



Alexandria Waterfront Alliance

1 Prince St. Pump Station Alternative

9/10/25



OVERALL PROJECT CONCEPT PLAN

ALEXANDRIA WATERFRONT IMPLEMENTATION PROJECT
BAR Concept Review



City Proposed Pump Station Located in Waterfront Park



OVERALL PROJECT CONCEPT PLAN

Pump Station Relocated to 1 Prince St.



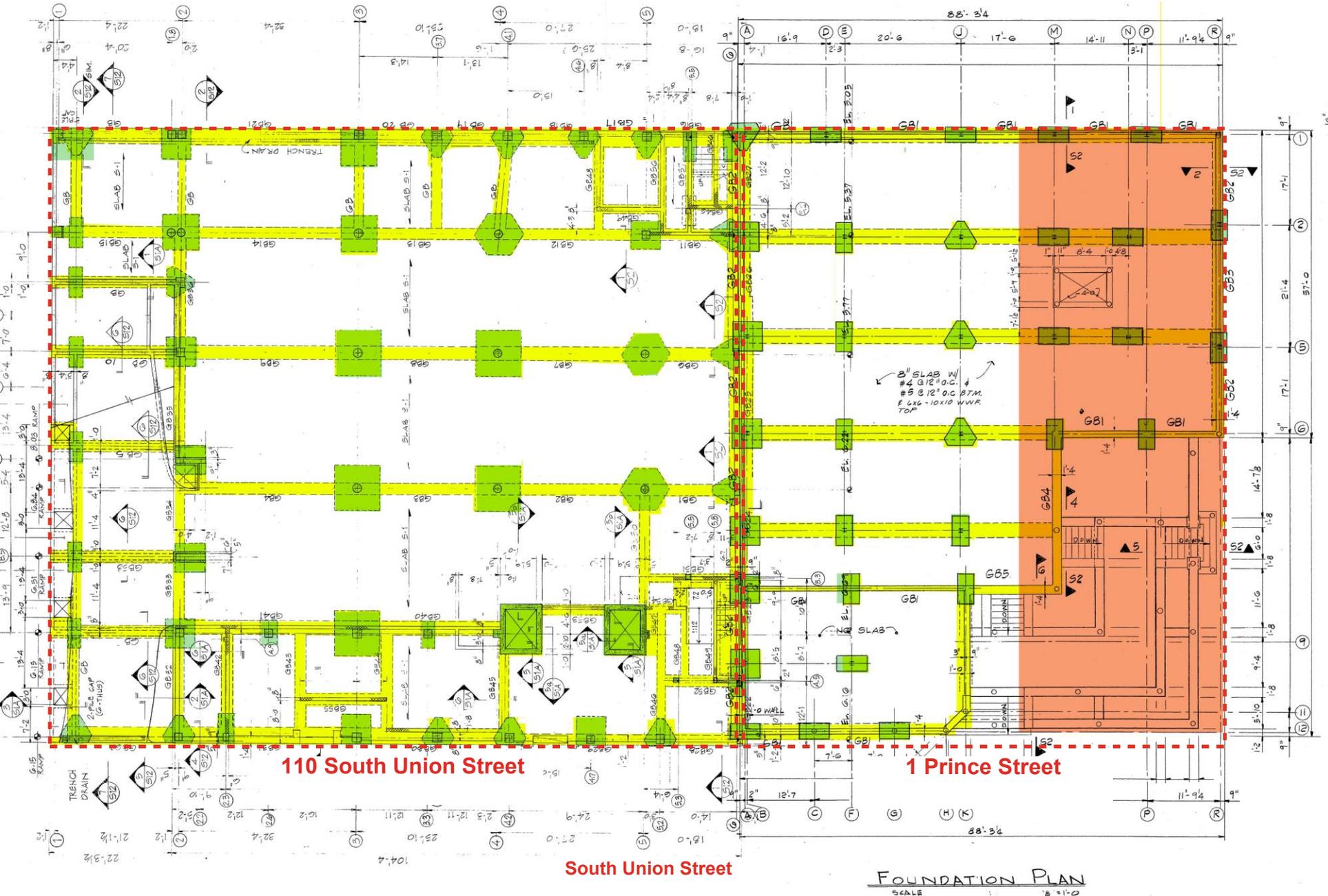
1 PRINCE STREET- EXISTING



1 PRINCE STREET- PUMP STATION OPTION

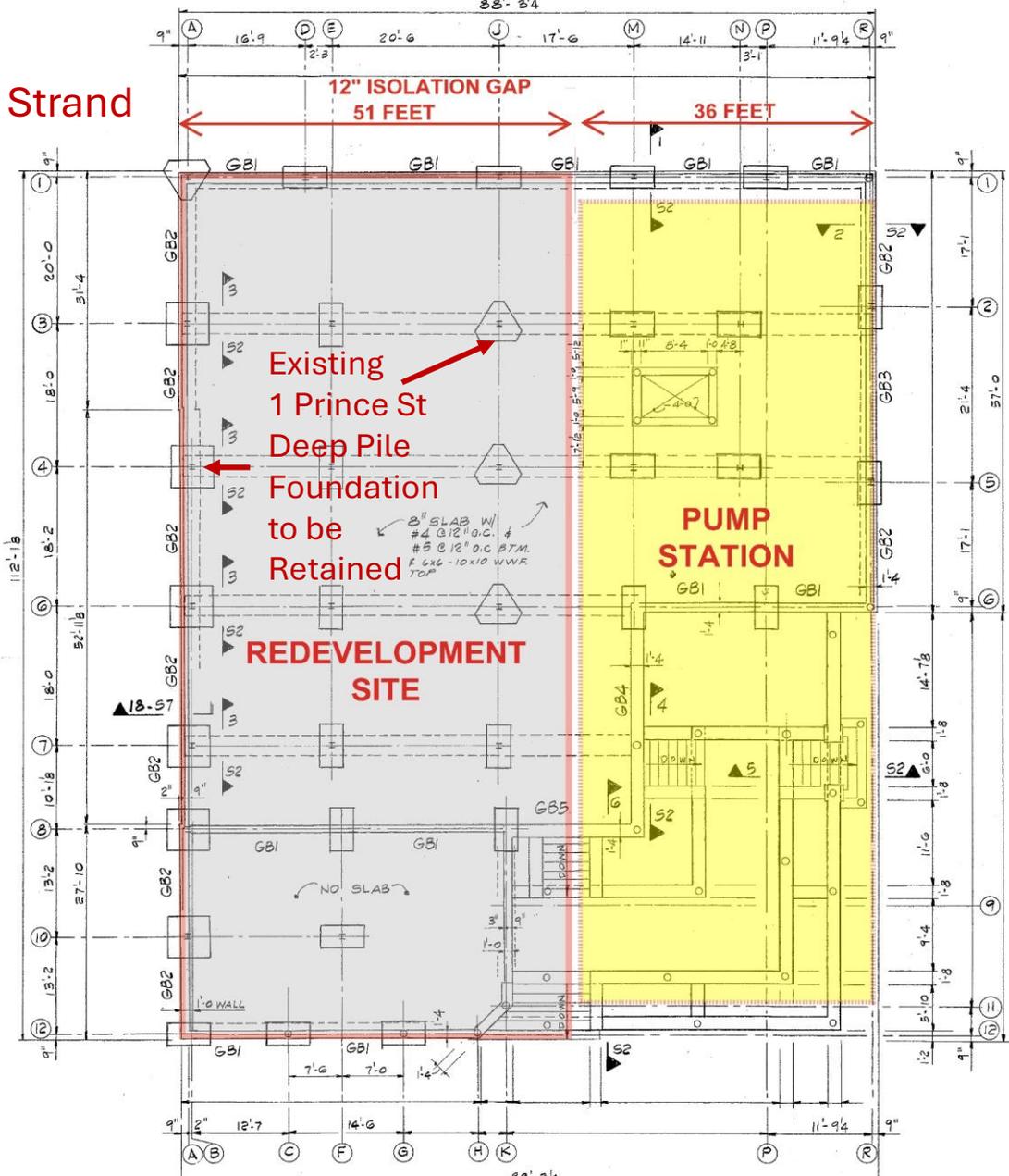


Existing South Union St. (West) Elevation of 110 S Union and 1 Prince St.



