

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

PRGS emitted approximately **3.15 million metric tons of CO₂** annually and approximately **200 million metric tons of CO₂** 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

4 **CREATE A SUSTAINABLE
NEW PLACE**
Pursue sustainable and resilient strategies through a multi-pronged approach



ENVIRONMENTAL
REMEDiation



Abatement & Deconstruction
Of 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

+/- 1,100 construction-
related jobs
+/- 2,000 permanent jobs
+/- \$35 M net taxes during
development
\$12 -15 M net annual taxes
at completion

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



AFFORDABLE HOUSING
& SUBSIDIZED ARTS USES



8-16% Affordable
15,000 SF Arts space

Affordable Housing:
\$8-11M monetary contribution
+/- 60 units through bonus
density
+/- 100 units through P3

Arts:
+/- 15,000 SF subsidized arts
space through bonus density

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



OPEN SPACE &
ACTIVATION



14 Acres New or
Improved Open Space

Approximately **14 acres** of
publicly accessible open space
created or improved

- Improved cyclist and
pedestrian connectivity
- Active & passive open spaces
- Potential **waterside dining**
at pump house

\$30-35 Million



ENVIRONMENTAL
SUSTAINABILITY



Aggressive Carbon
Reduction Targets

- 25% Energy savings
- 10% Embodied carbon
reduction
- 3% On site renewable
- Electrification

Comprehensive sustainability
approach: **reduced energy
usage, renewable energy,
storm water management, &
decreased reliance on vehicles**

\$65 Million



TRANSPORTATION &
CONNECTIVITY



Pedestrian & Bike Friendly
Improved GWMP Connections
New DASH Stops

Reconnection to Old Town
North road network

Bike infrastructure connected
to Mt. Vernon Trail

Woonerf provides pedestrian &
cyclist priority.

