



HRP ALX

*Potomac River Generating Station*  
UDAC MEETING #7

May 7, 2025





# HRP ALX

## PROJECT TEAM



hrp<sup>GROUP</sup>

WIRE GILL

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 DAVEY 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

POTOMAC RIVER GENERATING STATION | UDAC MEETING MAY 7, 2025

# TABLE OF CONTENTS

## AGENDA

### ○ INTRODUCTION

### ○ DESIGN EXCELLENCE

### ○ BLOCK B

### ○ BLOCK C

### ○ OPEN SPACE

- WATERFRONT
- RAIL CORRIDOR

### ○ NEXT STEPS





**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

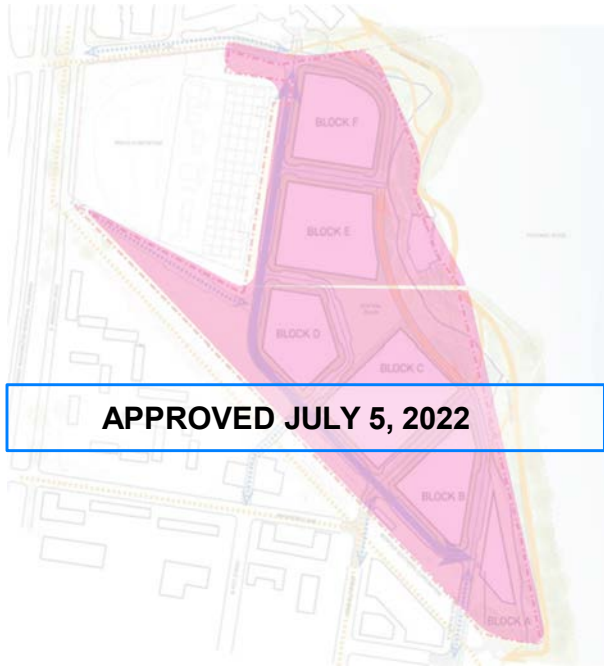


# DEVELOPMENT REVIEW PROCESS

## BUILDING ON APPROVED CDD

### CDD

Coordinated Development District

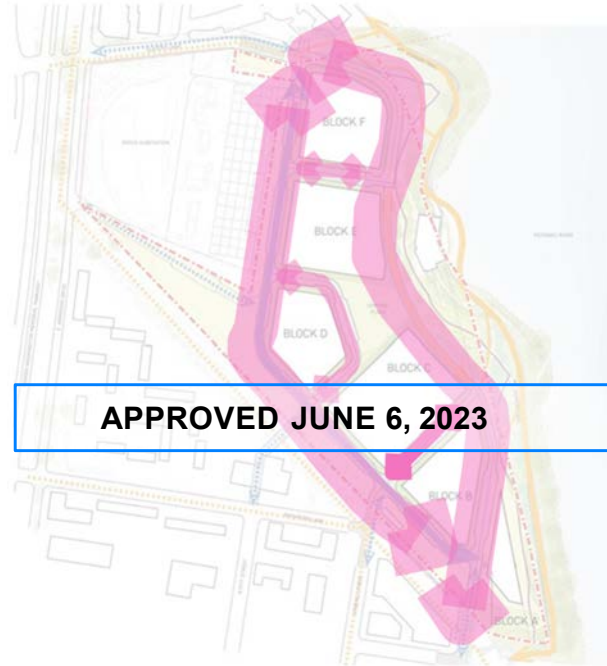


#### Master Planning & Zoning

- 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 – Endorsed by City Council on 5/13/23

### DSUPs

Development Special Use Permits



#### Block Form, Architecture & Open Space

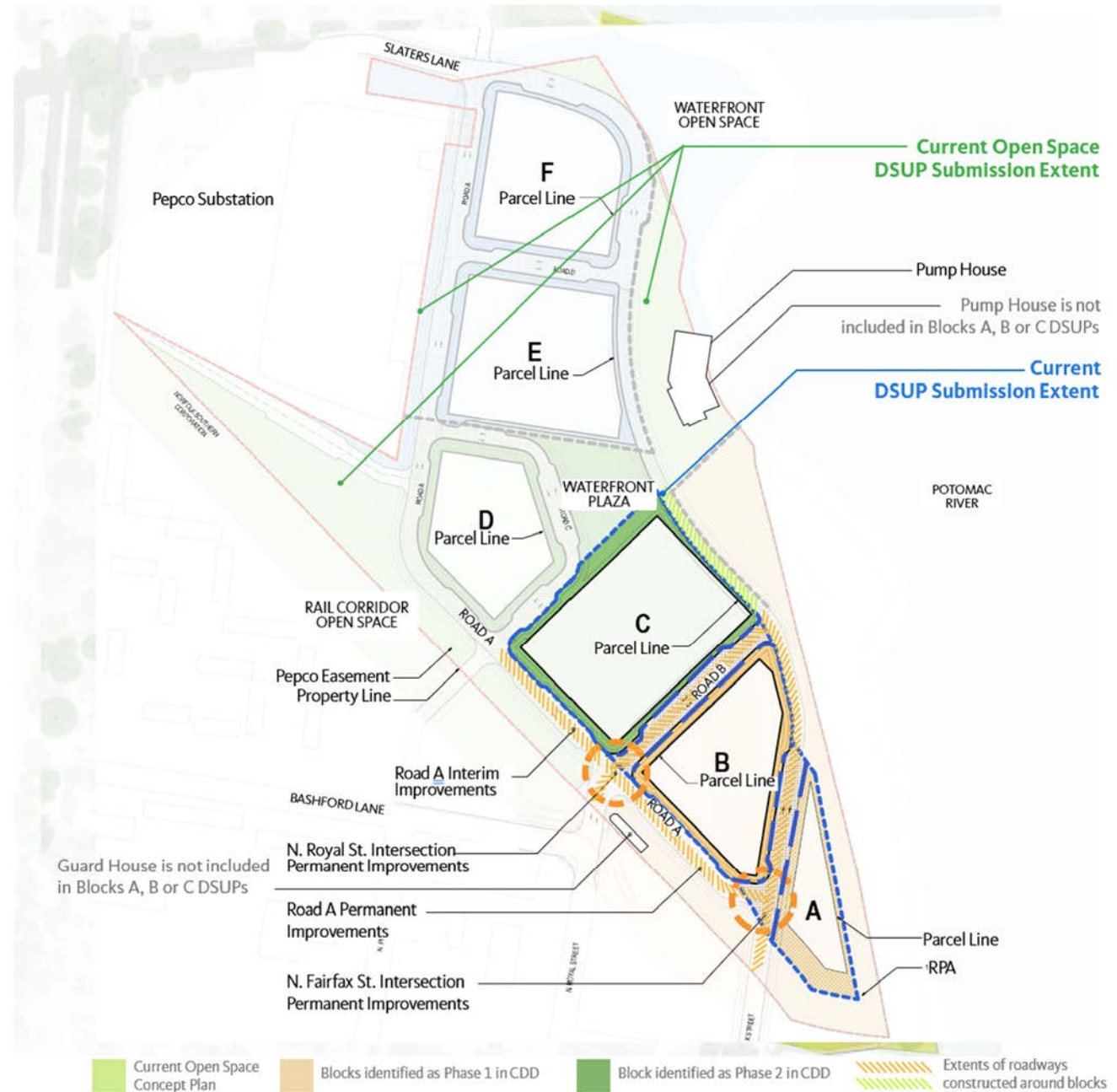
- Building massing and use
  - Architectural definition and character
  - Detailed open space associated with blocks
- 
- Building sustainability features
- 
- Blocks A, B, & C DSUPs Concept I submitted 11/22; Concept II submitted 9/23
  - Open Space DSUP Concept I submitted 4/23; Concept II submitted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

# 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 Concept I & II submissions:

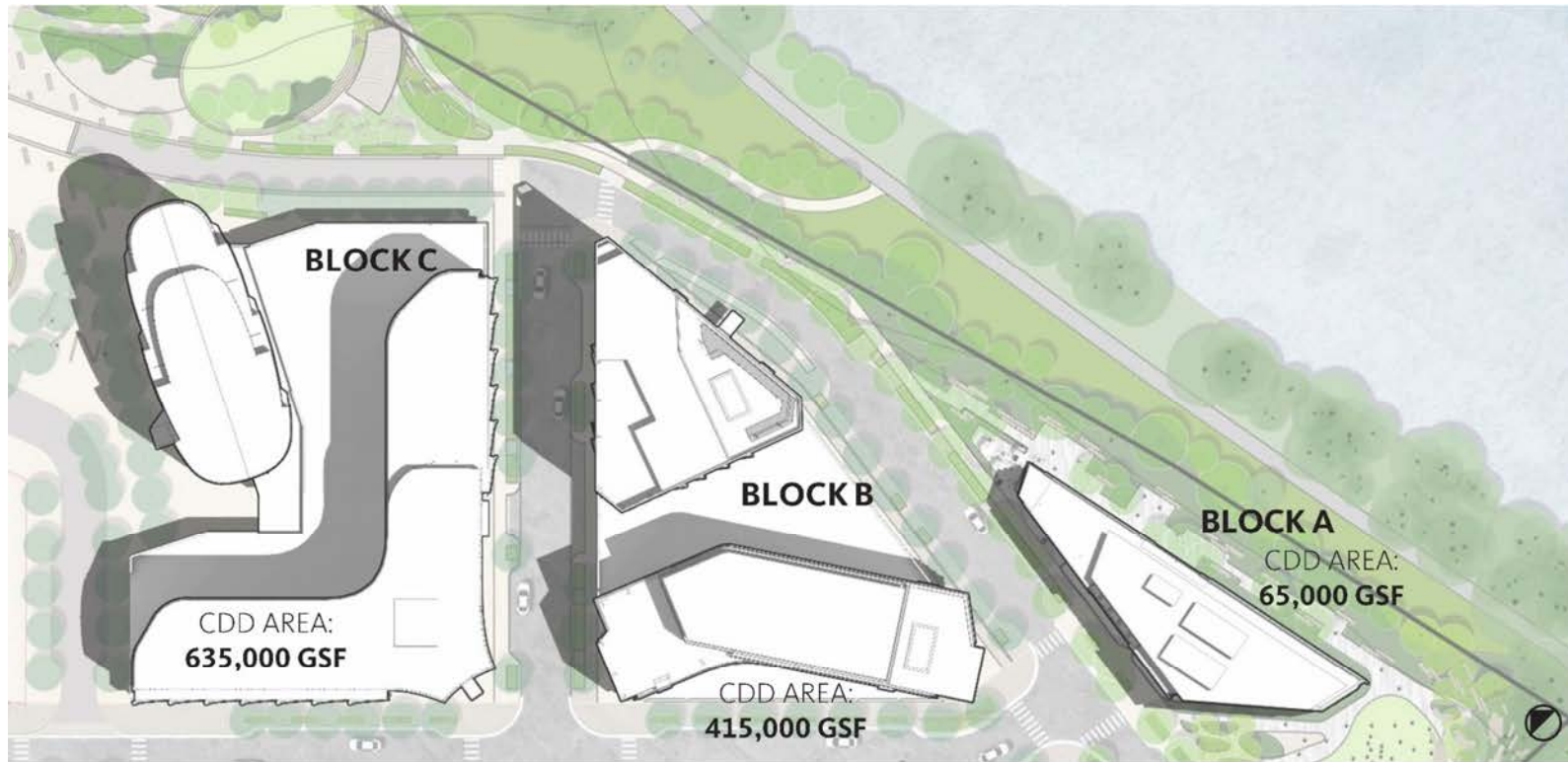
- Concept I depicted sidewalks, building footprints and uses within the curb line
- Building designs submitted in Concept II will be reviewed today





# HRP ALX

## PHASE 1 DEVELOPMENT PLAN



<b>BLOCK C</b>		<b>BLOCK B</b>		<b>BLOCK A</b>		<b>TOTAL</b>	
COMMERCIAL:	50,870 GSF	COMMERCIAL:	80,000 GSF	COMMERCIAL:	65,000 GSF	COMMERCIAL:	195,870 GSF
RESIDENTIAL:	583,370 GSF	RESIDENTIAL:	370,250 GSF			RESIDENTIAL:	953,620 GSF
<b>TOTAL:</b>		<b>TOTAL:</b>		<b>TOTAL:</b>		<b>TOTAL:</b>	
634,240 GSF (0% over CDD)		450,250 GSF (+8% over CDD)		65,000 GSF (0% over CDD)		1,149,490 GSF	
Tower heights: 160'-7" to 167'-10"		Tower heights: 158'-4" to 171'-0"		Building height: Up to 70'		RESIDENTIAL UNIT RANGE:	
RESIDENTIAL UNIT RANGE: 460-490 UNITS		RESIDENTIAL UNIT RANGE: 262-320 UNITS				720-890 UNITS	

