

POTOMAC RIVER GENERATING STATION

COMMUNITY MEETING #13

January 30, 2023



 **Hilco**TM
Redevelopment Partners

 WIRE GILL

Gensler

HANDEL
ARCHITECTS

 SCB

OJB

 christopher
consultants
IMEG

**Thornton
Tomasetti**

BURO HAPPOLD

GOROVE SLADE
Transportation Planners and Engineers

**CLARK
CONSTRUCTION**

ARUP

 **WALKER**
CONSULTANTS

 **Michael Blades & Associates**
Elevator and Escalator Consulting

 **LERCH BATES**
Building Insights

 **vhb**

 Capitol Airspace Group

 **moffatt & nichol**

HRP ALEXANDRIA PROJECT TEAM



Roberto Perez
CEO

Our mission is to take on complex projects where we return economic opportunity to industrial sites that have run their useful life. We have been successfully acquiring and redeveloping obsolete properties in cities across the country, bringing new economic life to places in need of revitalization and opportunity.



Melissa Schrock
EVP, MIXED-USE
DEVELOPMENT



Julianna Connolly
EVP, ENVIRONMENTAL
REMEDATION



John Newhall
SVP, MIXED-USE
CONSTRUCTION



Nicholas Pullara
VICE PRESIDENT,
DEVELOPMENT



Michelle Beaman Chang
VP, MIXED-USE
DEVELOPMENT



Danny Pettway
VP MIXED-USE
CONSTRUCTION



Siobhan Steen
DIRECTOR, MIXED-USE
DEVELOPMENT



Rodney Dew
DEVELOPMENT MANAGER
MIXED-USE DEVELOPMENT

**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

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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

TODAY'S MEETING

1. ABATEMENT/DECONSTRUCTION + ENVIRONMENTAL REMEDIATION

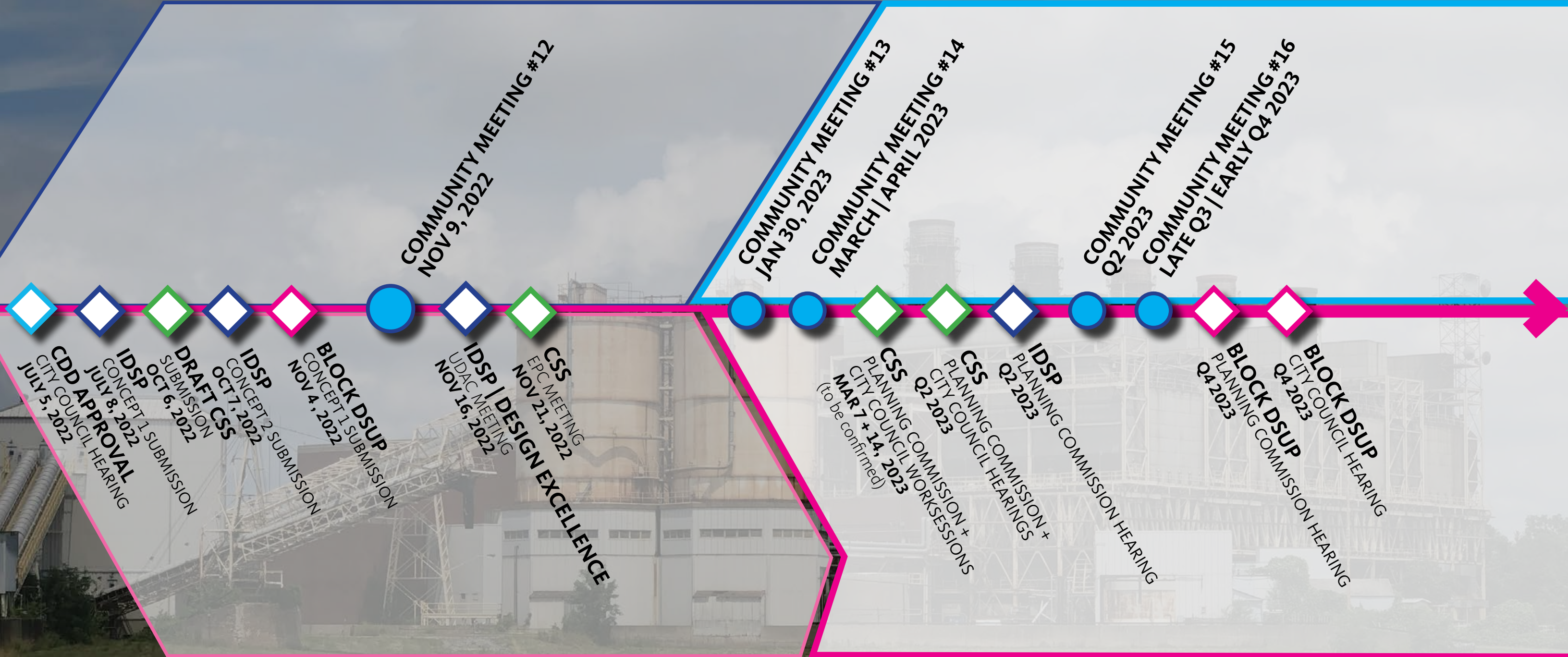
2. CONNECTIVITY OF OPEN SPACE

3. CSS OVERVIEW

3. NEXT STEPS

SCHEDULE & PROCESS

STEPS FORWARD



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NOV 9, 2022

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MARCH | APRIL 2023

COMMUNITY MEETING #15
Q2 2023

COMMUNITY MEETING #16
LATE Q3 | EARLY Q4 2023

CDD APPROVAL
CITY COUNCIL HEARING
JULY 5, 2022

IDSP
CONCEPT 1 SUBMISSION
JULY 8, 2022

DRAFT CSS
SUBMISSION
OCT 6, 2022

IDSP
CONCEPT 2 SUBMISSION
OCT 7, 2022

BLOCK DSUP
CONCEPT 1 SUBMISSION
NOV 4, 2022

IDSP | DESIGN EXCELLENCE
UDAC MEETING
NOV 16, 2022

CSS
EPC MEETING
NOV 21, 2022

CSS
PLANNING COMMISSION +
CITY COUNCIL WORKSESSIONS
MAR 7 + 14, 2023
(to be confirmed)

