



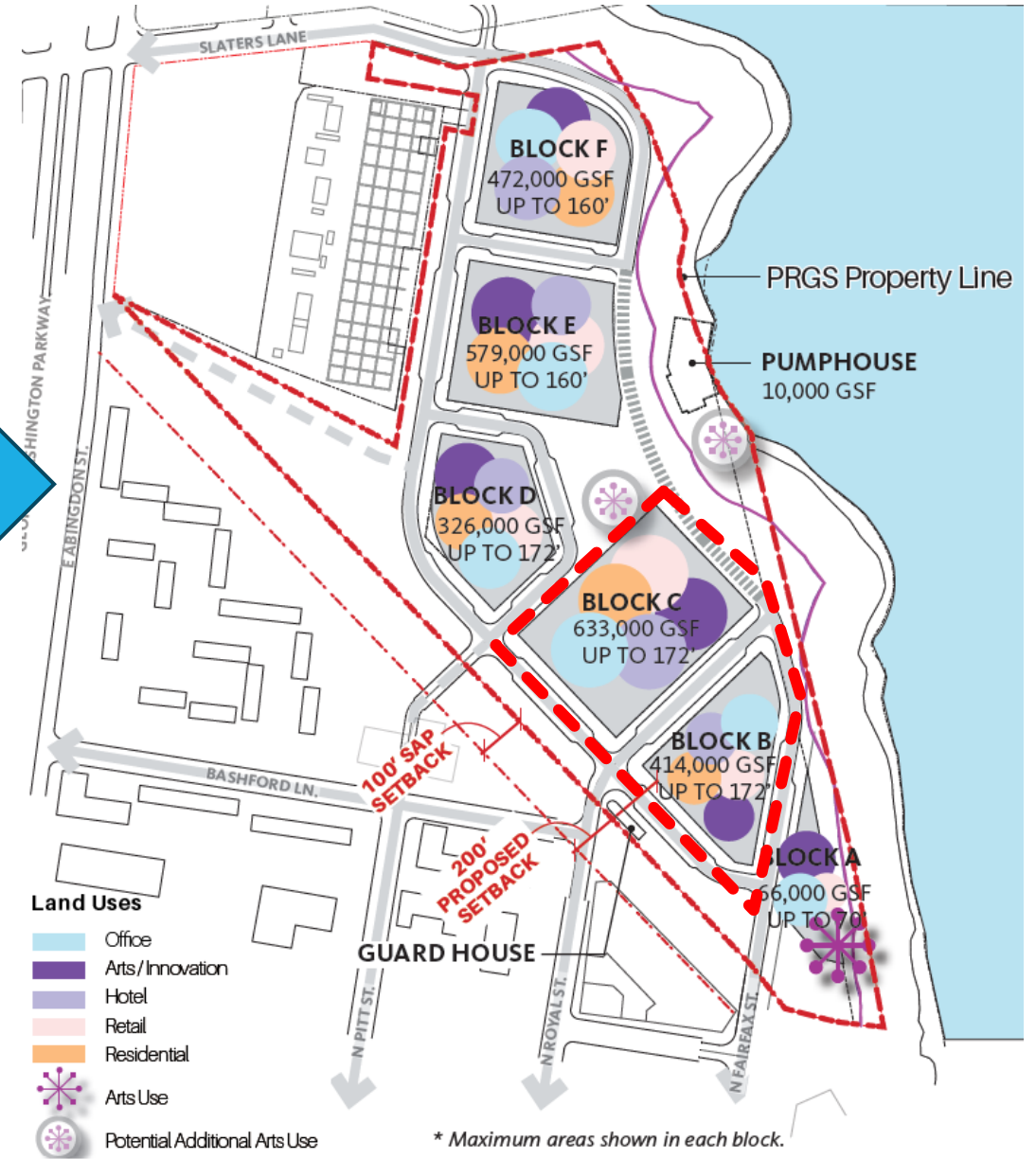
City of Alexandria

Potomac River Generating Station Redevelopment

DSUPs 2025-10011 & 2025-10012

AHAAC Development Preview
July 30, 2025





Site Layout



Background

- Bonus density aligned generally Section 7-700
- Three-pronged approach to housing affordability in CDD:
 1. **Monetary contribution** on base density (est. \$8-11m at buildout in 2022 \$)
 2. Committed affordable housing to be provided as **set aside units** across the residential blocks, totaling 58,333 GSF
 3. Up to 100,000 GSF to be provided as affordable housing through a **PPP**



