



hrp GROUP

HRP ALX
Alexandria Housing Affordability Advisory Committee (AHAAC)
May 7, 2026

SCHEDULE & PROCESS

>> STEPS FORWARD

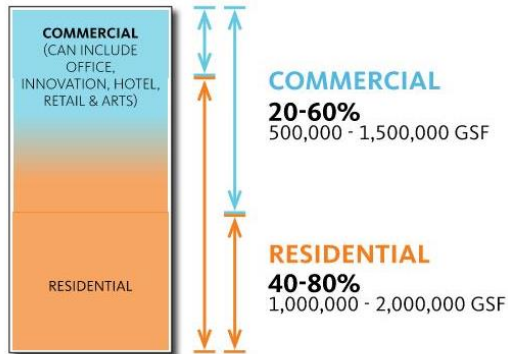


| KEY | | | |
|-----|--------------------|--|---------------------|
| | IDSP | | DSUP |
| | CSS | | CDD APPROVAL |
| | COMMUNITY MEETINGS | | UDAC & PRC MEETINGS |
| | OTHER REVIEWS | | |

CDD Masterplan and Zoning

- Development is across 6 blocks. The existing Pump House & Guard House are anticipated to be reused.
- A mix of commercial and residential uses has been approved. 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 up to 200'.

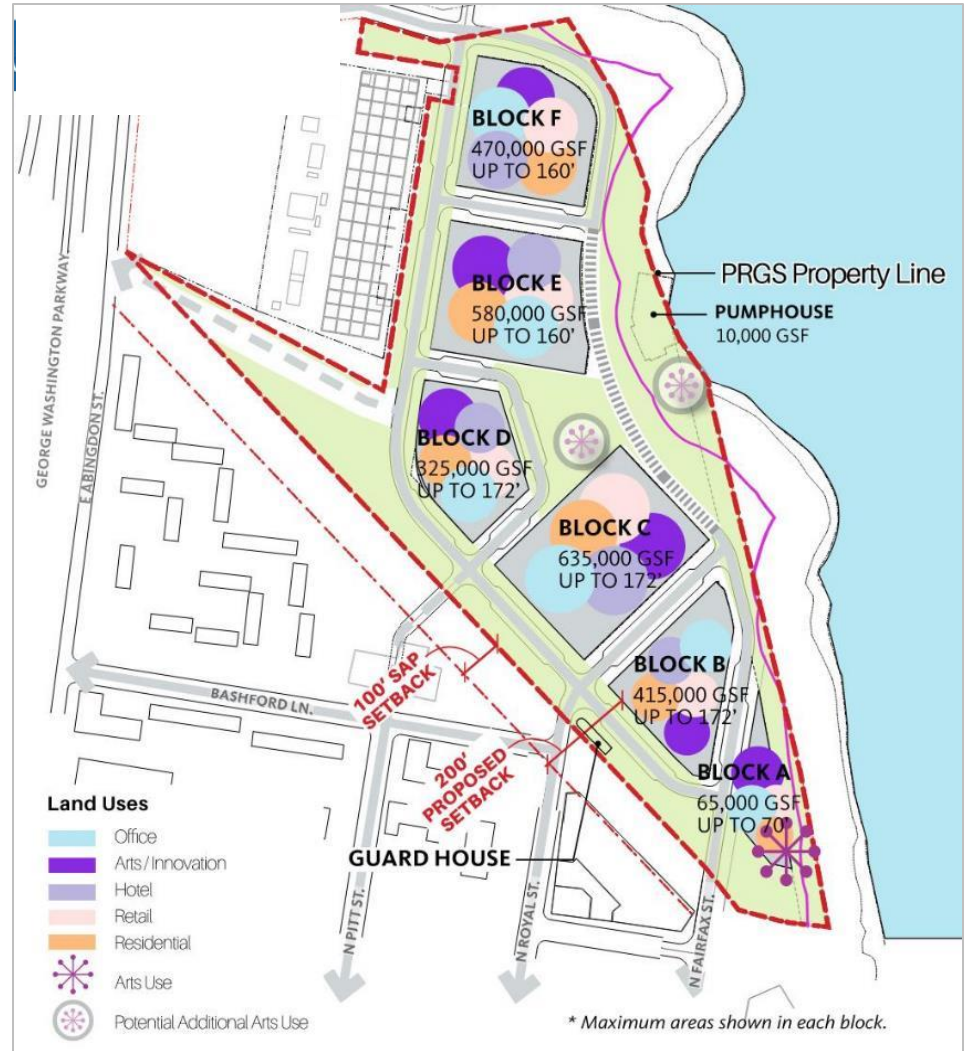
FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



*USES WILL BE MIXED ACROSS THE SITE.

