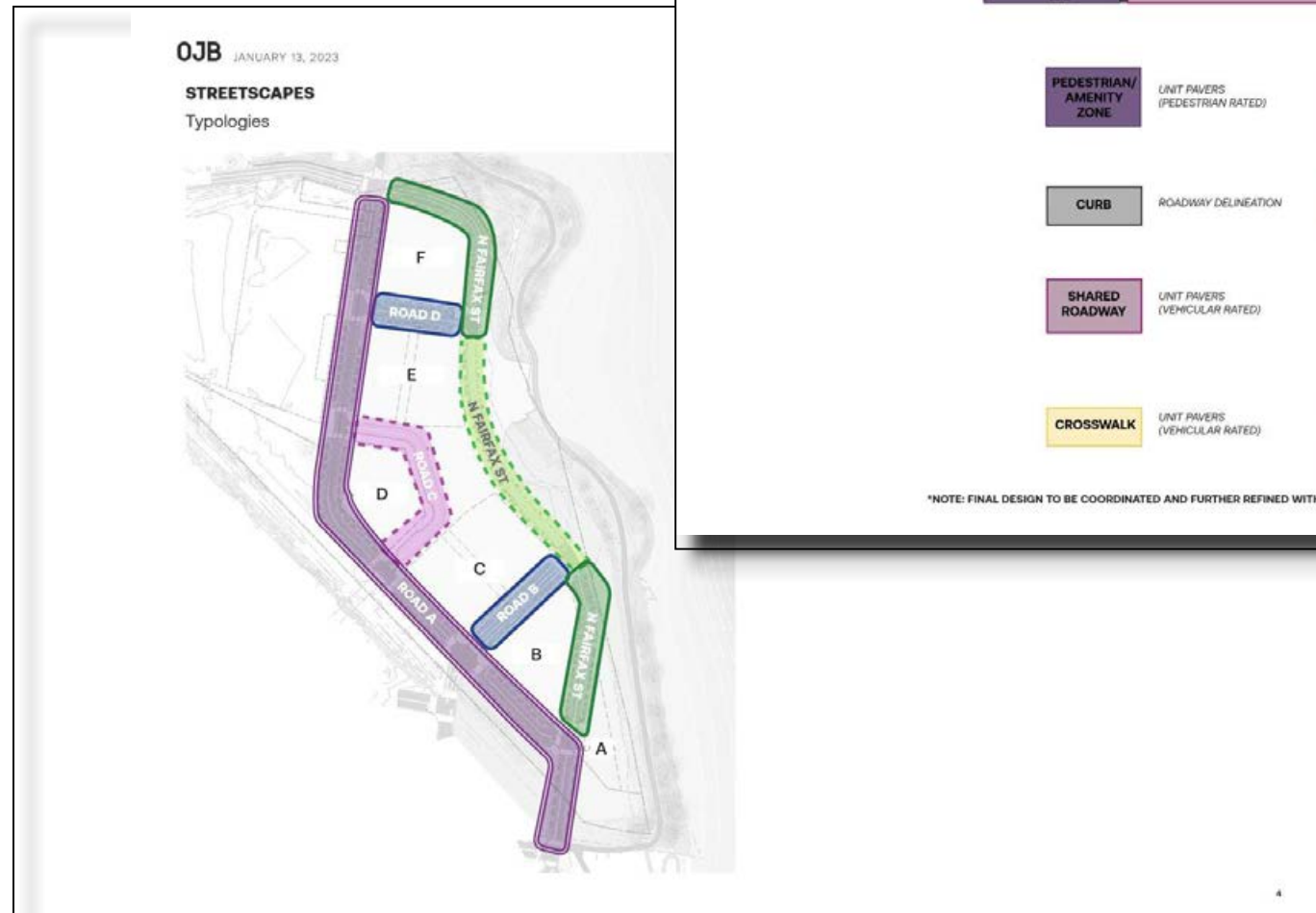
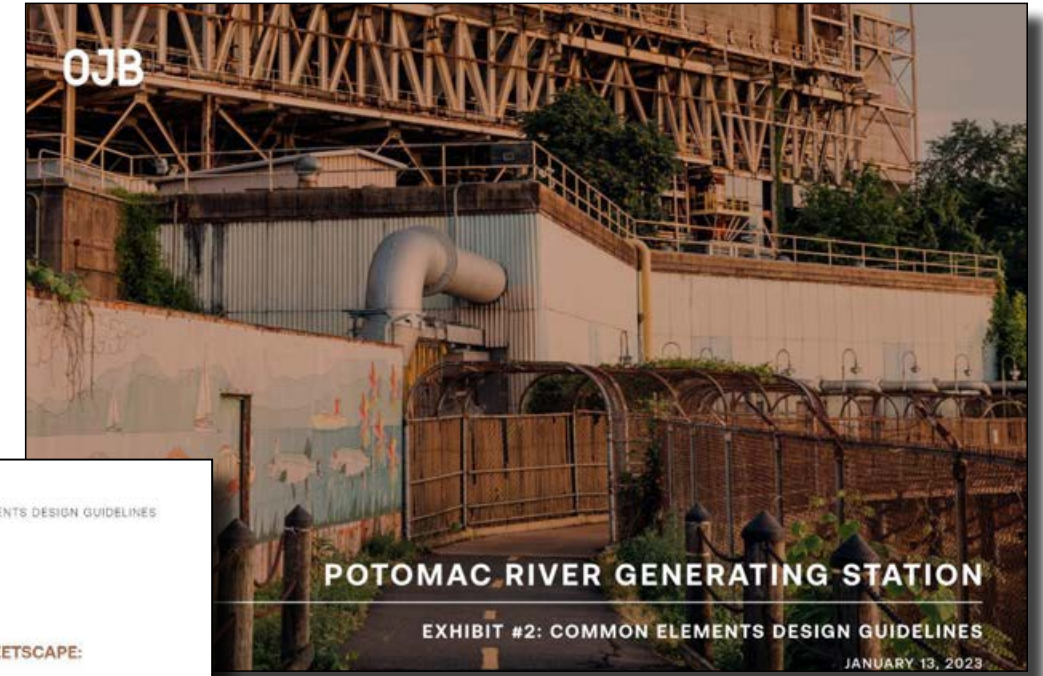


# STREET DIMENSIONS



# COMMON ELEMENTS PLAN

- A Common Elements Plan has been submitted with the IDSP Completeness Submission.
- This includes more detailed information on:
  - General Streetscapes
  - Special Streetscapes
  - Site Furnishings



# COMMON ELEMENTS PLAN: STREETSCAPES

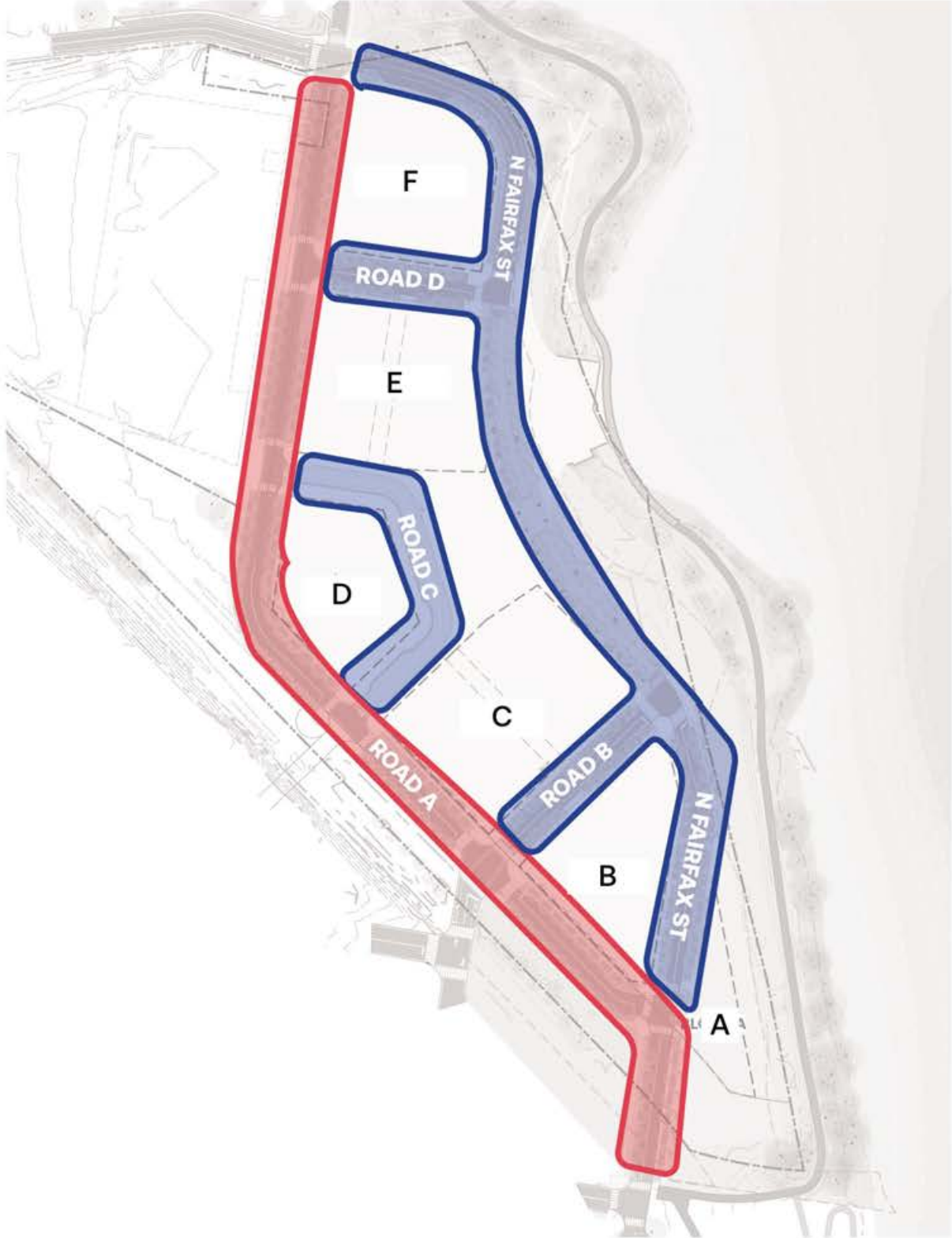
Typologies





- 
**SPINE ROAD**  
*Mixed-Use Boulevard*  
*(Public Street)*
- 
**WATER CONNECTORS**  
*Neighborhood Connector*  
*(Private Street)*
- 
**FAIRFAX EXTENTION**  
*Parkways*  
*(Private Street)*
- 
**SPECIAL RETAIL & DROP-OFF**  
*Shared Street*  
*(Private Street)*
- 
**WOONERF**  
*Shared Street*  
*(Private Street)*

