



Alexandria Waterfront Alliance

1 Prince St. Pump Station Alternative

9/17/25



OVERALL PROJECT CONCEPT PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review

SKANSKA

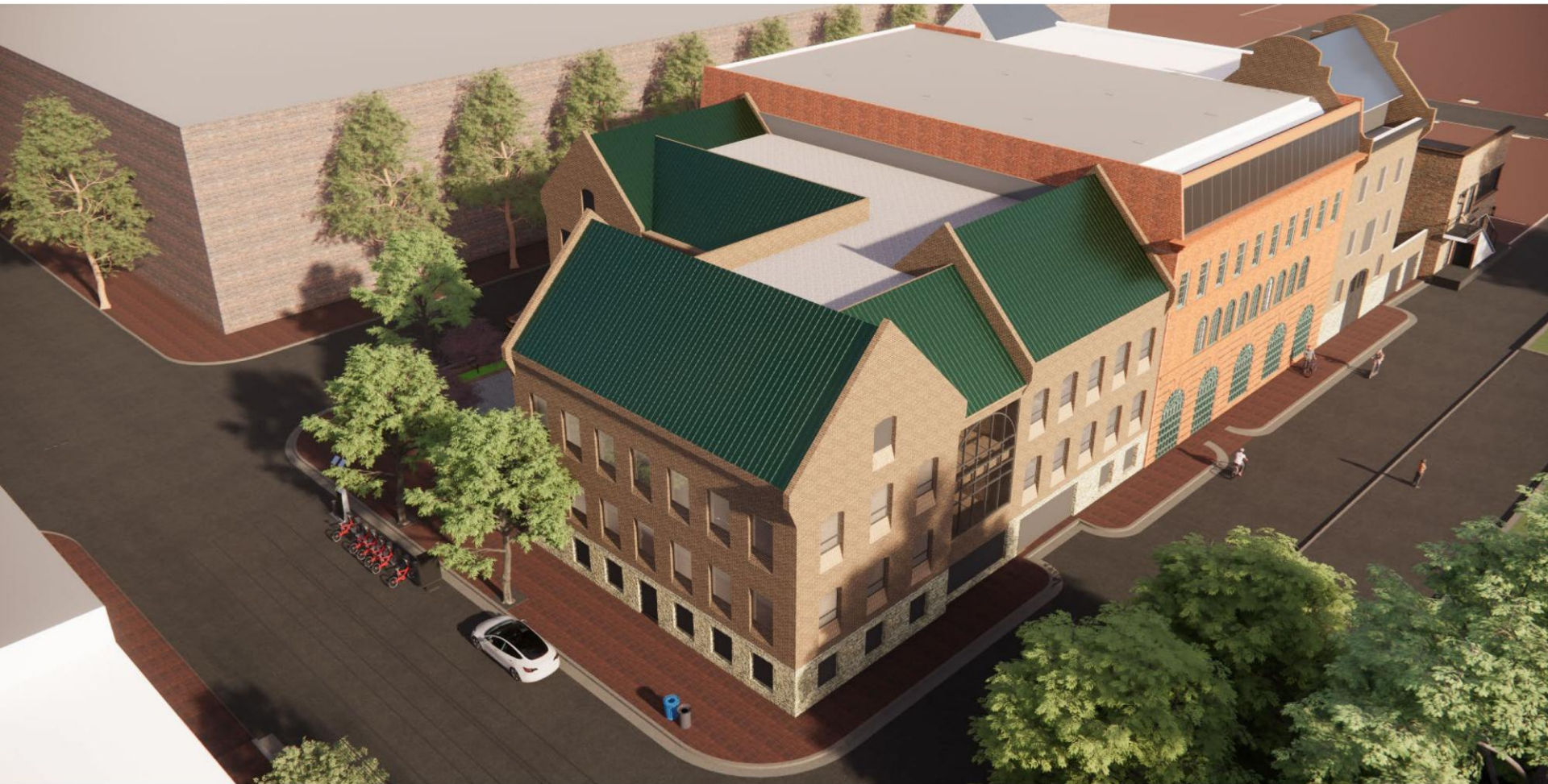
JMT

lai

City Proposed Pump Station Located in Waterfront Park



Pump Station Relocated to 1 Prince St.