# DESIGN PATH

- DSUP applicants identify compliance with one of two paths:  
-OTN-PRGS Design Standards & Guidelines  
**OR**  
-OTN-PRGS Design Excellence Prerequisites & Criteria
- If Design Excellence is selected, compliance with the Prerequisites are evaluated at a City Staff level prior to UDAC review
- UDAC reviews applications for compliance with Design Excellence Criteria
- **Applicant has selected Design Excellence for Blocks A, B, and C and Open Space**

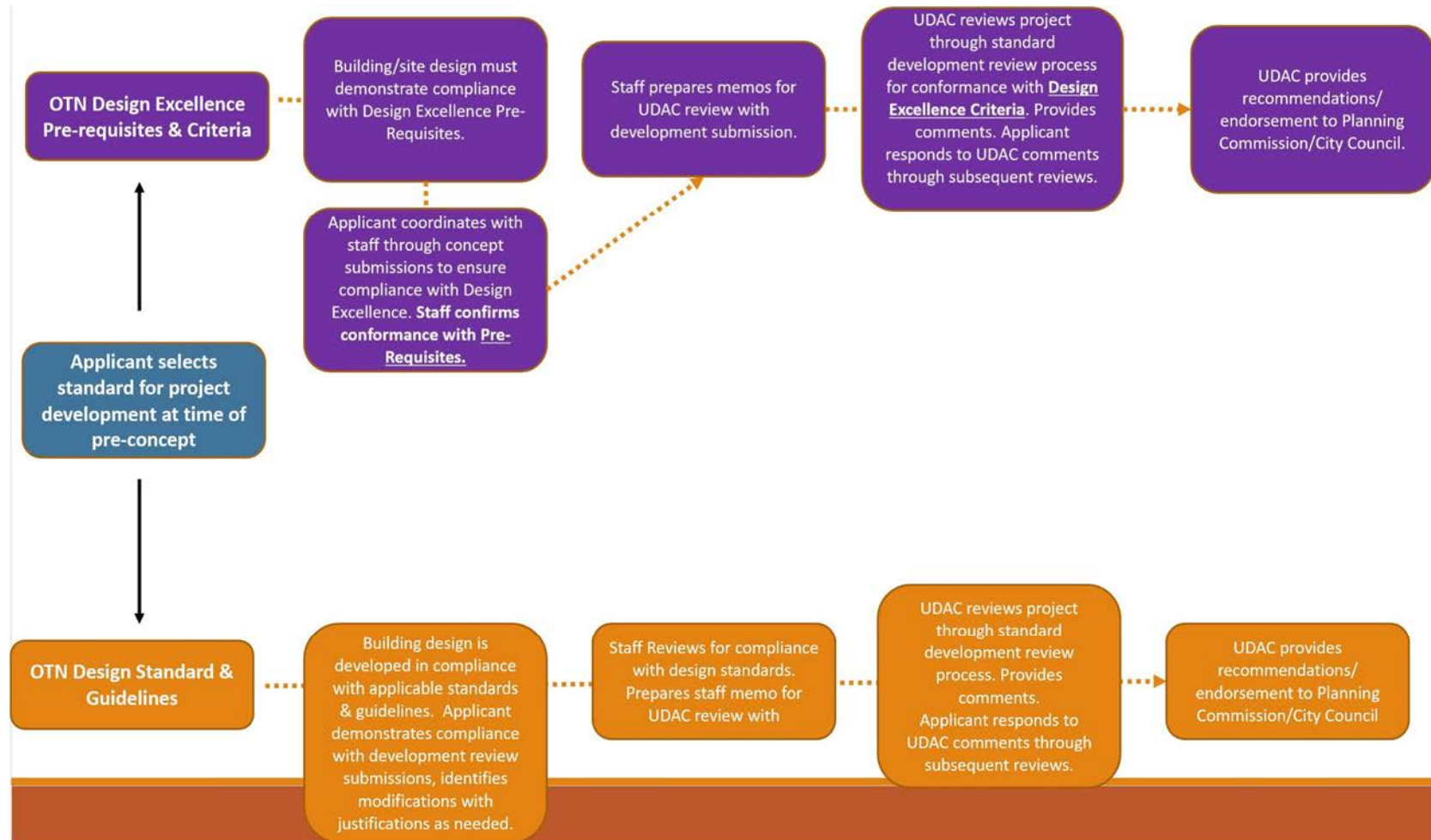


Diagram provided by the City of Alexandria



# TABLE OF CONTENTS

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○ **DESIGN EXCELLENCE**

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# DESIGN EXCELLENCE | PREREQUISITES

PREREQUISITE	TEXT
<b>P1: Superior Urban Form</b>	<p>Within an individual DSUP application, a building or group of two or more buildings, which, as a composition, create a unique and memorable urban place, through a combination of their spatial relationships, public spaces, exterior design, materiality, and massing. Blocks are planned with a mix of uses and developed and designed with site-wide consideration of individual buildings and spaces. Buildings or spaces in a prominent location or with a prominent use are designed to reflect their contextual importance, including key locations such as the North Fairfax and Slater's Lane gateways, and the central plaza.</p> <p>Examples include – Interplay of uses between levels; forms that frame water views; controlled relationships between ground plane &amp; upper levels; and architecture &amp; landscape designed holistically.</p>
<b>P2: Environmental Innovation Leader</b>	<p>Environmental Sustainability is integrated into the design of infrastructure, open spaces, and buildings. The Applicant will demonstrate an integrated approach to building design, open space and infrastructure to meet or exceed the sustainability goals as outlined in the Coordinated Sustainability Strategy.</p> <p>A building or group of buildings and site design must demonstrate a high level of commitment to environmental stewardship and responsibility using innovative technology and a holistic environmental response. This may include visible environmental measures for educational and demonstrative purposes. The project will demonstrate, implement or meet the goals and targets established by the site's Coordinated Sustainability Strategy, OTNSAP, and voluntary Carbon Neutrality Analysis (CNA).</p> <p>Examples include – Green roofs; integrated stormwater strategies at street level; on-site photovoltaic; and balanced hardscape &amp; landscape.</p>
<b>P3: Quality + Durable Building Materials are Specified</b>	<p>Exterior building materials will be limited to natural or engineered stone, metal, porcelain tile, terra cotta, brick, wood, concrete, photovoltaic panels, glass or materials of equal quality, performance, and longevity.</p> <p>Examples include – Glass/aluminum; wood/glass; metal/glass; brick; and glass/metal panel/terra cotta.</p>
<b>P4: Off-Street Parking is Located Below Grade</b>	<p>Off-street parking will be provided entirely below grade. Adequate soil depth above the below-grade parking must be provided to support canopy trees, surface paving materials, and innovative water management strategies at key locations. These features will be integrated into the site design and will be provided at grade. Creative integration of parking and service functions enhances the public realm (e.g., combined parking and loading across the site with no on- street maneuvering, etc.).</p> <p>Examples include – Attractive service &amp; pedestrian alleyways; shared approach to pedestrian &amp; vehicle movement; and clear &amp; distinguishable parking wayfinding.</p>
<b>P5: Exceptional Site Response</b>	<p>A building or group of buildings that captures or enhances its setting in creative ways. This could include the integration of waterfront and city views with circulation, the relationship and engagement with public open space, and the creation of unique amenities within or on top of a structure, or subsurface structure with usable roof (such as the Pump House or other infrastructure).</p> <p>Examples include – Activation of building roofs as a “fifth elevation”; building forms that frame open space &amp; waterfront views; framing waterfront views; enhanced amenities at roof level; and green space at many heights.</p>





# DESIGN EXCELLENCE | PREREQUISITES

## GROUND FLOOR PLAN



# DESIGN EXCELLENCE | CRITERIA

PREREQUISITE	TEXT
<b>C1: Architectural Excellence</b>	Architectural excellence should be achieved using one of the two following paths: <b>Landmark/Iconic Structure;</b> or <b>Contextual Character.</b>
<b>C1A: Landmark/Iconic Structure (where identified)</b>	A single building that, through its <b>architectural expression, unique massing, strong roof form or other element, solar response, or exterior cladding</b> of exceptional quality, becomes a <b>place-defining</b> element for the site.  Examples include – Interesting and responsive forms; dynamic integrated signage; and jewel-box elements at ground level.
<b>C1B: Contextual Character</b>	A building or group of buildings whose design responds to its contextual location to create a meaningful place through its spatial relationships within the site and response to aerial views, waterfront views, and views from and to Old Town North.  Examples include – Façade variation with varied character; site responsive massing; façades that respond to interior uses; and well-proportioned, contemporary façades.
<b>C2: A Variety of Open Spaces/High Quality Open Spaces</b>	<b>A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network, are provided.</b> The site includes public and/ or private open spaces that support a variety of active, social, and passive uses in a mix of urban plazas, lawns, shared streets, rooftop open spaces, and recreational areas.  Examples include – Intimately-scaled public spaces; multi-use public green spaces; movable furniture; flexible outdoor areas; and varied connections to the water.
<b>C3: An Active Public Realm</b>	<b>The public realm dynamically engages the pedestrian experience and ground floors of buildings include active uses, interior- exterior visibility, and high- quality architecture.</b> A dynamic public realm will create street- level vibrancy through the design of differentiated and unique storefronts with a higher level of design detailing and quality of materials, innovative lighting, high quality sign design, frequent building entries, and the potential integration of art into building façades.  Streetscape design incorporates the City's Complete Streets Design Guidelines, with amenities and infrastructure for pedestrians, bicyclists, and transit. Site design incorporates high quality paving materials, site furnishings, and lighting. Service areas will be designed to be compatible with the public realm and pedestrian experience while remaining as unobtrusive as possible.  Examples include – Areas for shared movement; connected retail & open space; spaces planned for multiple uses; and distinctive & fluid streetscapes.
<b>C4: Inclusive Design of Buildings and Open Spaces</b>	<b>Building and open space design responds to the needs of diverse users</b> and meets or exceeds the requirements of the Americans with Disabilities Act. Across the site, buildings and open spaces invite users of different ages, interests, and abilities to engage with the spaces.  Examples include – Accessible open space & features; an accessible urban realm designed for all abilities; and shared streetscapes.

C1

C1A

C1B

C2

C3

C4



# GROUND FLOOR PLAN



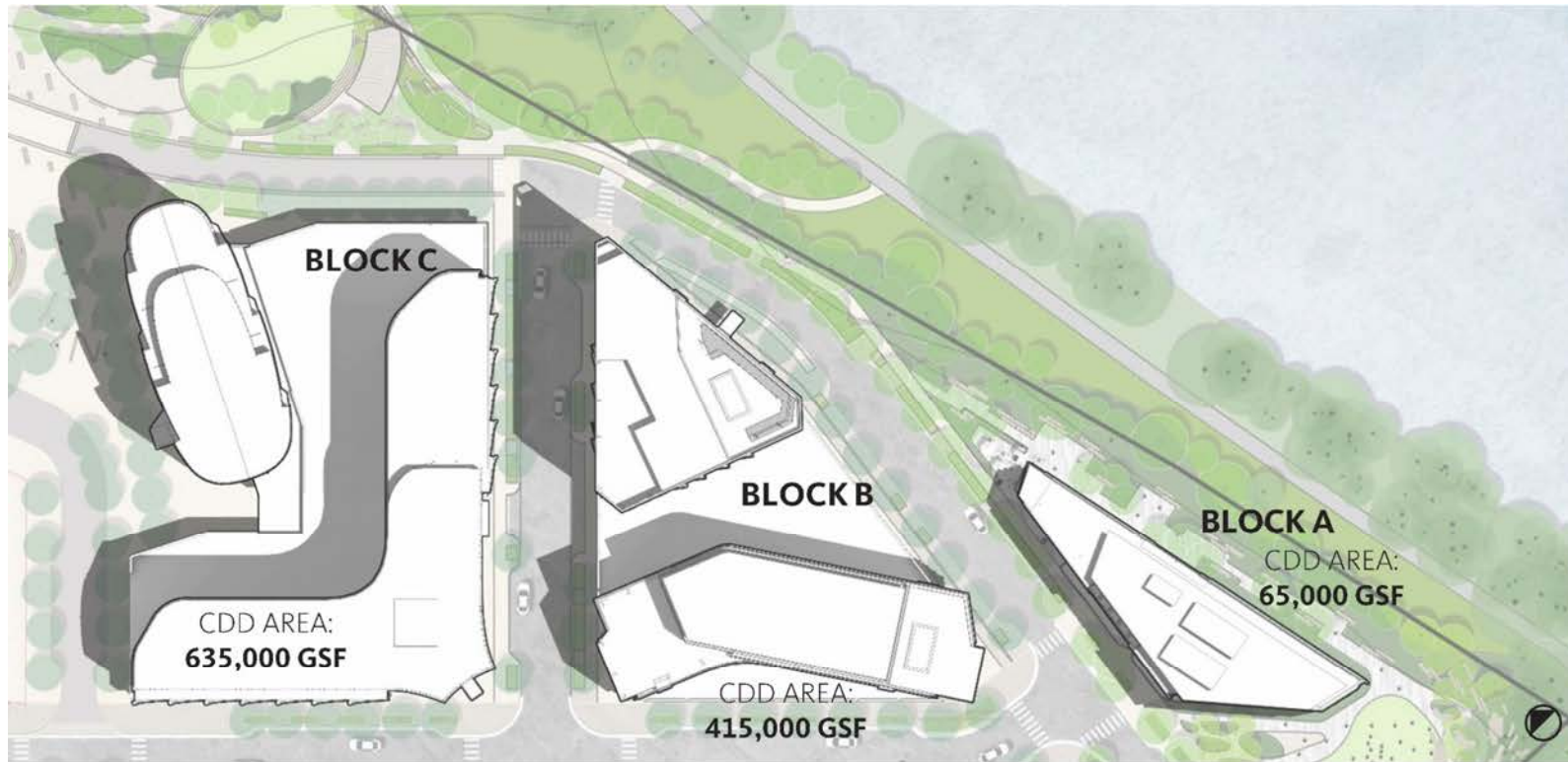
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## PHASE 1 DEVELOPMENT PLAN



BLOCK C		BLOCK B		BLOCK A		TOTAL	
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TOTAL:		TOTAL:		TOTAL:		TOTAL:	
Tower heights: 160'-7" to 167'-10"		Tower heights: 158'-4" to 171'-0"		Building height: Up to 70'		RESIDENTIAL UNIT RANGE:	
RESIDENTIAL UNIT RANGE: 460-490 UNITS		RESIDENTIAL UNIT RANGE: 262-320 UNITS				720-890 UNITS	



# CONCEPTUAL DESIGN

## BLOCK B CONDO – VIEW FROM WATERFRONT



### UDAC COMMENTS:

- Provide more variation and setback at upper levels.
- Recommend more terrace opportunities facing the Potomac.

# CONCEPTUAL DESIGN

## BLOCK B RENTAL – VIEW FROM WEST



### UDAC COMMENTS:

- Overall form is successful, setback is effective.



# CONCEPTUAL DESIGN

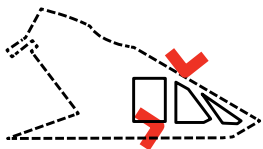
## BLOCK B RENTAL – VIEW FROM WATERFRONT



### DESIGN CRITERIA

- C1** Architectural Excellence achieved using Landmark/ Iconic Structure; or Contextual Character.
- C1A** Landmark/Iconic Structure. A single building that, through its architectural expression, becomes a place- defining element for the site.
- C1B** Contextual Character. A building or group of buildings whose design responds to its contextual location to create a meaningful place.

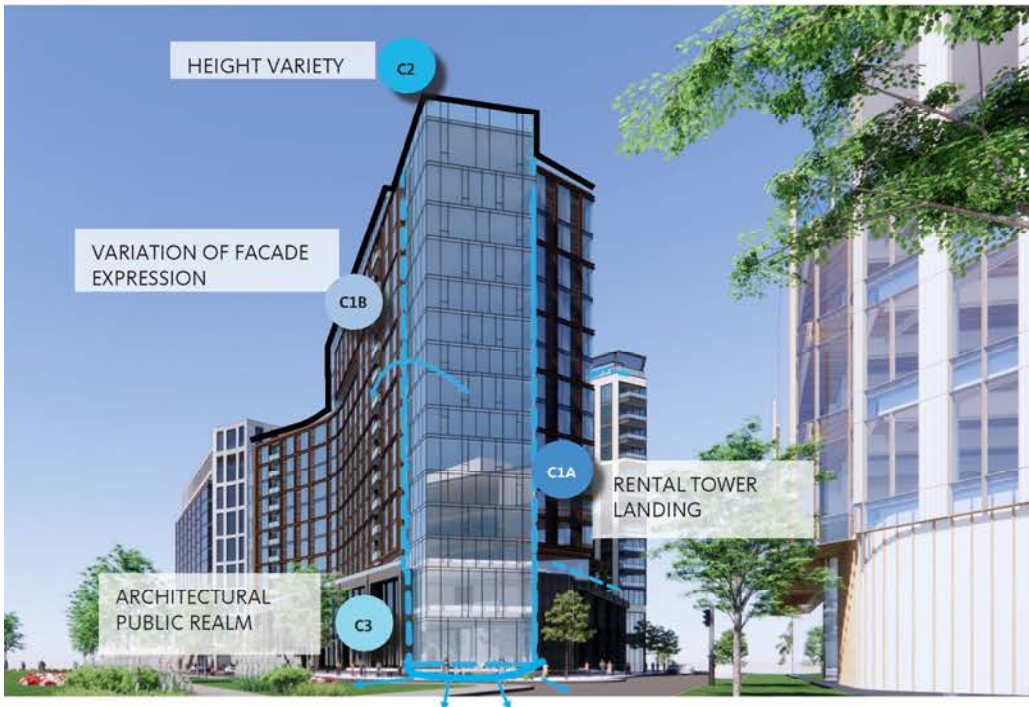
- C2** A variety of high-quality open spaces. A variety of open spaces on, within, or adjacent to the site which contribute to the regional open space network.
- C3** An active public realm. Dynamically engage the pedestrian experience and ground floors of buildings.
- C4** Building and open space design responds to the needs of diverse users and meets or exceeds the requirements of the Americans with Disabilities Act.





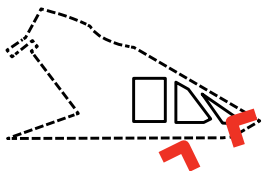
# CONCEPTUAL DESIGN

## BLOCK B RENTAL – VIEW FROM WEST



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# RETAIL BAY STUDY

## BLOCK B



### UDAC COMMENTS:

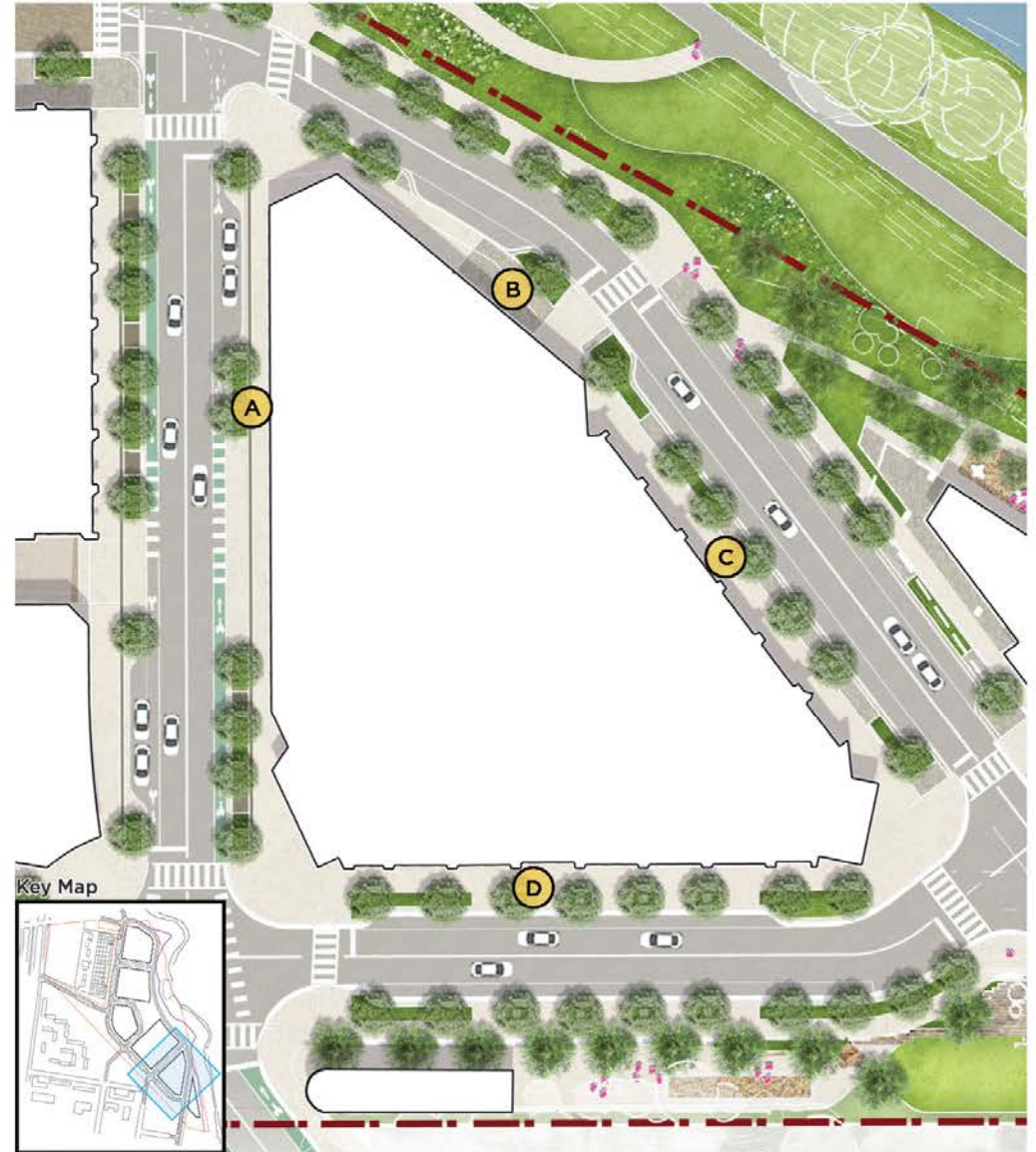
- Podium facades should go in and out more
- Tower facades should be set back from front building plane
- Provide renderings that illustrate the full ground plane experience

**General note on materiality:** Material selections shown for illustrative purposes to capture the quality and color, etc., of materials intended. Final material selection will be generally consistent with the level of quality and color, etc., represented.



# STREETSCAPE

## BLOCK B





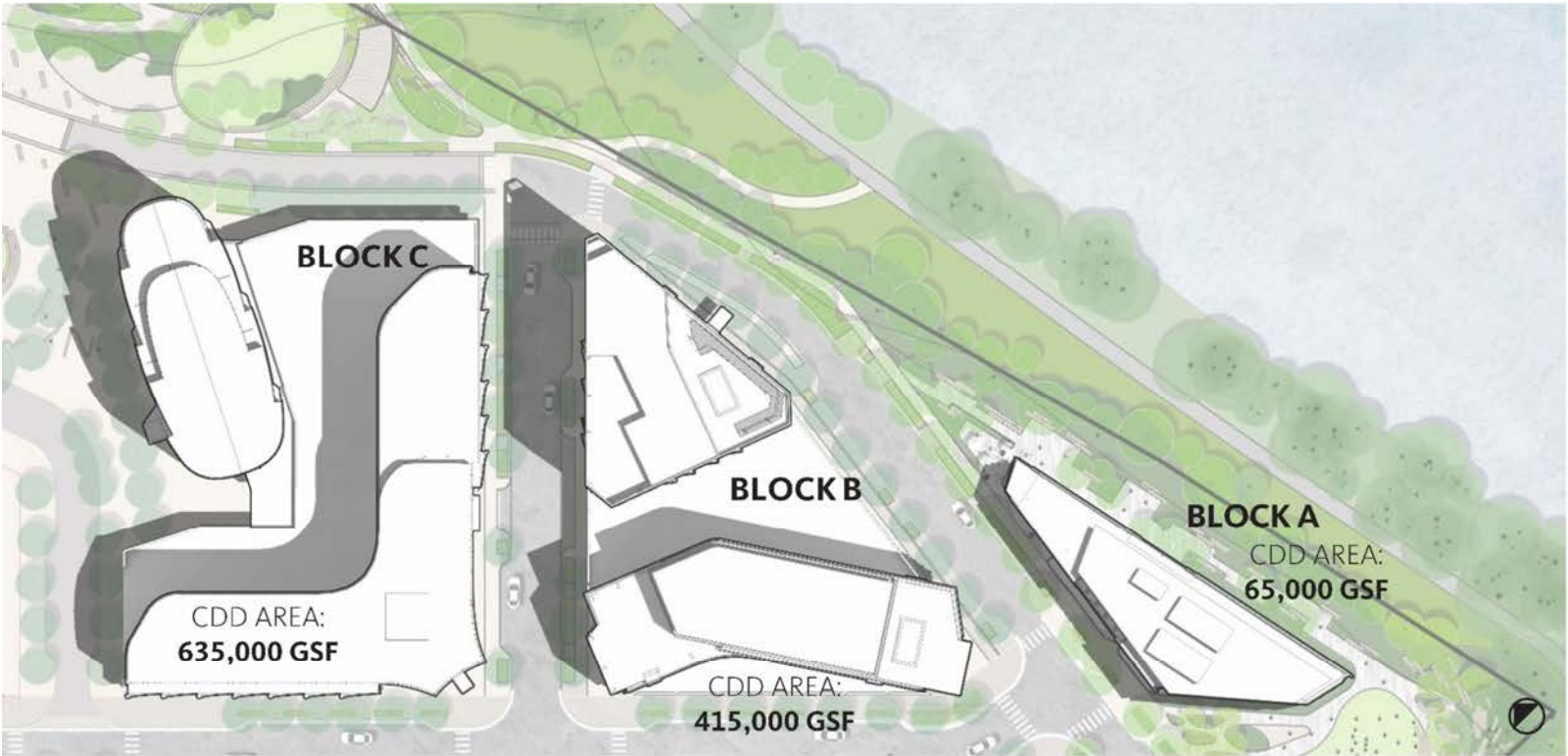
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# CONCEPTUAL DESIGN

## BLOCK C CONDO – VIEW FROM WATERFRONT



### UDAC COMMENTS:

- Appreciate the curved forms visible from the waterfront.