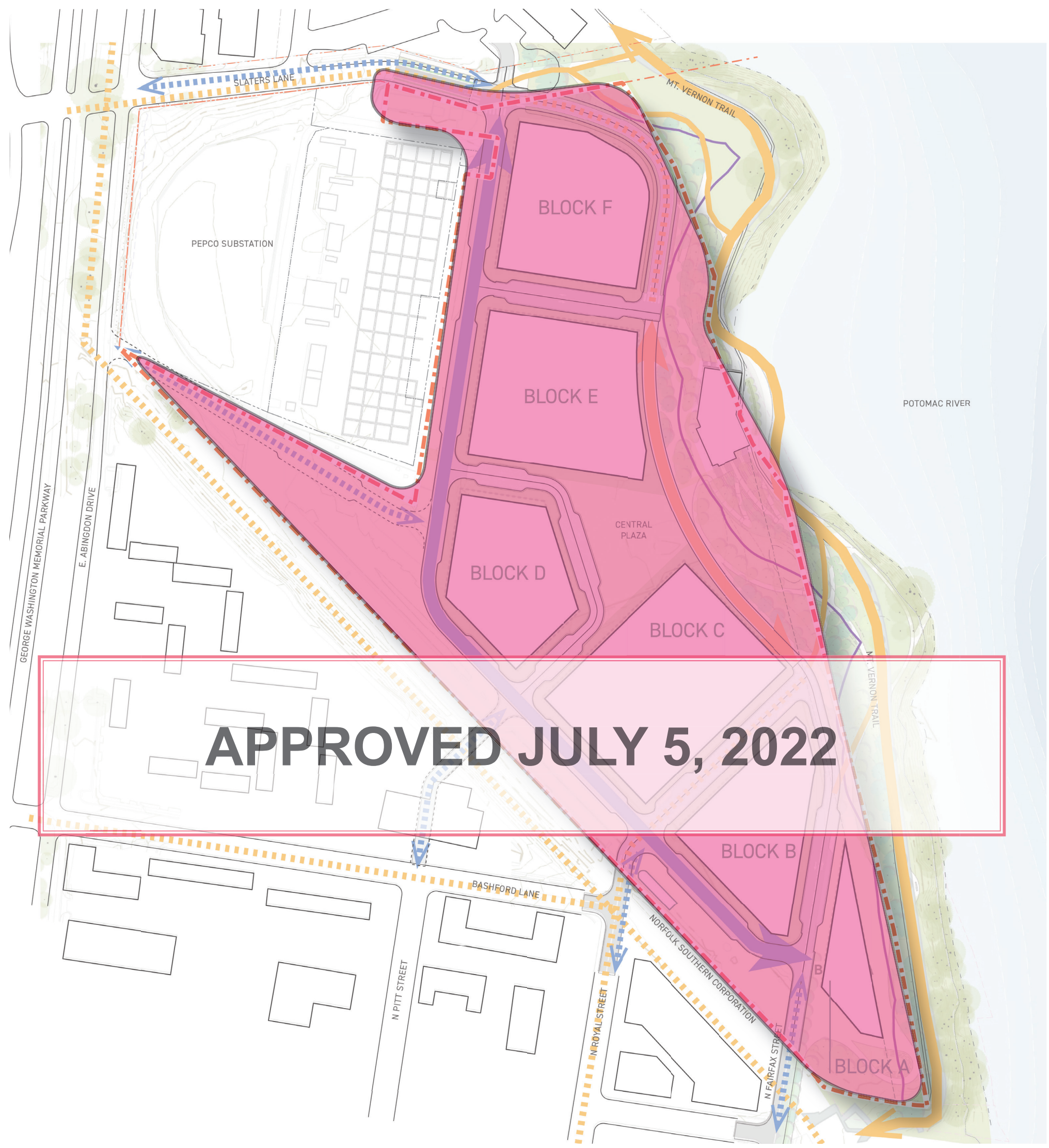
Below-grade parking garage

\$177 Million



CDD

Coordinated Development District



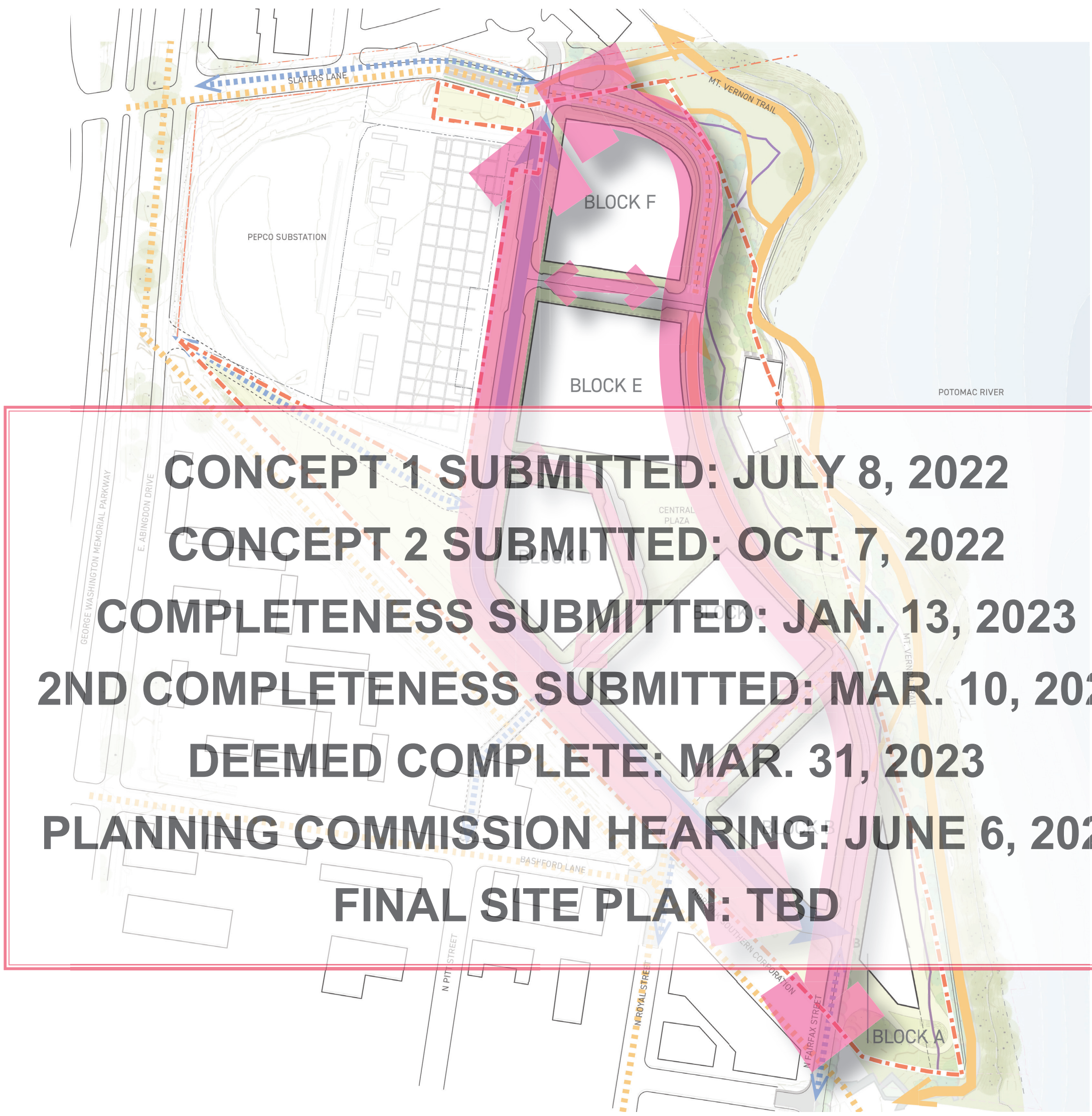
MASTER PLANNING & ZONING

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

Outlines community benefit framework;
Carbon Neutrality Analysis