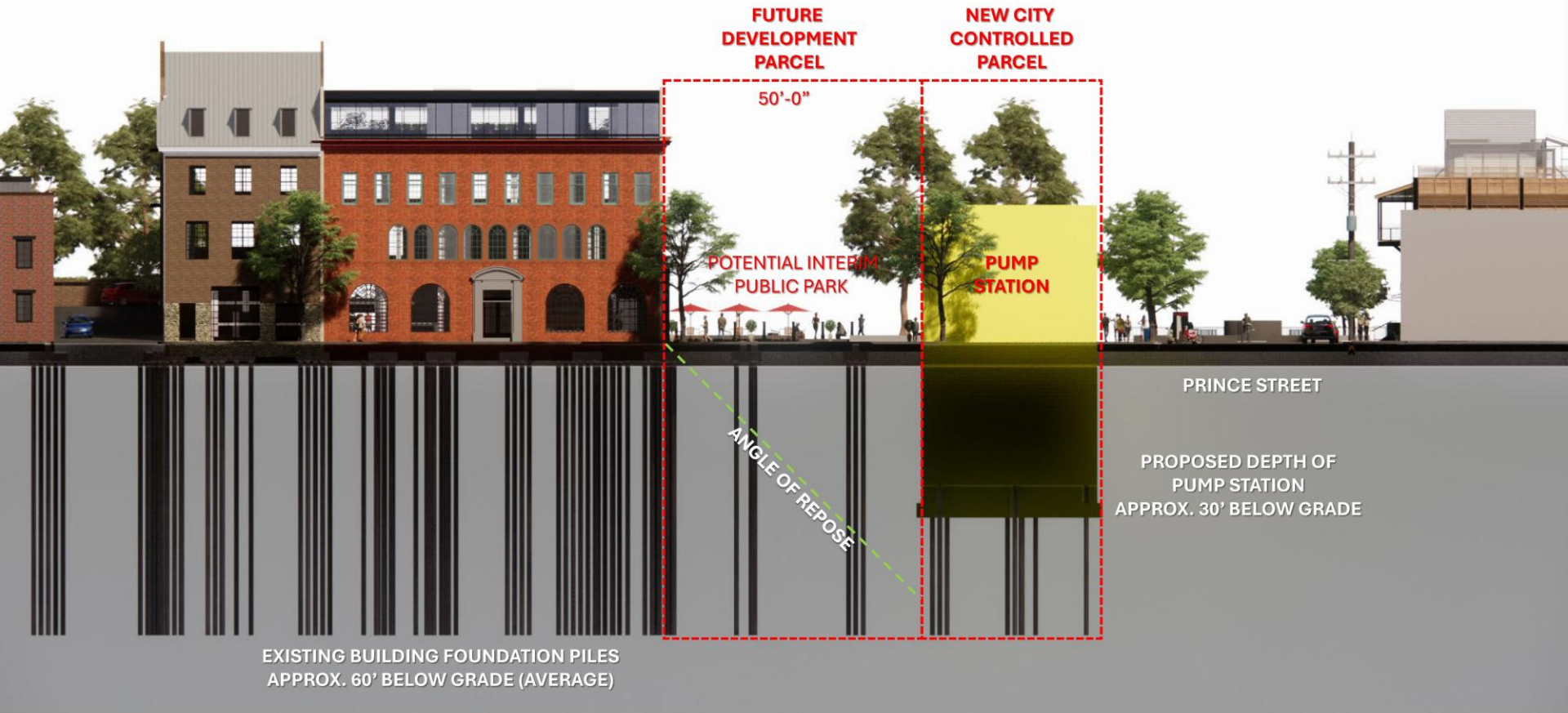
1 PRINCE STREET- EXISTING



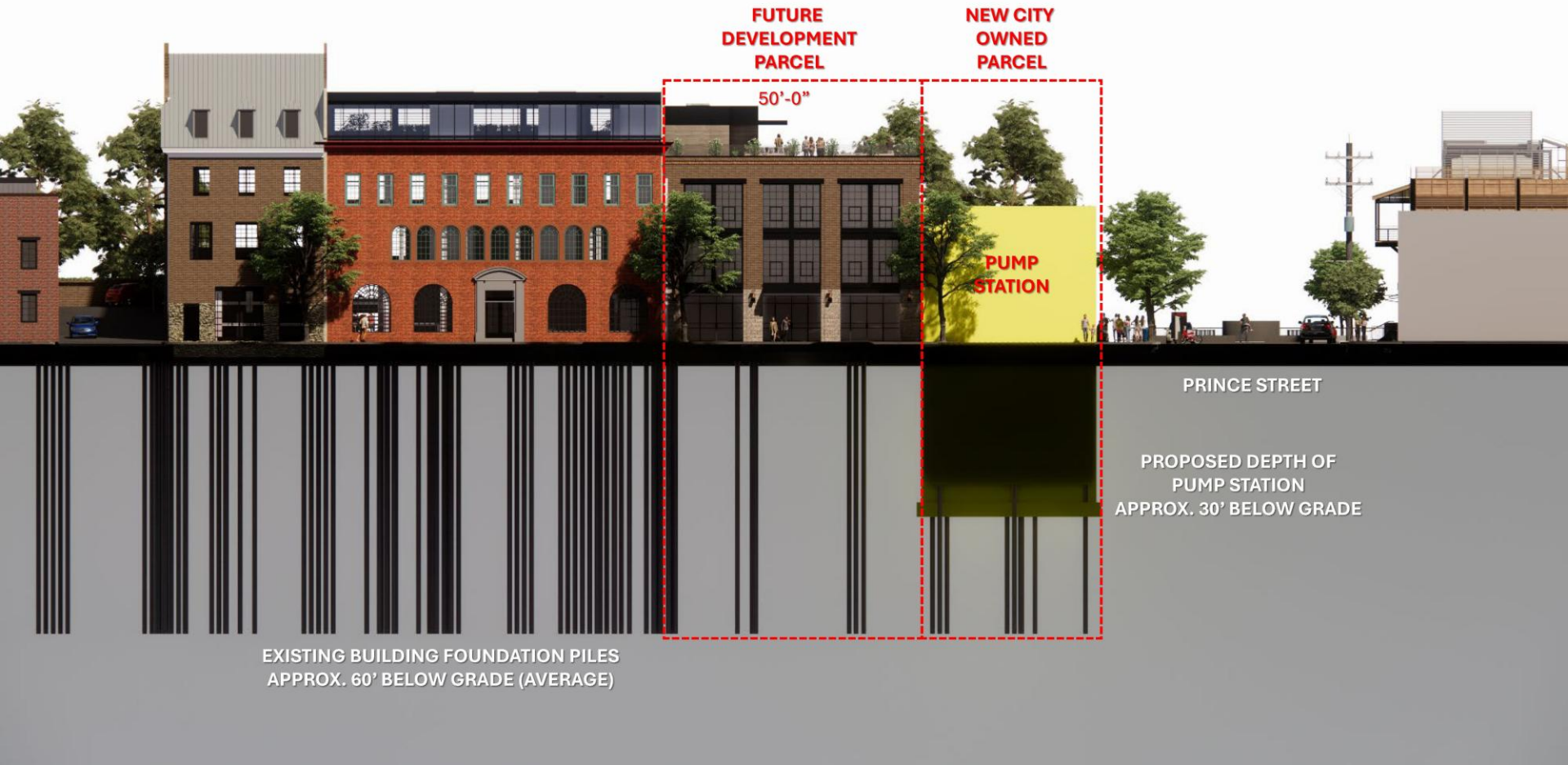
1 PRINCE STREET- PUMP STATION OPTION



Existing South Union St. (West) Elevation of 110 S Union and 1 Prince St.

