

An architectural rendering of a waterfront park development. In the background, several modern high-rise buildings with glass and concrete facades stand along the waterfront. One building has a sign that reads "Trattoria". In the middle ground, a large, landscaped park area features a grassy lawn, numerous trees, and winding pedestrian paths. A large group of people is gathered on the lawn, and others are walking or cycling on the paths. A wooden boardwalk or bridge structure runs along the edge of the park, overlooking a body of water. In the foreground, the water is visible with a few small boats, including a yellow kayak and a green inflatable ring. The overall scene is bright and sunny, suggesting a pleasant day.

hrp GROUP

HRP ALX

Potomac River Generating Station
Waterfront Commission

June 2025

HRP ALX

PROJECT TEAM



HANDEL
ARCHITECTS



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 | WATERFRONT COMMISSION MEETING

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○ INTRODUCTION

○ OPEN SPACE

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**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 OPENS SPACE**

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

**4 CREATE A
SUSTAINABLE NEW
PLACE**

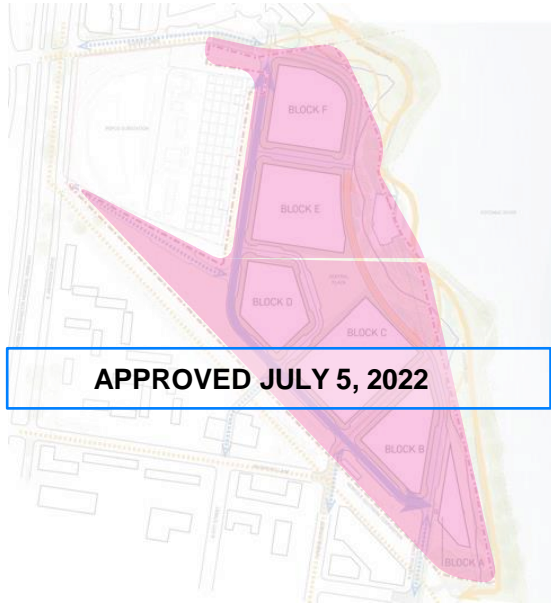
Pursue sustainable and resilient strategies through a multi-pronged approach

DEVELOPMENT REVIEW PROCESS

BUILDING ON APPROVED CDD

CDD

Coordinated Development District

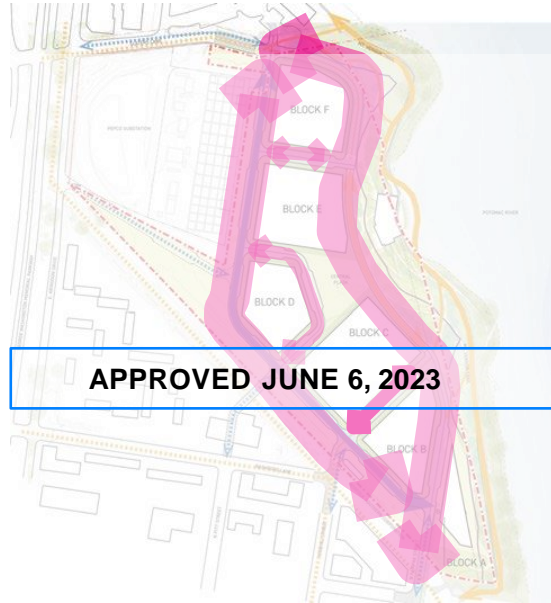


Master Planning & Zoning

- Road and block configuration
 - Open space amount and approach
 - Land use, density & height maximum
-
- Outlines community benefit framework;
 - Carbon Neutrality Analysis

IDSP

Infrastructure Development Site Plan



Site & Infrastructure

- Streetscape, roadways and sidewalks
 - Utility routing and approach
-
- Defines public infrastructure;
 - Coordinated Sustainability Strategy – 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; 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

