

hrp GROUP

HRP ALX

Potomac River Generating Station
COMMUNITY MEETING #18



Agenda

○ INTRODUCTION

- PROJECT OVERVIEW

○ BLOCK A & PUBLIC REALM EXPERIENCE

○ BLOCK B

○ BLOCK C

○ OPEN SPACE

- WATERFRONT OPEN SPACE
- RAIL CORRIDOR OPEN SPACE
- HISTORIC INTERPRETATION
- PUBLIC ART PLAN

○ DECONSTRUCTION

○ COMMUNITY PARTNERSHIPS

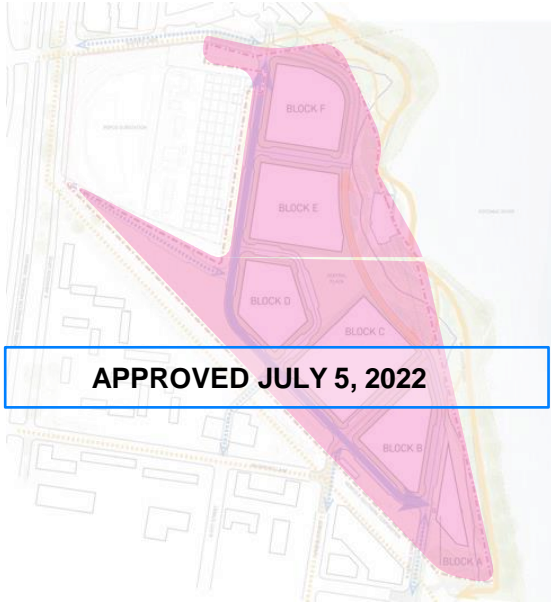
○ NEXT STEPS

DEVELOPMENT REVIEW PROCESS

BUILDING ON APPROVED CDD

CDD

Coordinated Development District



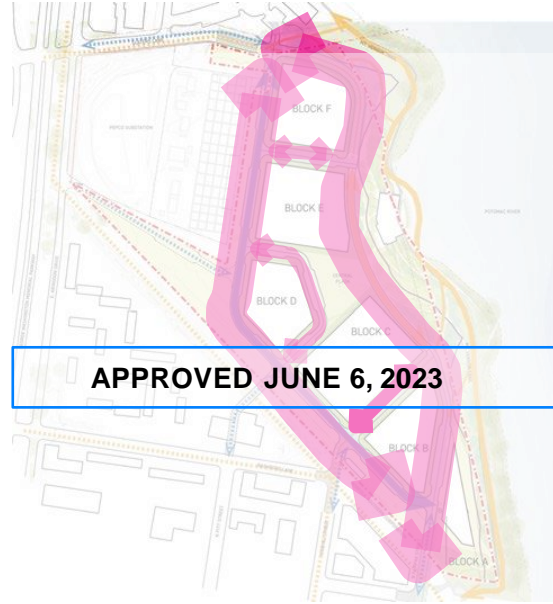
APPROVED JULY 5, 2022

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



APPROVED JUNE 6, 2023

Site & Infrastructure

- Streetscape, roadways and sidewalks
 - Utility routing and approach
-
- Defines public infrastructure;
 - Coordinated Sustainability Strategy – Endorsed by City Council on 5/13/23

DSUPs

Development Special Use Permits



CURRENTLY PURSUING

Block Form, Architecture & Open Space

- Building massing and use
 - Architectural definition and character
 - Detailed open space associated with blocks
-
- Building sustainability features
-
- Blocks A, B, & C DSUPs Concept I submitted 11/22; Concept II submitted 9/23; Blocks B & C Completeness submitted 5/16; Block A Concept III submitted 6/6
 - Open Space DSUP Concept I submitted 4/23; Concept II submitted 1/24
 - Open Space Completeness submitted 5/30

SCHEDULE & PROCESS

>> STEPS FORWARD



KEY							
	IDSP		DSUP		CDD APPROVAL		OTHER REVIEWS
	CSS		COMMUNITY MEETINGS		UDAC & PRC MEETINGS		



hrp GROUP

WIRE GILL LLP

Gensler

SCD

HANDEL ARCHITECTS

OJB

ARUP

IMEG

MAGNUSSON KLEMENCIC ASSOCIATES
Structural + Civil Engineers

BALA | SVA

GOROVE SLADE
Transportation Planners and Engineers

vhb

RAMBOLL

Wetland
Studies and Solutions, Inc.
a DMV company

Capitol Airspace Group

moffatt & nichol

Balfour Beatty

Development Team

Land-Use Attorney

Executive Architect, Block A, Blocks B/C Garage & Podium Architect

Block B Tower Architect

Block C Tower Architect

Landscape Architect

Sustainability Architect

Civil Engineer

Structural Engineer

MEP Engineer

Transportation Consultant

NEPA Permit Consultant

Environmental Engineer

Archaeological Consultant

FAA Consultant

Marine Consultant

Preconstruction Services

PRESENTING TODAY

**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 OPENSACE**

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

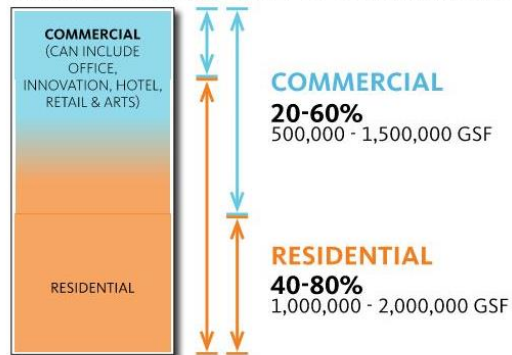
**4 CREATE A
SUSTAINABLE NEW
PLACE**

Pursue sustainable and resilient strategies through a multi-pronged approach

CDD MASTER PLAN AND ZONING

- Development is across 6 blocks. The existing Pump House & Guard House are anticipated to be reused.
- A mix of commercial and residential uses has been approved. Commercial uses may include office, arts, innovation, hotel, retail and other commercial uses.
- Increases the distance between existing adjacent buildings and new buildings on the PRGS site up to 200'.