IDSP

Infrastructure Development Site Plan



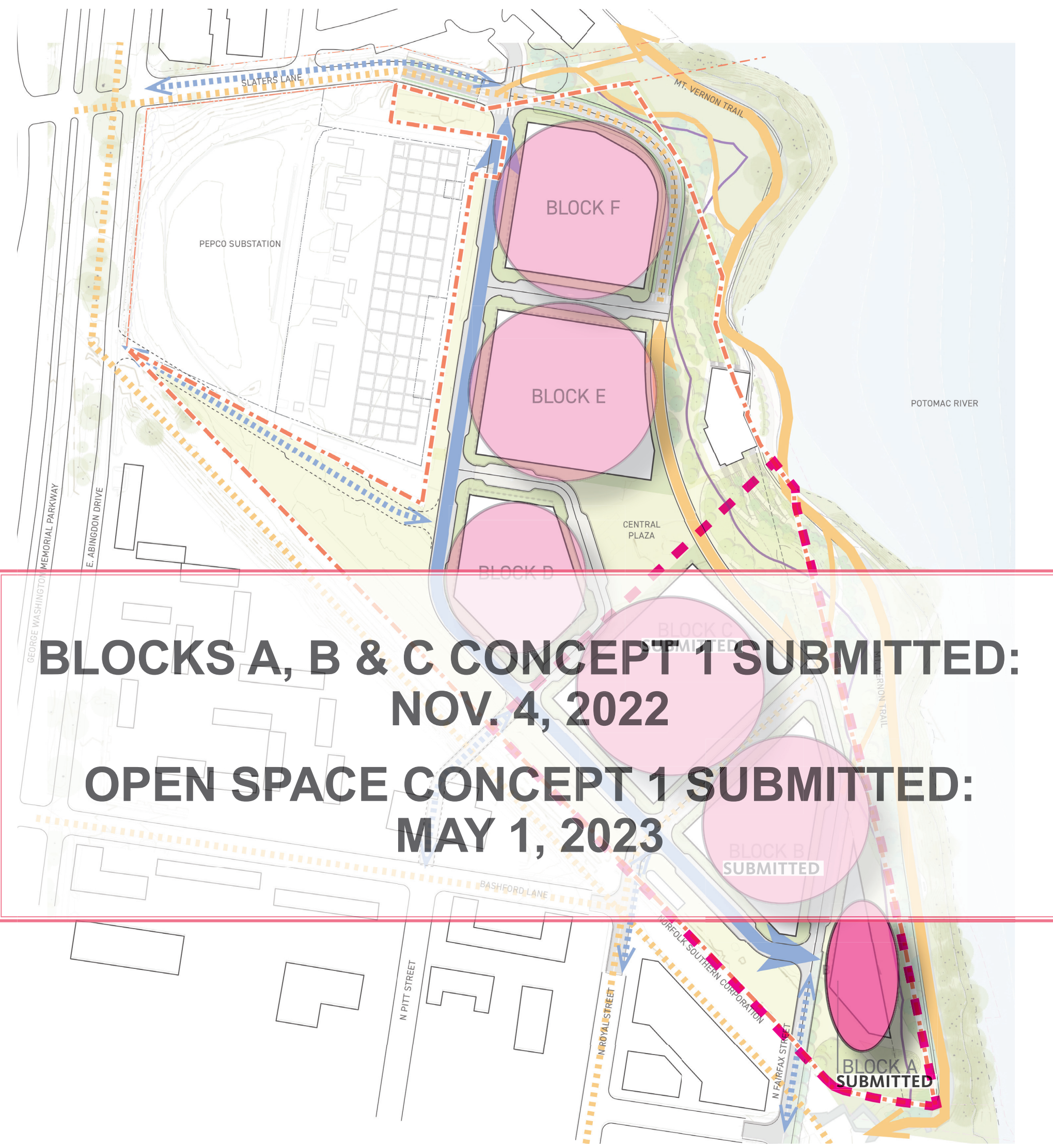
SITE & INFRASTRUCTURE

- Streetscape, roadways and sidewalks
- Utility routing and approach

Defines public infrastructure;
Coordinated Sustainability Strategy

DSUPs

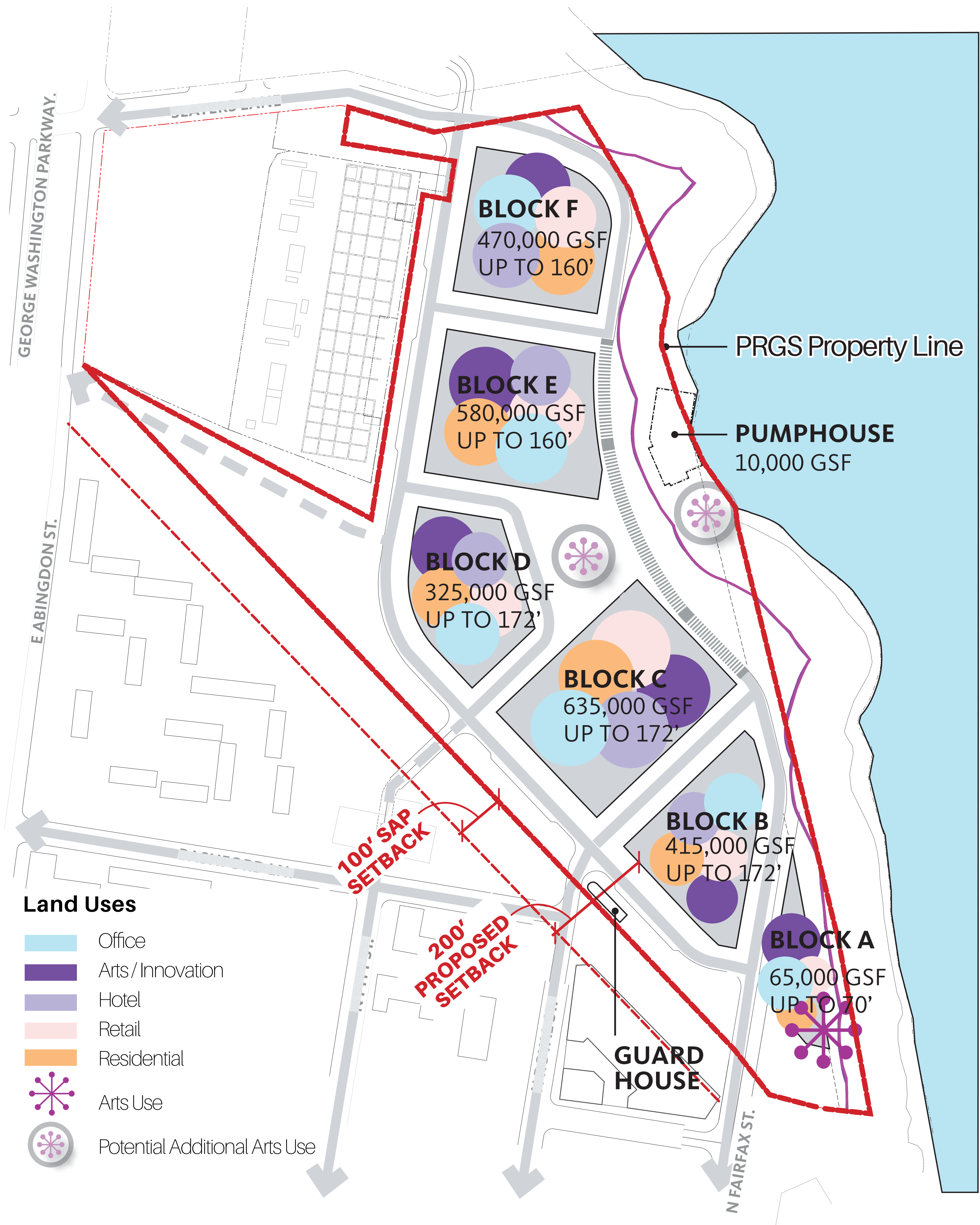
