

*For over sixty years, this former coal fired power plant operated in OLD TOWN ALEXANDRIA.*

PRGS emitted approximately **3.15 million metric tons of CO<sub>2</sub>** annually and approximately **200 million metric tons of CO<sub>2</sub>** over the course of its operation.

**WE TRANSFORM  
UNSIGHTLY BLIGHT...**

**INTO SUSTAINABLE  
COMMUNITIES**



**1 INTEGRATE THE SITE INTO  
OLD TOWN NORTH**  
Create a mixed-use, people centric environment thoughtfully connected to OTN

**2 CONNECT PEOPLE  
TO THE WATERFRONT**  
Expand equitable access to Alexandria's waterfront

**3 PROVIDE MEANINGFUL AND  
VARIED OPEN SPACE**  
Create places for a variety of activities seamlessly connected to neighboring parks



ENVIRONMENTAL  
REMEDiation

Abatement & Deconstruction  
Of Former Coal-Fired  
Power Plant

Site remediation in coordination with Virginia Department of Environmental Quality (VDEQ).

**\$60 Million**



ECONOMIC BENEFIT

1,100 Construction Jobs  
2,000 Permanent Jobs

Estimated **1,100 construction-related jobs** and estimated **+/- 2,000 permanent jobs** at full build.

**+/- \$35 Million Net Taxes (over 11 years)**



AFFORDABLE HOUSING  
& SUBSIDIZED ARTS USES

8-16% Affordable  
15,000 SF Arts space

**Affordable Housing:**

- Voluntary Monetary Contributions
- Approx. **60 on-site units** through use of bonus density
- Approx. **100 on-site units** through potential Public-Private Partnership

**Arts:**

- Approx. **15,000 SF** of subsidized arts space through use of bonus density

**\$48-111 Million \$16 Million**



OPEN SPACE & ACTIVATION

14 Acres New or  
Improved Open Space

Coordination with the City of Alexandria and NPS to provide recreation areas and **improved cyclist and pedestrian connectivity.**

Mix of **active & passive open spaces**, including community gathering space at **woonerf** and **central plaza.**

Potential reuse of former pump house for **waterside dining.**

**\$30-35 Million**



ENVIRONMENTAL  
SUSTAINABILITY

25% Energy Savings  
10% Embodied Carbon Savings  
3% On-Site Renewables

Comprehensive approach to environmental sustainability including **reduced energy usage, renewable energy, storm water management**, and decreased reliance on vehicles.

