

An architectural rendering of a modern urban development. The scene features several tall, modern buildings with glass facades and grid-like window patterns. In the foreground, a large, lush green park area is filled with trees, walking paths, and people. A waterfront area with a wooden boardwalk and kayakers is visible at the bottom. The overall atmosphere is bright and sunny, suggesting a vibrant, walkable community.

hrp GROUP

HRP ALX  
Community Meeting #20  
May 26, 2026

# Agenda

- Masterplan Phasing
- Arts & Culture
- Environmental Remediation
- Abatement & Deconstruction
- Next Steps

# SCHEDULE & PROCESS

14 years in the making

## >> STEPS FORWARD



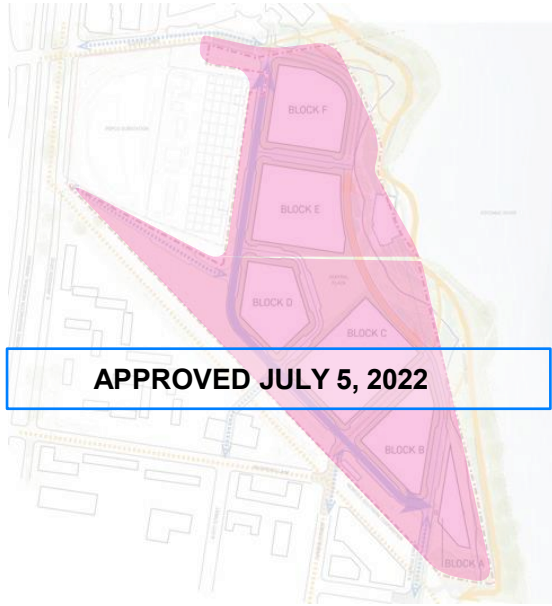
50+ Public Meetings & Community Engagements over 5 years of HRP Ownership

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

## Discretionary Entitlement Process/Status

### CDD

Coordinated Development District



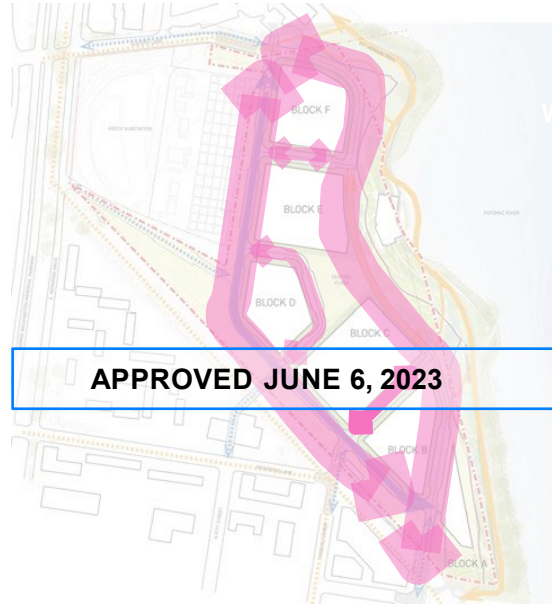
**APPROVED JULY 5, 2022**

#### 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



**APPROVED JUNE 6, 2023**

#### Site & Infrastructure

- Streetscape, roadways and sidewalks
  - Utility routing and approach
- 
- Defines public infrastructure;
  - Coordinated Sustainability Strategy – Endorsed by City Council on 5/13/23

### DSUPs

Development Special Use Permits



**CURRENTLY PURSUING**

#### Block Form, Architecture & Open Space

- Building massing and use
  - Architectural definition and character
  - Detailed open space associated with blocks
- 
- Building sustainability features
- 
- Blocks A Concept III submitted 6/25; Blocks B & C Verification of Completeness submitted 7/25
  - Open Space Verification of Completeness submitted 9/25.

