



# HRP ALX

*Potomac River Generating Station  
Park and Recreation Commission*

May 2025





# HRP ALX

## PROJECT TEAM



### 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**

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## AGENDA

### ○ INTRODUCTION

### ○ 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 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

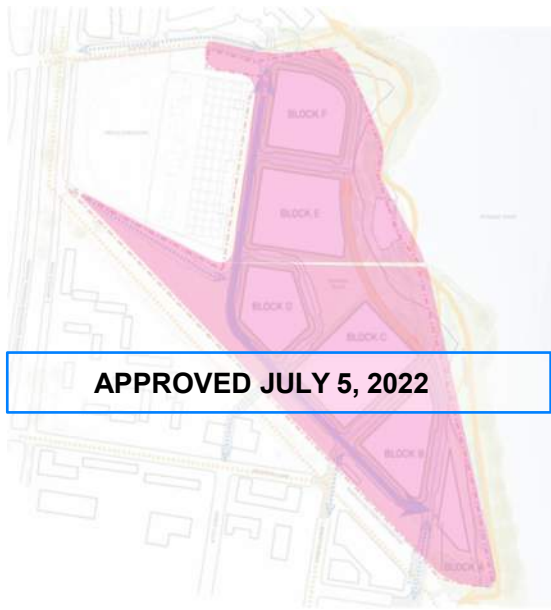


# DEVELOPMENT REVIEW PROCESS

## BUILDING ON APPROVED CDD

### CDD

Coordinated Development District

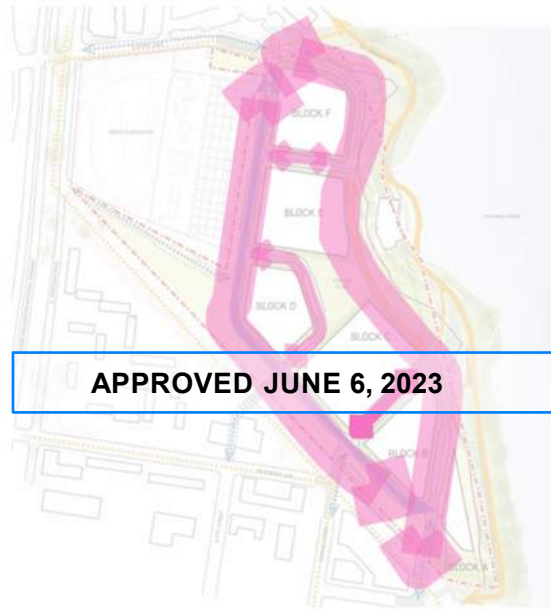


#### Master Planning & Zoning

- 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

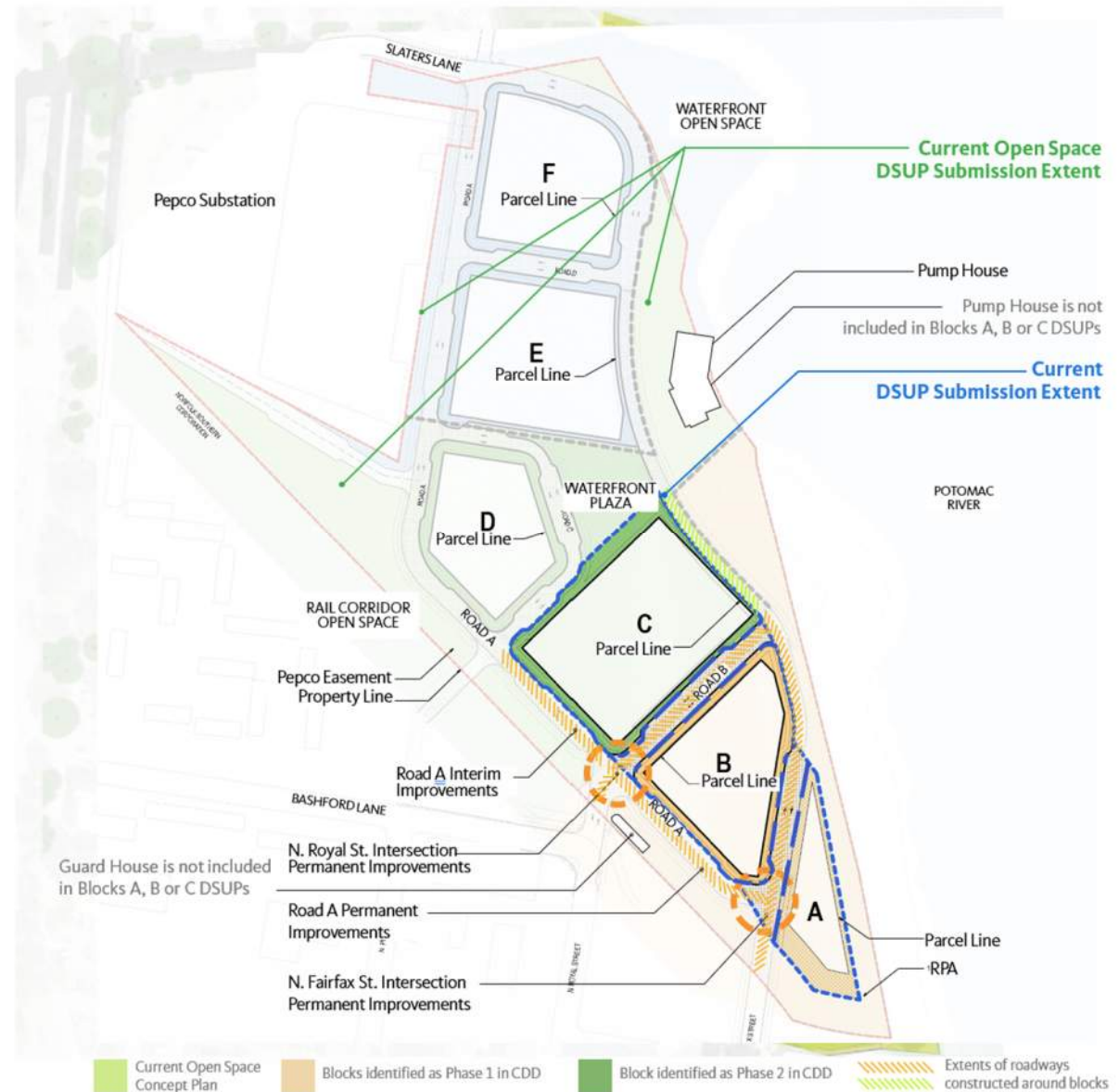
- Building massing and use
  - Architectural definition and character
  - Detailed open space associated with blocks
- 
- Building sustainability features
- 
- Blocks A, B, & C DSUPs Concept I submitted 11/22; Concept II submitted 9/23
  - Open Space DSUP Concept I submitted 4/23; Concept II submitted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