**Aggressive carbon reduction** targets that exceed city policies and requirements.

**\$65 Million**



TRANSPORTATION & CONNECTIVITY

Pedestrian & Bike Friendly  
Improved GWMP Connections  
New DASH Stops

**Reconnection to Old Town North** neighborhood at N. Fairfax, N. Royal Streets & Slaters Lane.

**Bike infrastructure** connects to regional network including Mount Vernon Trail.

**Woonerf** provides pedestrian and cyclist priority at center of new district.

**Below-grade parking** garage improves pedestrian experience.

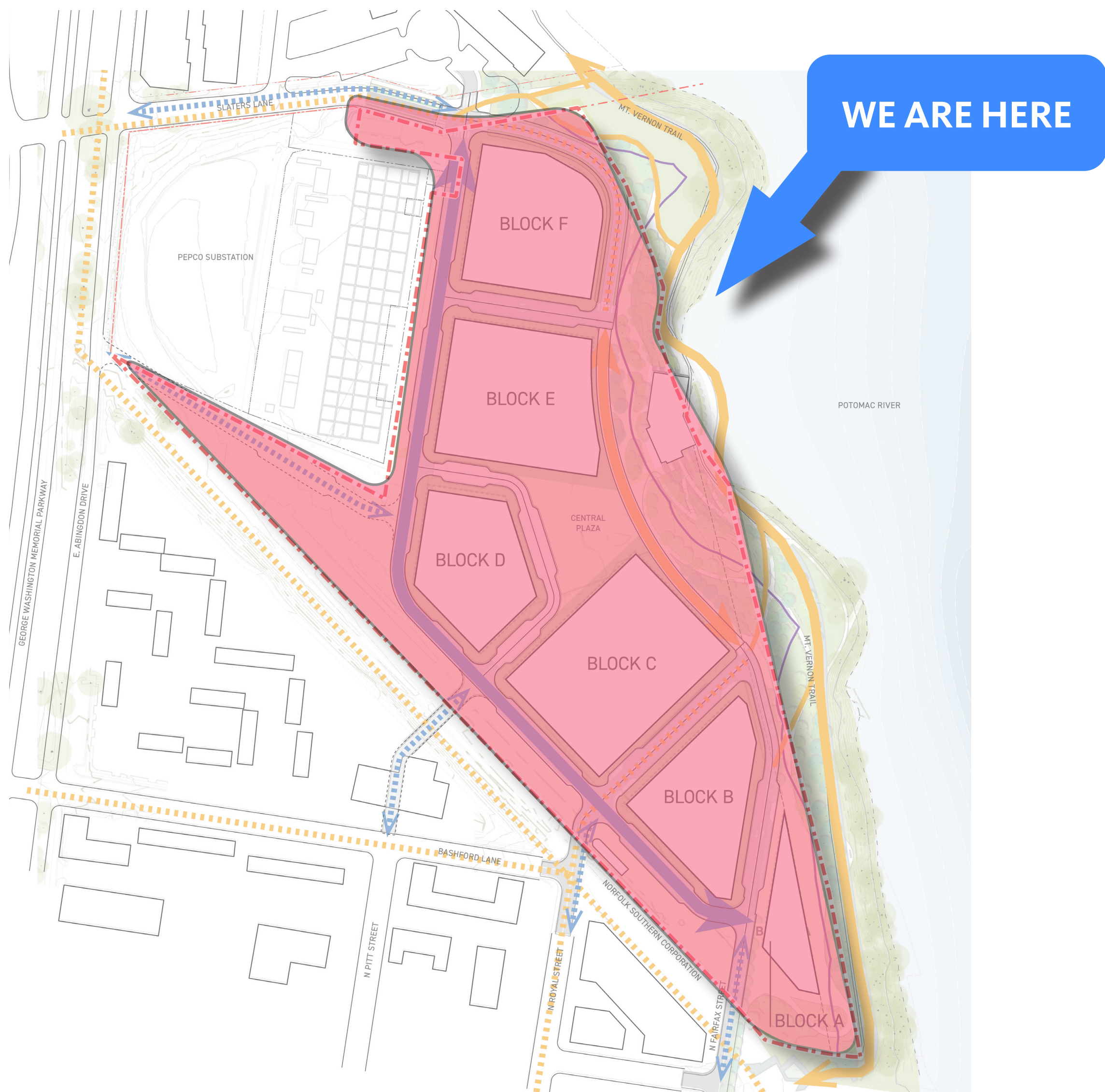
**\$177 Million**





## CDD

Coordinated Development District



### MASTER PLANNING & ZONING

- Road and block configuration
- Open space amount and approach
- Land use, density & height maximum

