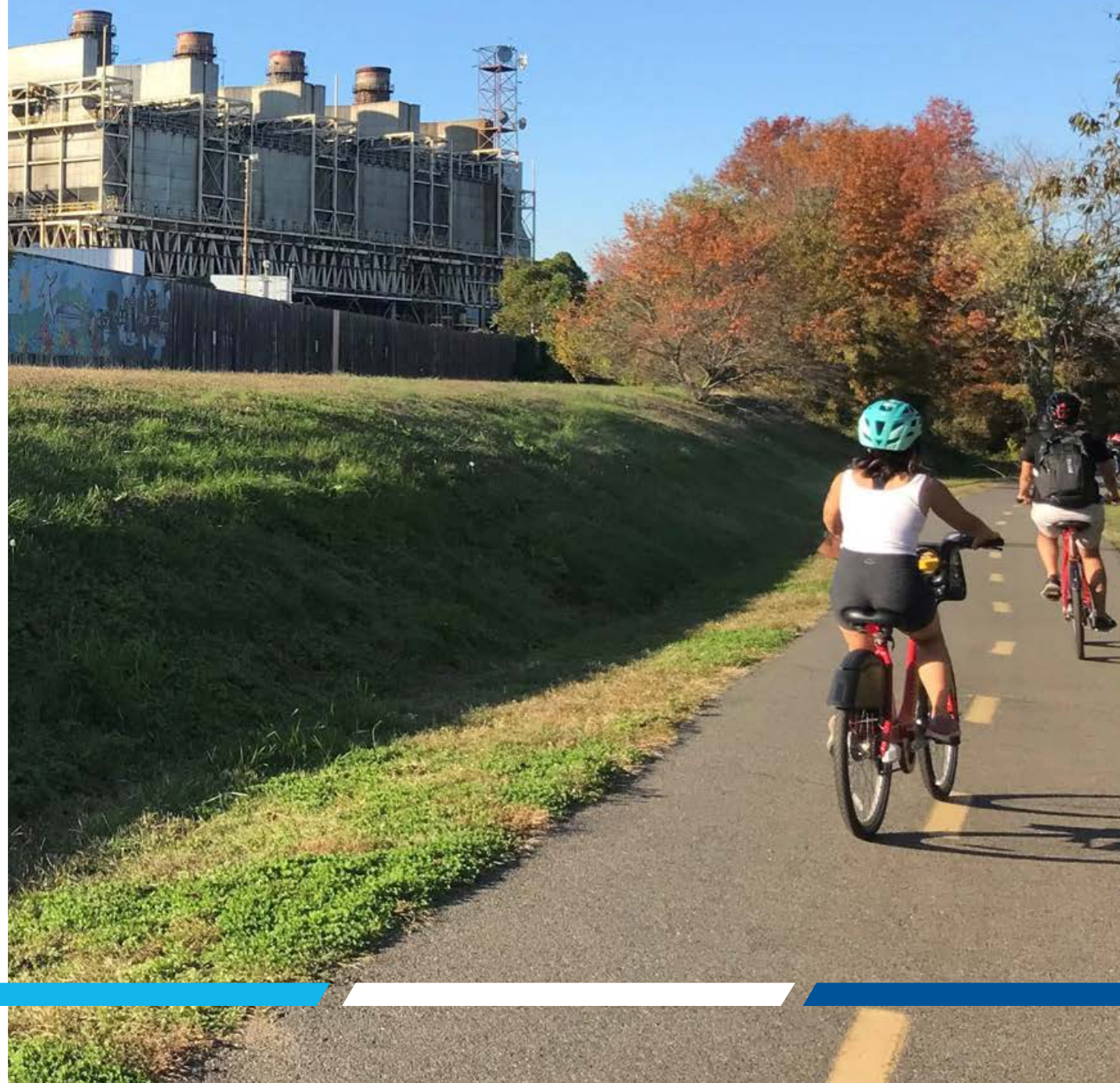


POTOMAC RIVER GENERATING STATION

LOCAL EMERGENCY PLANNING COMMITTEE MEETING

July 11, 2023



 **Hilco**TM
Redevelopment Partners

 **WIRE GILL**

Gensler

HANDEL
ARCHITECTS

 **SCB**

OJB

 **christopher**
consultants
an IMEG company

MAGNUSSON
KLEMENCIC
ASSOCIATES

 **BALA**

GOROVE **SLADE**
Transportation Planners and Engineers

Balfour Beatty **ARUP**

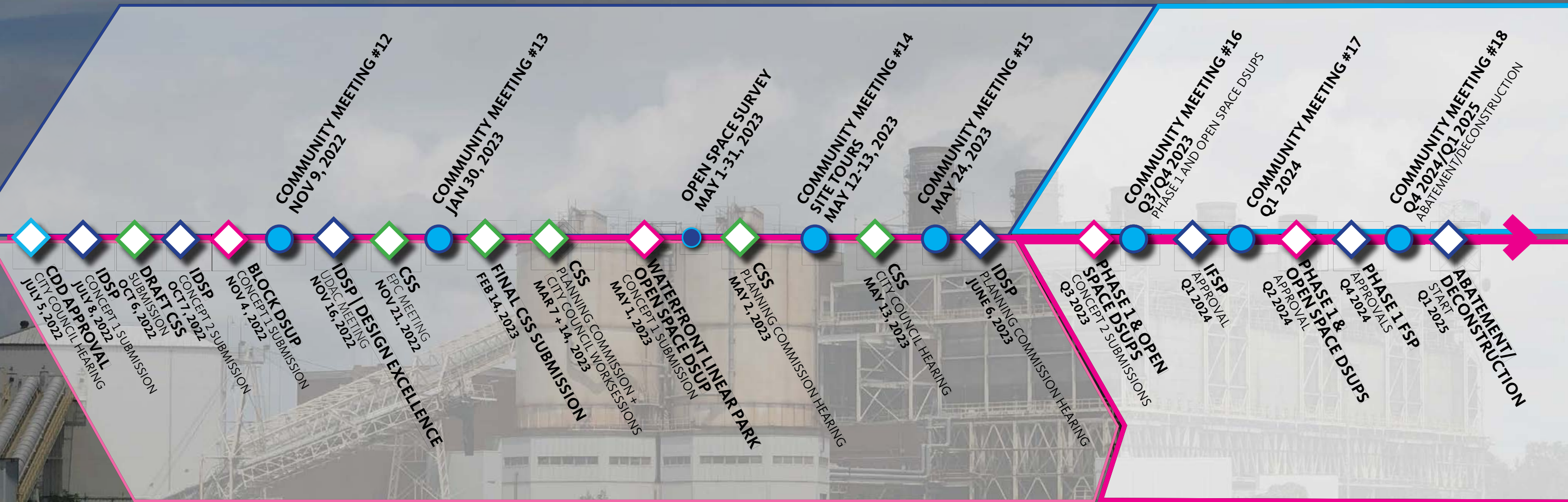
 **moffatt & nichol**

 **vhb**

 Capitol Airspace Group

SCHEDULE & PROCESS

➤ STEPS FORWARD



KEY

IDSP

DSUP

CDD APPROVAL

CSS

COMMUNITY MEETINGS

SURVEYS

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
REMEDIATION



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

TODAY'S MEETING

1. PROJECT OVERVIEW

2. REMEDIATION

3. ABATEMENT/DECONSTRUCTION

4. COMMUNITY COMMUNICATION

***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

4

CREATE A SUSTAINABLE NEW PLACE

Pursue sustainable and resilient strategies through a multi-pronged approach

COMMUNITY BENEFITS

ENVIRONMENTAL
REMEDiation

Abatement & Deconstruction
Of Power Plant

Site remediation in coordination with Virginia Department of Environmental Quality (VDEQ)