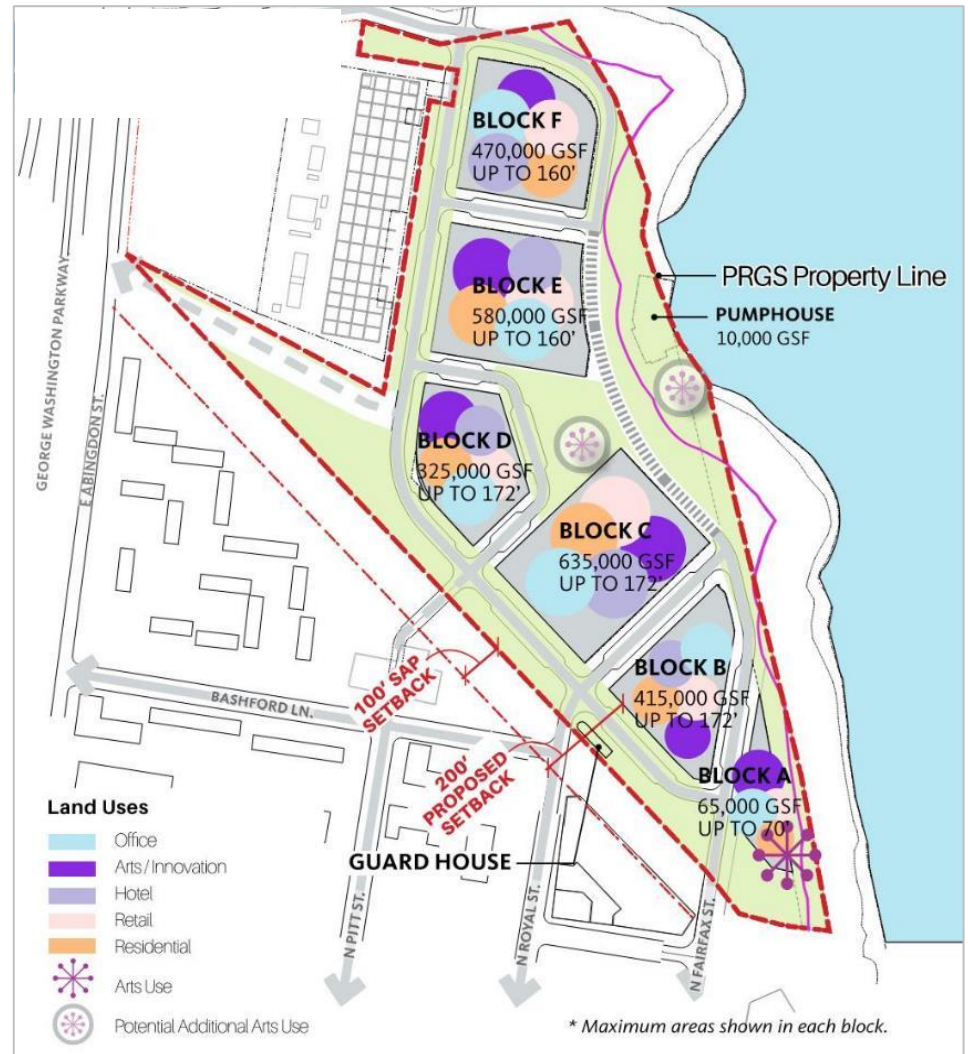
FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



*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
	66,000 GSF	414,000 GSF	633,000 GSF	326,000 GSF	579,000 GSF	472,000 GSF	10,000 GSF
Commercial*	✓	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	✓	✓	✓
Arts/Innovation	✓	✓	✓	✓	✓	✓	✓
Hotel		✓	✓	✓	✓	✓	✓
Retail	✓	✓	✓	✓	✓	✓	✓
Residential	✓	✓	✓	✓	✓	✓	✓



HRP ALX

Impact Highlights

300K+

METRIC TONS/YR
CO₂ REDUCTION

FROM FORMER COAL FIRED
POWER PLANT

2.5M

SQ FT

LEED-CERTIFIABLE
CONSTRUCTION
WITH SOLAR & GREEN
ROOFTOPS

3%

TARGET RENEWABLE ENERGY
GENERATION THROUGH FIRST
OF ITS KIND COORDINATED
SUSTAINABILITY STRATEGY

3.1K

PERMANENT & CONSTRUCTION
JOBS PROJECTED



HRP ALX

Public Benefits

\$68M

POWER PLANT
DECONSTRUCTION &
REMEDIATION

\$108M

AFFORDABLE HOUSING VALUE,
INCLUDING SET-ASIDE UNITS,
P3 BUILDING & CONTRIBUTION

\$56M

OVER 10 ACRES OF PUBLICLY
ACCESSIBLE OPEN SPACE

\$27M

PUBLICLY ACCESSIBLE
INFRASTRUCTURE

\$45M

SUSTAINABILITY, CARBON
REDUCTION & ONSITE
RENEWABLE GENERATION

\$300M+

TOTAL PUBLIC BENEFITS



CDD COMMUNITY BENEFITS

PRGS PROJECT WILL DELIVER TRANSFORMATIONAL COMMUNITY BENEFITS

AFFORDABLE HOUSING

- **\$8 - \$11 Million** in voluntary affordable housing contribution
- **175,000 SF** of bonus density used to create approximately **58-65 on-site units at 60% AMI**
 - **100,000 SF** of bonus density used by potential **Public-Private Partnership** leveraging voluntary contribution with tax credits and/or City funds



ARTS AND CULTURE

- The Old Town North Arts District will be extended into the PRGS site
- Includes planning for arts uses and potentially repurposing existing site elements
- 15,000 SF subsidized arts and cultural space across the site



HRP ALX

Sustainability Approach



- **25%** Energy Use Reduction
- **10%** reduced **Embodied Carbon** target
- **3%** of onsite energy use will come from **Onsite Renewable Energy**
- **Electrification** minimizes onsite combustion
- **Transportation** and transit improvements

ENERGY REDUCTION TARGETS

	RESIDENTIAL	COMMERCIAL
Typical LEED BD+C Silver Building	12%	9%
Typical LEED ND Silver Site	5%	2%
Alexandria Green Building Policy	14%	11%
POTOMAC RIVER GENERATING STATION	25%	25%

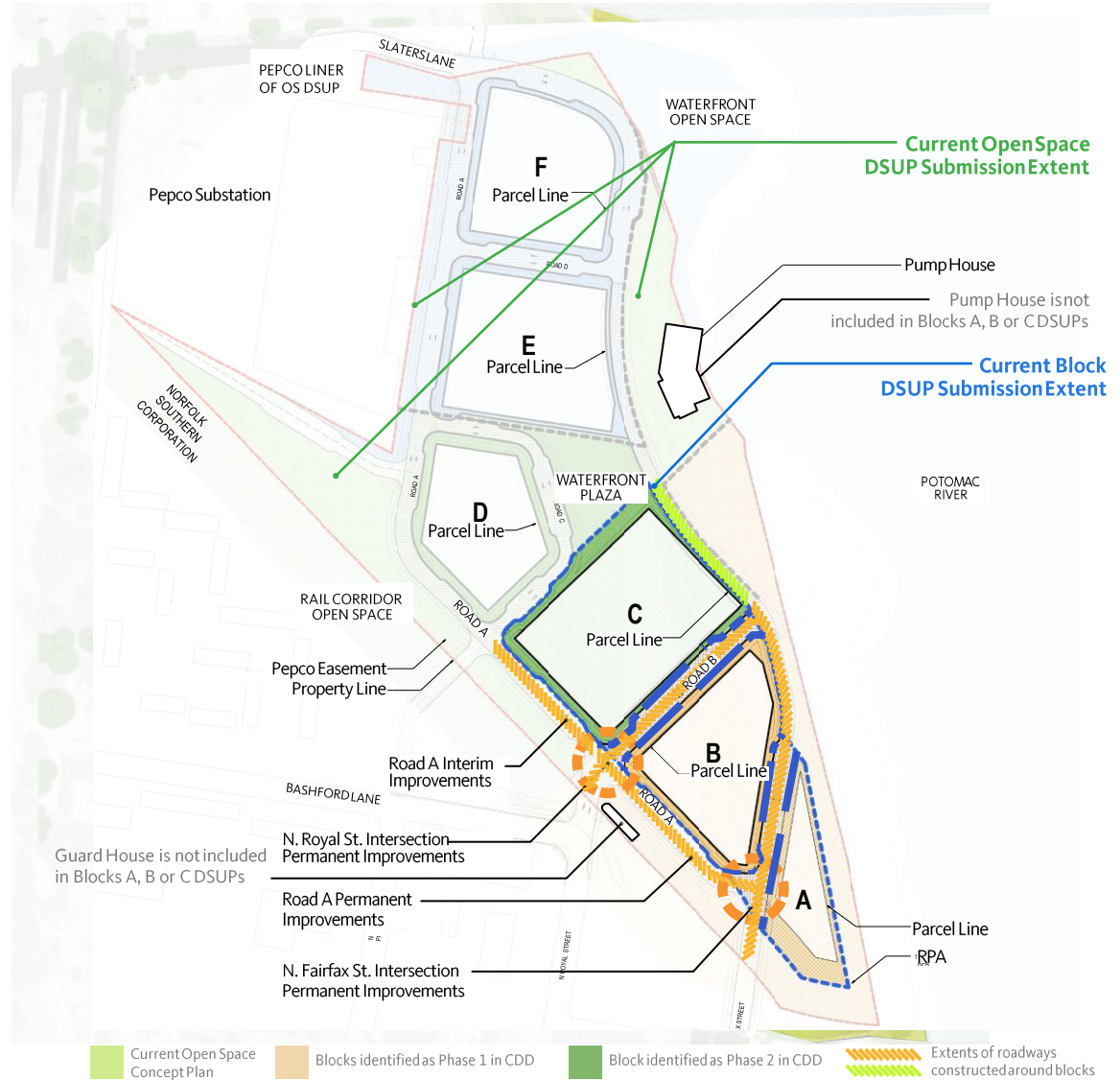
* Percentages measured **BETTER** than ASHRAE 90.1-2010

