



Potomac River Generating Station Redevelopment

Abatement/Deconstruction & Construction Public Outreach and Communication Plan

The purpose of this plan is to develop a public outreach and communication strategy related to the abatement, remediation, deconstruction, preconstruction, and construction activities for the redevelopment of the Potomac River Generating Station (PRGS) site in Old Town North. As required by DSP #2023-00001 Condition #120, this plan will be completed prior to release of the Final Site Plan or the grading plan for demolition and grading activities per the CDD, whichever is released first, and to the satisfaction of the Directors of T&ES (abatement, remediation, deconstruction, and preconstruction) and P&Z (pre-construction and construction).

- 1) Frequency of community meetings:
 - a. Two informational community meetings will be held in the 2 months prior to deconstruction start. After deconstruction start, meetings will be held on an as-needed basis, approximately 2 to 3 times per year.
 - b. Notifications for these meetings will be announced at least 14 calendar days in advance via the HRP Alexandria website and by email to adjoining property owners, select City staff and departments, civic associations, and groups or individuals that are on our mailing list.
 - c. Meetings will be held virtually, allowing for attendance of as many people as possible. These meetings will be recorded and made available on the project website.

- 2) Project contacts(s) to serve as community liaison for all concerns related to such activities.
 - a. General Contractor, Balfour Beatty main POCs:
 - i. David Chachu – Operations Director
dchachu@balfourbeattyus.com
C: 631-514-5449
 - ii. Art Malacarne – Vice President, Operations
amalacarne@balfourbeattyus.com
C: 703-898-3779
 - b. Deconstruction & Abatement Subcontractor (TBD) main POCs:
 - i. TBD
 - c. Developer, HRP Group main POCs:
 - i. Michelle Beaman Chang – Vice President, Mixed-Use Development
mchang@hrpgroup.com
C: 202-210-9981
 - ii. Amelia Chasse Alcivar – Executive Vice President, Corporate Affairs
achassealcivar@hrpgroup.com
C: 202-752-0549

- 3) Topics to include:

- a. Abatement and remediation methods
 - i. This will correspond to our Comprehensive Demolition Plan. This plan will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan.
 - b. Monitoring noise and vibration
 - i. Noise and vibration during deconstruction and select construction activities will be monitored according to a plan developed to address local noise ordinances and vibration concerns with respect to adjacent and nearby structures. This plan is summarized within the Comprehensive Demolition Plan that will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan. The monitoring plan will be implemented by the Owner's Consultant, ECS Mid-Atlantic, LLC.
 - c. Stormwater runoff
 - i. This will correspond with our Stormwater Pollution Prevention Plan (SWPPP). This plan will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan.
 - d. Air monitoring
 - i. During deconstruction and select construction activities, a Perimeter Dust Monitoring Plan will be in place. This plan will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan. The monitoring plan will be implemented by the Owner's Consultant, Ramboll Americas Engineering Solutions, Inc. Monthly reports will be made available on the project website.
 - e. Construction worker parking and haul routes
 - i. This will correspond with our Comprehensive Demolition Plan and Construction Management Plan. These plans will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan.
 - f. Plan for temporary pedestrian and vehicular circulation
 - i. This will correspond with our Construction Management Plan. This plan will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan.
 - g. Hours and overall schedule for all activities on site
 - i. This will correspond with our Comprehensive Demolition Plan and Construction Management Plans, more specifically within the Noise Affidavits submitted with the various permit applications and project schedules outlined therein. These plans will be reviewed and approved by City of Alexandria T&ES as part of the Infrastructure Final Site Plan.
- 4) Process to disseminate ongoing updates during abatement, remediation, and deconstruction.
- a. Community meetings as outlined above.
 - b. Project website to be operated and updated by our General Contractor, Balfour Beatty. Information will include:
 - i. 24/7 call line available for emergencies.
 - ii. Online portal for general questions and/or inquires.

- iii. A 3-week look ahead schedule and updates to pedestrian traffic routing, as needed.
 - iv. Monthly perimeter dust monitoring reports.
 - v. Any information presented at Community meetings from #1 above.
 - c. Signs posted around perimeter fencing to link to project website.
- 5) Notice to all adjoining properties owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting(s) to include:
 - a. Adjoining property owners:
 - i. Marina Towers
 - chris.nahlik@fsresidential.com
 - erinrudolph@fsresidential.com
 - president@marinatowersboard.com
 - mary.celeste.harris@gmail.com
 - sergeduss@gmail.com
 - ii. 1199 N Fairfax St (Tidelock) (Community Three)
 - ryan@whitakercorp.com
 - rsinaiko@akridge.com
 - alh@communitythree.com
 - iii. The Muse
 - lisa.barnes@fsresidential.com>
 - iv. Riverton Condominiums
 - communications@nrpartnersllc.com
 - v. Harbor Terrace Condominiums
 - lbowers@slevinhart.com
 - t.padgett@cardinalmanagementgroup.com
 - vi. Potomac Greens
 - pmacommunities@gmail.com
 - vii. Towngate (Brookfield)
 - gregg.hughes@brookfieldrp.com
 - viii. Pepco (Excelon)
 - joy.ramasaywack@exeloncorp.com
 - walopez@pepco.com
 - ix. National Park Service
 - maureen_joseph@nps.gov
 - peter_mccallum@nps.gov
 - x. Norfolk Southern Rail
 - lashella.church@nscorp.com
 - george.taylor3@nscorp.com
 - xi. Foreign Car Service
 - 501 Bashford Ln, Alexandria, VA 22314
 - 703-549-4100
 - xii. Potomack Crossing
 - manager@potomackcrossing.com

- b. City of Alexandria
 - i. Fire Department
 - richard.boyd@alexandriava.gov
 - megan.elzy@alexandriava.gov
 - david.plunkett@alexandriava.gov
 - ii. Department of Planning and Zoning (P&Z)
 - catherine.miliaras@alexandriava.gov
 - michael.swidrak@alexandriava.gov
 - iii. Department of Transportation and Environmental Services (T&ES)
 - gavin.pellitteri@alexandriava.gov
 - Jesse.Maines@alexandriava.gov
- c. Civic Associations
 - i. NOTICe
 - notice.communications@gmail.com
 - ii. Old Town North Alliance
 - info@oldtownnorthalliance.com
 - president@otnalliance.org
 - iii. Old Town North Community Partnership
 - yoga.with.margaret@gmail.com