# COMMON ELEMENTS PLAN: STREETSCAPES

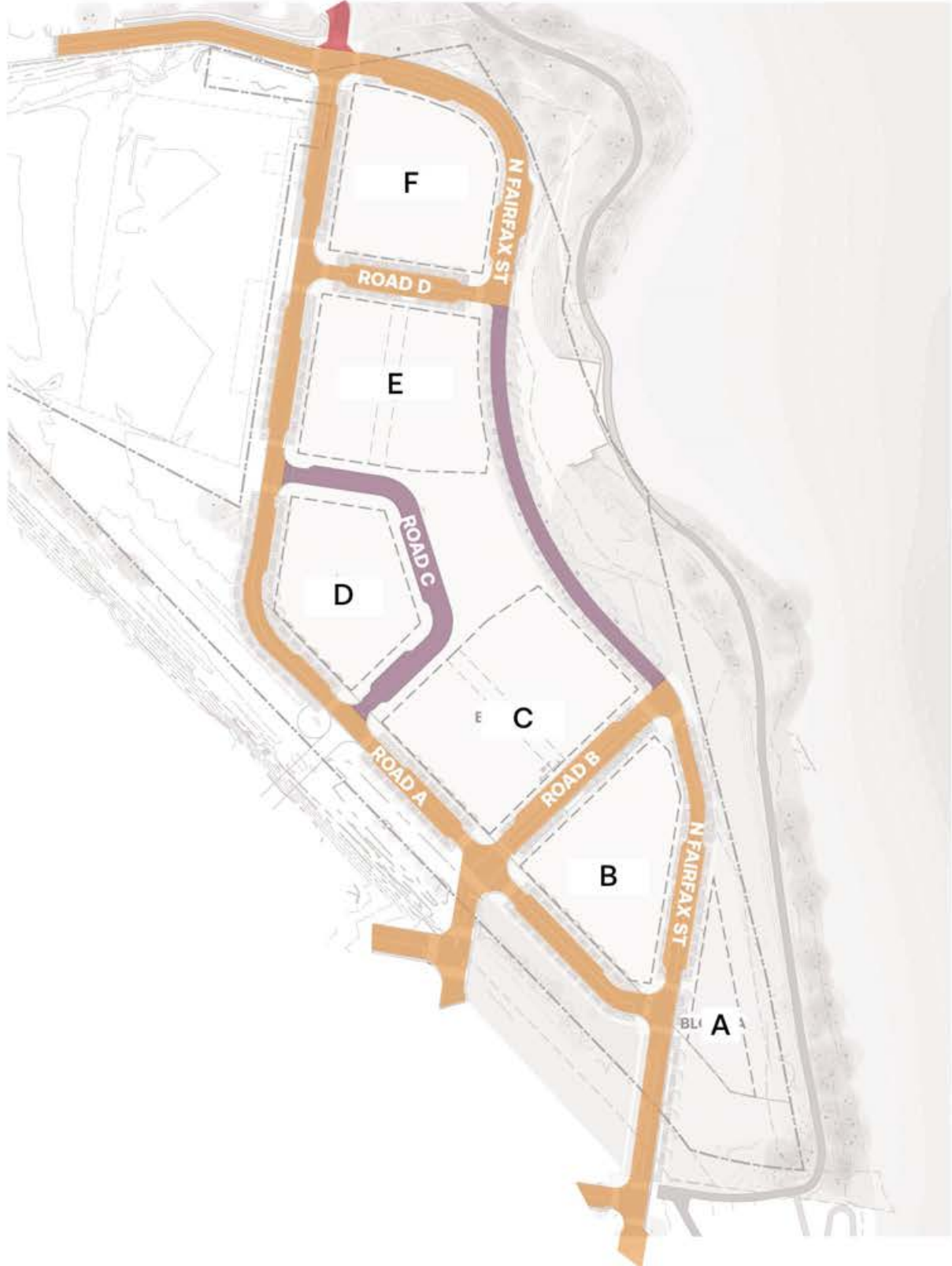
Public vs Private






-  PUBLIC STREET
-  PRIVATE STREET

# COMMON ELEMENTS PLAN: STREETSCAPES

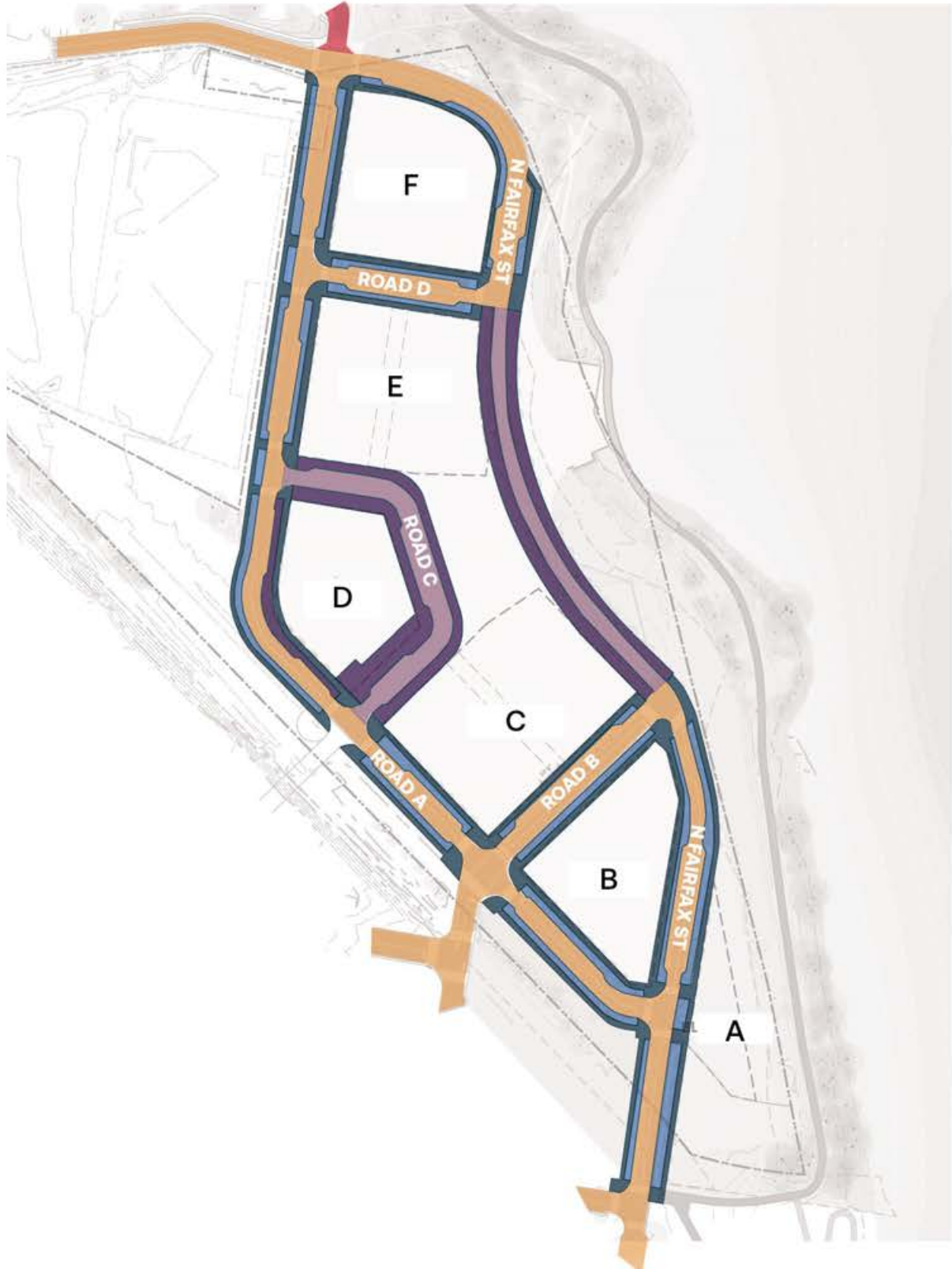
Roadway



-  CONCRETE
-  ASPHALT
-  UNIT PAVERS

# COMMON ELEMENTS PLAN: STREETSCAPES

Public Realm



Roadway

- CONCRETE
- ASPHALT
- UNIT PAVERS

Public Realm

- PEDESTRIAN ZONE
- AMENITY ZONE
- UNIT PAVERS (PEDESTRIAN-RATED)

# COMMON ELEMENTS PLAN: GENERAL STREETSAPES

Paving Materials



**GENERAL STREETSCAPE:**

- ROAD A
- ROAD B
- ROAD D
- N FAIRFAX ST EXTENSIONS



\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS



# COMMON ELEMENTS PLAN: SPECIAL STREETSAPES

Paving Materials



**SPECIAL STREETScape:**

- WOONERF
- ROAD C

**PEDESTRIAN/  
AMENITY  
ZONE**

UNIT PAVERS  
(PEDESTRIAN RATED)



**CURB**

ROADWAY DELINEATION



**SHARED  
ROADWAY**

UNIT PAVERS  
(VEHICULAR RATED)



**CROSSWALK**

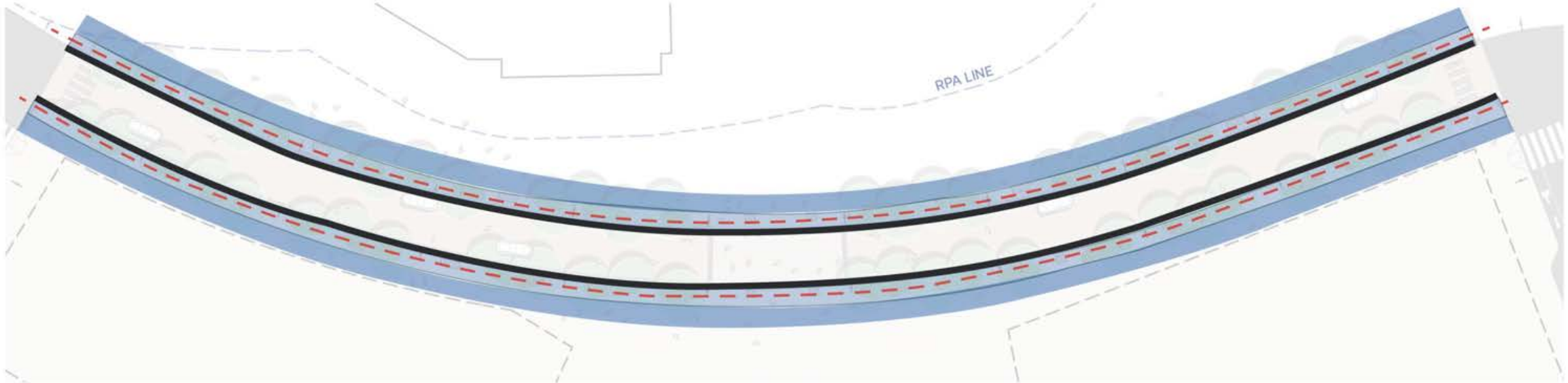
UNIT PAVERS  
(VEHICULAR RATED)



\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS

# COMMON ELEMENTS PLAN: WOONERF

Zones

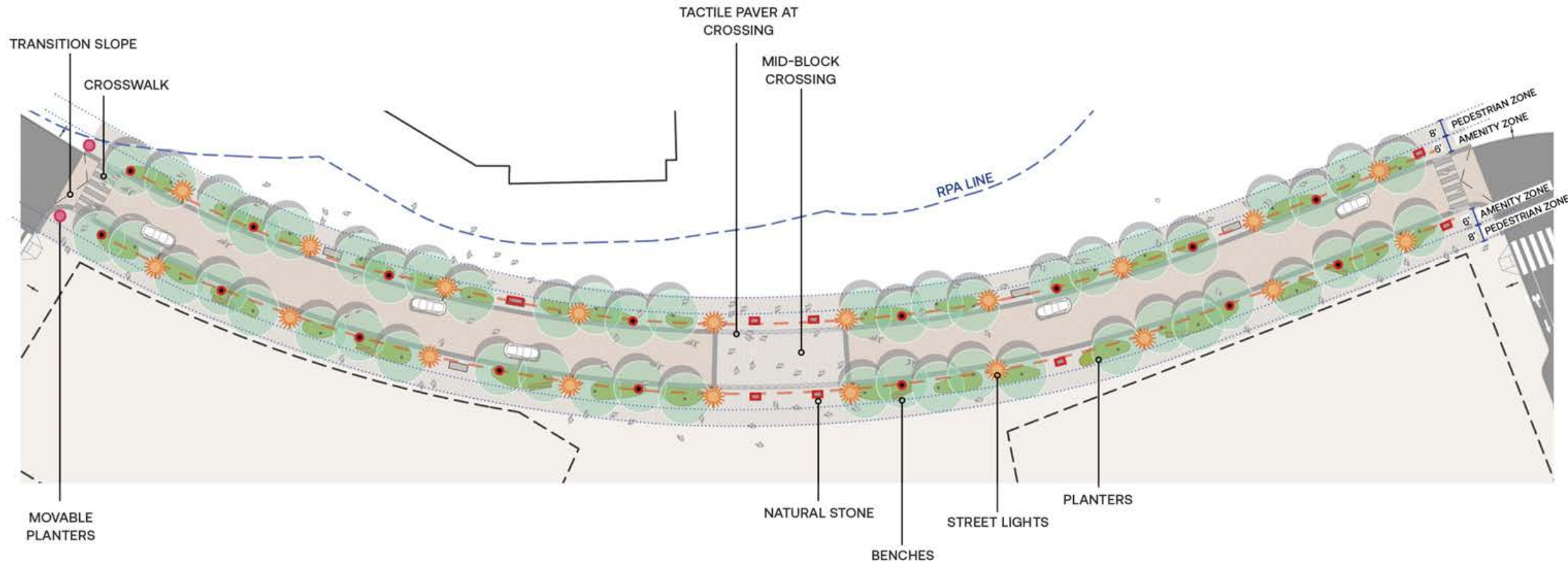


- ROADWAY DELINEATION
- 6' AMENITY ZONE
- 8' PEDESTRIAN ZONE
- VEHICULAR DETERANT LINE (MAX 4' FROM FACE OF CURB)

\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS

# COMMON ELEMENTS PLAN: WOONERF

Concept Plan



TREES (16' - 20' O.C.)

GROUND PLANTING

STREET LIGHTS (~60 O.C.)

NATURAL STONE

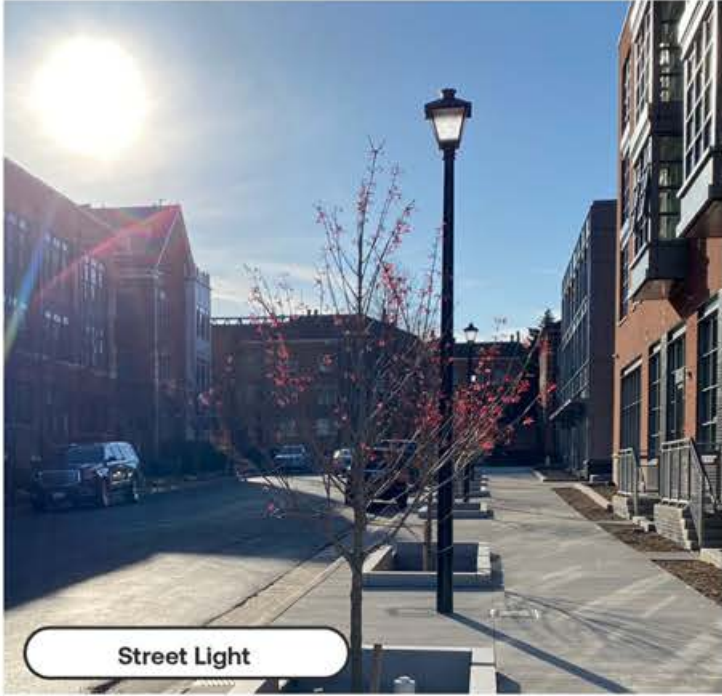
BENCHES

MOVABLE PLANTERS



\*NOTE: FINAL DESIGN TO BE COORDINATED AND FURTHER REFINED WITH SUBSEQUENT BLOCK & OPEN SPACE DSUPS

# COMMON ELEMENTS PLAN: SITE FURNISHINGS



Street Light



Streetscape Bench



Bike Parking



Trash Receptacle



Recycling Receptacle

# COMMON ELEMENTS PLAN: ROADWAY LIGHTING

Preliminary Layout



### STREET LIGHTING TYPE:

ROADWAY LIGHTS (20' HT)

PEDESTRIAN LIGHTS (16' HT)

# THANK YOU!

POTOMAC RIVER GENERATING STATION  
REDEVELOPMENT



# APPENDIX

# PRGS Redevelopment

COMPLETENESS SUBMISSION

1300 North Royal Street  
Alexandria VA 22314

**Hilco**  
Redevelopment Partners

HRP Potomac, LLC  
1199 N Fairfax St, Suite 808  
Alexandria, VA 22314  
Tel: 312.796.6564  
Fax: xxx.xxx.xxxx

**Gensler**

2020 K Street NW  
Suite 200  
Washington, DC 20006  
United States  
Tel: 202.721.5200  
Fax: 202.872.8587

Date	Description
01-13-2023	Completeness Submission

Seal / Signature



Project Name

PRGS Redevelopment

Project Number

09.9145.000

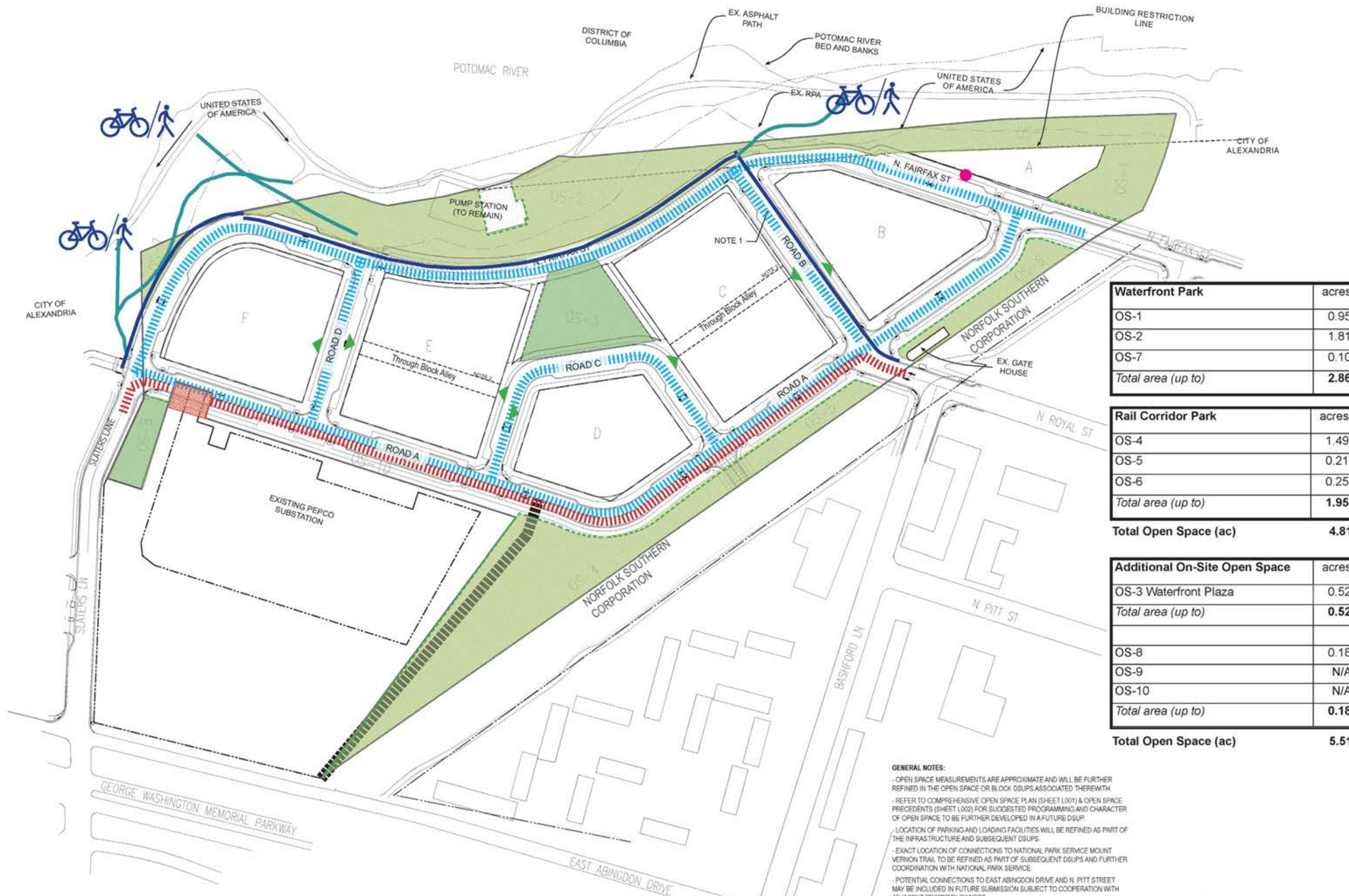
Scale

Description

OPEN SPACE & CIRCULATION PLAN

**A300**

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



Waterfront Park	acres
OS-1	0.95
OS-2	1.81
OS-7	0.10
<b>Total area (up to)</b>	<b>2.86</b>

Rail Corridor Park	acres
OS-4	1.49
OS-5	0.21
OS-6	0.25
<b>Total area (up to)</b>	<b>1.95</b>

**Total Open Space (ac)** **4.81**

Additional On-Site Open Space	acres
OS-3 Waterfront Plaza	0.52
<b>Total area (up to)</b>	<b>0.52</b>
OS-8	0.18
OS-9	N/A
OS-10	N/A
<b>Total area (up to)</b>	<b>0.18</b>

**Total Open Space (ac)** **5.51**

**GENERAL NOTES:**

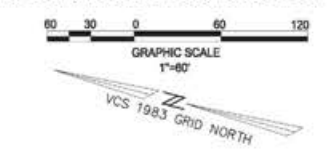
- OPEN SPACE MEASUREMENTS ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE OPEN SPACE OR BLOCK DSUPS ASSOCIATED THEREWITH.
- REFER TO COMPREHENSIVE OPEN SPACE PLAN (SHEET L001) & OPEN SPACE PRECEDENTS (SHEET L002) FOR SUGGESTED PROGRAMMING AND CHARACTER OF OPEN SPACE TO BE FURTHER DEVELOPED IN A FUTURE DSUP.
- LOCATION OF PARKING AND LOADING FACILITIES WILL BE REFINED AS PART OF THE INFRASTRUCTURE AND SUBSEQUENT DSUPS.
- EXACT LOCATION OF CONNECTIONS TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL TO BE REFINED AS PART OF SUBSEQUENT DSUPS AND FURTHER COORDINATION WITH NATIONAL PARK SERVICE.
- POTENTIAL CONNECTIONS TO EAST ABINGDON DRIVE AND N. PITT STREET MAY BE INCLUDED IN FUTURE SUBMISSION SUBJECT TO COOPERATION WITH ADJACENT PROPERTY OWNERS.