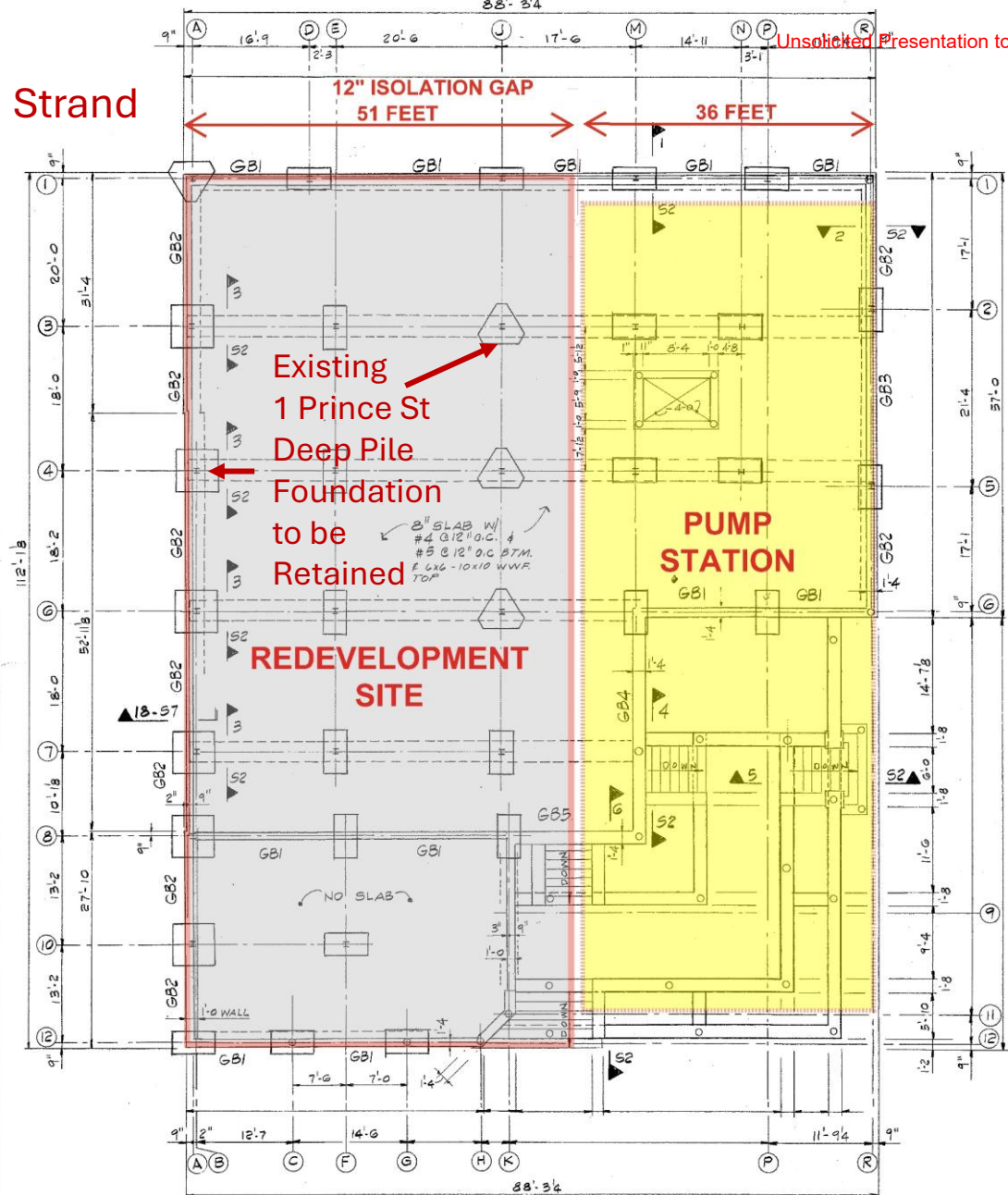


Existing West Elevation of 110 S Union and 1 Prince St.
Showing Existing Foundations & Proposed Pump Station & Interim Open Space



Existing West Elevation of 110 S Union and 1 Prince St.
Showing Proposed Pump Station & Future Development Parcel