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○ BLOCK C

○ OPEN SPACE

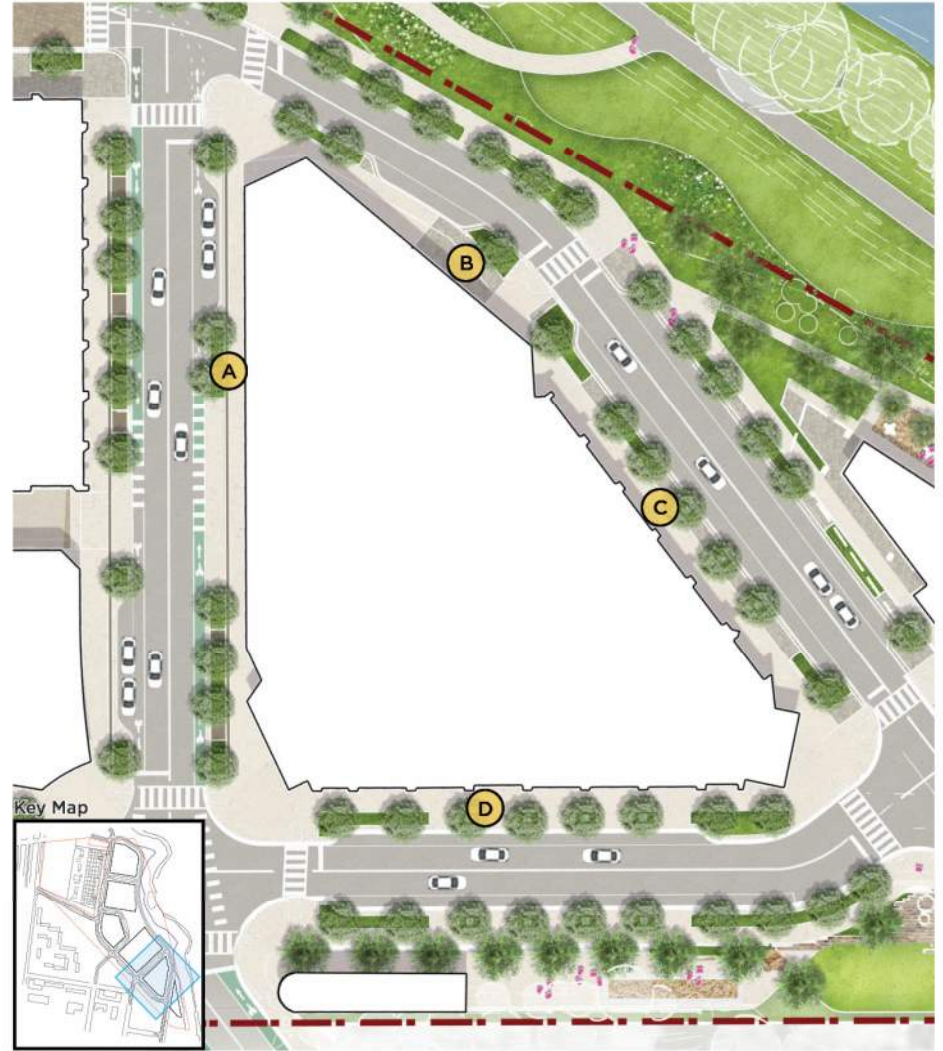
- WATERFRONT
- RAIL CORRIDOR

○ NEXT STEPS



# STREETSCAPE

## BLOCK B





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○ BLOCK B

○ **BLOCK C**

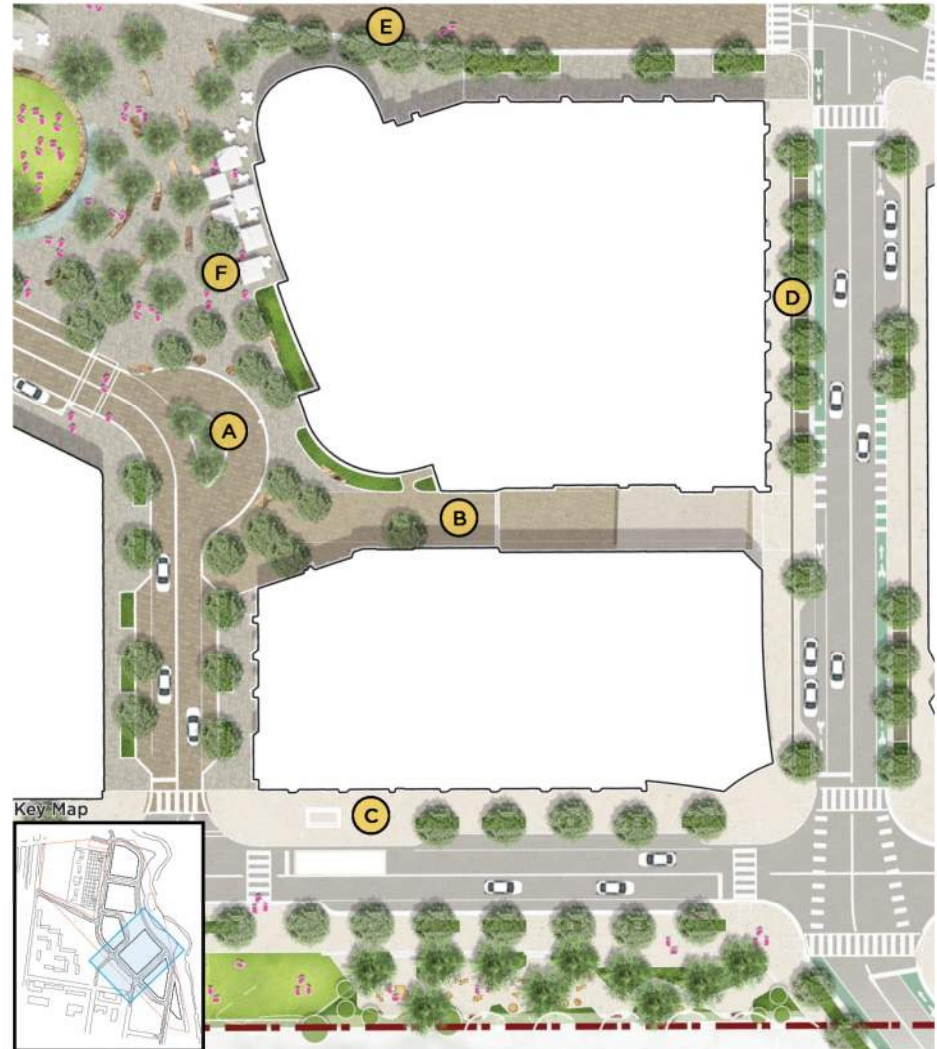
○ OPEN SPACE

- WATERFRONT
- RAIL CORRIDOR

○ NEXT STEPS