CSS
PLANNING COMMISSION HEARINGS
Q2 2023

IDSP
PLANNING COMMISSION HEARING
Q2 2023

BLOCK DSUP
PLANNING COMMISSION HEARING
Q4 2023

BLOCK DSUP
CITY COUNCIL HEARING
Q4 2023

KEY

- IDSP
- DSUP
- CDD APPROVAL
- CSS
- COMMUNITY MEETINGS

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PROJECT APPROACH

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

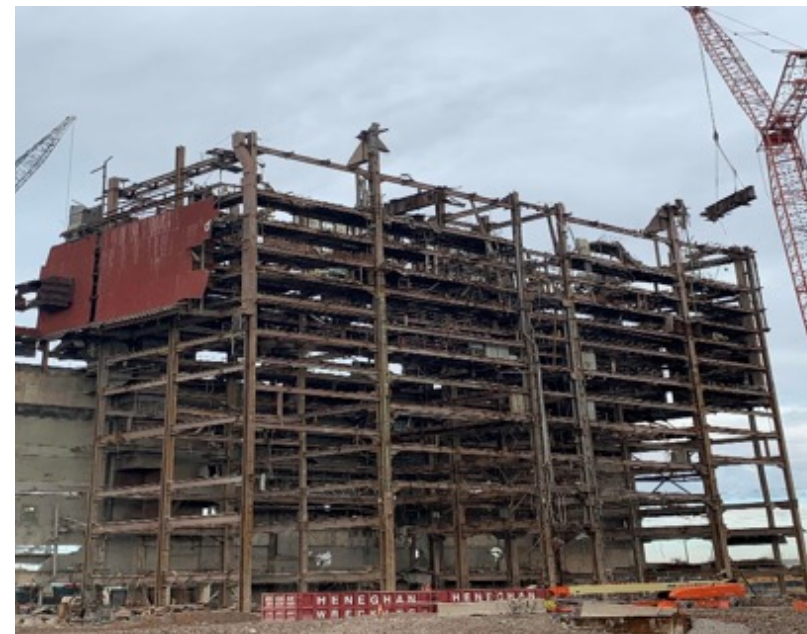
DECONSTRUCTION Contractor selection process underway.

Sequence



REGULATED MATERIALS

Assess • Abate • Dispose



Deconstruction

Mechanical • Dismantle • Recycle/Dispose

Experience:

300+ ACRES

Coal-Fired Power Plants

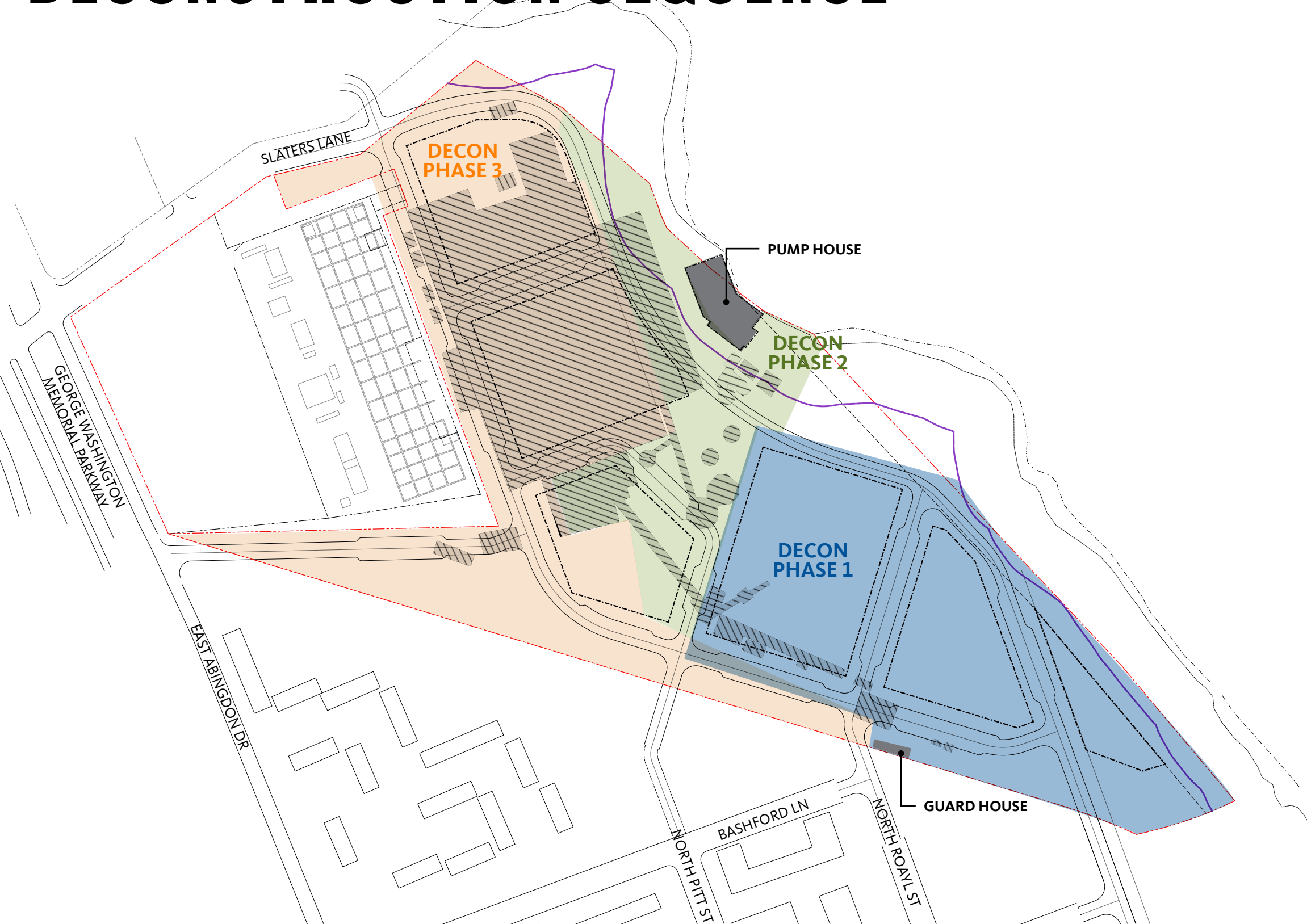
1,300+ ACRES

Oil Refineries

20+ ACRES

Commercial Buildings

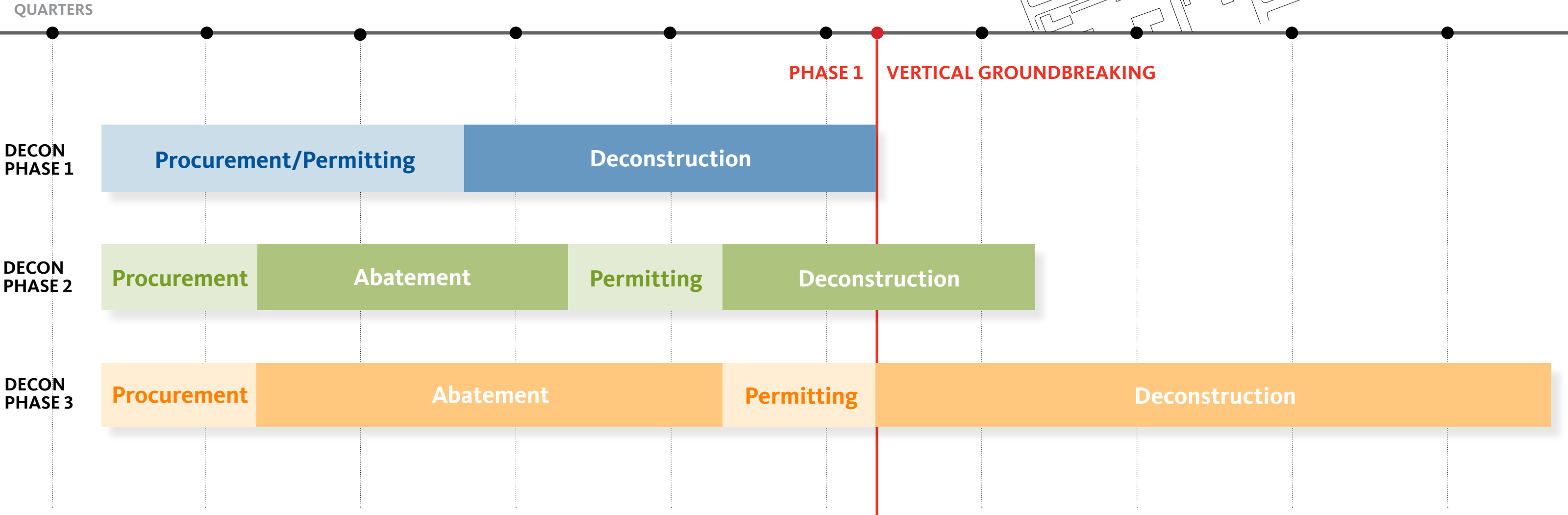
ANTICIPATED ABATEMENT AND DECONSTRUCTION SEQUENCE



KEY

- DECON PHASE 1
- DECON PHASE 2
- DECON PHASE 3
- EXISTING STRUCTURES/BUILDINGS
- STRUCTURES/BUILDINGS TO REMAIN

ANTICIPATED ABATEMENT AND DECONSTRUCTION SEQUENCE



DECONSTRUCTION MITIGATION MEASURES

Rodent Control

- Rodent abatement measures will be in place 10 days prior to deconstruction commencement through project completion.

Noise Control

- 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 that do not exceed allowable thresholds.

Vibration Monitoring

- There will be continuous on-site vibration monitoring.
- Additional appropriate off-site locations (based on proximity to work taking place) may be identified.
- Vibration monitoring will be used to maintain levels that do not exceed allowable thresholds.

Existing Conditions Surveys

- 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.
- The survey team will reach out to abutting property owners to opt in to this service.



DECONSTRUCTION MITIGATION MEASURES

Dust Mitigation and Monitoring

- 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
- Asbestos Monitoring



Department of Environmental Quality



ASBESTOS ABATEMENT APPROACH

- 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 by abatement contractor prior to start of deconstruction of that specific abated area.



COMMUNITY COMMUNICATION

- 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
 - All the information presented at Community meetings



ENVIRONMENTAL BACKGROUND

Voluntary Remediation Program

- HRP enrolled the property in the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program (VRP).
- 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.

Known Petroleum Release Area

- In 2013, a release of fuel oil from two underground storage tanks (UST) was identified.
- The prior owner conducted remediation activities, but did not finish remediation prior to sale to HRP.
- HRP took over responsibility for this release when it acquired the property.
- HRP is currently monitoring this area.



VRP SAMPLING PLAN

- HRP submitted a Voluntary Remediation Program (VRP) Site Characterization Work Plan to Virginia Department of Environmental Quality (VDEQ) in September 2021.
- The Work Plan was approved by VDEQ in October 2021.