110 South Union/1 Prince Street Foundation Plan

Strand



Existing
1 Prince St
Deep Pile
Foundation
to be
Retained

REDEVELOPMENT
SITE

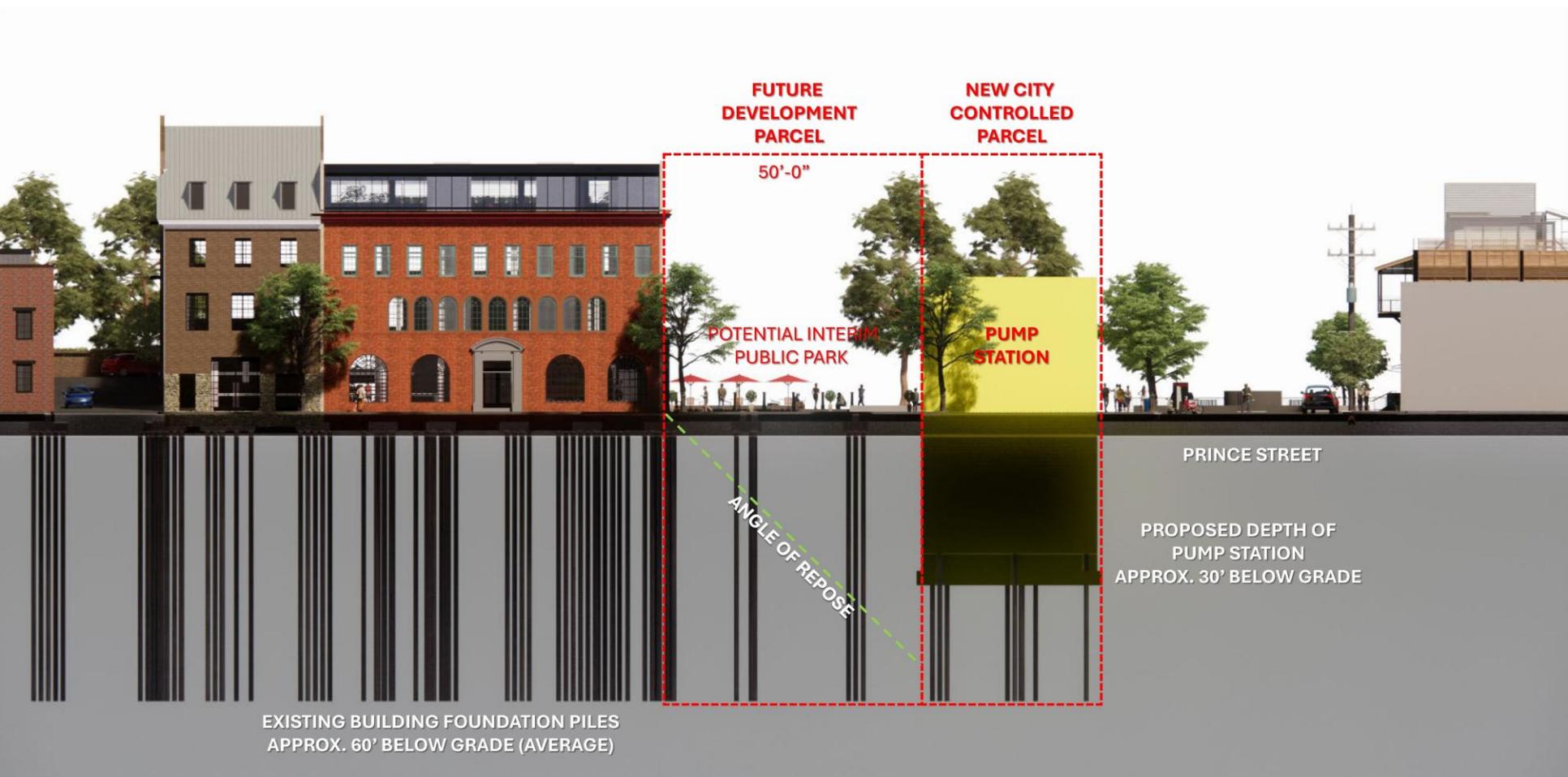
PUMP
STATION

Prince Street

South Union Street

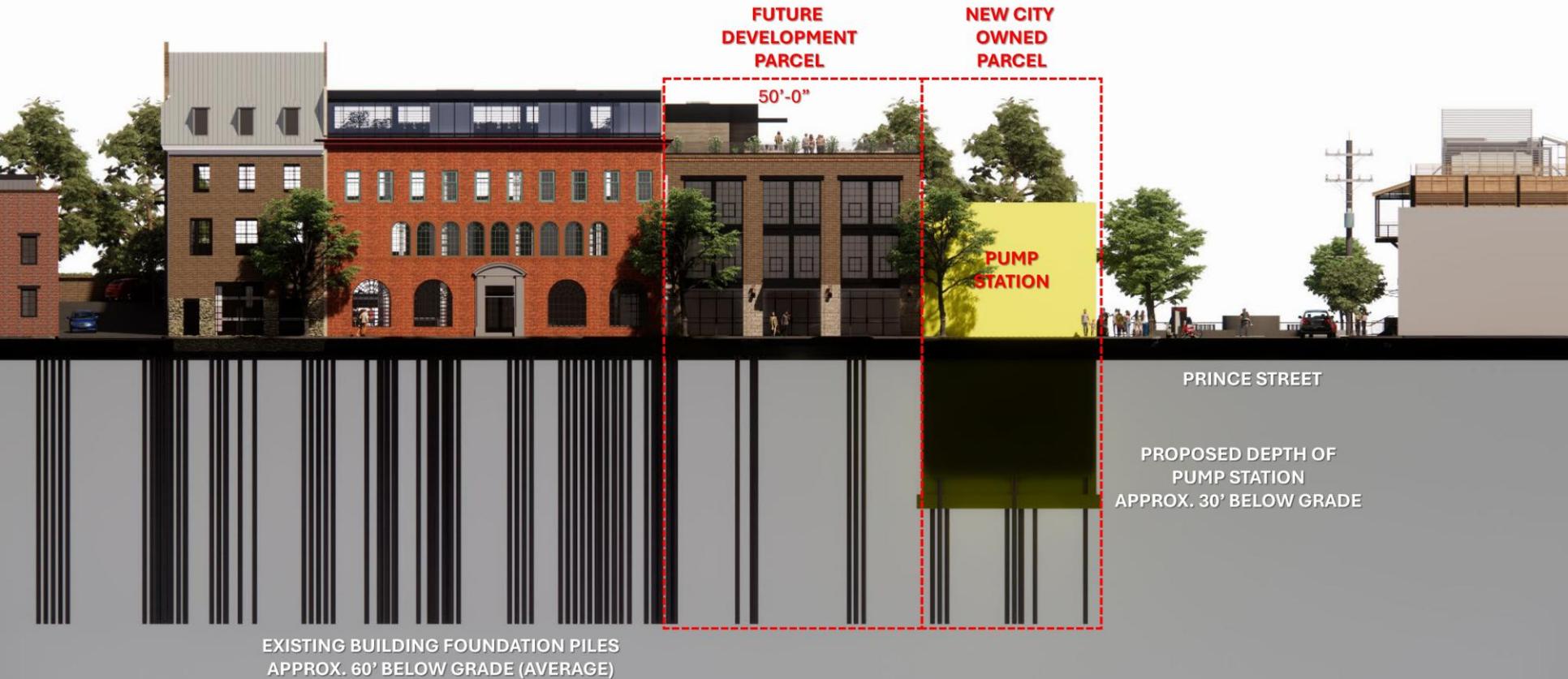
FOUNDATION PLAN
SCALE 1/8" = 1'-0"

