

Hilco Redevelopment Partners (HRP) is pleased to provide the following responses to the questions received during our thirteenth community meeting held on January 30, 2023. For ease of review, we have attempted to group the questions by topic and where multiple attendees raised related questions, we have provided a combined response. Links to video recordings, presentation material, and responses to questions from all community meetings are posted on the project website at [www.hrpalx.com](http://www.hrpalx.com).

## **GENERAL**

### **Q: What is the process for getting this project a name? Torpedo north or what?**

*A: HRP has not started the naming and branding process for the future PRGS development. Many factors will be considered when the project is named, including the vision for the redevelopment and contextual features.*

### **Q: Have you informed the other stakeholders of these meetings?**

*A: HRP sends out email blasts weeks in advance of each community meeting to over 1000 community members from our contact list. Anyone can sign up to receive project specific emails at [www.hrpalx.com](http://www.hrpalx.com). HRP also posts notices to the project website and physical flyers in local businesses around Old Town North. The City of Alexandria posts notices of community meetings to their project website.*

## **DECONSTRUCTION & ABATEMENT**

### **Q: How will you detonate the building; the power plant is in an area where other buildings are?**

*A: HRP's contractor will use mechanical methods to deconstruct the power plant, breaking it into pieces small enough to fit onto a commercial truck, to be removed and disposed of offsite. A construction management plan will identify the specific travel routes that trucks will utilize. Explosives will not be used to remove structures on site.*

### **Q: I heard the stacks will be removed brick by brick.**

*A: The exact means and methods for removal of the stacks have not yet been determined, but there are special machines that can disassemble sections of the masonry structure in a controlled fashion.*

### **Q: I am concerned about the nature of the fly ash because it can move through the wind.**

*A: It's important to note that fly ash, which is a regulated material, was not stored on the site during the power plant's operation. It was removed regularly under the prior ownership. As such, HRP does not anticipate that there are significant quantities of fly ash on the site. If fly ash is present, it will be removed in a prescribed manner prior to deconstruction of any structure in which it is found. Dust mitigation measures such as water sprays will be utilized in active deconstruction work zones.*

### **Q: Will the smokestacks be kept or any other elements as a historical nod?**

*A: The Pump House at the waterfront is anticipated to be preserved and adaptively reused as is the Guard House at the North Royal Street entrance. It's important to note that the masonry smokestacks don't go to grade and will be removed as part of deconstruction work. There may be other elements like railroad tracks and steel components that may be salvaged and integrated into the open space. Any salvaged materials will be free of regulated materials to be reused.*

**Q: Has any sampling been done of the barrels of oil in the basement of the Plant?**

*A: GenOn removed oil barrels and oil, which was monetizable, from the site prior to HRP's acquisition. To HRP's knowledge, there is no meaningful oil storage left in the basement. Regulated materials that are found within the powerplant will be removed according to regulations as part of the abatement and deconstruction process.*

**Q: When will the bid packages be released to select a demolition contractor? And did I hear Nick say that proposals with means and methods will be presented in a community meeting before selection?**

*A: At this time, HRP has not released a deconstruction bid package. Prior to commencement of abatement and deconstruction, HRP will hold a series of informational public meetings to keep neighbors informed.*

**Q: Where on site will the trucks and equipment be located?**

*A: Location of construction vehicles, as well as construction access points will be included in a construction management plan that will be presented to and approved by City staff prior to commencement of deconstruction/construction work.*

**Q: What was the work that was occurring on-site yesterday (1.29.23)?**

*A: Starting in January, test pits were performed to locate existing utilities. This work is performed by mechanical drilling and vacuum excavation.*

## **REMEDICATION**

**Q: Are the groundwater samples sent to VDEQ for analysis?**

*A: Groundwater samples are sent to independent commercial laboratories that routinely perform these types of tasks and analyses. These labs are certified by agencies like the Virginia Department of Environmental Quality (VDEQ), but VDEQ does not analyze the samples directly.*

**Q: Will VDEQ review the lab analysis from the groundwater samples?**

**Q: Is there something you can present that will give us a sense of the authenticity of the analysis?**

**Q: Is the city involved in the analysis review process?**

*A: VDEQ will review the final reports and the back-up data that will be attached to them by the laboratories that perform the analyses.*

*Analytical laboratories produce extensive reports that include quality assurance and quality control data appended to the report. The analytical methods used by the laboratories are established by the U.S. Environmental Protection Agency (EPA) and other similar regulatory agencies. There are also additional checks and balances built into the analysis process such as duplicate and blank samples to confirm the precision and accuracy of the laboratories' reported results.*

*The City of Alexandria was awarded \$50,000 by the Virginia Economic Development Partnership (VEDP) under the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) to assist the City in reviewing remediation plans for the former PRGS site.*

**Q: What's the difference between screening levels and action levels?**

*A: VDEQ has established risk-based screening levels for many constituents that are commonly detected at brownfield sites. Comparison of soil and groundwater sampling results to screening levels is typically one of the first steps in interpreting environmental data. Additionally, VDEQ has established an Action Level for Total Petroleum Hydrocarbons (TPH) under the Petroleum Storage Tank Program, which is the regulatory program relevant to the known petroleum-impacted area at the Site. Screening Levels and the TPH Action Level are both ways to initially interpret soil and groundwater sampling results.*

**Q: Groundwater has been infiltrated by oil north of the powerplant and is an ongoing project.**

*A: There is a known petroleum (heating oil) release area to the east of the former plant building. The prior owner conducted remediation activities in this area. HRP is conducting regular monitoring of groundwater conditions in this area and intends to conduct additional remediation in coordination with redevelopment when the area will be more easily accessible.*

**Q: When will the Human Risk Assessment be done?**

*A: The Risk Assessment under VDEQ's Voluntary Remediation Program occurs after Site Characterization is complete. The Preliminary Site Characterization Report was submitted in April 2021 and is available on the project [website](#). Additional Site Characterization work (i.e., soil and groundwater sampling) will be conducted in coordination with deconstruction activities, when currently inaccessible areas, like areas beneath buildings, become accessible to sample. The Risk Assessment includes an evaluation of the risks to human health and the environment posed by chemicals present in soil and groundwater. The Risk Assessment considers both current and potential future uses of the site. The Virginia Department of Environmental Quality is involved in the Voluntary Remediation Program activities being conducted at the site. Site conditions do not pose an unacceptable risk to human health or the environment.*

**BLOCK A, B, & C DEVELOPMENT SPECIAL USE PERMITS (DSUPs)**

**Q: Best guess on when construction will actually begin? And which block goes first?**

*A: The start of construction for future development is dependent on the entitlement approvals process currently underway. It is anticipated that the redevelopment will begin on the southern end of the site and proceed toward the north. A Concept 1 DSUP submission for Blocks A, B and C was made in November 2022 and the DSUP review and approval process is expected to take most of 2023.*

**Q: I know the buildings will be between 160'-172', but approximately how many floors high is that?**

*A: Maximum buildings heights permitted in the Coordinated Development District (CDD) are: Block A (70'), Block B (172'), Block C (172'), Block D (172'), Block E (160'), and Block F (160'), excluding mechanical, penthouse or amenity space per the City's planning and zoning policies and the CDD. The actual number of floors in each building will depend on the use in that building. For commercial uses like office and retail, the floor-to-floor heights are taller than for residential uses, and therefore would result in fewer floors in the same amount of height. The first phase of development on Blocks B & C is primarily residential and the buildings are anticipated to have between 13 and 16 floors.*