FOCUS ON BLOCKS A,B,C & OPEN SPACE

- Blocks A & B (CDD Phase 1) and Block C (portion of CDD Phase 2)
- Block DSUPs include area within the curb lines
- Open Space DSUP for Waterfront and Rail Corridor Open Spaces

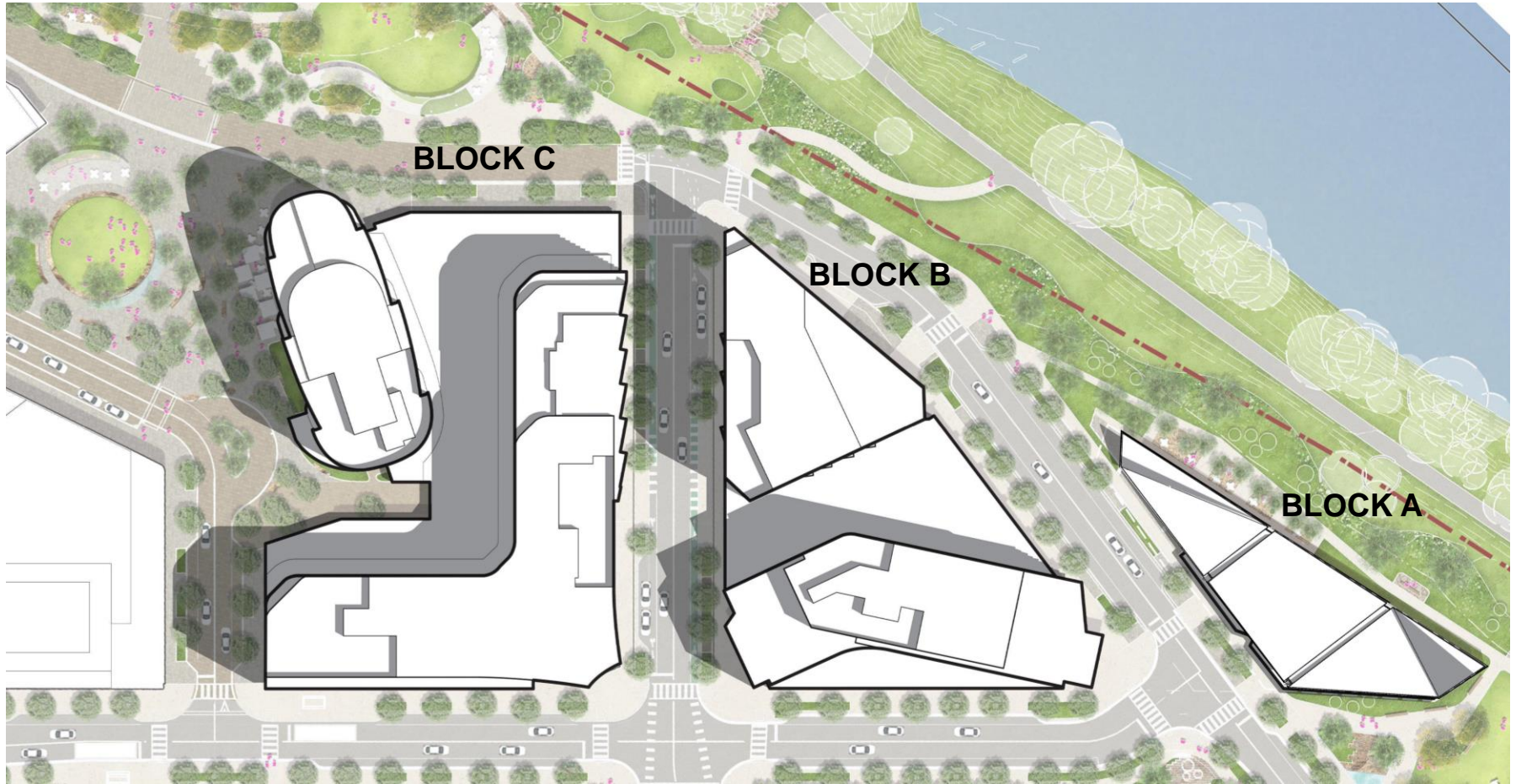
Per the requirement for DSUP submissions:

- Concept I depicted sidewalks, building footprints and uses within the curb line
- Building designs submitted in Concept II were reviewed in previous meeting
- This Completeness submission set reviews Open Space & Phase 1 Building designs.