## Master Plan Overview

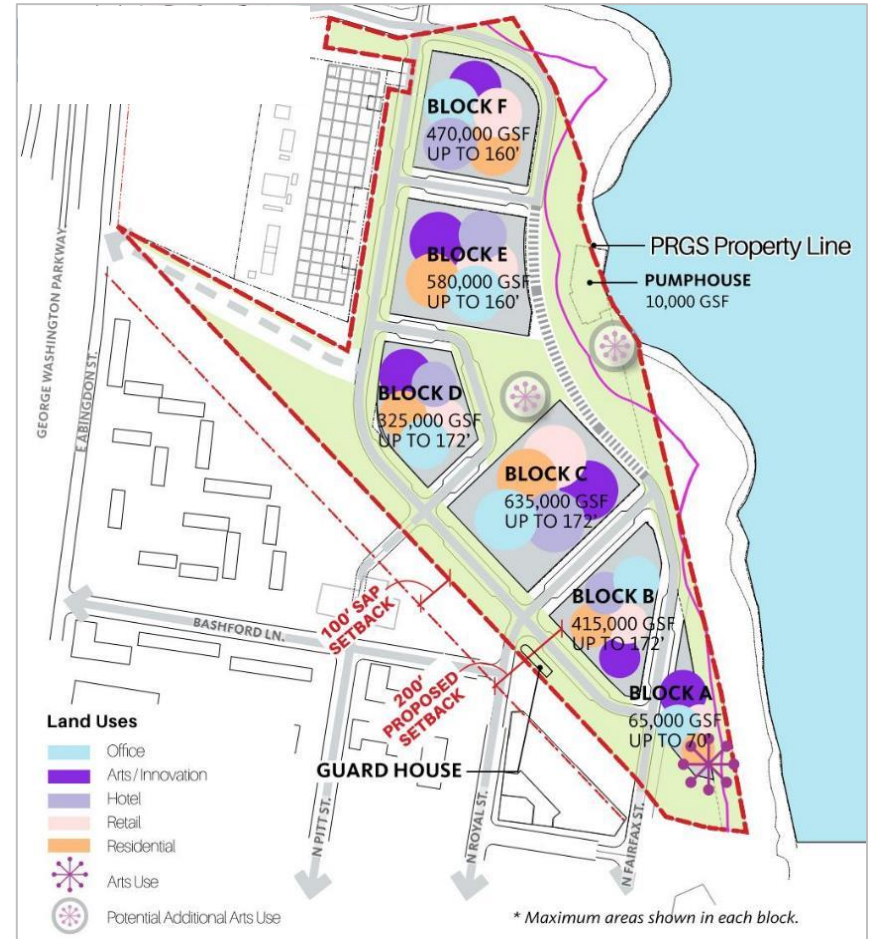
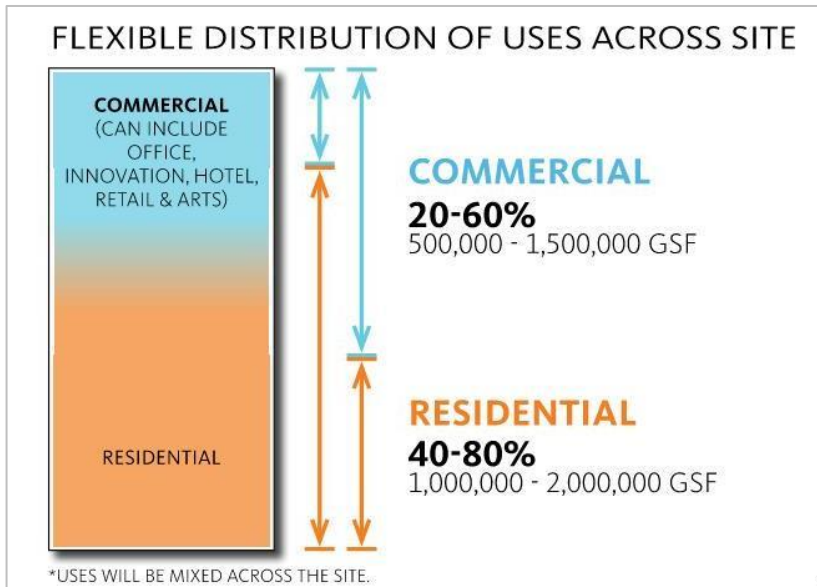
HRP's master plan represents the construction of up to 2.5 million square feet of mixed commercial and residential uses across 6 blocks with a projected capitalization of approximately \$2.0 billion. Commercial uses may include office, arts, innovation, hotel, and other commercial uses.

### Phase 1

- Development of approximately 1.15M square feet of residential, retail, arts and office space on Blocks A, B and C.

### Phase 2

- Development of remaining +/-1.35M square feet of commercial (office, hotel, retail, arts) and / or residential space on Blocks D, E and F, and the Pumphouse.



# Masterplan Phasing



# MASTERPLAN

## Phasing

- 2022 Approved CDD contemplated phased delivery of Open Space
- 2026 CDD Amendment refines Open Space delivery phasing by Block



**KEY**

— Phase Line Delivery by Block

*\*Pumphouse, MVT Boardwalk & Bridge, and Personal Watercraft Launch are subject to NPS process and approval*

# MASTERPLAN

## Phasing

- 2022 Approved CDD contemplated phased delivery of Open Space
- 2026 CDD Amendment refines Open Space delivery phasing by Block
- Four DSUPs have been formally submitted: Block B, Block C, Waterfront Open Space, and Rail Corridor Open Space

### KEY

- Phase Line Delivery by Block
- Future Phases



*\*Pumphouse, MVT Boardwalk & Bridge, and Personal Watercraft Launch are subject to NPS process and approval*

# MASTERPLAN

## Phasing

- 2022 Approved CDD contemplated phased delivery of Open Space
- 2026 CDD Amendment refines Open Space delivery phasing by Block
- Four DSUPs have been formally submitted: Block B, Block C, Waterfront Open Space, and Rail Corridor Open Space
- Concept 3 for Block A was submitted and paused while a user is identified
- Block A Open Space will be delivered in a temporary condition until that parcel is developed

### KEY

- Phase Line Delivery by Block
- Future Phases
- Open Space Temporary Condition



*\*Pumphouse, MVT Boardwalk & Bridge, and Personal Watercraft Launch are subject to NPS process and approval*

# MASTERPLAN

## Phasing

### Existing Conditions



### B & C Construction



# Arts & Culture



As contemplated in the approved CDD, the project delivers **arts & cultural** activation across the site in a variety of ways:

- **30,000 SF of dedicated arts & culture space** across the development, including **15,000 SF of below-market, subsidized space**.
- Extension of the **Arts and Culture District** into the site and northern terminus of the **Old Town Arts Corridor**.
- Historic interpretation plan and **Public Art Plan** developed as part of a site wide strategy for public engagement.
- Potential **reuse of existing site elements** as art or landscape features.

# ART PLAN

## Layout & Concept Imagery



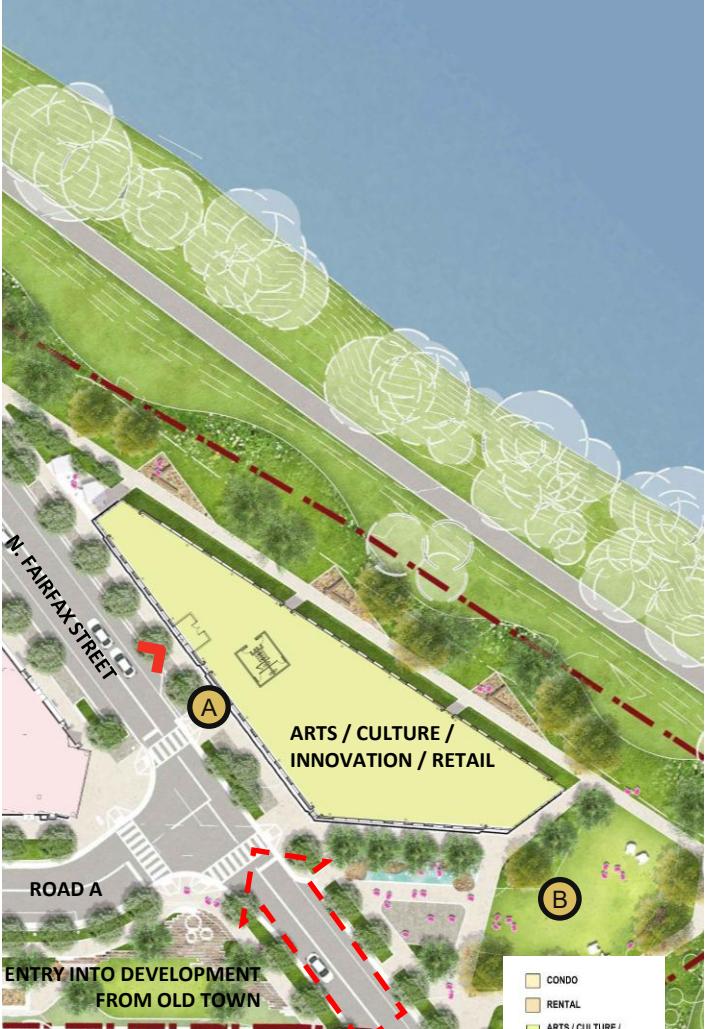
- ① Pepco Screen
- ② Central Plaza Sculpture
- ③ Pumphouse Mural
- ④ Stone Water Feature
- ⑤ Kid's Play Entry Gate
- ⑥ Industrial Artifacts
- ⑦ Gateway Sculpture
- ⑧ Entry Water Feature
- ⑨ Potential Guard House Mural

**Public Art  
will be delivered  
with each Block**

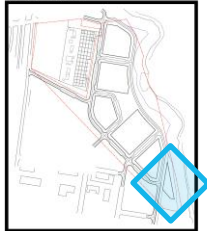


# BLOCK A

## DSUP Concept 3 Submission



Key Map



- CONDO
- RENTAL
- ARTS / CULTURE / INNOVATION / RETAIL
- AMENITY
- RETAIL
- BOH / SUPPORT
- BUILDING ENTRY



# BLOCK A

## Potential Interim Activation



# Environmental Remediation



# Environmental Background

## Voluntary Remediation Program

- HRP enrolled the property in the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program (VRP) in 2021.
- The first step under the VRP was to sample soil and groundwater in potentially contaminated areas. Initial sampling work was completed in the Fall of 2021.
- HRP has submitted a Preliminary Site Characterization, Risk Assessment, and Remedial Action Plan to VDEQ.
- Additional Site Characterization sampling will be completed in coordination with deconstruction when access is possible.
- The Site Characterization, Risk Assessment, and Remedial Action Plan will be updated to incorporate the additional data and resubmitted to VDEQ.

## Petroleum Release Area

- In 2013, a release of fuel oil from two underground storage tanks (UST) was identified immediately east of the building.
- The prior owner conducted remediation activities to the extent feasible with the building in place under the VDEQ Petroleum Program.
- HRP took over responsibility for this release when it acquired the property.
- HRP is currently monitoring this area and will conduct additional remediation in coordination with construction.



# Site Characterization Findings

Localized petroleum contamination is present in the Petroleum Release Area.

Diffuse contamination was identified outside the Petroleum Release Area.

- **Metals:** Concentrations were generally below VDEQ screening levels in soil and groundwater. Thallium, iron, and manganese were detected above screening levels at a few locations.
- **Petroleum:** Outside the Petroleum Release Area, concentrations in soil and groundwater were generally below VDEQ Action Level -- limited concentrations above the soil Action Level in the rail yard.
- **Volatile and Semi-Volatile Organic Compounds:** Concentrations were detected either below residential Screening Levels or between industrial and residential Screening Levels.
- **Polychlorinated Biphenyls (PCB):** not detected.

Additional sampling is warranted in currently inaccessible areas after deconstruction proceeds.

Human health risk assessment was warranted because of the presence of constituents above Screening Levels.

VRP reports for the project are available to the public at [hrpalx.com](http://hrpalx.com) under "Environmental Reports."



# Risk Assessment Findings

## Current Use

- Current site use does not pose an unacceptable risk.

## Construction Activities

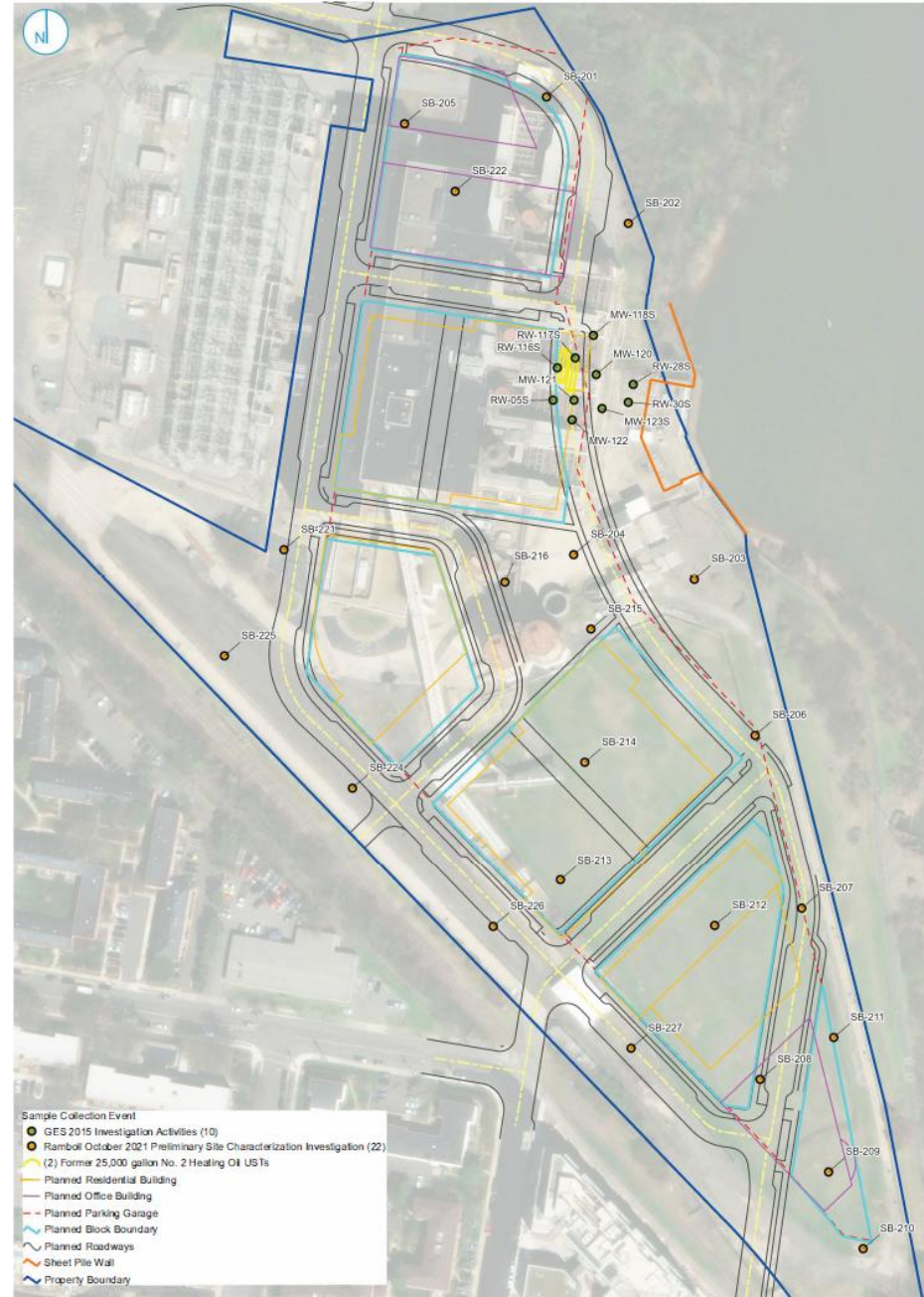
- Construction activities do not pose an unacceptable risk.
- Dust monitoring will be conducted during deconstruction activities to confirm that dust is not migrating beyond the property boundaries at concentrations of concern.

## Future Use

- Remediation to address the presence of metals in soil is appropriate prior to redevelopment of the Site for mixed use, residential use, or recreational use.
- Metals in soil may be present at concentrations consistent with “background” conditions.
- Further evaluation of background concentrations in the area may be conducted, and the risk assessment may be updated.

The Risk Assessment will be updated to incorporate results for additional sampling that will be conducted in currently inaccessible areas after deconstruction proceeds.

VRP reports for the project are available to the public at [hrpalx.com](http://hrpalx.com) under “Environmental Reports.”



# Remedial Approach

## Remedy

- Excavation and off-site disposal of localized petroleum-contaminated soil
- Appropriate management of soil with diffuse contamination during earthwork and capping of soils, as needed

## Timing of Remedy – Localized Petroleum

- This area is close to the existing building, overlaps with existing infrastructure (tunnels), and overlaps partially with a planned subsurface garage.
- Remedial excavation cannot proceed safely until deconstruction proceeds.
- Timing the remedial excavation with a future deconstruction- or construction-related excavation (e.g., tunnel removal or garage excavation), allows the excavation to proceed safely, limits the number of times the contaminated area is disturbed, and limits truck trips.

