



Alexandria Waterfront Commission

Department of Recreation, Parks and Cultural Activities

1108 Jefferson Street

Alexandria, Virginia 22314

October 21, 2025

To: Honorable Mayor and Members of City Council

The Waterfront Commission supports the HRP Group's open space plans for the redevelopment of the former Potomac River Generating Station (PRGS) site. The plan for this site will transform what is now an eyesore into vibrant and attractive outdoor spaces that will include lawns, walking paths, seating and shade areas, and waterfront overlooks. The waterfront dining envisioned for the current pumphouse will also be a welcome addition to this site.

We strongly support HRP Group's commitment to retain ongoing responsibility for the maintenance of the open space, so that it does not place a burden on the City's budget. The PRGS DSUP conditions should set forth the City's maintenance standards for this site to avoid the issues the City has had in recent years with the Tide Lock Park, where conditions in some areas have deteriorated significantly and have been addressed very belatedly, if at all.

We encourage the HRP Group to have outdoor art as a key focus of the PRGS open spaces. Outdoor art would significantly enhance the attractiveness of these spaces and add to the vitality of the community more broadly. This art, combined with arts-related activation and programming, would align the PRGS site with the adjacent Old Town North Arts and Cultural District.

The Commission encourages the City to promote access to Alexandria's waterfront by boats and other small watercraft. We are pleased that HRP Group's plan includes a pier for non-motorized watercraft; however, the distance from where a car can drop off a kayak or paddleboard and the significant elevation drop to the water would make it challenging to bring a personally-owned watercraft to and from the pier. Also, people who are on the river in their kayak or paddleboard and want to stop at this site and explore the area would have no place to temporarily store their watercraft while they do so. We request that HRP consider adding a kayak/paddleboard rental kiosk near the pier and temporary small watercraft storage.¹ Nearby residents would also benefit from having a longer-term storage area near the pier for their kayak/paddleboard.

Given the density proposed for the PRGS site, we encourage the City to implement a robust public transportation strategy for the new development, including regular shuttle service to nearby Metro stations and other transit options that would mitigate the substantial incremental traffic that would otherwise result if residents and visitors have to rely primarily on private cars.

¹ There are several firms that sell automated kiosks for rental of kayaks and paddleboards. See, for example, <https://outdoorvendingsolutions.com/kayak-vending/> and <https://wheneverwatersports.com/kayak-rental-kiosks>.

With construction of the new development at the Robinson Terminal North site projected to begin within the coming year, the PRGS site will be the last remaining undeveloped site along the City's waterfront. We understand that given the magnitude of this development, it will not be completed for many years. We hope that the HRP Group will complete the overall development as expeditiously as practical.

Sincerely,

A handwritten signature in black ink, reading "Louise L. Roseman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Louise L Roseman

Chair

cc: Mary Catherine Gibbs, Wire Gill
Michelle Chang, HRP Alexandria
Waterfront Commission Members
Planning Commission Members
Jim F. Parajon, City Manager
Emily Baker, Deputy City Manager
Alethea Predeoux, Deputy City Manager
Paul Stoddard, Director, Planning & Zoning
Hashim T. Taylor, Director, Recreation, Parks & Cultural Activities
Jack Browand, Staff Liaison, Waterfront Commission