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



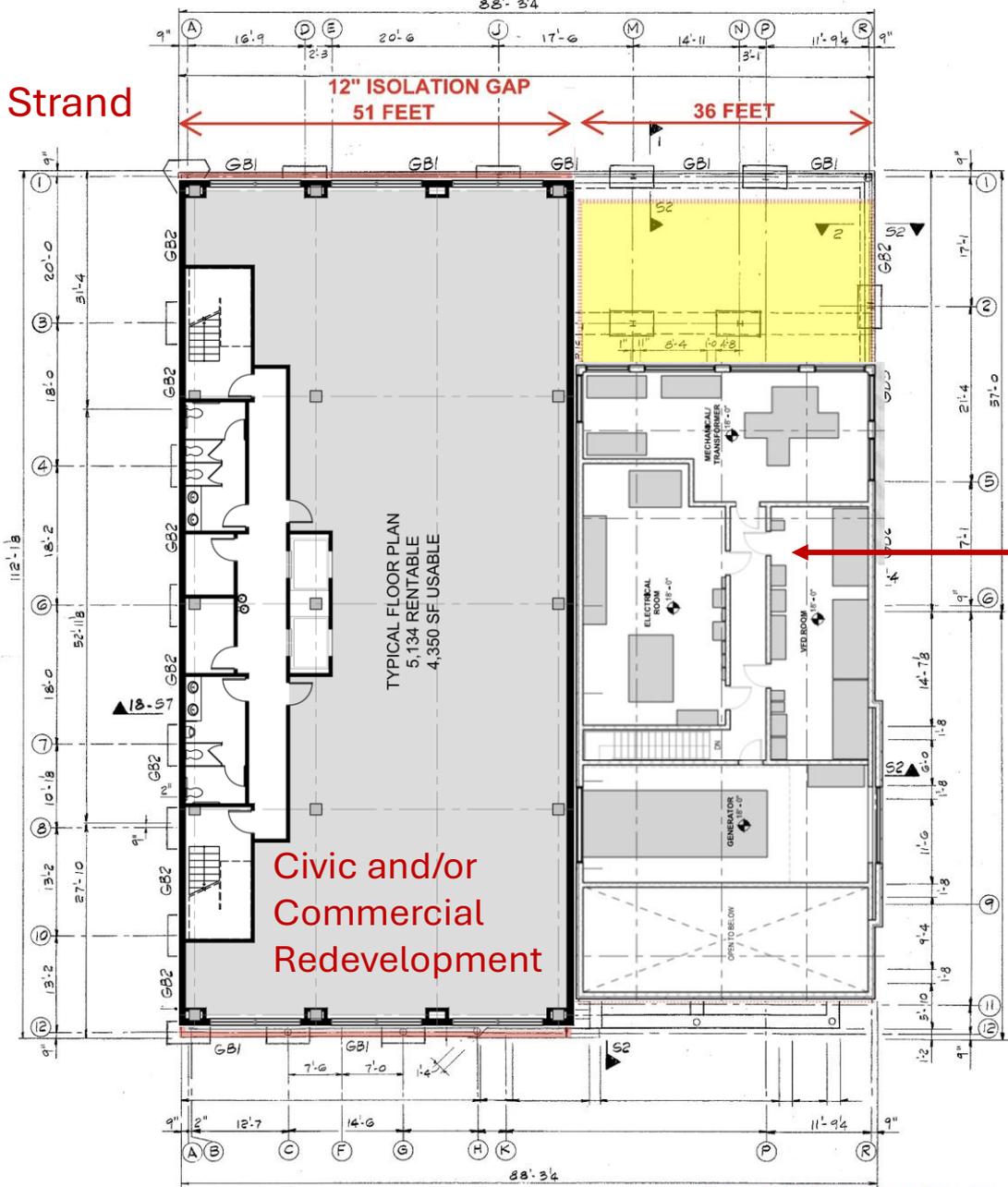
EXISTING BUILDING FOUNDATION PILES
APPROX. 60' BELOW GRADE (AVERAGE)

