

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. MAXIMUM HEIGHTS SHOWN EXCLUDE ROOFTOP MECHANICAL PENTHOUSES AND ANY BUILDING COMMON AMENITY SPACES ON THE ROOFTOP HORIZONTALLY ADJACENT TO COMMON OUTDOOR OPEN SPACES AND ROOFTOP MECHANICAL PENTHOUSES. (5-604-C (5)).
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.

POTOMAC RIVER
GENERATING STATION
ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1"= 350'



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	PHASING PLAN

PROFESSIONAL SEAL AND SIGNATURE	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

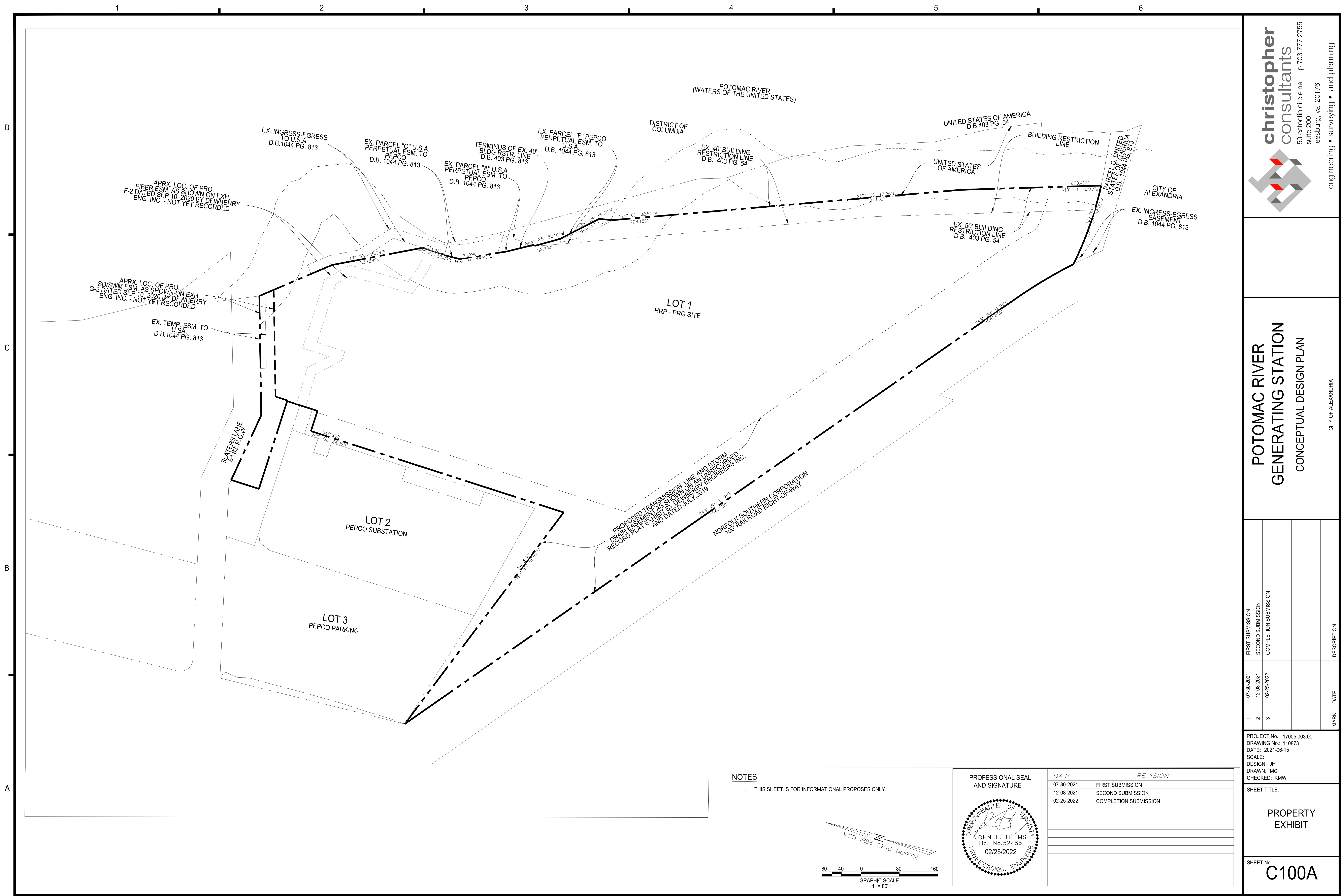
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314

SUSTAINABILITY CONSULTANT

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

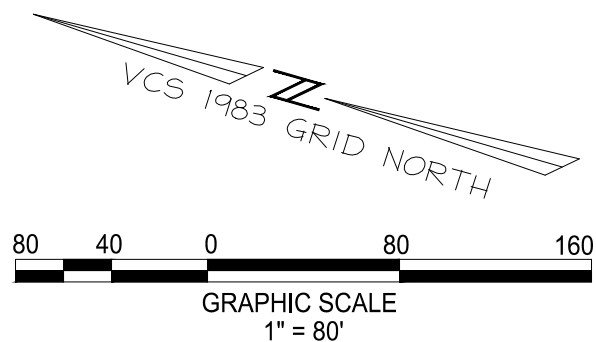
ATTORNEY

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



NOTES

1. THIS SHEET IS FOR INFORMATIONAL PROPOSES ONLY.



PROFESSIONAL SEAL
AND SIGNATURE



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

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

SHEET TITLE:

PROPERTY
EXHIBIT

SHEET No.