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

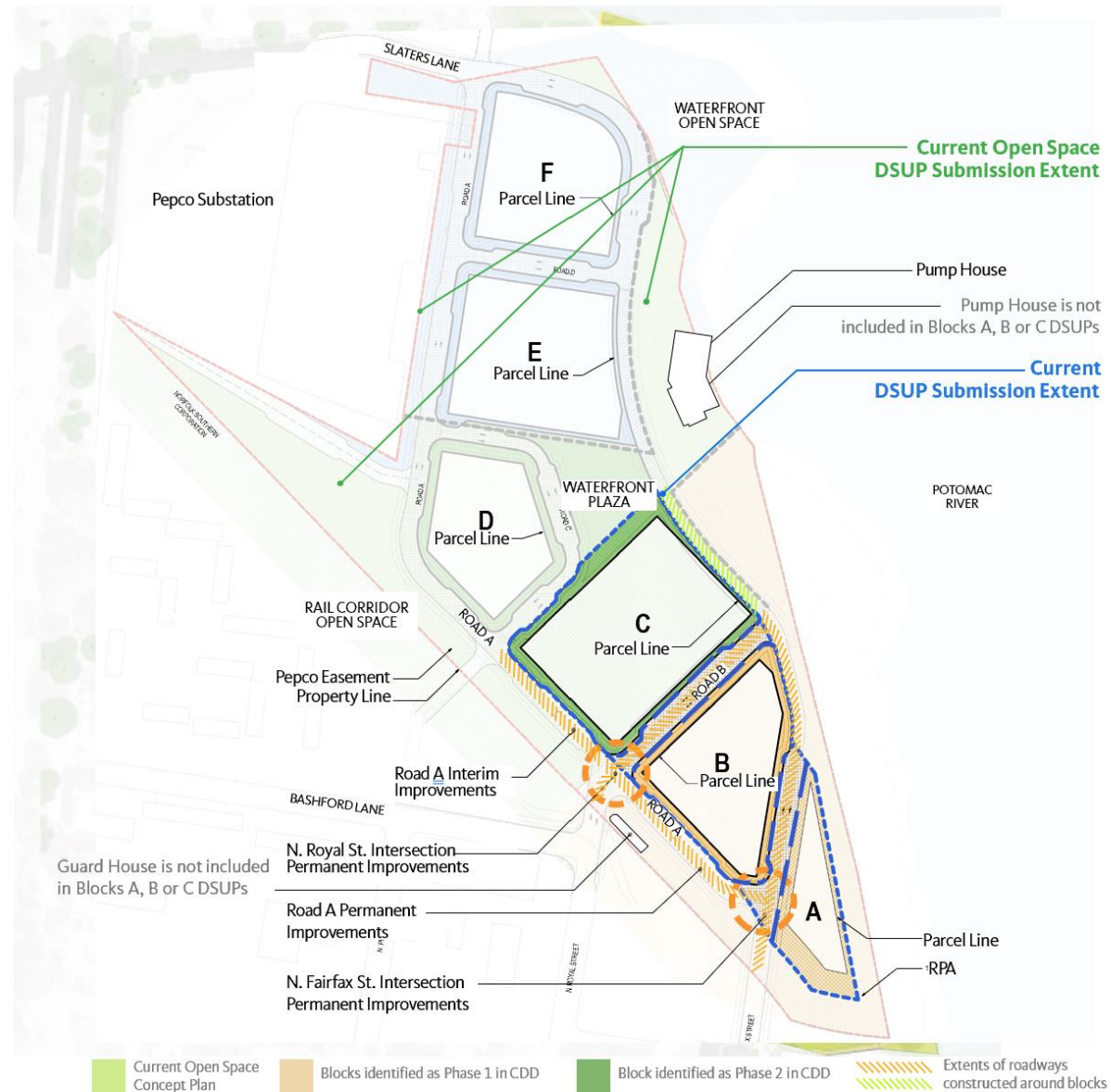


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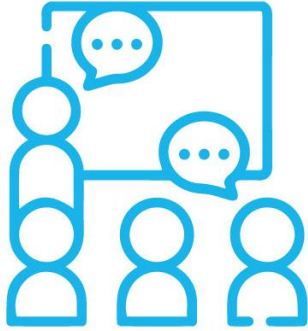
○ OPEN SPACE

- WATERFRONT

○ 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

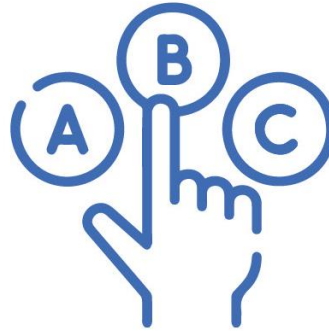


2021 - 2022

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"