Development Special Use Permits



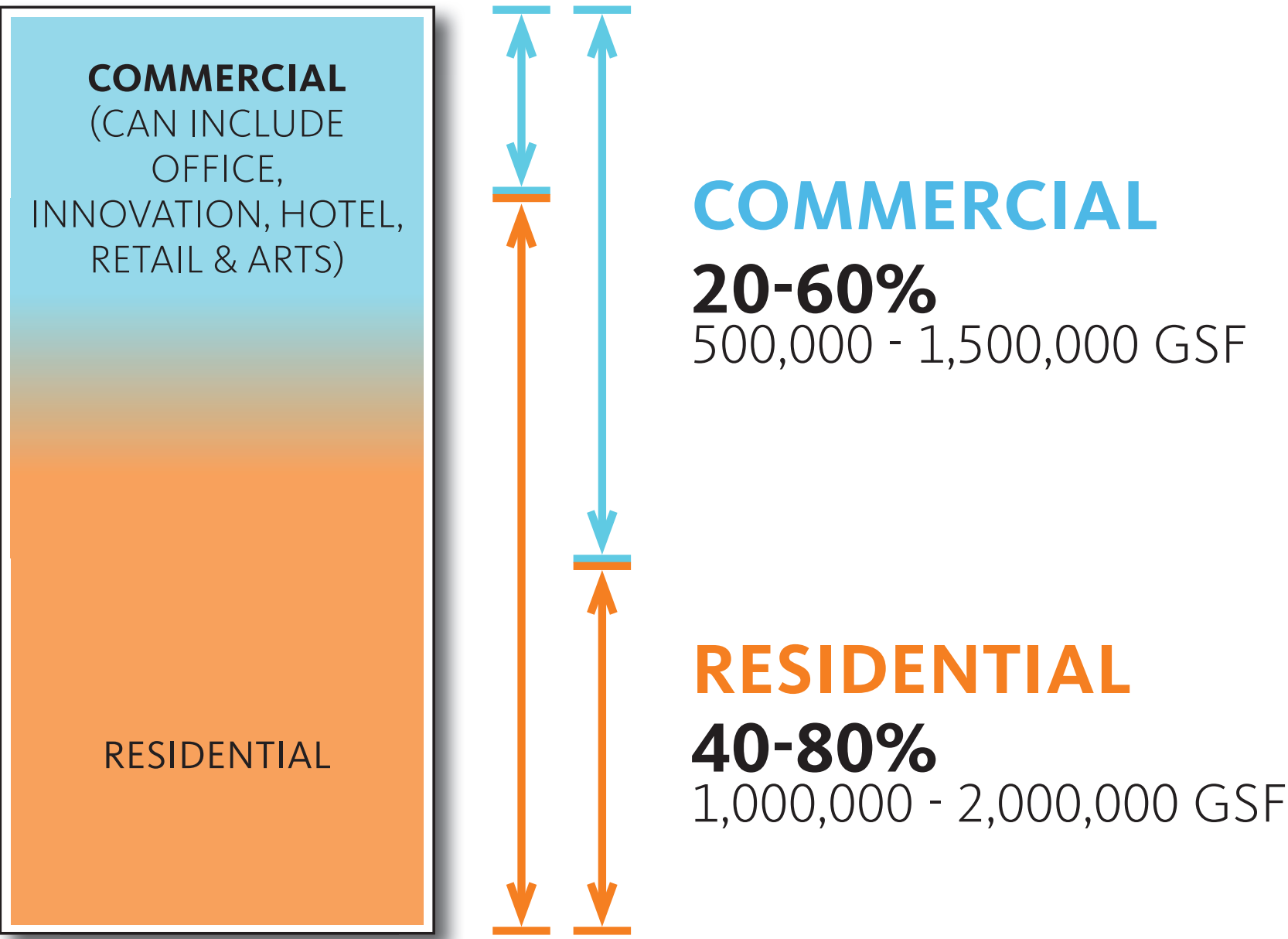
BLOCK FORM, ARCHITECTURE & OPEN SPACE

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

Building sustainability features



FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



*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'.

CONCENTRATED, CONTINUOUS RETAIL

MIX OF RESTAURANTS & RETAIL

STREET ART OPPORTUNITIES

FREQUENT BUILDING ENTRIES



COMMUNITY PROGRAMS

WATERFRONT DINING

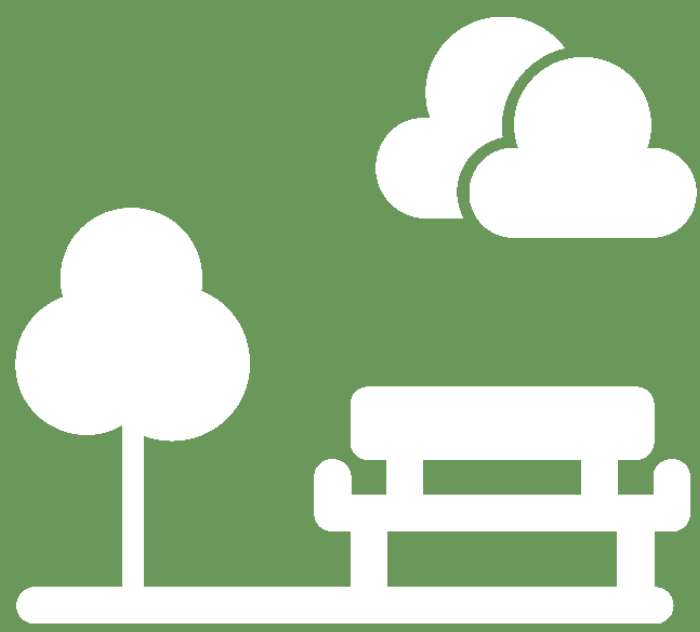
ACTIVE WOONERF

ARTS & INNOVATION

