

Old Town North Power Plant Redevelopment

Frequently Asked Questions

1 What is the timeline for the deconstruction of the power plant structure?

HRP Group purchased the former Potomac River Generating Station (PRGS) property in late 2020 and began designing the overall plan for City of Alexandria (City) review and approval of a Coordinated Development District (CDD) Concept Design Plan. That process took over a year and the CDD was approved in July 2022. Following CDD approval, HRP Group developed the Infrastructure Development Site Plan (IDSP) for City review and approval, which took one year and was approved in June 2023. HRP is currently in the City review process for the first phase of development. Deconstruction of the power plant requires significant upfront planning and engineering in addition to several approvals as outlined below. Deconstruction planning is currently underway and involves HRP Group internal experts with an external team of consultants, engineers, and contractors to ensure the most qualified professionals are overseeing the process. City staff and their third-party consultants will review and oversee this process from a regulatory perspective.

In order for deconstruction to proceed, the following milestones must be achieved:

- City approval of the Infrastructure Final Site Plan (IFSP) which includes an overall deconstruction sequencing plan. Supplemental documents including a community communication plan, construction management plan, logistics plans, and deconstruction mitigation plans have been coordinated with and submitted to City staff as part of the IFSP process.
- City issuance of abatement permit(s), which can only be issued after the IFSP has been approved.

City inspection after abatement and issuance of clearance letter(s), a prerequisite for subsequent permits to physically deconstruct the power plant. Additionally, HRP will hold public informational meetings and communicate with neighbors approximately 3-6 months prior to the start of deconstruction. Regular public communications will be made throughout the deconstruction process.

2 How will the power plant be deconstructed?

First, regulated materials within the plant will be abated and safely removed. Once this process is complete in each structure or area, the City inspects the structure or area to confirm removal and issues a clearance letter(s). From there, mechanical means will be used to dismantle the power plant and auxiliary structures. This process may include the use of high reach excavators and cranes to bring down the structure in manageable pieces in a controlled manner. Equipment will be put in place to control dust and vibration and noise will be monitored throughout the process. PRGS will be the 5th coal fired power plant HRP

Group has deconstructed, and we also have significant experience deconstructing other complex defunct industrial assets, including a 1300-acre oil refinery in Philadelphia and a 3300-acre steel mill outside of Baltimore.

3 What is the City's role in the deconstruction of the power plant?

The City of Alexandria has jurisdictional oversight of the deconstruction project, which means the City is responsible for reviewing and approving deconstruction and logistics plans as well as proposed mitigation measures, such as vibration monitoring, dust monitoring, noise control, and community communication. The City will issue permits for the abatement and deconstruction work and will perform on-site inspections throughout the process. HRP Group and its contractors and consultants have been working closely with the City during the planning process and will continue to do so throughout the deconstruction project.

4 How will the removal of regulated materials from the site be handled?

A removal plan for regulated materials, including asbestos, lead paint and PCBs, has been developed in consultation with HRP's contractors according to local, state, and federal regulations. By following this plan and adhering to the applicable regulations in Virginia, the safe and compliant removal of regulated materials during demolition can be achieved.

The plan includes the following components:

- **Initial Assessment:** Inspection of all structures by a licensed environmental professional to identify areas with regulated materials that must be removed. This has been completed.
- **Regulatory Compliance:** Work with federal, state and local agencies to ensure compliance with all applicable regulations, including the Virginia Department of Labor and Industry (DOLI), Virginia Department of Environmental Quality (DEQ), Occupational Safety and Health Administration (OSHA), and the Alexandria Health Department.
- **Development of Removal Plan:** Engage licensed and certified contractors for the removal of materials identified in the initial assessment. The project is currently working through this step, which includes obtaining the necessary permits from the relevant authorities before the commencement of work.
- **Post-Removal Assessment:** Conduct assessments of each structure to ensure that all hazardous materials have been effectively removed prior to start of deconstruction and obtain certifications from the relevant authorities.

- 4 CONT.** • **Transportation:** Arrange for the transportation of appropriately packaged material using licensed and certified carriers that comply with regulations for the transport of hazardous materials, if applicable.
- **Documentation and Reporting:** Maintain thorough documentation of the removal process, including permits, inspection reports, and disposal records and submit required reports to the relevant regulatory agencies as per local, state, and federal regulations.