Outlines community benefit framework;  
Carbon Neutrality Analysis

## DSP

Development Site Plan



### SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;  
Coordinated Sustainability Strategy

## DSUPs

Development Special Use Permits

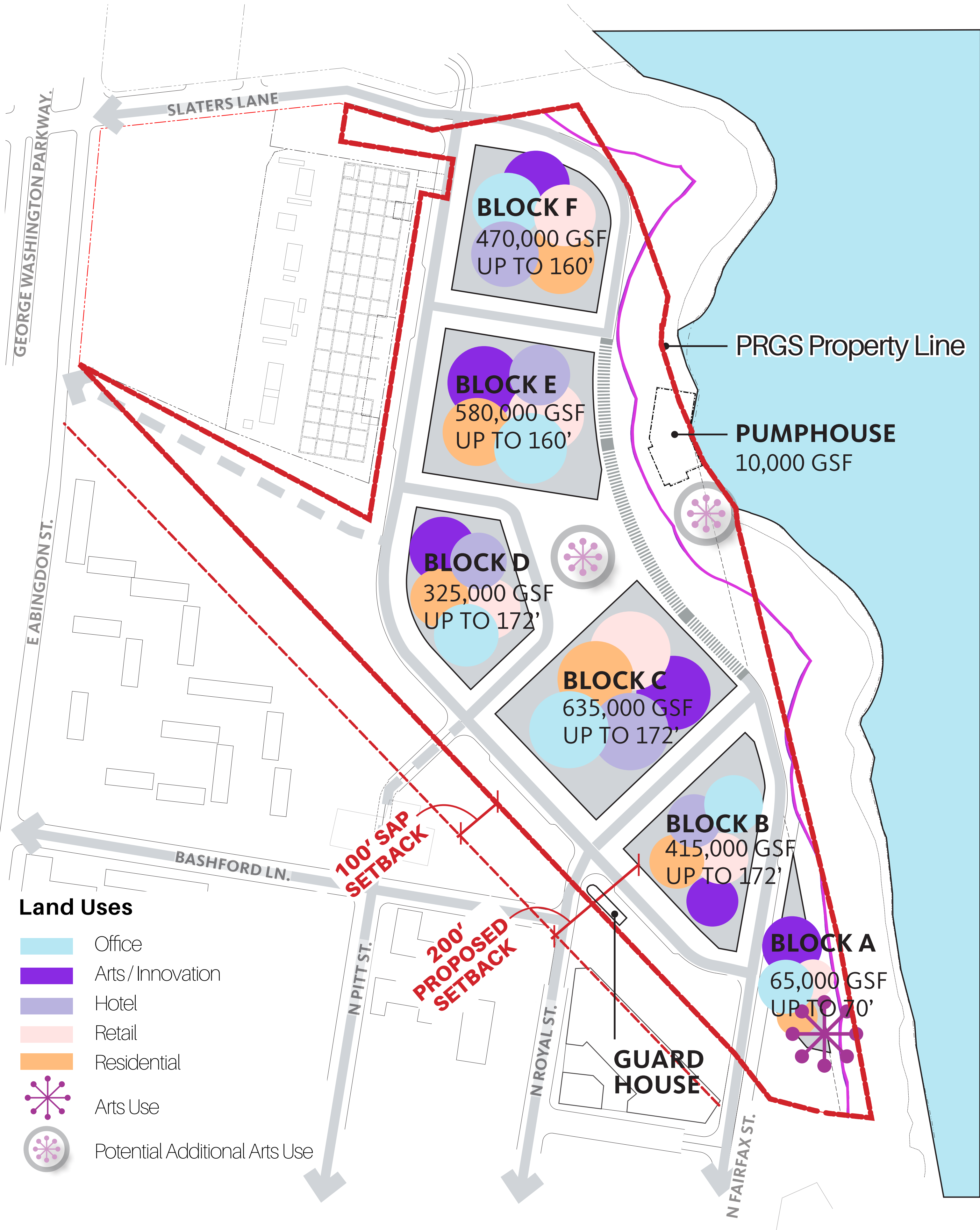


### BUILDING FORM & ARCHITECTURE

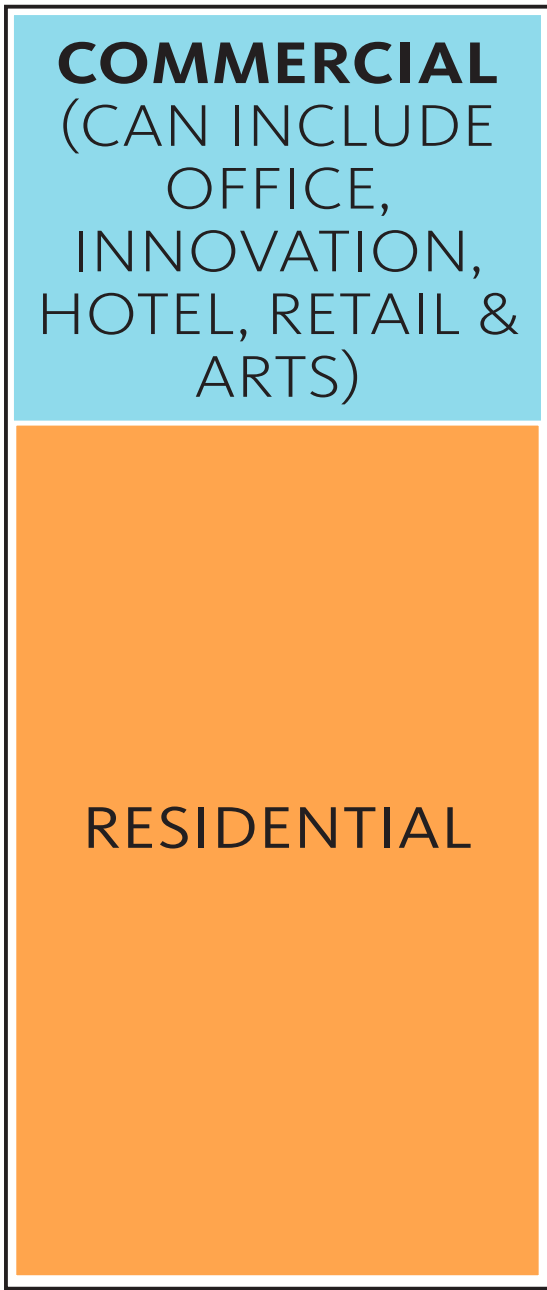
- Building massing and use
- Architectural definition and character
- Detailed open space associated with blocks

Building sustainability features





## FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



**20-60%**  
500,000 - 1,500,000 GSF

**40-80%**  
1,000,000 - 2,000,000 GSF

\*COMMERCIAL USES CAN INCLUDE, BUT ARE NOT LIMITED, TO THOSE LISTED.  
\*USES WILL BE MIXED ACROSS THE SITE.