# CONCEPTUAL DESIGN

## BLOCK C RENTAL – VIEW FROM N. ROYAL STREET

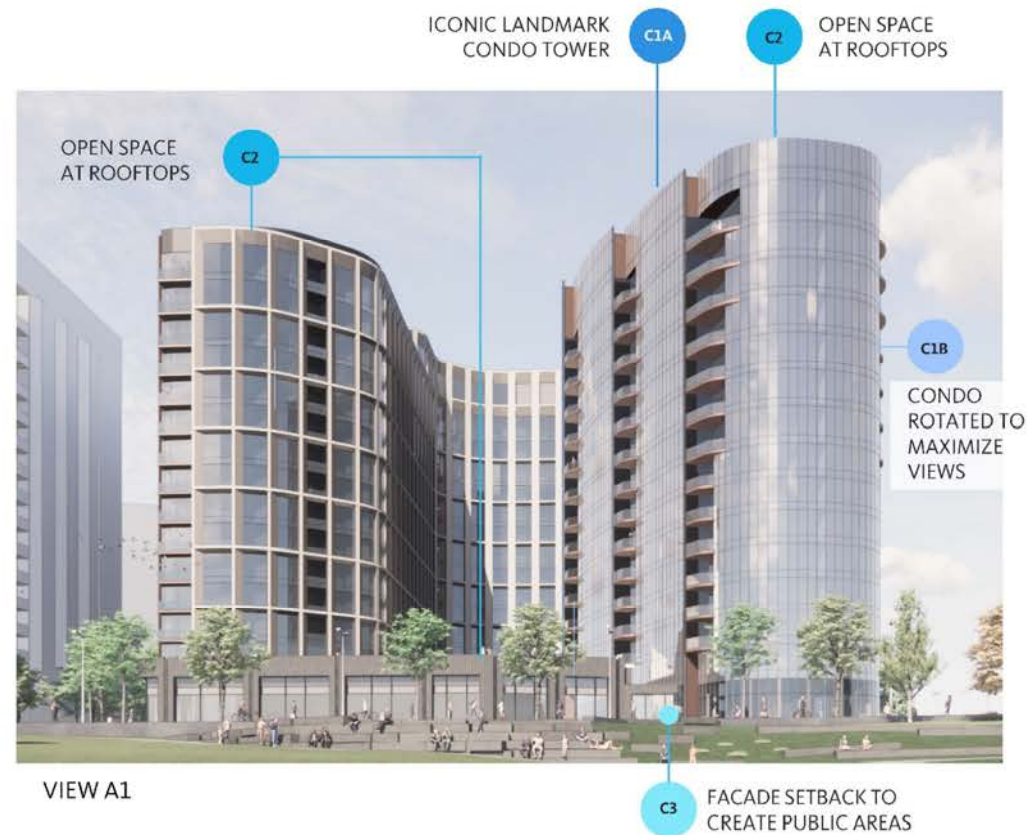
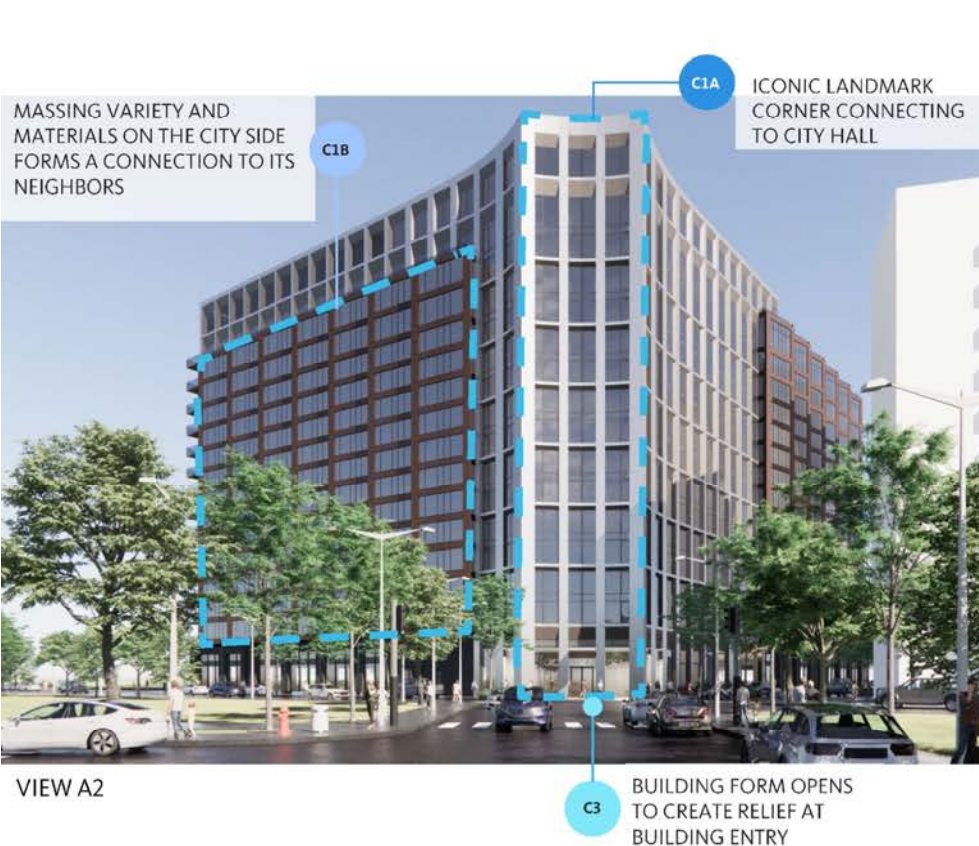


### UDAC COMMENTS:

- Please provide more detail on the Road B façade and how pedestrians will access the alley.
- Explore ways to make alley more inviting, including reducing roof coverage.

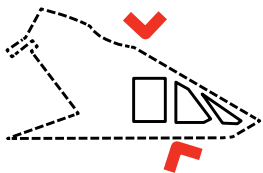
# CONCEPTUAL DESIGN

## BLOCK C



### DESIGN CRITERIA

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# RETAIL BAY STUDY

## BLOCK C



### UDAC COMMENTS:

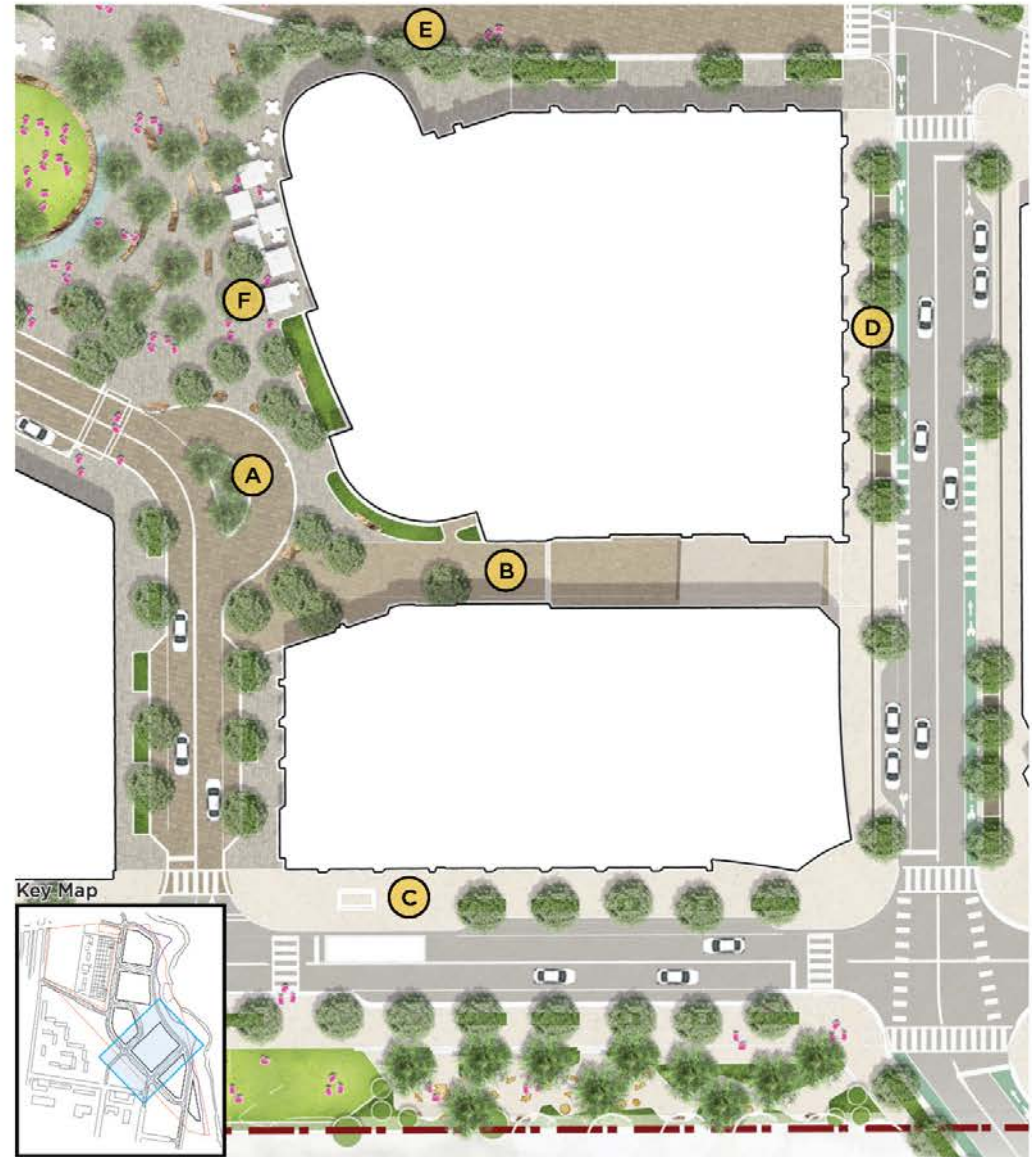
- Provide renderings that illustrate the full ground plane experience
- Provide alley renderings and alley roof should be minimized
- Review alley for pedestrian safety

**General note on materiality:** Material selections shown for illustrative purposes to capture the quality and color, etc., of materials intended. Final material selection will be generally consistent with the level of quality and color, etc., represented.



# STREETSCAPE

## BLOCK C





# HRP ALX

## BLOCK B & C



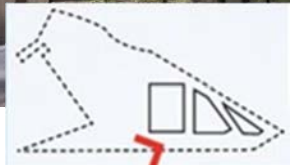
NOTE: BLOCK A UNDER  
REDESIGN

*Renderings are used for illustrative purposes only and are subject to change.*



# HRP ALX

## BLOCK B & C



*Renderings are used for illustrative purposes only and are subject to change.*



# HRP ALX

BLOCK A, B & C

NOTE: BLOCK A  
UNDER REDESIGN



*Renderings are used for illustrative purposes only and are subject to change.*

# HRP ALX

BLOCK A, B & C



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# TABLE OF CONTENTS

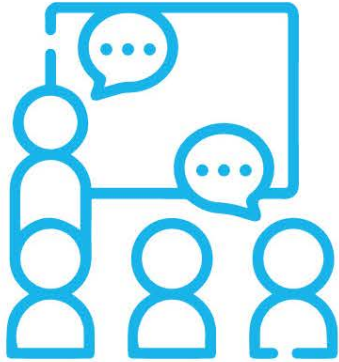
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- NEXT STEPS

*\*NOTE: THE RAIL CORRIDOR OPEN SPACE SLIDES REFLECT THE CURRENT DESIGN TO BE FILED IN UPCOMING COMPLETENESS SUBMISSION*



# COMMUNITY OPEN SPACE ENGAGEMENT PROCESS

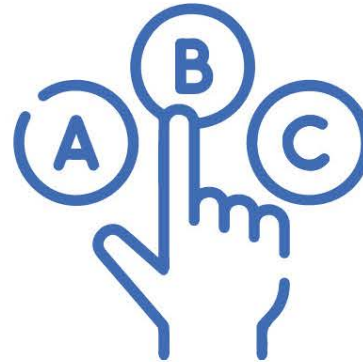


2021 - 2022

Initial community outreach

## Relevant Dates

- Community Meeting #3- Site Tours - June 2021
- Community Meeting #5- Site Tours - November 2021
- **Community Meeting #6 - Open Space Planning & Community Poll - November 29, 2021**
- Community Meeting #10 - Open Space Community Benefits (CDD) - May 12, 2022
- Community Meeting #12- Open Space DSUP Process - November 9, 2022