*Commercial uses can include, but are not limited, to those listed.

| | BLOCK A | BLOCK B | BLOCK C | BLOCK D | BLOCK E | BLOCK F | PUMP HOUSE |
|--------------------|------------|-------------|-------------|-------------|-------------|-------------|------------|
| | 66,000 GSF | 414,000 GSF | 633,000 GSF | 326,000 GSF | 579,000 GSF | 472,000 GSF | 10,000 GSF |
| Commercial* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Office | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Arts/Innovation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Hotel | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Retail | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Residential | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |



The PRGS redevelopment's **significant affordable housing commitment** will be delivered in three forms:

1. **Creation of approximately 58-65 on-site affordable units** at 60% AMI, included in all phases of residential development. (58,333 GSF)
2. **Voluntary financial contribution** of \$8-\$11 million (2022 \$) to the **Housing Trust Fund**, with the amount calculated based on final mix of uses.
3. **A Public-Private Partnership** leveraging voluntary contribution to construct a dedicated affordable building on or adjacent to the site with approximately **100 affordable units** (100,00 GSF).

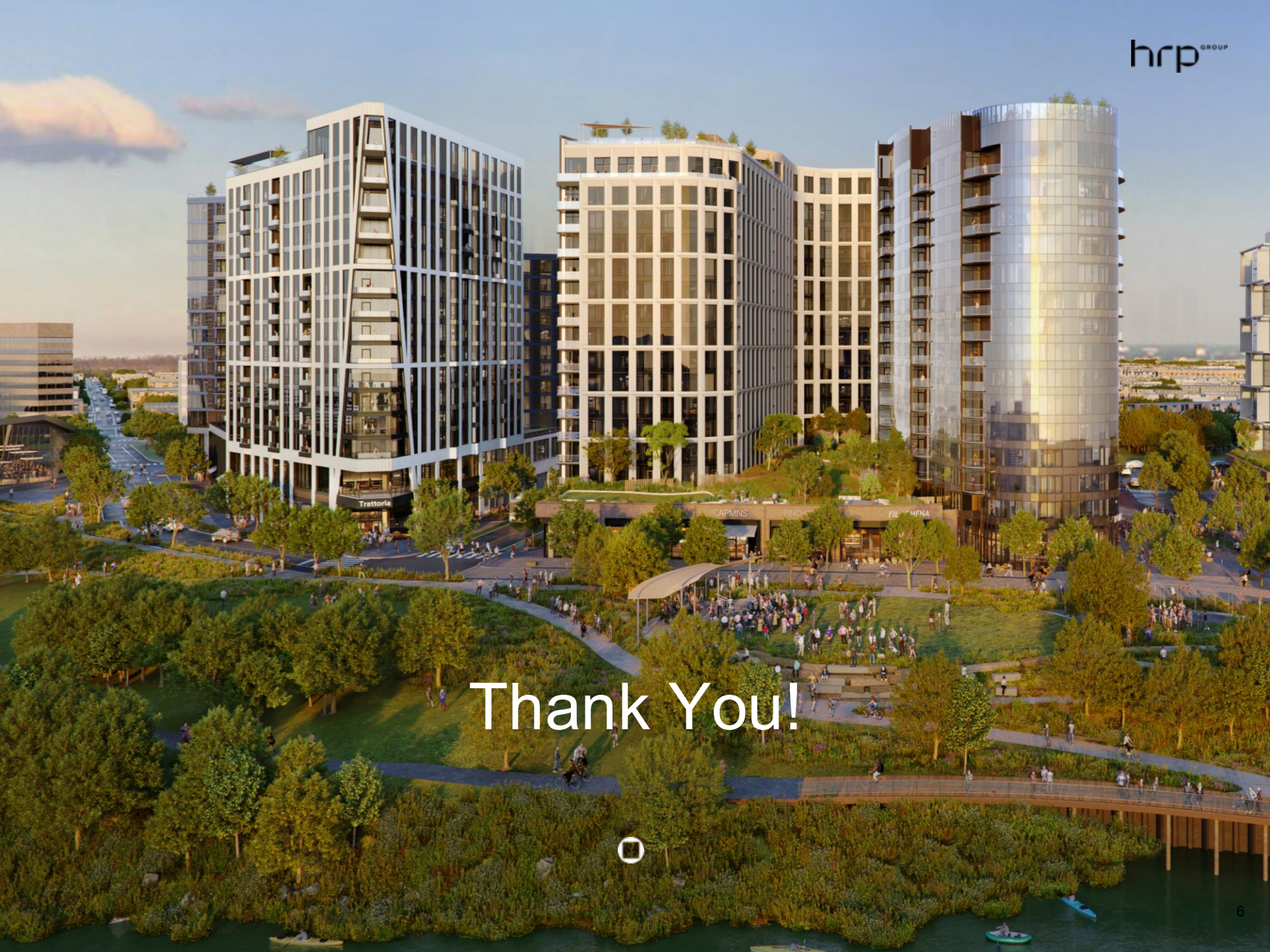
This three-pronged approach ensures that affordable living opportunities will be included within and adjacent to the project site so that all **Alexandrians can take advantage of the open space, amenities, and other public benefits** associated with this transformational redevelopment.