C100A

POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA



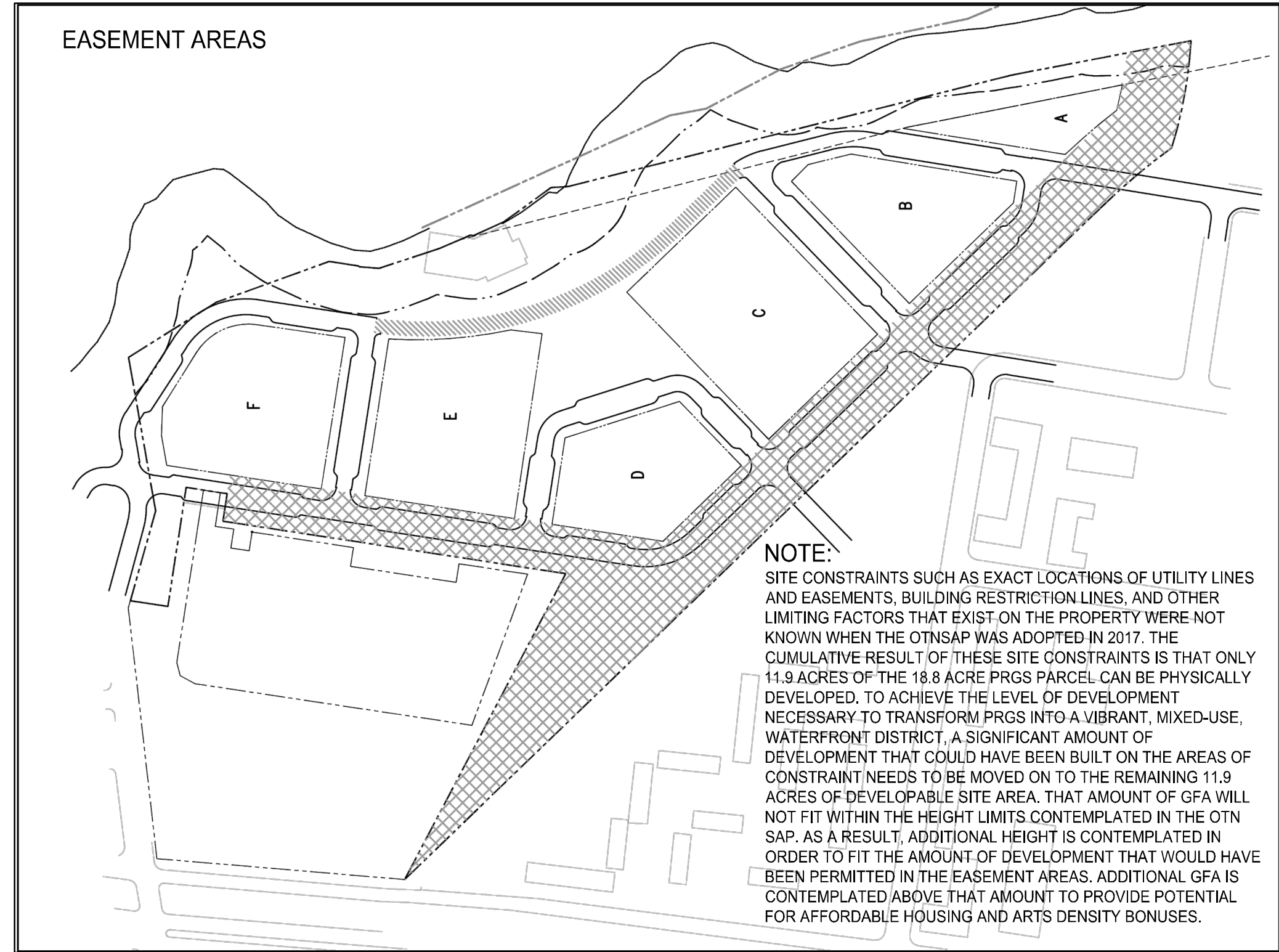
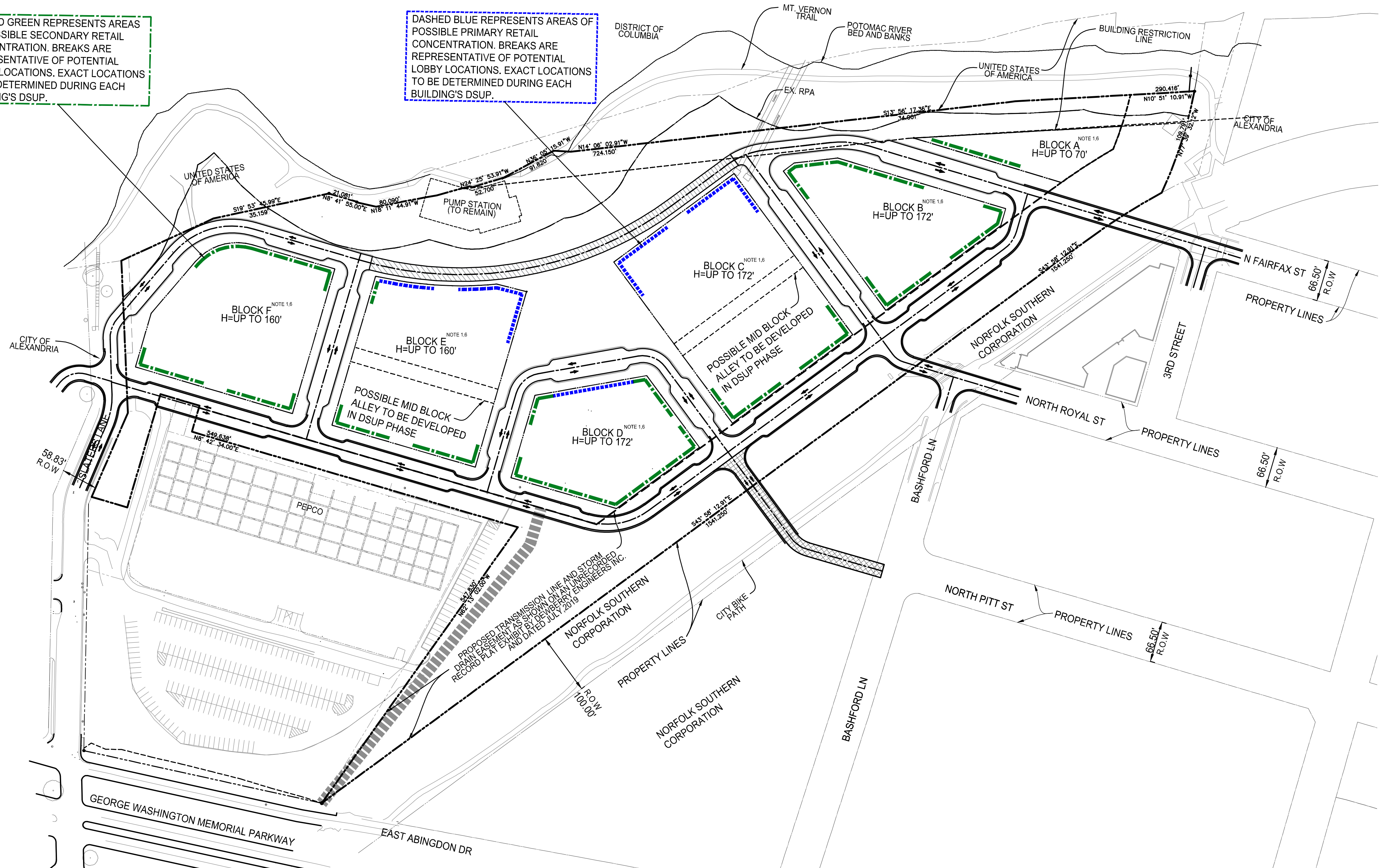
christopher
consultants

50 catocin circle ne p 703.777.2755
suite 200
leesburg, va 20176

engineering • surveying • land planning

DASHED GREEN REPRESENTS AREAS OF POSSIBLE SECONDARY RETAIL CONCENTRATION. BREAKS ARE REPRESENTATIVE OF POTENTIAL LOBBY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED DURING EACH BUILDING'S DSUP.

DASHED BLUE REPRESENTS AREAS OF POSSIBLE PRIMARY RETAIL CONCENTRATION. BREAKS ARE REPRESENTATIVE OF POTENTIAL LOBBY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED DURING EACH BUILDING'S DSUP.



GROSS FLOOR AREA*				2,500,000 GFA
*GFA over and above 2.15 million square feet is achieved through density relocation from transmission easement area and 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				
Hotel				
Retail				
Residential	40%-80%	1,000,000	2,000,000	GFA
RESIDENTIAL BREAKDOWN				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			

Notes:

- 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.
- 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.
- 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.
- Check marks indicate uses that may be located on each block.
- The actual mix of residential units is subject to adjustment with each block's DSUP.
- 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.

- 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.

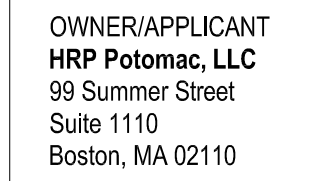
- NOTES:
- THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 172 FEET. MAXIMUM HEIGHTS SHOWN EXCLUDE ROOFTOP MECHANICAL PENTHOUSES AND ANY BUILDING COMMON AMENITY SPACES ON THE ROOFTOP HORIZONTALLY ADJACENT TO COMMON OUTDOOR OPEN SPACES AND ROOFTOP MECHANICAL PENTHOUSES.
 - BULB OUTS AND STREET PARKING ARE REPRESENTATIONAL AND MAY BE MODIFIED IN FUTURE DSUP PHASES.
 - R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION
	12-08-2021	SECOND SUBMISSION
	02-25-2022	COMPLETION SUBMISSION

POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DEVELOPMENT PLAN

FIRST SUBMISSION			SECOND SUBMISSION			COMPLETION SUBMISSION			MARK			DESCRIPTION		
1	07-30-2021	12-08-2021	02-25-2022											

CONCEPTUAL DEVELOPMENT PLAN



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

Linear Park	ac
OS-4	1.00
OS-5	0.30
OS-6	0.40
Total area (up to)	1.70

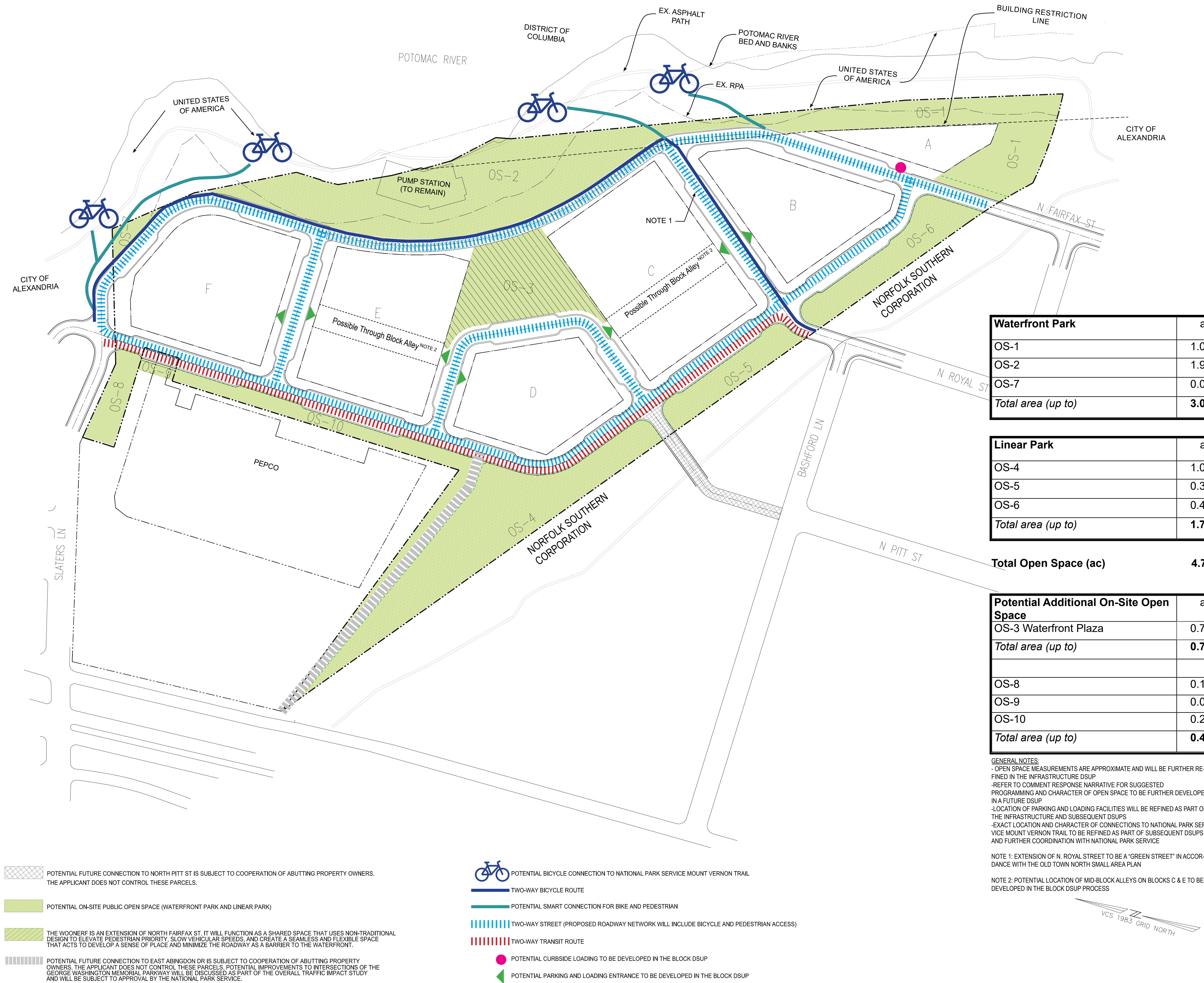
Potential Additional On-Site Open Space	ac
OS-3 Waterfront Plaza	0.70
<i>Total area (up to)</i>	0.70
OS-8	0.15
OS-9	0.04
OS-10	0.21
<i>Total area (up to)</i>	0.40