COORDINATED SUSTAINABILITY STRATEGY

STATION 2

SITE



ENERGY & CARBON



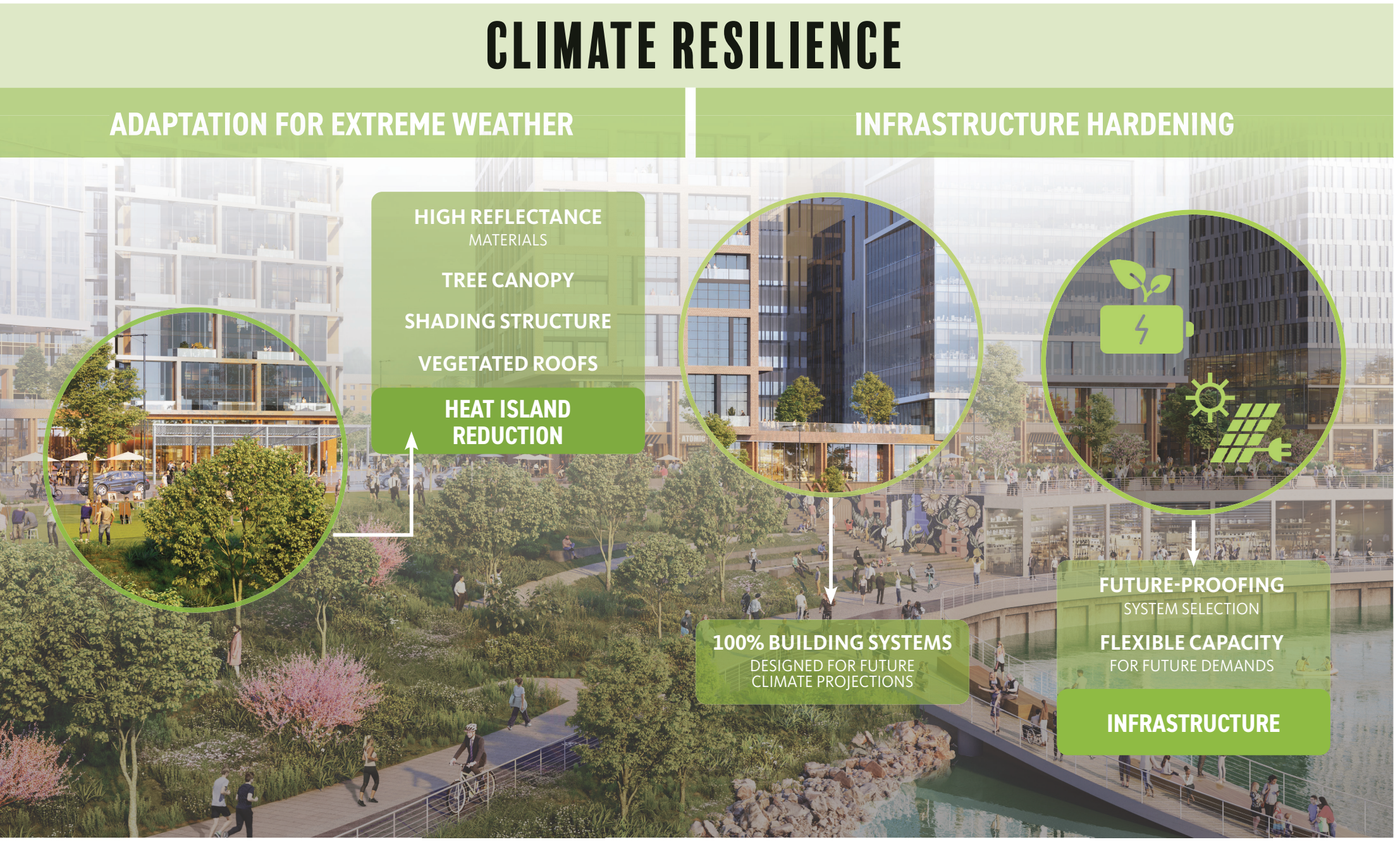
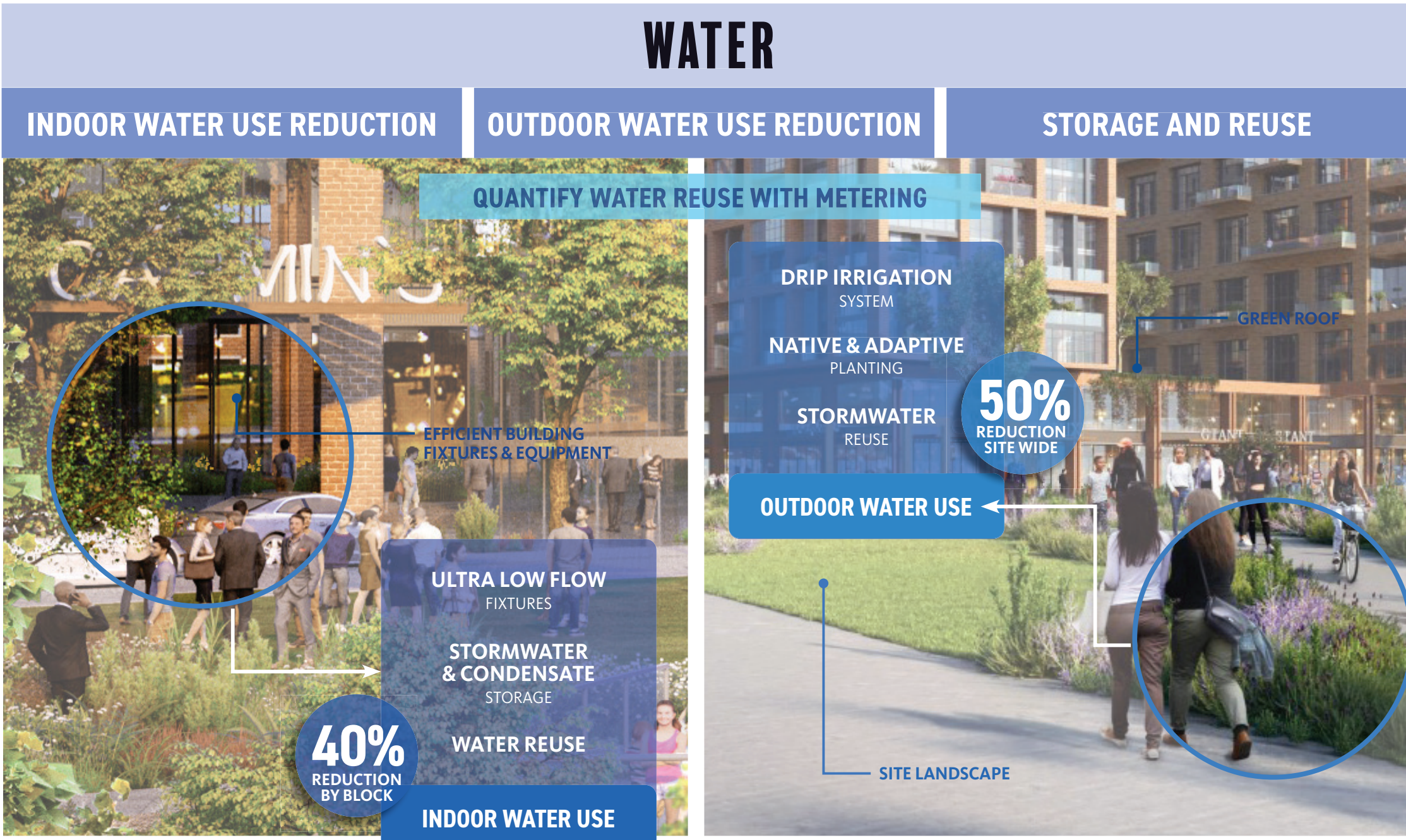
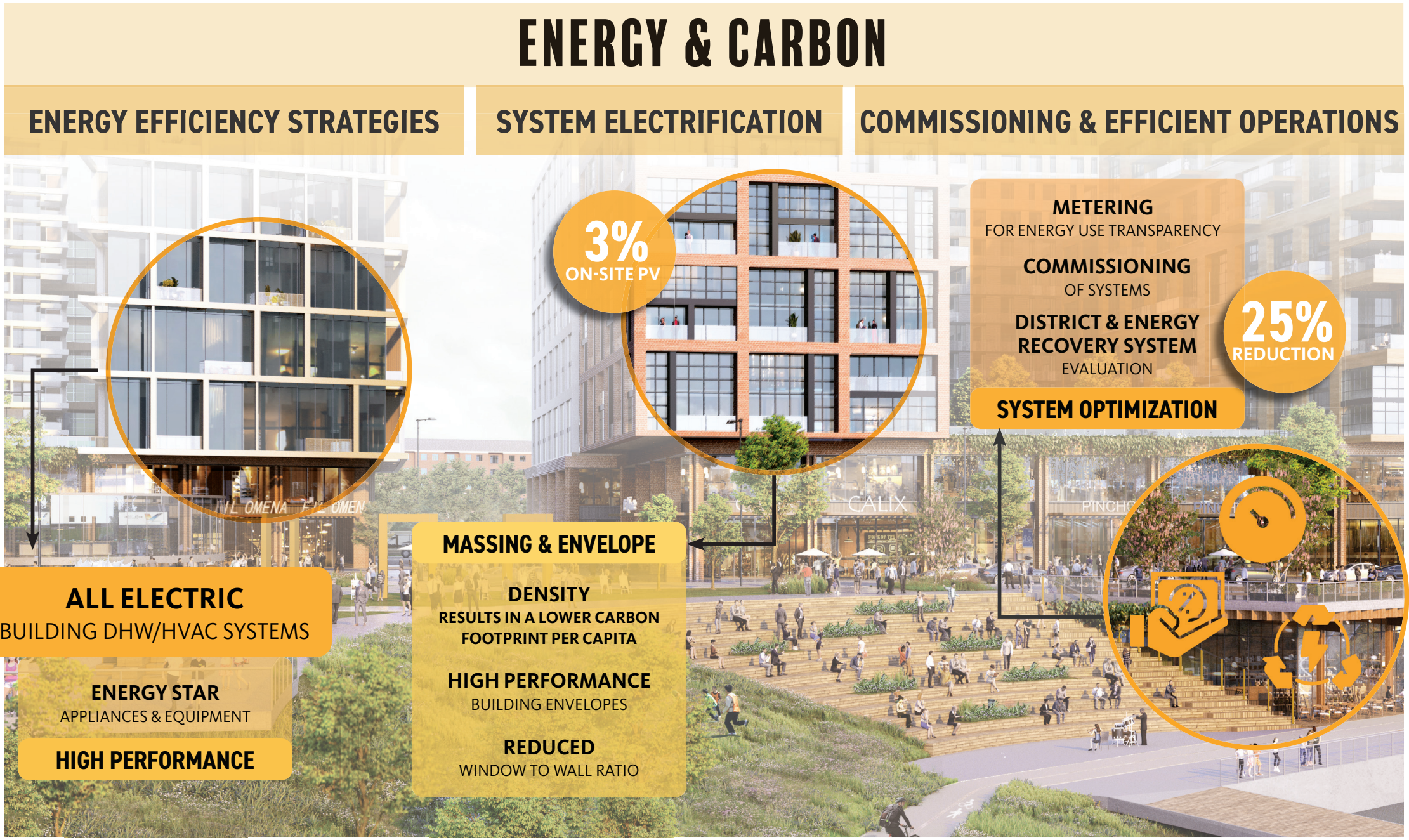
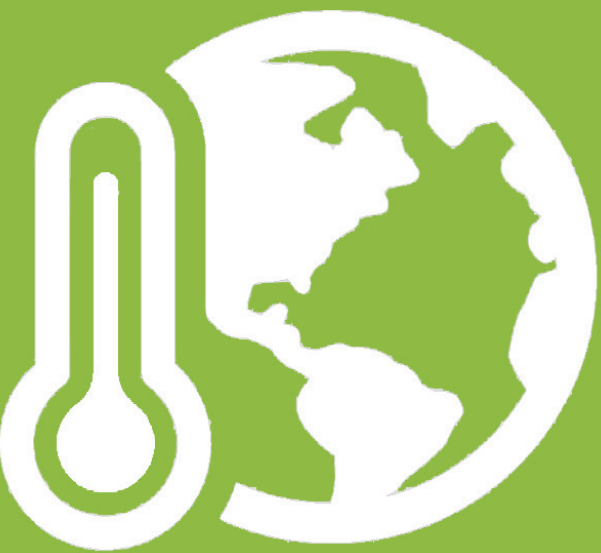
WATER