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

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

**NOTE 3:** OPEN SPACE CALCULATION HAS BEEN REVISED TO ALIGN WITH THE CITY OF ALEXANDRIA OPEN SPACE STANDARDS REFLECTING THE SIDEWALK ADJACENT TO ROAD A BEING PUBLIC

**NOTE 4:** ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.



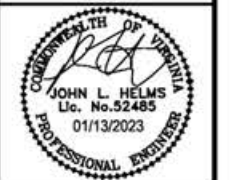
- ON-SITE PUBLICLY ACCESSIBLE OPEN SPACE NOT RELATED TO WATERFRONT PARK OR LINEAR PARK
- ON-SITE PUBLIC OPEN SPACE (WATERFRONT PARK AND LINEAR PARK)
- THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX ST. IT WILL FUNCTION AS A SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW 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.
- TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION A PORTION WILL BE DEDICATED TO THE CITY FOR THE ROAD A RIGHT-OF-WAY
- POTENTIAL PEDESTRIAN & BICYCLE CONNECTION TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL
- TWO-WAY BICYCLE ROUTE
- POTENTIAL 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



SEE SHEET  
C301

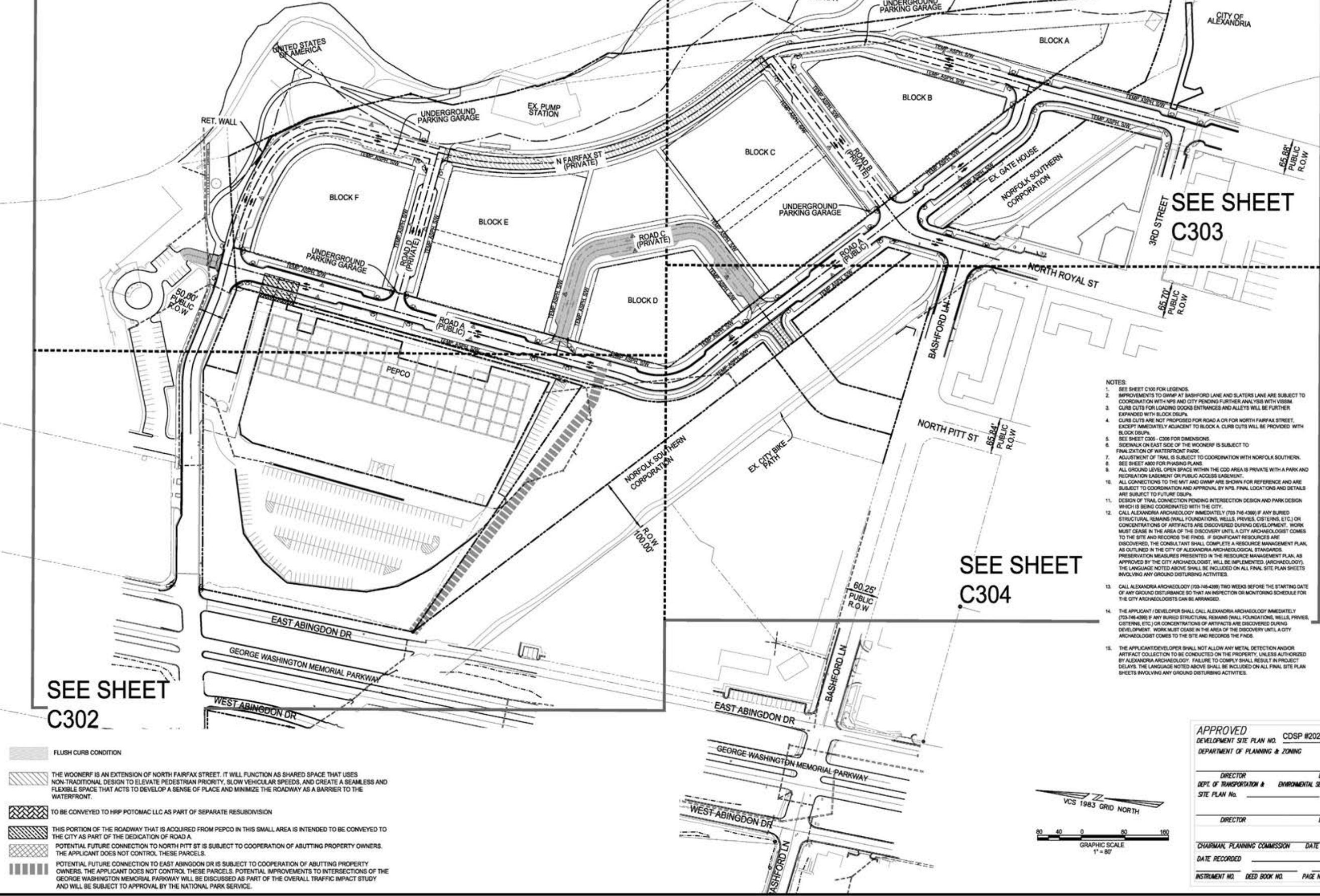
SEE SHEET  
C303

SEE SHEET  
C304

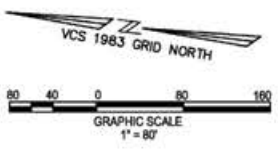


**PRGS - REDEVELOPMENT  
INFRASTRUCTURE PLAN  
PRELIMINARY DEVELOPMENT SITE PLAN**  
CITY OF ALEXANDRIA, VA

- NOTES:
- SEE SHEET C100 FOR LEGENDS.
  - IMPROVEMENTS TO GIMP AT BASHFORD LANE AND SLATERS LANE ARE SUBJECT TO COORDINATION WITH NPS AND CITY PENDING FURTHER ANALYSIS WITH VISSEM. CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK GROUPS.
  - CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK GROUPS.
  - SEE SHEET C305 - C308 FOR DIMENSIONS.
  - SIDEWALK ON EAST SIDE OF THE WOONERF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
  - ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
  - SEE SHEET A000 FOR PHASING PLANS.
  - ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.
  - ALL CONNECTIONS TO THE MVT AND GIMP ARE SHOWN FOR REFERENCE AND ARE SUBJECT TO COORDINATION AND APPROVAL BY NPS. FINAL LOCATIONS AND DETAILS ARE SUBJECT TO FUTURE GROUPS.
  - DESIGN OF TRAIL CONNECTION PENDING INTERSECTION DESIGN AND PARK DESIGN WHICH IS BEING COORDINATED WITH THE CITY.
  - CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4396) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIERS, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED. (ARCHAEOLOGY). THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
  - CALL ALEXANDRIA ARCHAEOLOGY (703-746-4396) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
  - THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4396) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIERS, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
  - THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.



- FLUSH CURB CONDITION
- 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
- 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 ADJUTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
- POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ADJUTING 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.



