

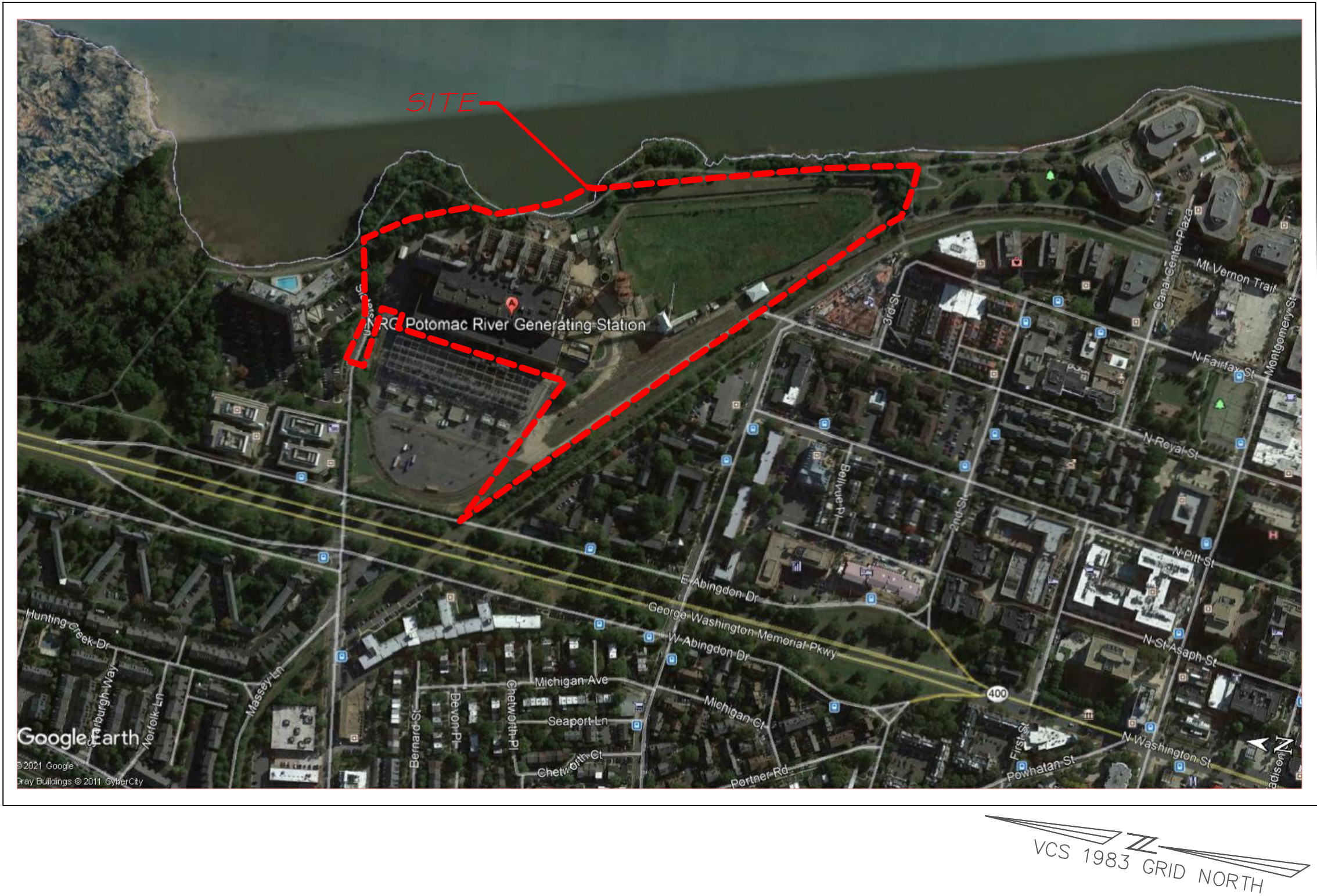
GENERAL NOTES

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBER FOR THIS SITE IS 045.01-01-04.
2. THE SITE CONTAINS APPROXIMATELY 18.80 ACRES.
3. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021.
5. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
6. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE AND MINIMIZING TRAFFIC IMPACTS. FIRST, THE PROPOSED PROJECT INCLUDES A SANITARY SEWER PLAN THAT WILL ADEQUATELY SERVE THE SANITARY SEWER NEEDS OF THE PROJECT, WHILE STILL LEAVING CAPACITY IN THE CITY'S INFRASTRUCTURE SYSTEM TO ACCOMMODATE FUTURE PROJECT IN OTHER LOCATIONS. LIKEWISE, THE PROPOSED PLAN FOR STORM WATER QUALITY INCLUDES UTILIZING LOW IMPACT PROJECT PRACTICES AND CONVENTIONAL AND CREATIVE TREATMENT PRACTICES. STORM WATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL NOT BE REQUIRED FOR THE PROJECT DUE TO ITS PROXIMITY TO THE POTOMAC RIVER AND THE REDUCTION IN IMPERVIOUS AREA FROM PRE-/POST CONDITIONS. SECOND, THE PROJECT PROPOSES A TRAFFIC CIRCULATION PLAN THAT WILL ADEQUATELY ADDRESS TRAFFIC FLOWING TO AND THROUGH THE SITE AND WILL CONNECT THE PROPOSED NEW PUBLIC AND PRIVATE STREETS TO EXISTING FAIRFAX AND NORTH ROYAL STREETS AND SLATERS LANE. THE PROJECT PROTECTS THE EXISTING RESOURCE PROTECTION AREA ON THE EAST SIDE OF THE PROPERTY. (5-604 -C (4)).
7. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 160 FEET. ADDITIONAL HEIGHT MAY BE ACHIEVED THROUGH THE APPROVAL OF BONUS HEIGHT PURSUANT TO SECTION 7-700 OF THE ZONING ORDINANCE. BUILDING HEIGHTS SHOWN ARE TO TOP OF STRUCTURES OF LAST HABITUALLY OCCUPIABLE FLOOR AND EXCLUDE MECHANICAL PENTHOUSES AND CONTIGUOUS COMMON AMENITY AREAS. (5-604-C (5)).