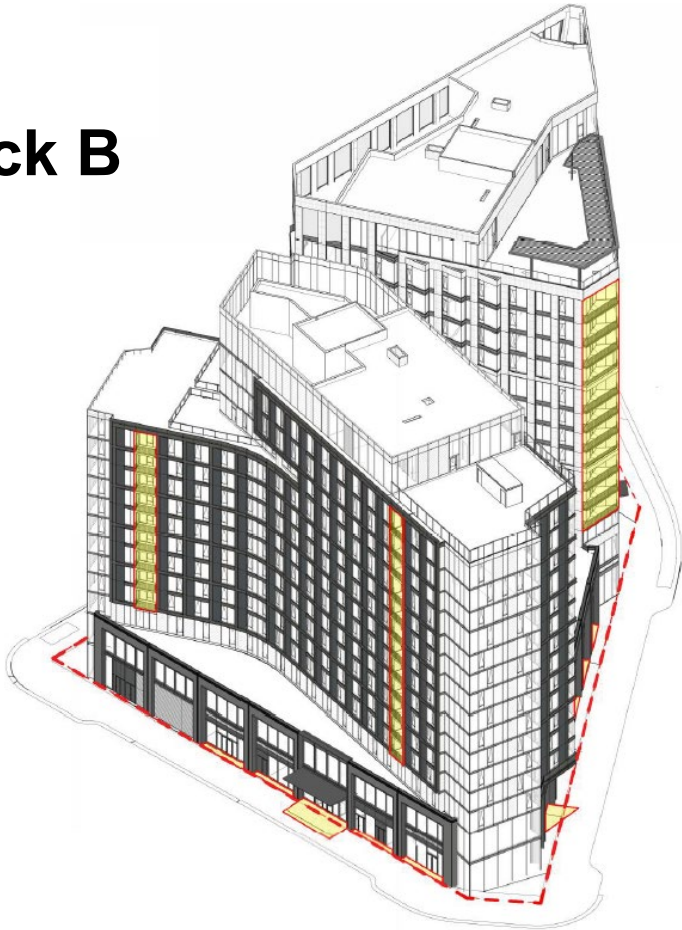
On-site Unit Requirements

- 58,333 GSF on-site requirement divided by block:
 - ▶ 8,500 GFA in CDD Phase One—Blocks A and B
 - ▶ 25,000 GFA in CDD Phase Two—Blocks C and D
 - ▶ The balance in CDD Phase Three—Blocks E and F
- Blocks B (residential) & C (residential) DSUPs submitted
- Public hearing anticipated October 2025

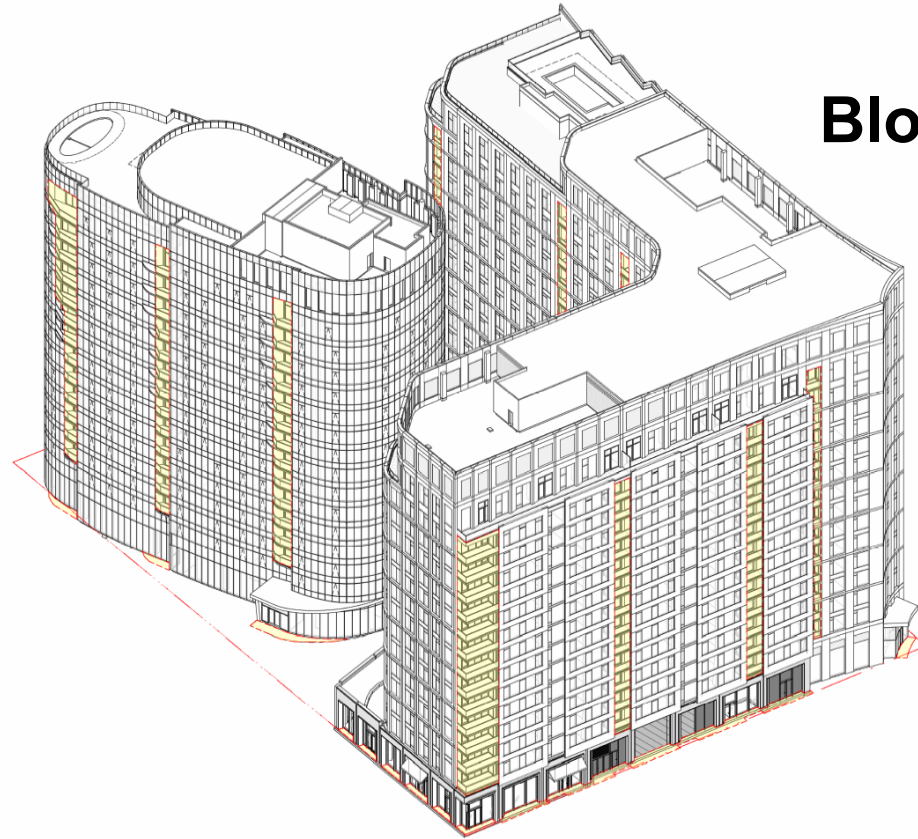


Blocks B & C Renderings

Block B



Block C





Blocks B & C Est. Unit Mix

Block B

Unit Mix	Total Units	Percent of project	Proportional Aff. Units
Rental units	204	64%	~5
Condo units	117	36%	~2
Total	321	100%	~7

Block C

Unit Mix	Total Units	Percent of project	Proportional Aff. Units
Rental units	398	81%	~8
Condo units	96	19%	~2
Total	494	100%	~10

Total *estimated Block B & C on-site unit contribution:

- Rental: **13 units** (60% AMI)
- For-sale: **4 units**



PRGS Tenure

- Blocks B & C are mixed-tenure with rental and for-sale units
- **Applicant position:** CAUs to be provided as rental, for-sale CAUs are cost prohibitive
- **Staff position:** Consistent with City policy, CAUs should be provided proportionally by tenure.
 - ▶ TideLock development is providing a proportional mix of rental and for sale units
 - ▶ Applicant and staff have agreed to look at options to preserve for-sale units, will meet mid-August