**APPROVED**  
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024  
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. \_\_\_\_\_

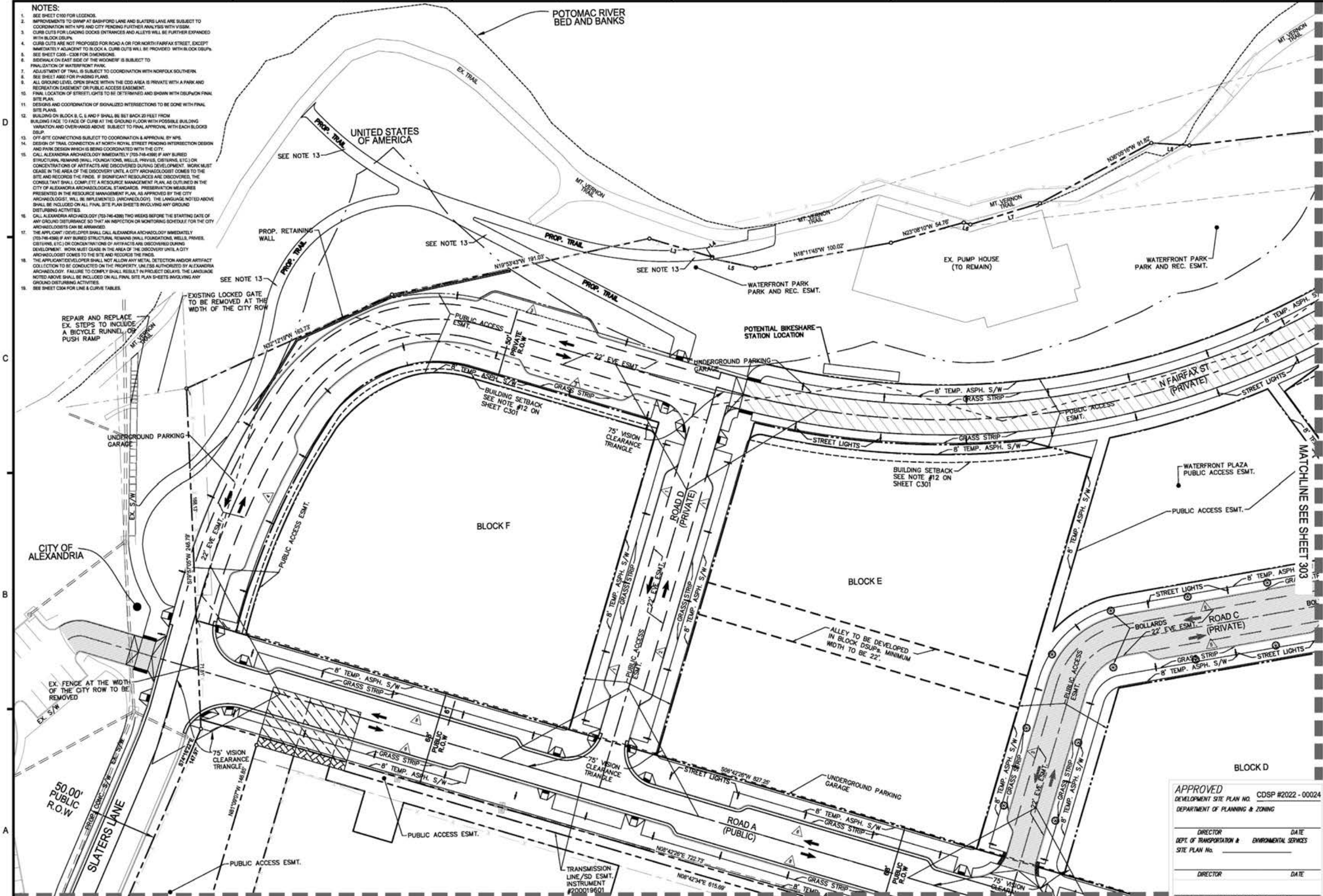
MARK	DATE	DESCRIPTION
1	01/13/2023	COMPLETENESS SUBMISSION

PROJECT No.: 17005.004.03  
DRAWING No.: 112206  
DATE: 10-14-2022  
DESIGN: JH  
DRAWN: MG  
CHECKED: KW

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET No.  
**C300**

- NOTES:**
- SEE SHEET C100 FOR LEGENDS.
  - IMPROVEMENTS TO GRIP AT BASHFORD LANE AND SLATERS LANE ARE SUBJECT TO COORDINATION WITH NPS AND CITY PENDING FURTHER ANALYSIS WITH VSSM.
  - CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK DSUP.
  - CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK DSUP.
  - SEE SHEET C200 - C208 FOR DIMENSIONS.
  - SIDEWALK ON EAST SIDE OF THE WOODNERF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
  - ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
  - SEE SHEET A800 FOR PARKING LANE.
  - ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.
  - FINAL LOCATION OF STREETLIGHTS TO BE DETERMINED AND SHOWN WITH DSUP/ON FINAL SITE PLAN.
  - DESIGNS AND COORDINATION OF SIGNALIZED INTERSECTIONS TO BE DONE WITH FINAL SITE PLANS.
  - BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE. SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.
  - OFF-SITE CONNECTIONS SUBJECT TO COORDINATION & APPROVAL BY NPS.
  - DESIGN OF TRAIL CONNECTION AT NORTH ROYAL STREET PENDING INTERSECTION DESIGN AND PARK DESIGN WHICH IS BEING COORDINATED WITH THE CITY.
  - CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4398) IF ANY BURIED STRUCTURAL REMAINS (WALL, FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED (ARCHAEOLOGY). THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
  - CALL ALEXANDRIA ARCHAEOLOGY (703-746-4398) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGIST CAN BE ARRANGED.
  - THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4398) IF ANY BURIED STRUCTURAL REMAINS (WALL, FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
  - THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
  - SEE SHEET C204 FOR LINE & CURVE TABLES.



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**JOHN L. HELMS**  
 Lic. No. 52485  
 01/13/2023  
 PROFESSIONAL ENGINEER

**PRGS - REDEVELOPMENT**  
 INFRASTRUCTURE PLAN  
 PRELIMINARY DEVELOPMENT SITE PLAN  
 CITY OF ALEXANDRIA, VA

DATE	DESCRIPTION
01/13/2023	COMPLETENESS SUBMISSION

PROJECT No.: 17005.004.03  
 DRAWING No.: 112206  
 DATE: 10-14-2022  
 DESIGN: JH  
 DRAWN: MG  
 CHECKED: KW

SHEET TITLE:  
**SITE PLAN**

SHEET No.  
**C301**

**APPROVED**  
 DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024  
 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. \_\_\_\_\_

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

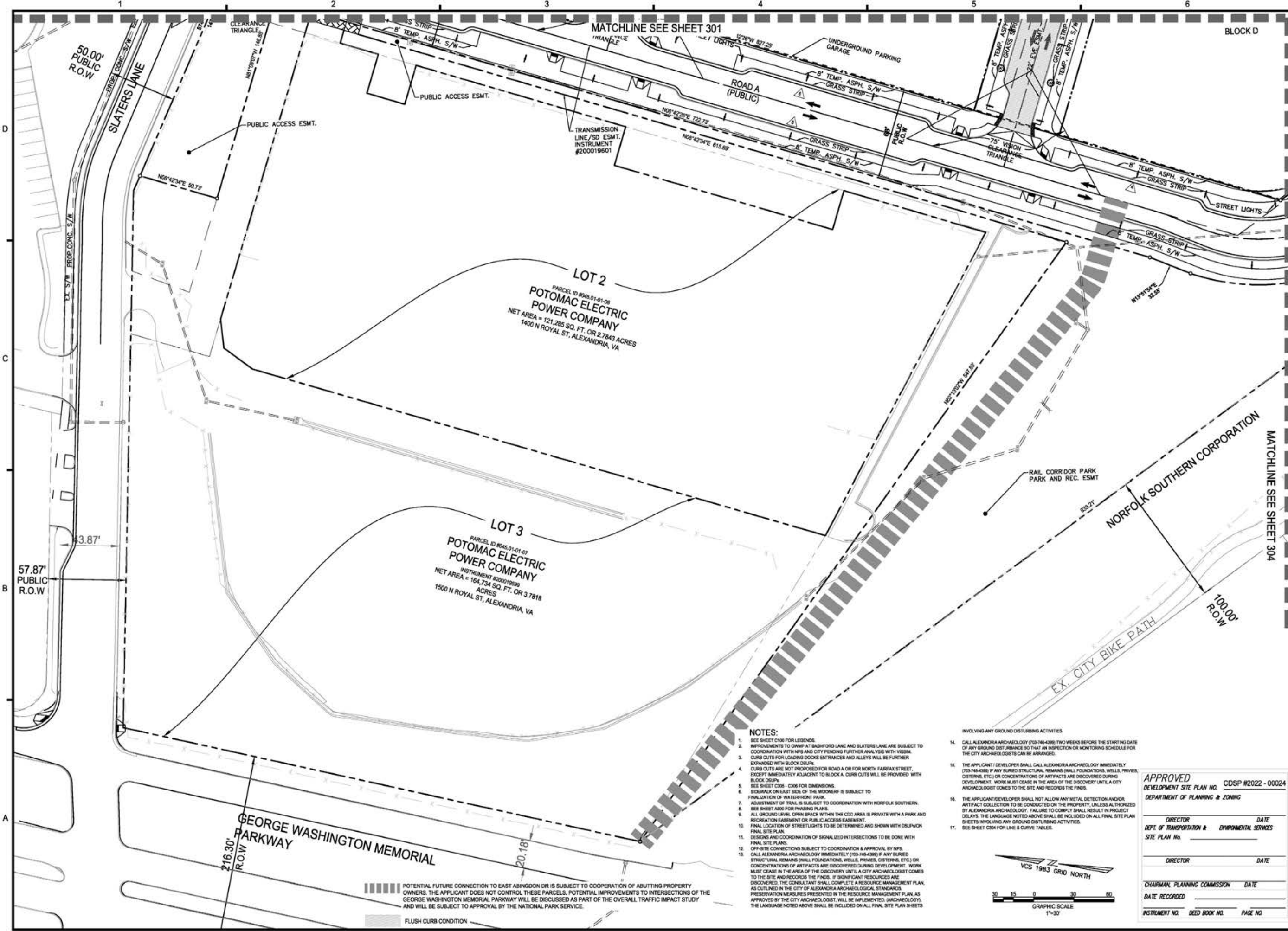
THE WOODNERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.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