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



12" ISOLATION GAP
51 FEET

36 FEET

TYPICAL FLOOR PLAN
5,134 RENTABLE
4,350 SF USABLE

Civic and/or
Commercial
Redevelopment

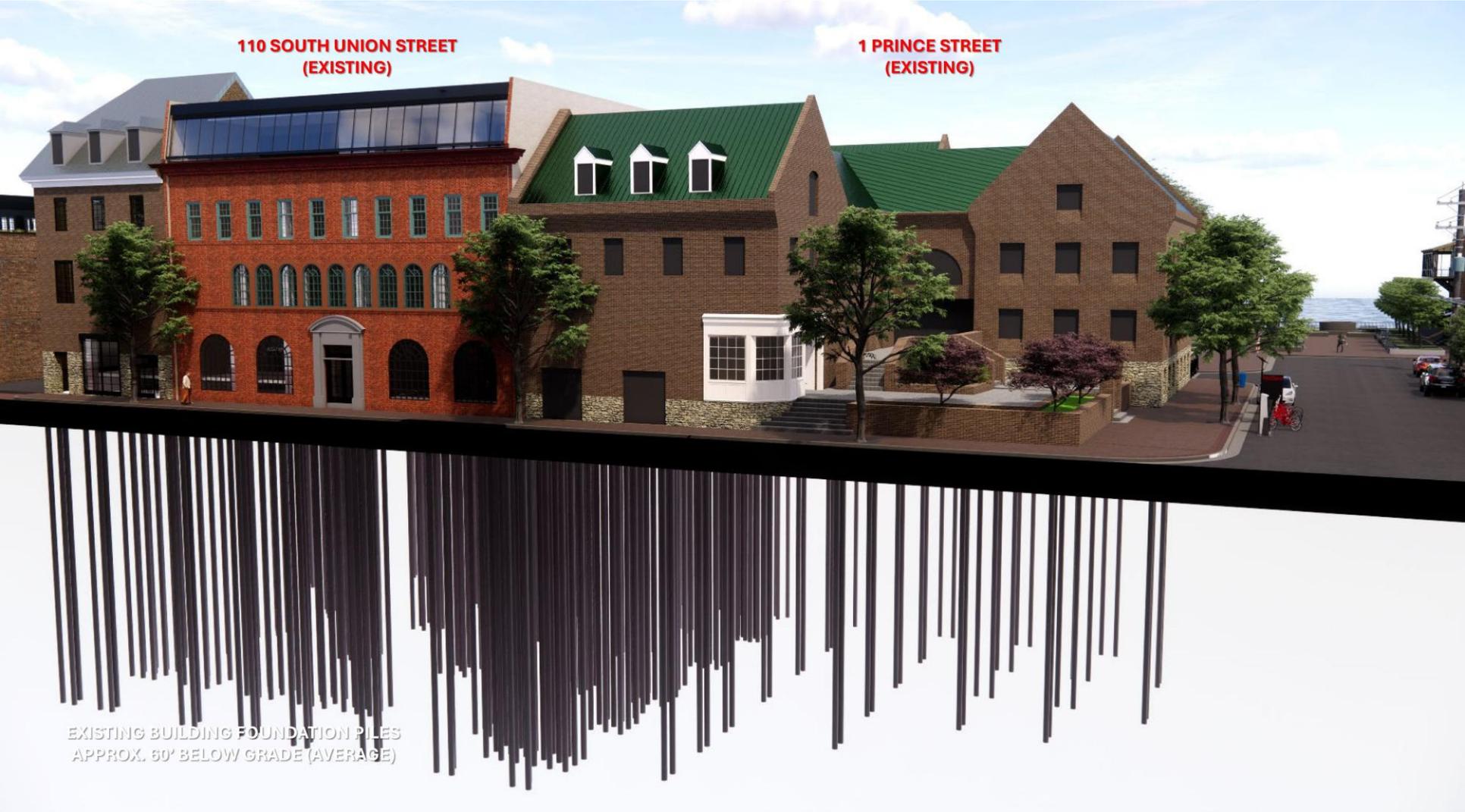
Pump Station
plans copied
from City website
<https://www.alexandriava.gov/waterfront/waterfront-pump-station>

Prince Street

South Union Street

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

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EXISTING BUILDING FOUNDATION PILES
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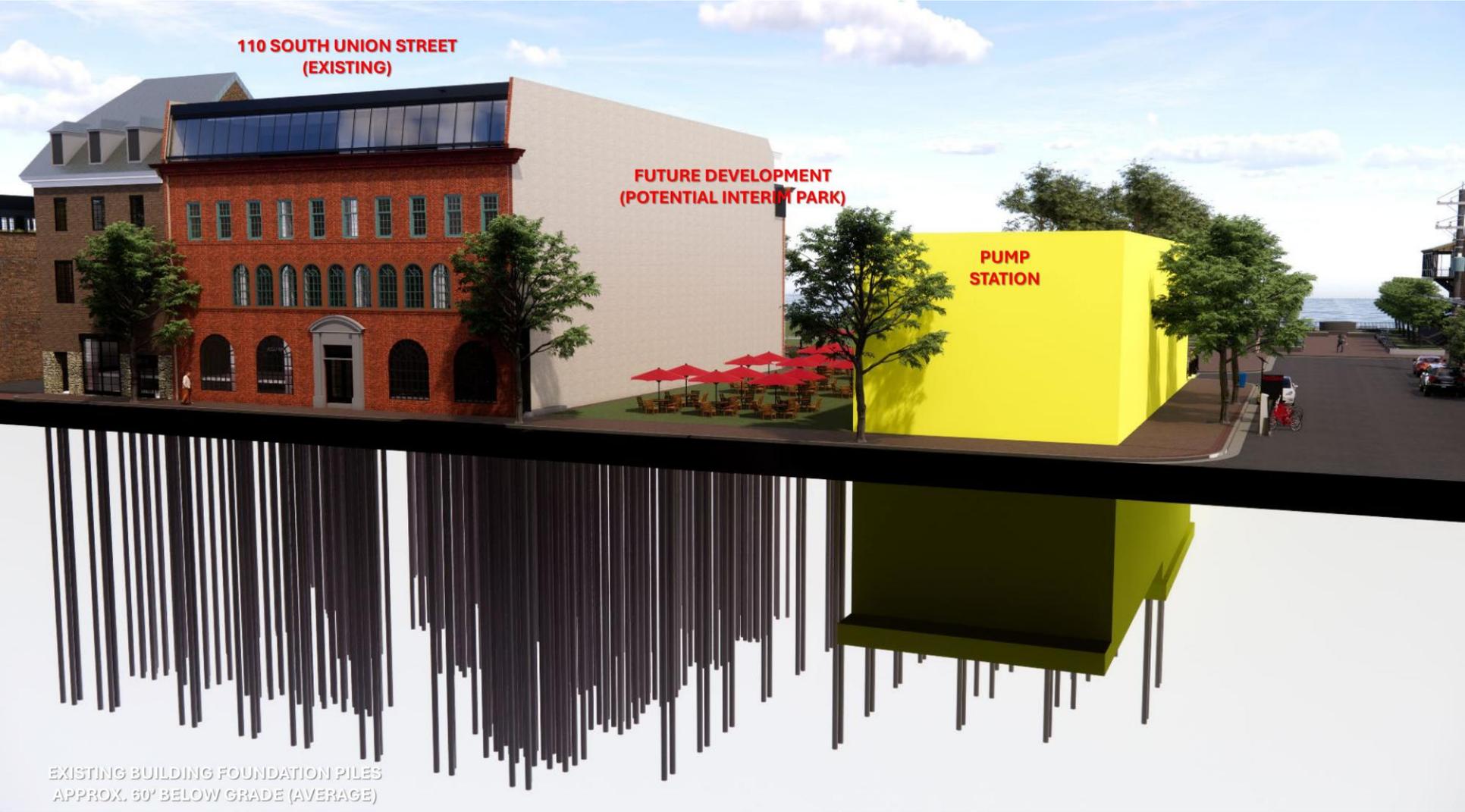
Existing South Union St. Elevation of 110 S Union and 1 Prince St.
Showing Existing Foundations