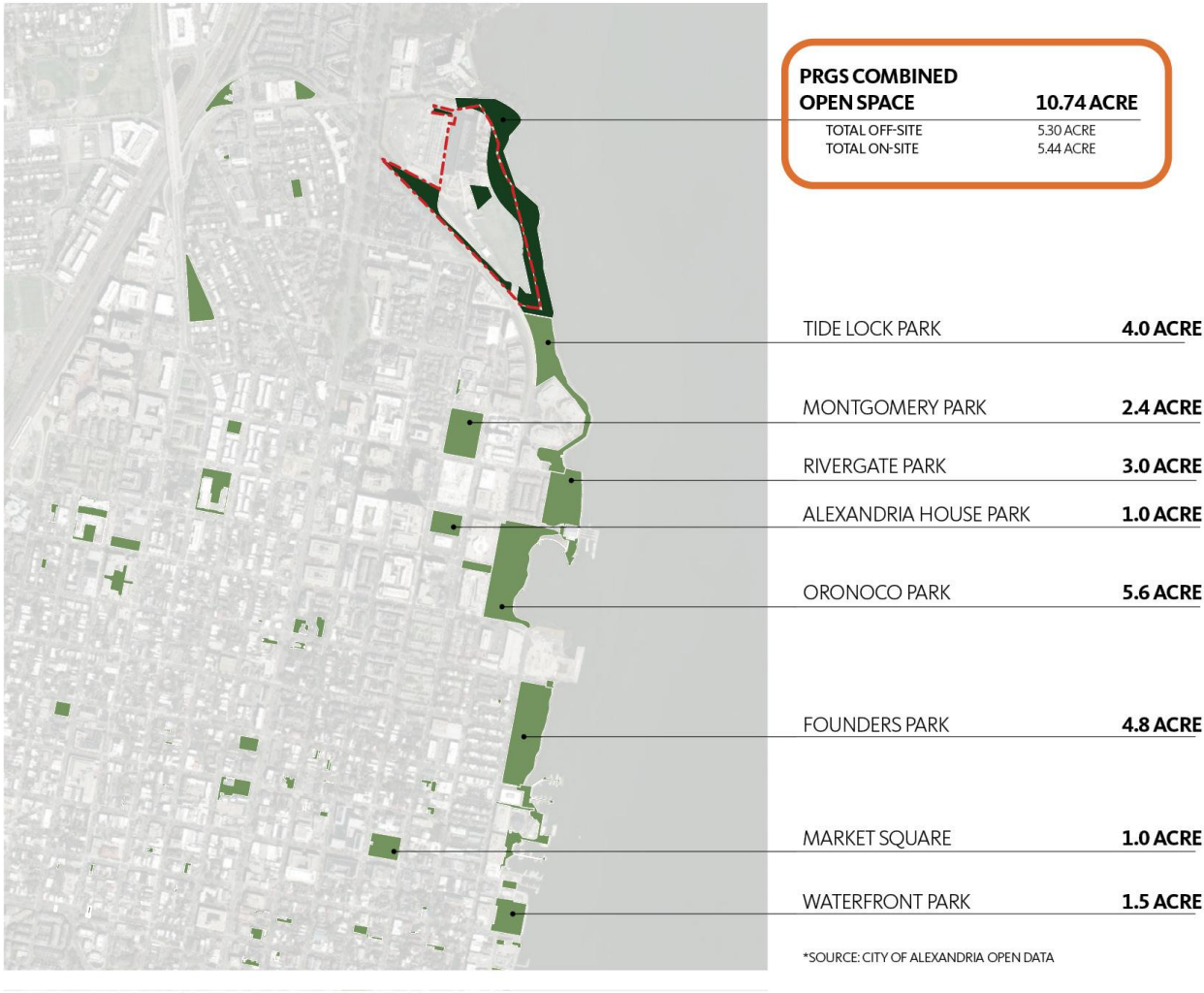
Rail Corridor / Linear Open Space Programs

