



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP#2025-10013 **Project Name:** PRGS Redevelopment

PROPERTY LOCATION: 1300 N. Royal St.- Waterfront Open Space

TAX MAP REFERENCE: 045.01-01-08 **ZONE:** CDD-30

APPLICANT:

Name: HRP Potomac, LLC

Address: [REDACTED]

PROPERTY OWNER:

Name: HRP Potomac, LLC

Address: [REDACTED]

SUMMARY OF PROPOSAL DSUP request for Waterfront Open Space associated with the approved CDD Concept Plan (CDD Concept Plan #2021-00004).

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature

[REDACTED]

Mailing/Street Address

[REDACTED]

Telephone #

Fax #

[REDACTED]

City and State

Zip Code

[REDACTED]

Email address

July 24, 2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See Attached Ownership and Disclosure Statement.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. HRP Potomac, LLC		Applicant
2. HRP Potomac Investments, LLC		100% owner of Applicant
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1300 N. Royal St., Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. HRP Potomac, LLC		100% owner of property
2. HRP Potomac Investments LLC		100% owner of property owner
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. HRP Potomac, LLC	None	None
2. HRP Potomac Investments LLC	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

July 24, 2025 Mary Catherine Gibbs

 Date Printed Name



 Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant is moving forward with the development of the first three blocks (A, B and C) and these associated Open Space plans of the approved CDD Concept Plan (CDD Concept Plan #2021-00004) for the former Potomac River Generating Station (PRGS) site in the Old Town North section of Alexandria. CDD Concept Plan #2021-00004 was approved on July 5, 2022 for mixed-use development of the almost 19 acre site with up to 2.5 million square feet of residential and commercial development, including new arts and cultural uses that extends the Arts District from Old Town North into the site. CDD Concept Plan #2021-00004 provides for a phased development that creates significant public benefits associated with each phase of the development including, but not limited to, the abatement, deconstruction and remediation of the former coal fired power plant site. Among those public benefits is over 10+ acres of new and/or improved publicly available open space in and around the site that is the subject of this application.

This plan for the Waterfront Open Space seeks to comprehensively enhance the publicly available open spaces along the Potomac River to continue activation of the waterfront under the Waterfront Small Area Plan to the north towards Marina Towers. The plan adds approximately 3 acres of newly available open space for public access and enhances an additional 5+ acres on the adjacent federal land. The plan also opens up direct access to the Potomac River both visually and physically from this Old Town North neighborhood that has been severely restricted for decades based on the use of the site as the former power plant. The plans create an integrated open space that provides areas for active uses including a Great Lawn, and significantly improves site lines to the Potomac and to Washington, DC including a public overlook on a portion of the former pumphouse roof adjacent to the river. There are also areas where public art could be located in and around this Open Space providing opportunities to reflect the sites history.

The plan also provides layered nodes of activity, both passible and active, adjacent to land owned by the United States and controlled by the National Park Service (NPS), including proposed new connections to the Mount Vernon Trail (MVT) and a proposed overlook in the northern section of the MVT. The plan also proposes opening up direct access to the Potomac by installing a non-motorized personal watercraft launch. The Applicant has been coordinating with NPS for several years and improvements on NPS land are subject to their review and approval process.

See the attached plans for details on the proposed Waterfront Open Space.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical hours of operation of City parks.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

NA

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>7 days</u>	<u>Typical Park Hours</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical noise associated with a open space of this size.

B. How will the noise from patrons be controlled?

NA

7. Describe any potential odors emanating from the proposed use and plans to control them:

NA

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical levels of trash from an open space of this size and type.

B. How much trash and garbage will be generated by the use?

Typical amount of trash from an open space of this size and type.

C. How often will trash be collected?

At least one to two times per week, maybe more for special events in the open space.