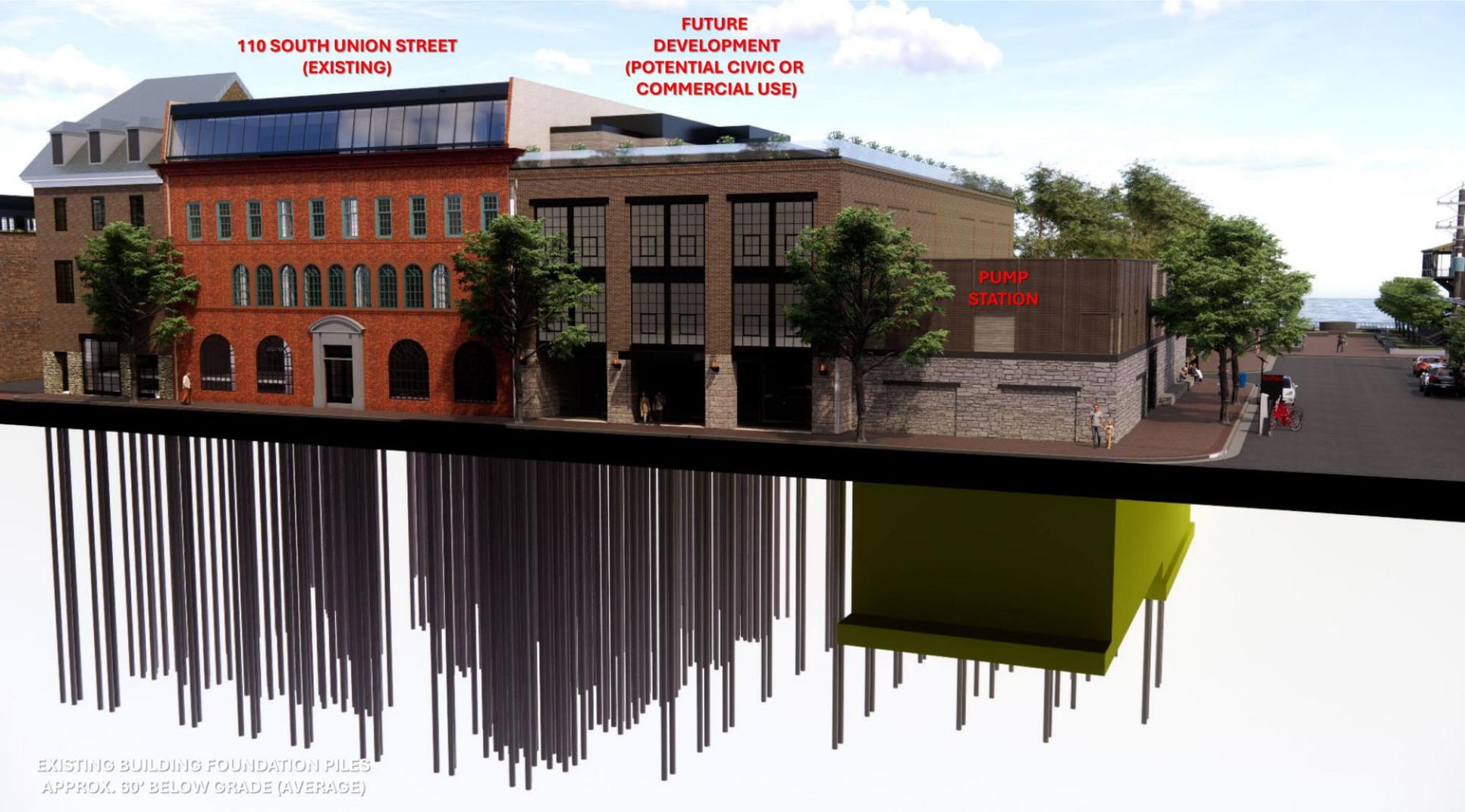
**110 SOUTH UNION STREET
(EXISTING)**

**FUTURE DEVELOPMENT
(POTENTIAL INTERIM PARK)**

**PUMP
STATION**

EXISTING BUILDING FOUNDATION PILES
APPROX. 60' BELOW GRADE (AVERAGE)





**110 SOUTH UNION STREET
(EXISTING)**

**FUTURE
DEVELOPMENT
(POTENTIAL CIVIC OR
COMMERCIAL USE)**

**PUMP
STATION**

EXISTING BUILDING FOUNDATION PILES
APPROX. 60' BELOW GRADE (AVERAGE)

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