HRP ALX

PHASE 1 DEVELOPMENT PLAN



Block C		
Commercial	Residential	Total
33k SF	460 - 490 Units	664k SF

Block B		
Commercial	Residential	Total
68k SF	262 - 320 Units	454k SF

Block A		
Commercial	Residential	Total
15k SF	n/a	15k SF

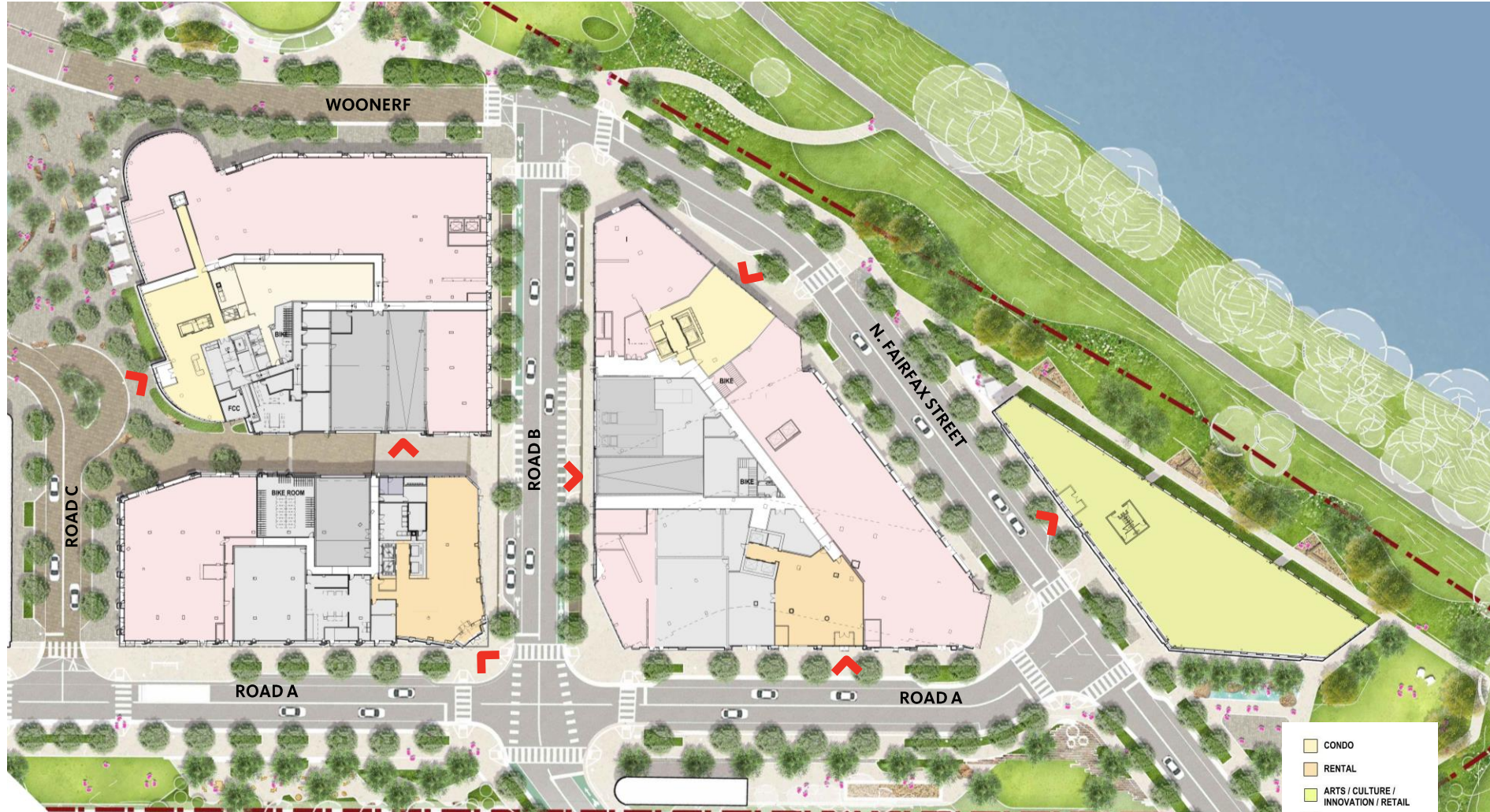


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BLOCK A & PUBLIC REALM EXPERIENCE

GROUND FLOOR PLAN OVERVIEW



- CONDO
- RENTAL
- ARTS / CULTURE / INNOVATION / RETAIL
- AMENITY
- RETAIL
- BOH / SUPPORT
- BUILDING ENTRY

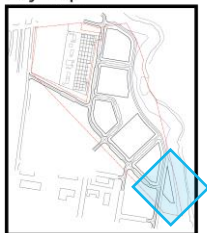


BLOCK A

STREETSCAPE



Key Map



BLOCK A

VIEW FROM NORTH WATERFRONT OPEN SPACE



DYNAMIC ROOF OVERHANGS AND VISION GLASS ENHANCE THE PUBLIC REALM

FLEXIBLE OUTDOOR SPACE

Key Map



BLOCK A

VIEW FROM SOUTH WATERFRONT OPEN SPACE



INCLUSIVE, WELCOMING & ACCESSIBLE

BRICK FABRIC RE-INVENTED FROM OLD TOWN AS DATUM

BLOCK B

STREETSCAPE



A Road B Streetscape



B Condo Entry



C North Fairfax Rd. Streetscape

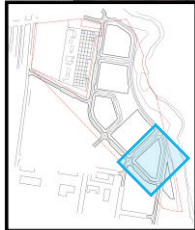


D Rental Lobby



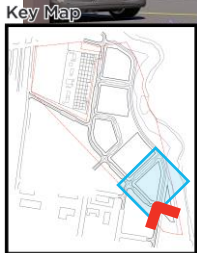
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- ARTS / CULTURE / INNOVATION / RETAIL
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Key Map



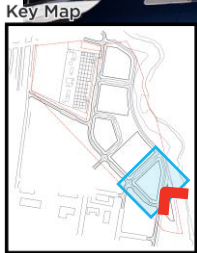
BLOCK B STREETScape

GATEWAY INTERSECTION AT N. FAIRFAX



BLOCK B STREETScape

RETAIL AND CONDO ENTRY AT N. FAIRFAX

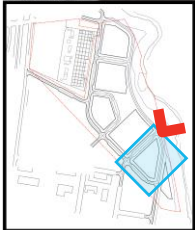


BLOCK B STREETScape

RETAIL ENTRAY AT N. FAIRFAX AND ROAD B



Key Map



BLOCK B STREETScape

RENTAL BUILDING ENTRY AT ROAD A



Key Map



General note: We will have a retail frontage plan.

BLOCK C

STREETSCAPE



A Condo Porte Corchere



B Alley



C Road A Streetscape



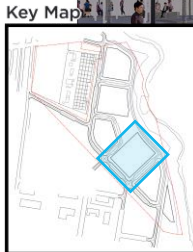
D Road B Streetscape



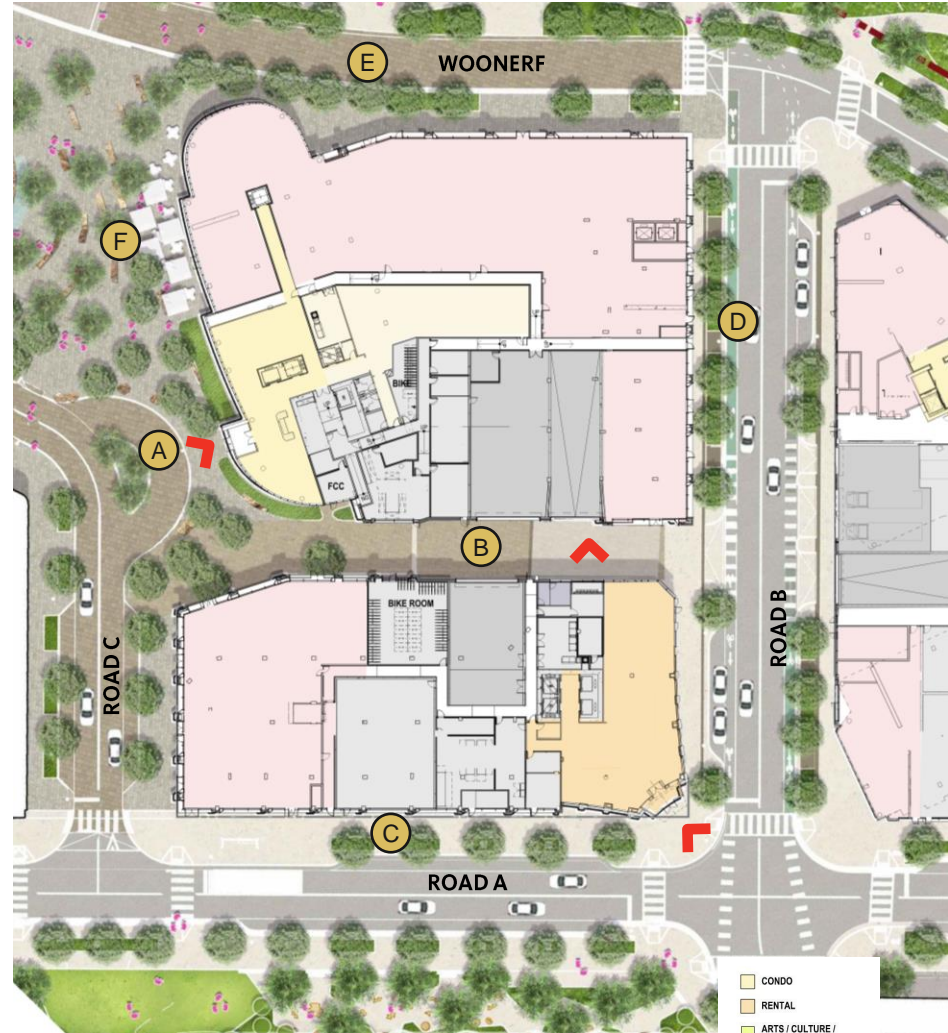
E Woonerf Streetscape



F Retail Spillout



Key Map



- CONDO
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- ARTS / CULTURE / INNOVATION / RETAIL
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- BUILDING ENTRY