8. THE FLOOR AREA AS DEFINED BY THE CURRENT CITY ZONING ORDINANCE (2-145) FOR EACH BLOCK WILL BE AS SHOWN ON SHEET C200. ADDITIONAL FLOOR AREA MAY BE ACHIEVED THROUGH THE APPROVAL OF BONUS DENSITY PURSUANT TO SECTION 7-700 AND SECTION 6-900 OF THE ZONING ORDINANCE. (5-604-C (6)).
9. THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED WILL BE UP TO 2,000. REFER TO SHEET C200 FOR ANTICIPATED UNIT MIX BY TYPE. (5-604(C)(7)).
10. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
11. SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH USE TO BE DETERMINED AT EACH DSUP SUBMISSION. TRANSPORTATION RELATED IMPROVEMENTS WILL ALSO BE ADDED THROUGH THE EXTENSION OF OLD TOWN NORTH STREETS INTO AND THROUGH THE SITE AND THE POTENTIAL EXPANSION OF LOCAL TRANSIT INFRASTRUCTURE. ADDITIONALLY, THERE IS POTENTIAL TO EXTEND THE ARTS' DISTRICT OF OLD TOWN NORTH INTO THE SITE. (5-604-C (9)),(5-604-C (11)).
12. THE APPLICANT MAY EXPLORE AN INTERIM USE SUCH AS POP UP RETAIL TO ACTIVATE THE SITE. (5-604-C (10)).
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
14. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C102 FOR DETAILS. (5-604-c (15)).
15. SANITARY SEWER COLLECTION, CONVEYANCE AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA RENEW ENTERPRISES. THE APPLICANT IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE SYSTEMS WILL REDUCE DOMESTIC WATER DEMAND AND THUS WASTE WATER DISPOSAL.
16. THE APPLICANT SHALL BE PERMITTED TO SUBMIT A DSUP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE PROJECT AND IN ANY ORDER.
17. UTILITY PROFESSIONALS, INC. PERFORMED AN UNDERGROUND UTILITY INVESTIGATION BETWEEN 07/01/19 AND 08/01/19.