KEY

- PROPOSED SOIL SAMPLING LOCATION
- ⊠ PROPOSED GROUNDWATER MONITORING WELLS
- ⊠ EXISTING GROUNDWATER MONITORING



FALL 2021 – SAMPLE LOCATIONS

- **Soil Sampling**

- 49 soil samples were collected from 22 locations and submitted for laboratory analysis
- Chemical analysis included metals, petroleum hydrocarbons, polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOC), and volatile organic compounds (VOC)

- **Groundwater Sampling**

- Groundwater samples were collected from 9 newly installed monitoring wells and 4 existing wells and submitted for laboratory analysis
 - Chemical analysis included metals, petroleum hydrocarbons, PCBs, SVOCs, and VOCs
- Soil and groundwater sampling beneath the power plant building will be conducted at a later time when this area is accessible



FALL 2021 – SOIL SAMPLE RESULTS

- **Metals**

- Concentrations were generally below VDEQ Screening Levels
- Thallium, iron, and manganese were detected above screening levels at a few locations

- **Petroleum Hydrocarbons**

- Concentrations were generally below VDEQ Action Level
- In the rail yard, a few samples had concentrations above the Action Level

- **Polychlorinated Biphenyls (PCB)**

- PCBs were not detected

- **SVOCs**

- Concentrations were below industrial Screening Levels

- **VOCs**

- Concentrations were below industrial Screening Levels



FALL 2021 – GROUND WATER SAMPLE RESULTS

- **Metals**

- Concentrations were generally below VDEQ Screening Levels
- Manganese was detected above screening levels at a few locations

- **Petroleum Hydrocarbons**

- Concentrations were below VDEQ Action Level, except in the known petroleum release area

- **Polychlorinated Biphenyls (PCB)**

- PCBs were not detected

- **SVOCs**

- Concentrations were below industrial Screening Levels

- **VOCs**

- Concentrations were below industrial Screening Levels



VRP NEXT STEPS

- Results from the Fall 2021 sampling were documented in a Preliminary Site Characterization Report, submitted to VDEQ and the City of Alexandria in March 2022
- Additional sampling will be conducted in currently inaccessible areas (beneath buildings, near active utilities) and documented in a Site Characterization Report
- After additional sampling is complete, locations where concentrations exceed VDEQ Screening Levels will be evaluated in a Human Health Risk Assessment
- Results of the Human Health Risk Assessment will be used to identify areas where remediation is warranted
- Remedial actions will be selected, designed, and implemented in coordination with deconstruction and redevelopment



MONITORING OF KNOWN PETROLEUM AREA

- HRP took over responsibility for this release when it acquired the property
- Regular monitoring of this area
 - Groundwater sampling and analysis
 - Gauging of monitoring wells from the presence of petroleum
- Status Reports documenting the monitoring activities and results are submitted to Virginia Department of Environmental Quality (VDEQ) twice per year
- Additional remediation activities will be conducted in coordination with demolition and redevelopment work



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2. CONNECTIVITY OF OPEN SPACE