- Development is across 6 blocks. The existing Pump House & Guard House are anticipated to be reused.
- A mix of commercial and residential uses is proposed on site. Commercial uses may include office, arts, innovation, hotel, retail and other commercial uses.
- Increases the distance between existing adjacent buildings and new buildings on the PRGS site to 200'.



**350,000 SF** of potential bonus density

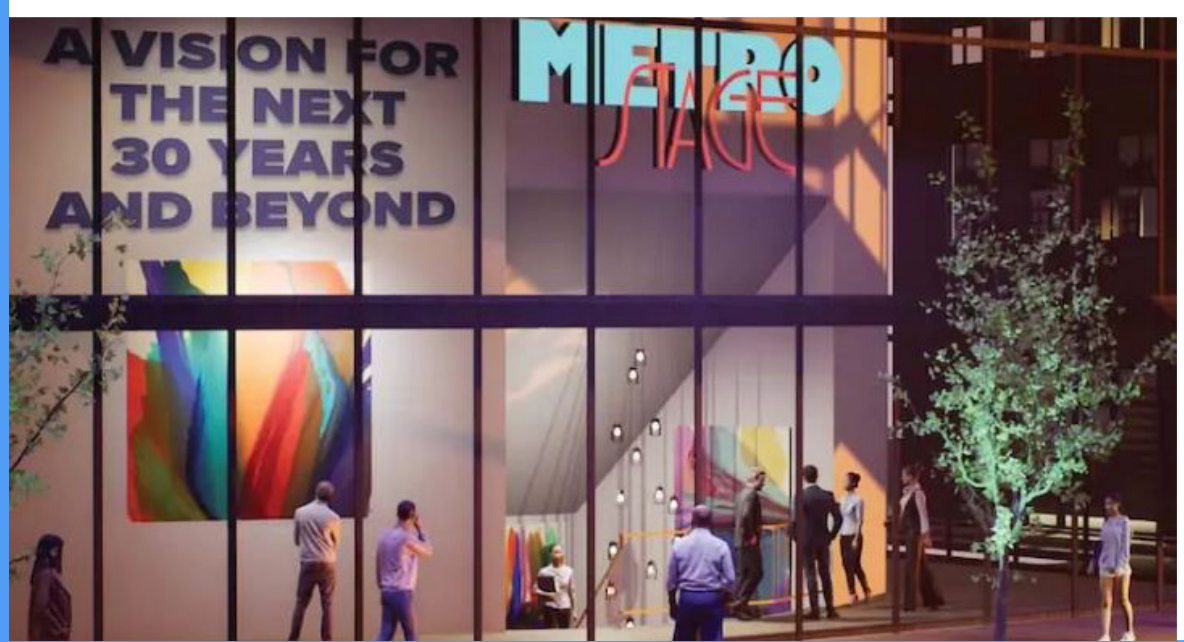
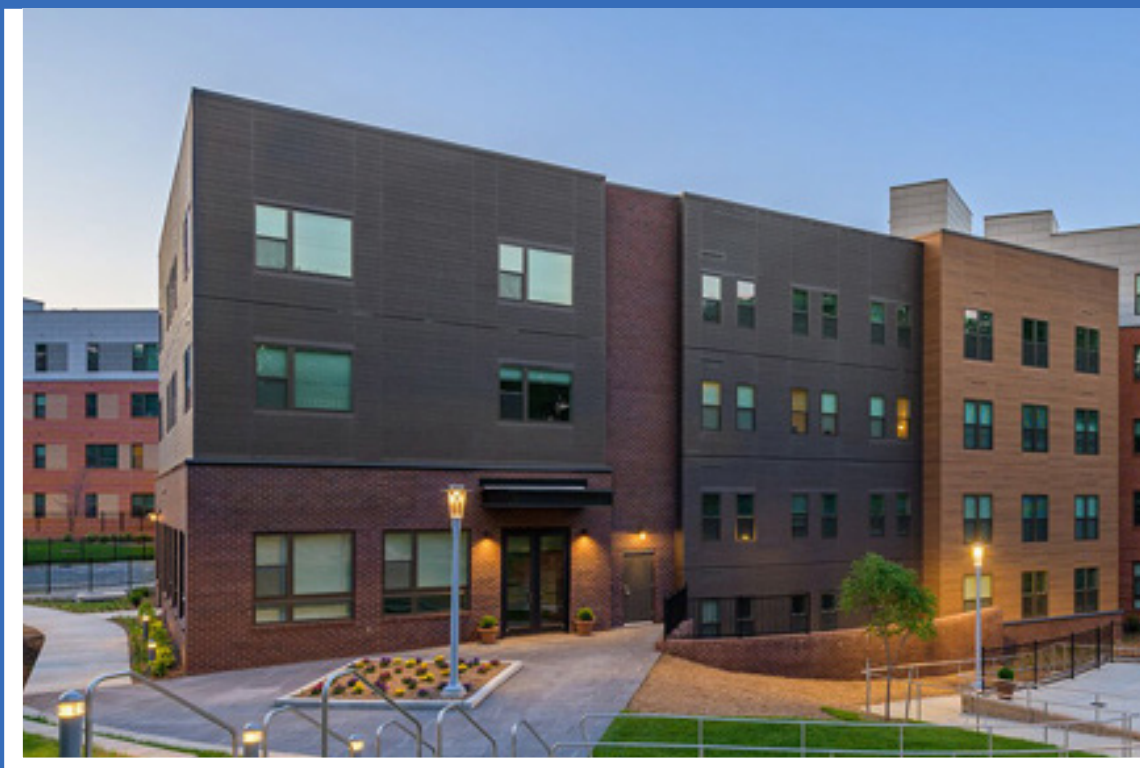
**275,000 SF** for Affordable Housing (**79% of total**)