\$60 Million



ECONOMIC BENEFIT

1,100 Construction Jobs
2,000 Permanent Jobs

+/- 1,100 construction-related jobs
+/- 2,000 permanent jobs
+/- \$35 M net taxes during development
\$12 -15 M net annual taxes at completion

+/- \$35 Million Net Taxes (over 11 years)



AFFORDABLE HOUSING & SUBSIDIZED ARTS USES

8-16% Affordable
15,000 SF Arts space

Affordable Housing:
\$8-11M monetary contribution
+/- 60 units through bonus density
+/- 100 units through P3

Arts:
+/- 15,000 SF subsidized arts space through bonus density

\$48-111 Million \$16 Million



OPEN SPACE & ACTIVATION

14 Acres New or Improved Open Space

Approximately 14 acres of publicly accessible open space created or improved

- Improved cyclist and pedestrian connectivity
- Active & passive open spaces
- Potential waterside dining at pump house

\$30-35 Million



ENVIRONMENTAL SUSTAINABILITY

Aggressive Carbon Reduction Targets

- 25% Energy savings
- 10% Embodied carbon reduction
- 3% On site renewable
- Electrification

Comprehensive sustainability approach: reduced energy usage, renewable energy, storm water management, & decreased reliance on vehicles

\$65 Million



TRANSPORTATION & CONNECTIVITY

Pedestrian & Bike Friendly
Improved GWMP Connections
New DASH Stops

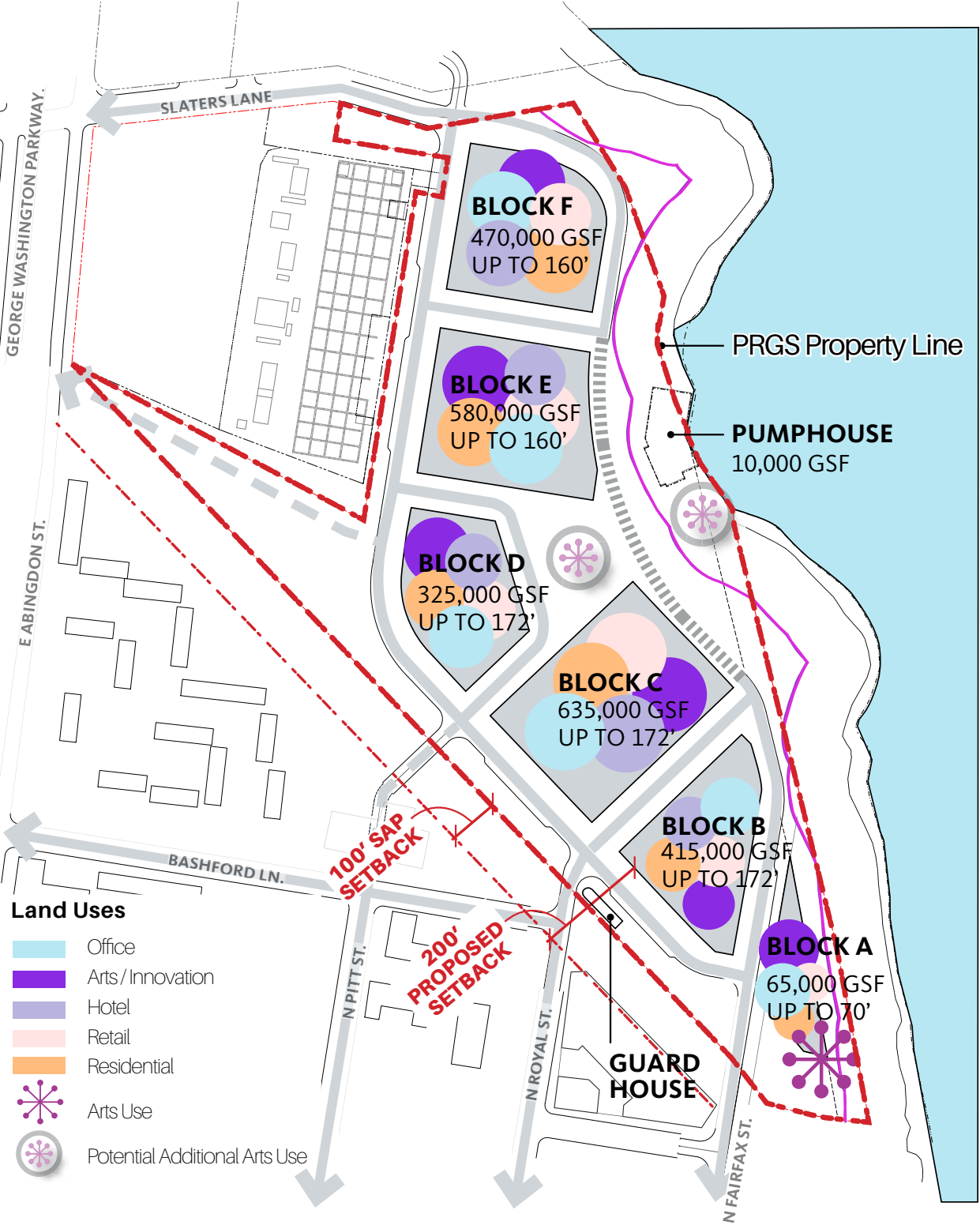
Reconnection to Old Town North road network
Bike infrastructure connected to Mt. Vernon Trail
Woonerf provides pedestrian & cyclist priority.
Below-grade parking garage