POTOMAC RIVER
GENERATING STATION
ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1"= 350'



PROJECT NARRATIVE

THE APPLICANT IS SEEKING TO IMPLEMENT THE OLD TOWN NORTH SMALL AREA PLAN'S GENERAL GUIDELINES FOR THE FORMER POTOMAC RIVER GENERATING STATION SITE BY CREATING A MIXED-USE PROJECT THAT EXTENDS THE STREETS OF OLD TOWN NORTH INTO THE SITE AND CONNECTS THE PROPERTY TO THE GREATER OLD TOWN NORTH NEIGHBORHOOD, MAKING USE OF THE UNIQUE CHARACTER OF THE PROPERTY, INCLUDING MAXIMIZING THE VIEWS OF THE POTOMAC RIVER, AND CREATING A SENSE OF PLACE THAT WAS ENVISIONED IN THE OLD TOWN NORTH SMALL AREA PLAN, WITH SUFFICIENT FLEXIBILITY TO ENSURE THE FINANCIAL VIABILITY OF THE PROJECT.(5-604-C (3))

SHEET INDEX

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	EXISTING IMPERVIOUS AREA IN RPA
C102	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C200	LAND USE DIAGRAM AND BUILDING AND HEIGHTS MAP
A200	OPEN SPACE AND CIRCULATION PLAN

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION
07/30/2021		

APPLICANT

HRP
POTOMAC, LLC
99 SUMMER STREET,
SUITE 1110
BOSTON, MA 02110

ARCHITECT

GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006

CIVIL ENGINEER

christopher consultants,ltd.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
Boston, MASSACHUSETTS 02114

TRAFFIC ENGINEER

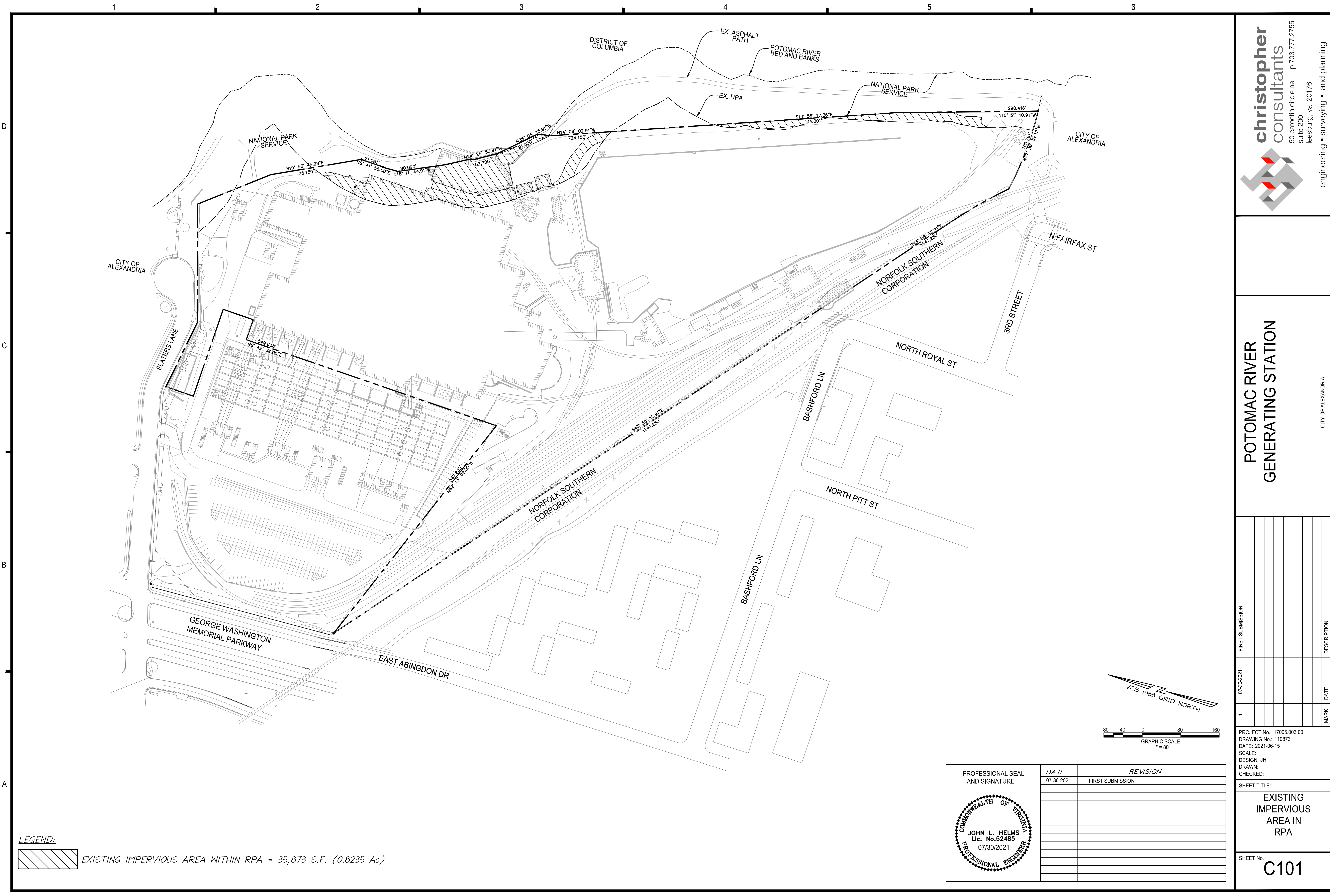
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314