## Timing of Remedy – Diffuse Contamination

- These soils will be managed appropriately during earthwork and placed beneath development components that will serve as caps, e.g., landscaped areas, sidewalks, roadways, building foundations.
- Further, large volumes of soil impacted with diffuse contamination will be removed from the site as part of construction of subsurface garages.

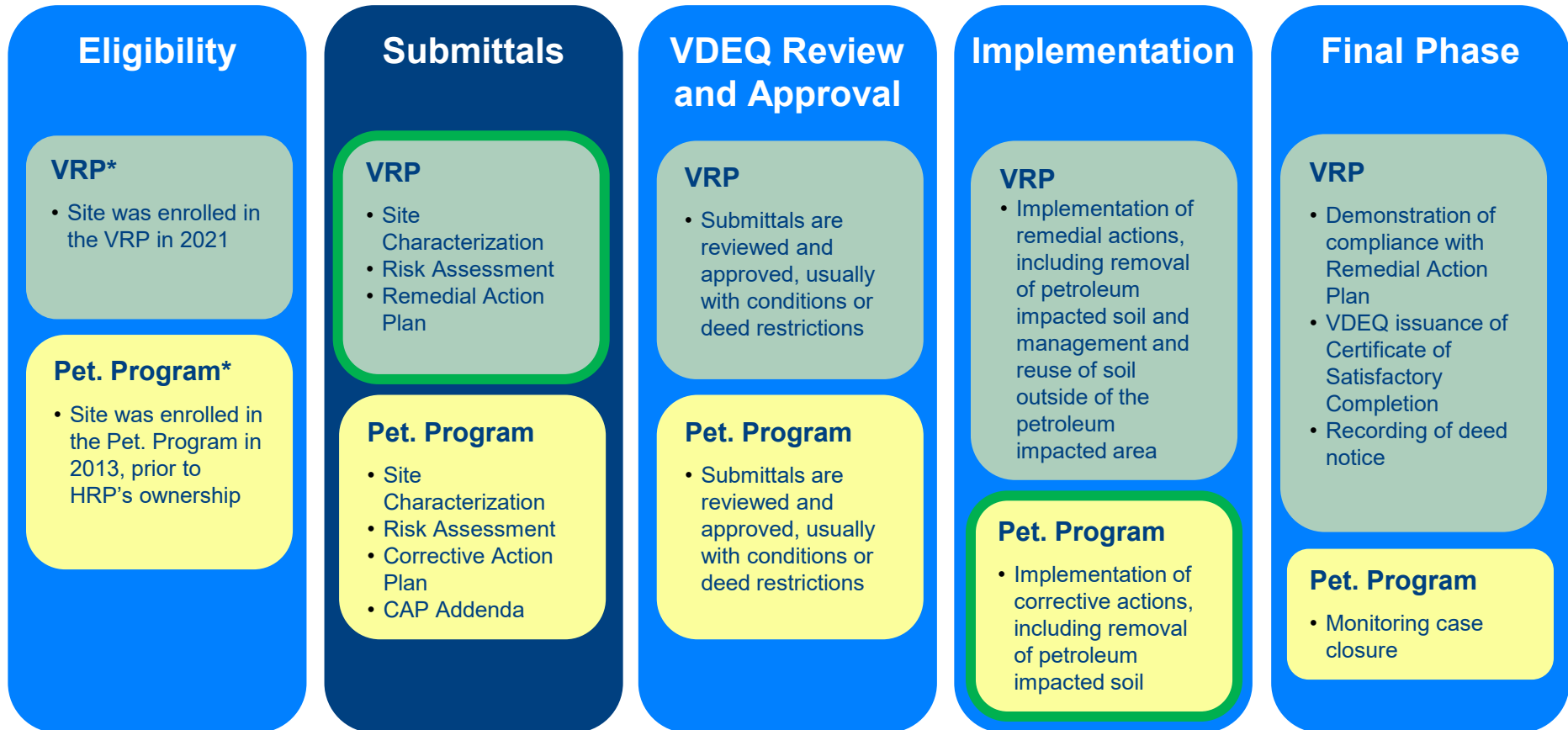
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# VA DEPT. OF ENVIRONMENTAL QUALITY (VDEQ) PROGRAMS

## Voluntary Remediation Program (VRP) & Petroleum Program (Pet. Program)

A release from underground storage tanks (UST) was identified in 2013, prior to HRP's ownership. Remediation was conducted by the prior owner considering continued use of the property as an electrical generating station. In 2021, HRP submitted to VDEQ a Corrective Action Plan (CAP) Addendum to document ongoing monitoring until the planned change in use occurs. HRP anticipates submitting an additional CAP addendum to describe removal of residual petroleum in coordination with deconstruction and construction activities.