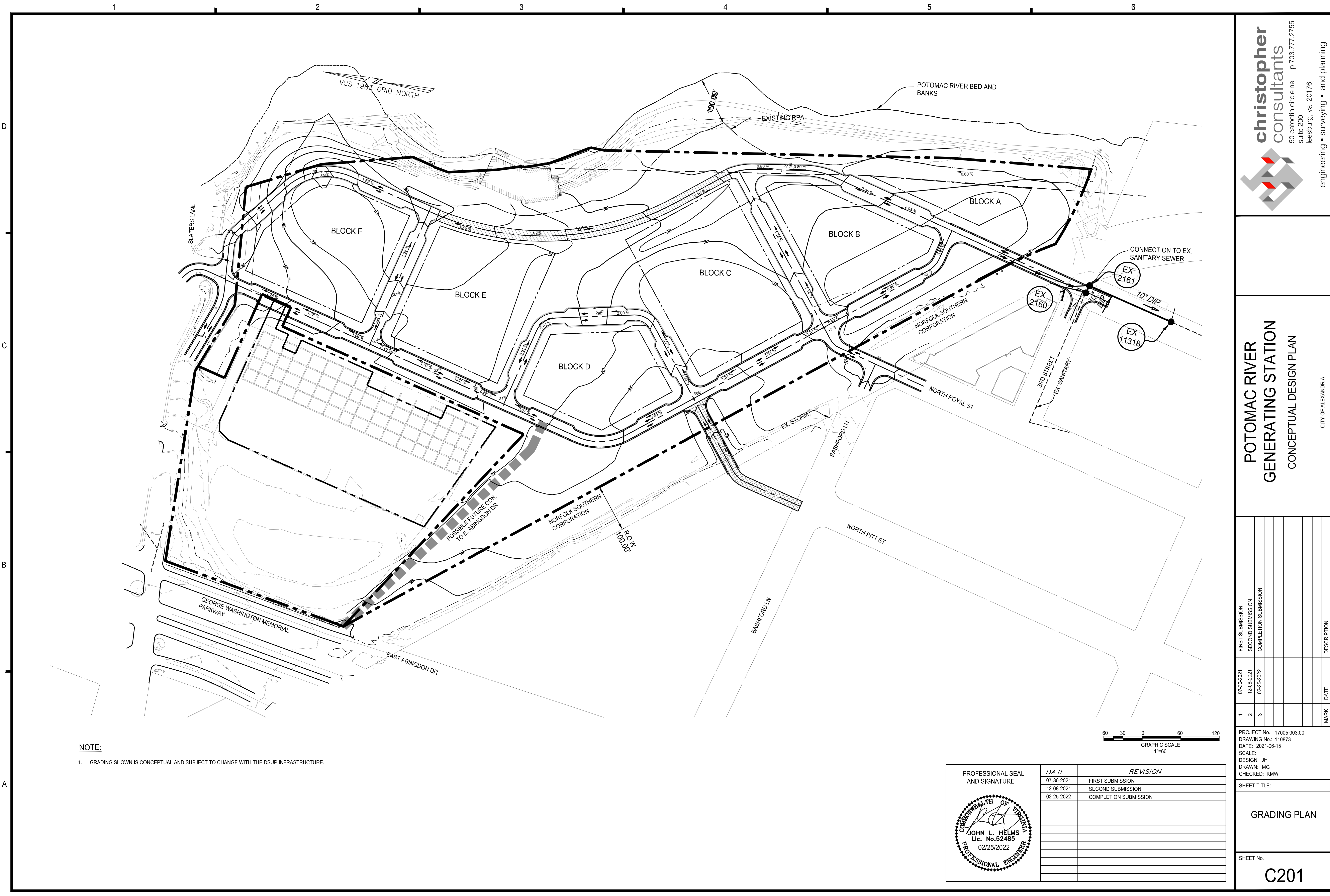
NOTE 1: EXTENSION OF N. ROYAL STREET TO BE A "GREEN STREET" IN ACCORDANCE WITH THE OLD TOWN NORTH SMALL AREA PLAN

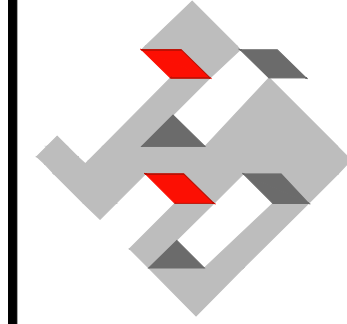
NOTE 2: POTENTIAL LOCATION OF MID-BLOCK ALLEYS ON BLOCKS C & E TO BE DEVELOPED IN THE BLOCK DSUP PROCESS

VCS 1983 GRID NORTH

A200







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POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA

MARK	DATE	DESCRIPTION
1	07-30-2021	FIRST SUBMISSION
2	12-08-2021	SECOND SUBMISSION
3	02-25-2022	COMPLETION SUBMISSION

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

SHEET TITLE:

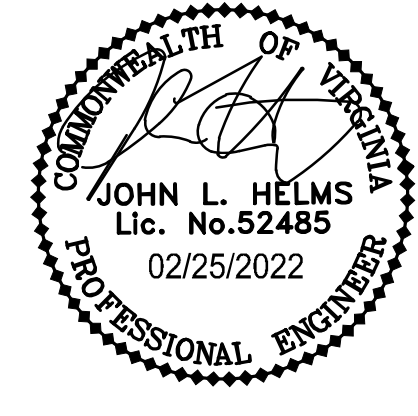
GRADING PLAN

SHEET No.