\$177 Million

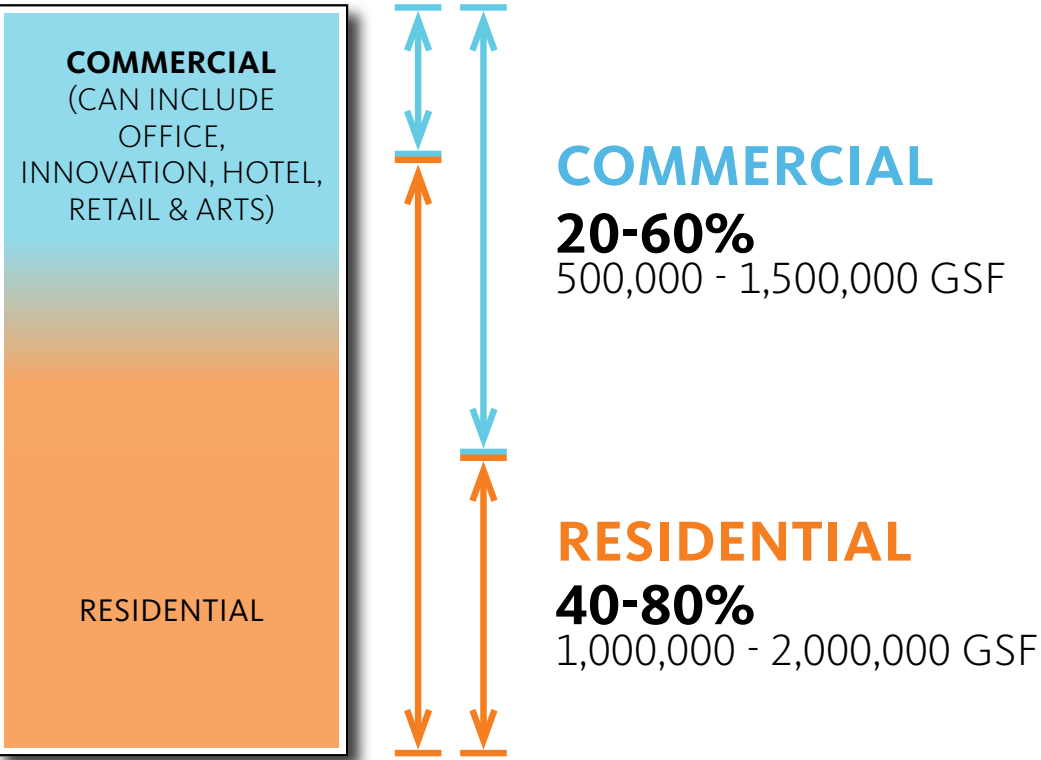


LAND USE & HEIGHT

APPROVED IN CDD



FLEXIBLE DISTRIBUTION OF USES ACROSS SITE



*USES WILL BE MIXED ACROSS THE SITE.

- Development is across 6 blocks. The existing Pump House & Guard House are anticipated to be reused.
- A mix of commercial and residential uses is proposed on site. Commercial uses may include office, arts, innovation, hotel, retail and other commercial uses.
- Increases the distance between existing adjacent buildings and new buildings on the PRGS site to 200'.

ACTIVE GROUND PLANE

CONCENTRATED, CONTINUOUS RETAIL



MIX OF RESTAURANTS & RETAIL



STREET ART OPPORTUNITIES



FREQUENT BUILDING ENTRIES



COMMUNITY PROGRAMS



WATERFRONT DINING



ACTIVE WOONERF



ARTS & INNOVATION



TODAY'S MEETING

1. PROJECT OVERVIEW

2. REMEDIATION

3. ABATEMENT/DECONSTRUCTION

4. COMMUNITY COMMUNICATION

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 AREAS OF INTEREST

- Known Petroleum Release Area (**light green**)
- Former Chemical Storage and Use Areas (**blue**)
- Former Power Plant Buildings (**orange**)
- Drain Lines and Outfalls (**yellow**)
- Former Coal and Ash Storage Areas (**dark green**)
- Transformers and Electrical Equipment (**red**)
- Rail Yard (**brown**)



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.
- **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



KEY

● PROPOSED SOIL SAMPLING LOCATION	✕ PROPOSED GROUNDWATER MONITORING WELLS	✕ EXISTING GROUNDWATER MONITORING
---	---	--



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.
- A Human Health Risk Assessment will be prepared to identify areas where soil and/or groundwater remediation is needed. The Risk Assessment will consider both current and potential future uses on the property and surrounding properties, including residential uses.
- A Remedial Action Plan will be prepared, describing the soil and groundwater remediation activities that will be conducted.
- Additional soil and groundwater sampling will be conducted in currently inaccessible areas (beneath buildings, near active utilities) after deconstruction is complete.
- An updated Site Characterization Report will be prepared.
- If warranted based on the results of the additional Site Characterization sampling, an updated Risk Assessment and Remedial Action Plan will be prepared.
- Remediation activities identified in the in the Remedial Action Plan will be implemented in coordination with deconstruction and redevelopment activities.



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



TODAY'S MEETING

1. PROJECT OVERVIEW

2. REMEDIATION

3. ABATEMENT/DECONSTRUCTION

4. COMMUNITY COMMUNICATION

DECONSTRUCTION/ABATEMENT APPROACH

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

DECONSTRUCTION Subcontractor selection process underway. Anticipated selection by Q1 24.

Sequence



REGULATED MATERIALS
Assess • Abate • Dispose



Deconstruction
Mechanical • Dismantle • Recycle/Dispose

HRP Prior Experience:

300+ ACRES
Coal-Fired Power Plants across 5 projects

1,300+ ACRES
Oil Refinery

20+ ACRES
Commercial Buildings

ANTICIPATED ABATEMENT AND DECONSTRUCTION SEQUENCE

SOUTH

6-9 MONTHS Procurement/Permitting
6-9 MONTHS Deconstruction

MIDDLE

3-6 MONTHS Procurement/Permitting
9-15 MONTHS Abatement/Deconstruction

NORTH

3-6 MONTHS Procurement/Permitting
18-30 MONTHS Abatement/Deconstruction



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.



