

In response to the questions received during our initial community meeting held on February 11, 2021, HRP is pleased to provide the following responses. For ease of review, we have attempted to group the questions by topic and where multiple attendees raised similar questions, we have provided a combined response.

GENERAL QUESTIONS

Q: No Question. Just WELCOME to Old Town North!

A: Thank you! We're excited to be a part of the community.

Q: I'm also happily excited to see this eyesore transform to become a part of our neighborhood. Welcome to Old Town North!

A: Thank you, we look forward to transforming the site into a dynamic new district in Old Town North.

Q: Every challenge is an opportunity to do something great and innovative here. Thank you so much!

A: Thank you for your enthusiasm. We agree! Challenged sites are our specialty, and we are excited for the opportunity in Alexandria.

Q: Can you define what you mean by the term entitlement process? Is it the planning process?

A: The entitlement process involves working with City Staff, the Planning Commission and City Council to adopt a plan for the future redevelopment of the site. It's a multi-faceted process and it will take place in phases. The process involves zoning the property in accordance with the Old Town North Small Area Plan (OTN SAP) guidelines to a zone called a Coordinated Development District (CDD) and developing an overall plan for the site, which is called a CDD Concept Plan. Additionally, more detailed plans for infrastructure and block-by-block development will be filed, which are called Development Special Use Permits (DSUPs).

Q: Are any industrial, manufacturing, storage or large parking facilities envisioned?

Q: Is that the type of structure you plan to build on the Alexandria site? An industrial facility?

A: No, we're just proud of the work we've done in other parts of the country at similarly challenged sites! As set forth in the OTN SAP, we envision a mixed-use development that provides additional area housing, includes new dining and retail options, creates jobs, and, importantly, improves public open space along the Potomac waterfront and the Mount Vernon Trail.

Q: The projects you discussed look interesting. Do you have any projects which are completed that you can talk about the jobs created and the environmental components you were able to incorporate?

A: Thank you, HRP is proud of the work we do in transforming sites like these into new places to live, work, and play that are reintegrated into the surrounding communities. You can learn more about some of our other projects at <https://www.hilcoredev.com/projects>.

Q: I am from NYC and as much as I should not admit this, I like the urban and edginess of the power plant. I hope you retain some of that raw, industrial feel...just a bit:)

Q: What opportunities for adaptive reuse to you see for this project?

Q: Will you consider retaining/repurposing some of the very nice brick work on the towers, or perhaps one tower as a landmark?

Q: Will the entire plant be torn down and removed?

A: The PRGS team will be studying what, if any, part of the existing structure may salvageable and the feasibility of incorporating any existing structures into the future development plans.

Q: The question is who is the Project Management Team and are there any members of the team that are locally based?

A: The individuals who spoke during the meeting make up the development and consultant team that will work on this project, many of whom are locally based and proud to call Alexandria home. The team will expand as the project progresses.

Q: No question but a suggestion. I live at 501 Slaters Lane. I would tap the residents of Marina Towers if you need ideas and focus group participants. We are a very engaged, responsible community that cares. The building is home to many current and former public servants. We have a very strong sense of community.

A: We're looking forward to working with Marina Towers and other neighbors throughout the development process. We wanted to make this community-wide introduction and would be happy to meet with Marina Towers as we move forward in the process.

Q: As we debrief with our respective organizations and prepare for the community outreach meetings 4-6, What type of feedback would be most helpful in YOUR decision-making process?

A: All constructive feedback is welcome.

DECONSTRUCTION & PROJECT SCHEDULE

**Q: Hi. Thanks for this very detailed presentation. When do you plan to demolish the plant?
Thanks**

Q: Is there any ETA at this point for when the deconstruction of the current structure(s) will begin?

Q: Once demolition begins, how long will it take/

Q: How long will it take to demolish the plant and when do you expect the demolition to start?

Q: When do you plan on breaking ground?

Q: What is the timeline for the whole project? Sorry but I've just joined!

A: Deconstruction of the existing power plant and remediation of the site will commence after the CDD zoning and CDD Concept Plan are approved by the City. It is anticipated that those approvals will occur in Q2 2022. The exact schedule for the deconstruction will be developed in coordination with the contractors who will perform the work, but we estimate it will take approximately 12 months. Groundbreaking for the first phase of development will occur after the City has approved the phase one DSUP and the infrastructure DSUP. It is anticipated groundbreaking could occur in Q1 of 2023.

Q: When the plant is torn down, how will debris be removed from the site?

A: Prior to beginning deconstruction, the PRGS team will develop a detailed construction management plan with the contractors responsible for the work. This plan will establish how material will be removed for the site and will be reviewed by the local authorities having jurisdiction.

ENVIRONMENTAL REMEDIATION

Q: Welcome to Alexandria and looking forward to your work cleaning up this vital property. Can you explain any risk to air or water quality during the redevelopment process?

I am concerned about the effects of the cleanup on all of us watching - your next-door neighbors. Want to hear what safeguards you will be taking as you clean up this coal-fired plant.

A: The safety of our neighbors is a top priority. Prior to beginning deconstruction or remediation activities, we will prepare plans for the monitoring and management of dust, soil, and stormwater. These plans will be informed by chemical testing that we will conduct in advance of beginning any work. The plans will include specific activities to mitigate potential impacts to the neighborhood and the environment as well as monitoring activities to confirm that our mitigation steps are working as planned.

Q: Was the coal ash hauled away when the plant was operating?

A: Bottom ash that was generated as part of the combustion process was collected in hoppers in the Main Plant Building and conveyed to the bottom ash silo. Fly ash was trapped by electrostatic precipitators and collected in two silos located outside and south of the Main Plant Building. Fly ash and bottom ash were transported off site while the plant was operating and during decommissioning activities. Ash was not disposed of at the Property.

Q: Will samples be tested for PCBs and TCDD?

A: Samples from different areas of the site will be analyzed for specific lists of chemicals based on past activities that occurred in each area. While polychlorinated biphenyls (PCBs) were banned in the United States in 1979, there are certain areas of the site where, based on historical information, we expect that PCBs are present or may have been used. Samples from these areas will be analyzed for PCBs. Based on available historical information, we do not anticipate testing samples for TCDD.

Q: How far along is the current pump and treat of the leaking underground storage tanks at the site? what are the BTX and other contaminant levels now? And under the old coal pile, have you got heavy metals or other data on levels yet?

A: During operation, the power station used heating oil to preheat the coal-fired boilers. The heating oil was stored in two 25,000-gallon underground storage tanks (USTs). The USTs were closed in place in late 2012, and during the UST closure activities, evidence of a release of heating oil to the soil and groundwater was discovered. After a period of soil and groundwater sampling to understand the extent of the release, remediation systems were installed in 2015. The remediation systems were shut down in 2019, and a period of post-remediation groundwater

monitoring began. HRP has assumed responsibility for the remaining monitoring activities that need to be conducted related to this release. We completed the most recent groundwater sampling event in December 2020. Since the shutdown of the remediation systems, groundwater concentrations have been stable and are either below or approaching regulatory standards. We have not yet completed sampling in the former coal storage area. We expect that sampling will be conducted later in 2021.

Q: Will testing results and remediation process/protocols be made public? How will the public be reassured that the site is cleaned and safe including potential impact into water supply etc.?

A: Yes, we plan to share sampling results and remediation plans with the public. In addition to making remediation-related regulatory reports available to the public, we will use public meetings to explain sampling results and remediation plans and to answer questions.

OPEN SPACE & DESIGN

Q: Open space is a major need in North Old Town. Ground level open space, that is. Have you considered providing large open spaces for unstructured community use?