(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



COMPREHENSIVE OPEN SPACE PLAN



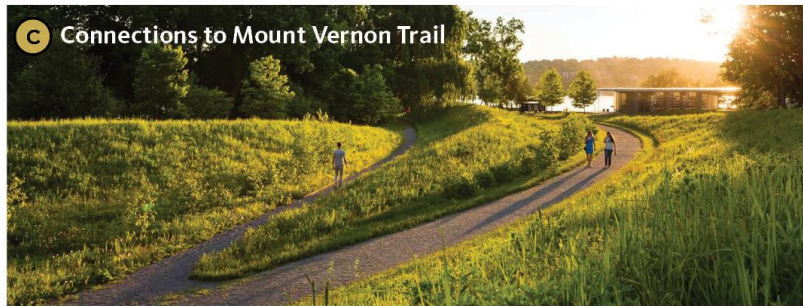
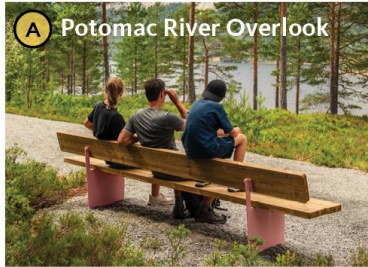
COMPREHENSIVE OPEN SPACE PLAN