1. Affordable Housing Trust Fund Contribution:

- Block B - \$2,143,034.84
- Block C - \$3,242,094.03
- Total - \$5,385,128.88

2. On-site Affordable Units:

| Block B | Block C |
|------------------------|---------------------|
| 2 Studios | 1 Studio |
| 2 One Bedrooms | 4 One Bedrooms |
| 1 One Bedroom + Den | 2 One Bedroom + Den |
| 2 Two Bedrooms | 3 Two Bedroom |
| 1 Two Bedroom + Den | 1 Two Bedroom + Den |
| 8 Units | 11 Units |
| Total: 19 Units | |



Thank You!





**WE TRANSFORM
UNSIGHTLY BLIGHT...**

**INTO SUSTAINABLE
COMMUNITIES**



**A COMPREHENSIVE
SITE VISION**



**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 &
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

HRP ALX

Industrial History



60+ OF COAL BURNING DATING BACK
YEARS TO 1949

25K FUEL OIL STORED IN TWO
GALLONS UNDERGROUND STORAGE TANKS
AT THE COMPLEX

5 COAL-FIRED STEAM BOILERS AND
UNITS TURBINE GENERATORS ON SITE

OCT POWER PLANT CEASES
2012 OPERATIONS

NOV HRP ACQUIRES POWER PLANT
2020 WITH PLANS TO REDEVELOP THE
SITE

HRP ALX

Impact Highlights

300K+

METRIC TONS/YR
CO₂ REDUCTION

FROM FORMER COAL FIRED
POWER PLANT

2.5M

SQ FT

LEED-CERTIFIABLE
CONSTRUCTION
WITH SOLAR & GREEN
ROOFTOPS

3%

TARGET RENEWABLE ENERGY
GENERATION THROUGH FIRST
OF ITS KIND COORDINATED
SUSTAINABILITY STRATEGY

3.1K

PERMANENT & CONSTRUCTION
JOBS PROJECTED



HRP ALX

By the Numbers

\$60M+

POWER PLANT
DECONSTRUCTION &
REMEDIATION

+/- 160

NEW AFFORDABLE HOUSING
UNITS ACROSS BOTH PHASES

10+

ACRES OF PUBLICLY
ACCESSIBLE OPEN SPACE &
WATERFRONT ACCESS

\$35M+

PUBLICLY ACCESSIBLE
INFRASTRUCTURE

\$770M

NEW TAX REVENUES TO THE
CITY OF ALEXANDRIA OVER 30
YEARS

\$2B+