FLUSH CURB CONDITION

MATCHLINE SEE SHEET 302

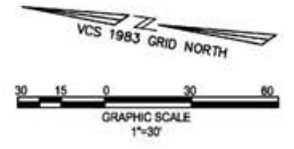
VCS 1983 GRID NORTH

GRAPHIC SCALE 1"=30'



**NOTES:**

- SEE SHEET C300 FOR LEGENDS.
- IMPROVEMENTS TO DRIVE AT BASHFORD LANE AND SLATTERS LANE ARE SUBJECT TO COORDINATION WITH NPS AND CITY PENDING FURTHER ANALYSIS WITH VSSRM. CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK CURBS.
- CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FARRIFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK CURBS.
- SEE SHEET C305 - C306 FOR DIMENSIONS.
- SIDEWALK ON EAST SIDE OF THE WOODRUFF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
- ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
- SEE SHEET A000 FOR PHASING PLANS.
- ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.
- FINAL LOCATION OF STREETLIGHTS TO BE DETERMINED AND SHOWN WITH OBLIVION FINAL SITE PLAN.
- DESIGNS AND COORDINATION OF SIGNALIZED INTERSECTIONS TO BE DONE WITH FINAL SITE PLANS.
- OFF-SITE CONNECTIONS SUBJECT TO COORDINATION & APPROVAL BY NPS.
- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST. WILL BE IMPLEMENTED (ARCHAEOLOGY). THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
- SEE SHEET C304 FOR LINE & CURVE TABLES.
- CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
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- SEE SHEET C304 FOR LINE & CURVE TABLES.



**APPROVED**  
 DEVELOPMENT SITE PLAN NO. CDSPP #2022 - 00024  
 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.

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 engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 PROFESSIONAL ENGINEER  
 01/13/2023

**PRGS - REDEVELOPMENT**  
 INFRASTRUCTURE PLAN  
 PRELIMINARY DEVELOPMENT SITE PLAN  
 CITY OF ALEXANDRIA, VA

COMPLETENESS SUBMISSION	MARK	DATE	DESCRIPTION
1		01/13/2023	

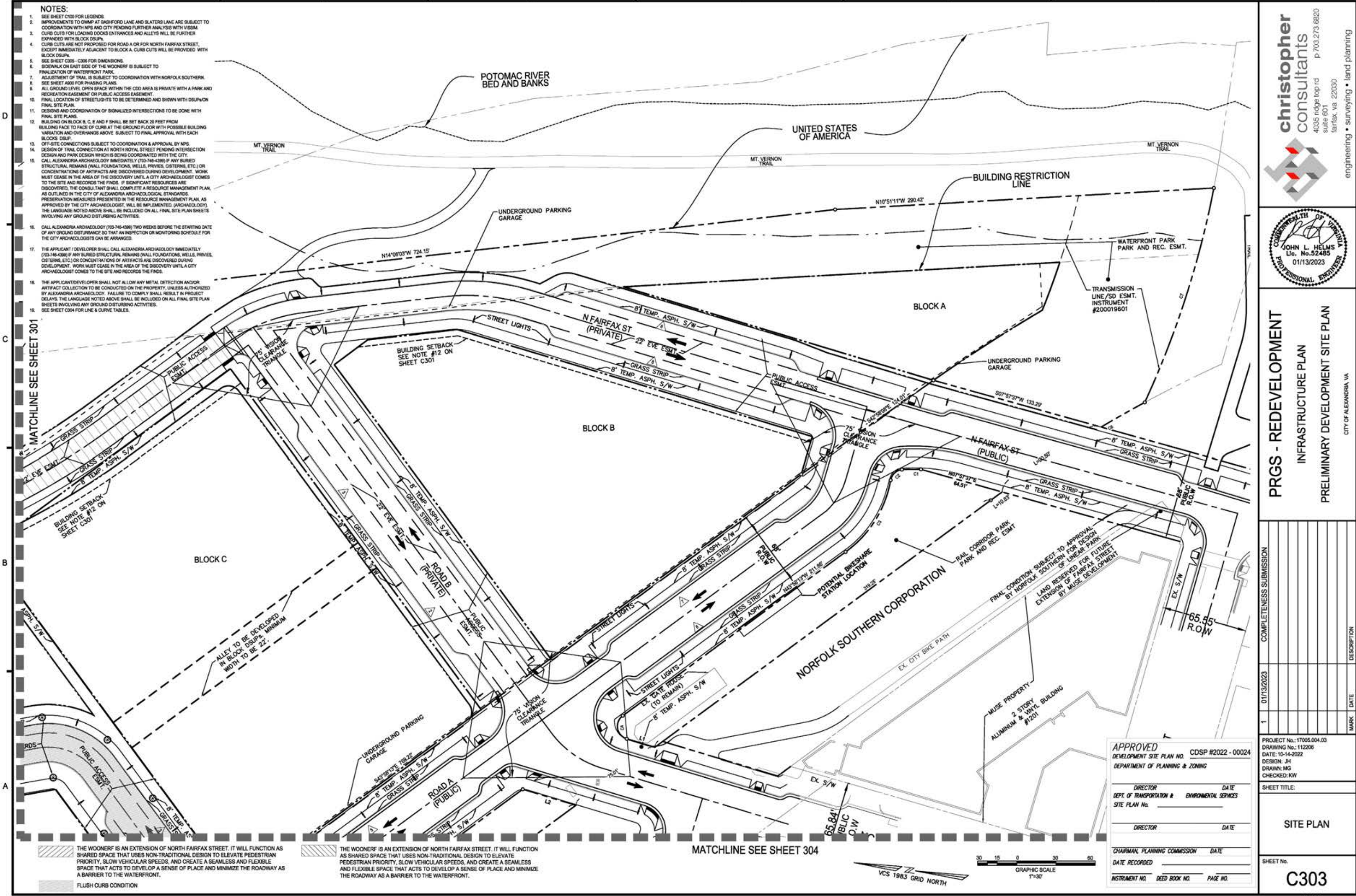
PROJECT No.: 17005.004.03  
 DRAWING No.: 112206  
 DATE: 10-14-2022  
 DESIGN: JH  
 DRAWN: MG  
 CHECKED: KW

SHEET TITLE:  
**SITE PLAN**

SHEET No.  
**C302**

112206

- NOTES:**
- SEE SHEET C302 FOR LEGENDS.
  - IMPROVEMENTS TO DUMP AT RASHFORD LANE AND SLATERS LANE ARE SUBJECT TO COORDINATION WITH NPS AND CITY FURTHER ANALYSIS WITH VISUAL CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK DSUPA.
  - CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK DSUPA.
  - SEE SHEET C305 - C308 FOR DIMENSIONS.
  - SIDEWALK ON EAST SIDE OF THE WOONERF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
  - ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
  - SEE SHEET A600 FOR PHASING PLANS.
  - ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.
  - FINAL LOCATION OF STREETLIGHTS TO BE DETERMINED AND SHOWN WITH DSUPA/FINAL SITE PLAN.
  - DESIGN AND COORDINATION OF SIGNALIZED INTERSECTIONS TO BE DONE WITH FINAL SITE PLANS.
  - BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE. SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.
  - OFF-SITE CONNECTIONS SUBJECT TO COORDINATION & APPROVAL BY NPS.
  - DESIGN OF TRAIL CONNECTION AT NORTH ROYAL STREET PENDING INTERSECTION DESIGN AND PARK DESIGN WHICH IS BEING COORDINATED WITH THE CITY.
  - CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4386) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED. (ARCHAEOLOGY) THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
  - CALL ALEXANDRIA ARCHAEOLOGY (703-746-4386) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
  - THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4386) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
  - THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
  - SEE SHEET C304 FOR LINE & CURVE TABLES.