3. CSS OVERVIEW

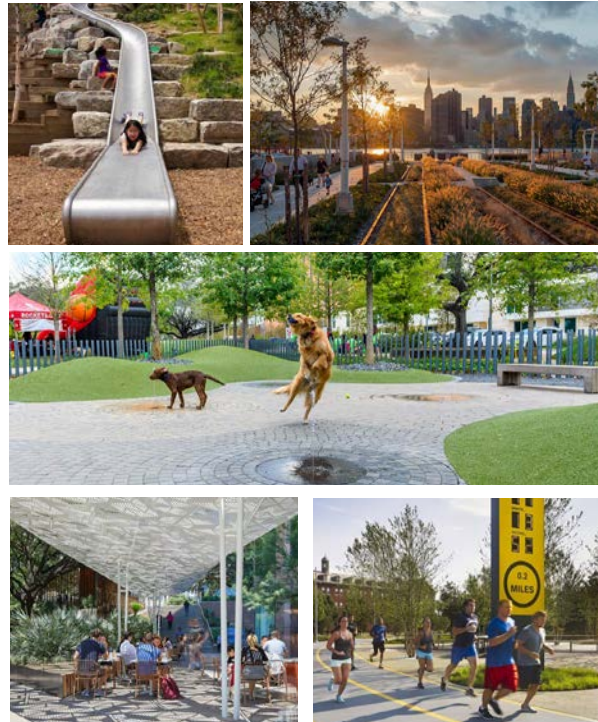
3. NEXT STEPS

OPEN SPACE FRAMEWORK

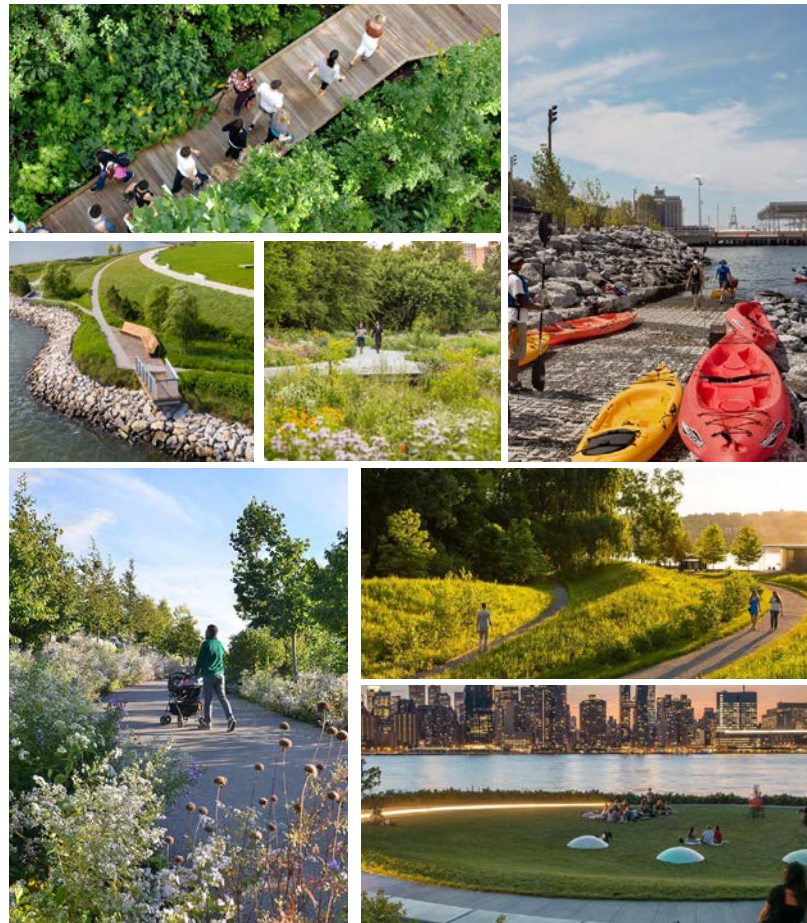
DEVELOPED IN CDD PHASE

Open Space on PRGS Property: Approximately 5.7 acres
 Open Space on Adjacent Property: Approximately 8.4 acres

LINEAR OPEN SPACE



WATERFRONT NORTH & SOUTH



PEPCO LINER



WATERFRONT PLAZA AREA

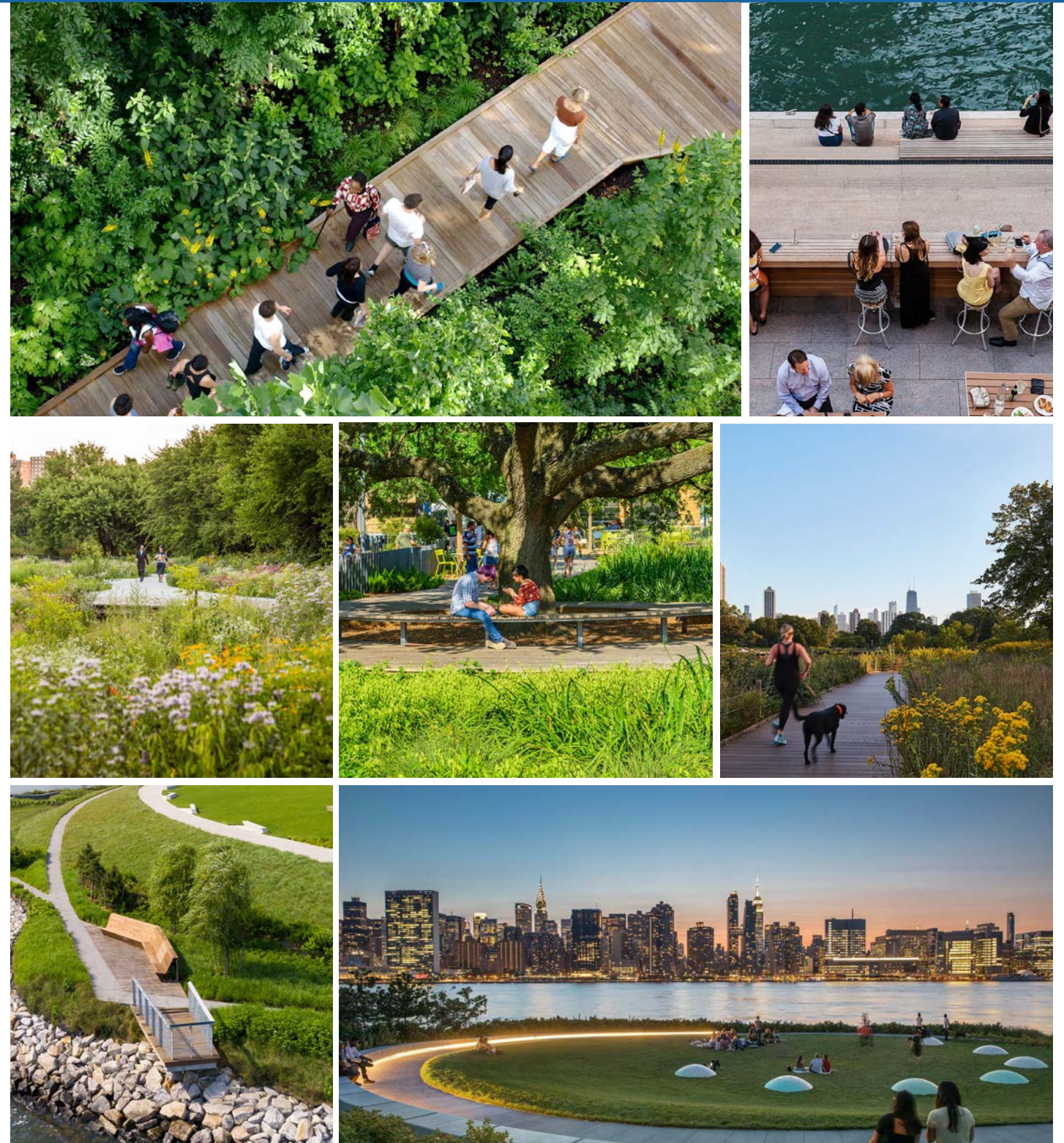
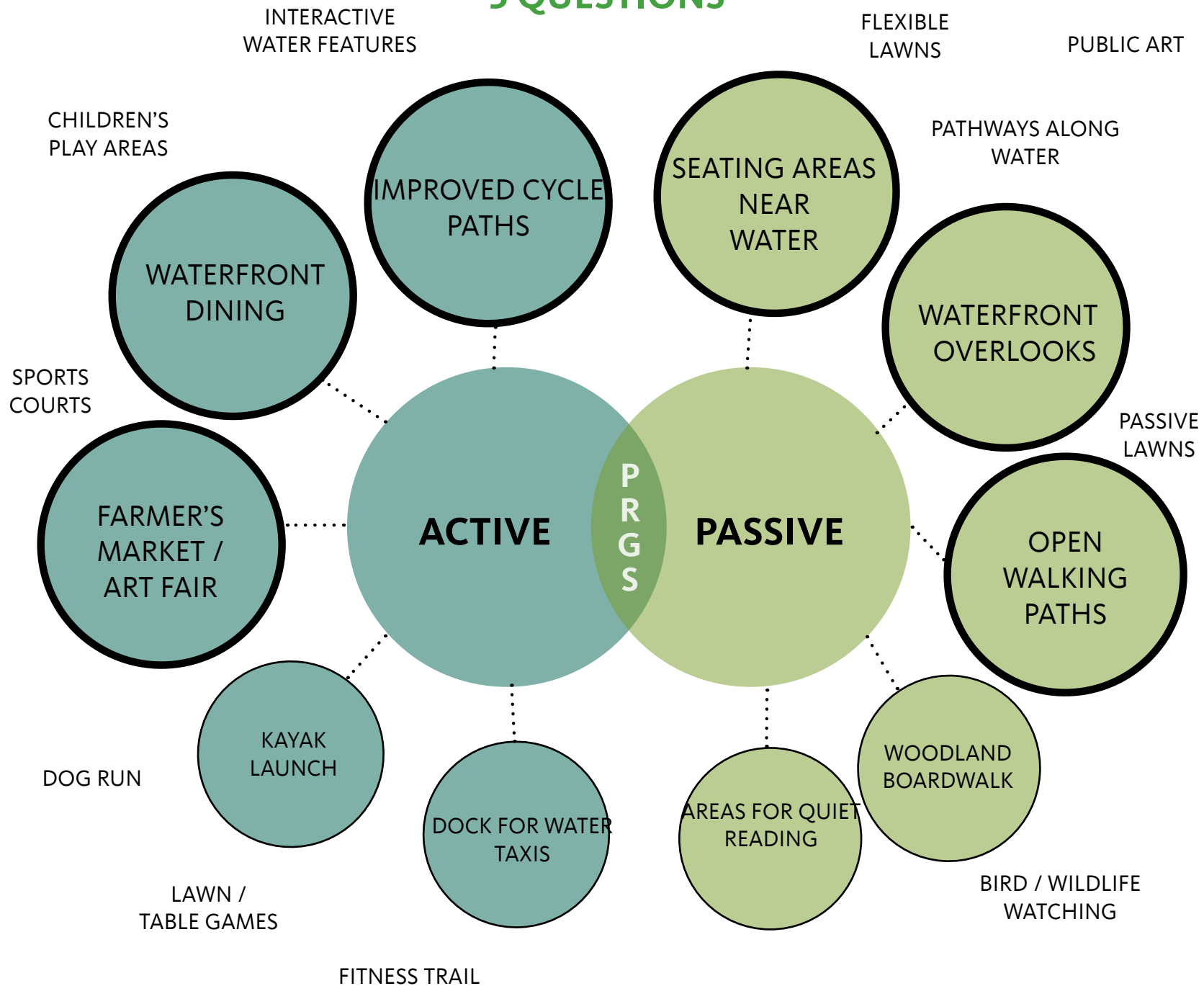