C201

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

PROFESSIONAL SEAL
AND SIGNATURE

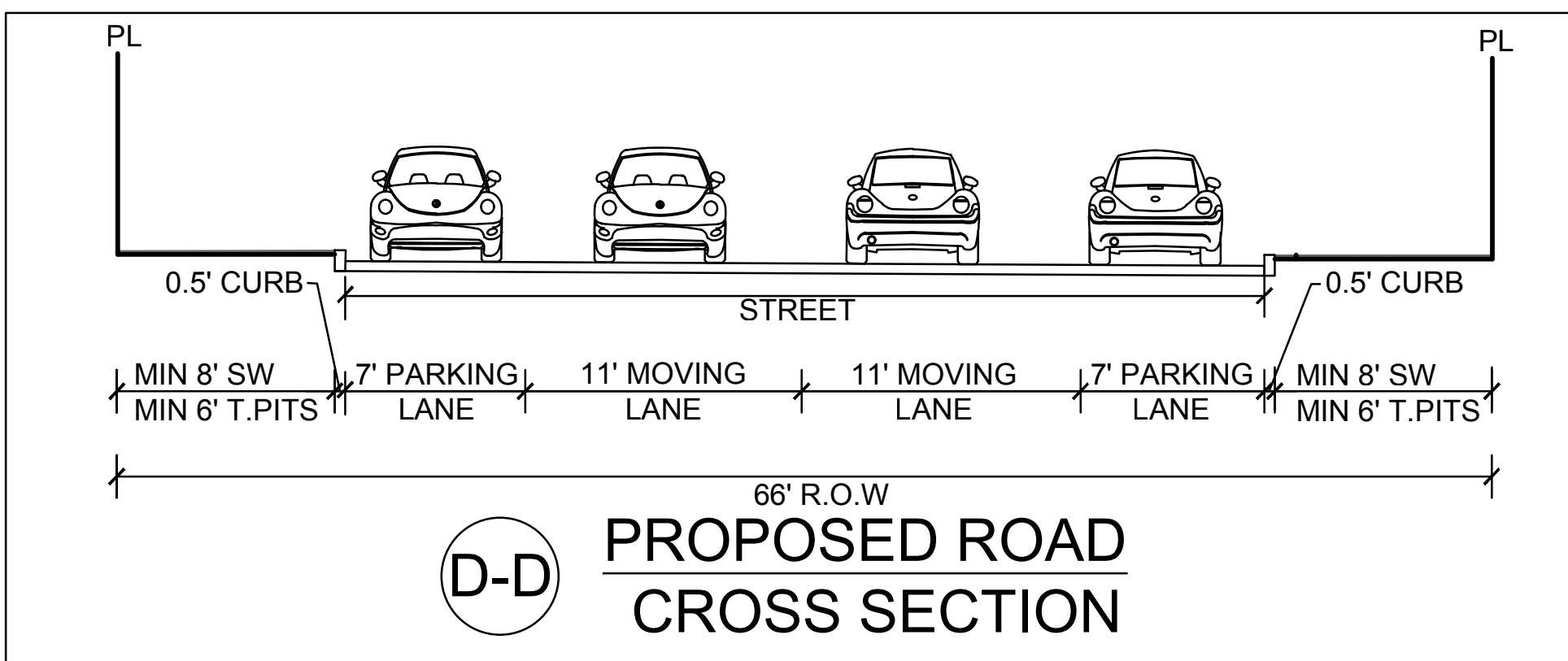
