

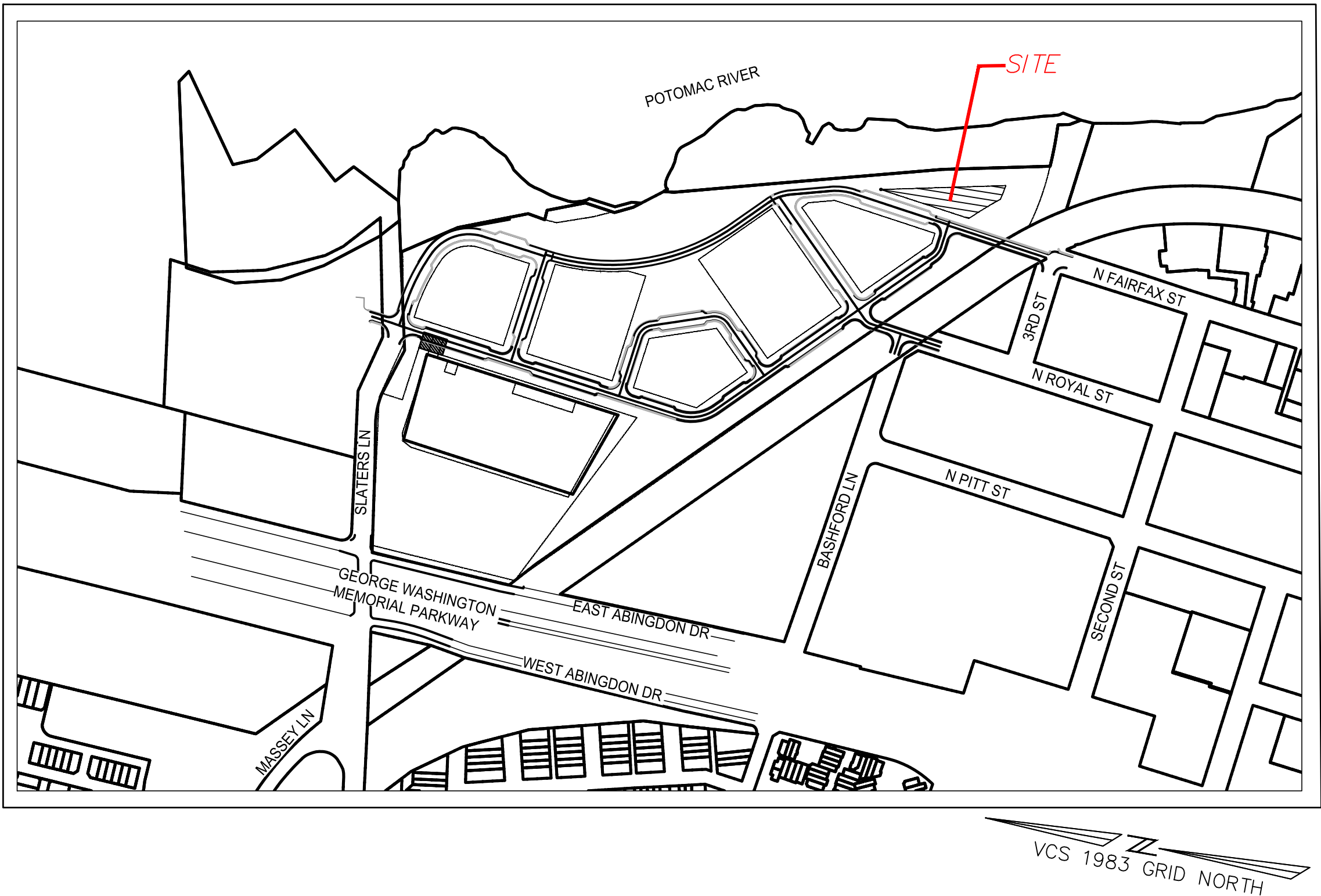
PRGS REDEVELOPMENT BLOCK A

CONCEPT I PLAN

ALEXANDRIA, VIRGINIA

VICINITY MAP

SCALE 1"= 300'



NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE SOUTH AND EAST BY MT. VERNON TRAIL/OPEN SPACE; AND TO THE NORTH AND WEST BY NORTH FAIRFAX STREET. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30). THIS PROJECT PROPOSES A COMMERCIAL BUILDING WITH AN ARTS USE, OFFICE AND RETAIL. THERE WILL BE TWO LEVELS OF BELOW GRADE PARKING BENEATH THE ENTIRE BUILDING AND A PORTION OF THE PRIVATE STREET. ACCESS TO THE SITE WILL BE FROM NORTH FAIRFAX STREET.

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%

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. CDD SPECIAL USE PERMIT FOR ARTS AND CULTURAL USE.

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

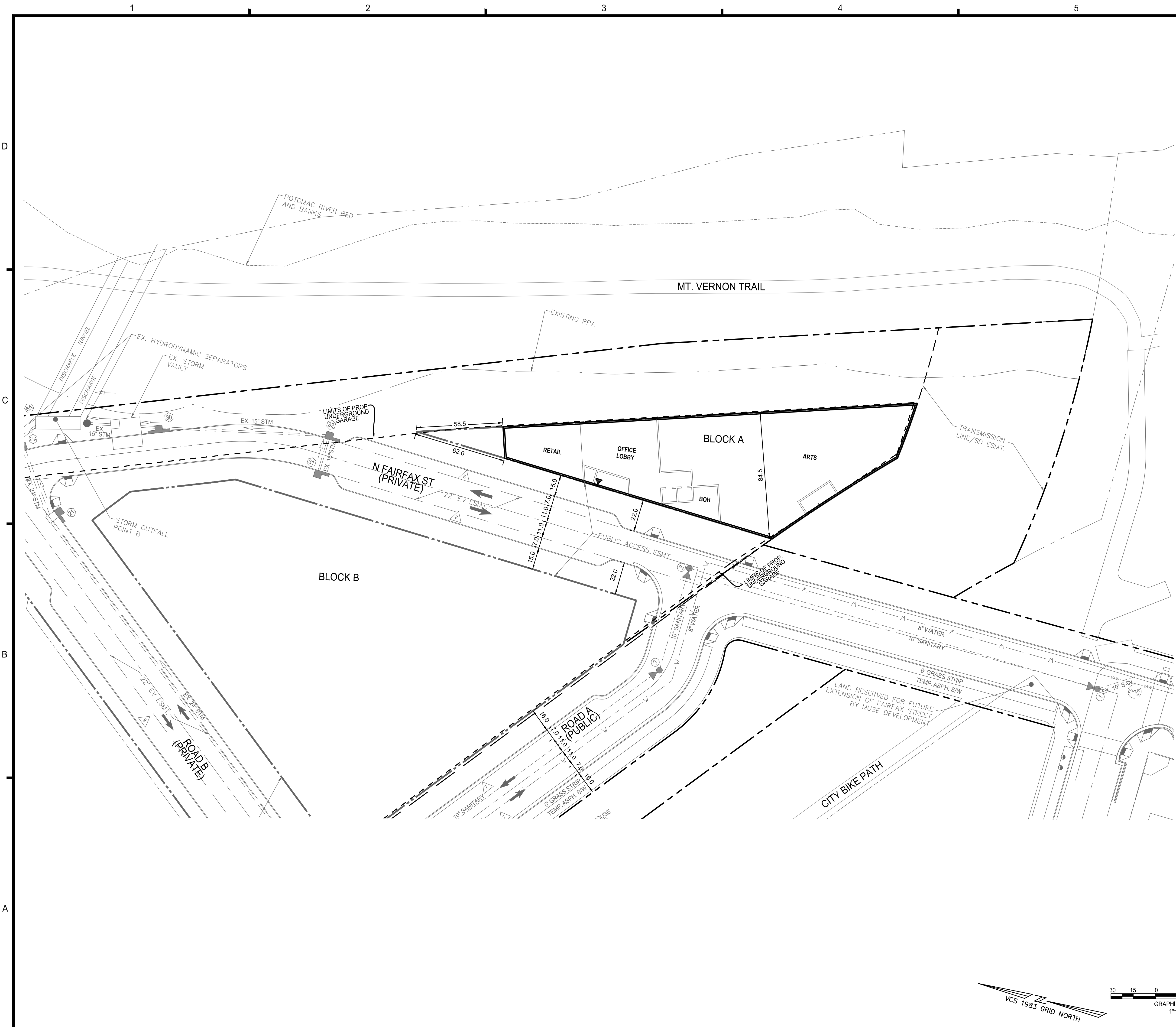
OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

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



NOTES

- 1. SEE SHEET C100 FOR LEGENDS.
- 2. SEE SHEET C300 FOR OVERALL BOUNDARY INFORMATION.
- 3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A IS PROPOSED WITH THE PRGS INFRASTRUCTURE PLAN (CDSP# 2022-00024).
- 4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
- 5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
- 6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS UNTIL APPROVAL FROM ADJACENT LANDOWNERS ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
- 7. FUTURE DSUP'S WILL INCLUDE DETAIL ON PROPOSED FINAL AND INTERIM CONDITIONS IMPROVEMENTS.
- 8. WHICHEVER BLOCK DEVELOPS FIRST, FINAL SITE CONDITIONS WILL BE PROVIDED ALONG THE FRONTAGE OF THAT BLOCK. THE REMAINING BLOCKS WILL REMAIN IN THE INTERIM CONDITION AS SHOWN ON SHEET C300 AND C301. THE OPEN SPACE TO THE WEST OF ROAD A WILL REMAIN IN AN INTERIM CONDITION AND WILL BE IMPROVED IN PERMANENT CONDITION WITH THE ADJACENT OPEN SPACE, AS DEFINED IN A FUTURE DSUP FOR THE LINEAR PARK.

christopher
consultants

9900 main st
suite 400
fairfax, va 22031

p 703.273.6620

engineering • surveying • land planning



PRGS BLOCK A
CONCEPT I PLAN
CITY OF ALEXANDRIA, VA

CONCEPT I SUBMISSION	DATE	DESCRIPTION
1	11/04/2022	

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 _____

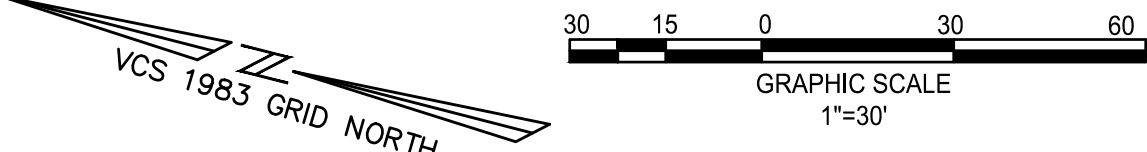
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PROJECT No.: 17005.006.00
DRAWING No.: 112049
DATE: 09/15/2022
DESIGN: JH
DRAWN: YH
CHECKED: JH

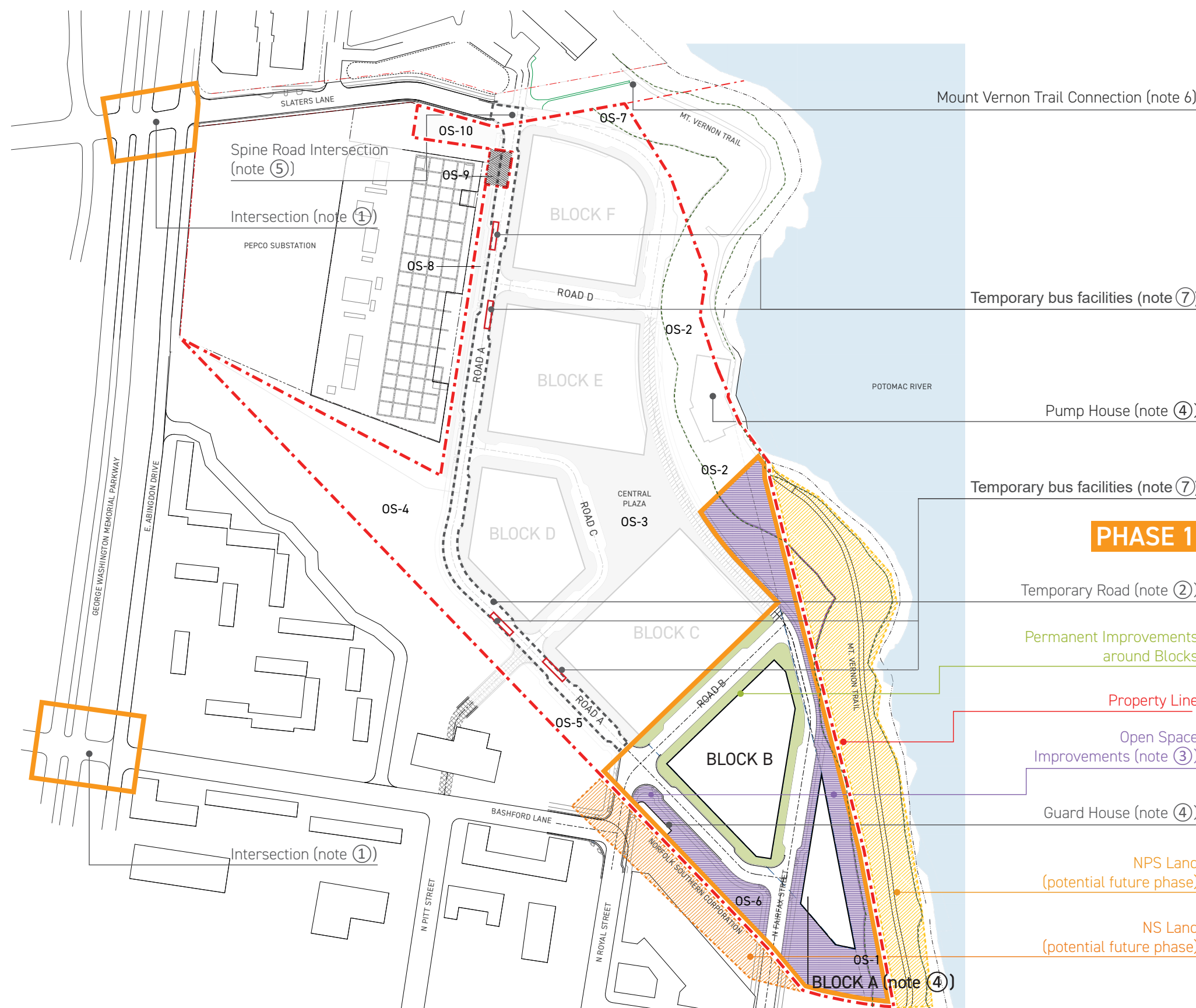
SHEET TITLE:

SITE PLAN

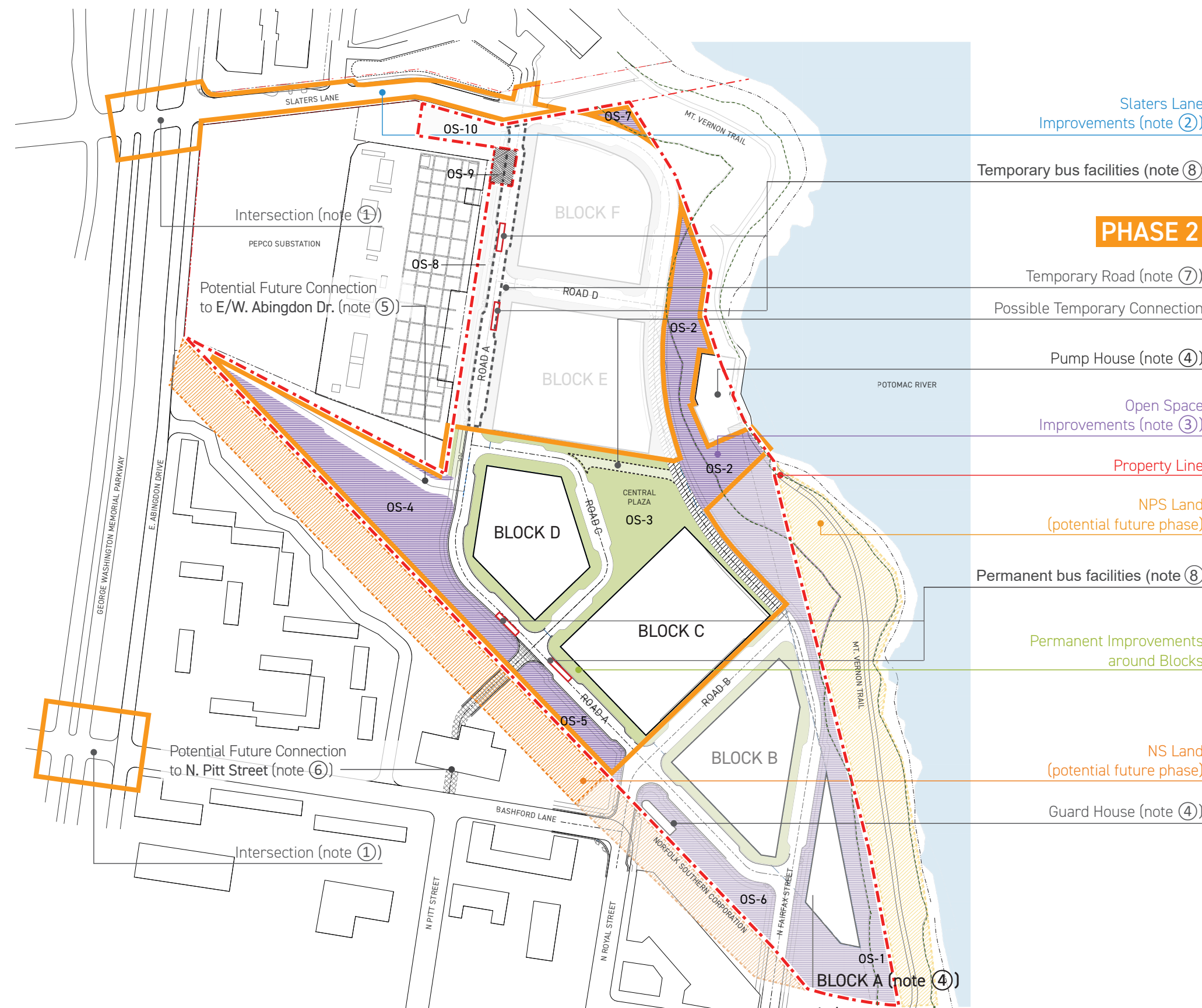
SHEET No.
C400



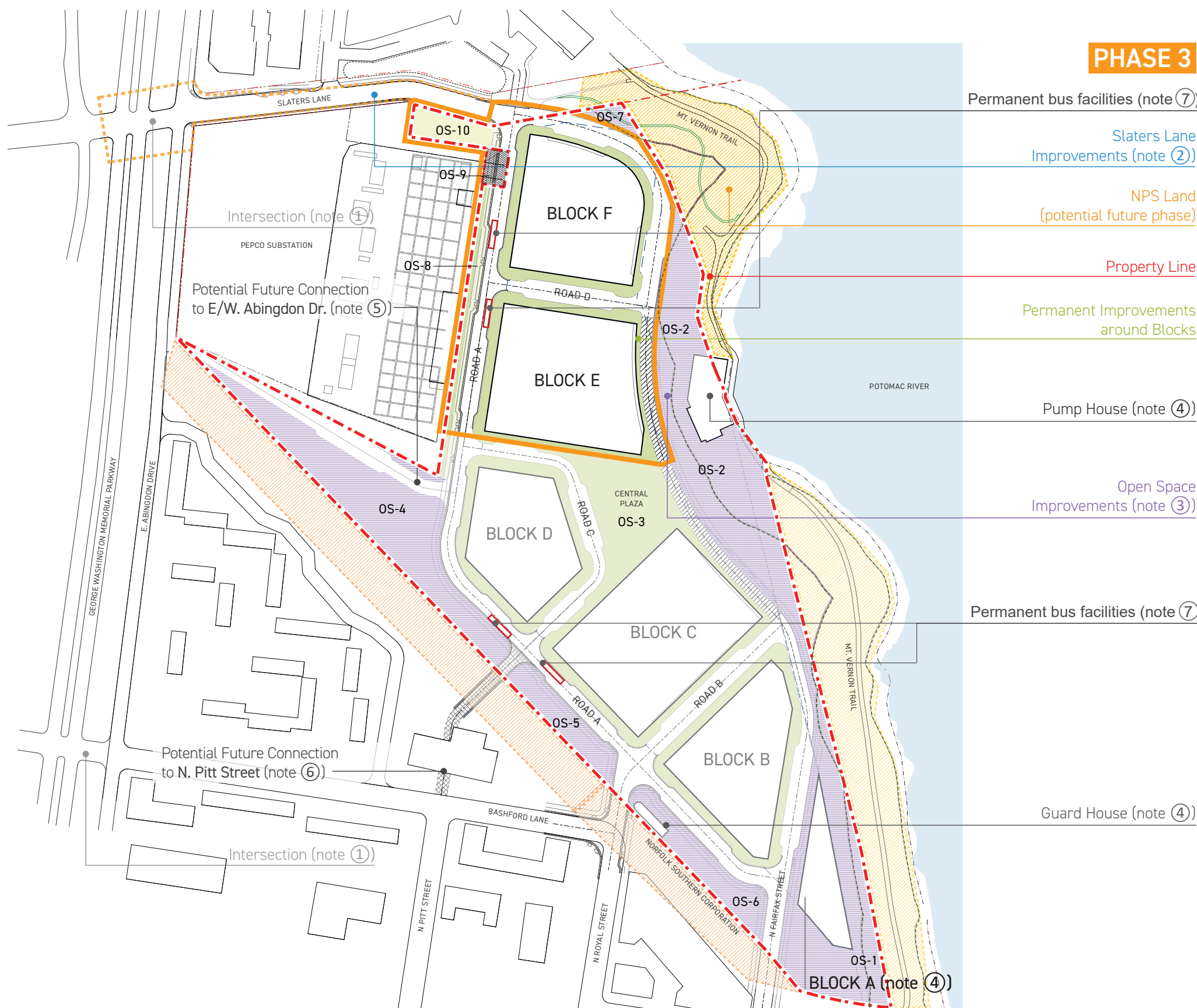
- ① **GWMP intersections:** Operational and signal improvements (subject to coordination with City's traffic operations)
- ② **Temporary road:** with temporary sidewalks
- ③ **Open Space improvements:**
 - Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
 - Future DUSP'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 **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 DUSP.



- ① **GWMP interactions:** Multimodal coordination, physical, and signal improvements identified as part of 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 Waterfront Park area, north of the Greenway area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revise schedule may be submitted and approved for park improvements to be satisfied by the end of Phase 2 and RPSCA prior to issuance of the first certificate of occupancy for the last building in Phase 2.
 - Interim improvements may be made at these locations with approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
 - Future DSUPs 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. Abington 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 owner. 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**



- ① **GWMP intersection improvements** continued in previous phases
- ② **Slaters Lane improvements:** Subject to coordination with City and adjacent landowners
- ③ **Open Space improvements:**
 - Interim improvements may be made at these locations until approval from adjacent landowners is received for coordinated permanent improvements to be implemented.
 - Future DSPSP 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 **Permanent bus facilities** to be developed as part of Block DSPSPs



- 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. _____

[illegible]

Seal / Signature	
------------------	--



Project Name	
--------------	--

PRGS Redevelopment

Project Number	
----------------	--

09.9145.000

Scale	
-------	--

Description	

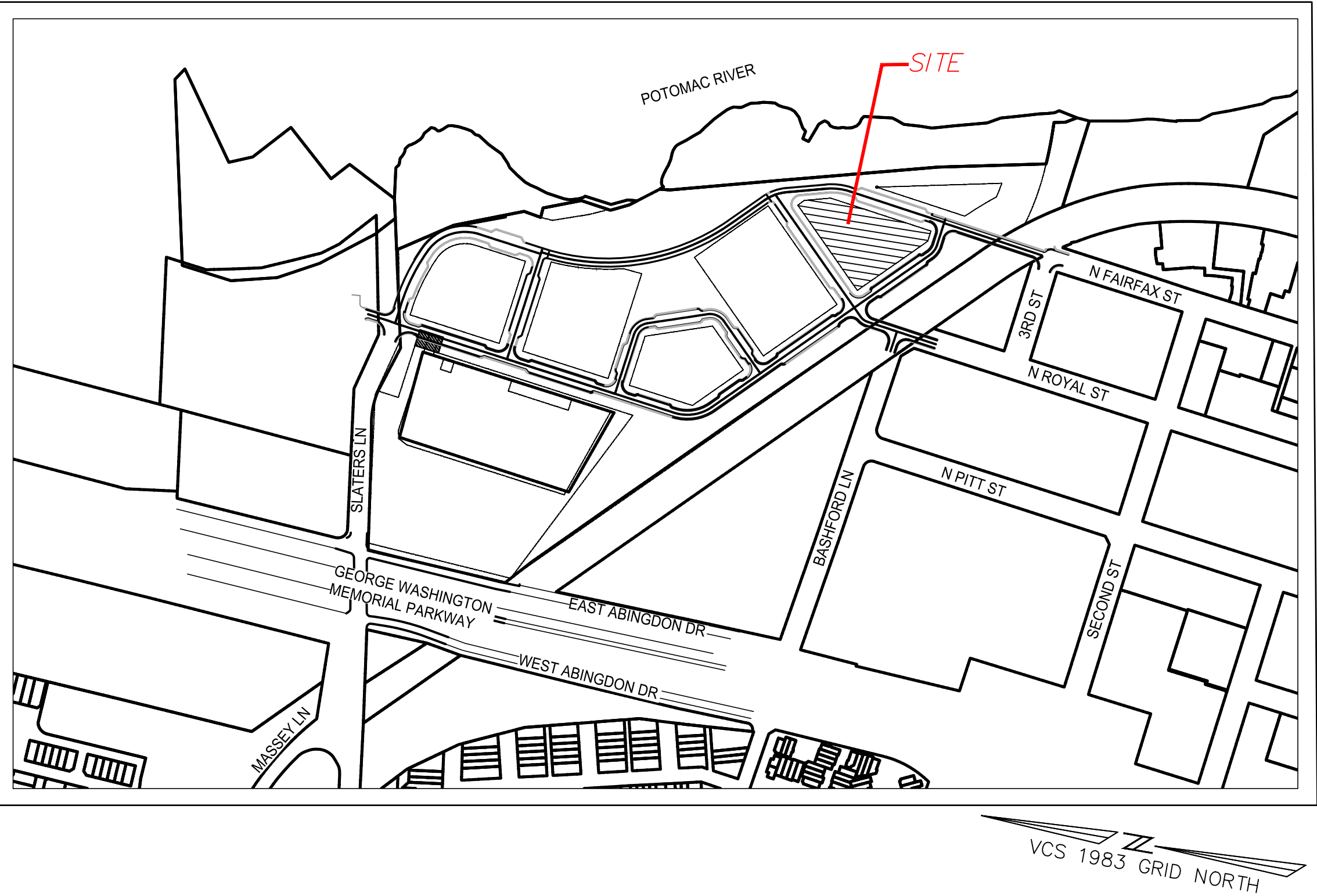
ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

PRGS REDEVELOPMENT BLOCK B

CONCEPT I PLAN ALEXANDRIA, VIRGINIA

VICINITY MAP
SCALE 1"= 300'



NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY ROAD B; TO THE WEST BY ROAD A; AND TO THE EAST AND SOUTH BY NORTH FAIRFAX ST. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30). THIS PROJECT PROPOSES A MIXED-USE BUILDING WITH GROUND FLOOR RETAIL, ONE FLOOR OF OFFICE AND A PRIMARY USE OF RESIDENTIAL. THERE WILL BE TWO 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.

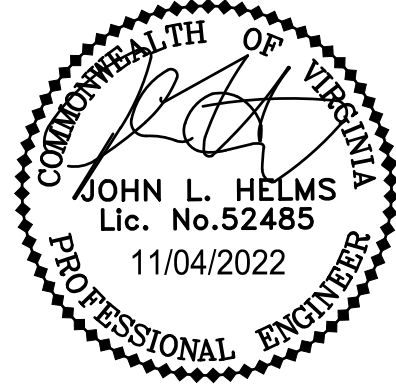
CDD LAND USE TABULATION

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%
	BLOCK C	520,000	635,000	635,000	17%	83%
PHASE 2	BLOCK D	265,000	325,000			
	BLOCK E	500,000	580,000			
	BLOCK F	430,000	470,000			
PHASE 3	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

D

C

B

A

PRGS BLOCK B Zoning Tabulations						
Site Location/Address	1300 N. Royal Street					
Existing Zone	CDD 30					
Proposed Zone	CDD 30					
Small Area Plan District	Old Town North					
Existing Use	Vacant					
Proposed Use	Retail, Office, Residential					
Block Area	47,086	SF				
Gross Floor Area Proposed						
Residential	327,500	GSF		P1 Parking	83,675	GSF
Retail	20,000	GSF		P2 Parking	83,675	GSF
Office	46,000	GSF				
BOH/MECH	21,500	GSF				
Total	415,000	GSF		Total	167,350	GSF
Existing FAR	N/A					
Max FAR	N/A					
Proposed FAR	N/A					
Open Space Required	7,065	SF				
(15% of parcel area; details to be provided in Concept 2 submittal)						
Open Space Provided	7,525	SF				
Building Setbacks						
Front	N/A	FT				
Side	N/A	FT				
Rear	N/A	FT				
N.Fairfax	20	FT	per Condition 57			
Maximum Building Height	172	FT				
(Refer to Condition #13, 13a, 13b)						
Proposed Building Height	172	FT				
FAA Height	avg. 220	FT				
Average Finished Grade	N/A	FT				
Lot Frontage Required	N/A	FT				
Lot Frontage Provided	N/A	FT				
Loading						
Loading Required	2	Spaces				
Loading Provided	2	Spaces				
Note: - Plans will be provided in future submissions as part of a parking management plan - Affordable unit information will be included in future submissions and parking calculations will be updated accordingly						

APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION = 47,086 S.F.

PROPOSED DAILY AVG. TRIPS:

PRGS Traffic Generation Table						
Trip Generation Analysis - Proposed Block B (without Mode Split Reductions)						
Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
General Office Building	710	46,000	Gross Floor Area	39	40	533
Multifamily Housing (High-Rise)	222	333	Dwelling Units	90	107	1,512
Shopping Center	820	20,000	Gross Floor Area	19	76	755
			Total	148	223	2,800

ADT BY ROADWAY	
ROADWAY	ADT
ROAD A	4,648
ROAD B	2,412
N FAIRFAX STREET	1,053

ADT BY GARAGE ENTRANCE	
GARAGE ENTRANCE	ADT
BLOCK B	1,797
SOUTH ALLEY	4,775

ZONING REQUIRED PARKING BY BLOCK				
ALX ZONING REQUIREMENTS				
			MINIMUM	MAXIMUM
BLOCK B				
Residential	Studio	333 du		
	One-Bedroom	52 du	52 sp	52 sp
	Two-Bedroom	167 du	167 sp	167 sp
	Three-Bedroom	114 du	228 sp	228 sp
Hotel	Three-Bedroom	0 du	0 sp	0 sp
	Keys	--	keys	
	Theaters, Auditorium, etc	0 sf		
	Seats	--	seats	
Commercial - Retail			14,000 sf	3 sp
Restaurant			6,000 sf	6 sp
Office			46,000 sf	12 sp
TOTAL BLOCK B			468 sp	576 sp

TOTAL PARKING REQUIRED PER ZONING			
	ALX ZONING MIN	ALX ZONING MAX	CONCEPT PLAN
BLOCK A	51	114	74
BLOCK B	468	576	424
BLOCK C	701	864	802
TOTAL	1,220	1,554	1,300
Note: - Plans w ill be provided in future submissions as part of a parking management plan - Affordable unit information w ill be included in future submissions and parking calculations w ill be updated accordingly			

GENERAL NOTES

- THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
- 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.
- 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 EAST OF THIS BLOCK. EXISTING IMPERVIOUS AREA WILL BE REMOVED FROM THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE ARMY CORP OF ENGINEERS WILL BE OBTAINED.
- ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
- TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE.
- SITE WILL NOT FLOW TO A COMBINED SEWER.

GREEN BUILDING NARRATIVE

THE APPLICANT IS SUBMITTING A COORDINATED SUSTAINABILITY STRATEGY TO IMPLEMENT THE GREEN BUILDING REQUIREMENTS OF THE CDD. REFER TO THE COORDINATED SUSTAINABILITY STRATEGY. SPECIFIC SUSTAINABILITY STRATEGIES WILL BE DEVELOPED WITH THE DESIGN OF EACH BUILDING.

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UNTIL THE SEWER TIES TO A 24" OR LARGER PIPE. THE PRGS SITE WILL TIE INTO THE EXISTING 18" SEWER MAIN RUNNING NORTH TO SOUTH ALONG FAIRFAX STREET. FROM THE INTERSECTION OF FAIRFAX STREET AND FIRST STREET, THE SEWER GOES EAST THEN TURNS TO MT VERNON TRAIL AND FOLLOWS MT VERNON TRAIL UNTIL IT CONNECTS TO THE 27" SEWER.

UTILITY CONTACTS:

WASHINGTON GAS

MR. PAT ESTRADA-PALMA
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4289

DOMINION VIRGINIA POWER

907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2478

COMCAST CABLE

MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

VERIZON

MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING
2980 FAIRVIEW PARK DRIVE, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5072

VIRGINIA AMERICAN WATER COMPANY

STEVEN CHEN
2225 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3863

CITY OF ALEXANDRIA DEPARTMENT OF
TRANSPORTATION & ENVIRONMENTAL SERVICES

301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

LEGEND

	: PROP. BUILDING ENTRANCE
	: PROP. PARKING SPACES
	: PROP. RIGHT-OF-WAY
	: PROP. ROAD CENTERLINE
	: PROP. BUILDING
	: PROP. CURBLESS CURB
	: PROP. CURB
	: PROP. EDGE OF PAVEMENT
	: EX. PROPERTY LINE
	: EX. CONTOUR
	: EX. TREE LINE
	: EX. CURB & GUTTER
	: EX. FENCE
	: EX. LIGHT
	: EX. WATERLINE
	: EX. STORM SEWER
	: EX. SANITARY SEWER
	: EX. STORM MANHOLE
	: EX. SANITARY MANHOLE

TREE LEGEND

	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH

ABBREVIATIONS

CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EX	EXISTING
ESMT	EASEMENT
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
SAN	SANITARY
STM/STRM	STORM
TBR	TO BE REMOVED
TBS	TO BE SAVED
TYP	TYPICAL
WIL	WATER LINE

APPROVED

DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

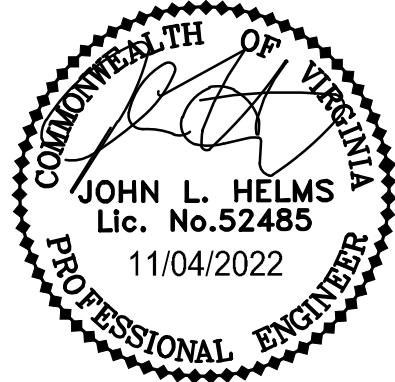
DIRECTOR _____ DATE _____

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 6820
engineering • surveying • land planning



PRGS BLOCK B
CONCEPT I PLAN
CITY OF ALEXANDRIA, VA

CONCEPT I SUBMISSION		DESCRIPTION	
1	11/04/2022		

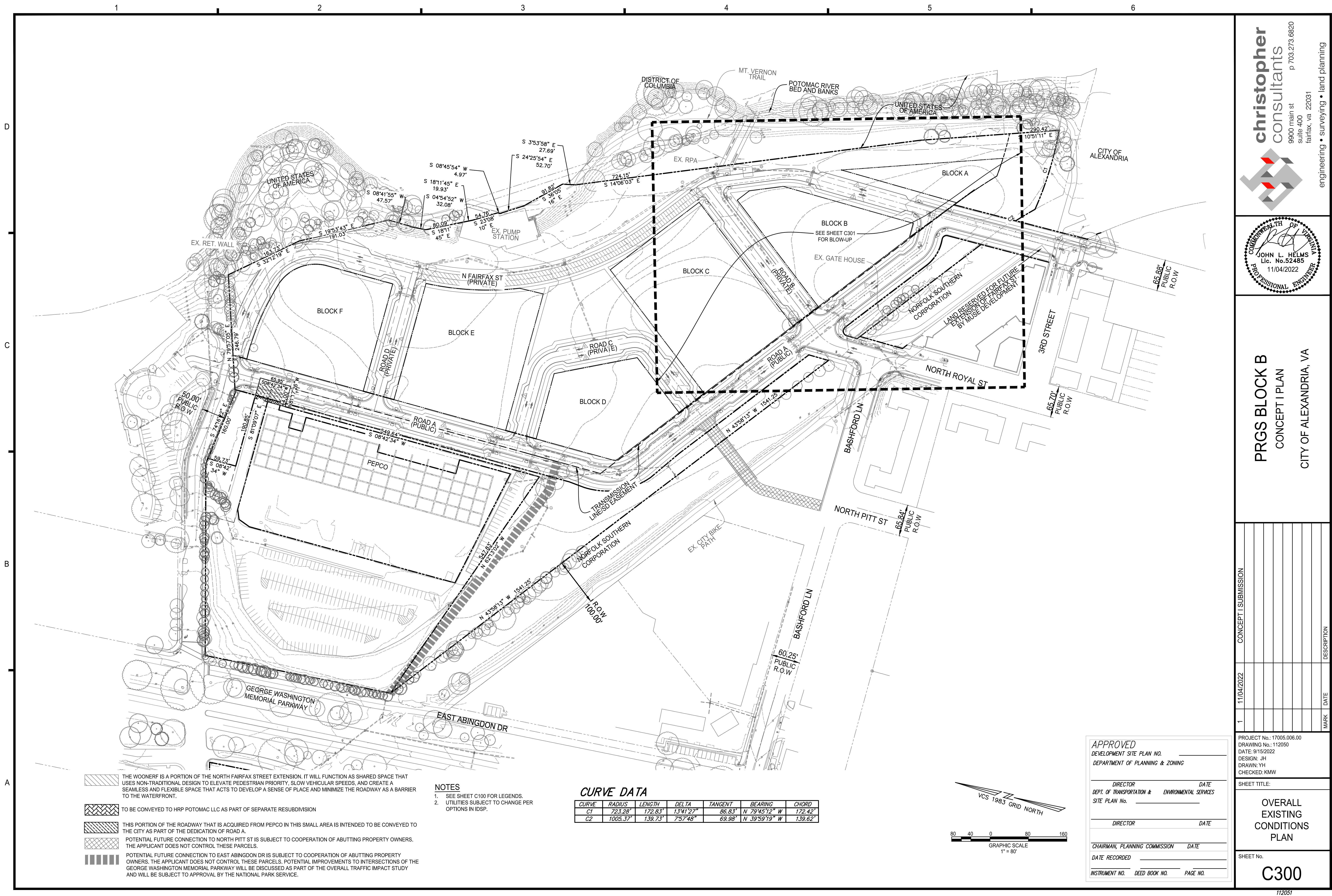
PROJECT No.: 17005.006.00
DRAWING No.: 112050
DATE: 9/15/2022
DESIGN: JH
DRAWN: YH
CHECKED: KMW

SHEET TITLE:

NOTES AND
TABULATIONS

SHEET No.

C100

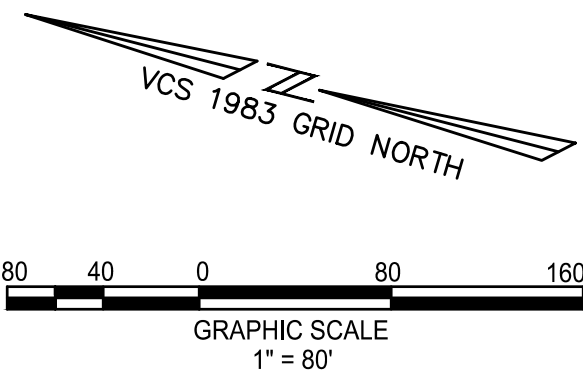


- THE WOONERF IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.
- 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**
- SEE SHEET C100 FOR LEGENDS.
 - 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 703.273.6620
engineering • surveying • land planning

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

**PRGS BLOCK B
CONCEPT I PLAN**
CITY OF ALEXANDRIA, VA

CONCEPT I SUBMISSION	DATE	DESCRIPTION
1	11/04/2022	

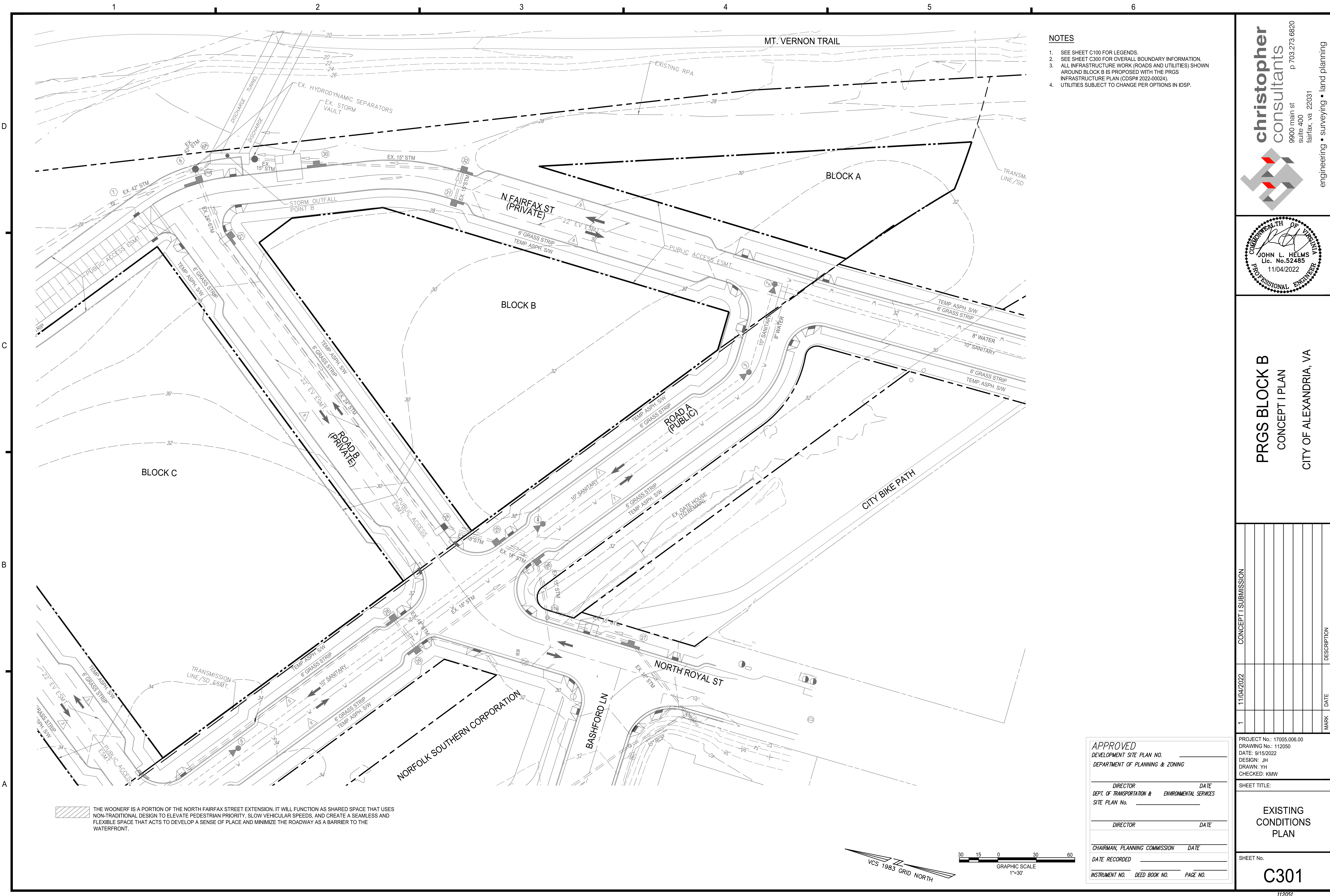
PROJECT No.: 17005.006.00
DRAWING No.: 112050
DATE: 9/15/2022
DESIGN: JH
DRAWN: YH
CHECKED: KMW

SHEET TITLE:

**OVERALL
EXISTING
CONDITIONS
PLAN**

SHEET No.

C300



NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C300 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK B IS PROPOSED WITH THE PRGS INFRASTRUCTURE PLAN (CDSP# 2022-00024).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.

christopher
consultants

9900 main st
suite 400
fairfax, va 22031

p 703.273.6620

engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA

JOHN L. HELMS

Lic. No. 52485

11/04/2022

PROFESSIONAL ENGINEER

PRGS BLOCK B

CONCEPT I PLAN

CITY OF ALEXANDRIA, VA

CONCEPT I SUBMISSION	DATE	DESCRIPTION
1	11/04/2022	

PROJECT No.: 17005.006.00
DRAWING No.: 112050
DATE: 9/15/2022
DESIGN: JH
DRAWN: YH
CHECKED: KMW

SHEET TITLE:

EXISTING
CONDITIONS
PLAN

SHEET No.

C301

APPROVED

DEVELOPMENT SITE PLAN No. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

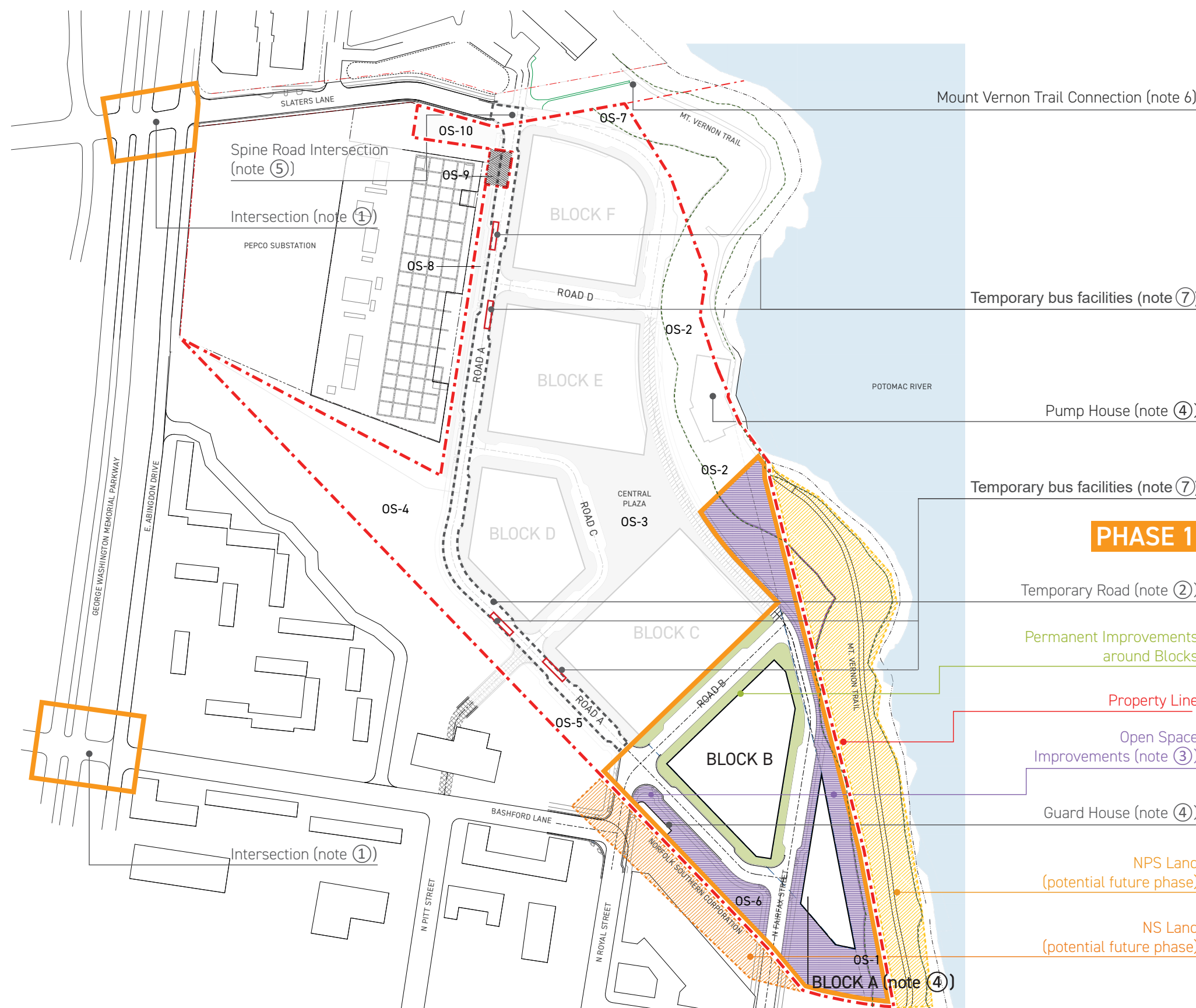
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

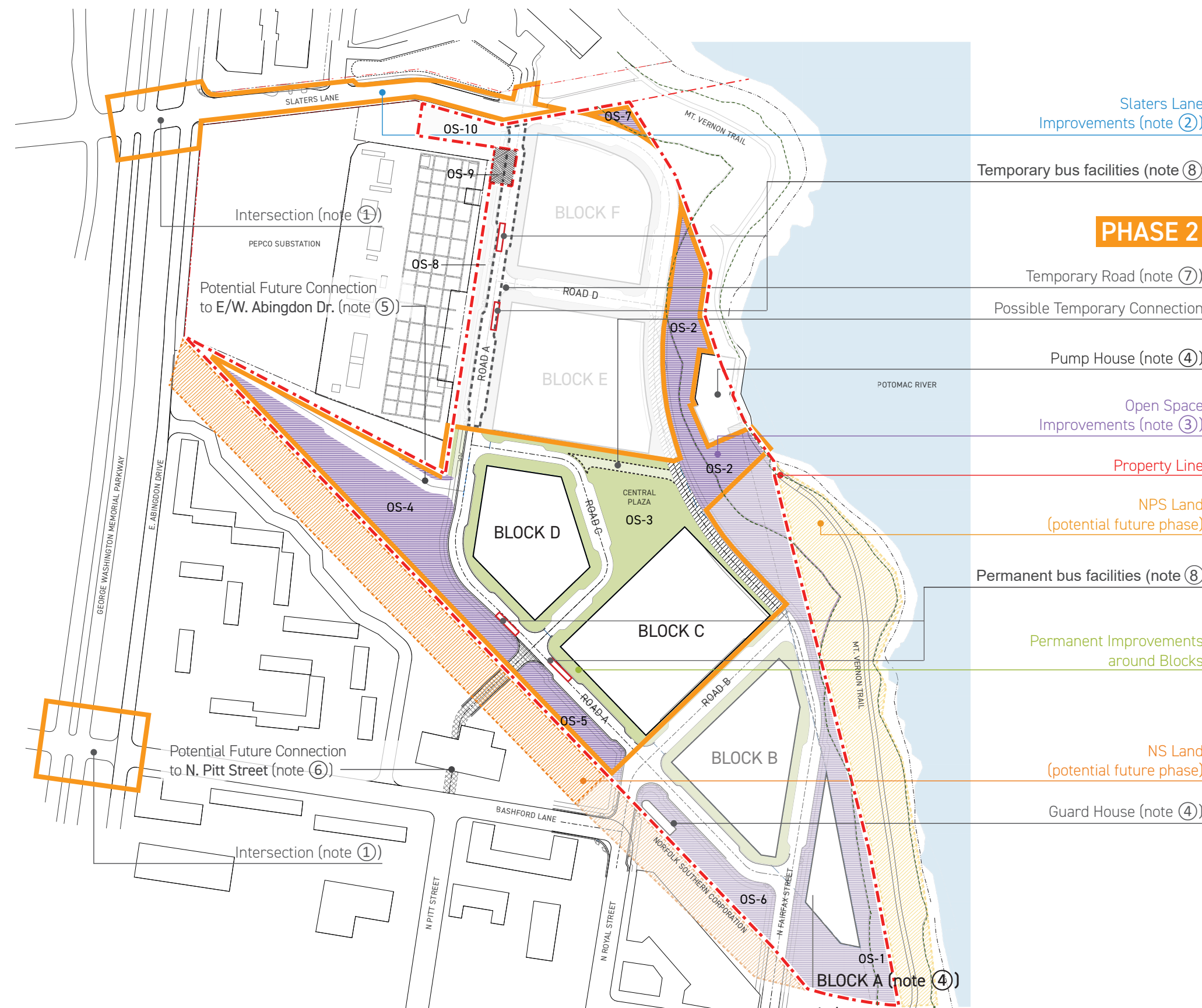
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

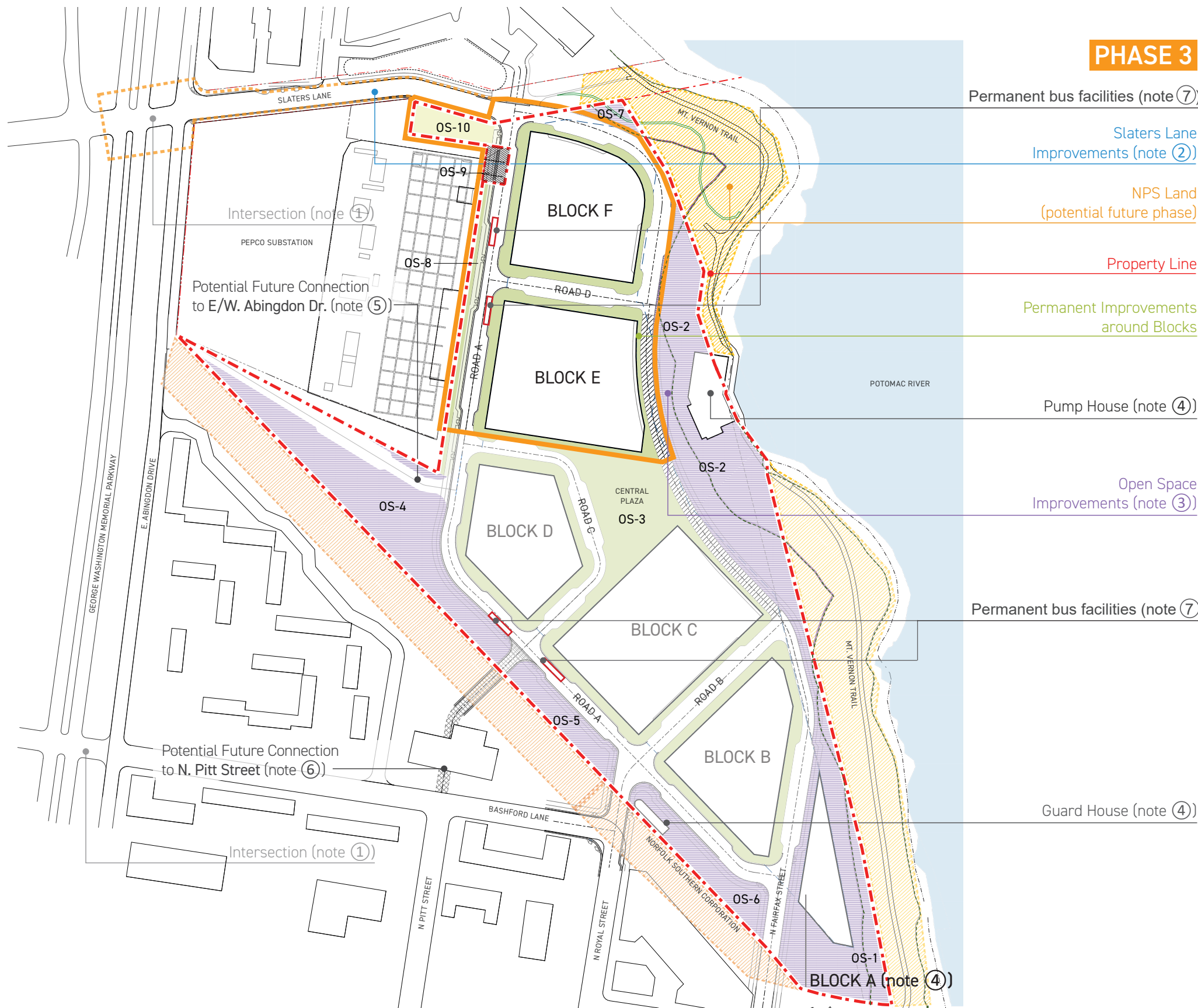
- ① **GWMP intersections:** Operational and signal improvements (subject to coordination with City's traffic operations)
- ② **Temporary road:** with temporary sidewalks
- ③ **Open Space improvements:**
 - Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
 - Future DUSP'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 **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 DUSP.



- ① **GWMP interactions:** Multimodal transportation, physical, and signal improvements identified as part of 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 Waterfront Park area, north of the Greenway 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 improvements to be satisfied by the end of Phase 2 and RPSCA prior to issuance of the first certificate of occupancy for the last building in Phase 2.
 - Interim improvements may be made at these locations with approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
 - Future DSUPs 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 owner. 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**



- ① **GWMP intersection improvements** continued in previous phases
- ② **Slaters Lane improvements:** Subject to coordination with City and adjacent landowners
- ③ **Open Space improvements:**
 - Interim improvements may be made at these locations until approval from adjacent landowners is received for coordinated permanent improvements to be implemented.
 - Future DSPSP 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 **Permanent bus facilities** to be developed as part of Block DSPSPs



- 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. _____

Tel 202.721.5200
Fax 202.872.8587

[illegible]

Seal / Signature	
------------------	--



Project Name	
--------------	--

PRGS Redevelopment

Project Number	
----------------	--

09.9145.000	
-------------	--

Scale	
-------	--

Description	
-------------	--

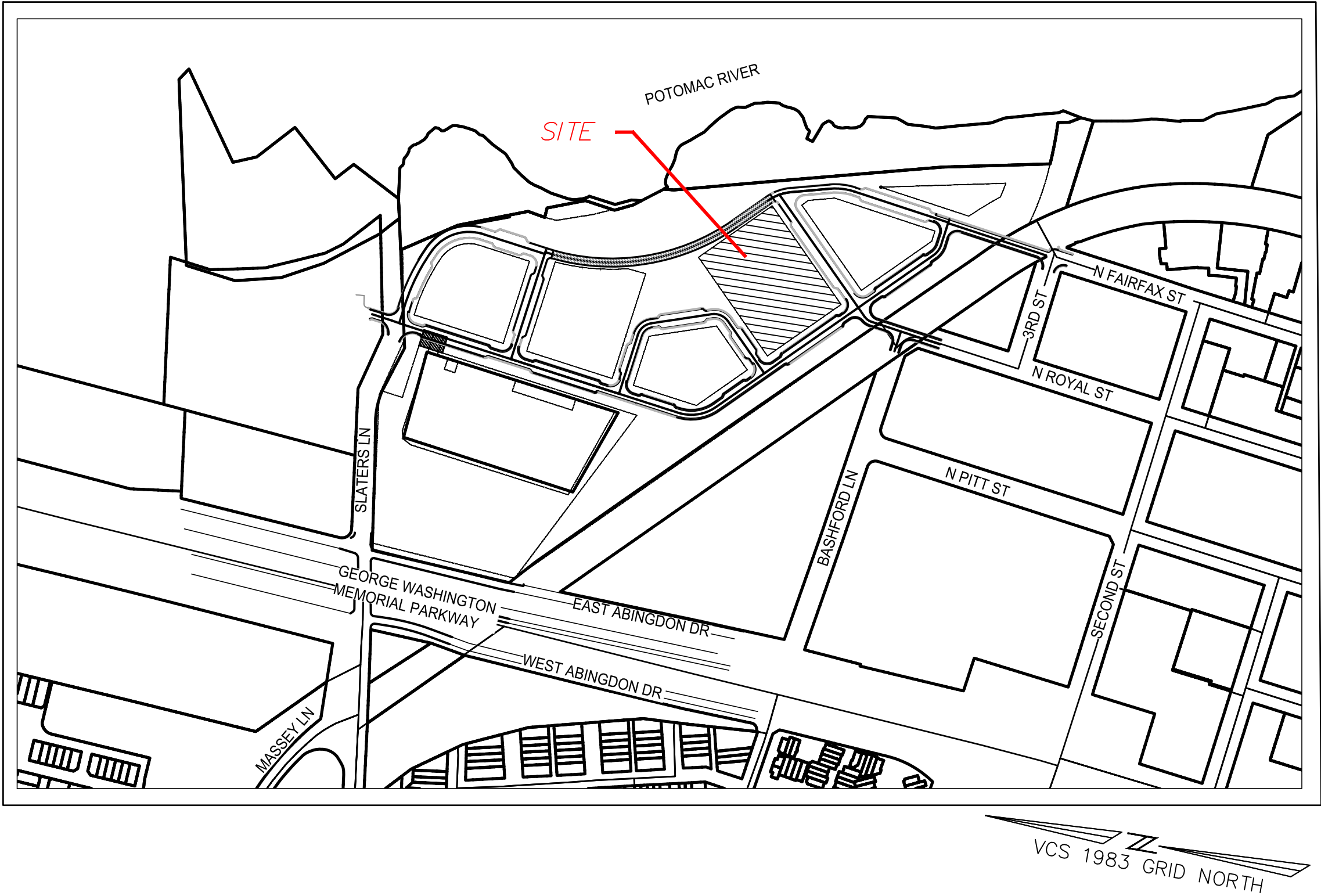
ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

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

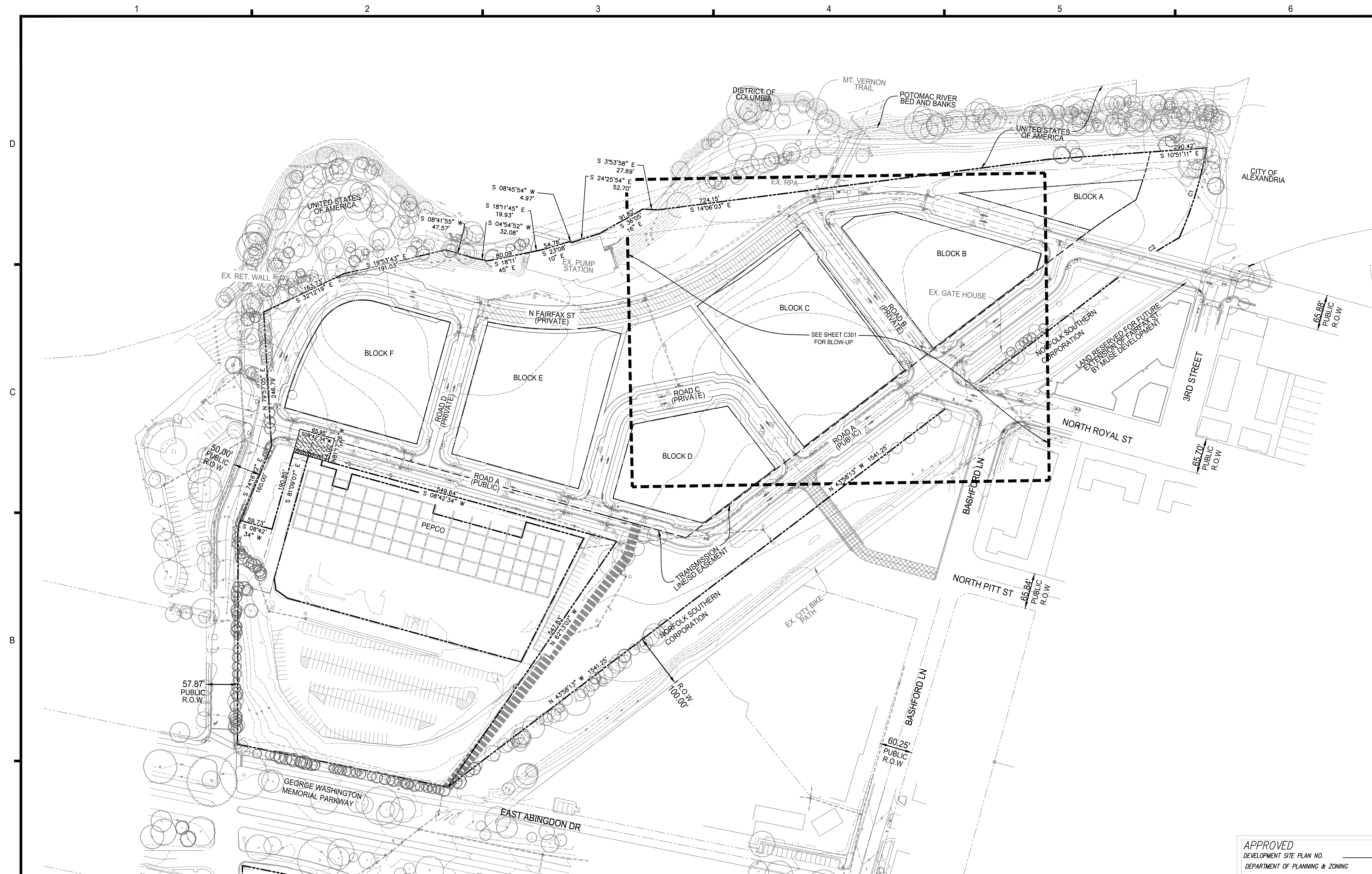
OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

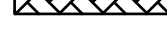
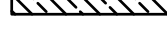
TRAFFIC ENGINEER

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



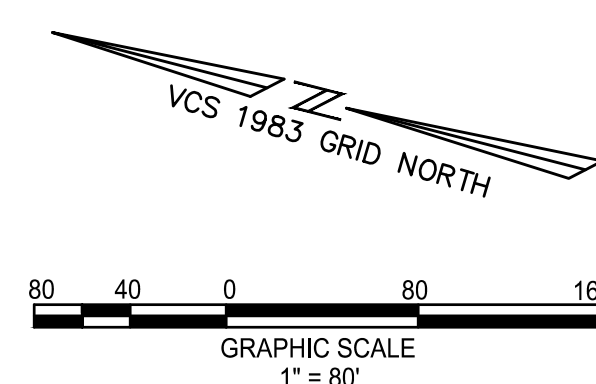
	THE WOONERF IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER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

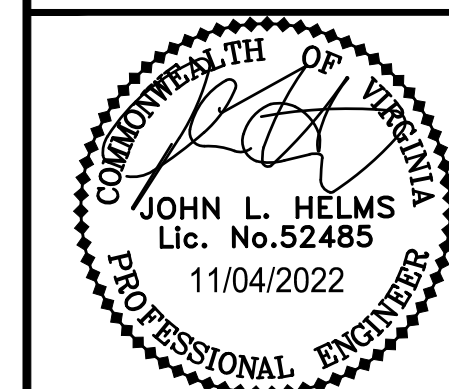
PROJECT No.: 17005.006.00
DRAWING No.: 112051
DATE: 08/30/2022
DESIGN: JH
DRAWN: YH
CHECKED: KMW

SHEET TITLE:

OVERALL
EXISTING
CONDITIONS
PLAN

SHEET No.

C300

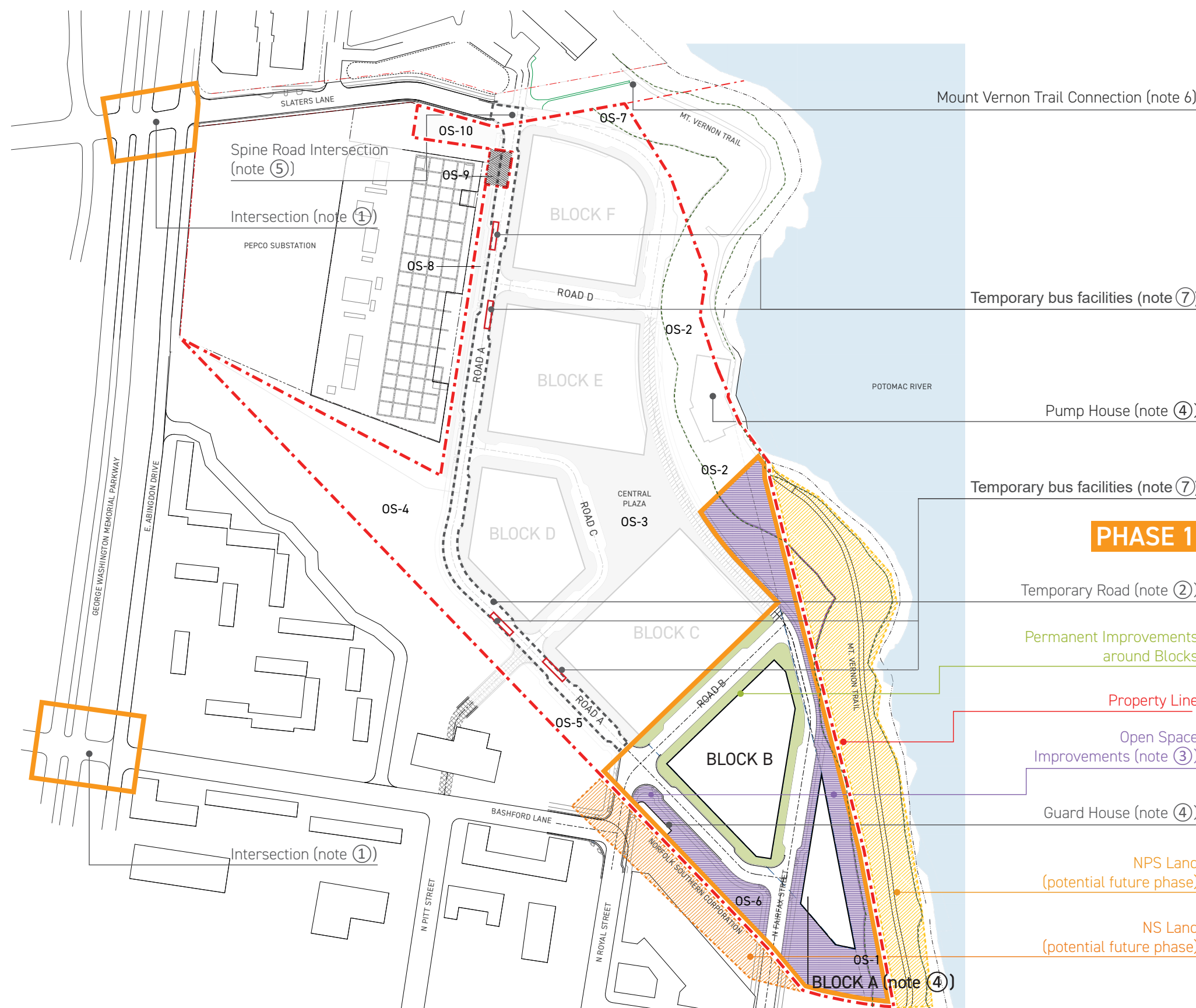


PRGS BLOCK C
CONCEPT I PLAN
CITY OF ALEXANDRIA, VA

[illegible]