DECONSTRUCTION/ABATEMENT APPROACH

METAL STACK REMOVAL



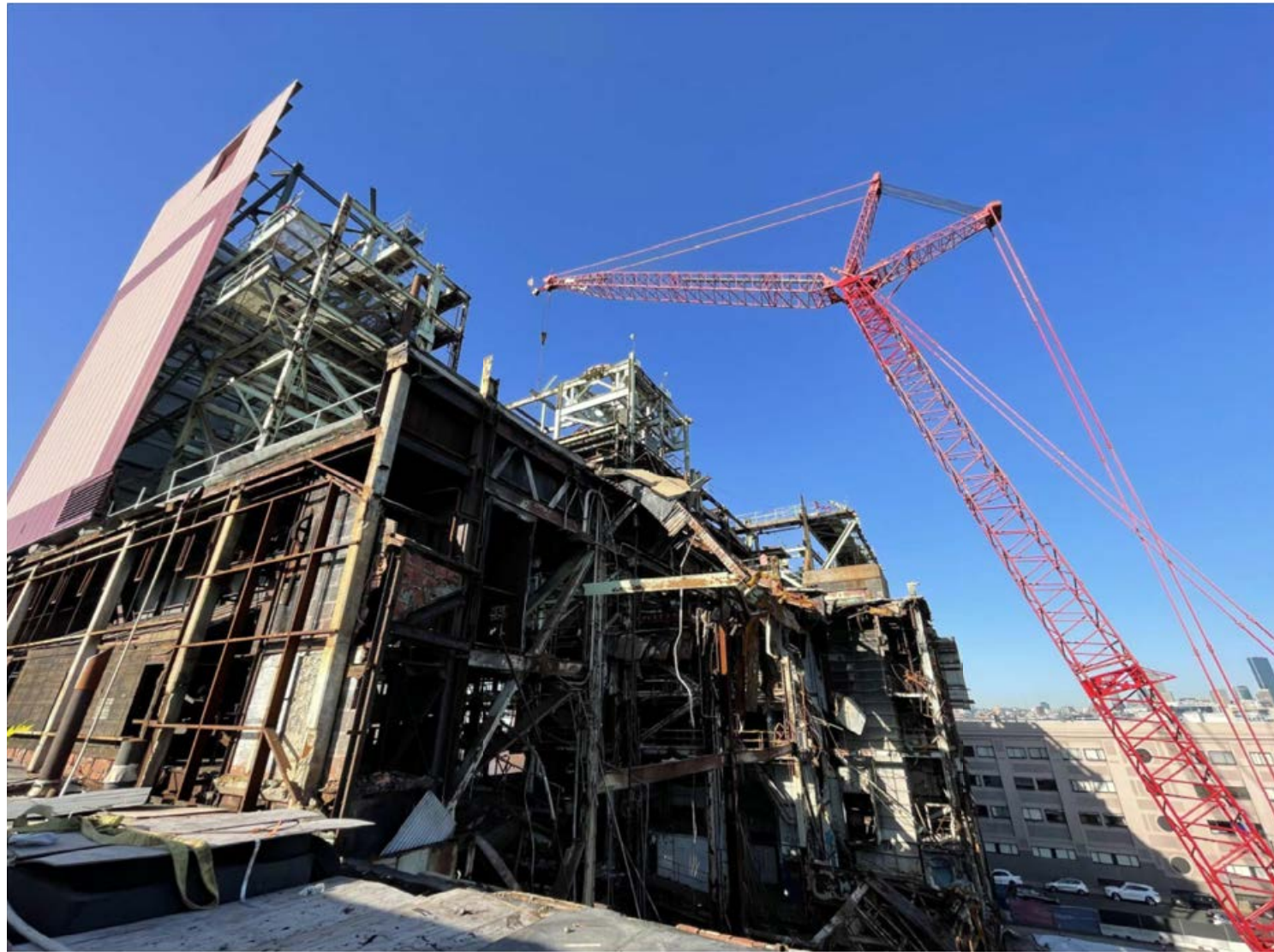
BRICK STACK REMOVAL



Before

After

DECONSTRUCTION/ABATEMENT APPROACH

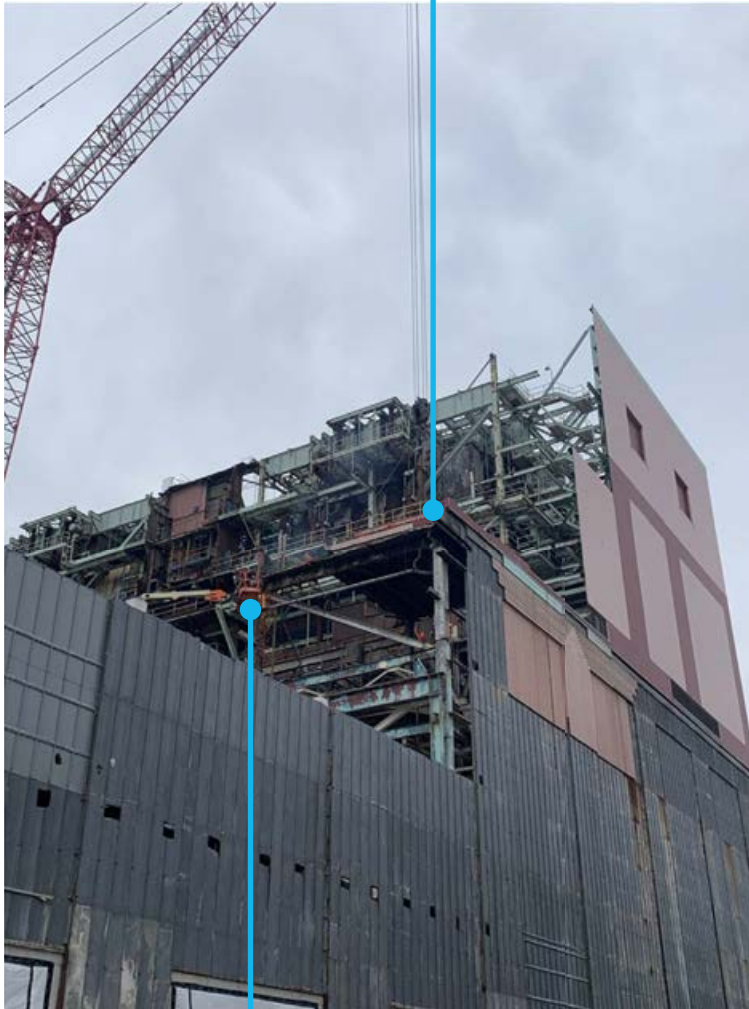


DECONSTRUCTION/ABATEMENT APPROACH

PANEL TO BE REMOVED



CRANE CONNECTED TO PANEL SECTION



PREP WORK VIA AWP



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 to verify mitigation measures are maintaining levels below permissible limits. If an exceedence is detected, the project team is notified so methods can be adjusted.
- Asbestos Monitoring



Department of Environmental Quality



TODAY'S MEETING

1. PROJECT OVERVIEW

2. REMEDIATION

3. ABATEMENT/DECONSTRUCTION

4. COMMUNITY COMMUNICATION

COMMUNITY COMMUNICATION

- Currently developing a public outreach communication plan related to abatement, remediation, deconstruction and pre-construction activities for IDSP FSP 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/inquiries
 - Weekly updates of ongoing work and any updates to sidewalk and traffic access
 - Monthly dust monitoring reports (examples from 776 Summer St follow)
 - All the information presented at Community meetings



EXAMPLE PROJECT WEBSITE

Home | L Street Station

suffolk-1streetstationboston.com

Hilco

Redevelopment Partners

Contact

Project Updates

Deconstruction

Employment

Team

Deconstruction:

776 Summer Street

Boston, MA

PROJECT UPDATES

Week of June 18 – June 24

- Summer Street: Sidewalk & Parking Lane Closure
- East 1st Street: Sidewalk & Parking Lane Closure
- Abatement in Building 3 and Building 4
- Deconstruction at Building 3 and 4 (Pending Saturday Permit)
- Installation of Protection on Existing Buildings to Remain
- Surveying Around Perimeter of Site

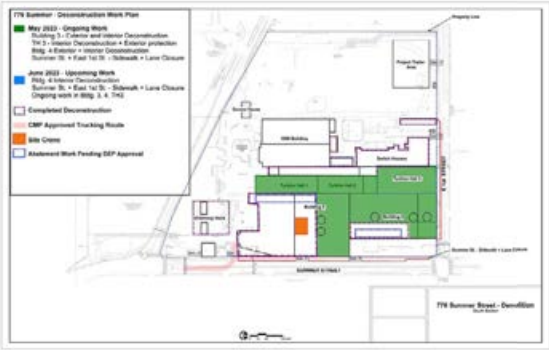
Week of June 25 – July 1

- Summer Street: Sidewalk & Parking Lane Closure
- East 1st Street: Sidewalk & Parking Lane Closure
- Abatement in Building 3 and Building 4
- Deconstruction at Building 3 and 4 (Pending Saturday Permit)
- Installation of Protection on Existing Buildings to Remain
- Surveying Around Perimeter of Site

Week of July 2 – July 8

- Summer Street: Sidewalk & Parking Lane Closure
- East 1st Street: Sidewalk & Parking Lane Closure
- Abatement in Building 3 and Building 4
- Deconstruction at Building 3 and 4 (Pending Saturday Permit)
- Installation of Protection on Existing Buildings to Remain
- Surveying Around Perimeter of Site