**Current Status:** HRP has submitted a Preliminary Site Characterization along with Risk Assessment and Remedial Action Plan based on the preliminary results. Additional Site Characterization sampling will be completed in coordination with deconstruction when access is possible. The Site Characterization, Risk Assessment, and Remedial Action Plan will be updated to incorporate the additional data and resubmitted to VDEQ.

\*Regulatory Programs Independent of the City Review Process

# CITY ENVIRONMENTAL REVIEW PROCESS

## Community Involvement

### Preliminary Development SUP

#### Conditions of DSUP

- Requires submittal of Environmental Reports
- Requires City Council approval
- Requirement for applicant to post all environmental documents on their website

(P&Z Led)

### Final Site Plan Submittal

#### Environmental Documents Required

- Site Characterization
- Risk Assessment
- Remedial Action Plan
- Soil Management
- Health and Safety Plan

(Developer Led)

### City Review

#### City Staff review Environmental Documents

(T&ES Led)

### Final Site Plan Approval

City Staff approve Environmental Documents as part of Final Site Plan and work can begin

(P&Z Led)

### Implementation

City Staff monitor implementation phase

(T&ES Led)

**Current Status:** As required under the approved CDD, these environmental reports were submitted with the project's first Final Site Plan, which was the FSP for Infrastructure.

# Abatement & Deconstruction



# ABATEMENT & DECONSTRUCTION APPROACH

## REGULATED MATERIALS

Surveys were performed by state licensed inspectors to document regulated building materials and residual wastes at the Site.

## DECONSTRUCTION

Balfour Beatty selected to lead deconstruction project.

## SEQUENCE



**REGULATED MATERIALS**  
Assess • Abate • Dispose



**DECONSTRUCTION**  
Mechanical • Dismantle • Recycle/Dispose

## HRP PRIOR EXPERIENCE

**300+ ACRES**

Four Coal-Fired Power Plants

**1,300+ ACRES**

Oil Refinery

**20+ ACRES**

Commercial Buildings

# DECONSTRUCTION & ABATEMENT MITIGATION MEASURES



- 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.



- 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:
  1. Washing down equipment and wheel washes at exits
  2. Misting during deconstruction activities
  3. 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.