HUMAN HEALTH



CLIMATE RESILIENCE



SIGNIFICANT OPEN SPACE

13.91 Acres
of total combined open space

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

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



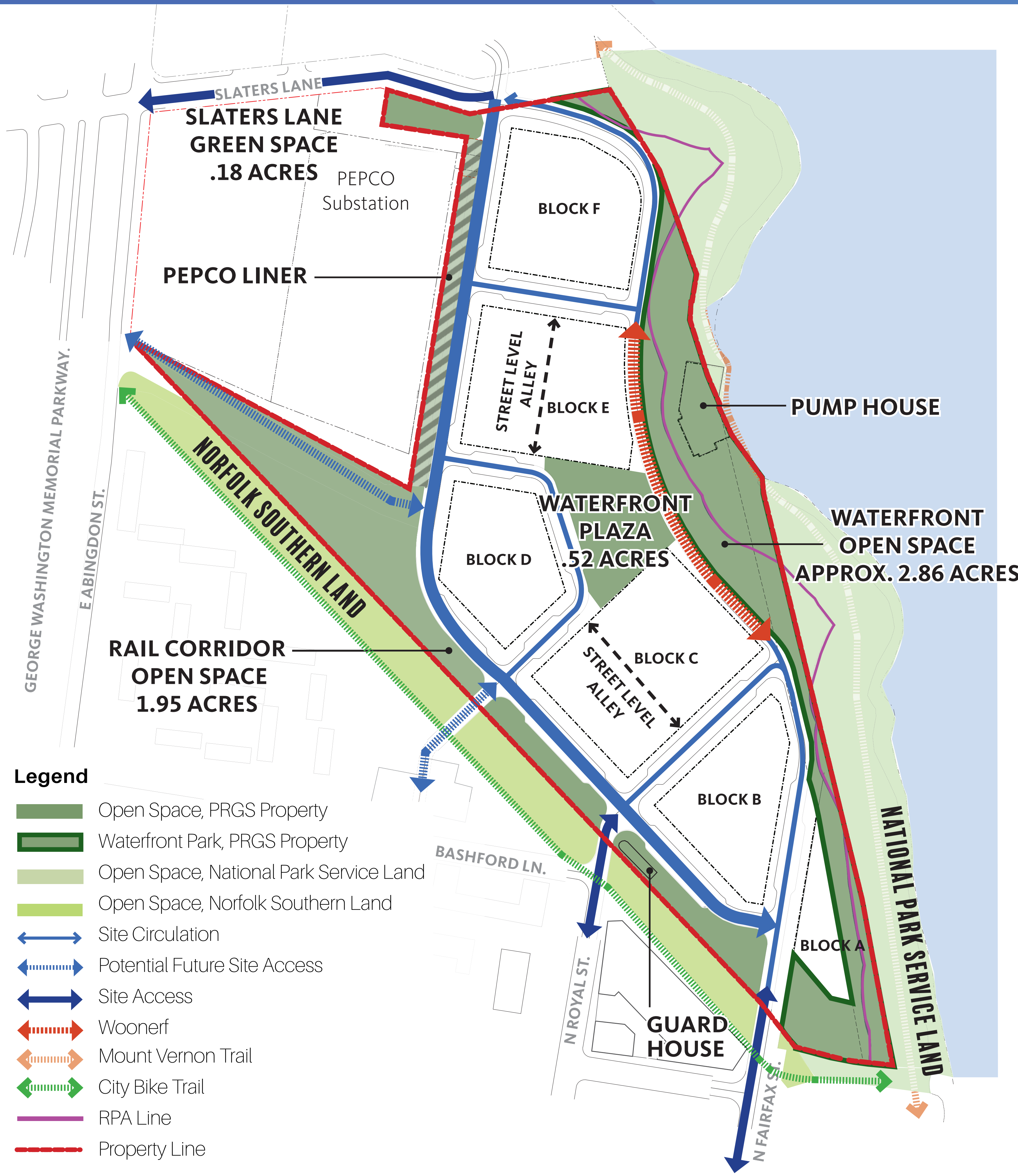
CONNECTION WITH
NEIGHBORHOOD &
WATERFRONT