TOTAL PRIVATE INVESTMENT

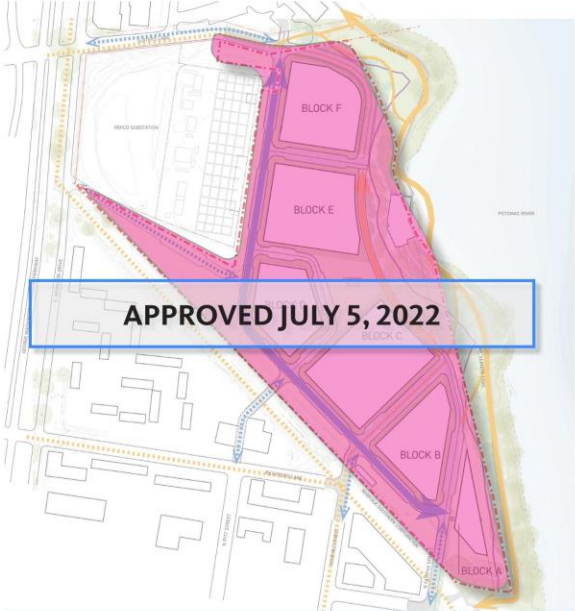


Development Review Process

Building on Approved CDD

CDD

Coordinated Development District

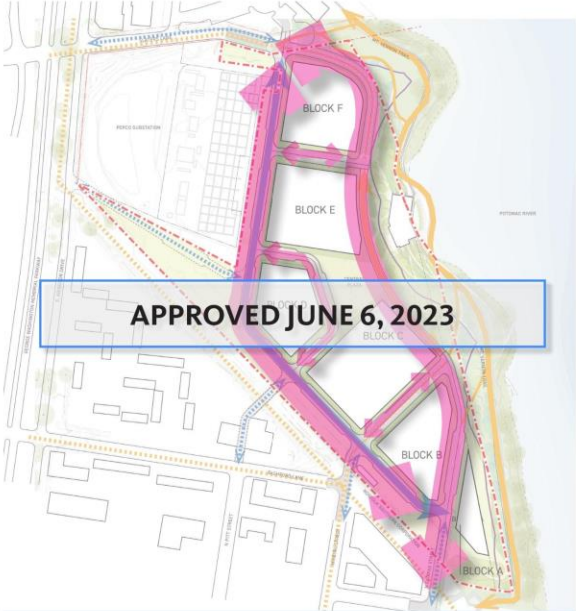


MASTER PLANNING & ZONING

- 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
 - Endorsed by City Council on 5/23

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
 - Block A Concept III submitted 6/25; Blocks B & C Verification of Completeness submitted 7/25
 - Open Space DSUP 2nd Verification of Completeness submitted 9/25

Affordable Housing Benefits



- CDD requirement of 58,333 GSF on-site is divided by block:
 - 8,500 GSF in Blocks A & B
 - **8 Units** (8500 GSF) being provided **in Block B**
 - 25,000 GSF in Blocks C & D
 - **11 Units** (12,500 GSF) being provided **in Block C**
 - Remainder (12,500 GSF) will be provided with Block D
 - The balance (24,833 GSF) will be provided in Blocks E & F
- Block B and C DSUPs Completeness Verified
- Public hearings scheduled for June 2026

HRP ALX

Affordable Housing

| | Unit Mix | Total Units | Percent of Project | Proportional Affordable Units |
|--------------|---------------------|-------------|--------------------|-------------------------------|
| Block B | Rental Units | 204 | 100% | 8 |
| Block C | Rental Units | 398 | 100% | 11 |
| Total | Rental Units | 602 | 100% | 19 |

Total estimated Block B & C on-site contribution:

- 19 Rental Units (60% AMI)
- Estimates based on Verifications plans submitted July 2025. Unit count and mix are subject to change. Affordable mix may be updated for proportionally and equivalency prior to Final Site Plan release to the satisfaction of the Director of Housing.