WHAT WE HEARD - OPEN SPACE

COMMUNITY INPUT INFORMED OPEN SPACE PLANNING AND PROGRAMMING

OPEN SPACE POLL RESULTS (NOVEMBER - DECEMBER 2021)

215 PARTICIPANTS
5 QUESTIONS



COMMUNITY INPUT PROCESS

SPRING 2023

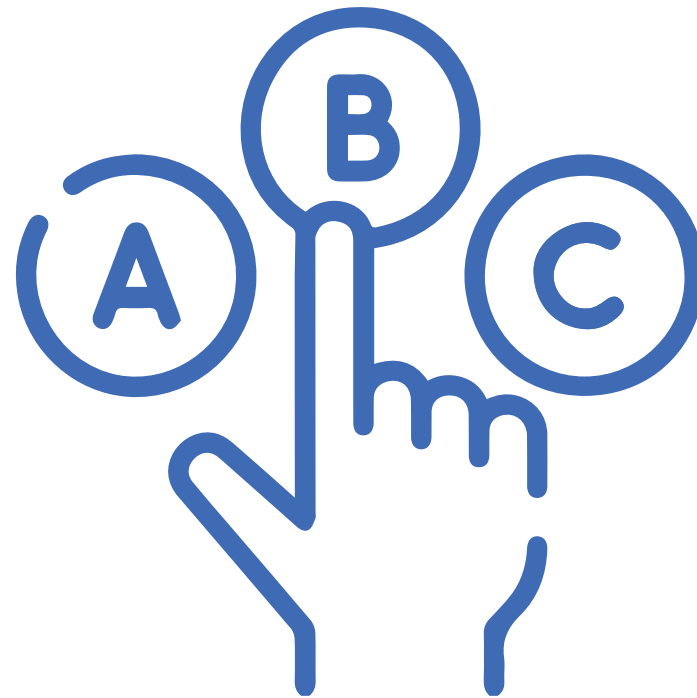
Community Engagement Kickoff



- Concept design presentations for community feedback on the Waterfront and Railroad Open Space program and activation elements.
- Community engagement to include digital surveys and in-person outreach.
- Updates will be shared at project community meetings.