SUSTAINABILITY CONSULTANT

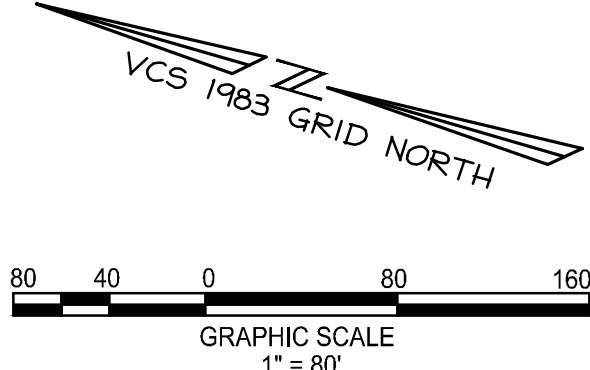
SUSTAINABLE BUILDING
PARTNERS
2701 PROSPERITY AVENUE
SUITE 100
FAIRFAX, VIRGINIA 22031

ATTORNEY

WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314



LEGEND:
EXISTING IMPERVIOUS AREA WITHIN RPA = 35,873 S.F. (0.8235 Ac)



PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION

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50 catocin circle ne
suite 200
leesburg, va 20176
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POTOMAC RIVER GENERATING STATION

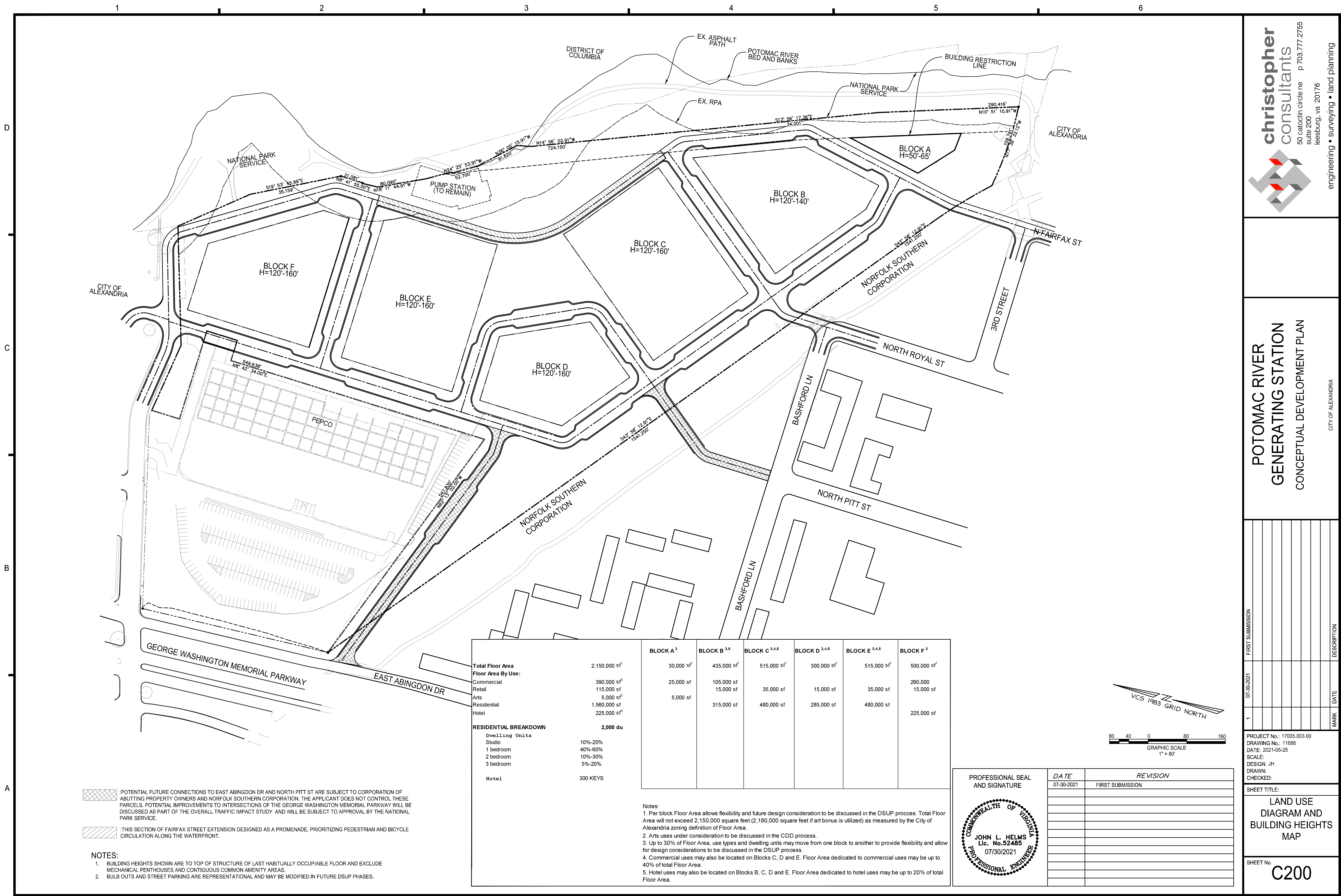
CITY OF ALEXANDRIA

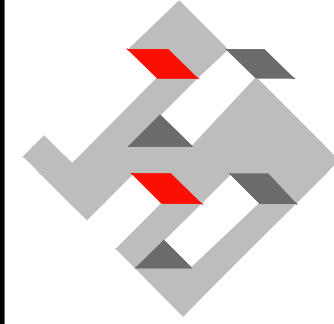
FIRST SUBMISSION	DATE	DESCRIPTION
1	07-30-2021	

PROJECT No.: 17005.003.00
 DRAWING No.: 110873
 DATE: 2021-06-15
 SCALE:
 DESIGN: JH
 DRAWN:
 CHECKED:

SHEET TITLE:
 EXISTING IMPERVIOUS AREA IN RPA

SHEET No.
 C101





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engineering • surveying • land planning

POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DEVELOPMENT PLAN

CITY OF ALEXANDRIA

FIRST SUBMISSION		DESCRIPTION	
DATE	MARK	DATE	DESCRIPTION
07-30-2021			
1			

PROJECT No.: 17005.003.00
DRAWING No.: 11686
DATE: 2021-05-25
SCALE:
DESIGN: JH
DRAWN:
CHECKED:

SHEET TITLE:

LAND USE
DIAGRAM AND
BUILDING HEIGHTS
MAP

SHEET No.
C200

CONCEPTUAL DEVELOPMENT PLAN




Gensler

[illegible]

A200

Linear Park	ac
OS-4	1.0
OS-5	0.3
OS-6	0.4
Total area (up to)	1.7

Potential Additional On-Site Open Space	ac
OS-3 Waterfront Plaza	0.7

	:POTENTIAL CONNECTION TO EAST ABINGDON DR AND NORTH PITT ST ARE SUBJECT TO COOPERATION OF ADJUTING PROPERTY OWNERS AND NORFOLK SOUTHERN CORPORATION. THE APPLICANT DOES NOT CONTROL THESE PARCELS
	:POTENTIAL ON-SITE PUBLIC OPEN SPACE (WATERFRONT PARK AND LINEAR PARK)
	:POTENTIAL ON-SITE PUBLIC OPEN SPACE (WATERFRONT PLAZA)

NOTE: POTENTIAL LOCATION OF MID-BLOCK ALLEYS ON BLOCKS C & E TO BE REVIEWED DURING THE CDD PROCESS