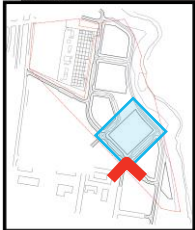


BLOCK C

RENTAL ENTRY AT N. ROYAL



Key Map

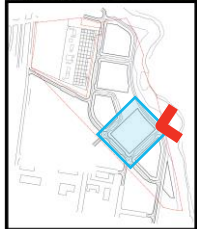


BLOCK C

RETAIL CORNER AT WOONERF



Key Map

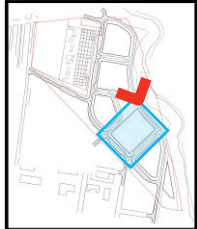


BLOCK C

ENTRY AT THE CENTRAL WATERFRONT PLAZA



Key Map

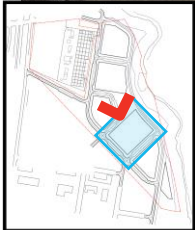


BLOCK C

RETAIL ENTRY AT ALLEY AND ROAD C



Key Map

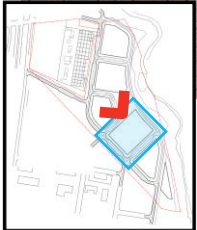


BLOCK C

CONDO ENTRY AT ALLEY AND ROAD C



Key Map



Agenda

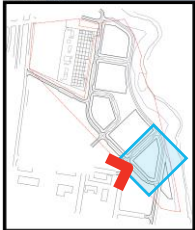
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BLOCK B RENTAL

VIEW FROM ROAD A AND ROAD B INTERSECTION

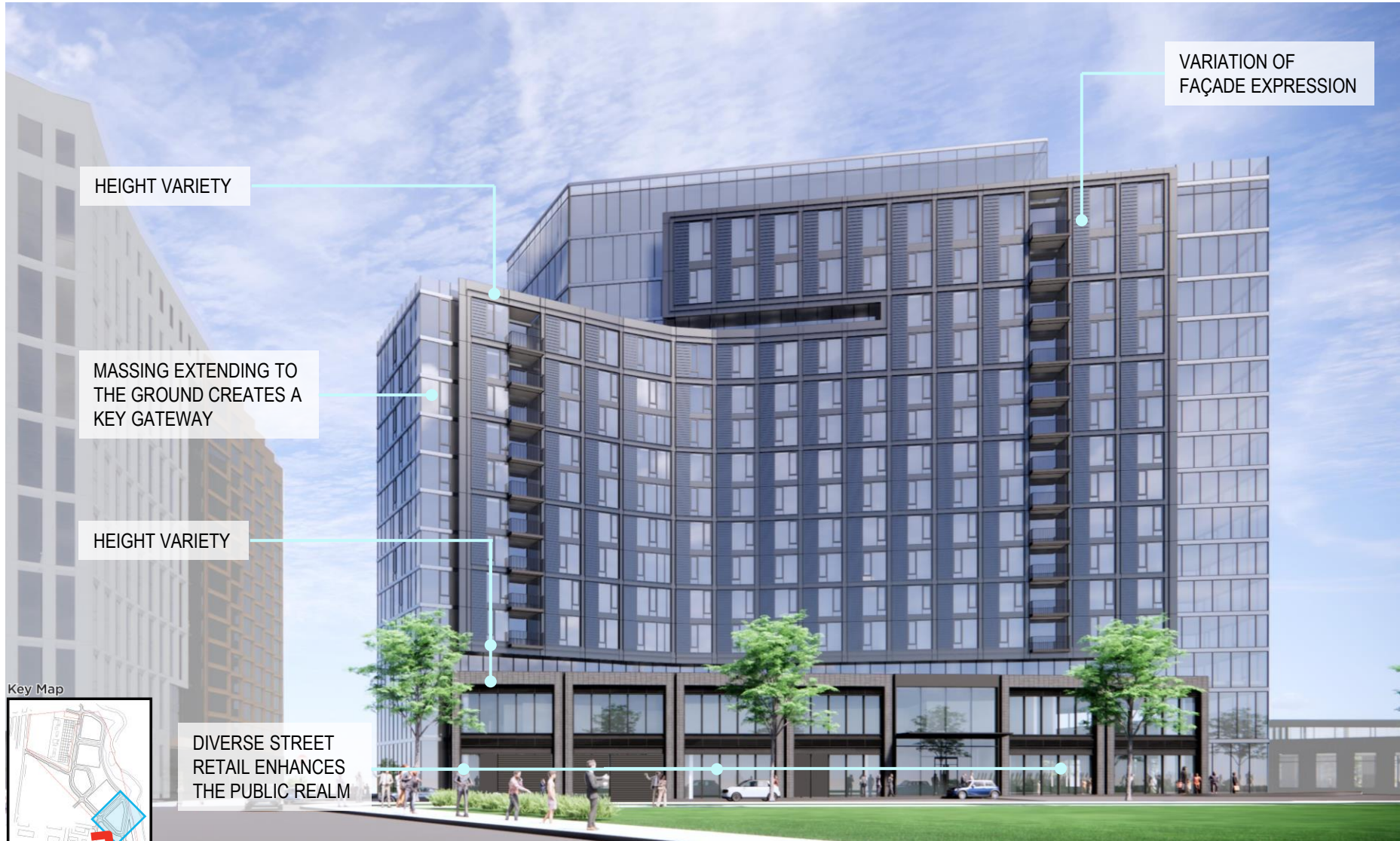


Key Map



BLOCK B RENTAL

VIEW FROM RAIL CORRIDOR OPEN SPACE

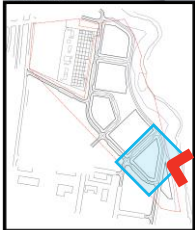


BLOCK B CONDO

VIEW FROM WATERFRONT



Key Map

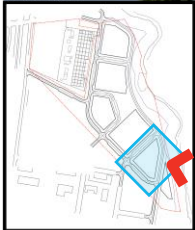


BLOCK B CONDO

VIEW FROM WATERFRONT



Key Map



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BLOCK C RENTAL

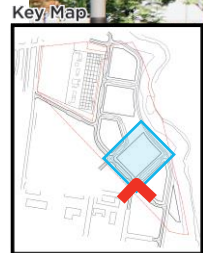
VIEW FROM N. ROYAL STREET

MASSING VARIETY AND MATERIALS ON THE CITY SIDE CONNECTS TO NEIGHBORHOOD AESTHETIC.



FAÇADE AT GROUND LEVEL STEPPED BACK CREATES INVITING AND GREEN SIDEWALK.

ICONIC LANDMARK CORNER INVITES VISITORS TO THE SITE AND VISUALLY CONNECTS TO CITY HALL.