D. How will you prevent littering on the property, streets and nearby properties?

On site management will ensure the property is appropriately controlled to keep the area free from litter to the greatest extent possible. The Applicant will also be installing trash and recycling receptacles around the site.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The open space will be maintained by the overall site manager that will be coordinated with the sites overall maintenance.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?
25 (only two areas not totally landscaping or parking which are excuded by the ordinance
Great Lawn 5061 sf and Southern Plaza 4861sf

- B. How many parking spaces of each type are provided for the proposed use:
 - 0 Standard spaces
 - 0 Compact spaces
 - 0 Handicapped accessible spaces (Standard and Van Accessible)
 - 0 Other

- C. Where is required parking located? (check one) on-site off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located? 0
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

A new street grid is being developed as part of this overall development and street access is adequate in the new development.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)
 25 spaces for two areas of open space not excluded from the parking requirement.

2. Provide a statement of justification for the proposed parking reduction.
 The new development is creating a street network in and around the open spaces that will be creating new on street parking spaces all around the site that can't technically be counted as provided parking.

3. Why is it not feasible to provide the required parking?
 The community and the city are looking for as much usable new open space in this new neighborhood so the creation of a parking lot is infeasible, particularly due to topography on the waterfront side of the open space as well as the narrowness of a portion of the rail corridor side of the open space.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

ALL APPLICANTS MUST COMPLETE THIS FORM.

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July 24, 2025
Date

Mary Catherine Gibbs
Printed Name


Signature

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This plan for the Rail Corridor Open Space seeks to comprehensively enhance the publicly available open spaces along the planned Linear Park in the Old Town North area. The Old Town North Small Area Plan (OTNSAP) envisioned the adaptive reuse of the old Norfolk Southern rail line and adjacent open spaces to create a connection through Old Town North from the west of the George Washington Memorial Parkway down to Oronoco Bay Park. The Rail Corridor Open Space is immediately adjacent to the Linear Park (Segment 2) in the OTNSAP and adds approximately 1.6 acres of newly available open space for public access. This area has been cut off from the rest of Old Town North for decades based on the use of the site as the former power plant. The plan create an integrated open space that provides areas for active uses including a games court near the repurposed guardhouse, a flexible lawn that fits 2 U6 recreation fields, a multi-use sport court, two childrens play areas and a dog park, and a gateway area off of N. Fairfax Street where an additional flexible space is proposed as a location for public art representative of the former industrial use of the site. Finally there is a passive open space area off of Slaters Lane on the north end of the site that will come on line as the later blocks (E&F) are developed. There are other areas where public art could be located in and around this Open Space as well.

See the attached plans for details on the proposed Rail Corridor Open Space.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Typical Hours of Operation of City parks.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
NA

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7 days	Typical Park Hours		
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical noise associated with an open space of this size.

B. How will the noise from patrons be controlled?
NA

7. Describe any potential odors emanating from the proposed use and plans to control them:
NA

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical levels of trash from an open space of this size and type.

B. How much trash and garbage will be generated by the use?

Typical amount of trash from an open space of this size and type.

C. How often will trash be collected?

At least one to two times per week, maybe more depending on special events in the open space.

D. How will you prevent littering on the property, streets and nearby properties?

On site management will ensure the property is appropriately controlled to keep the area free from litter to the greatest extent possible. The Applicant will also be installing trash and recycling receptacles around the site.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The open space will be maintained by the overall site manager that will be coordinated with the sites overall maintenance.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?
31 (only two areas not totally landscaping or parking which are exclded by the ordinance
Recreation Field - 6249 sf and Flexible Sport Court - @6200 sf
- B. How many parking spaces of each type are provided for the proposed use:
- | | |
|----------|---|
| <u>0</u> | Standard spaces |
| <u>0</u> | Compact spaces |
| <u>0</u> | Handicapped accessible spaces (Standard and Van Accessible) |
| <u>0</u> | Other |

- C. Where is required parking located? (check one) on-site off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located?
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

A new street grid is being developed as part of this overall development and street access is adequate in the new development.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

31 spaces for two areas of open space not excluded from the parking requirement.

2. Provide a statement of justification for the proposed parking reduction.

The new development is creating a street network in and around the open spaces that will be creating new on street parking spaces all around the site that can't technically be counted as provided parking.

3. Why is it not feasible to provide the required parking?

The community and the city are looking for as much usable new open space in this new neighborhood so the creation of a parking lot is infeasible, particularly due to topography on the waterfront side of the open space as well as the narrowness of a portion of the rail corridor side of the open space.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.