MECHANICAL DISMANTLING



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

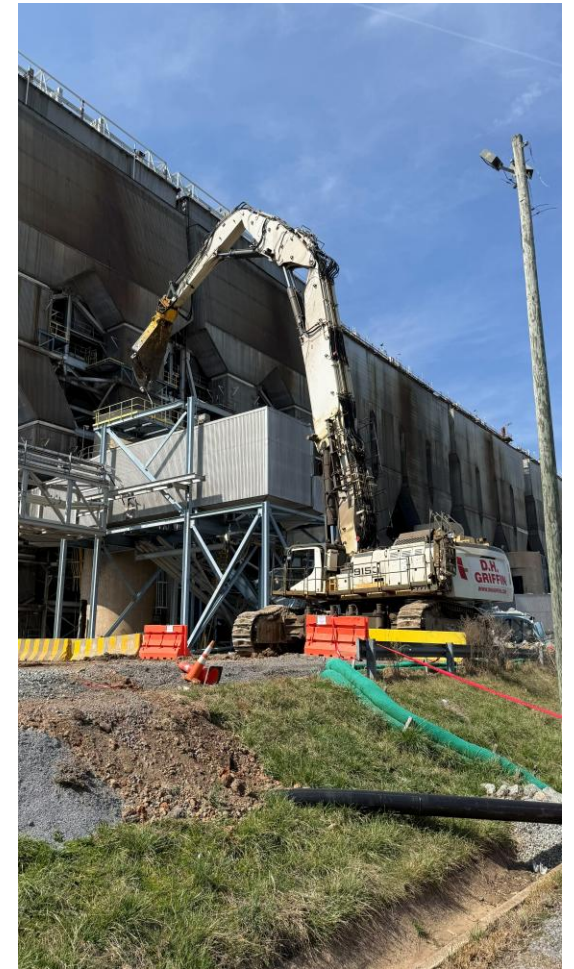
# DECONSTRUCTION APPROACH

Mechanical Deconstruction, Piece-by-Piece Disassembly



# DECONSTRUCTION APPROACH

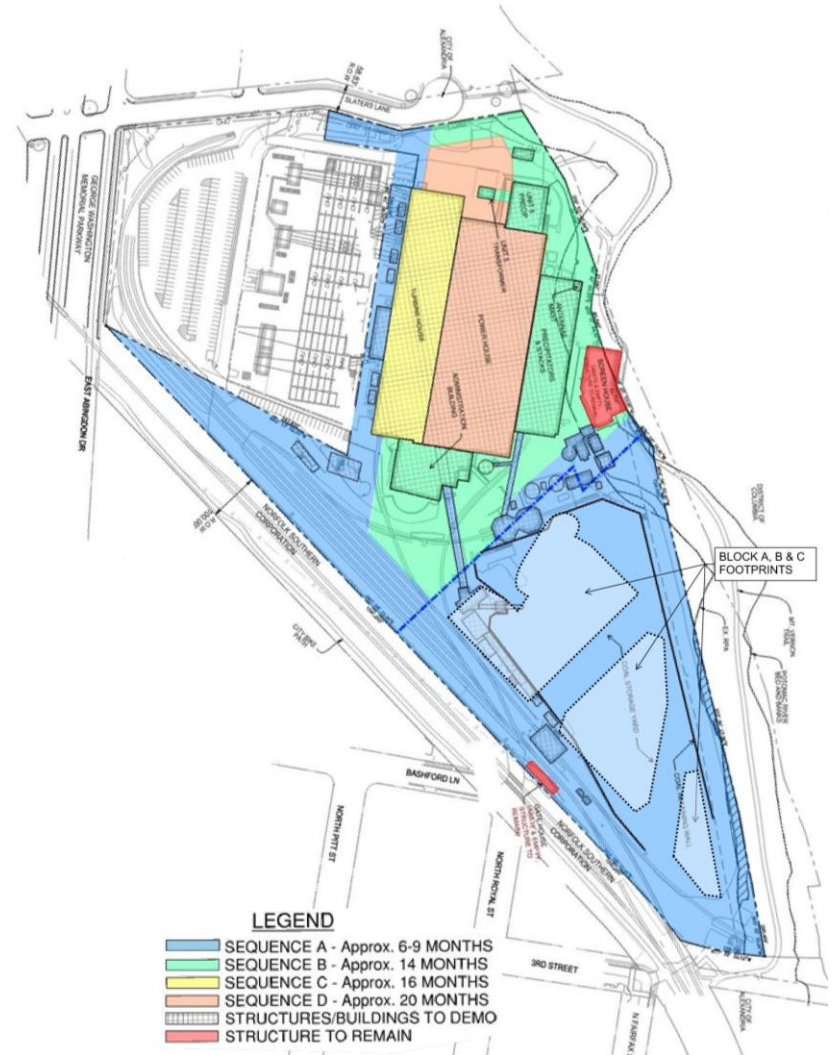
Mechanical Deconstruction, Piece-by-Piece Disassembly



# ABATEMENT & DECONSTRUCTION SEQUENCE



Existing Conditions



Deconstruction Sequence



# COMMUNITY COMMUNICATION

- Developed a public communications plan related to abatement, remediation, deconstruction and pre-construction activities for IFSP submission.
- Prior to deconstruction commencement, informational public meetings will be held and there will be ongoing, periodic community meetings to provide updates.
- A Deconstruction and Construction website will be created to provide the following information:
  - 24/7 Hotline available for immediate questions/concerns
  - Online portal for general questions/inquires
  - Weekly updates of ongoing work and any updates to sidewalk and traffic access
  - Monthly dust monitoring reports
  - All the information presented at meetings



# RESOURCES

HRP Website:  
[www.hrpalx.com](http://www.hrpalx.com)

City Website:  
[www.alexandriava.gov/PRGS](http://www.alexandriava.gov/PRGS)



An architectural rendering of a modern, multi-story building with a glass facade and a dark brick base. The ground floor features a large glass storefront with a sign that says "CANTINO". People are walking on a paved sidewalk in front of the building, and there are trees and landscaping in the foreground. The text "Thank You!" is overlaid in the center of the image.

Thank You!