2023

Open Space specific  
community engagement

## Relevant Dates

- Community Meeting #13- Open Space Connectivity- January 30, 2023
- Community Meeting #14- Site Tours - May 12-13, 2023
- Community Meeting #15 - Open Space Elements - May 24, 2023
- Open Space DSUP Concept I - April 28, 2023
- **Open Space Survey - May 2023**
- Block DSUP Submission - September 22, 2023
- Community Meeting #16 - October 19, 2023



2024

Submit Open Space plans  
incorporating community feedback

## Relevant Dates

- Open Space DSUP Concept II - January 12, 2024
- Community Meeting #17 - Open Space Network Program - March 19, 2024

# 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"

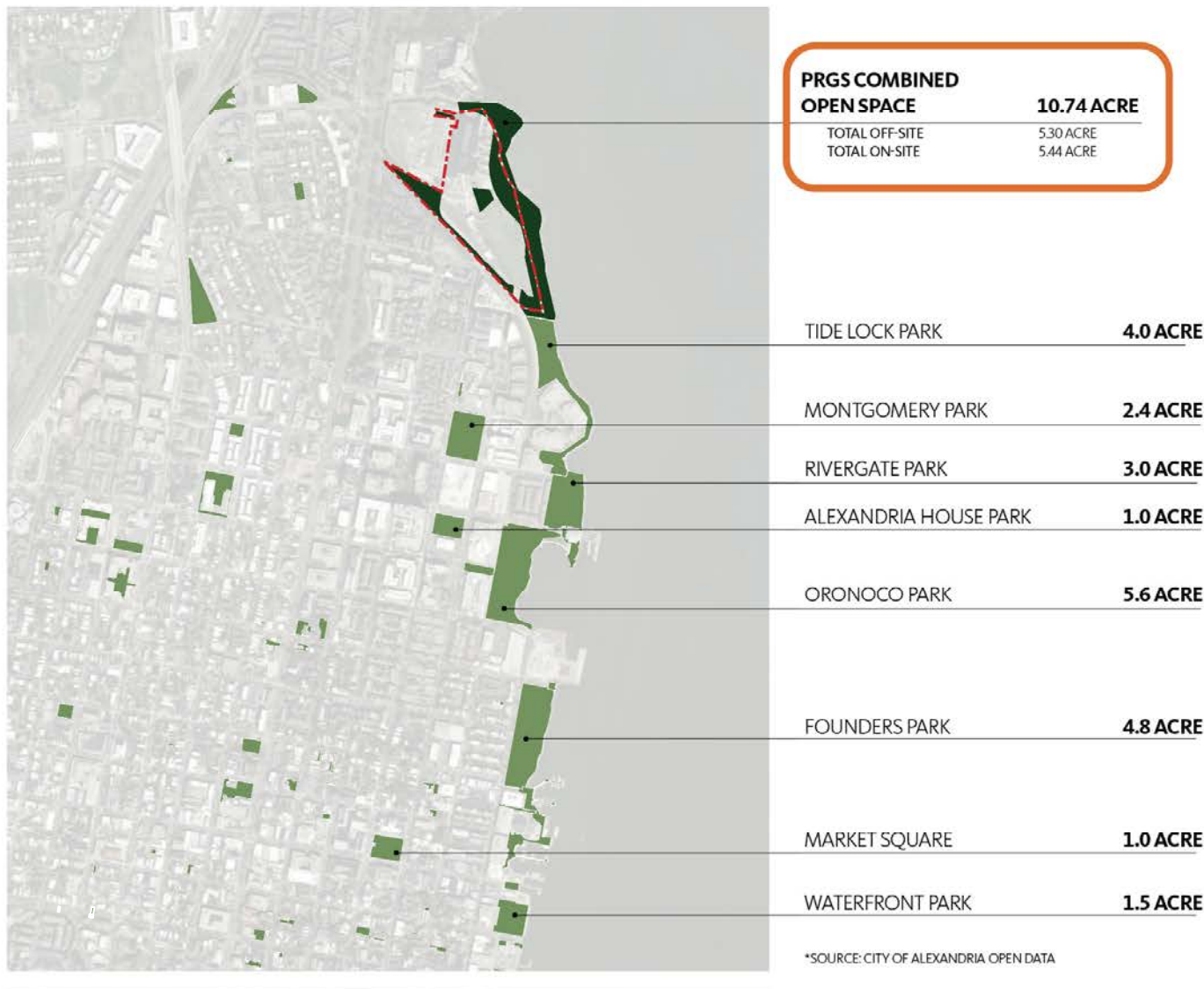
### Rail Corridor / Linear Open Space Programs

(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

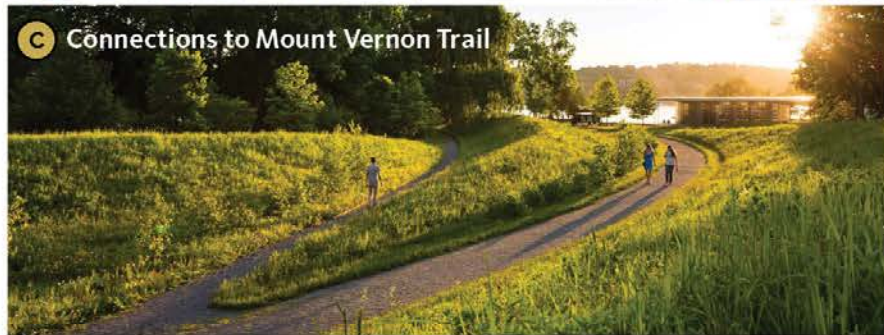
## CONTEXT & SCALE COMPARISON





# WATERFRONT OPEN SPACE

## WATERFRONT NORTH





# WATERFRONT OPEN SPACE

## PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT CENTRAL



**A** MVT Bridge Replacement



**B** Pumphouse Public View Point



**C** Native Planting Garden



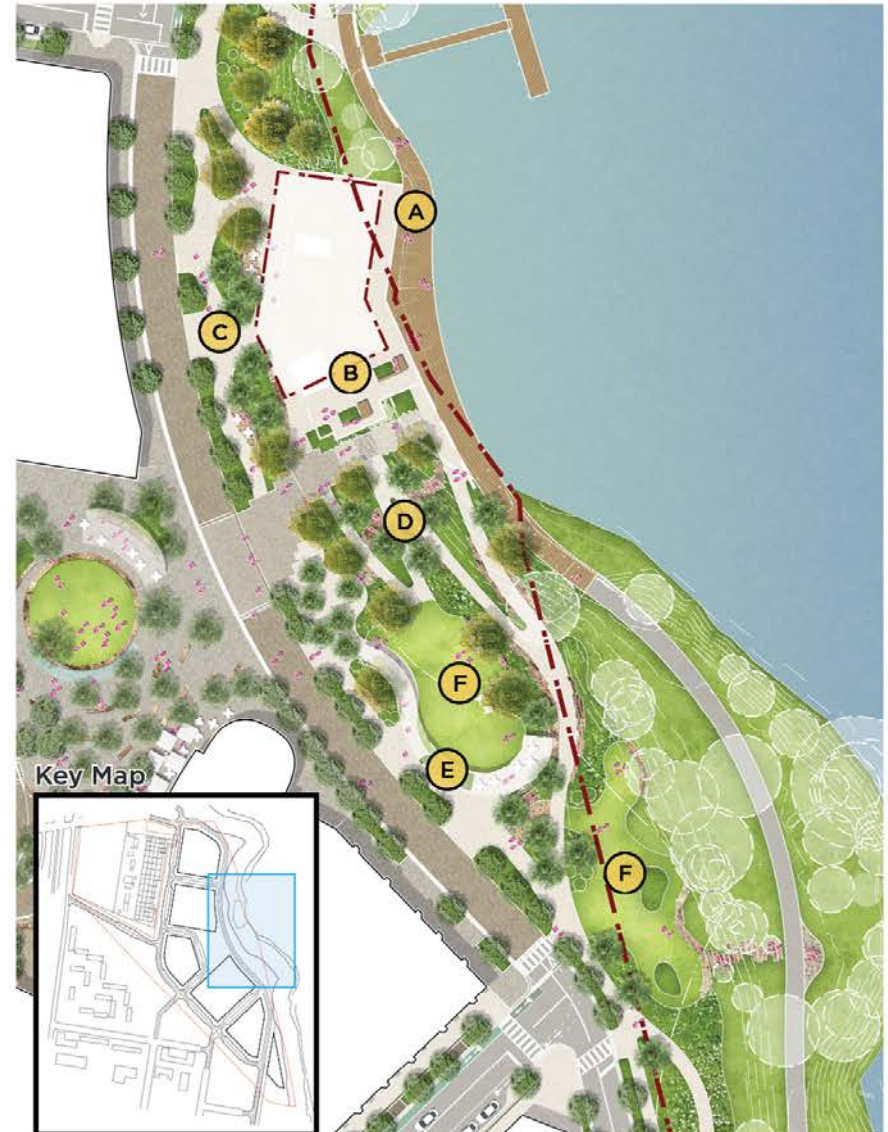
**D** Sloped Walkway



**E** Shade Structure + Swing



**F** Great Lawn + Secondary Lawn





# WATERFRONT OPEN SPACE

## WATERFRONT DINING



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## PUMP HOUSE PUBLIC VIEW POINT



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## PATHWAY TO WATERFRONT ACCESS



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## GREAT LAWN AND SHADE STRUCTURE



NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## SHADE STRUCTURE + CENTRAL WATERFRONT



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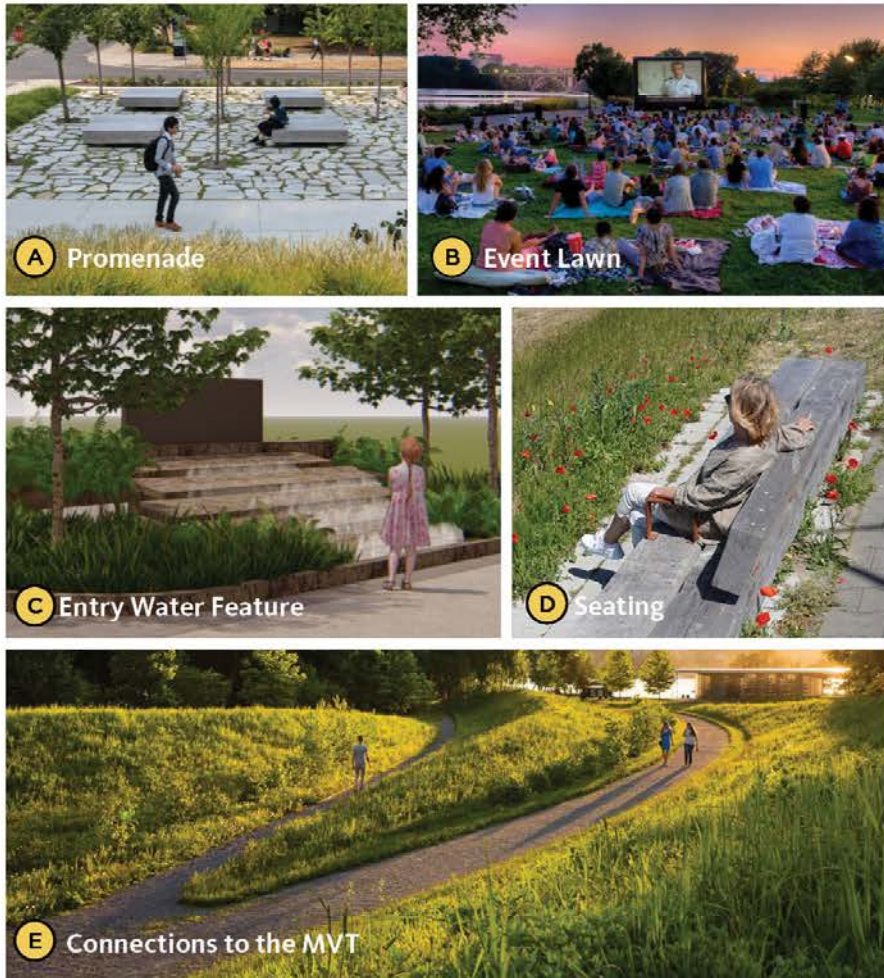


IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT SOUTH





# WATERFRONT OPEN SPACE

## WATERFRONT PROMENADE



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



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# WATERFRONT OPEN SPACE

## WATERFRONT SEATING

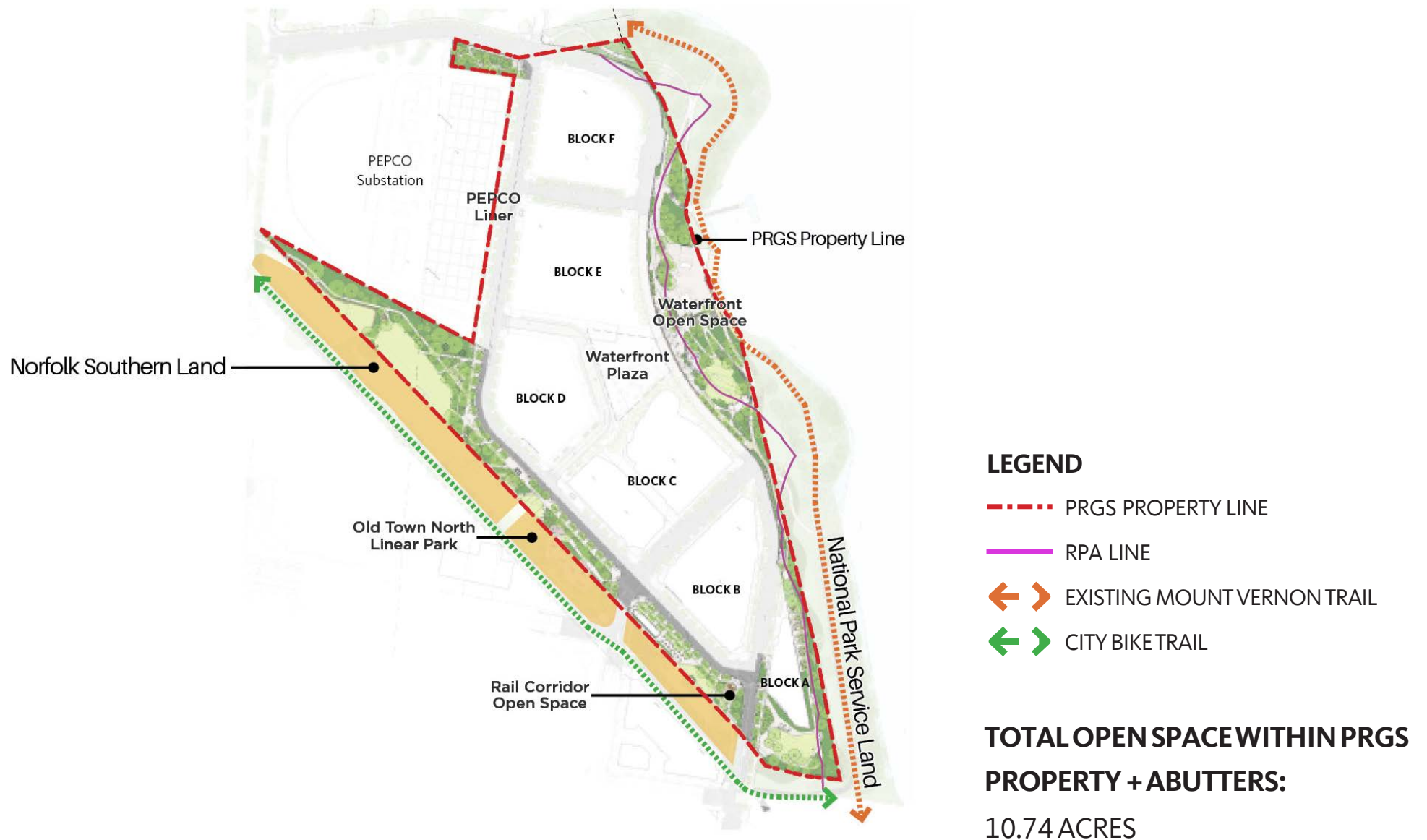


NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW. OPEN SPACE AROUND BLOCK A TO BE UPDATED, PENDING BUILDING REDESIGN, HOWEVER DESIGN INTENT WILL REMAIN.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

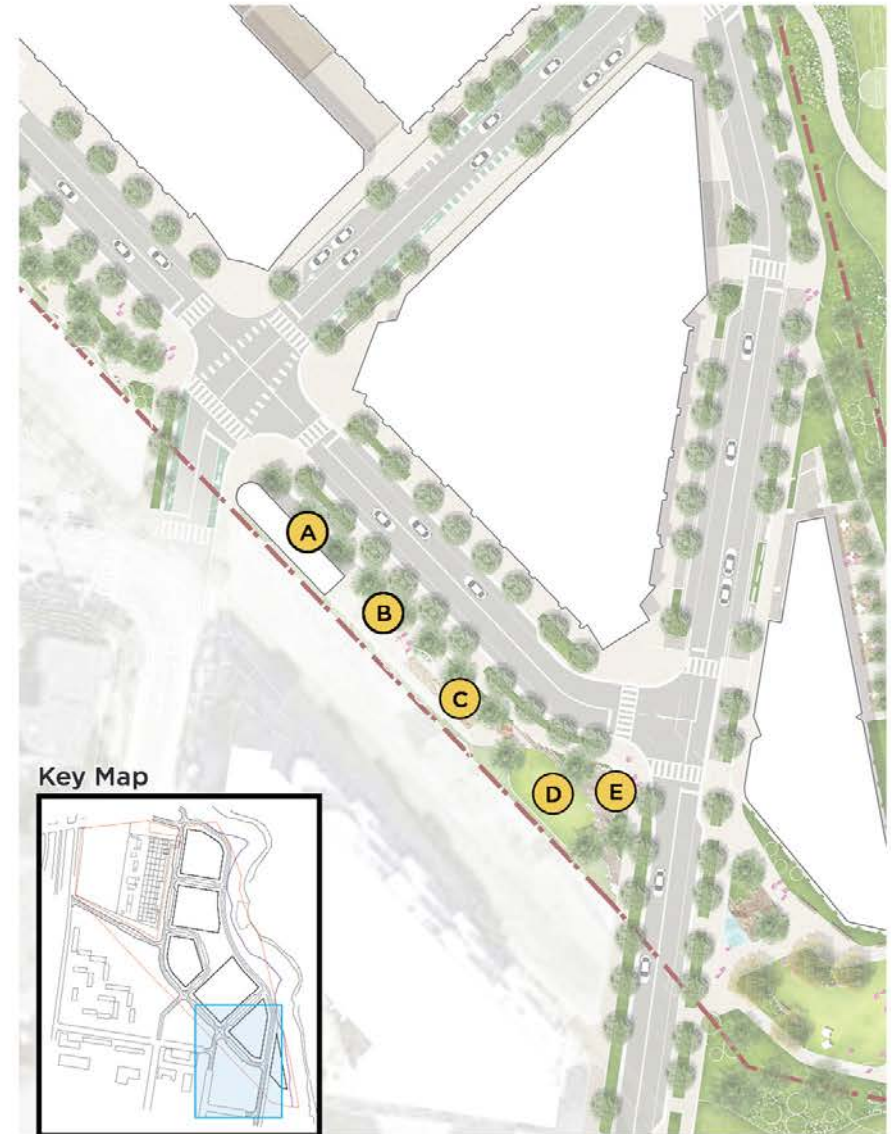
# REMOVAL OF NORFOLK SOUTHERN LAND FROM DSUP PROCESS





# RAIL CORRIDOR OPEN SPACE

## UPDATED RAIL CORRIDOR SOUTH





# RAIL CORRIDOR OPEN SPACE

## UPDATED GATEWAY PLAZA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## UPDATED GUARD HOUSE PLAZA & GAMES COURT

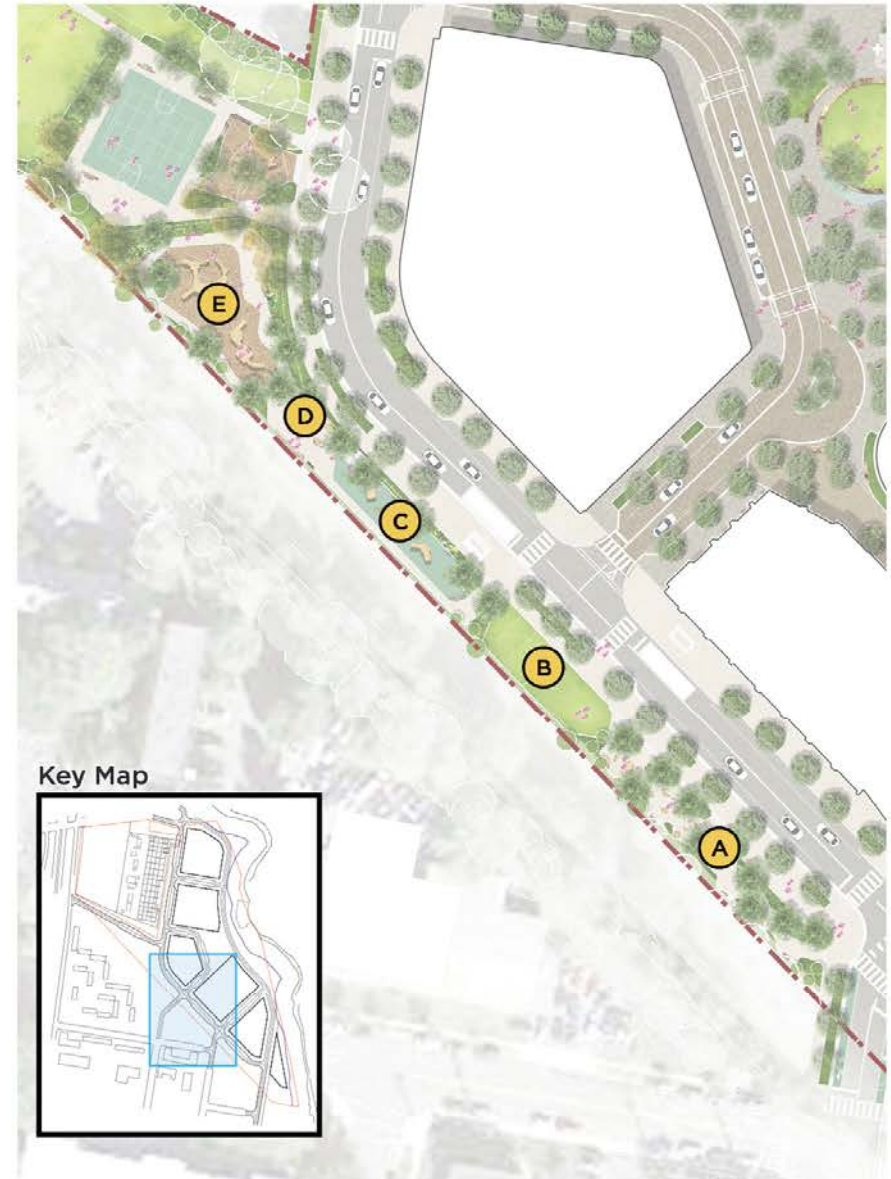


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# RAIL CORRIDOR OPEN SPACE

## UPDATED RAIL CORRIDOR CENTRAL





# RAIL CORRIDOR OPEN SPACE

## UPDATED KIDS PLAY AREA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## UPDATED KIDS PLAY AREA



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## UPDATED RAIL CORRIDOR NORTH





# RAIL CORRIDOR OPEN SPACE

## UPDATED SPORT COURT



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## UPDATED RECREATIONAL LAWN



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# RAIL CORRIDOR OPEN SPACE

## UPDATED DOG PARK



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



# PEPCO LINER



# TABLE OF CONTENTS

## AGENDA

- INTRODUCTION
- DESIGN EXCELLENCE
- BLOCK B
- BLOCK C
- BLOCK A PREVIEW
- OPEN SPACE
  - WATERFRONT
  - RAIL CORRIDOR
- **NEXT STEPS**