WATERFRONT OPEN SPACE

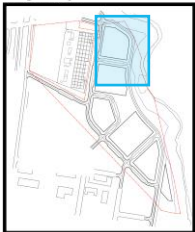


WATERFRONT OPEN SPACE

WATERFRONT NORTH



Key Map

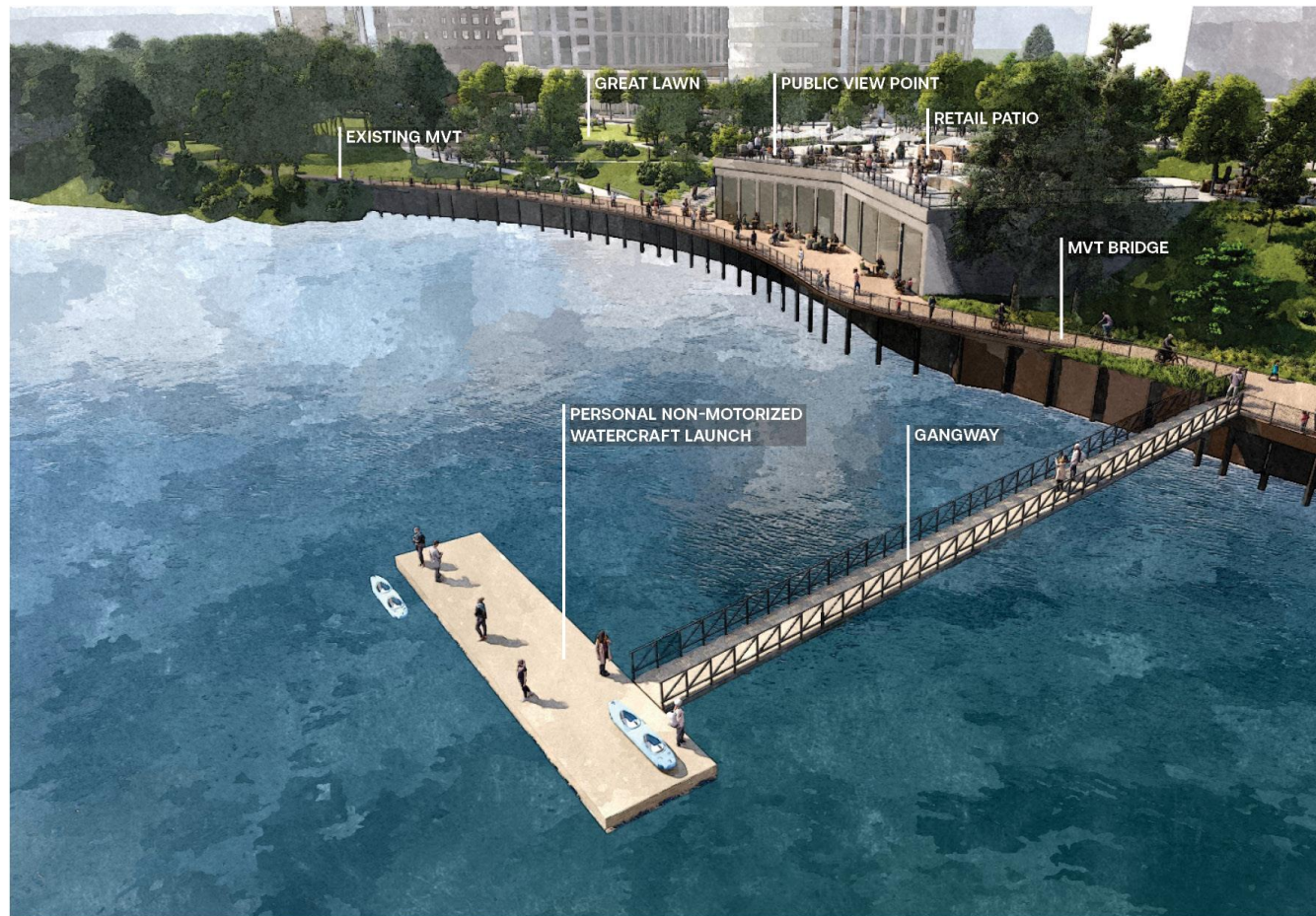


WATERFRONT OPEN SPACE

PERSONAL NON-MOTORIZED WATERCRAFT LAUNCH



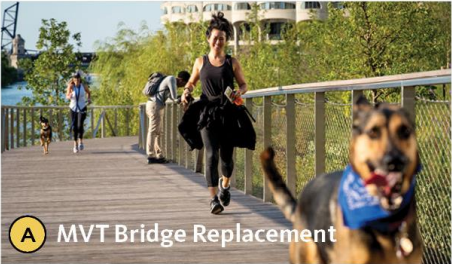
NOTE: DESIGN SHOWN ON NPS PROPERTY SUBJECT TO APPROVAL / REVIEW.



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT CENTRAL



MVT Bridge Replacement



Pumphouse Public View Point



Native Planting Garden



Sloped Walkway



Shade Structure + Swing



Great Lawn + Secondary Lawn

Key Map



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



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IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

PATHWAY TO WATERFRONT ACCESS



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IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

GREAT LAWN AND SHADE STRUCTURE



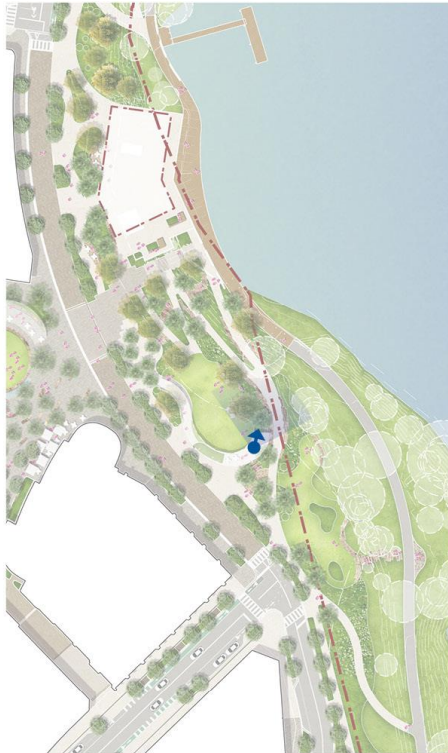
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WATERFRONT OPEN SPACE

SHADE STRUCTURE + CENTRAL WATERFRONT



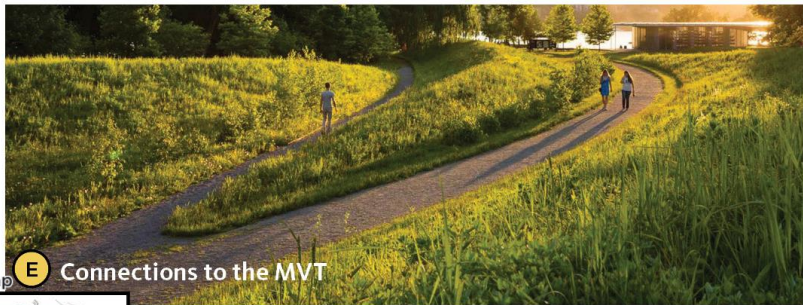
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IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT OPEN SPACE

WATERFRONT SOUTH



WATERFRONT OPEN SPACE

WATERFRONT 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.