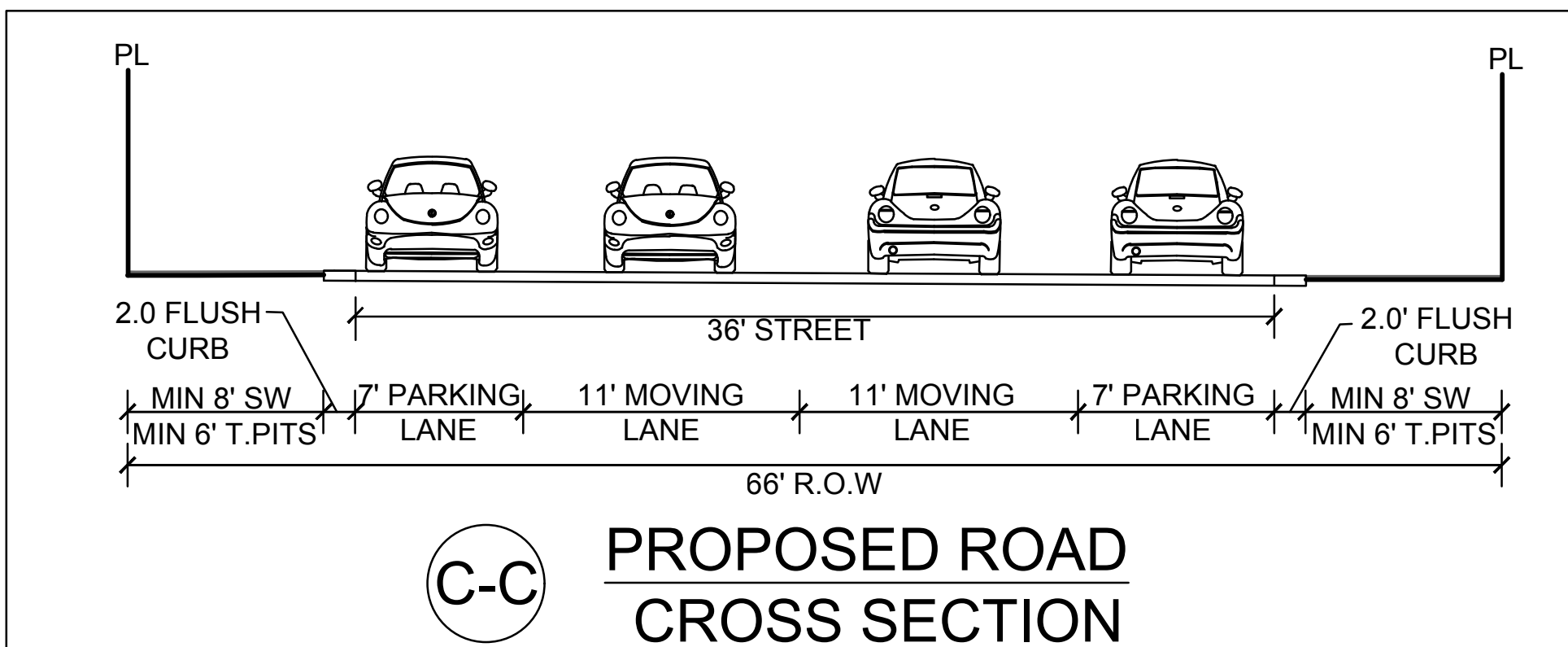
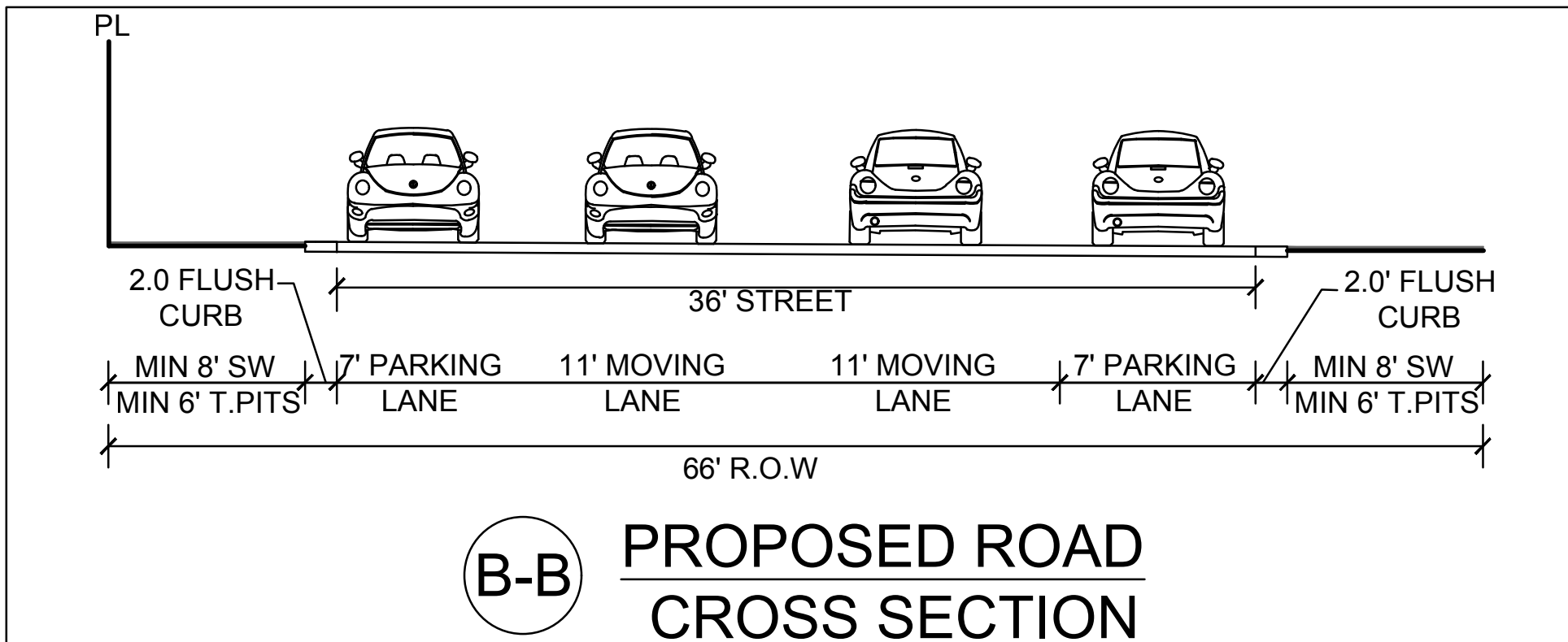
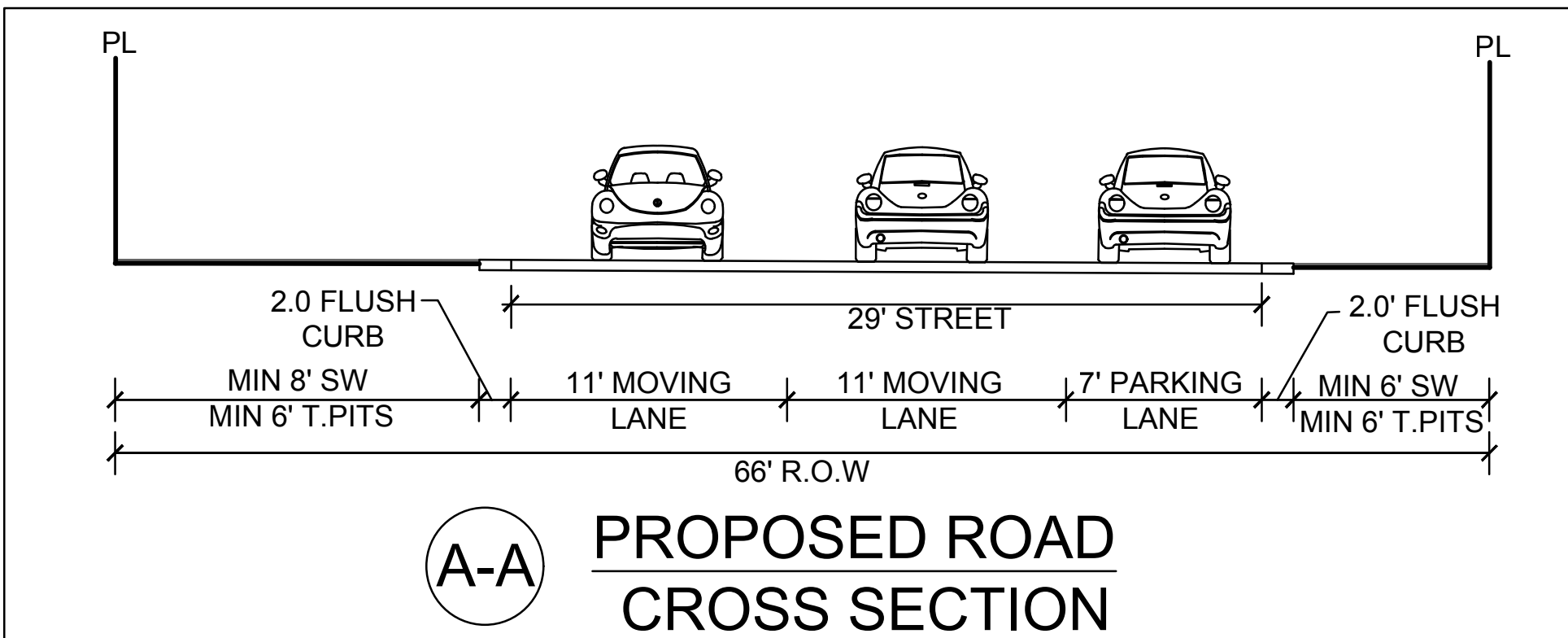