Design | Development



HRP ALX

Design & Development

We have engaged a **world-class design team** including Gensler, Office of James Burnett, Handel and SCB to collaborate on bringing our vision to life.

Balfour Beatty is providing pre-construction services for the project.

The project will add **10 acres** of on-site and off-site new or improved public open space along the majestic Potomac River waterfront.

As a continuation of the Alexandria Arts Corridor, the project includes **significant placemaking** components, including dynamic new arts/cultural, retail and restaurant space.



HRP ALX

Comprehensive Open Space Program



HRP ALX

Waterfront Open Space



HRP ALX

Waterfront Open Space



HRP ALX

Rail Corridor Open Space



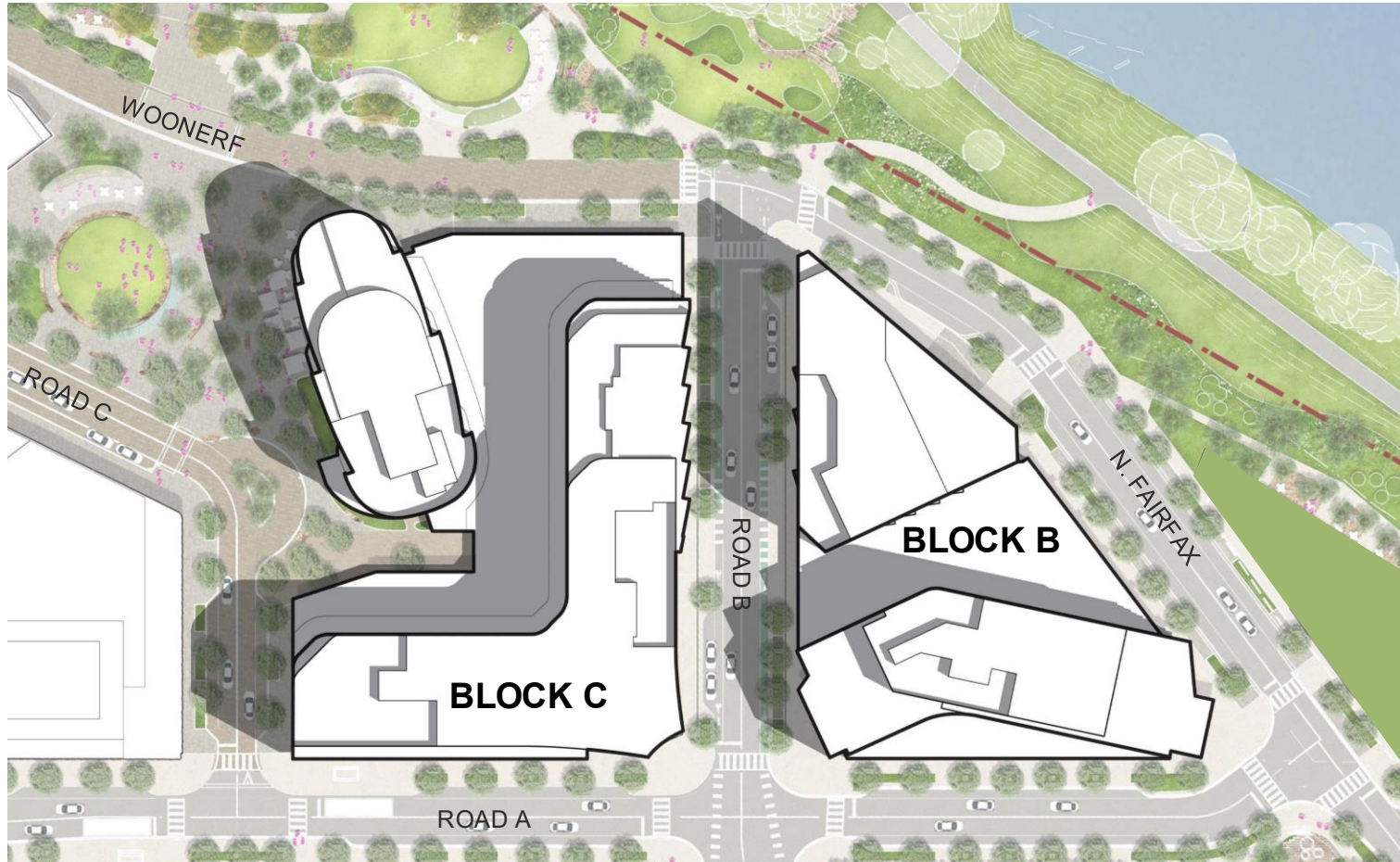
HRP ALX

Rail Corridor Open Space



Blocks B & C

Development Plan



| Block C | | |
|------------|-----------------|---------|
| Commercial | Residential | Total |
| 33k SF | 460 - 490 Units | 664k SF |

| Block B | | |
|------------|-----------------|---------|
| Commercial | Residential | Total |
| 68k SF | 262 - 320 Units | 454k SF |



Blocks B & C

View from Rail Corridor Open Space



Block C

View from Woonerf



Community Partnerships



HRP ALX

Community Engagement

- **19 public meetings**; all recordings and – presentation materials made available at hrpalx.com.
- Annual **community site tours** since 2023, engaging **600+ neighbors** and collecting 500+ pounds of food for ALIVE!
- **50+ additional meetings, events and site tours**, including career awareness opportunities with local nonprofits.
- **Open Space Survey** reaching 800+ Alexandrians in 4 languages.
- **Employee volunteerism**, including Mount Vernon Trail cleanups and holiday drives with ARHA, ALIVE! and Firefighters & Friends.



HRP ALX

Community Partnerships



- HRP's impact extends beyond development, with **over \$200,000 invested nonprofits and workforce development organizations** serving Alexandria.
- Ongoing **workforce development partnerships** with Cornerstone Craftsman, Computer CORE and the Seaport Foundation, with planned **internship and apprenticeship opportunities**.
- Developed **philanthropic partnerships** with Friends of the Mount Vernon Trail, ALIVE!, ARHA, Firefighters & Friends, ACT for Alexandria, and other local nonprofits.
