



Mixed-use Redevelopment

Chester Waterside Station

Chester, Pennsylvania

Originally built:
1916

Type:
Coal-fired

Capacity:
468 MW

Decommissioned:
1982

Site size:
100 acres

Project cost:
\$80 million

The Philadelphia Electric Company (PECO) Chester Waterside Station was operational from 1916 through 1982. The site then sat vacant for almost two decades due to environmental and structural challenges. After PECO remediated the site, Preferred Real Estate Investments (PREI) purchased the power plant for \$1 under the condition that PREI would perform the interior environmental cleanup as the new owner. Remediation and demolition of the building took more than a year and cost almost \$10 million. In 2002, the power plant was repurposed into 1.4 million square feet of office space and the site was rebranded as The Wharf at Rivertown. By 2006, the space was 70% leased with key tenants including Wells Fargo. In 2016, a 18,500-seat stadium and training center for the Philadelphia Union Major League Soccer (MLS) team was built on the site and the team moved its headquarters into the former plant.



! Key Findings

Tackling remediation

Significant remediation needs delayed reuse at the site and caused it to sit vacant for decades.

Subdividing the site

PECO donated a portion of the site to the city, sold another to PREI, and retained the rest in order to make redevelopment more manageable.

Adapting over time

Continued success at the site has meant adapting to changing tenants and incremental build-out of lots.

Celebrating history

Many architectural features of the original plant were restored and the complex was listed on the National Register in 2007.