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



WATERFRONT
CONNECTIONS



ACTIVE
GREEN OPEN
SPACE





PARTICIPATE IN THE
OPEN SPACE SURVEY

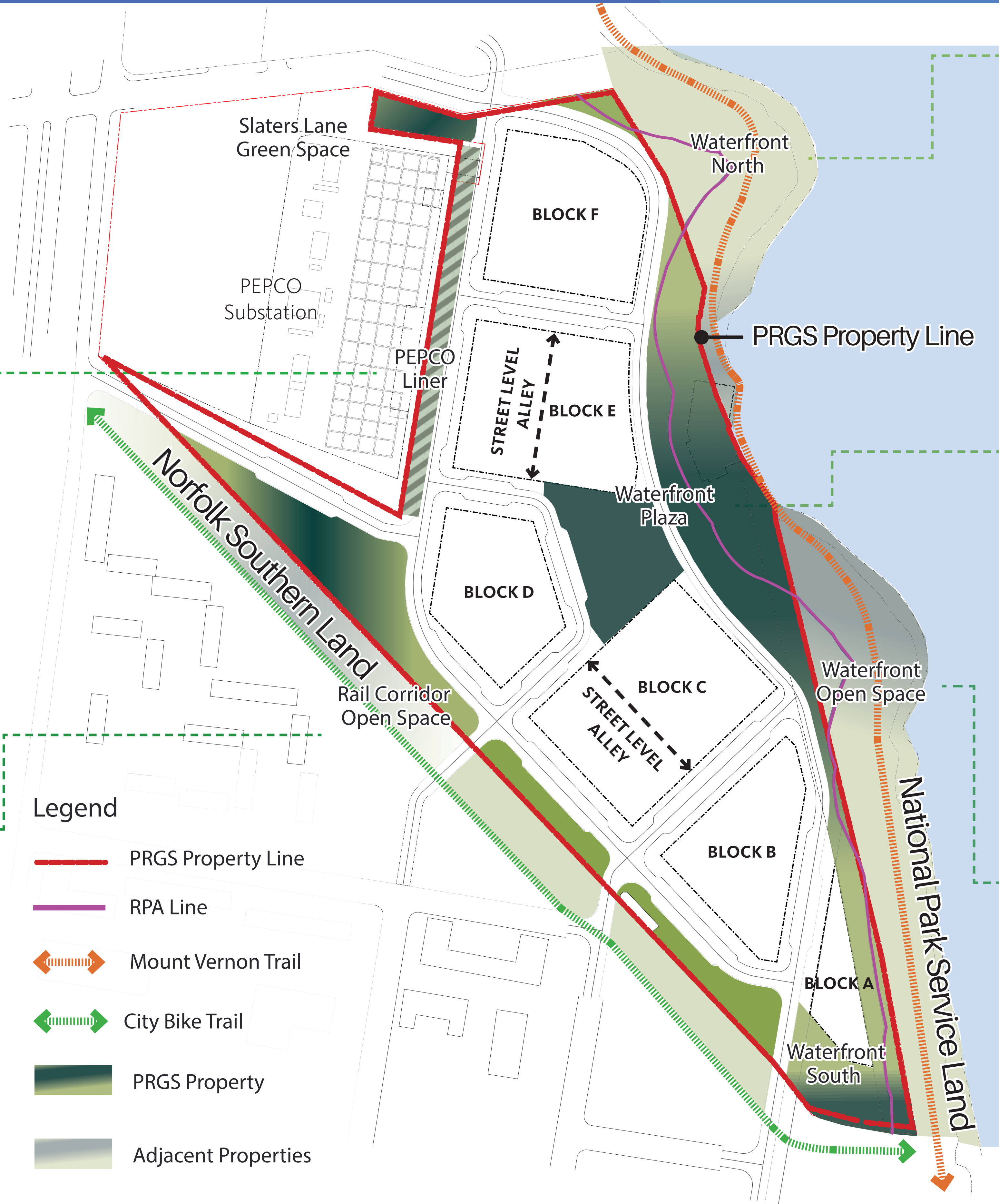


COMMUNITY MEETING
#15 ON OPEN SPACE
MAY 24, 2023

PEPCO LINER



LINEAR PARK



WATERFRONT NORTH



CENTRAL PLAZA AREA



WATERFRONT SOUTH



ANTICIPATED ABATEMENT AND DECONSTRUCTION SEQUENCE

STATION 4

SOUTH

6-9 MONTHS Procurement/Permitting

6-9 MONTHS Deconstruction

MIDDLE

3-6 Months Procurement/Permitting

9-15 Months Abatement/Deconstruction

NORTH

3-6 Months Procurement/Permitting

18-30 Months Abatement/Deconstruction

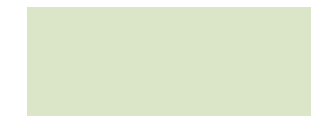


**ANTICIPATED DECONSTRUCTION START
LATE 2024/EARLY 2025**

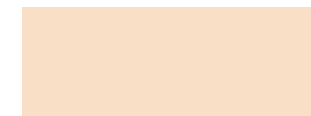
KEY



DECON PHASE 1



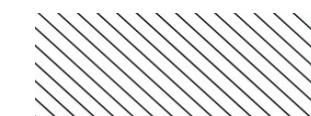
DECON PHASE 2



DECON PHASE 3



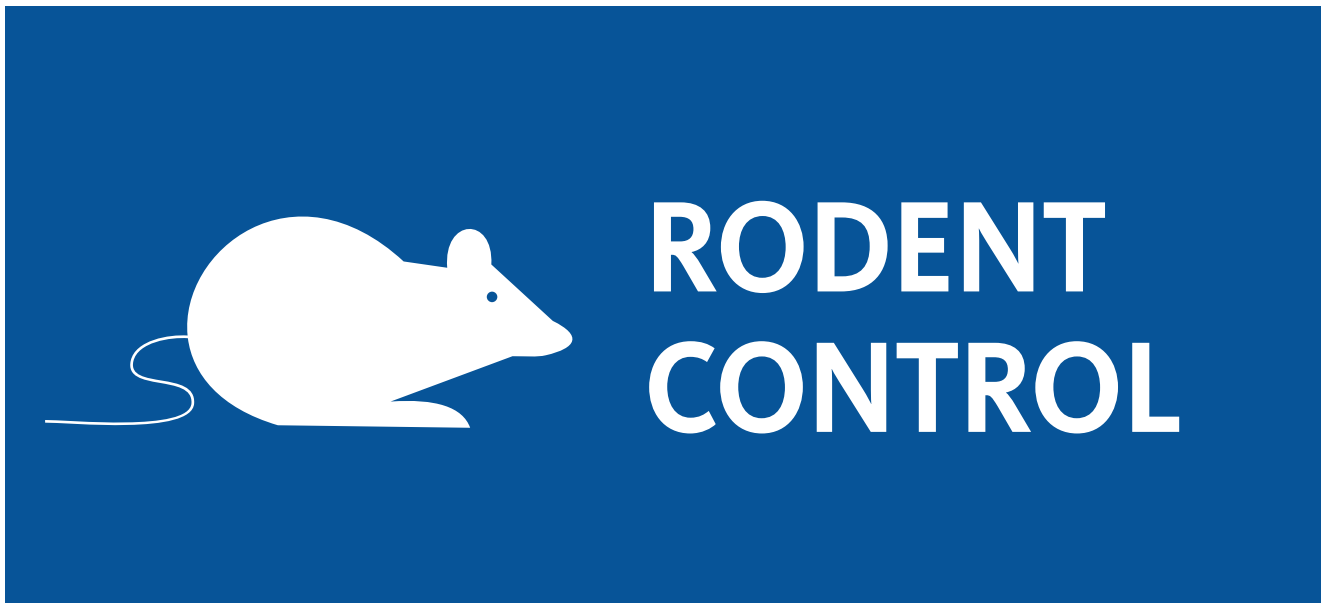
STRUCTURES/BUILDINGS
TO REMAIN



EXISTING
STRUCTURES/BUILDINGS

SCAN QR CODE TO
WATCH JANUARY
PUBLIC MEETING





- On-site rodent control measures will be implemented during abatement and deconstruction activities.



- Deconstruction activities will be completed in accordance with work hours allowed under Section 11-5-4 (b) of the City Code. Additional hours may be requested as needed.
- On-site noise monitoring will be used to maintain levels within allowable thresholds.



- On-site continuous vibration monitoring will be used to maintain levels within allowable thresholds.



MECHANICAL DISMANTLING



- Properties immediately adjacent to the site will be externally surveyed prior to construction.
- Property owners will have the option to have the interior of their property surveyed prior to construction.



- Water will be utilized for dust control, including:
 - Washing down equipment and wheel washes at exits
 - Misting during deconstruction activities
 - Maintenance of stockpiles and work areas
- Daily inspection to verify mitigation measures are working properly
- Third party perimeter dust monitoring in place to verify mitigation measures are maintaining levels below permissible limits



- All asbestos will be abated, containerized and disposed of properly, following Local, State and Federal regulations.
- All work will be performed by contractors licensed by Virginia Department of Professional and Occupational Regulation (DPOR) with ASB designation.
- A final clearance letter stating that identified asbestos has been removed and properly disposed of will be provided to City of Alexandria prior to start of deconstruction of each specific abated area.



ASBESTOS CONTAINMENT AREAS



DUST MITIGATION

COMMUNITY COMMUNICATION

- Prior to deconstruction commencement, informational public meetings will be held and there will be ongoing, periodic community meetings to provide updates.
- A website will provide the following information:
 - 24/7 Hotline available for immediate questions/concerns
 - Online portal for general questions/inquires
 - 3-week look-ahead schedule of site activities
 - Monthly dust monitoring reports.



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 13.91 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.



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INTO OLD TOWN NORTH



CONNECT PEOPLE
TO THE WATERFRONT



PROVIDE MEANINGFUL &
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CREATE A SUSTAINABLE
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