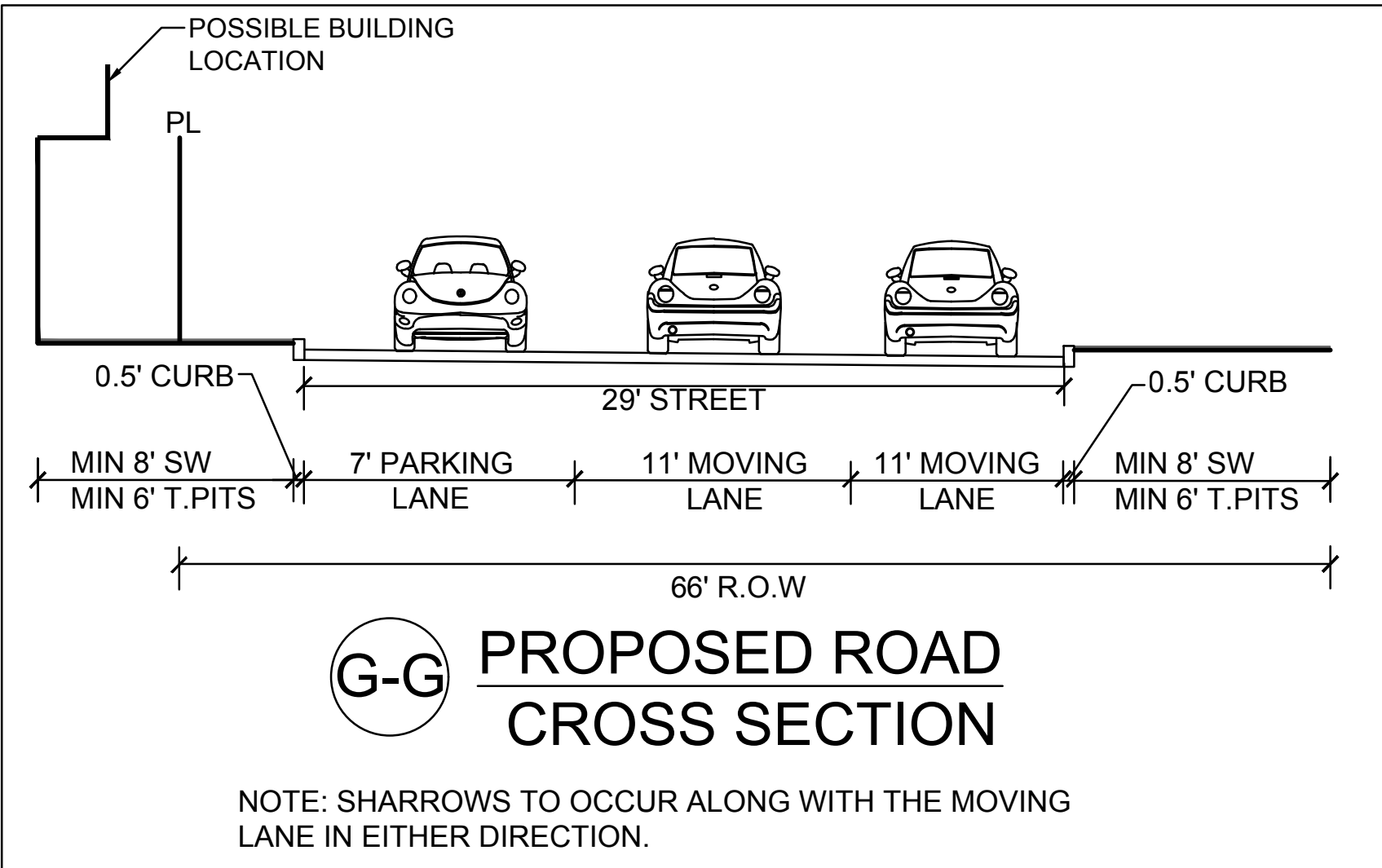
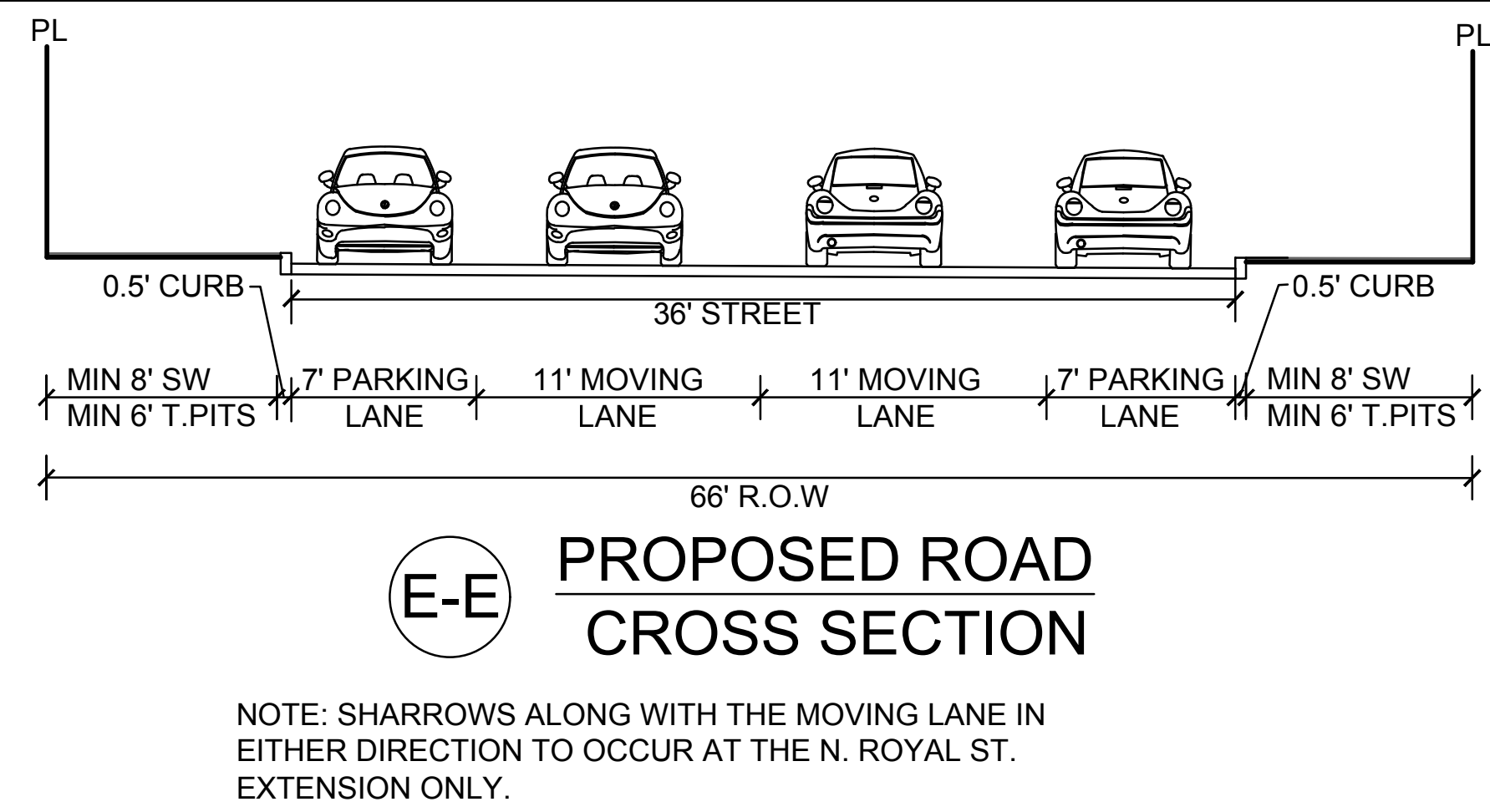
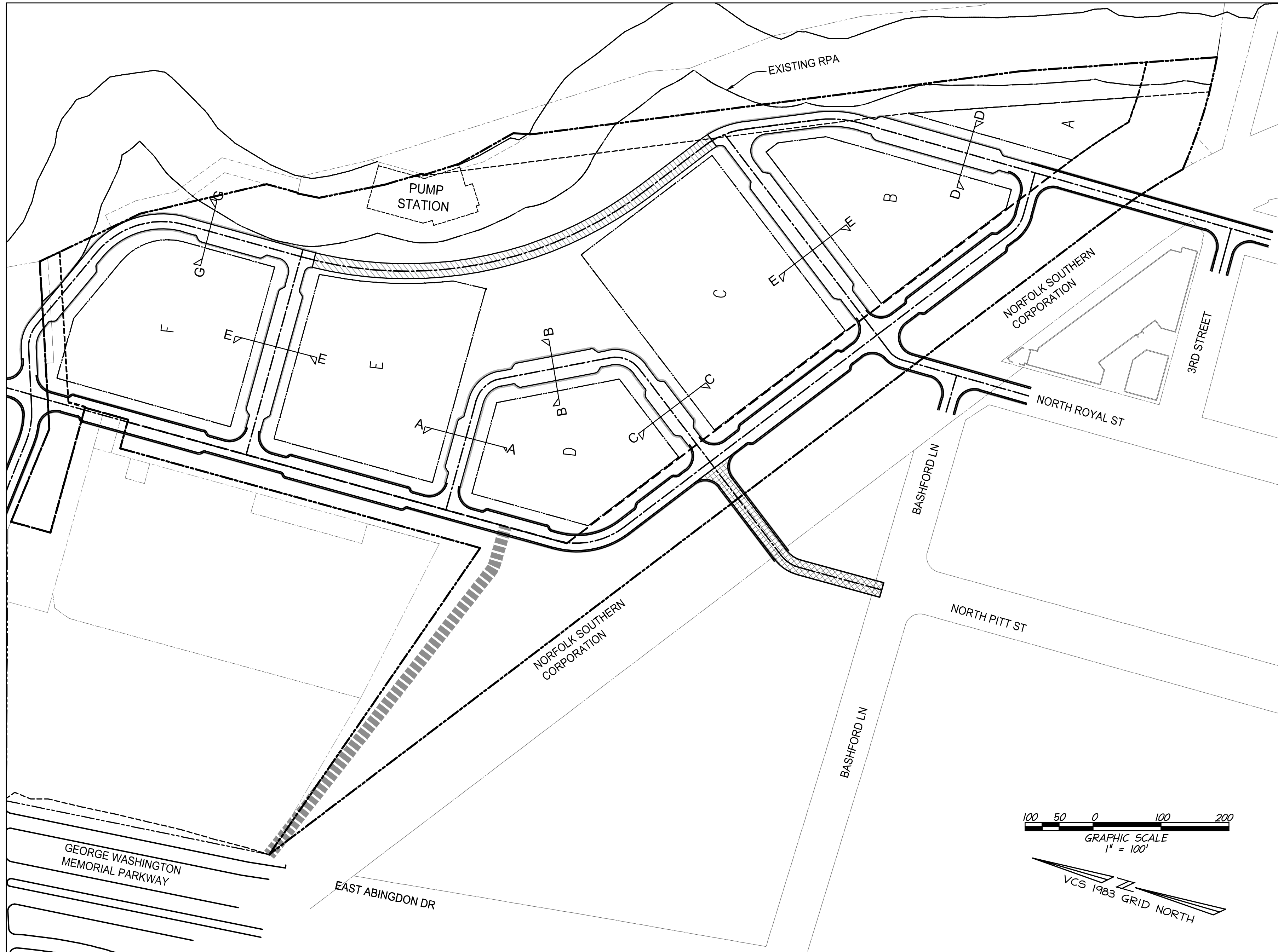