BLOCK C RENTAL

VIEW DOWN N.ROYAL STREET, MID-BLOCK CONNECTOR



MID-BLOCK
CONNECTOR



BLOCK C CONDO

VIEW FROM WATERFRONT OPEN SPACE

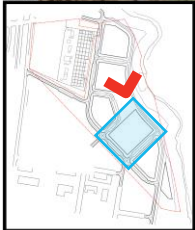


BLOCK C CONDO

VIEW FROM WATERFRONT PLAZA



Key Map

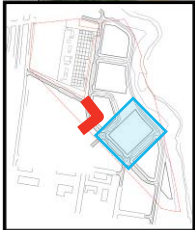


BLOCK C CONDO

VIEW FROM ROAD A



Key Map



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COMPREHENSIVE OPEN SPACE PLAN



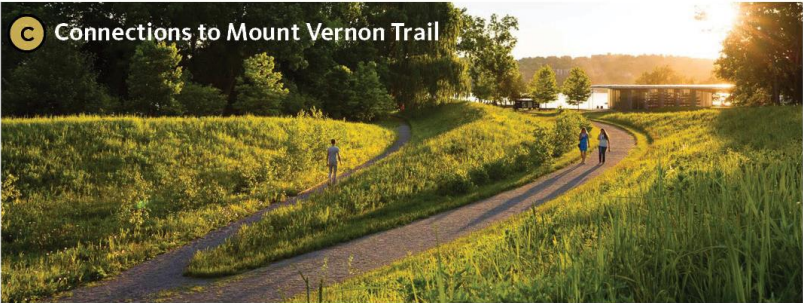
COMPREHENSIVE OPEN SPACE PLAN

WATERFRONT OPEN SPACE

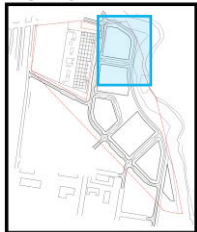


WATERFRONT OPEN SPACE

WATERFRONT NORTH

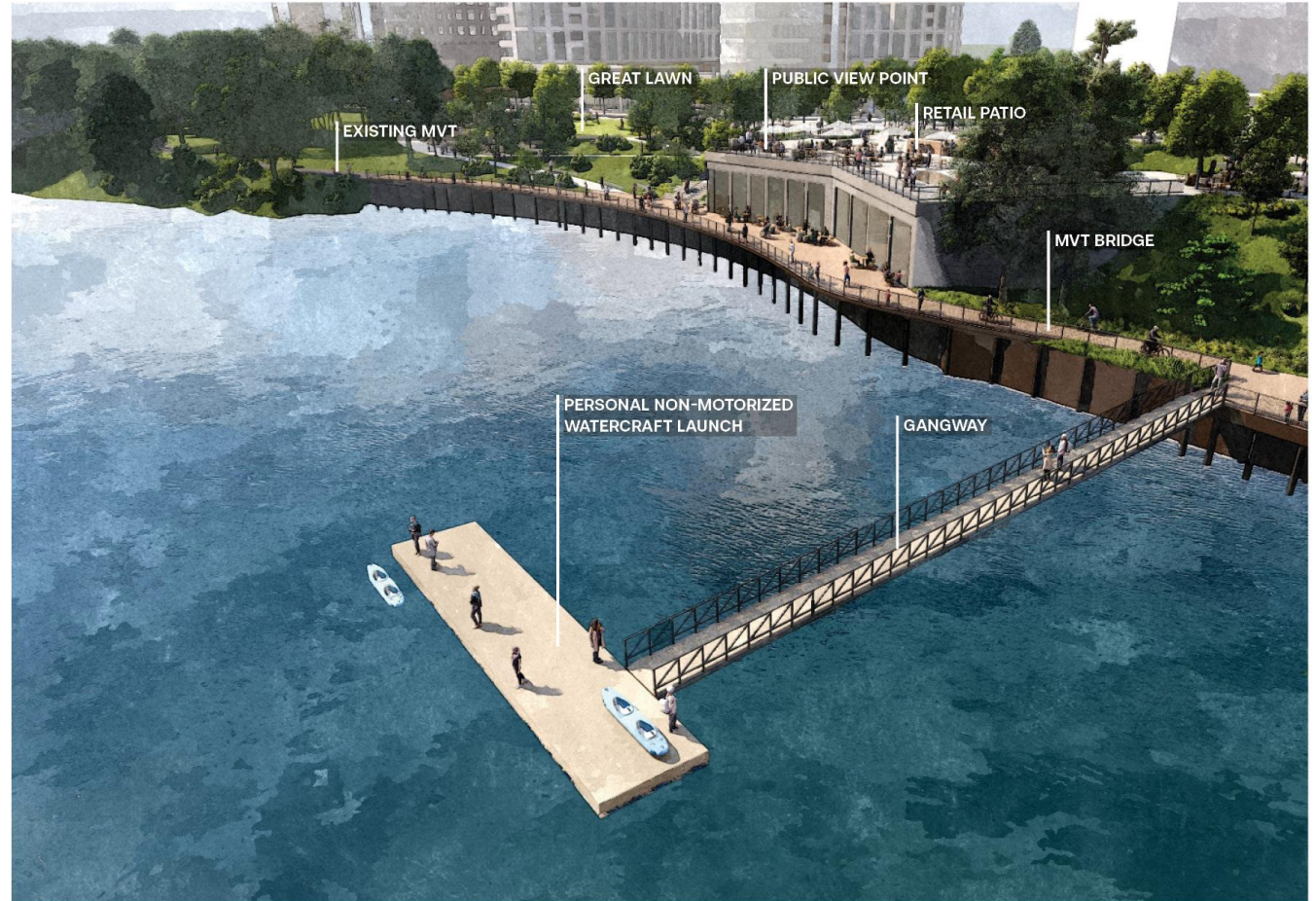


Key Map



WATERFRONT OPEN SPACE

KAYAK LAUNCH



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT CENTRAL



Key Map



WATERFRONT OPEN SPACE

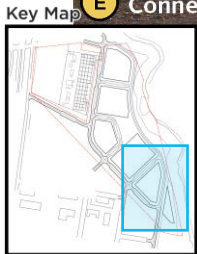
SHADE STRUCTURE + CENTRAL WATERFRONT



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT SOUTH



WATERFRONT OPEN SPACE

WATERFRONT OVERLOOK



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.
OPEN SPACE AROUND BLOCK A TO BE UPDATED, PENDING BUILDING
REDESIGN.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

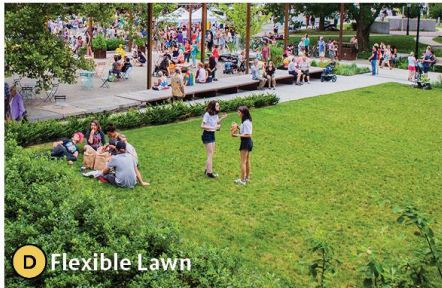
COMPREHENSIVE OPEN SPACE PLAN

RAIL CORRIDOR OPEN SPACE

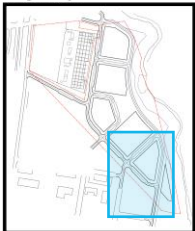


RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR SOUTH



Key Map



RAIL CORRIDOR OPEN SPACE

GATEWAY PLAZA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

GUARD HOUSE PLAZA



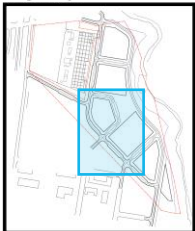
IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR CENTRAL



Key Map



RAIL CORRIDOR OPEN SPACE

KIDS PLAY AREA



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RAIL CORRIDOR OPEN SPACE

KIDS PLAY AREA



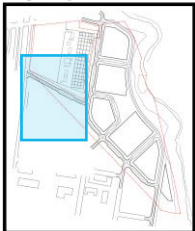
IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

RAIL CORRIDOR NORTH



Key Map



RAIL CORRIDOR OPEN SPACE

SPORT COURT



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

RECREATIONAL LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

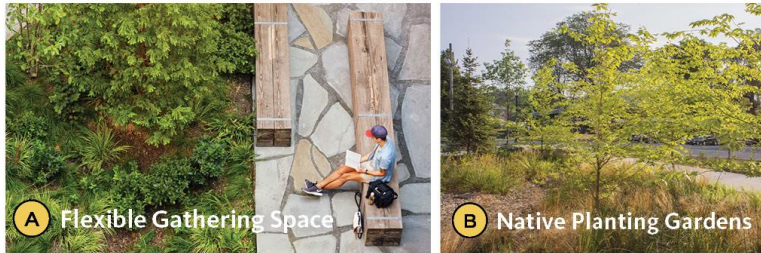
DOG PARK



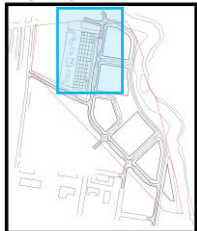
IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