Strand



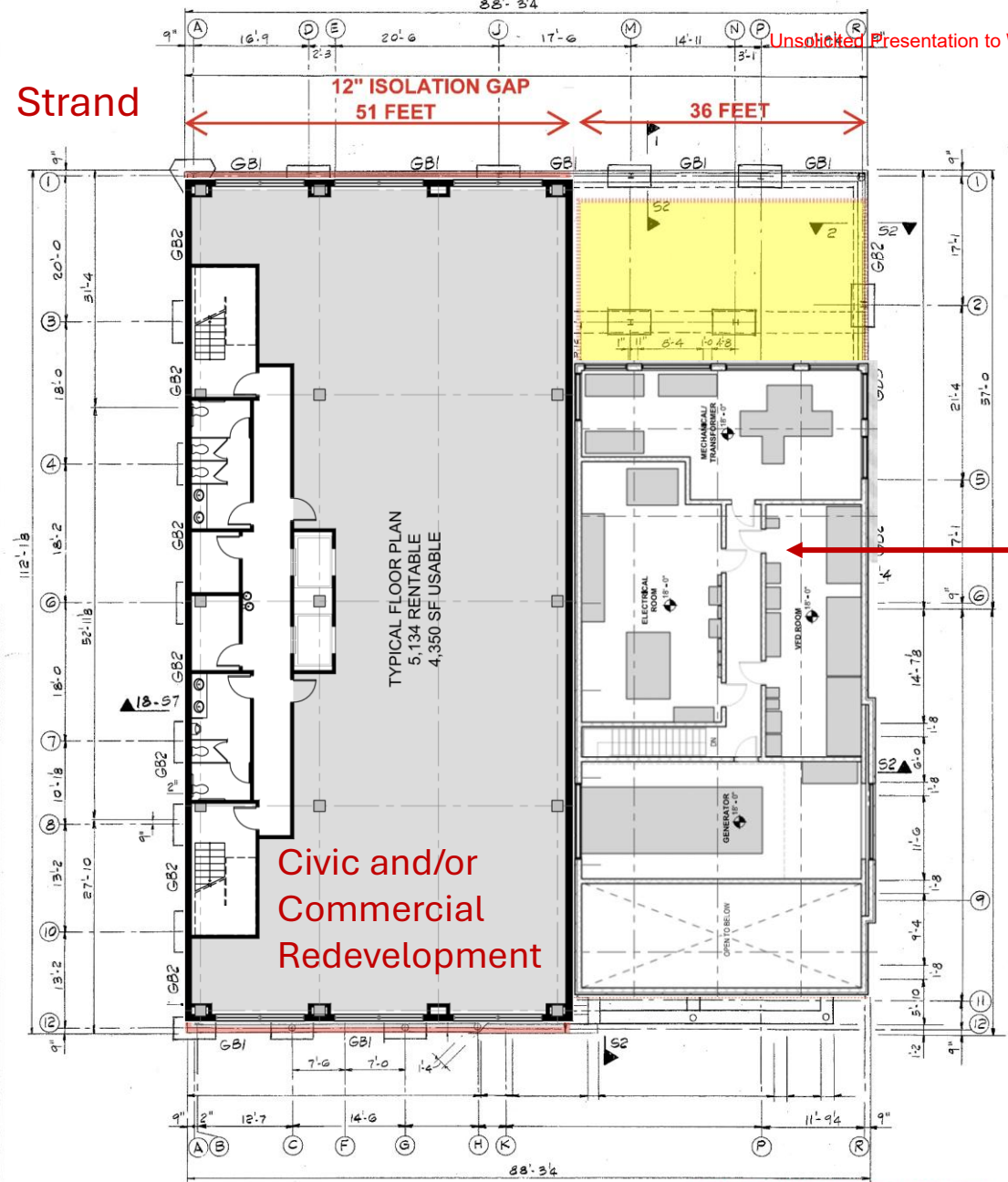
South Union Street

FOUNDATION PLAN
SCALE 1/8" = 1'-0"