# STREETSCAPE

## BLOCK C





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## AGENDA

### ○ INTRODUCTION

### ○ BLOCK B

### ○ BLOCK C

### ○ **OPEN SPACE**

- WATERFRONT
- RAIL CORRIDOR\*

### ○ 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

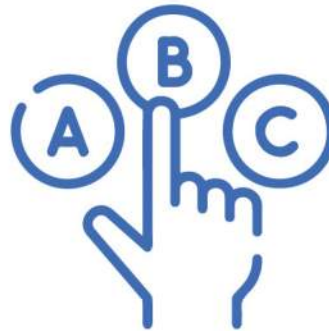


**2021 - 2022**

**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

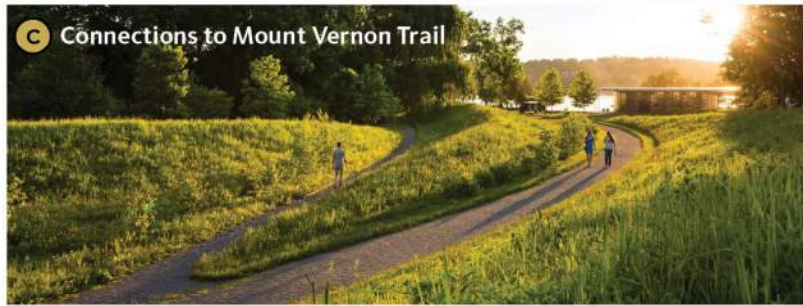