SCOPE & SEQUENCE



776 Summer Street Deconstruction Work Plan

- May 2022 - Ongoing Work
 - Building 3: Exterior and Interior Deconstruction
 - Building 4: Exterior and Interior Deconstruction
 - Building 5: Exterior and Interior Deconstruction
 - Building 6: Exterior and Interior Deconstruction
 - Building 7: Exterior and Interior Deconstruction
 - Building 8: Exterior and Interior Deconstruction
 - Building 9: Exterior and Interior Deconstruction
 - Building 10: Exterior and Interior Deconstruction
 - Building 11: Exterior and Interior Deconstruction
 - Building 12: Exterior and Interior Deconstruction
 - Building 13: Exterior and Interior Deconstruction
 - Building 14: Exterior and Interior Deconstruction
 - Building 15: Exterior and Interior Deconstruction
 - Building 16: Exterior and Interior Deconstruction
 - Building 17: Exterior and Interior Deconstruction
 - Building 18: Exterior and Interior Deconstruction
 - Building 19: Exterior and Interior Deconstruction
 - Building 20: Exterior and Interior Deconstruction
 - Building 21: Exterior and Interior Deconstruction
 - Building 22: Exterior and Interior Deconstruction
 - Building 23: Exterior and Interior Deconstruction
 - Building 24: Exterior and Interior Deconstruction
 - Building 25: Exterior and Interior Deconstruction
 - Building 26: Exterior and Interior Deconstruction
 - Building 27: Exterior and Interior Deconstruction
 - Building 28: Exterior and Interior Deconstruction
 - Building 29: Exterior and Interior Deconstruction
 - Building 30: Exterior and Interior Deconstruction
 - Building 31: Exterior and Interior Deconstruction
 - Building 32: Exterior and Interior Deconstruction
 - Building 33: Exterior and Interior Deconstruction
 - Building 34: Exterior and Interior Deconstruction
 - Building 35: Exterior and Interior Deconstruction
 - Building 36: Exterior and Interior Deconstruction
 - Building 37: Exterior and Interior Deconstruction
 - Building 38: Exterior and Interior Deconstruction
 - Building 39: Exterior and Interior Deconstruction
 - Building 40: Exterior and Interior Deconstruction
 - Building 41: Exterior and Interior Deconstruction
 - Building 42: Exterior and Interior Deconstruction
 - Building 43: Exterior and Interior Deconstruction
 - Building 44: Exterior and Interior Deconstruction
 - Building 45: Exterior and Interior Deconstruction
 - Building 46: Exterior and Interior Deconstruction
 - Building 47: Exterior and Interior Deconstruction
 - Building 48: Exterior and Interior Deconstruction
 - Building 49: Exterior and Interior Deconstruction
 - Building 50: Exterior and Interior Deconstruction
 - Building 51: Exterior and Interior Deconstruction
 - Building 52: Exterior and Interior Deconstruction
 - Building 53: Exterior and Interior Deconstruction
 - Building 54: Exterior and Interior Deconstruction
 - Building 55: Exterior and Interior Deconstruction
 - Building 56: Exterior and Interior Deconstruction
 - Building 57: Exterior and Interior Deconstruction
 - Building 58: Exterior and Interior Deconstruction
 - Building 59: Exterior and Interior Deconstruction
 - Building 60: Exterior and Interior Deconstruction
 - Building 61: Exterior and Interior Deconstruction
 - Building 62: Exterior and Interior Deconstruction
 - Building 63: Exterior and Interior Deconstruction
 - Building 64: Exterior and Interior Deconstruction
 - Building 65: Exterior and Interior Deconstruction
 - Building 66: Exterior and Interior Deconstruction
 - Building 67: Exterior and Interior Deconstruction
 - Building 68: Exterior and Interior Deconstruction
 - Building 69: Exterior and Interior Deconstruction
 - Building 70: Exterior and Interior Deconstruction
 - Building 71: Exterior and Interior Deconstruction
 - Building 72: Exterior and Interior Deconstruction
 - Building 73: Exterior and Interior Deconstruction
 - Building 74: Exterior and Interior Deconstruction
 - Building 75: Exterior and Interior Deconstruction
 - Building 76: Exterior and Interior Deconstruction
 - Building 77: Exterior and Interior Deconstruction
 - Building 78: Exterior and Interior Deconstruction
 - Building 79: Exterior and Interior Deconstruction
 - Building 80: Exterior and Interior Deconstruction
 - Building 81: Exterior and Interior Deconstruction
 - Building 82: Exterior and Interior Deconstruction
 - Building 83: Exterior and Interior Deconstruction
 - Building 84: Exterior and Interior Deconstruction
 - Building 85: Exterior and Interior Deconstruction
 - Building 86: Exterior and Interior Deconstruction
 - Building 87: Exterior and Interior Deconstruction
 - Building 88: Exterior and Interior Deconstruction
 - Building 89: Exterior and Interior Deconstruction
 - Building 90: Exterior and Interior Deconstruction
 - Building 91: Exterior and Interior Deconstruction
 - Building 92: Exterior and Interior Deconstruction
 - Building 93: Exterior and Interior Deconstruction
 - Building 94: Exterior and Interior Deconstruction
 - Building 95: Exterior and Interior Deconstruction
 - Building 96: Exterior and Interior Deconstruction
 - Building 97: Exterior and Interior Deconstruction
 - Building 98: Exterior and Interior Deconstruction
 - Building 99: Exterior and Interior Deconstruction
 - Building 100: Exterior and Interior Deconstruction
- June 2022 - Upcoming Work