SUMMER/FALL 2023

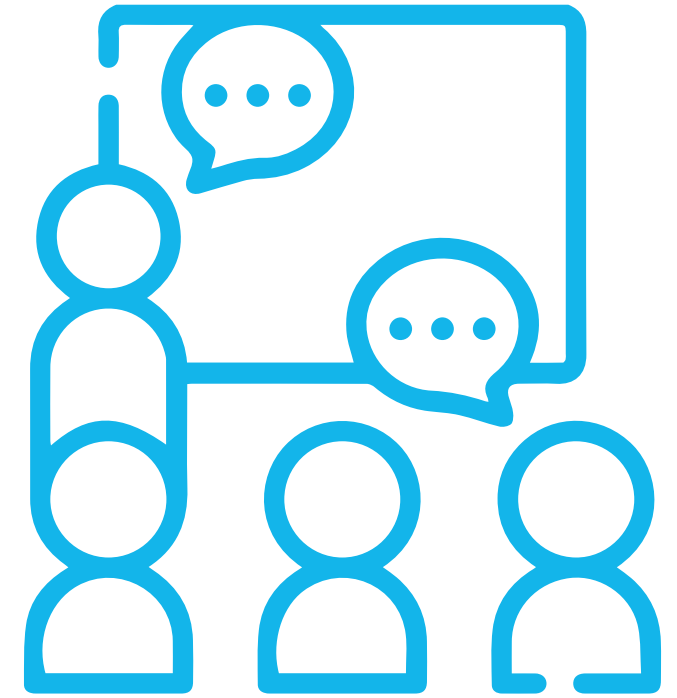
Concept Review



- Share community feedback collected from Spring community outreach and how this information influenced design alternatives.
- Present design and program alternatives based on community feedback
- Conduct a second online survey and public outreach on design options presented.

EARLY 2024

Public Hearings



- HRP will present design for Waterfront and Railroad Open Space Development
- Special use Permits (DSUPs) to City Committees and City Council.
- Presentations will include an overview of the community engagement process, summary of feedback, and implementation of community feedback in the final

TODAY'S MEETING

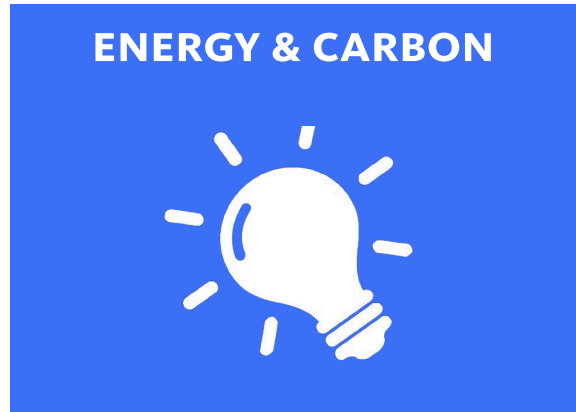
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CSS CATEGORIES



- Site Sustainability Strategies
- Open Space
- Native and Adaptive Planting for Ecosystem Support
- Circulation and Transportation
- Stormwater Management and Green Infrastructure
- Zero Emission Vehicle Infrastructure

- Energy & Carbon Reduction Strategies
- On-Site Renewables
- Embodied Carbon
- System Electrification
- Offsite Renewables
- Commissioning and Efficient Operations

- Water Conservation Strategies
- Potable Water Demand Reduction
- Indoor Water Use Efficiency
- Water Storage and Reuse

- Material and Waste Reduction
- Healthy Materials
- Responsible Sourcing
- Waste Management

- Climate Resilience Strategies
- Heat Island Effect and Tree Canopy
- Adaptation for Extreme Weather Events
- Future-proofing and Flexibility for Infrastructure Demands