# SCHEDULE & PROCESS

## >> STEPS FORWARD



hrp GROUP

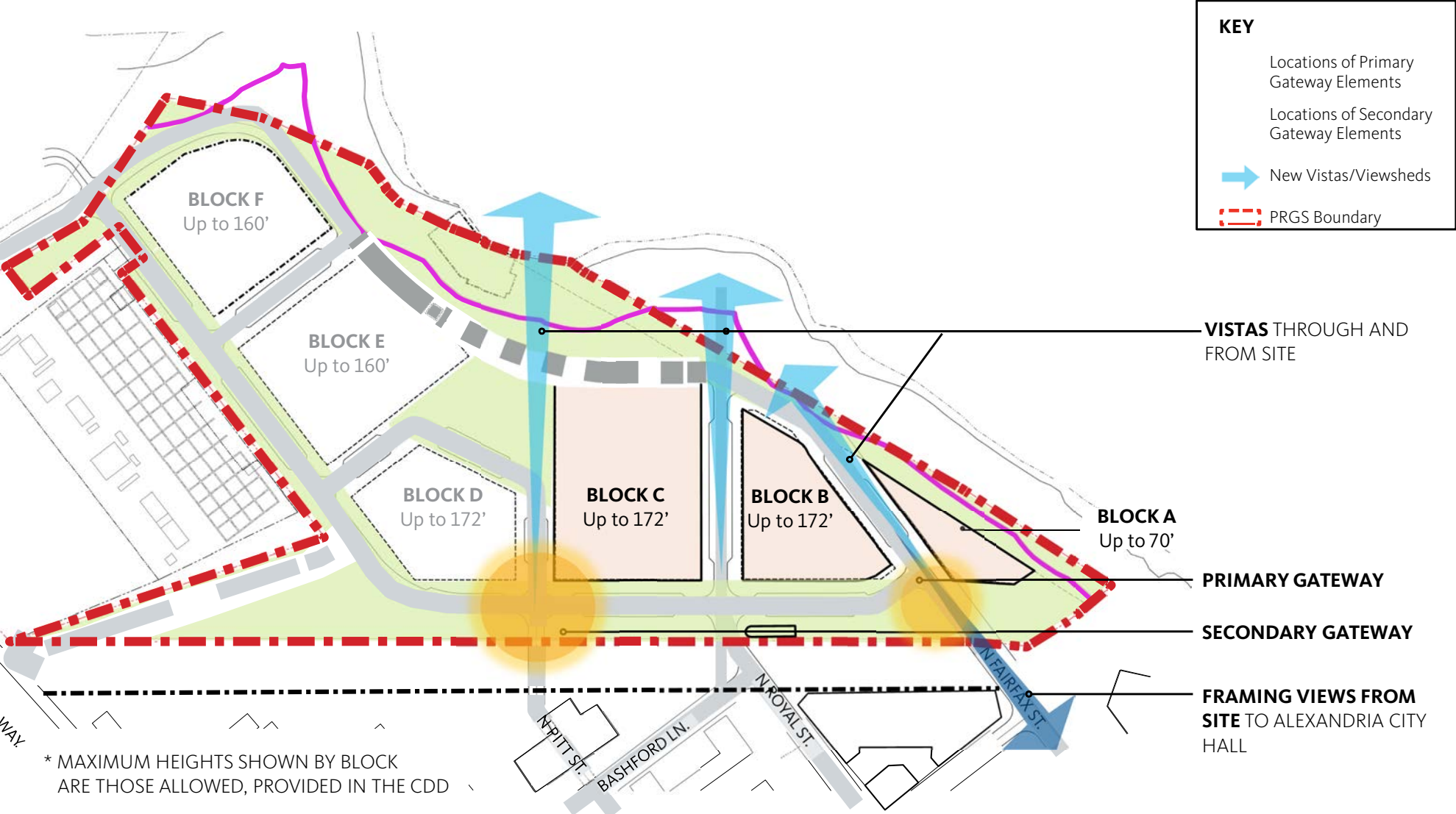
THANK YOU





# APPENDIX

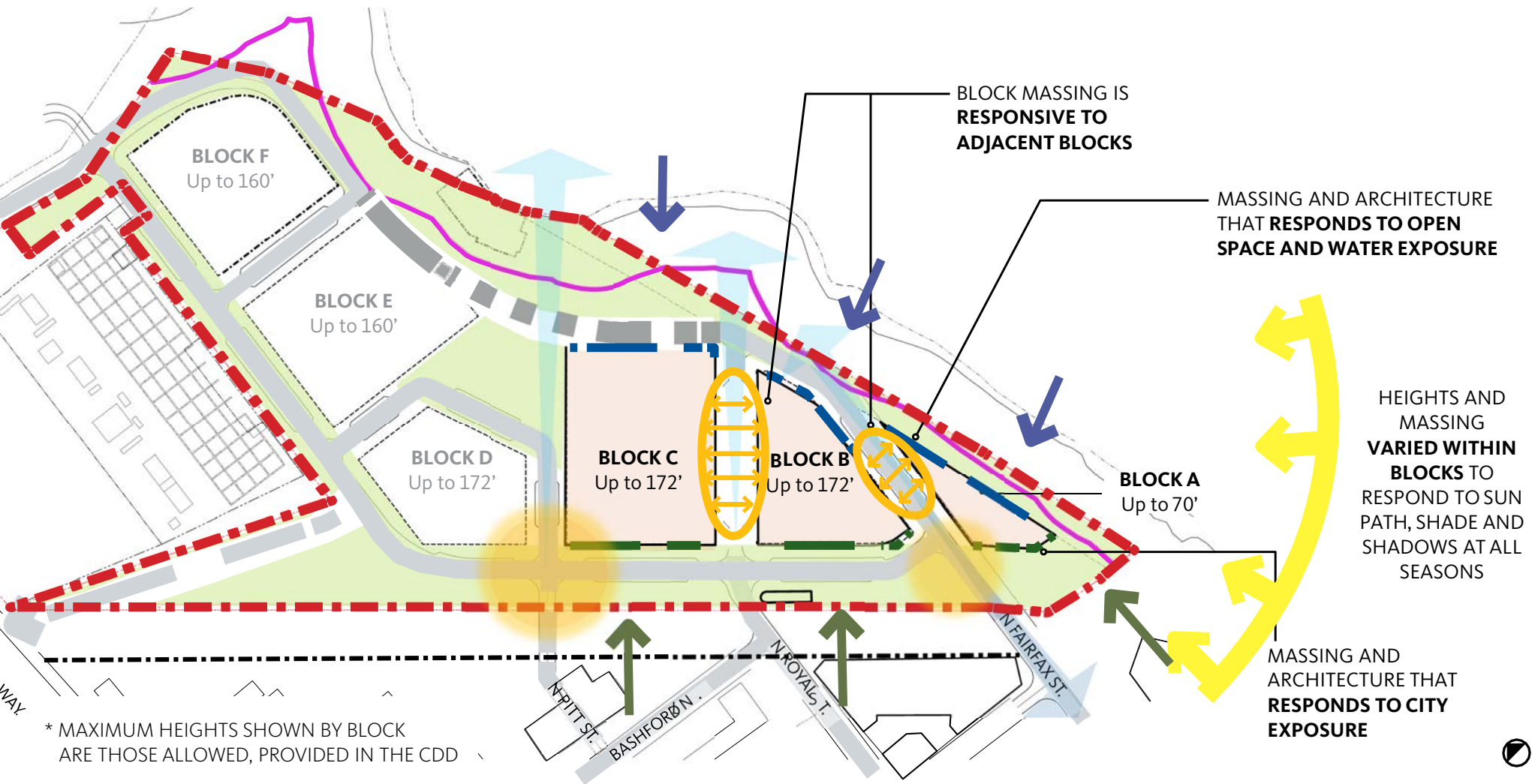
# MASSING APPROACHES | DRIVERS



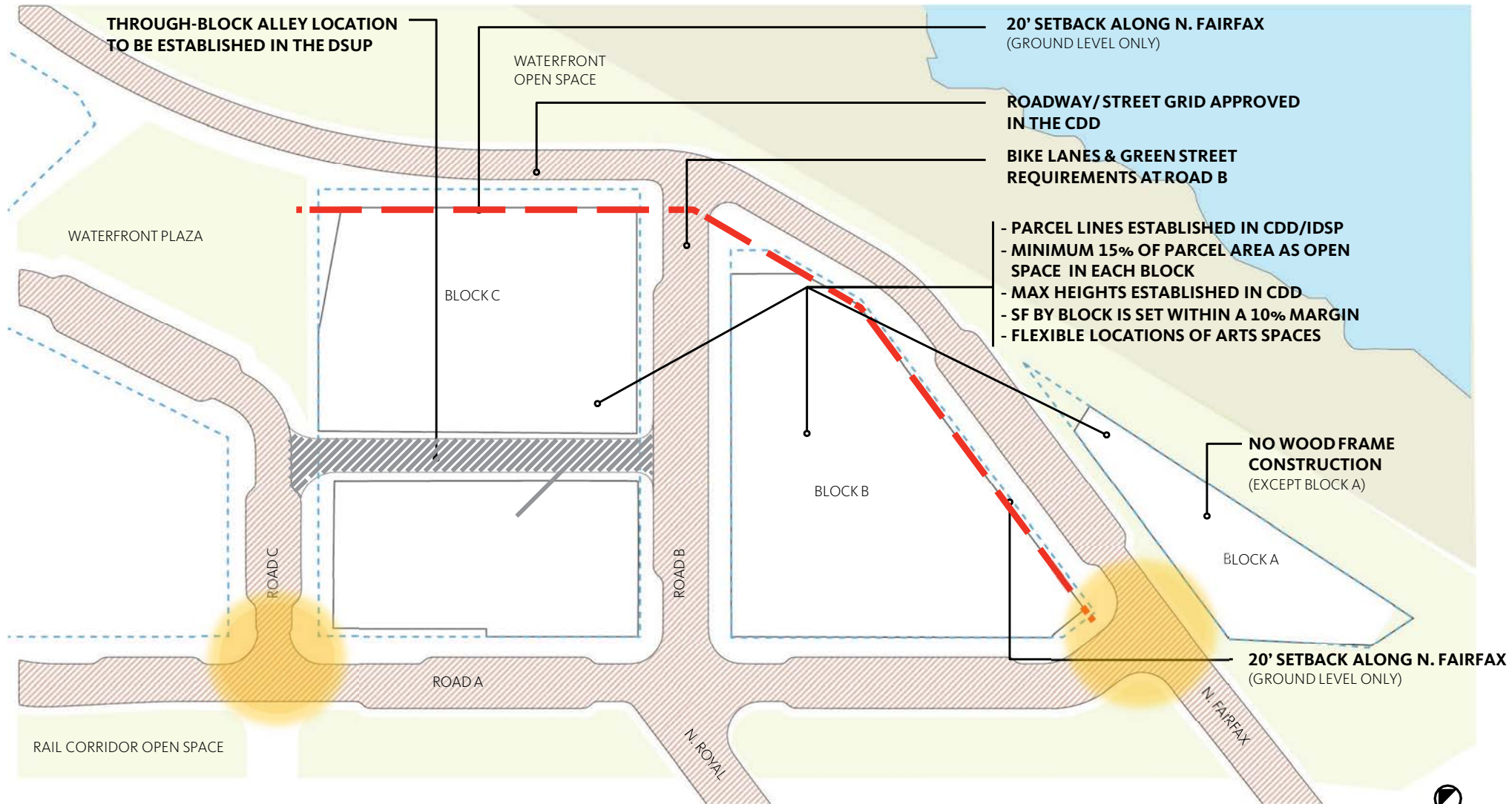


# MASSING APPROACHES | DRIVERS

## SURROUNDING CONTEXT & BUILDING RELATIONSHIPS

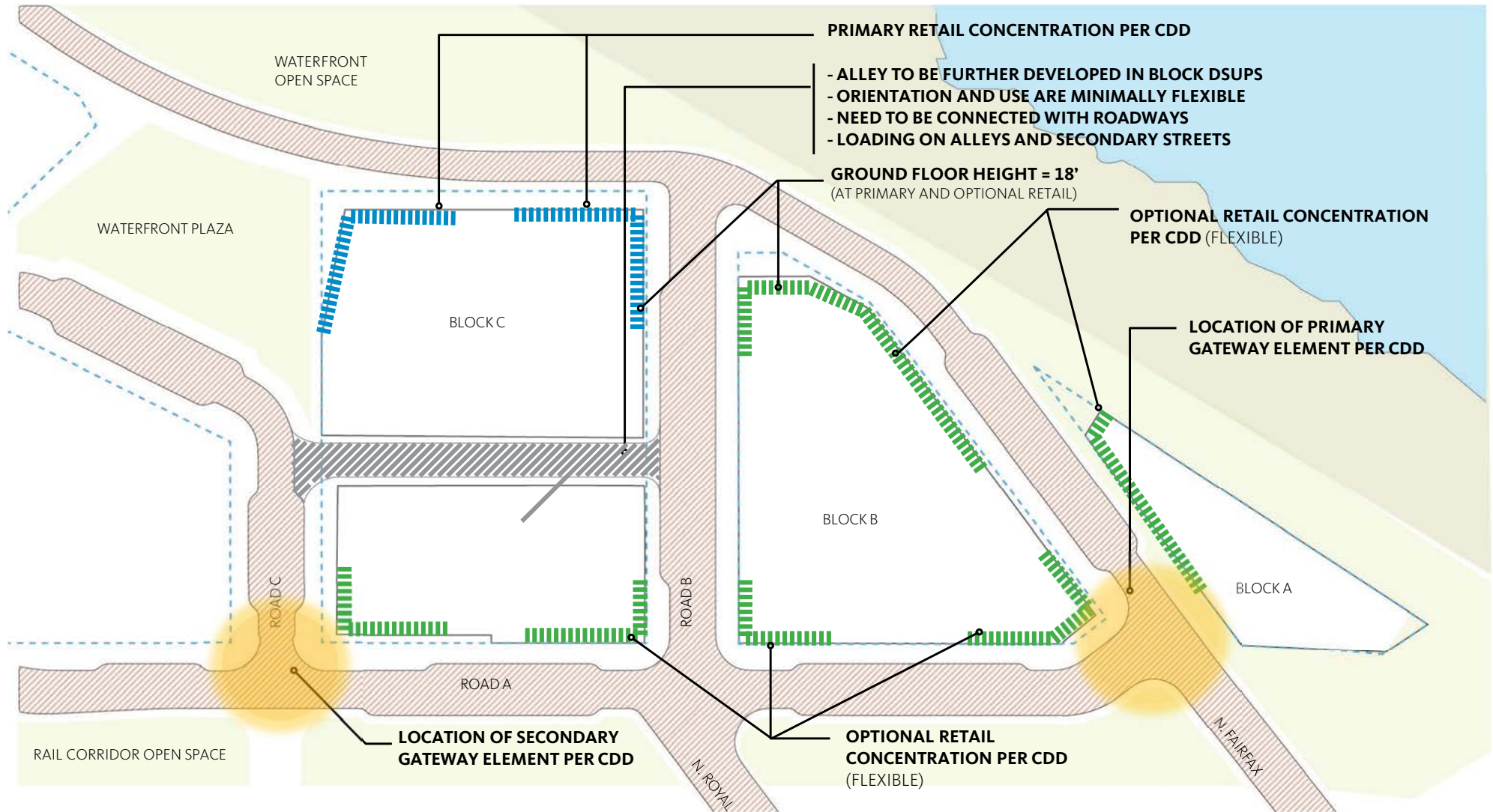


# GROUND LEVEL | PLANNING PARAMETERS



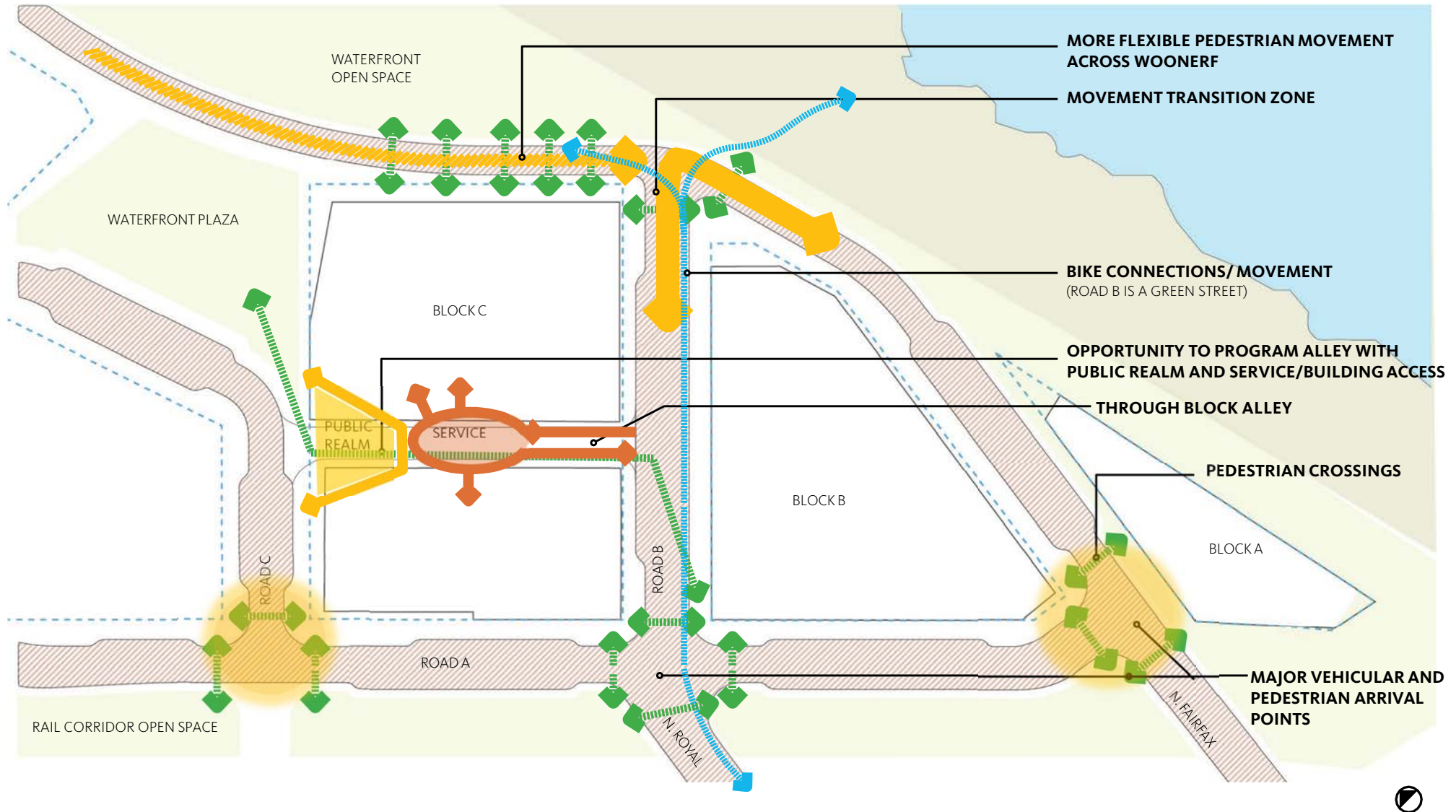


# GROUND LEVEL | PLANNING PARAMETERS



# GROUND LEVEL | PLANNING PARAMETERS

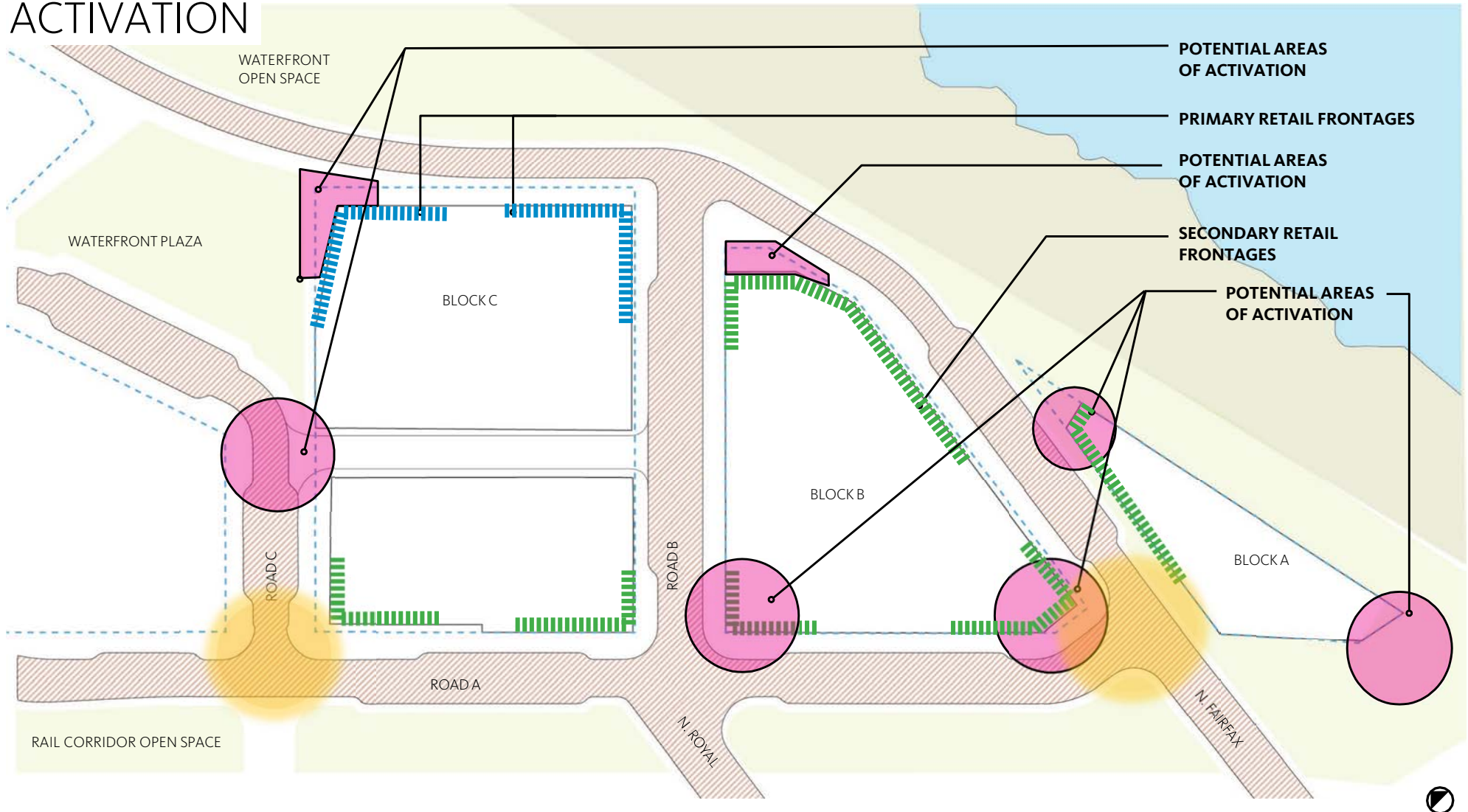
## MOVEMENT





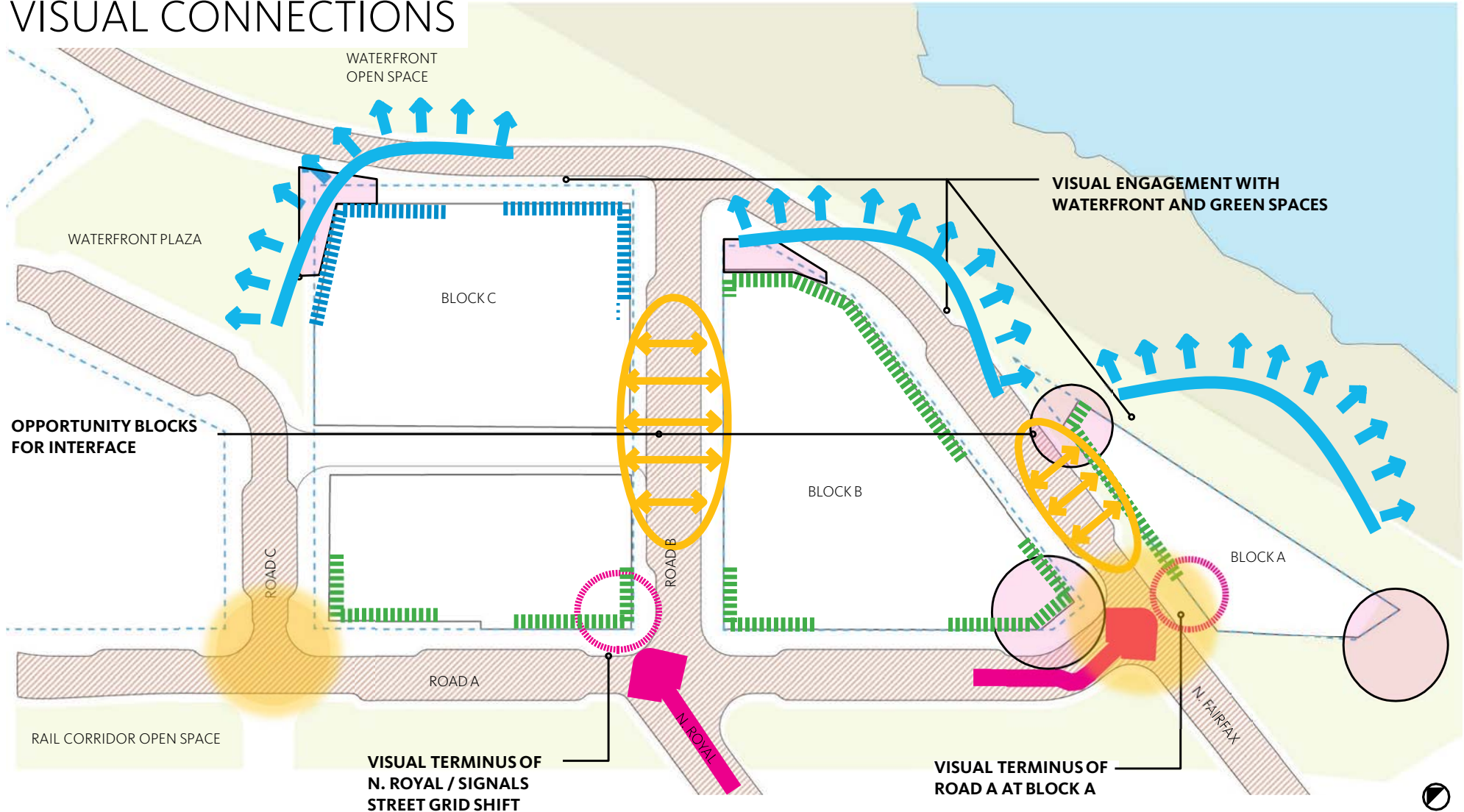
# GROUND LEVEL | PLANNING PARAMETERS

## ACTIVATION



# GROUND LEVEL | PLANNING PARAMETERS

## VISUAL CONNECTIONS





# HRP ALX

## MASTER PLAN OVERVIEW

HRP's master plan represents the construction of up to 2.5 million square feet of mixed commercial and residential uses across 6 blocks with a projected capitalization of approximately \$2.0 billion. Commercial uses may include office, arts, innovation, hotel, and other commercial uses.

### Phase 1

- Development of approximately 1.15M square feet of residential, retail, arts and office space on Blocks A, B and C.

### Phase 2

- Development of remaining +/-1.35M square feet of commercial (office, hotel, retail, arts) and / or residential space on Blocks D, E and F, and the Pumphouse.