D

C

B

A



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

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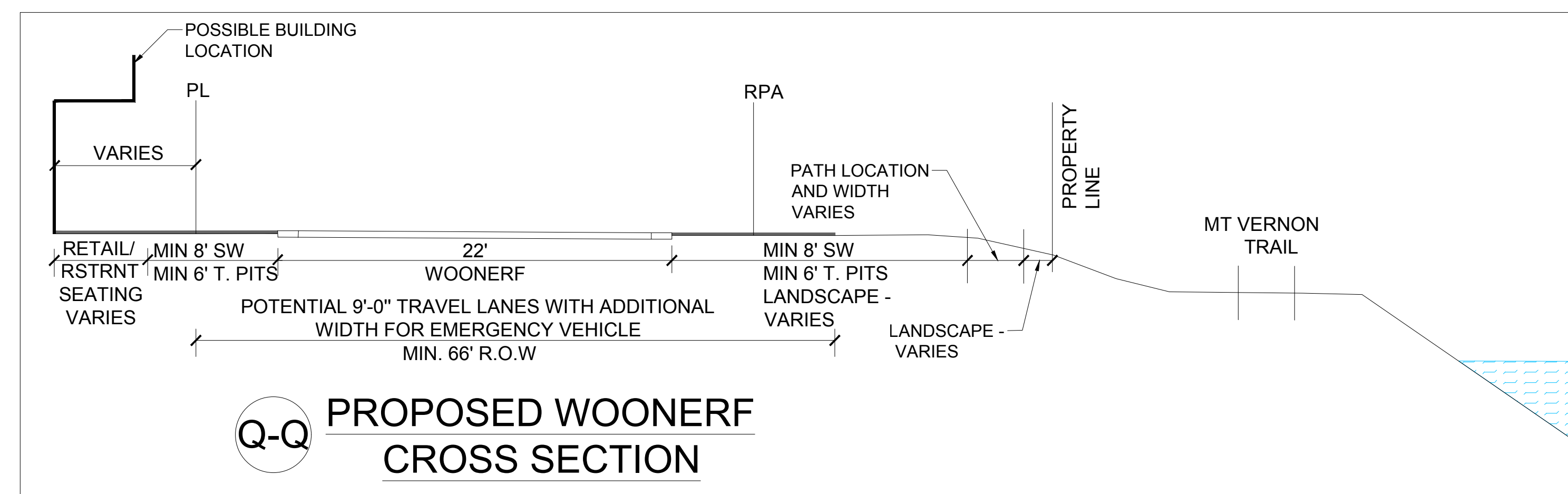
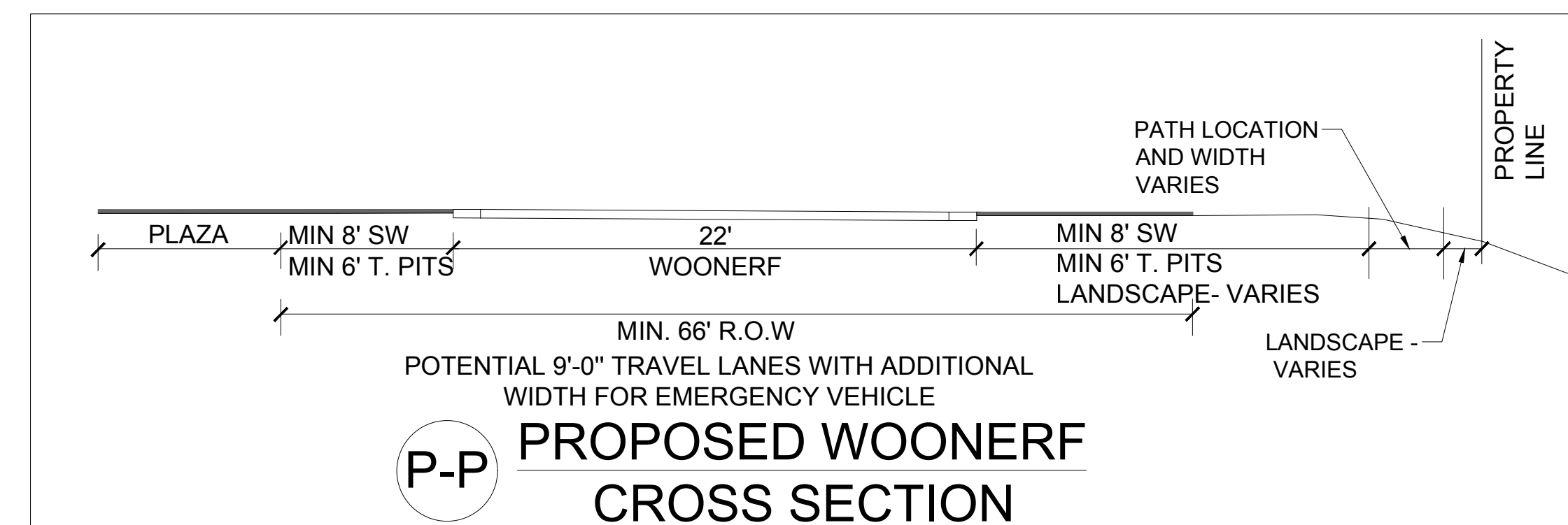
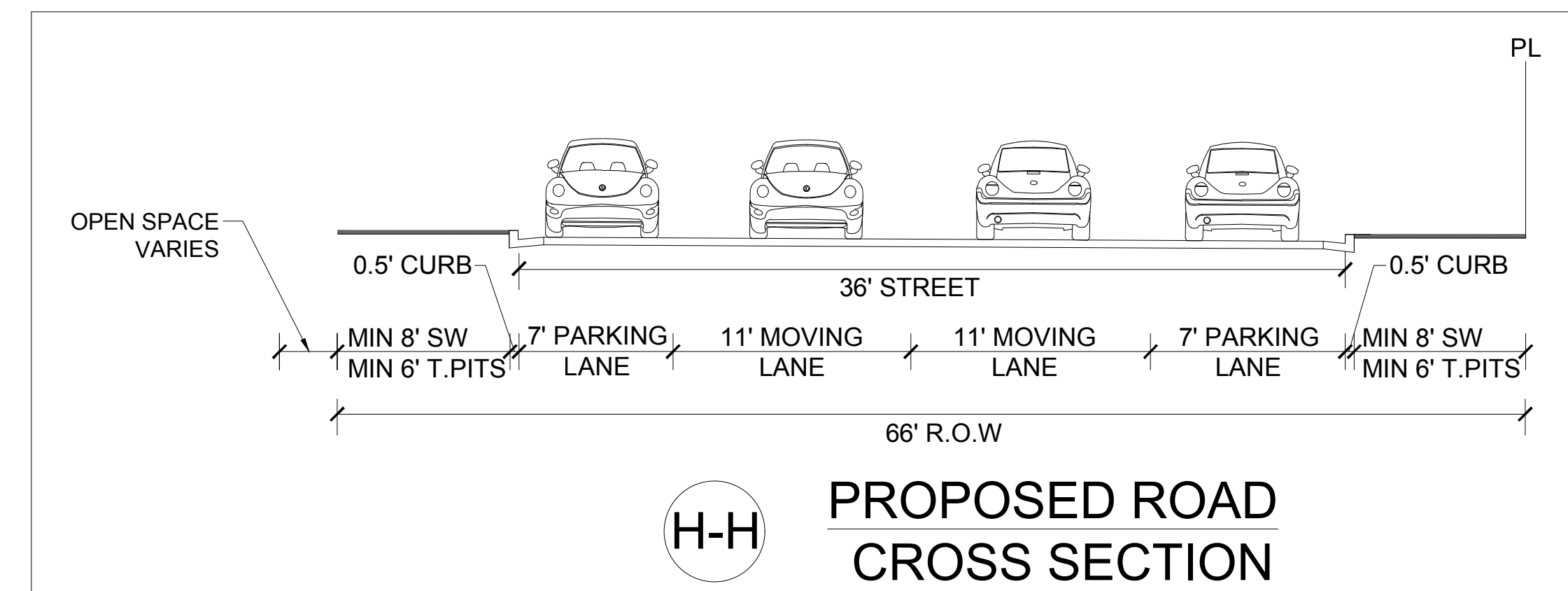
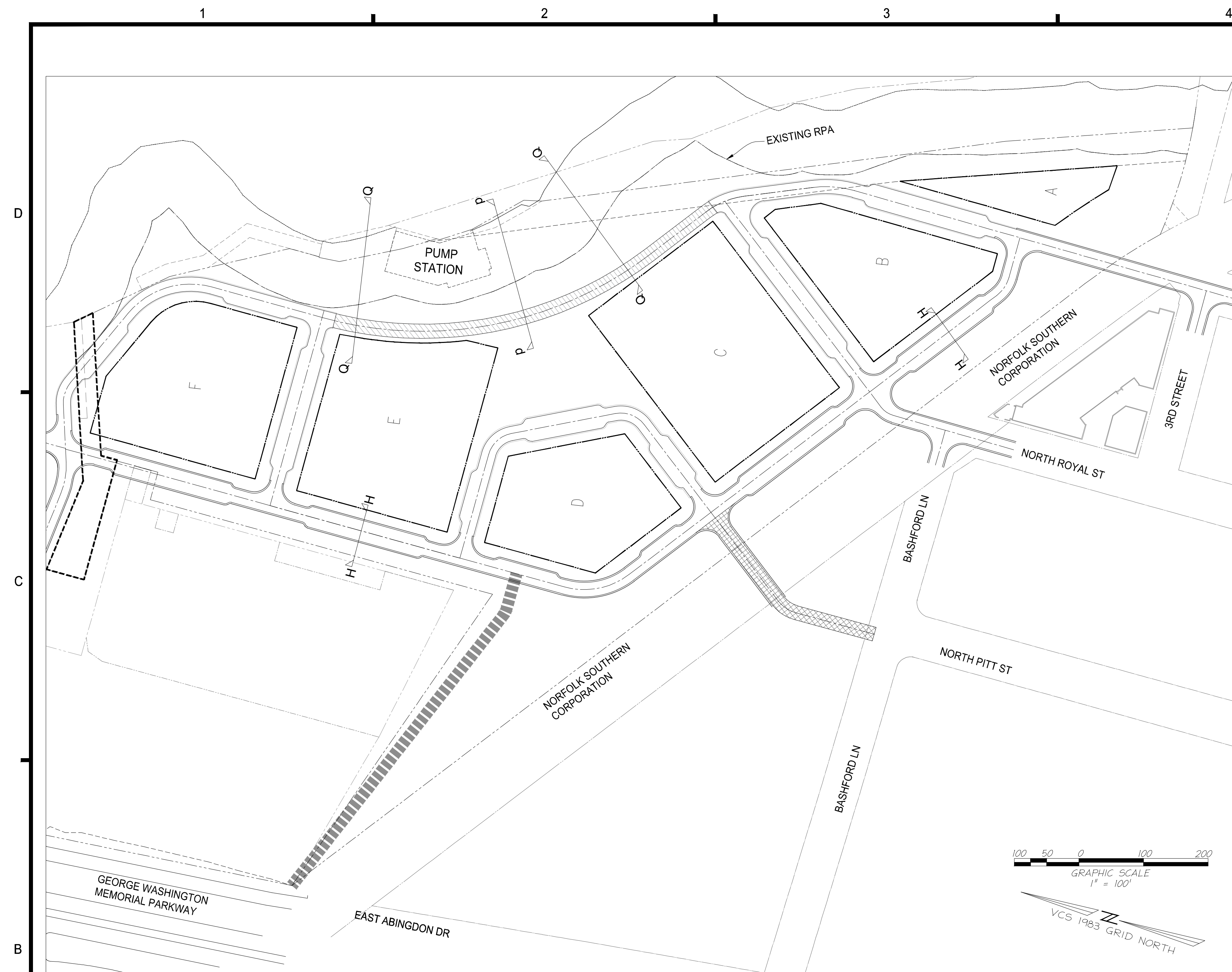
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DRAWN: MG
CHECKED: KMW

SHEET TITLE:

STREET
CROSS-SECTIONS

SHEET No.
C202

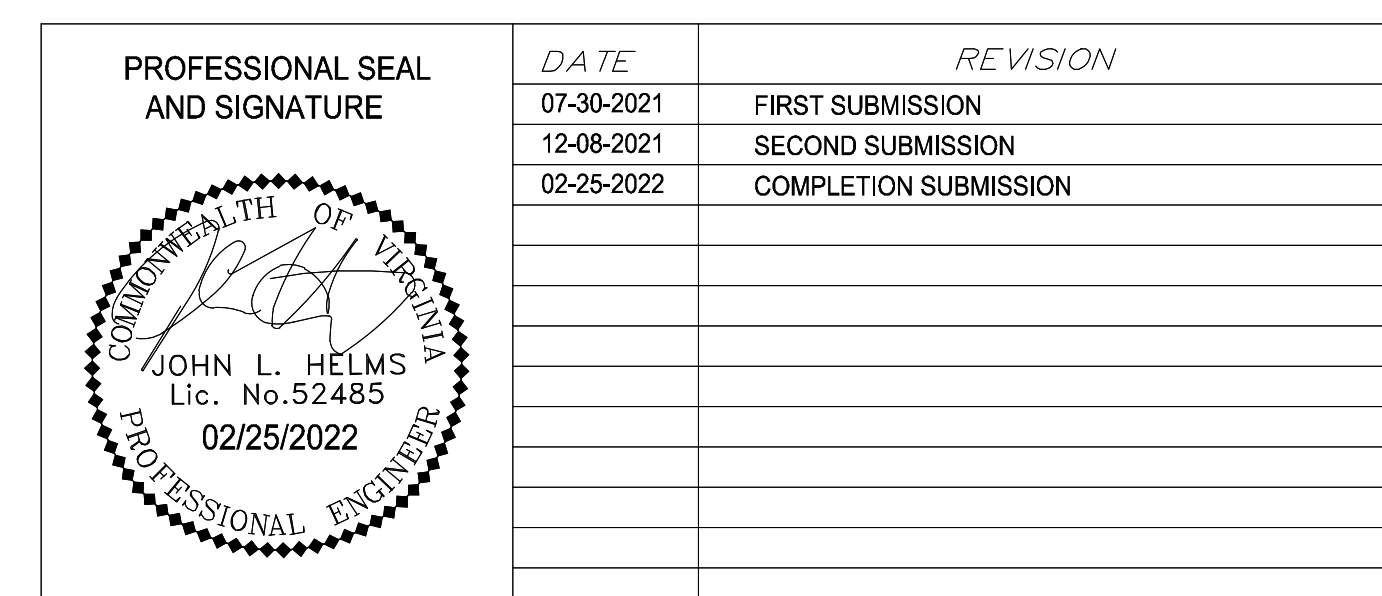


NOTES:

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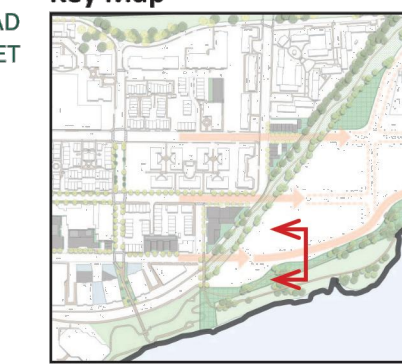
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SHEET TITLE

STREET
CROSS-SECTIONS

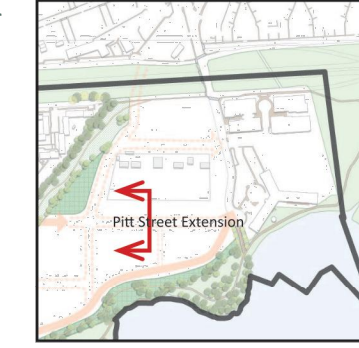
SHEET No. **C203**

APPENDIX



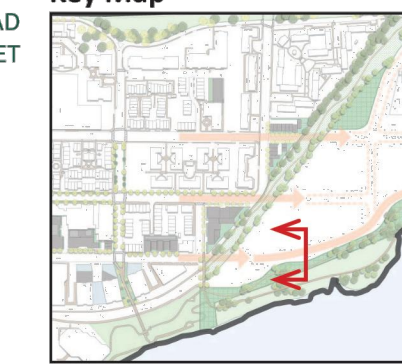
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APPENDIX



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**



SHEET No. **C204**

THIS SHEET IS FOR INFORMATION PROPOSES ONLY

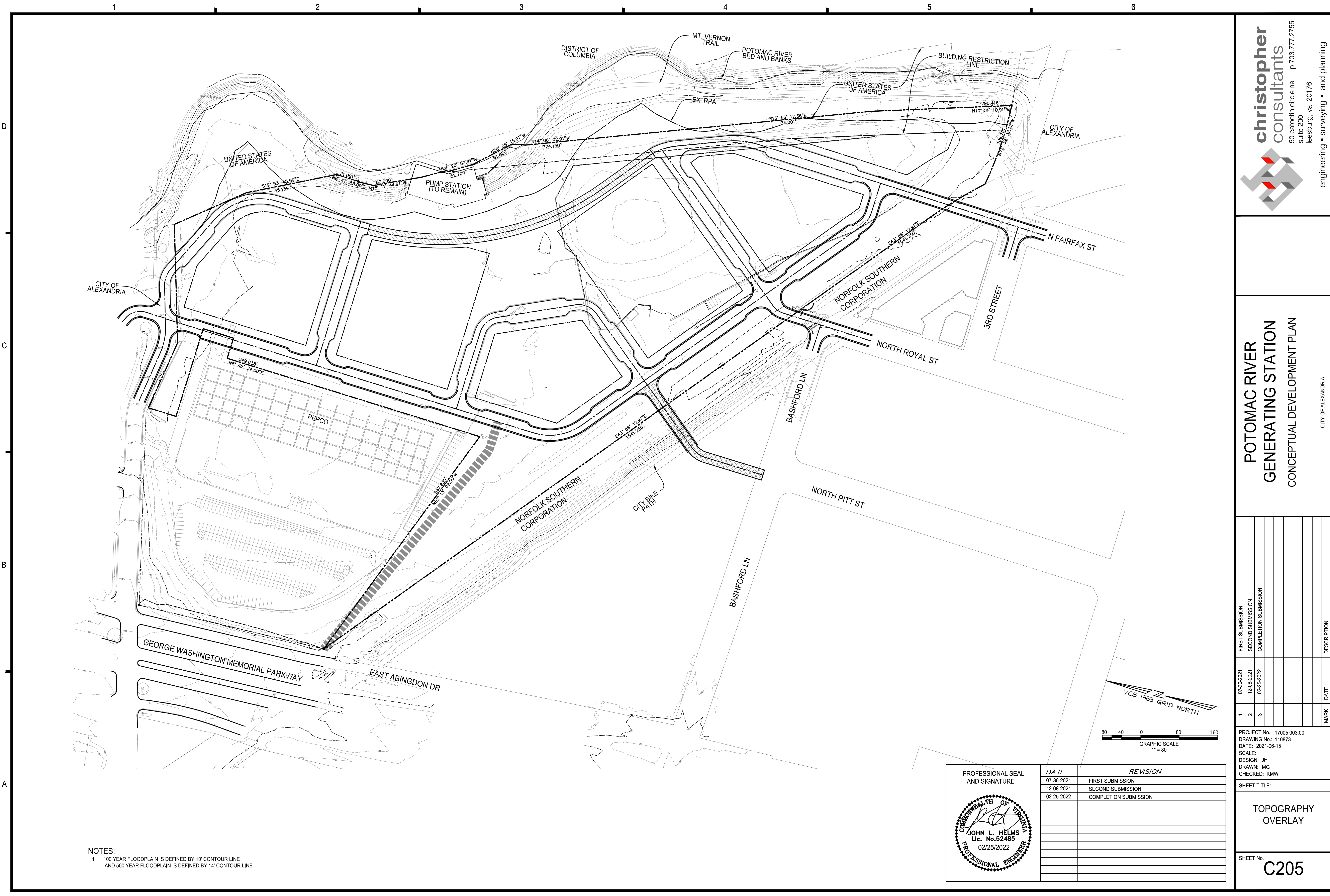
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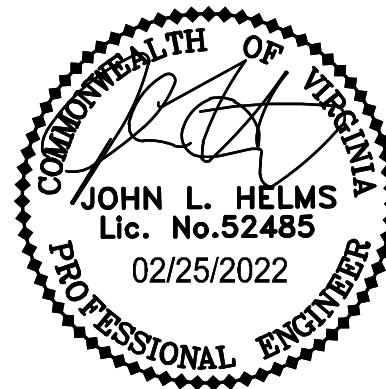
OLD TOWN NORTH DESIGN GUIDELINES

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



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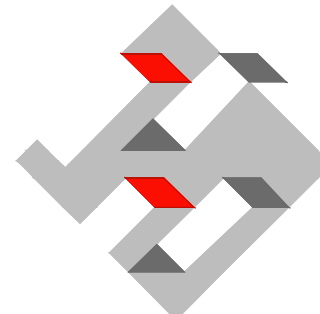
SHEET TITLE:

TOPOGRAPHY
OVERLAY

SHEET No.
C205

POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DEVELOPMENT PLAN

CITY OF ALEXANDRIA



christopher
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leesburg, va 20176

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