RAIL CORRIDOR OPEN SPACE

PEPCO LINER

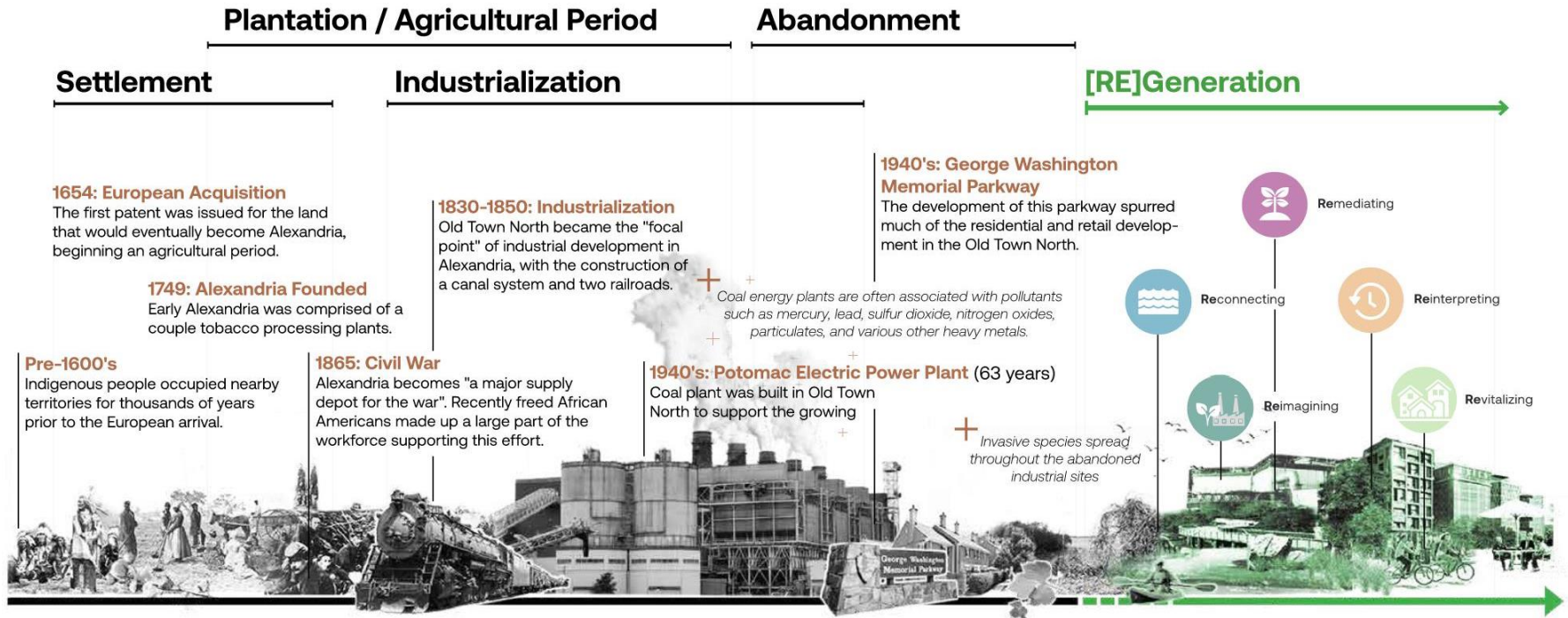


Key Map



HISTORIC INTERPRETATION PLAN

SITE HISTORIC TIMELINE



HISTORIC INTERPRETATION PLAN

INTERPRETIVE OPPORTUNITIES



Interpretive Palette

Textures



The texture of the theme is formed through the tangible and tactile aspects of that theme, such as materials, products, and objects.

Words



Words include those keywords, phrases, and names that best relate to the theme.

Forms



Forms are less tactile aspects of physical character that convey a sense of place. This could include architectural forms or styles, spatial patterns, or treatments.



ART PLAN

LAYOUT + CONCEPT IMAGERY



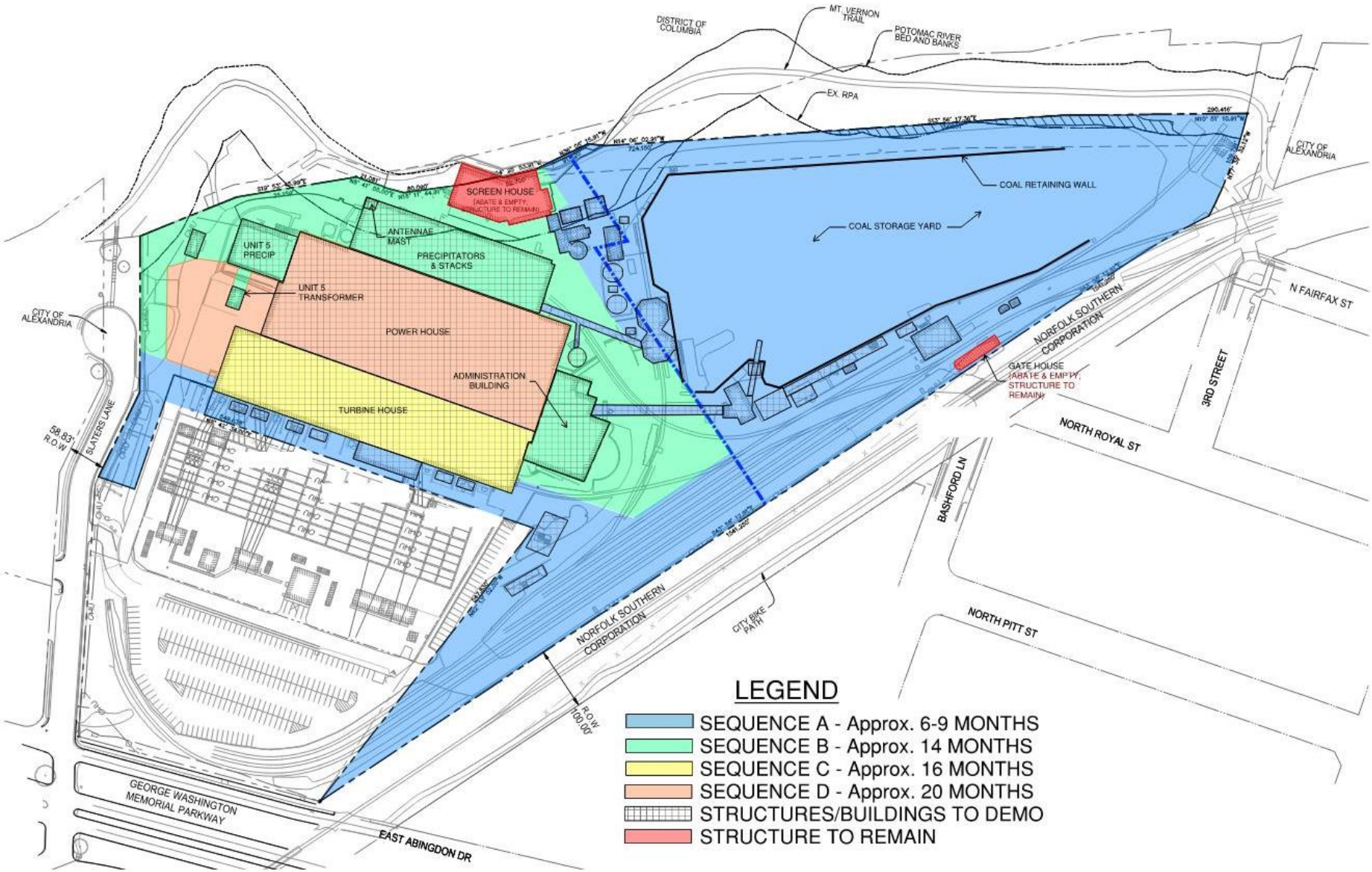
- ① Pepco Screen
- ② Central Plaza Sculpture
- ③ Pumhouse Mural
- ④ Stone Water Feature
- ⑤ Kid's Play Entry Gate
- ⑥ Industrial Artifacts
- ⑦ Gateway Sculpture
- ⑧ Entry Water Feature
- ⑨ Potential Guard House Mural



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ANTICIPATED ABATEMENT & DECONSTRUCTION SEQUENCE



DECONSTRUCTION & ABATEMENT MITIGATION MEASURES



- On-site rodent control measures will be implemented during abatement and deconstruction activities.