- **Engagement in the Old Town North civic community**, working closely with The Chamber ALX, Old Town North Alliance, NOTICe, and the Old Town North Community Partnership.



*“HRP Group’s redevelopment plan will transform this underutilized site to **create a vibrant new waterfront destination for Alexandrians and visitors alike and deliver long-term benefits to our community**, including job creation, an increased tax base, and significant public infrastructure improvements and more than 10 acres of new or improved public open space.”* —**Delegate R. Kirk McPike, 5th District, Commonwealth of Virginia House of Delegates**

*“I am most excited about this site **belonging to Alexandrians again.**”* —**Michela, Neighbor, Harbor Terrace**

*“Since the closure of the former power plant in 2012, this site has sat vacant as both an eyesore and a barrier to waterfront access in one of Alexandria’s planned neighborhoods. HRP Group plans to transform the 18+ acre waterfront site into a vibrant mixed-use development in **alignment with the Old Town North Small Area Plan and reflective of extensive citizen input.**”* —**Judd Isbell, President, Friends of the Mount Vernon Trail**

*“I am most excited about the ability to **continue Alexandria’s history of housing affordability + racial diversity/opportunity.**”* —**Sarene, Neighbor, Alexandria**

*“This redevelopment is an opportunity to replace an obsolete power plant with a world-class waterfront district that provides accessible job opportunities in the trades and delivers **lasting benefits for Alexandria’s residents, businesses, and visitors.**”* —**Deb Roepke, Executive Director, Alexandria Seaport Foundation**

Thank You



HRP ALX

View from Potomac River



Recent Old Town North Projects*

- 1.12 Million SF
- 292,000 SF bonus density
- 122,115 SF Affordable Housing bonus density
- **42%** Affordable Housing bonus density
- 1,004 total units
- **43** Affordable Units

○ **4.3% of total units Affordable**

PRGS Project

- 2.5 Million SF
- 350,000 SF bonus density
- 275,000 SF Affordable Housing bonus density
- **79%** Affordable Housing bonus density
- 1,000-2,000 total units
- **158-165** Affordable Units

○ **8-16% of total units Affordable**