## CONTEXT & SCALE COMPARISON





# 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



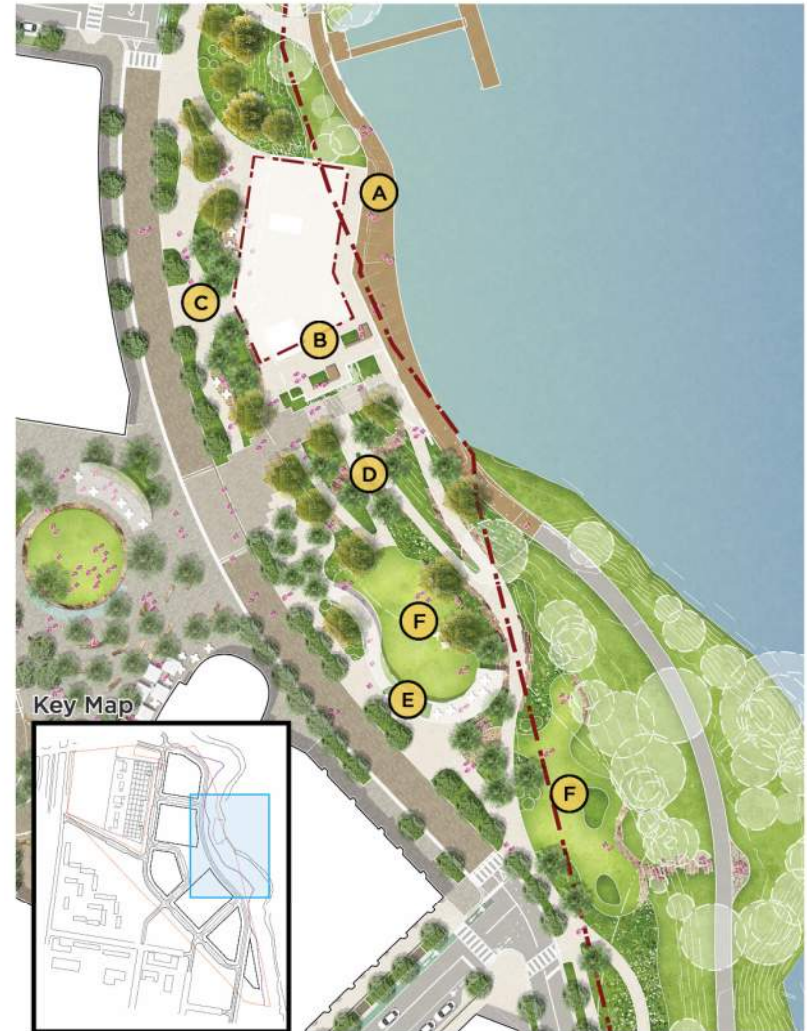
**D** Sloped Walkway



**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.



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# WATERFRONT OPEN SPACE

## SHADE STRUCTURE + CENTRAL WATERFRONT



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# 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.



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# 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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# REMOVAL OF NORFOLK SOUTHERN LAND FROM DSUP PROCESS





# RAIL CORRIDOR OPEN SPACE

## UPDATED RAIL CORRIDOR SOUTH



**A** Re-Purposed Guard House



**B** Guard House Plaza



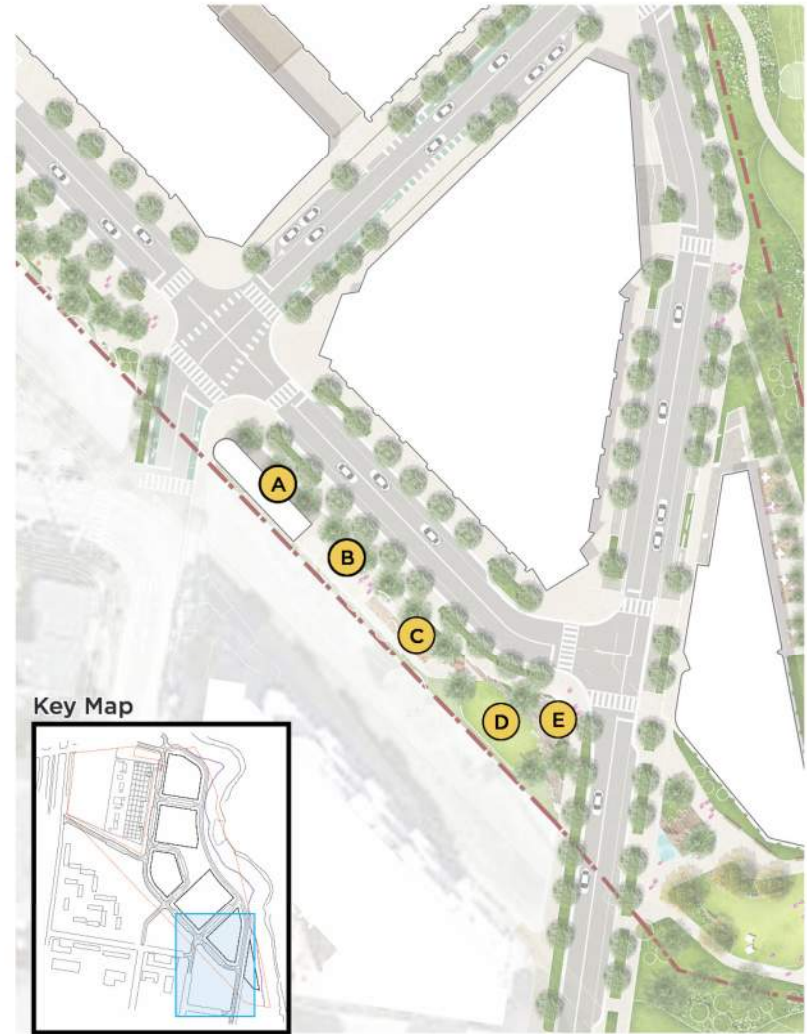
**C** Games Court



**D** Flexible Lawn



**E** Gateway Plaza





# RAIL CORRIDOR OPEN SPACE

## UPDATED GATEWAY PLAZA



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# RAIL CORRIDOR OPEN SPACE

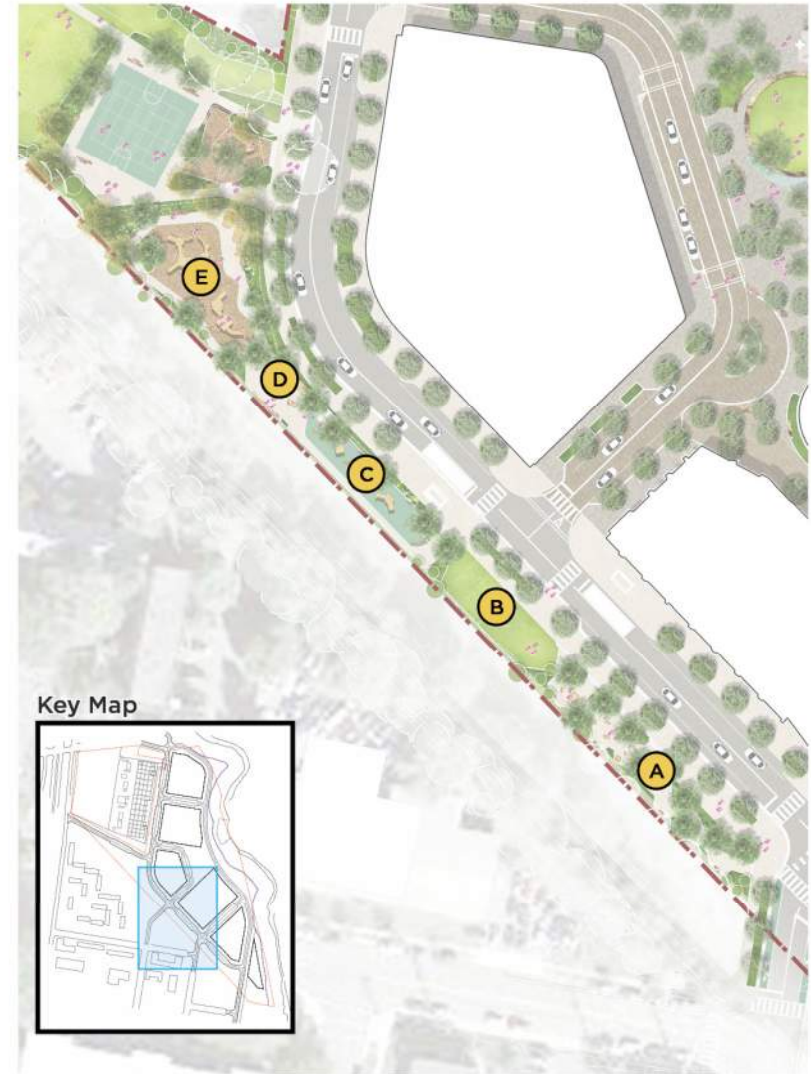
## UPDATED GUARD HOUSE PLAZA & GAMES COURT



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# RAIL CORRIDOR OPEN SPACE