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 01/13/2023  
 PROFESSIONAL ENGINEER

**PRGS - REDEVELOPMENT**  
 INFRASTRUCTURE PLAN  
 PRELIMINARY DEVELOPMENT SITE PLAN  
 CITY OF ALEXANDRIA, VA

COMPLETENESS SUBMISSION	DATE	DESCRIPTION
1	01/13/2023	

PROJECT No.: 17005.004.03  
 DRAWING No.: 112206  
 DATE: 10-14-2022  
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 CHECKED: KW

**APPROVED**  
 DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024  
 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.

SHEET TITLE: **SITE PLAN**  
 SHEET No. **C303**  
 112206

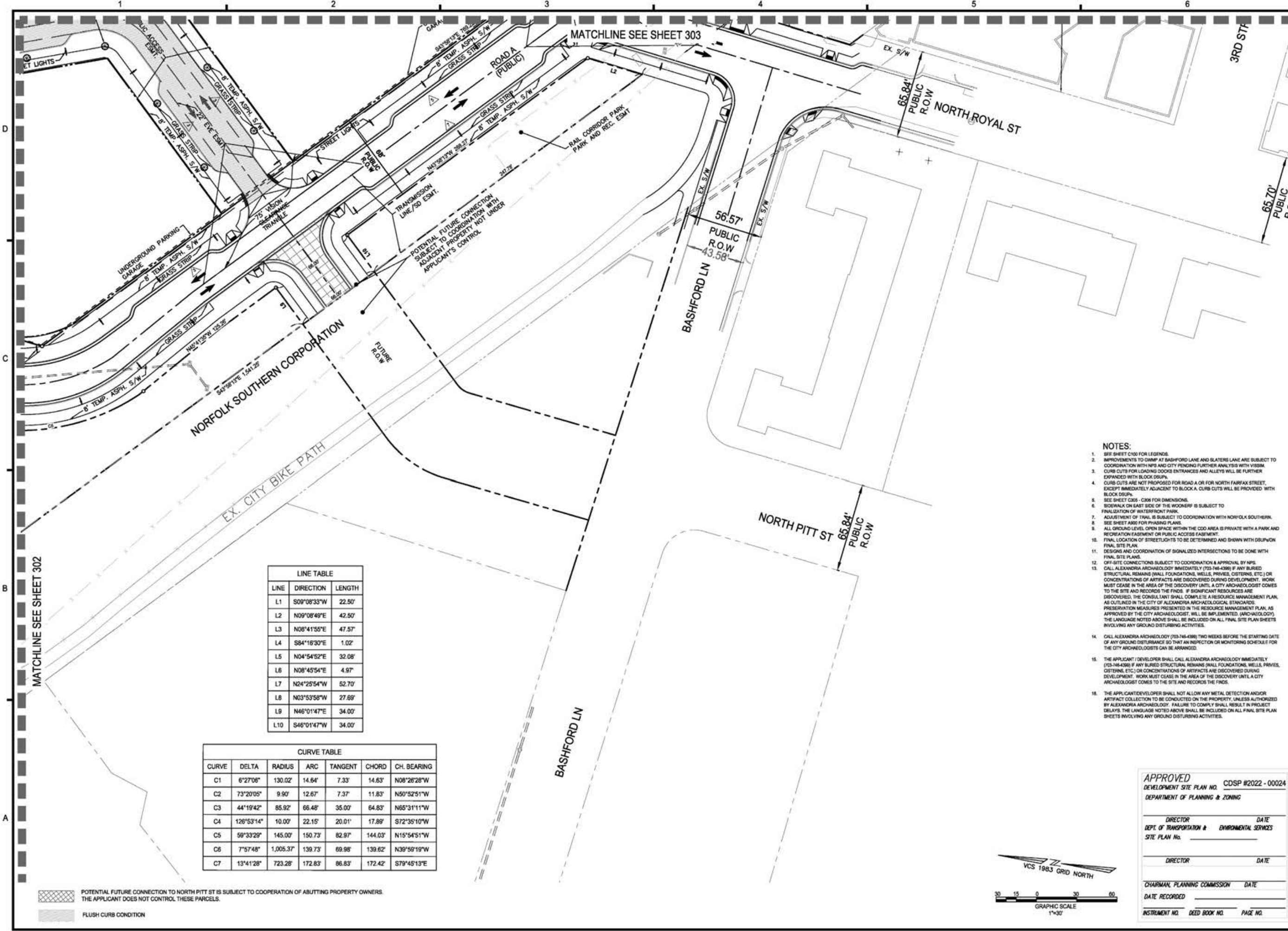
THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

FLUSH CURB CONDITION



MATCHLINE SEE SHEET 304

MATCHLINE SEE SHEET 301



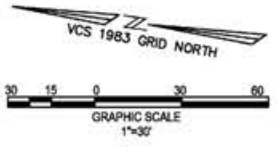
LINE	DIRECTION	LENGTH
L1	S08°08'33"W	22.50'
L2	N09°08'49"E	42.50'
L3	N08°41'55"E	47.57'
L4	S84°16'30"E	1.02'
L5	N04°54'52"E	32.08'
L6	N08°45'54"E	4.97'
L7	N24°25'54"W	52.70'
L8	N03°53'58"W	27.69'
L9	N46°01'47"E	34.00'
L10	S46°01'47"W	34.00'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	6°27'08"	130.02'	14.64'	7.33'	14.63'	N08°26'28"W
C2	73°20'05"	9.90'	12.67'	7.37'	11.83'	N50°52'51"W
C3	44°19'42"	85.92'	66.48'	35.00'	64.83'	N65°31'11"W
C4	126°53'14"	10.00'	22.15'	20.01'	17.89'	S72°35'10"W
C5	59°33'29"	145.00'	150.73'	82.97'	144.03'	N15°54'51"W
C6	7°57'48"	1,005.37'	139.73'	69.98'	139.62'	N39°59'19"W
C7	13°41'28"	723.28'	172.83'	86.83'	172.42'	S79°45'13"E

- NOTES:**
- SEE SHEET C100 FOR LEGENDS.
  - IMPROVEMENTS TO GRMP AT BASHFORD LANE AND SLATERS LANE ARE SUBJECT TO COORDINATION WITH NPS AND CITY FURTHER ANALYSIS WITH VISIM.
  - CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK DISUP.
  - CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A CURB CUTS WILL BE PROVIDED WITH BLOCK DISUP.
  - SEE SHEET C305 - C306 FOR DIMENSIONS.
  - SIDEWALK ON EAST SIDE OF THE WOODNERP IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
  - ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
  - SEE SHEET A000 FOR PHASING PLANS.
  - ALL GROUND LEVEL OPEN SPACE WITHIN THE CDO AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.
  - FINAL LOCATION OF STREETLIGHTS TO BE DETERMINED AND SHOWN WITH DRUP/ON FINAL SITE PLAN.
  - DESIGN AND COORDINATION OF SIGNALIZED INTERSECTIONS TO BE DONE WITH FINAL SITE PLANS.
  - OFF-SITE CONNECTIONS SUBJECT TO COORDINATION & APPROVAL BY NPS.
  - CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4396) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCE MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS APPROVED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED. (ARCHAEOLOGY) THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
  - CALL ALEXANDRIA ARCHAEOLOGY (703-746-4396) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
  - THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4396) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
  - THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

MATCHLINE SEE SHEET 302

BASHFORD LN



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

FLUSH CURB CONDITION

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 engineering • surveying • land planning

**JOHN L. HELMS**  
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 01/13/2023  
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**PRGS - REDEVELOPMENT**  
 INFRASTRUCTURE PLAN  
 PRELIMINARY DEVELOPMENT SITE PLAN  
 CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	01/13/2023	COMPLETENESS SUBMISSION

**APPROVED**  
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 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
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CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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SHEET TITLE:  
**SITE PLAN**

SHEET No.  
**C304**

112206