- Deconstruction activities will be completed in accordance with work hours allowed under Section 11-5-4 (b) of the City Code. Additional hours may be requested as needed.
- On-site noise monitoring will be used to maintain levels within allowable thresholds.



- On-site continuous vibration monitoring will be used to maintain levels within allowable thresholds.



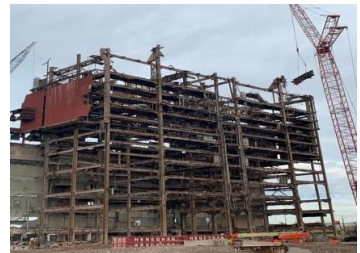
- Properties immediately adjacent to the site will be externally surveyed prior to construction.
- Property owners will have the option to have the interior of their property surveyed prior to construction.



- Water will be utilized for dust control, including:
 - Washing down equipment and wheel washes at exits
 - Misting during deconstruction activities
 - Maintenance of stockpiles and work areas
- Daily inspection to verify mitigation measures are working properly
- Third party perimeter dust monitoring in place to verify mitigation measures are maintaining levels below permissible limits



- All asbestos will be abated, containerized and disposed of properly, following Local, State and Federal regulations.
- All work will be performed by contractors licensed by Virginia Department of Professional and Occupational Regulation (DPOR) with ASB designation.
- A final clearance letter stating that identified asbestos has been removed and properly disposed of will be provided to City of Alexandria prior to start of deconstruction of each specific abated area.



MECHANICAL DISMANTLING



ASBESTOS CONTAINMENT AREAS



DUST MITIGATION

COMMUNITY COMMUNICATION

- Prior to deconstruction commencement, informational public meetings will be held and there will be ongoing, periodic community meetings to provide updates.
- A website will provide the following information:
 - 24/7 Hotline available for immediate questions/concerns
 - Online portal for general questions/inquires
 - 3-week look-ahead schedule of site activities
 - Monthly dust monitoring reports

Agenda

- INTRODUCTION
 - PROJECT OVERVIEW
- BLOCK A & PUBLIC REALM EXPERIENCE
- BLOCK B
- BLOCK C
- OPEN SPACE
 - WATERFRONT OPEN SPACE
 - RAIL CORRIDOR OPEN SPACE
 - HISTORIC INTERPRETATION
 - PUBLIC ART PLAN
- DECONSTRUCTION
- **COMMUNITY PARTNERSHIPS**
- NEXT STEPS



Firefighters & Friends to the Rescue



Old Town North Alliance



Old Town North Community Partnership



The Chamber ALX



Cornerstone Craftsman



Computer Core



Friends of the Mount Vernon Trail



ALIVE!



Alexandria Redevelopment And Housing Authority



ACT for Alexandria



City of Alexandria Summer Youth Employment Program



Parkway Classic



Alexandria Seaport Foundation



First Night Alexandria



Greater Greater Washington

Agenda

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- **NEXT STEPS**

SCHEDULE & PROCESS

>> STEPS FORWARD





Thank You

APPENDIX

*CDD condition 13a:
Additional height for mechanical penthouses, solar photovoltaic structures and horizontally adjacent structures for common amenity spaces is permitted up to 20 feet above maximum building height unless increased by Special Use Permit.

BUILDING HEIGHT COMPARISON



The Dalton Apartments



Alexandria House



Venue

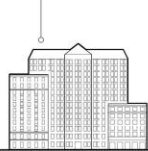


1199 N Fairfax St



The MUSE

approx. 160 FT (14 Floors)



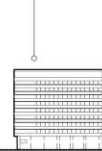
approx. 240 FT (22 Floors)



approx. 160 FT (13 Floors)



approx. 135 FT (10 Floors)



Existing Trees
approx. 40 FT

Grade change
approx. 20 FT

approx. 90 FT (7 Floors)



Potomac River
Generating Station



BLOCK B



BLOCK C



BLOCK D
(Future Building)

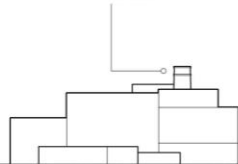


BLOCKS E&F
(Future Buildings)

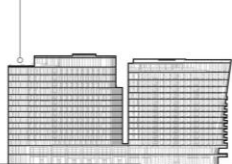


Marina Towers

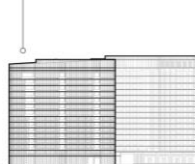
PRGS Smokestacks
165 FT



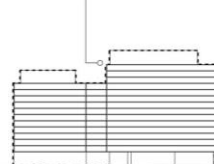
Up to 172 FT (16 Floors)*



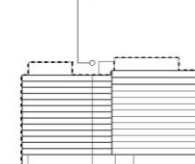
Up to 172 FT (16 Floors)*



Up to 172 FT*



Up to 160 FT*



Black Oak next to Marina Towers
approx. 65 FT

approx. 150 FT (14 Floors)



*CDD condition 13a:
Additional height for mechanical penthouses, solar photovoltaic structures and horizontally adjacent structures for common amenity spaces is permitted up to 20 feet above maximum building height unless increased by Special Use Permit.

COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

MAY 2023 OPEN SPACE SURVEY

816

Community
Responses

4

Languages
Offered

(Survey provided in English,
Spanish, Arabic, Amharic)

Results Summary

May 1, 2023 - May 31, 2023

Top Waterfront Programs

(over 65%)

- Waterside Dining at Pump House
- Woodland / Walking Trails
- Fitness Loop
- Potomac River Overlook
- Waterfront Seating
- Flexible Lawn
- Separated Bike Facilities
- Personal Watercraft Launch
- Native Planting
- Replacement of Mount Vernon Trail Bridge "Cage"

Rail Corridor / Linear Open Space Programs

(over 50%)

- Shaded Seating Under Trees
- Shade Structure
- Pop-up Activation (Farmer's Markets, Art Fairs)
- Children's Play Areas
- Cafe / Ice Cream Shop
- Public Amenities (Restroom + Fountains)
- Native Planting / Pollinator Gardens
- Recreational Facilities

INTEGRATED OPEN SPACE NETWORK

CONTEXT & SCALE COMPARISON



PRGS COMBINED OPEN SPACE	10.74 ACRE
TOTAL OFF-SITE	5.30 ACRE
TOTAL ON-SITE	5.44 ACRE

TIDE LOCK PARK **4.0 ACRE**

MONTGOMERY PARK **2.4 ACRE**

RIVERGATE PARK **3.0 ACRE**

ALEXANDRIA HOUSE PARK **1.0 ACRE**

ORONOCO PARK **5.6 ACRE**

FOUNDERS PARK **4.8 ACRE**

MARKET SQUARE **1.0 ACRE**

WATERFRONT PARK **1.5 ACRE**

*SOURCE: CITY OF ALEXANDRIA OPEN DATA