SITE

OPEN SPACE + BIODIVERSITY

NATIVE PLANTING
FOR ECOSYSTEM SUPPORT

CREATED OR IMPROVED
14 ACRES
ON SITE + ADJACENT PROPERTIES

OPEN SPACE

**20% GENUS
DIVERSITY**
IN TREE PLANTING

GREEN INFRASTRUCTURE

ROOFTOP STORMWATER RETENTION

STORMWATER
MANAGEMENT

EXTREME
WEATHER
ADAPTATION

NATURE-BASED
SITE
SOLUTIONS

**GREEN
INFRASTRUCTURE**

610 MT
CO₂ SEQUESTERED FROM
VEGETATION

25%
INTENSIVE GREEN ROOF AREA
BY BLOCK

**BIORETENTION
PLANTERS**

2 ACRES
GREEN ROOF AND BIORETENTION
SYSTEMS SITE-WIDE

CIRCULATION + TRANSPORTATION

4 DASH BUS STOPS
WITH SHELTERS

2 BIKESHARE STATIONS

10% EV READY
OFF-STREET PARKING

TRANSPORTATION

ACTIVE & PASSIVE OPEN SPACES
FOR PEDESTRIAN USES

ENERGY & CARBON

ENERGY EFFICIENCY STRATEGIES

SYSTEM ELECTRIFICATION

COMMISSIONING & EFFICIENT OPERATIONS



ALL ELECTRIC
BUILDING DHW/HVAC SYSTEMS

ENERGY STAR
APPLIANCES & EQUIPMENT

HIGH PERFORMANCE

MASSING & ENVELOPE

DENSITY
RESULTS IN A LOWER CARBON
FOOTPRINT PER CAPITA

HIGH PERFORMANCE
BUILDING ENVELOPES

REDUCED
WINDOW TO WALL RATIO

METERING
FOR ENERGY USE TRANSPARENCY

COMMISSIONING
OF SYSTEMS

**DISTRICT & ENERGY
RECOVERY SYSTEM**
EVALUATION

SYSTEM OPTIMIZATION

25%
REDUCTION



WATER

INDOOR WATER USE REDUCTION

OUTDOOR WATER USE REDUCTION

STORAGE AND REUSE



HUMAN HEALTH

OCCUPANT COMFORT

INDOOR ENVIRONMENTAL QUALITY

RESPONSIBLE MATERIALS

WASTE MANAGEMENT



USER EXPERIENCE

THERMAL CONTROLS & SMART THERMOSTATS

ACOUSTICAL DESIGN
OPTIMIZED AT ENVELOPE

OUTDOOR COMFORT
SHADING IN SUMMER & ACCESS TO SUNLIGHT IN WINTER

HEALTHY SPACES

INDOOR AND CONSTRUCTION AIR QUALITY MANAGEMENT PLANS

REDUCED MATERIAL OFF-GASSING

DAYLIGHT
ACCESS & CONTROL

MATERIAL TRANSPARENCY

ENVIRONMENTAL PRODUCT DECLARATIONS & MATERIAL INGREDIENT REPORTS

LOW-EMITTING MATERIALS

WASTE MANAGEMENT PLAN

ALL CONSTRUCTION PHASES & OPERATIONS
WITH WASTE MANAGEMENT PLANS

COMPOSTING
OPERATIONAL COLLECTIONS

CLIMATE & RESILIENCE

ADAPTATION FOR EXTREME WEATHER

INFRASTRUCTURE HARDENING



HIGH REFLECTANCE MATERIALS
TREE CANOPY
SHADING STRUCTURE
VEGETATED ROOFS

HEAT ISLAND REDUCTION



FUTURE-PROOFING SYSTEM SELECTION
FLEXIBLE CAPACITY FOR FUTURE DEMANDS

INFRASTRUCTURE

100% BUILDING SYSTEMS
DESIGNED FOR FUTURE CLIMATE PROJECTIONS

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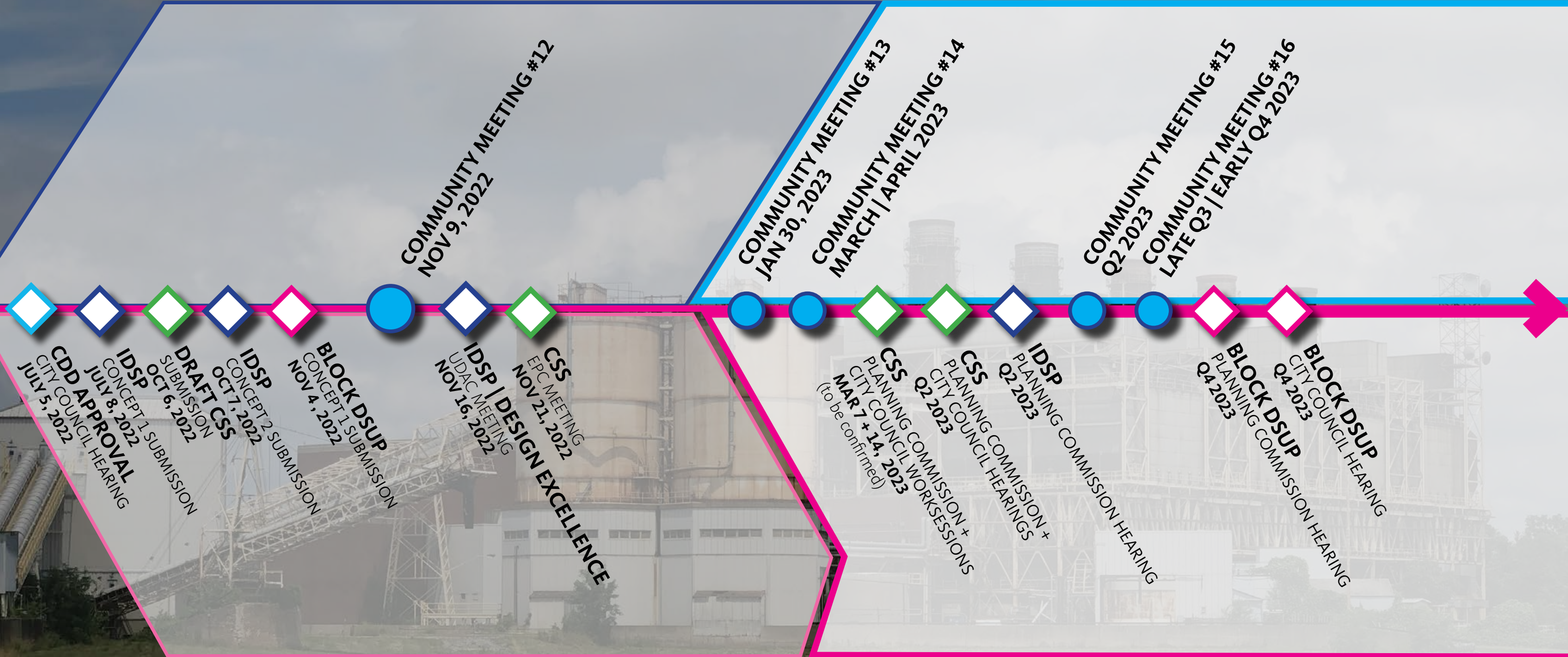
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Q4 2023

BLOCK DSUP CITY COUNCIL HEARING
Q4 2023

KEY

 IDSP	 DSUP	 CDD APPROVAL
 CSS	 COMMUNITY MEETINGS	

THANK YOU

POTOMAC RIVER GENERATING STATION
REDEVELOPMENT



WEBSITES:

HRPALX.COM

ALEXANDRIAVA.GOV/PLANNING/INFO