**75,000 SF** for Arts and Cultural Anchors & Tenants (**21% of total**)

## 8-16% AFFORDABLE HOUSING

**+/- 160 UNITS** of  
Affordable Housing

- **\$8 - \$11 Million** in voluntary affordable housing contribution
- **175,000 SF** of bonus density used to create approximately **58-65 on-site units at 60% AMI** (Estimated cost \$40 Million)
- **100,000 SF** of bonus density used by potential **Public-Private Partnership** leveraging voluntary contribution with tax credits and/or City funds to create approx. **100+ on-site units at 40-60% AMI** (Estimated cost of affordable units: \$60 million)



## 15,000 SF of Subsidized Arts & Cultural Space

- The **Old Town North Arts District** will be extended into the PRGS site.
- This will include planning for arts uses and potentially repurposing existing site artifacts for new, creative uses.

## ARTS USES



# SIGNIFICANT OPEN SPACE

**14.2 Acres**  
of **total combined open space**

**5.8 Acres**  
of open space on **PRGS property**

**8.4 Acres**  
of open space on **adjacent property**



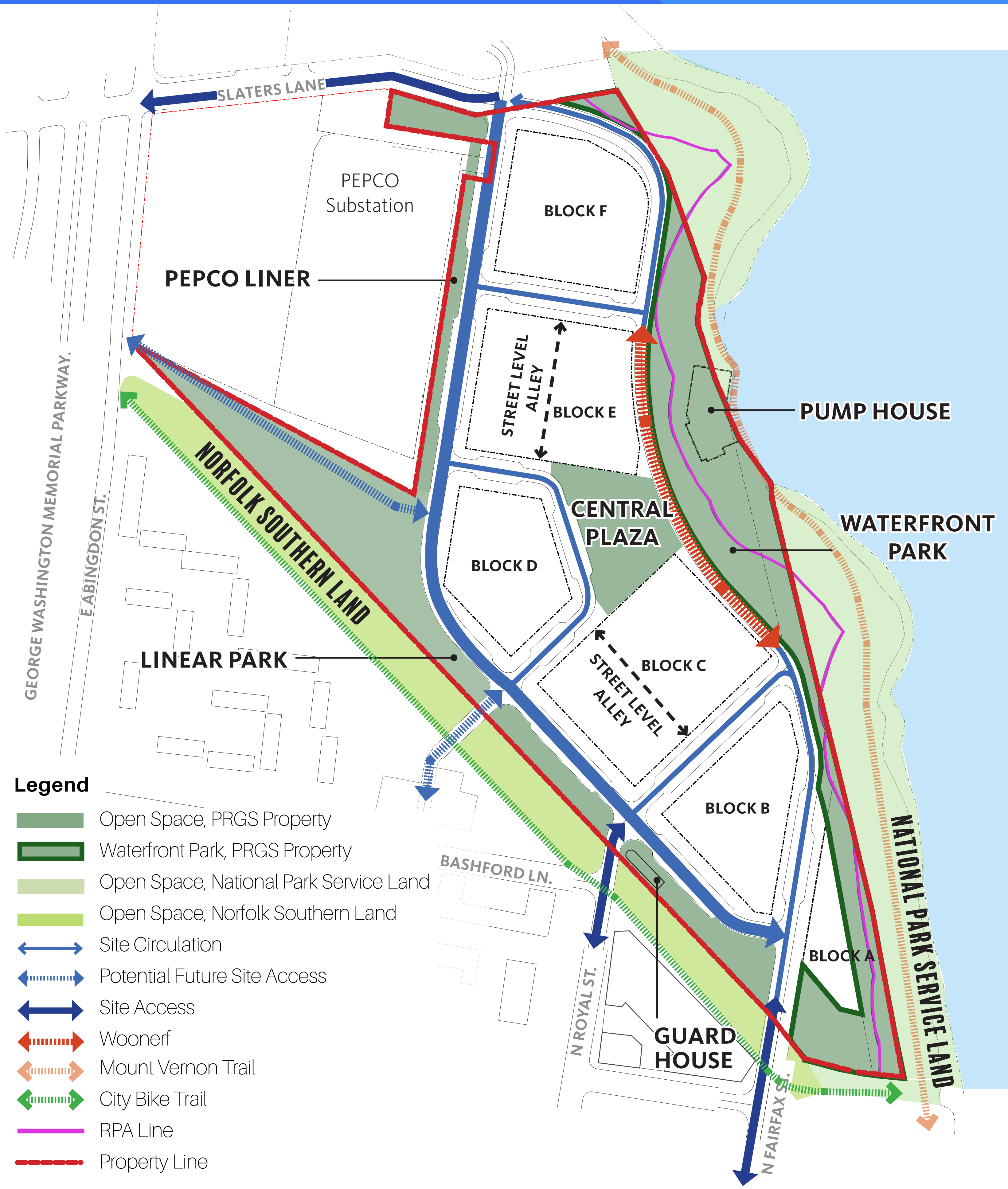
CONNECTION WITH  
NEIGHBORHOOD &  
WATERFRONT



INTEGRATED  
RECREATIONAL  
SPACES



PEDESTRIAN  
PRIORITY  
WOONERF



- Legend**
- Open Space, PRGS Property
  - Waterfront Park, PRGS Property
  - Open Space, National Park Service Land
  - Open Space, Norfolk Southern Land
  - Site Circulation
  - Potential Future Site Access
  - Site Access
  - Woonerf
  - Mount Vernon Trail
  - City Bike Trail
  - RPA Line
  - Property Line