 - Building 1: Exterior and Interior Deconstruction
 - Building 2: Exterior and Interior Deconstruction
 - Building 3: Exterior and Interior Deconstruction
 - Building 4: Exterior and Interior Deconstruction
 - Building 5: Exterior and Interior Deconstruction
 - Building 6: Exterior and Interior Deconstruction
 - Building 7: Exterior and Interior Deconstruction
 - Building 8: Exterior and Interior Deconstruction
 - Building 9: Exterior and Interior Deconstruction
 - Building 10: Exterior and Interior Deconstruction
 - Building 11: Exterior and Interior Deconstruction
 - Building 12: Exterior and Interior Deconstruction
 - Building 13: Exterior and Interior Deconstruction
 - Building 14: Exterior and Interior Deconstruction
 - Building 15: Exterior and Interior Deconstruction
 - Building 16: Exterior and Interior Deconstruction
 - Building 17: Exterior and Interior Deconstruction
 - Building 18: Exterior and Interior Deconstruction
 - Building 19: Exterior and Interior Deconstruction
 - Building 20: Exterior and Interior Deconstruction
 - Building 21: Exterior and Interior Deconstruction
 - Building 22: Exterior and Interior Deconstruction
 - Building 23: Exterior and Interior Deconstruction
 - Building 24: Exterior and Interior Deconstruction
 - Building 25: Exterior and Interior Deconstruction
 - Building 26: Exterior and Interior Deconstruction
 - Building 27: Exterior and Interior Deconstruction
 - Building 28: Exterior and Interior Deconstruction
 - Building 29: Exterior and Interior Deconstruction
 - Building 30: Exterior and Interior Deconstruction
 - Building 31: Exterior and Interior Deconstruction
 - Building 32: Exterior and Interior Deconstruction
 - Building 33: Exterior and Interior Deconstruction
 - Building 34: Exterior and Interior Deconstruction
 - Building 35: Exterior and Interior Deconstruction
 - Building 36: Exterior and Interior Deconstruction
 - Building 37: Exterior and Interior Deconstruction
 - Building 38: Exterior and Interior Deconstruction
 - Building 39: Exterior and Interior Deconstruction
 - Building 40: Exterior and Interior Deconstruction
 - Building 41: Exterior and Interior Deconstruction
 - Building 42: Exterior and Interior Deconstruction
 - Building 43: Exterior and Interior Deconstruction
 - Building 44: Exterior and Interior Deconstruction
 - Building 45: Exterior and Interior Deconstruction
 - Building 46: Exterior and Interior Deconstruction
 - Building 47: Exterior and Interior Deconstruction
 - Building 48: Exterior and Interior Deconstruction
 - Building 49: Exterior and Interior Deconstruction
 - Building 50: Exterior and Interior Deconstruction
 - Building 51: Exterior and Interior Deconstruction
 - Building 52: Exterior and Interior Deconstruction
 - Building 53: Exterior and Interior Deconstruction
 - Building 54: Exterior and Interior Deconstruction
 - Building 55: Exterior and Interior Deconstruction
 - Building 56: Exterior and Interior Deconstruction
 - Building 57: Exterior and Interior Deconstruction
 - Building 58: Exterior and Interior Deconstruction
 - Building 59: Exterior and Interior Deconstruction
 - Building 60: Exterior and Interior Deconstruction
 - Building 61: Exterior and Interior Deconstruction
 - Building 62: Exterior and Interior Deconstruction
 - Building 63: Exterior and Interior Deconstruction
 - Building 64: Exterior and Interior Deconstruction
 - Building 65: Exterior and Interior Deconstruction
 - Building 66: Exterior and Interior Deconstruction
 - Building 67: Exterior and Interior Deconstruction
 - Building 68: Exterior and Interior Deconstruction
 - Building 69: Exterior and Interior Deconstruction
 - Building 70: Exterior and Interior Deconstruction
 - Building 71: Exterior and Interior Deconstruction
 - Building 72: Exterior and Interior Deconstruction
 - Building 73: Exterior and Interior Deconstruction
 - Building 74: Exterior and Interior Deconstruction
 - Building 75: Exterior and Interior Deconstruction
 - Building 76: Exterior and Interior Deconstruction
 - Building 77: Exterior and Interior Deconstruction
 - Building 78: Exterior and Interior Deconstruction
 - Building 79: Exterior and Interior Deconstruction
 - Building 80: Exterior and Interior Deconstruction
 - Building 81: Exterior and Interior Deconstruction
 - Building 82: Exterior and Interior Deconstruction
 - Building 83: Exterior and Interior Deconstruction
 - Building 84: Exterior and Interior Deconstruction
 - Building 85: Exterior and Interior Deconstruction
 - Building 86: Exterior and Interior Deconstruction
 - Building 87: Exterior and Interior Deconstruction
 - Building 88: Exterior and Interior Deconstruction
 - Building 89: Exterior and Interior Deconstruction
 - Building 90: Exterior and Interior Deconstruction
 - Building 91: Exterior and Interior Deconstruction
 - Building 92: Exterior and Interior Deconstruction
 - Building 93: Exterior and Interior Deconstruction
 - Building 94: Exterior and Interior Deconstruction
 - Building 95: Exterior and Interior Deconstruction
 - Building 96: Exterior and Interior Deconstruction
 - Building 97: Exterior and Interior Deconstruction
 - Building 98: Exterior and Interior Deconstruction
 - Building 99: Exterior and Interior Deconstruction
 - Building 100: Exterior and Interior Deconstruction


- Completed Deconstruction
- CMF Approved Trucking Route
- Site Closes
- Abatement Work Pending DEP Approval

RODENT CONTROL

- The site has been continuously monitored for rodent control throughout the last five years of HRP/Redgate's ownership of the property
- A site survey has been conducted to reevaluate potential areas of issue and a licensed exterminator provides traps & bait around the site in compliance with [City of Boston regulations](#).
- The program involves 50+ perimeter rodenticide stations as well as comprehensive rodent trapping at building perimeters and interiors.
- A licensed exterminator performs weekly on-site inspections, the frequency recommended by the project exterminator to maximize efficacy.
- Project staff monitors the site daily throughout the deconstruction project.

NOISE CONTROL

- The majority of work on site occurs during the City of Boston's regular construction hours from 7 am to 5 pm, Monday through Friday. Occasional work may occur by permit on Saturdays. Quiet work within buildings occurs on 2nd shift (3PM-11PM).
- Noise levels comply with the [City of Boston](#) limits set for construction activity
- Noise monitors are set up to detect any possible exceedances of allowable limits
- No high impact or high vibratory activities are anticipated

 Hilco
Redevelopment Partners

Gensler

POTOMAC RIVER GENERATING STATION | LOCAL EMERGENCY PLANNING COMMITTEE MEETING

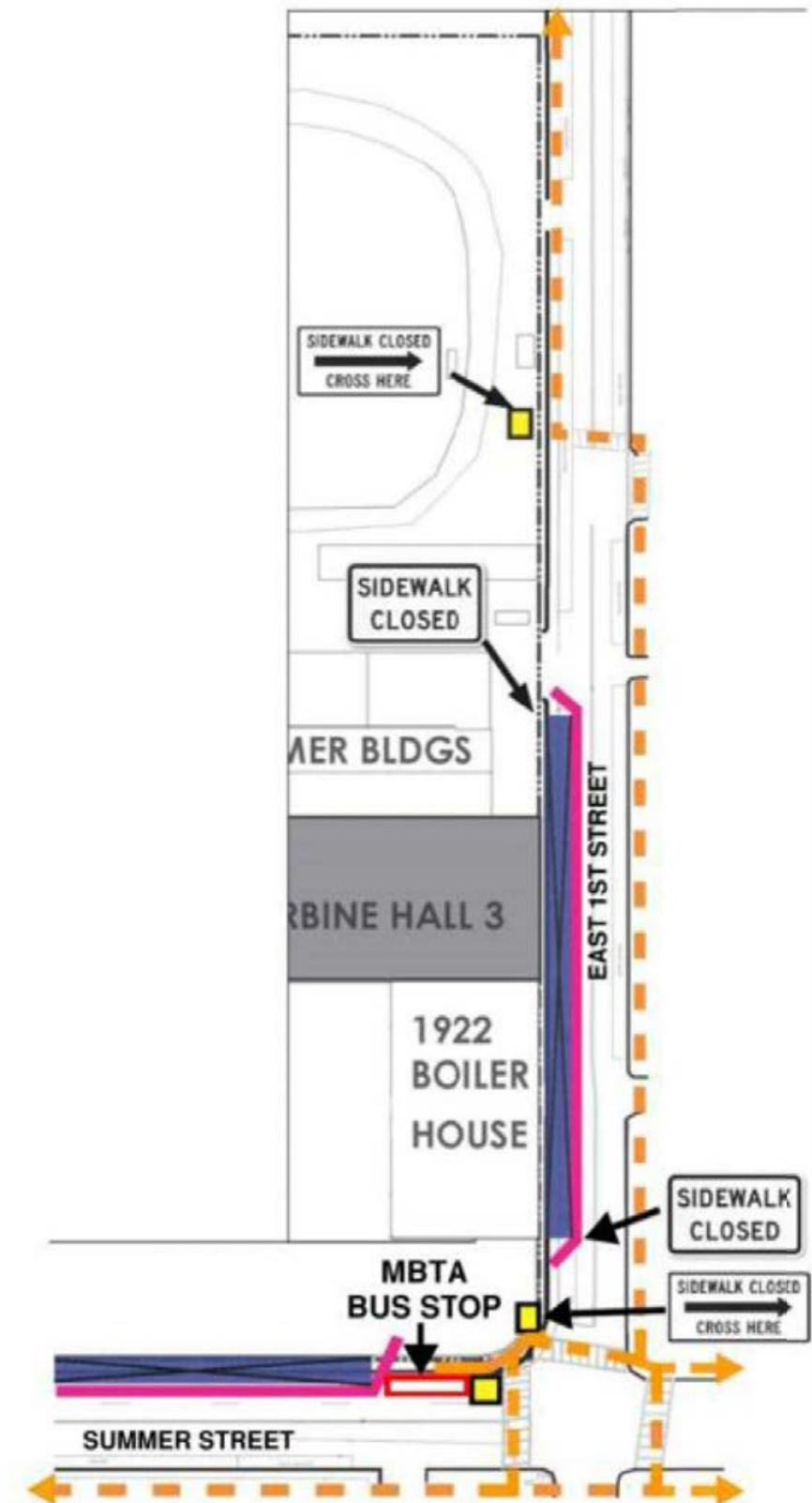
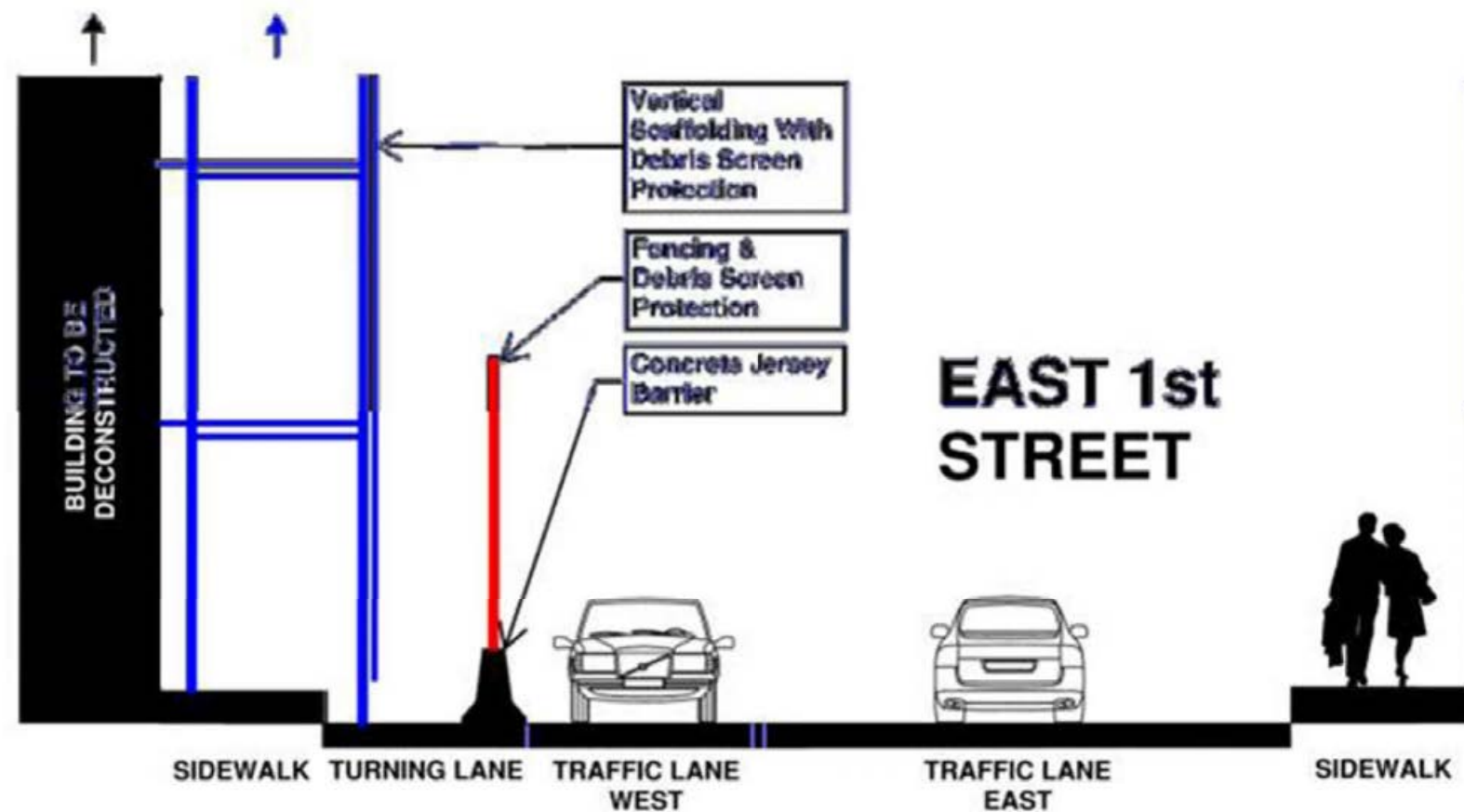
EXAMPLE OF LOGISTICS UPDATES PROVIDED

REVIEWED IN COMMUNITY MEETINGS & POSTED TO WEBSITE

DECONSTRUCTION UPDATE

East 1st Sidewalk & Parking Lane Closures (May-Dec 2023)

- No vehicle travel lanes will be closed during construction
- Existing Number 7 bus stop will be maintained throughout project
- Access by crosswalk to Number 7 bus stop will remain open
- East 1st Street sidewalk closure will overlap with Summer Street sidewalk closure.



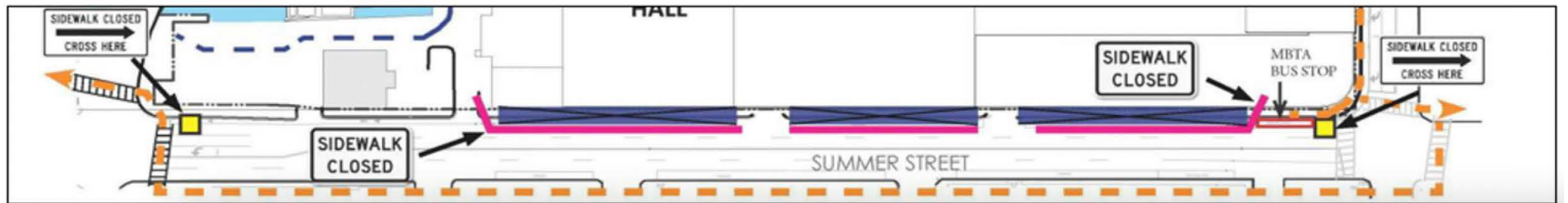
EXAMPLE OF LOGISTICS UPDATES PROVIDED

REVIEWED IN COMMUNITY MEETINGS & POSTED TO WEBSITE

DECONSTRUCTION UPDATE

Summer Street Sidewalk & Parking Lane Closures (May-Dec 2023)

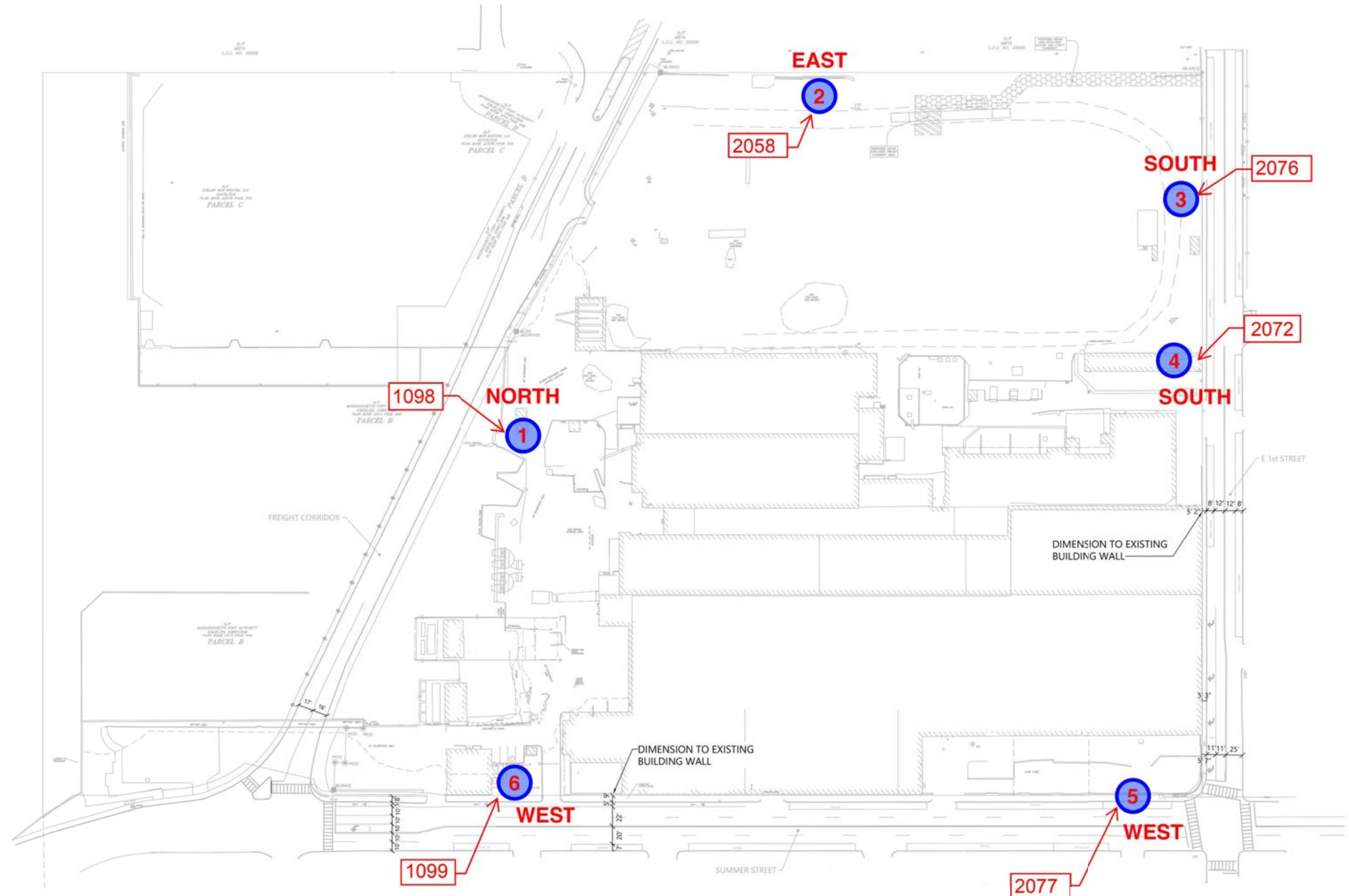
- No vehicle travel lanes will be closed during construction
- Existing Number 7 bus stop will be maintained throughout project



EXAMPLE OF PERIMETER DUST MONITORING

776 Summer Street

- 19 months in to 24 month deconstruction project
- Continuous perimeter dust monitoring
- Zero exceedances

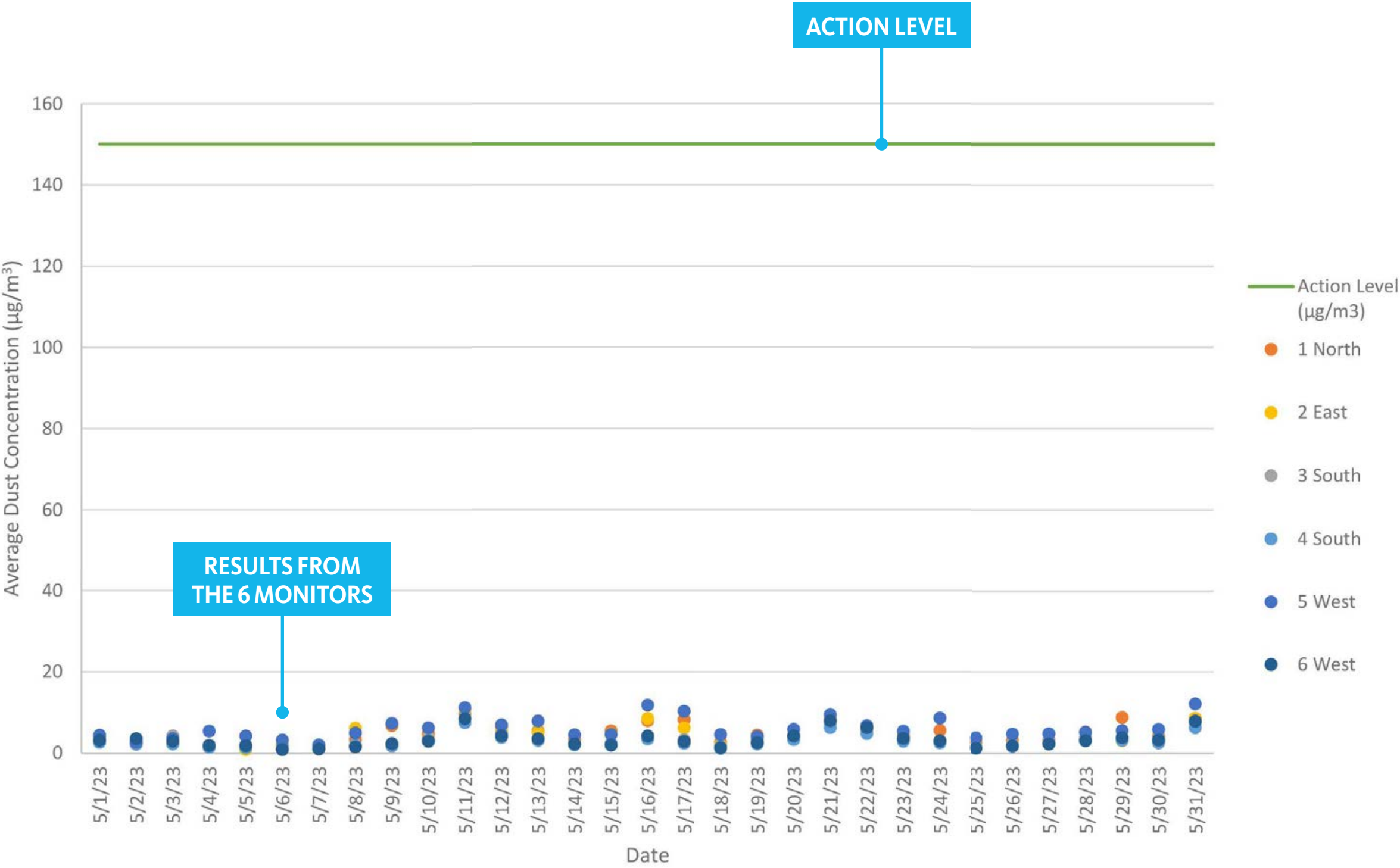


EXAMPLE OF PERIMETER DUST MONITORING PROGRAM

MONTHLY REPORTS POSTED ON WEBSITE

776 Summer Street

- 19 months in to 24 month deconstruction project
- Continuous perimeter dust monitoring
- Zero exceedances



THANK YOU

POTOMAC RIVER GENERATING STATION
REDEVELOPMENT

WEBSITES:

HRPALX.COM

ALEXANDRIA.VA.GOV/PLANNING/INFO