Q: North Old Town is already VERY densely built. There is very little open space for people to relax. Areas without whizzing bikes onsite are needed by both children and older residents - places to picnic, sit and enjoy. Strip recreation areas do not provide this.

Q: Could you improve the Mount Vernon trail? Specifically, the trail that dangles above the Potomac had to be designed that way due to the power plant, but redevelopment offers the chance to eliminate several blind turns which are dangerous.

A: The OTN SAP envisions enhancing open space along the waterfront, adjacent to the Mount Vernon Trail, as well as the creation of a "Linear Park" along the rail line to the southwest of the PRGS site. Both will be studied as part of this project.

Q: Thank you for sharing your approach to this project. Currently there are birds and wildlife in the wooded areas along the path which will be impacted when this work begins. Can we assume steps will be taken to protect them, and also maintain and restore the wooded landscape?

A: The majority of wooded areas are located on the waterside of the Mount Vernon Trail, which is owned and controlled by the National Park Service (NPS). As the project design advances, the project team will be coordinating with NPS on waterfront activation opportunities and areas that could be improved by the project. Potential impacts to existing wildlife and vegetation will be considered.

Q: Great presentation! Nice crew! Will you be able to make sure no mature trees surrounding the Plant now will be harmed in the redevelopment process - they are beautiful and soothing in the City.

A: Thank you for your comment. The health and viability of any trees on the site will be investigated as part of the development review process. As the project design is developed and the construction logistics are better understood, we will be able to evaluate any potential impacts to existing vegetation on the site and look for strategies to mitigate those impacts.

Q: Do you envision including a harbor in the new development? Thanks

A: The PRGS team will be studying the potential utilization of the waterfront, including the potential for in-water activation such as a small marina. There are various levels of jurisdictional control and approvals involved in any waterfront activation, including the City of Alexandria, the District of Columbia, and the National Park Service.

Q: Will there be a building height limit, or can we expect to see skyscrapers there?

Q: Will any buildings or tall structures be built in front of the new Muse building blocking its water view?

A: The OTN SAP envisions heights of up to 140 feet on the PRGS site, which is similar to the height of the existing smokestacks and surrounding buildings such as The Muse, 1199 Fairfax and Marina Tower. View corridors will be studied as the project design advances.

Q: Do you envision extending the historic character of core Old Town Alexandria (the Southeast Quadrant) into the site, or adopting a complementary (non-historic) design theme?

A: Given its location on the edge of Old Town North, the OTN SAP envisions this site as a unique opportunity to be creative both in terms of uses and architectural design.

Q: How will your project link with our City's history?

A: The PRGS team has commissioned an archeological study on the history of the site and its surroundings in order to understand opportunities for elements that may be incorporated into the project in some fashion.

Q: I hope you will take into account the effects of COVID-19 and the potential changes in future needs, especially if you plan to do a design similar to the Edison property with hotels, etc.

A: The impacts of Covid-19, both on the range of uses and the design of spaces, will be considered.

Q: What is going to happen to the substation that PEPCO still owns? Won't that still be a blight on the site -- and huge eye sore -- unless it is incorporated into the redevelopment?

Q: What do you envision the 6.5 acres that the utility will still maintain look like? Will it be hidden by a fence or a building?

A: PEPCO retains control of the substation site and the parking lot area to the west of the substation. The PRGS team will coordinate with PEPCO and study ways to minimize its visual presence as part of the project, subject to PEPCO's approval.

Q: Thank you for a well-organized presentation. Does this project include an analysis of security and crime impact on the immediate community? PS: Re: crime and security question, while opening the space up has positives, it may also increase traffic and crime.

Q: Any chance security concerns re: quality of life be addressed???

A: The design of the open space and other elements of the project will take into consideration issues such as personal safety. The adjacency of buildings housing a mix of uses and users will help reduce opportunity for misconduct and the buildings will be equipped with security measures.

SUSTAINABILITY

Q: What level of LEED certification will you achieve?

A: It is expected that the project will be developed over time. The level of LEED certification for each component of the project will depend on many factors including the use (commercial or residential), the scale of each individual component and the feasibility of implementing green technologies at the time each component is developed. At a minimum, components will achieve LEED v4 Silver certification (or its equivalent) as anticipated by the City of Alexandria's 2019 Green Building Policy. The PRGS team will study opportunities to exceed that certification level as the project design advances.

Q: Would HRP be willing to meet with the Alexandria Environmental Policy Commission to discuss how the site's development plan can incorporate Alexandria's Environmental Action Plan 2040?

A: We're looking forward to working with the EPC and all community stakeholders. We wanted to make this community-wide introduction and would be happy to meet with the EPC as the project design advances and progress is made its sustainability strategies.

Q: Will any of your buildings be zero carbon?

Q: Is there a chance that it may be financially feasible for some or many of the buildings in the redevelopment to go beyond the Green Building Policy and be net zero energy and that consideration be given to, among other strategies, the following: (1) use only electricity (no gas) for all energy needs; (2) use solar panels/solar thermal collectors both onsite and remotely as a source for energy with consideration to operating same as a microgrid/nanogrid to reduce costs and power outages; and/or (3) use high levels of insulation, tight construction, and high-performance windows and doors.

A: As demonstrated by HRP's commitment to environmentally remediate this former coal-fired power plant, sustainability is one of HRP's core principles. The PRGS team will be highly focused on developing an appropriate strategy as part of the site planning and design process. It will take some time to formulate an appropriate plan as the percentage, distribution and phasing of various uses on the site are considered. There are many components to sustainability, including the reduction of onsite carbon emissions, but stormwater treatment, site resiliency and other factors will also be studied. The PRGS team is utilizing the City of Alexandria's Green Building Policy, Chapter 6 of the OTN SAP, and components of the EAP2040, currently under review, as a framework from which to build a feasible and responsive site-wide sustainability strategy.

TRANSPORTATION

Q: The proposed street grid poses major traffic concerns for those using and living on Slaters Lane. Will a thorough traffic and transportation study be conducted prior to finalization of plans, to ensure parking, driving, and other transportation modes are accommodated without undue burden being placed on existing neighbors and commuters.

Q: Slaters Lane is a small historic dead-end street those traffic light gives you exactly 15 seconds to cross the Parkway or turn right. I cannot imagine how you would handle more

traffic. Further, it would infringe on resident parking at Marina Towers, with people seeking free parking in order to access your project.

A: A detailed multimodal transportation study will be conducted as part of the project and will include an evaluation of the capacity of the signal at Slaters Lane as well as a review of parking facilities both within and adjacent to the PRGS site. Connecting to Slaters Lane was envisioned as part of the OTN SAP and will be considered as part of this redevelopment.

Q: YAY on open space and reconnecting with nature! You mentioned reconnecting the Street Grid through the PRGS site. Did you know there were no city streets on PRGS property, just private access? It was mainly farmland until power plant was built in late 1940s. Will street network be part of the planning discussion?

A: Yes, our team will work with the City to design a street network throughout the site.

Q: No vehicular traffic? You mentioned other modes, but not cars.

A: Vehicles as well as other modes will comprise one of the many ways in which residents, neighbors, employees, and visitors come to and from the PRGS site. A detailed multimodal transportation study will review each of these modes.

Q: Do you have any plans for mitigating the new load of traffic on the GW Parkway? A water ferry?

A: A detailed multimodal transportation study will be conducted which will include a capacity analysis of nearby roadways and appropriate mitigation measures, where triggered.

Q: How will the site connect with the ongoing development across (to the west) of the GW Parkway, most significantly to the Potomac Yards ongoing development?

A: The detailed multimodal transportation study will include any planned improvements nearby, including but not limited to, the Potomac Yard project.