PUMP STATION IMPACT NOTE
EXCAVATION UP TO 50' DEEP
POSSIBLE WITHOUT IMPACT ON
110 SOUTH UNION

Prince Street

Strand



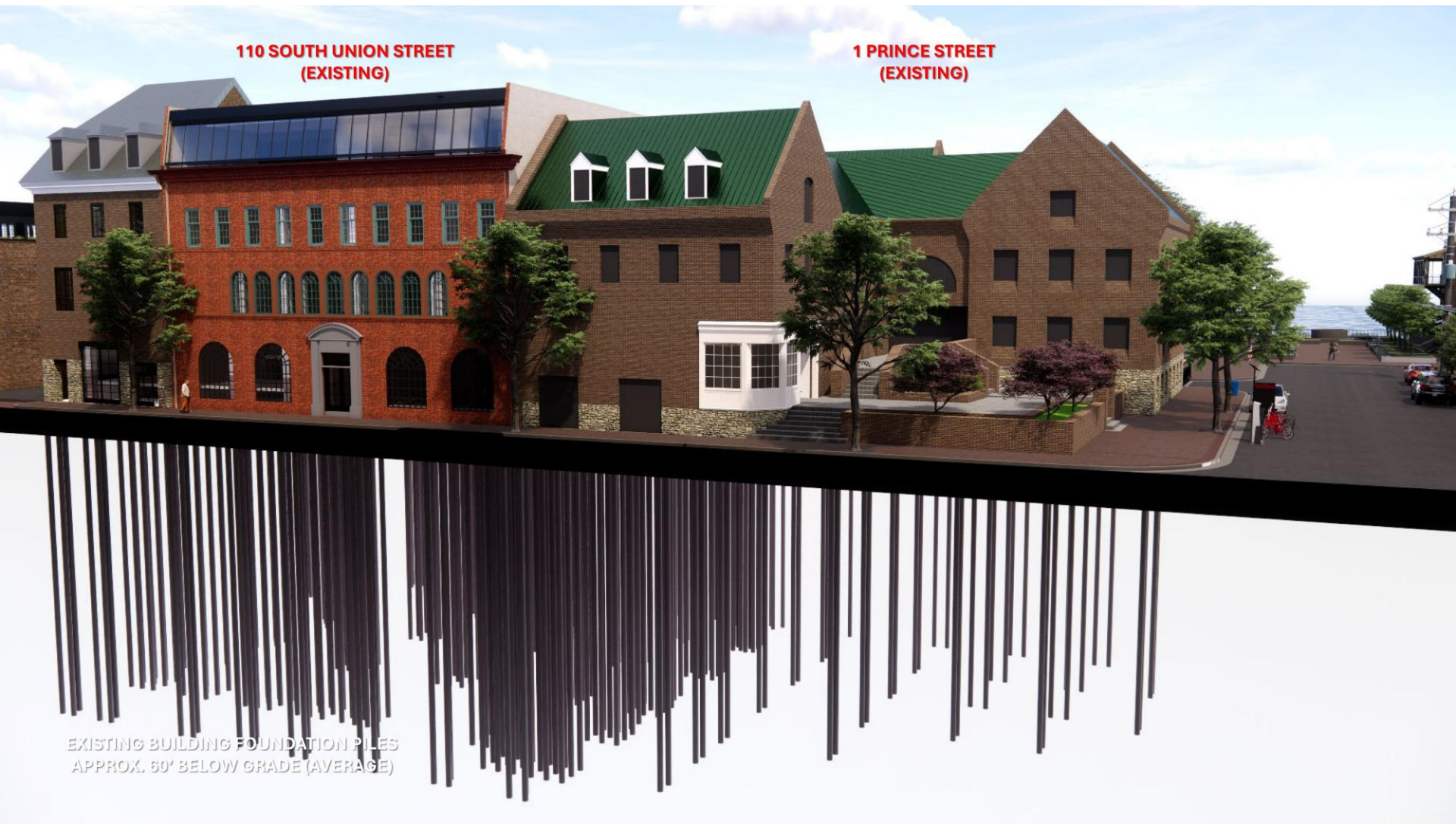
Prince Street

Pump Station
plans copied
from City website
<https://www.alexandriava.gov/waterfront/waterfront-pump-station>