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SCHEDULE & PROCESS

>> STEPS FORWARD





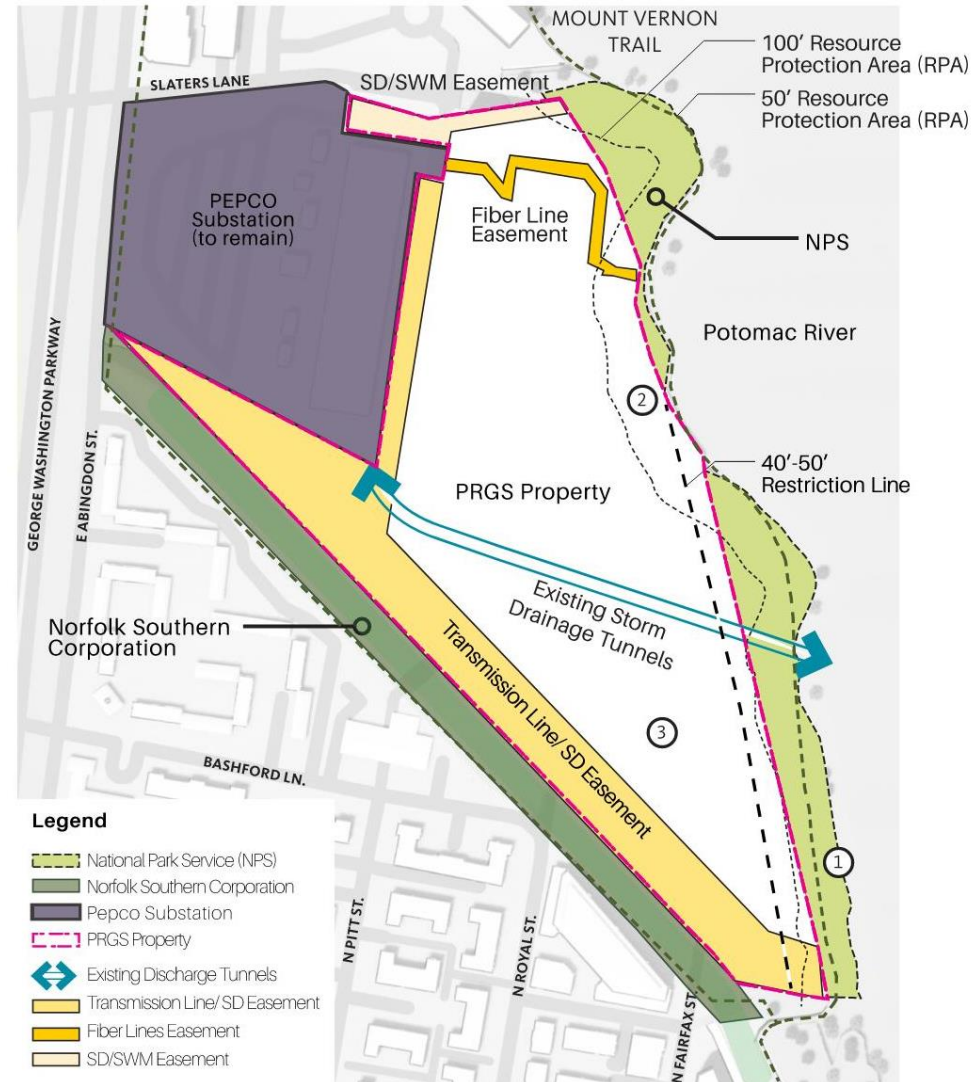
THANK YOU



SITE CONTEXT + CONSTRAINTS

Existing Easements & Setbacks

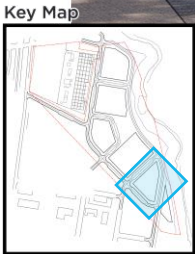
- Overall site is **18.8 acres**
- Only **11.9 acres** is available for building development (excluding easements and setback zones)
- Only **7-8 acres (approximately 40%)** is available for actual building construction once roads, sidewalks and open space are factored in



INNOVATION / RETAIL
AMENITY
RETAIL
BOH / SUPPORT

STREETSCAPE

BLOCK B



STREETSCAPE



A Condo Porte Corchere



B Alley



C Road A Streetscape



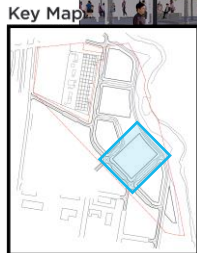
D Road B Streetscape



E Woonerf Streetscape



F Retail Spillout



Key Map