**5.8 Acres** of on-site open space almost **DOUBLE** the 3 acres required in **OTN SAP**



WATERFRONT  
CONNECTIONS



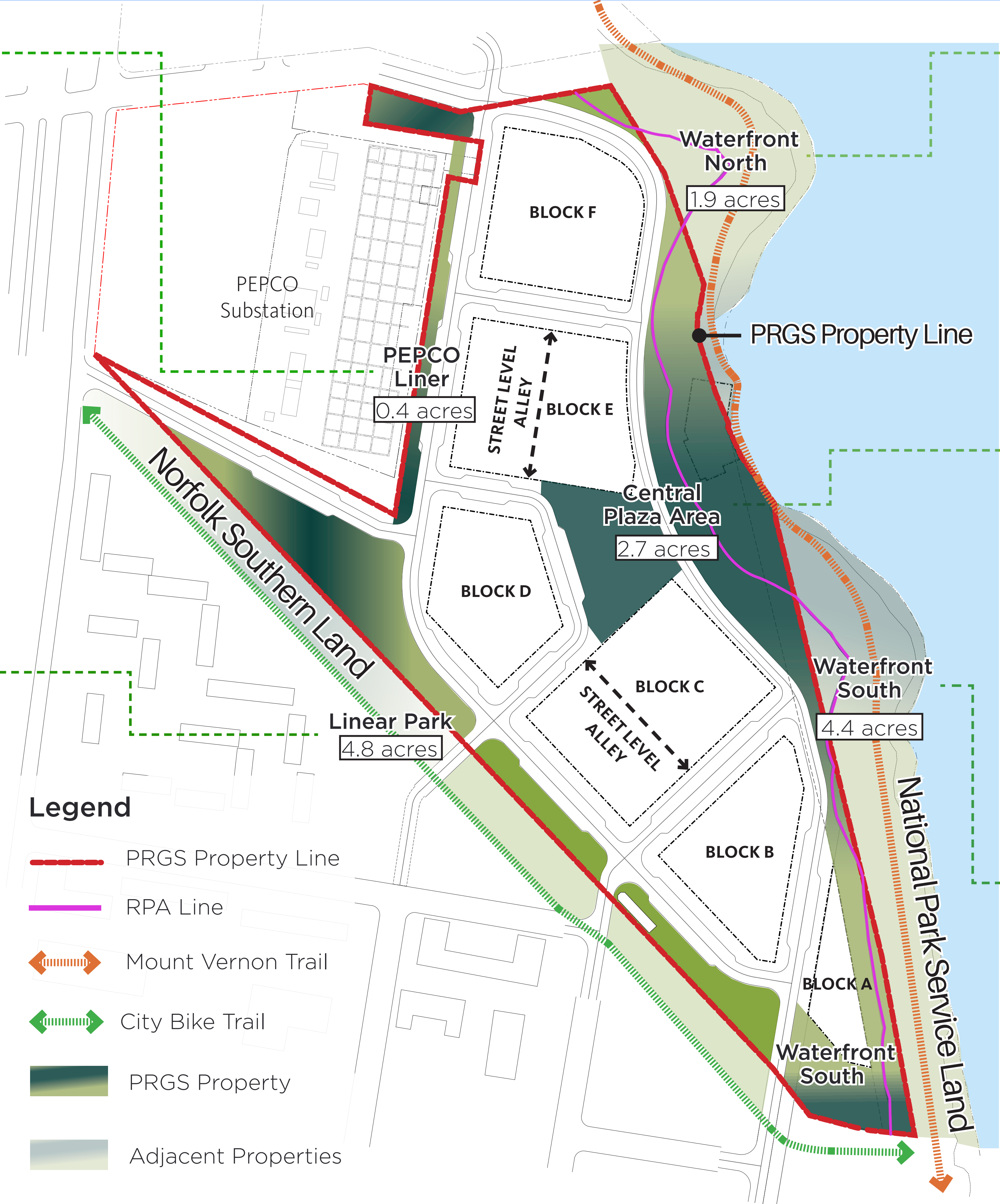
ACTIVE  
GREEN OPEN  
SPACE



## PEPCO LINER



## LINEAR PARK



## WATERFRONT NORTH



## CENTRAL PLAZA AREA



## WATERFRONT SOUTH





## STATION 4

## An aerial photograph of a modern urban plaza. On the left is a tall, curved building with a glass facade. In the center, a large, multi-tiered fountain with water spraying upwards is surrounded by a paved area with people walking. To the right of the fountain is a green lawn with several trees. Further right is another modern building with a grid-like facade. The plaza is filled with people, trees, and modern architectural elements.

## A large crowd of people is gathered on a street in front of a building with large windows and a balcony. The crowd is diverse in age and appearance, and many are looking towards the camera. The building has a sign that says "MUSIC" and another that says "MUSIC". There are white tents set up on the street, and a man in a plaid shirt is playing a guitar in the foreground. The scene is festive and lively.



**KEY PLAN**

SLATERS LANE

GEORGE WASHINGTON MEMORIAL PARKWAY

PEPCO

NORFOLK SOUTHERN CORPORATION

BASHFORD LANE

N. PITT ST.

N. ROYAL ST.

THIRD ST.

SECOND ST.

FAIRFAX ST.

POTOMAC RIVER

MT. VERNON TRAIL

N





## SITE

- OPEN SPACE
- STORM WATER
- HABITAT & ECOSYSTEM
- SHADING



## WATER

- POTABLE REDUCTION
- REUSE OPPORTUNITIES
- PROCESS WATER
- APPLIANCES



## RESILIENCY

- INFRASTRUCTURE
- ESSENTIAL SYSTEMS
- ADAPTABLE BUILDINGS



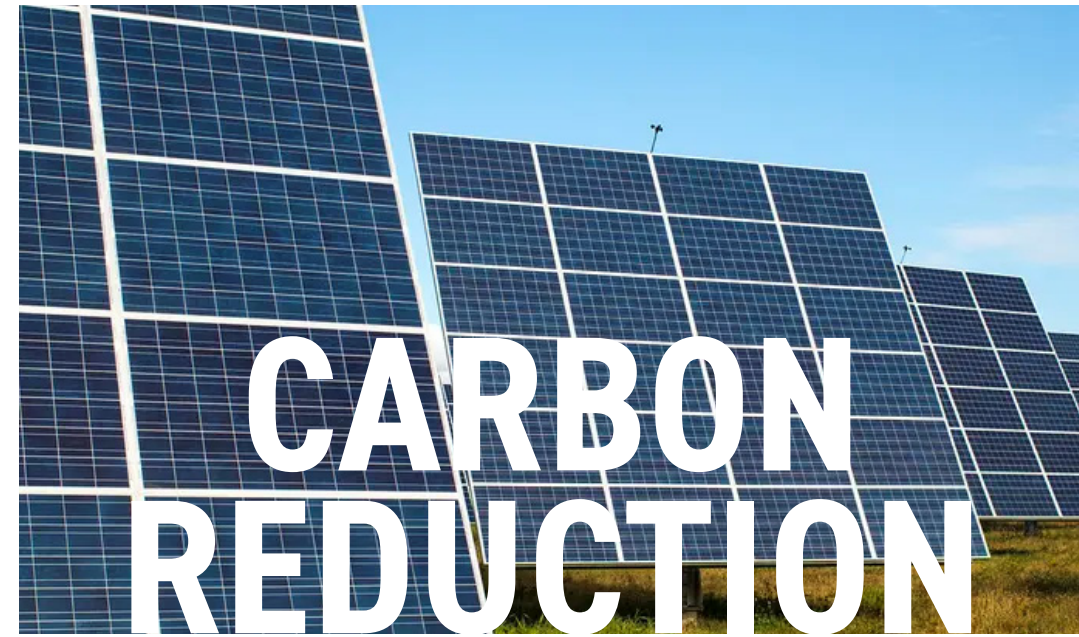
## WASTE

- RECYCLING
- WASTE MANAGEMENT
- INFRASTRUCTURE
- OPERATION



## HEALTH & WELLNESS

- MATERIALS
- INDOOR AIR QUALITIES
- COMFORT
- FACILITIES



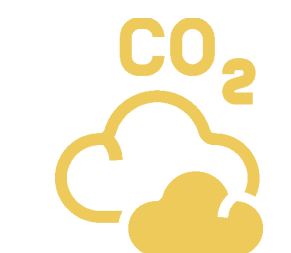
## CARBON REDUCTION

- VOLUNTARY CARBON NEUTRALITY ANALYSIS
- TRANSPORTATION AND TRANSIT IMPROVEMENTS

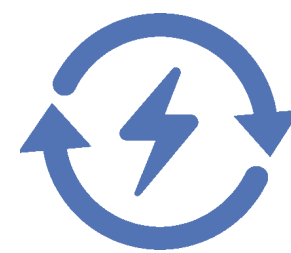


## 25% Energy Use Reduction

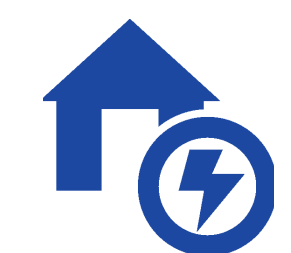
- Baseline LEED v4 / ASHRAE 90.1-2010
- **Double** the ALX Green Building Policy targets of **14% residential and 11% commercial**



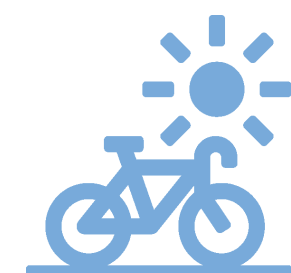
## 10% reduced Embodied Carbon target



## 3% of onsite energy use will come from Onsite Renewable Energy



## Electrification minimizes onsite combustion



## Transportation and transit improvements







WE HOPE  
YOU'VE ENJOYED THE TOUR !

***The Potomac River Generation Station*** - a former source of pollution in Alexandria - will be transformed into a vibrant and walkable community that will include a combination of for sale and rental housing; creating jobs in new dining, retail and office spaces; and creating or improving 14 acres of publicly accessible open space. Working closely with city and community leaders, HRP envisions reintegrating this site back into the OTN neighborhood adjacent to the Potomac River and Mt. Vernon Trail.





INTEGRATE THE SITE  
INTO OLD TOWN NORTH



CONNECT PEOPLE  
TO THE WATERFRONT



MEANINGFUL AND  
VARIED OPEN SPACES