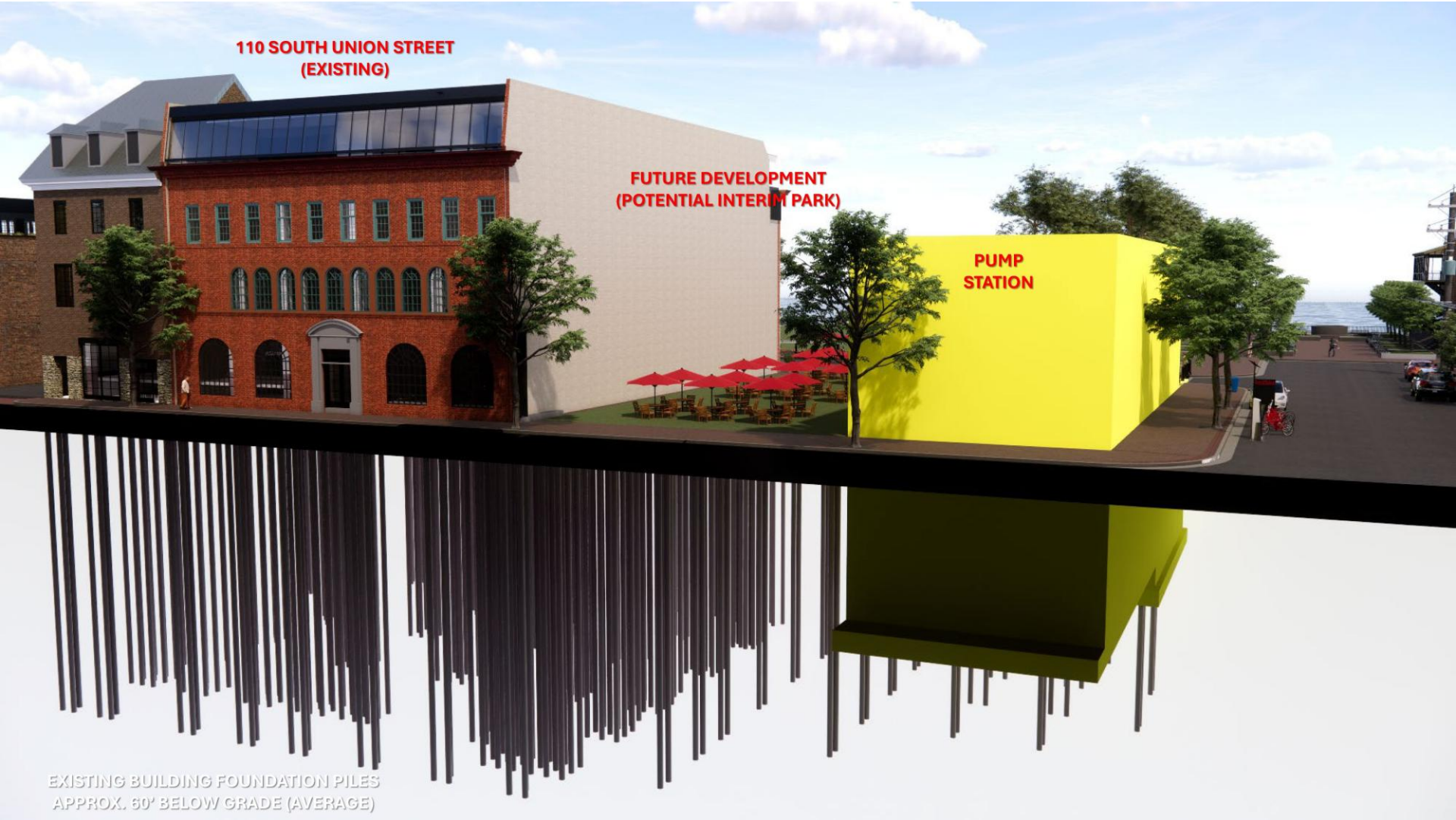
Civic and/or
Commercial
Redevelopment

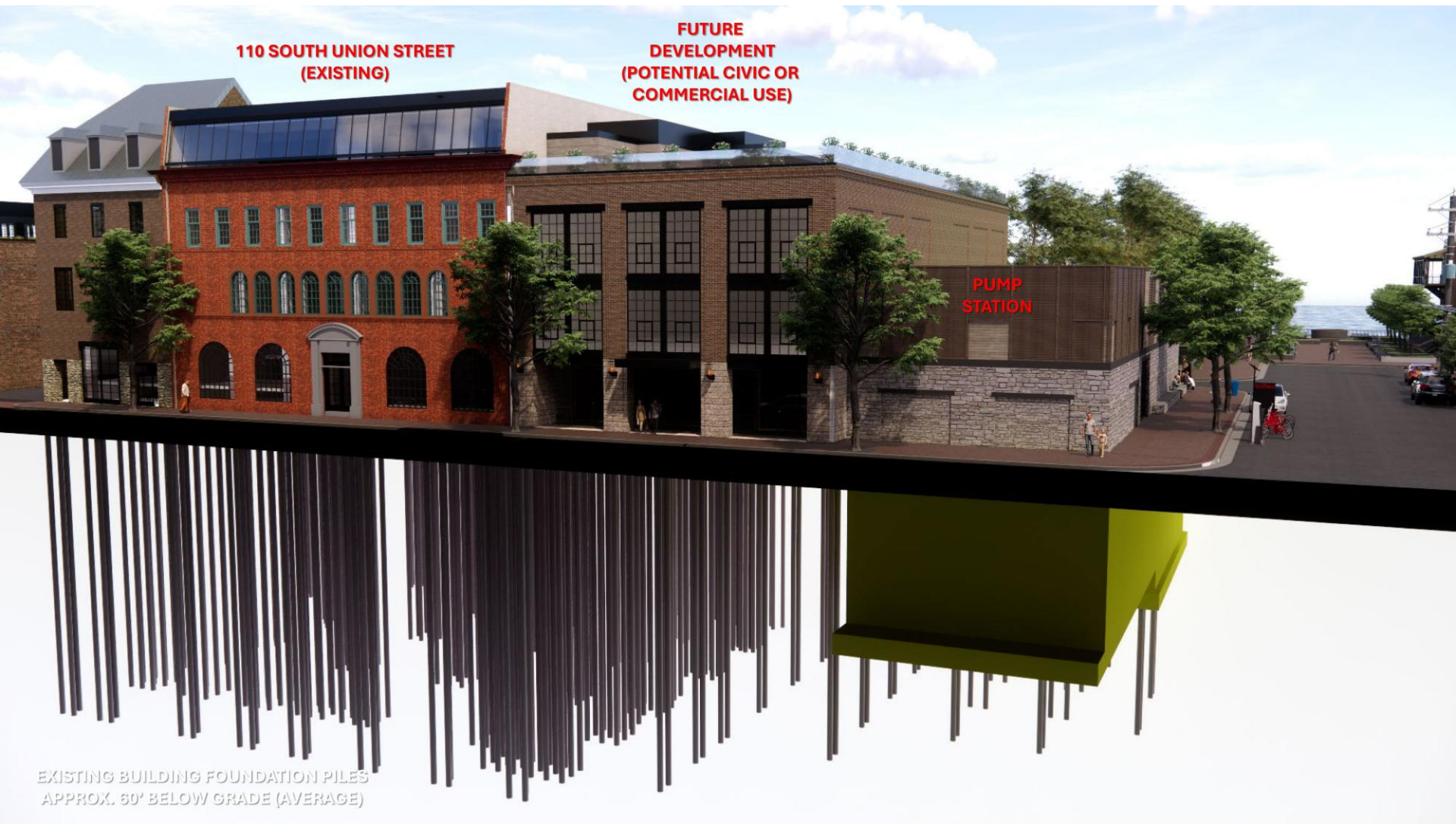
South Union Street
FOUNDATION PLAN
SCALE 1/8" = 1'-0"

PUMP STATION IMPACT NOTE
EXCAVATION UP TO 50' DEEP
POSSIBLE WITHOUT IMPACT ON
110 SOUTH UNION



Existing South Union St. Elevation of 110 S Union and 1 Prince St.
Showing Existing Foundations





Existing South Union St. Elevation of 110 S Union and 1 Prince St.
Showing Proposed Pump Station & Future Civic or Commercial Development



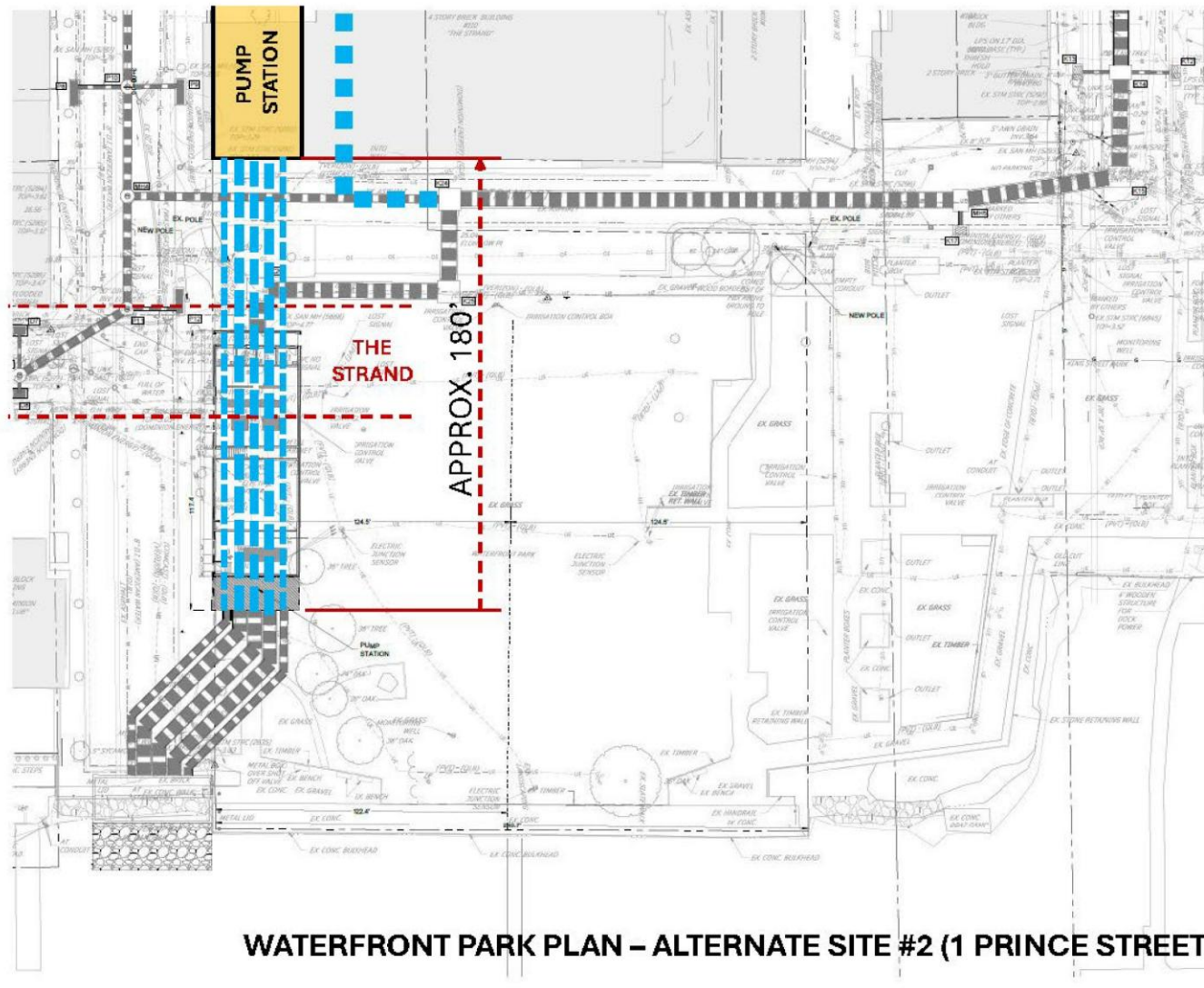
Waterfront Park View Northwest Showing the Pump Station at 1 Prince Street



Waterfront Park View West Showing a Pedestrian Street
with Retail/Restaurant uses Animating the Park



View North from the Strand/Prince Intersection
Showing a Pedestrian Street with Retail/Restaurant uses



1 PRINCE STREET REDEVELOPMENT

EXISTING ZONING: CD (Commercial Downtown zone)

- MAX FAR: 2.5
- MAX HEIGHT: 50'

EXISTING DEVELOPMENT AREA: 21,739 SF*

*Building currently unoccupied and available for sale for multiple years.

POTENTIAL REDEVELOPMENT AREA: 14,690 SF**

**Non-residential use

REDEVELOPMENT OPTIONS:

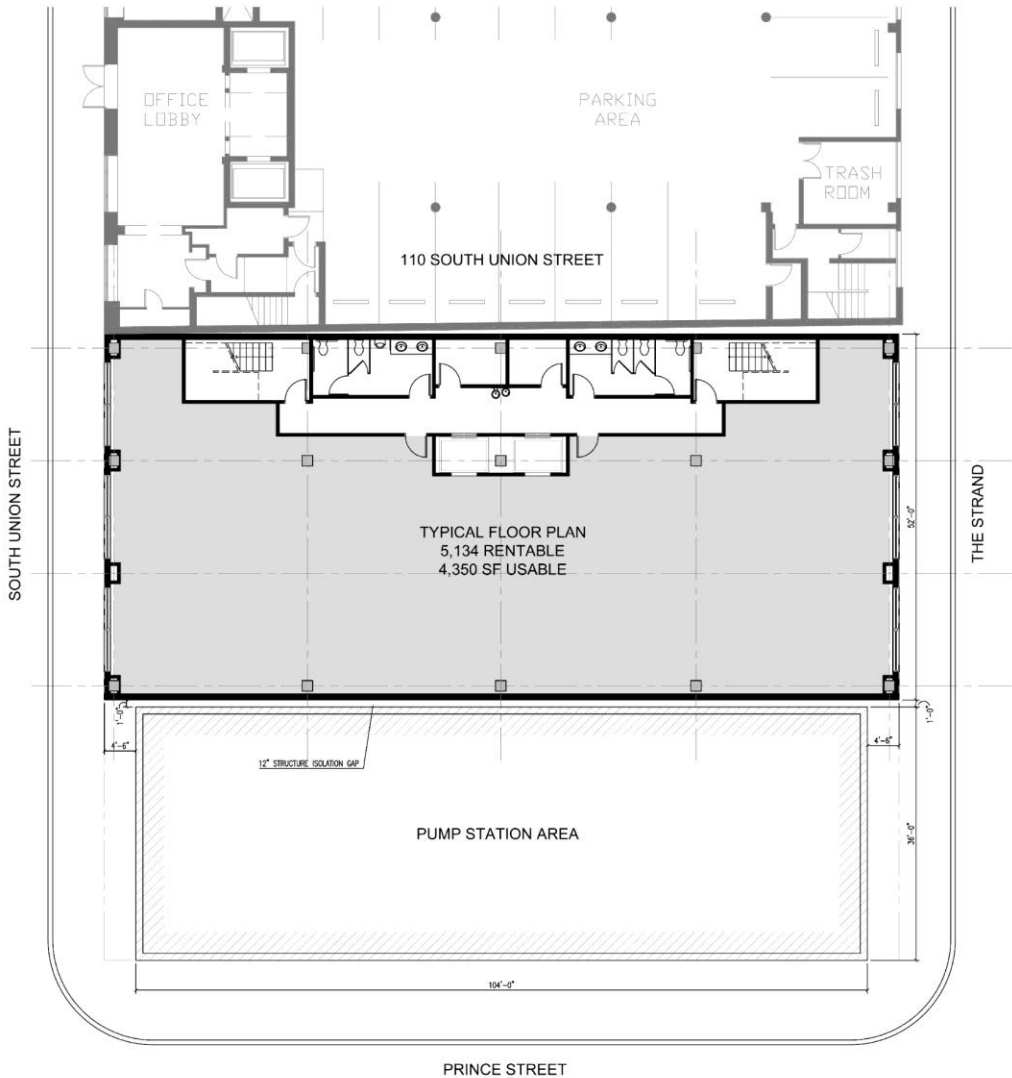
1. City purchases property and redevelops entire parcel for public uses.
2. City purchases property and long-term leases new subdivided parcel to private developer.
3. City purchases property and sells new subdivided parcel to private developer.