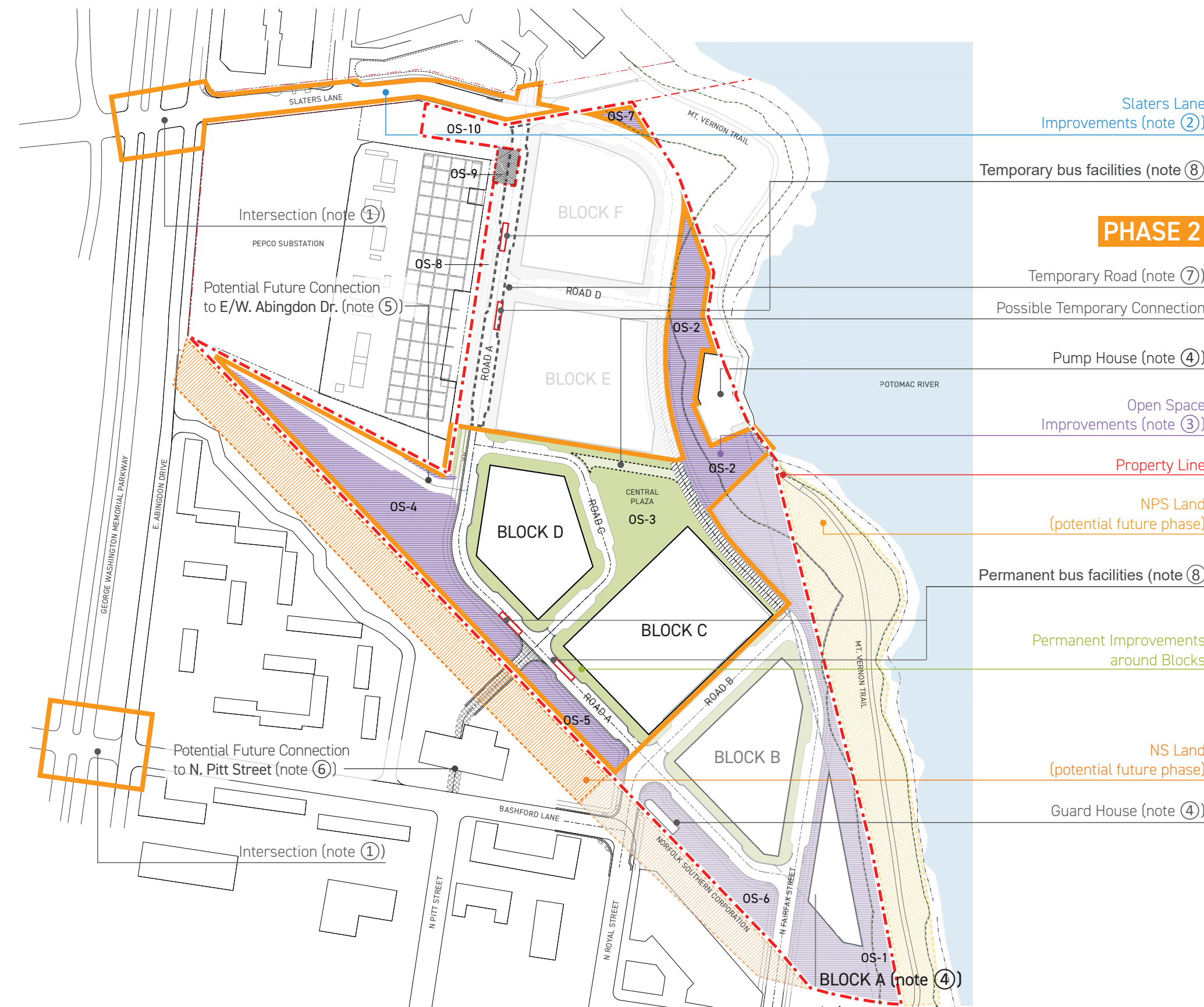
NOTE:

- 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:
 - 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 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.



NOTE:

- ① **GWMP intersections:** Multimodal operational, physical, and signal improvements identified as part of 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&E.**
- ③ **Open Space Improvements:**
 - If it is infeasible for the Waterfront 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 and recreation to the satisfaction of the Directors of P&Z and R&PCA 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. Abington 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**



ROADS & OPEN SPACE PHASING PLAN: PHASE 1

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
- ③ Open Space improvements:
 - 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 Permanent bus facilities to be developed as part of Block DSUPs

PHASE 3

Permanent bus facilities (note ⑦)

Slaters Lane Improvements (note ②)

NPS Land (potential future phase)

Property Line

Permanent Improvements around Blocks

Pump House (note ④)

Open Space Improvements (note ③)

Permanent bus facilities (note ⑦)

Guard House (note ④)

02

ROADS & OPEN SPACE PHASING PLAN: PHASE 2



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

NOTE:

- 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

DATE _____

DIRECTOR

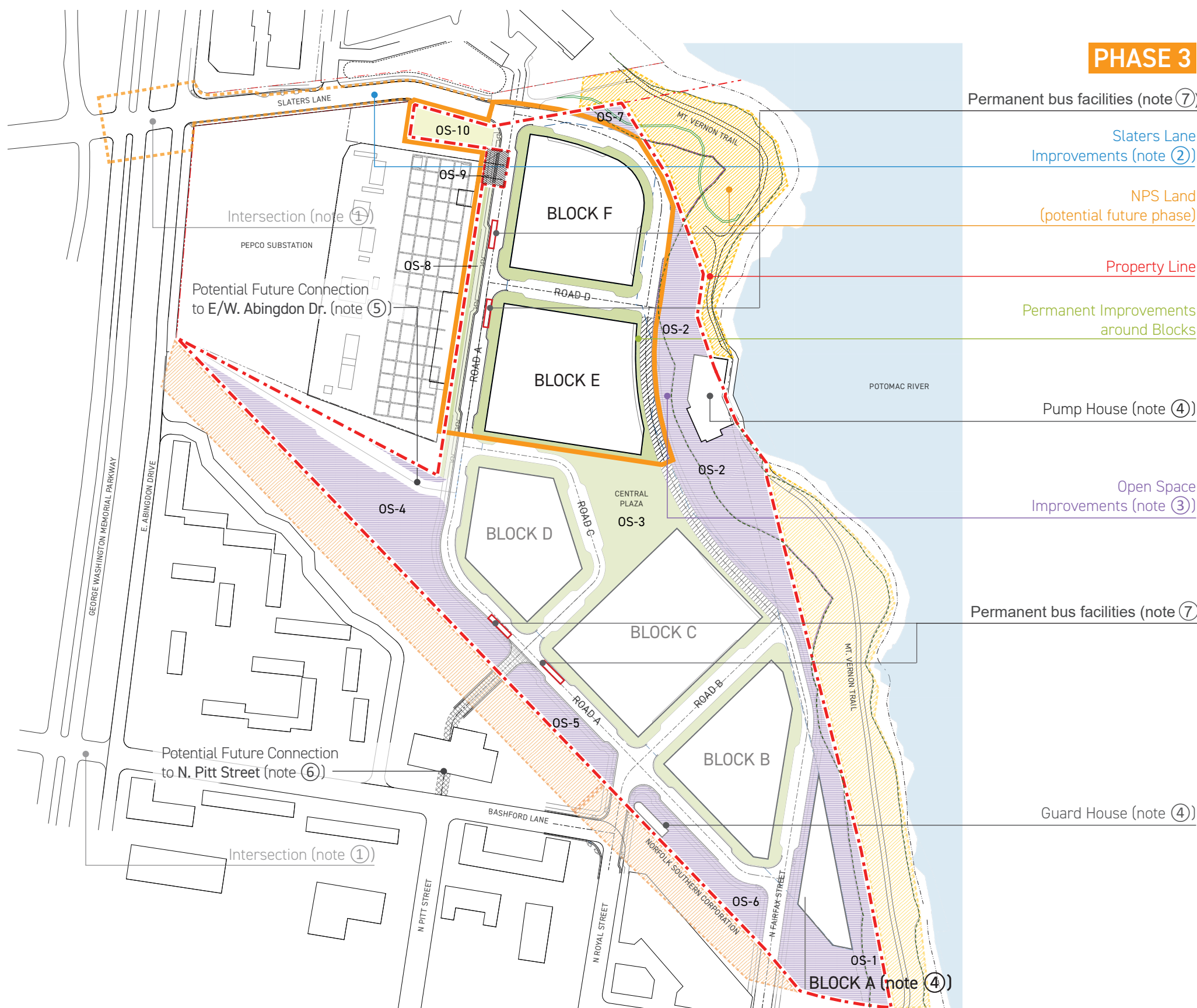
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DATE _____

NOTE:

- ① GWMP intersection improvements completed in previous phases
- ② Slaters Lane improvements: Subject to coordination with City and adjacent landowners
- ③ Open Space improvements:
 - Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
 - Future DSUPs 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 dictated 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 Permanent bus facilities to be developed as part of Block DSUPs



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

Project Name	
--------------	--

PRGS Redevelopment

Project Number	
----------------	--

09.9145.000

Scale	
-------	--

Description	
-------------	--

ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

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. _____

NOTE:

- 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.