## UPDATED RAIL CORRIDOR CENTRAL





# RAIL CORRIDOR OPEN SPACE

## UPDATED KIDS PLAY AREA



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# 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



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# RAIL CORRIDOR OPEN SPACE

## UPDATED RECREATIONAL LAWN



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# RAIL CORRIDOR OPEN SPACE

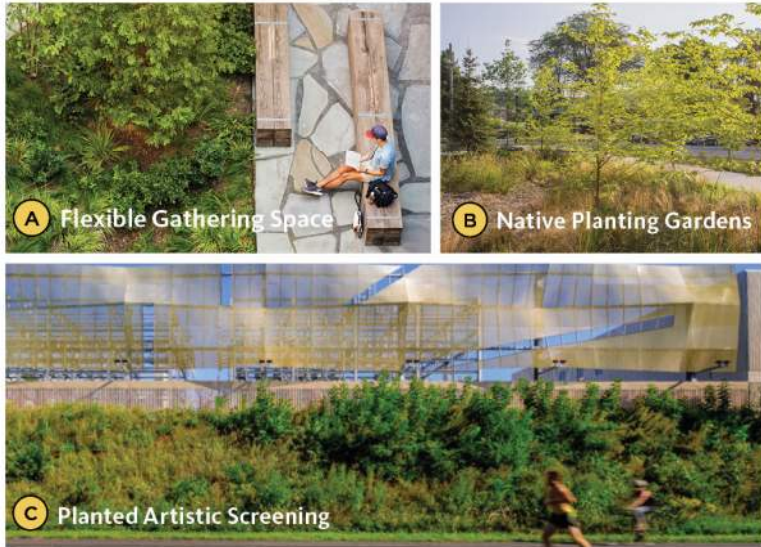
## UPDATED DOG PARK



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# PEPCO LINER



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- BLOCK A PREVIEW
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# SCHEDULE & PROCESS

## >> STEPS FORWARD



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



THANK YOU