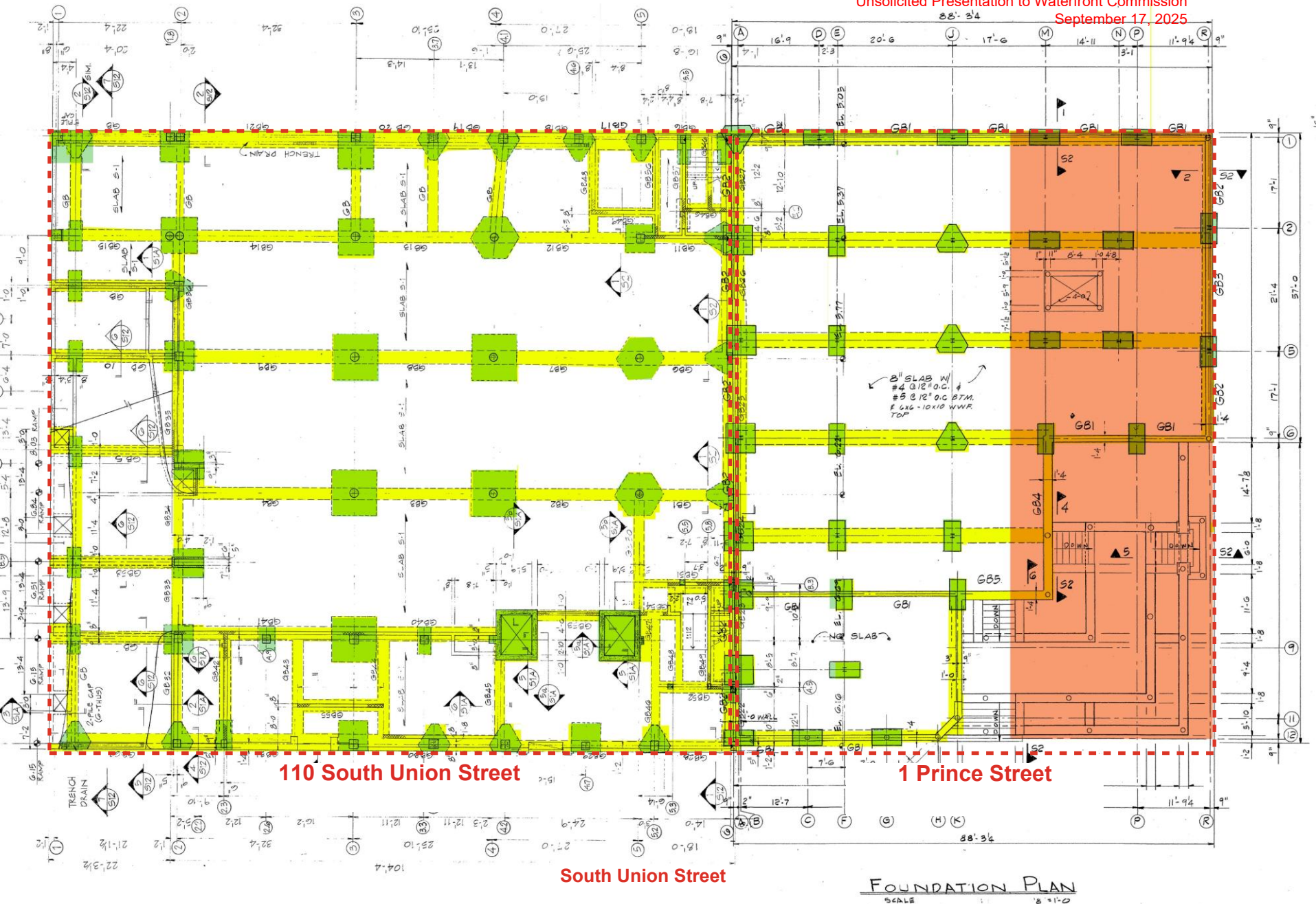
POTENTIAL USES:

- MARITIME MUSEUM/VISITOR CENTER
- EDUCATION/ART PROGRAM SPACE
- MIXED COMMERCIAL USES (OFFICE/RETAIL/RESTAURANT)

SITE ARCHEOLOGY:

Site was developed in 1985 meaning far less likelihood of archeological issues





110 South Union/1 Prince Street Foundation Plan