5 Will construction of new buildings happen before the power plant is removed?

No, construction of the Phase 1 buildings will occur in coordination with abatement and deconstruction of the power plant. The two will be closely coordinated and may overlap in time, reducing the overall duration of work on site. Abatement and deconstruction of the power plant will begin prior to commencement of new building construction and will be fully complete before the Phase 1 buildings are ready for occupancy.

6 How will wildlife be managed during the removal of the power plant?

HRP Group has engaged WSSI, a wildlife management consultant, to assist with wildlife management prior to the start of deconstruction. WSSI performed a site survey to identify wildlife present on site and created a process to deter nesting onsite. This process involves regular noise and vibration activities during specific periods of the year. All wildlife currently onsite is able to leave freely, there are no barriers trapping any wildlife within the site. Additional measures will be employed as needed during site mobilization prior to deconstruction start.

7 How tall are the buildings going to be?

As a reference point, the existing smokestacks at the power plant are 162 feet tall, and there are other buildings in Old Town North that measure up to 240 feet tall. The project consists of six blocks, with Block A at the southernmost portion of the site (closest to Old Town) and Block F at the northernmost portion (closest to Washington, D.C.). The shortest building is located at Block A, which has a maximum height of 70 feet. The tallest buildings are located at Blocks B and C, which have a maximum height of 172 feet, excluding rooftop equipment and mechanical space. The City approved the height and density in the CDD in 2022, which also included commitments to provide affordable housing, arts and cultural space, and publicly accessible open space.

8 What will the buildings look like?

HRP Group submitted Completeness Submissions for DSUPs for Blocks B and C to the City in the spring of 2025. The plans can be viewed on the project website, www.hrpax.com. These designs incorporate input from multiple City agencies and are currently under review by the Old Town North Urban Design Advisory Committee (UDAC). HRP Group held its 18th community meeting on June 9th, which included a detailed presentation on the block and building designs, as well as the plans for the Waterfront Open Space and Rail Corridor Open Space. It is anticipated that these DSUPs will go before the Planning Commission and City Council for review and approval in the fourth quarter of 2025.

9 What will be in the buildings?

The project is a mixed-use development, which means that it includes residential, commercial, retail, restaurant, and arts and cultural uses. The CDD Concept Plan approved by the City allows for flexibility in the mix of uses. Between 40-80% of the total building square footage may be residential use, including both condo and rental uses and an affordable housing component, and between 20-60% may be commercial space, which could include retail, restaurant, hotel, office, and arts and cultural space. Blocks B and C house a mix of residential uses, including both for-sale condo units and rental apartment units, as well as retail and restaurant uses.

10 Where will the residents and visitors park?

The site will be serviced by a below-grade garage located under the blocks that will house parking for residents, workers, shoppers, and visitors. In addition to the underground parking garage, surface-level metered spaces will be provided along the new streets, offering a convenient option for shorter-term parking needs. Four DASH bus stops connecting to Potomac Yard Metro and Braddock Metro stations and beyond will be provided as part of the redevelopment as will bike racks.

11 What will the open space look like?

The project will deliver or improve more than 10 acres of publicly accessible open space in Old Town North. This includes the Rail Corridor Open Space, a linear park that runs along the City-facing edge of the property, the Waterfront Open Space, a programmed park that faces the Potomac River, and improvements to National Park Service land along the riverfront, including improvements to the Mount Vernon Trail. The Rail Corridor Open Space is dynamically programmed and features play areas, dog parks, sport courts, and passive features like a flexible lawn, seating, and a sensory garden. The Waterfront Open Space also features both active and passive programming, including shared and separated pedestrian and bicycle pathways, a Great Lawn with structures for activations and performances, ample and varied seating, scenic overlooks, and a personal non-motorized watercraft launch allowing for kayak and paddleboard access to the Potomac River.

The open space design and programming incorporate the feedback of over 800 Alexandria residents who responded to a survey conducted by HRP in 2024 as well as community input from the 18 community meetings HRP has held. The open space plans were presented in detail during the June 9, 2025, community meeting and are available on the project website, www.hrpax.com.

COMPARISON OF OLD TOWN NORTH BUILDING HEIGHTS:

