

Old Town North Power Plant Redevelopment Frequently Asked Questions

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

Hilco Redevelopment Partners (HRP) purchased the former Potomac River Generating Station property in late 2020 and began designing the overall plan for City review and approval of a Coordinated Development District Concept Design Plan (CDD Concept Plan), a process which took over a year (approved in July 2022). Following that approval, HRP developed the Infrastructure Development Site Plan (IDSP) for City review and approval, which took one year (approved in June 2023).

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 internal experts as well as an external team of consultants, engineers, and contractors to ensure the most qualified professionals are overseeing the process.

At this time, HRP anticipates the deconstruction project will commence in the second half of 2024. This timeline is subject to change and dependent on the following milestones:

- 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 will be part of the IFSP.
- Planning Commission and City Council approval of the first phase of development, with commencement anticipated in mid to late 2025.
- 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.

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 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.

3 Is it expensive to deconstruct the power plant?

PRGS will be the 5th coal fired power plant HRP 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. Our significant experience with deconstruction activities means we have a unique ability to underwrite the costs and successfully execute these complex projects.

4 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 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.

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

No, construction of new 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 any new building construction and will be fully complete before any new buildings are ready for occupancy.

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

HRP 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?

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 northmost portion (closest to Washington, DC). Heights range from 70 feet to 172 feet excluding rooftop equipment and mechanical space. The shortest building is located at Block A. The tallest buildings are located at Blocks B and C, which have a maximum height of 172 feet. The City approved the height and density in the CDD, which also included commitments for affordable housing, arts and cultural space, and publicly-accessible open space.

As a reference, 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.

8 What will the buildings look like?

HRP submitted Concept 2 plans for Development Special Use Permits (DSUPs) for Blocks A, B, and C to the City in October 2023. The plans can be viewed on our [website](#). These concepts incorporate input from multiple City agencies and are currently under review by the Old Town North Urban Design Advisory Committee (UDAC). HRP held a public meeting to review the design concepts and receive public comment on October 19, 2023, and will continue to provide opportunities for community engagement as the design advances. It is anticipated that these DSUP's will go before the Planning Commission and City Council for review and approval in 2024.

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.

10 Where will 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.

COMPARISON OF OLD TOWN NORTH BUILDING HEIGHTS:

