

## Gloria Sitton

---

**From:** John Sommer <sommerjohnd@yahoo.com>  
**Sent:** Monday, July 04, 2022 6:34 PM  
**To:** Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Alyia Gaskins; Kirk McPike; Sarah Bagley; Jim Parajon; Karl Moritz; Gloria Sitton; PlanComm  
**Subject:** [EXTERNAL]Power Plant Redevelopment

You don't often get email from sommerjohnd@yahoo.com. [Learn why this is important](#)

7/4/22

Mayor Wilson, Vice Mayor Jackson, and Members of City Council  
City of Alexandria

Re: Docket of July 5, 2022  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mayor Wilson, Vice Mayor Jackson, and Members of City Council,

I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant was closed as a result of the efforts of dedicated citizens and the City Council and is now a deteriorating eyesore on the north waterfront. It is time to redevelop the site in accordance with the adopted Old Town North Small Area Plan to provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site. This valuable property will enhance the amenities of Old Town North and extend Alexandria's beautiful waterfront further north.

Specifically, I support the project because Old Town North and Northeast neighborhood residents worked together and with the City Council years ago to close the polluting coal-fired power plant on the site. While that objective was achieved the power plant structure and supporting elements are still on the site, and the soil is still contaminated. Given the cost of deconstruction and remediation, there are few developers capable of bringing redevelopment to fruition. HRP has the track record and capitalization to make that happen. They all share a vision of a very attractive mixed-use site that is active and improves neighborhood connectivity and waterfront views. This combination of factors -- tearing down the old power plant buildings financial and technical capability, and a vision for the future -- mean that this is a unique opportunity that must not be lost.

Thank you for considering these points during your deliberations.

Sincerely yours,

John Sommer

2810 Central Ave

Alexandria, VA 22302

CC:  
Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)

John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)  
Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)  
Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)  
Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)  
Jim Parajon, City Manager, [jim.parajon@alexandriava.gov](mailto:jim.parajon@alexandriava.gov)  
Karl Moritz, Director of Planning and Zoning, [Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)  
Gloria Sitton, City Clerk, [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)  
Planning Commission, [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

We don't think it's too much for the City Council to defer action on Hilco's CDD application until the council's September meeting. This short delay will give Hilco's previously established northern neighbor adequate time to fully review the CDD Plan and city staff comments with our community and management so that we can receive clarification of staff comments, and provide feedback.

We also request that the city council adopt a condition that the CDD Infrastructure Plan DSP and all subsequent DSUPs or proposed CDD Plan revisions be available for public review and comment for a minimum of 60 days before their adoption.

Thank you for offering me the opportunity to address the city council on this very important matter.

July 1, 2022

To: Mayor Justin M. Wilson and Members of Council, City of Alexandria  
Attention: Ms. Gloria Sitton, City Clerk (for proper distribution)  
CC: Catherine K. Miliaras, Principal Planner - Development

Subject: Potomac River Generation Station (PRGS) – 1300 North Royal Street

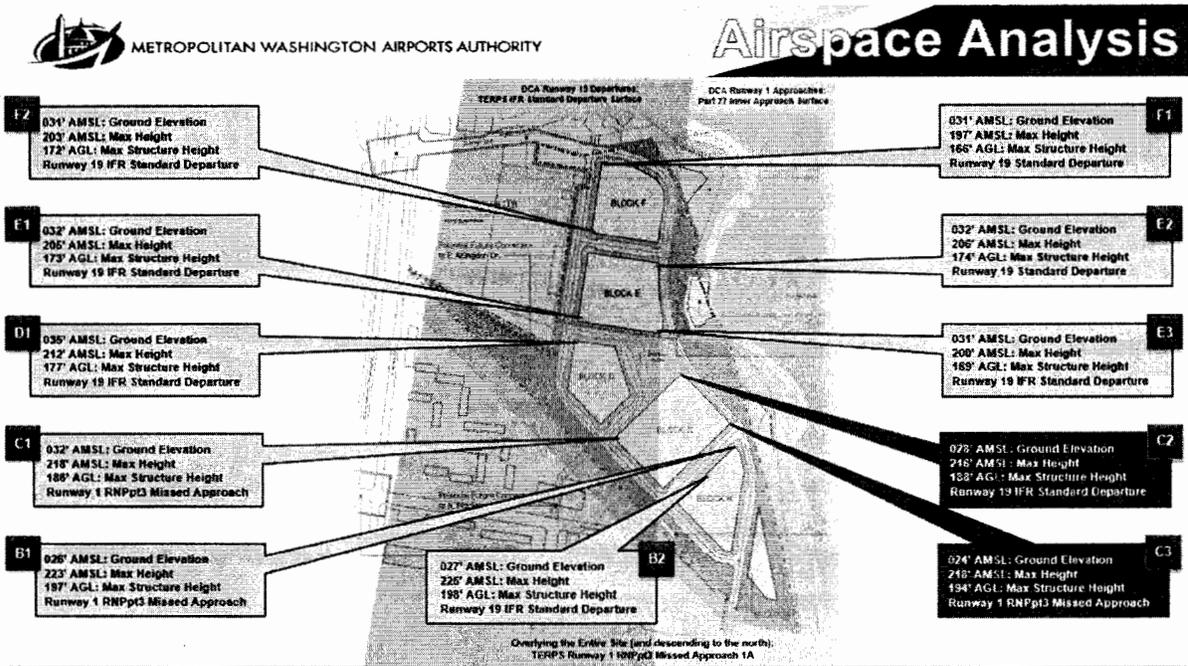
Dear Mayor Wilson and Members of Council:

The Metropolitan Washington Airports Authority (Airports Authority or MWAA) appreciates the opportunity to comment on the proposed redevelopment at PRGS – 1300 North Royal Street in Alexandria. The Airports Authority understands the applicant wishes to redevelop a former electric station with mixed use development on six Blocks (A through F) that include a rooftop buffer of 25 feet in addition to the proposed maximum structure heights corresponding to each Block. The northernmost area of the site location is approximately 1.2 nautical miles SSE of the Ronald Reagan Washington National Airport (DCA or Reagan National) Runway 1/19 End Point. Beginning furthest south from Reagan National, Block A is proposed to allow buildings 95 feet Above Ground Level (AGL) [approximately 126 feet Above Mean Sea Level (AMSL)]. Blocks B, C, and D are proposed to allow buildings 197 feet AGL [approximately 223-233 feet AMSL]. Blocks E and F are proposed to allow buildings 185 feet AGL [approximately 216-224 feet AMSL].

In summary, the structure heights proposed (inclusive of 25-foot buffers) for each of Blocks C-F) would likely introduce penetrations to Critical Air Navigation Surfaces and would likely impact existing and future air navigation at Reagan National. The Airports Authority's preliminary analysis determined proposed structure heights should be lowered, at a minimum, by approximately—19 feet to 166 feet AGL for Block F; 11 feet to 174 feet AGL for Block E; 20 feet to 177 feet AGL for Block D; 11 feet to 186 feet AGL for Block C; and confirm Block B is 197 feet AGL or lower, and Block A is 95 feet AGL or lower—to ensure no impacts. It is recommended that the City of Alexandria defer its full final approval until a Federal Aviation Administration (FAA) 7460 is filed by the applicant, in accordance with FAA requirements well in advance of construction, and a formal determination is made by FAA for all proposed structures. In addition, the proposed site will be exposed to loud and frequent noise from low-flying arriving and departing aircraft because of its proximity to DCA's existing Runway 1/19.

Meanwhile, the proposed Blocks have been evaluated based on the proposed maximum structure heights inclusive of a 25 foot rooftop buffer. Preliminary analysis—meaning analysis without specific structure details—reveals it is highly likely that proposed heights for Blocks C-F will present penetrations to Reagan National's Critical Air Navigation Surfaces. (As proposed, Block A just skirts missing any penetrations to these surfaces, but it is very close to airline approach and departure corridors; and Block B presents penetrations to Part 77 surfaces and just skirts limits of TERPS surfaces.) Approaches to and departures from Runway 1/19 (DCA's main runway) are already constrained due to limitations caused by tall structures in Rosslyn, Crystal City, and Alexandria, in conjunction with the Prohibited Airspace (up to 18,000 feet) east of the Potomac River over large sections of Washington, D.C. If buildings penetrate these surfaces, they can have an adverse impact on airport operations, such as restricting the type of aircraft that can operate, destinations that can be served, and impose aircraft weight limitations (i.e., reduced passengers, cargo, and fuel).





Point	Proposed Block Structure Height (w/25' buffer)	Latitude (DD-MM-SS.SS)	Longitude (DD-MM-SS.SS)	Site Elevation (AMSL)	Overall Proposed Structure Height (AMSL)	Max Height Allowable (AMSL)	Controlling Surface	Max All-Inclusive Structure Height (AGL)	Potential Part 77 Inner Approach Penetration	Potential TERPS Surface Penetration
F1	185	38-49-17.83	77-02-28.34	31.25	216.25	197.68	Runway 19 IFR Standard Departure Surface	166.43	N/A	18.57
F2	185	38-49-15.58	77-02-28.78	31.14	216.14	202.28	Runway 19 IFR Standard Departure Surface	172.14	N/A	12.88
E1	185	38-49-14.74	77-02-28.99	31.48	216.48	206.37	Runway 19 IFR Standard Departure Surface	173.89	N/A	11.11
E2	185	38-49-14.38	77-02-26.12	31.82	216.82	206.72	Runway 19 IFR Standard Departure Surface	174.90	N/A	10.10
E3	185	38-49-12.25	77-02-26.01	31.56	216.56	212.11	Runway 19 IFR Standard Departure Surface	180.55	N/A	4.45
D1	197	38-49-11.73	77-02-29.65	35.34	232.34	212.86	Runway 19 IFR Standard Departure Surface (also busts the Runway 1 RNPpt3 Missed Approach Surface by 9.78')	177.62	N/A	19.48
C1	197	38-49-08.53	77-02-27.79	31.83	228.83	217.90	Runway 1 RNPpt3 Missed Approach Surface (also busts the Runway 19 IFR Standard Departure Surface by 7.82')	186.07	N/A	10.53
C2	197	38-49-10.62	77-02-24.97	27.85	224.85	216.38	Runway 19 IFR Standard Departure Surface (also busts the Runway 1 RNPpt3 Missed Approach Surface by 5.81')	188.53	59.62	8.47
C3	197	38-49-08.65	77-02-23.38	24.14	221.14	218.62	Runway 1 RNPpt3 Missed Approach Surface	194.48	51.74	2.52
B1	197	38-49-07.61	77-02-22.93	28.12	223.12	223.71	Runway 1 RNPpt3 Missed Approach Surface	197.59	51.67	-0.89
B2	197	38-49-07.27	77-02-23.81	26.56	223.56	225.01	Runway 19 IFR Standard Departure Surface	196.45	51.43	-1.45

As illustrated above, preliminary analysis indicates the proposed structures to the south (Blocks B and C) with a 25-foot buffer would likely exceed the Part 77 inner approach surfaces and will be identified as obstructions. Exceeding these surface limitations does not automatically result in the issuance of a determination of hazard by FAA. Proposed structures must have airspace impacts that constitute a “substantial adverse effect” to warrant the issuance of determinations of hazard. If no other impacts were identified, FAA might issue a determination of no hazard, but would require obstruction lighting to be at the top of any rooftop elements included within the proposed 25-foot buffer. However, the proposed structures for Blocks B and C as well as those throughout the northern and central sections (Blocks D, E, and F of the development area) with a 25-foot buffer would likely exceed either the TERPS Runway 19 IFR Standard Departure Surface and/or the Runway 1 RNPpt3 Missed Approach Surface. Penetrations to these surfaces would require an increase to the IFR departure procedure minimum climb gradients as well as instrument approach procedure (Decision Altitudes) DAs and (Minimum Descent Altitudes) MDAs. If FAA determines that any of the impacts would affect as few as one operation per week, it could result in determinations of hazard. FAA may also factor in existing higher-than-standard climb gradients based on a “controlling structure” in the vicinity and issue a determination of no hazard.

Accordingly, in addition to evaluating the Blocks proposed for the PRGS site, we evaluated the surrounding area. We determined an existing building immediately to the north of the site (a “controlling structure” to existing FAA flight procedures) already imposes a slightly higher-than-standard climb gradient for Runway 19 IFR Standard Departures. This higher-than-standard climb gradient also accommodates the existing smokestacks on the vacant Power Plant that would likely be demolished for the proposed site. Should FAA issue a determination of no hazard based on the “controlling structure,” that outcome might put the City and the Airports Authority in a difficult position, because the City can use FAA’s finding as one reason to continue, while MWA is required by FAA to advocate and protect for Critical Air Navigation Surfaces with standard climb gradients, should the “controlling structure” eventually be removed. The Airports Authority recommends structure heights at PRGS – 1300 North Royal Street should be developed based on a standard climb gradient (below the imaginary 40:1 surface originating at the south end of Runway 1/19). This request is based on multiple factors, including the relative proximity of the proposed development in relation to the runway centerline, and the future possibility of regaining a standard climb gradient in the event the existing “controlling structure” north of the property is demolished. In addition, future similar developments in the vicinity should be constructed based on a standard climb gradient, or lower, if determined to be within the airline emergency corridor.

The presence of tall structures near Reagan National may be a hazard to air navigation. Tall structures can reduce the utility of the airport and increase the chances of an aircraft collision with the structures. Aircraft approaching or departing DCA, under periods of low visibility (such as nighttime or low cloud ceilings), follow a defined set of flight procedures. The height of objects along a runway approach and in the missed approach or along a departure course and in the standard departure segment have a direct effect on these procedures. Tall structure obstruction to airspace may prompt increases in minimum visibility and other criteria that pilots must follow and may increase the likelihood some aircraft types (already constrained by FAA operational requirements for Reagan National) will not be able to land at or depart from an airport during low visibility.

The Federal Aviation Administration (FAA) requires the Airports Authority to maintain clear airport approach and departure surfaces. As prescribed in federal guidance—Federal Regulation Title 14 Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace (Part 77); FAA Order 8260, United States Standard for Terminal Instrument Approach Procedures (TERPS); and One-Engine Inoperative (OEI) Surfaces—the Critical Air Navigation Surfaces surrounding DCA are highly complex. They are determined by location and proximity to runways, orientation to the airfield, location of Navigational Aids, radar coverage, Instrument Flight Rules/Visual Flight Rules capabilities, and many other operational factors.

It is imperative the Critical Air Navigation Surfaces be protected in order to preserve safe and efficient airport operations. OEI surfaces are important in that they impact airline takeoff weights to avoid obstacles. TERPS surfaces are subject to FAA Federal Aviation Regulations and if penetrated impose takeoff and landing operational restrictions.

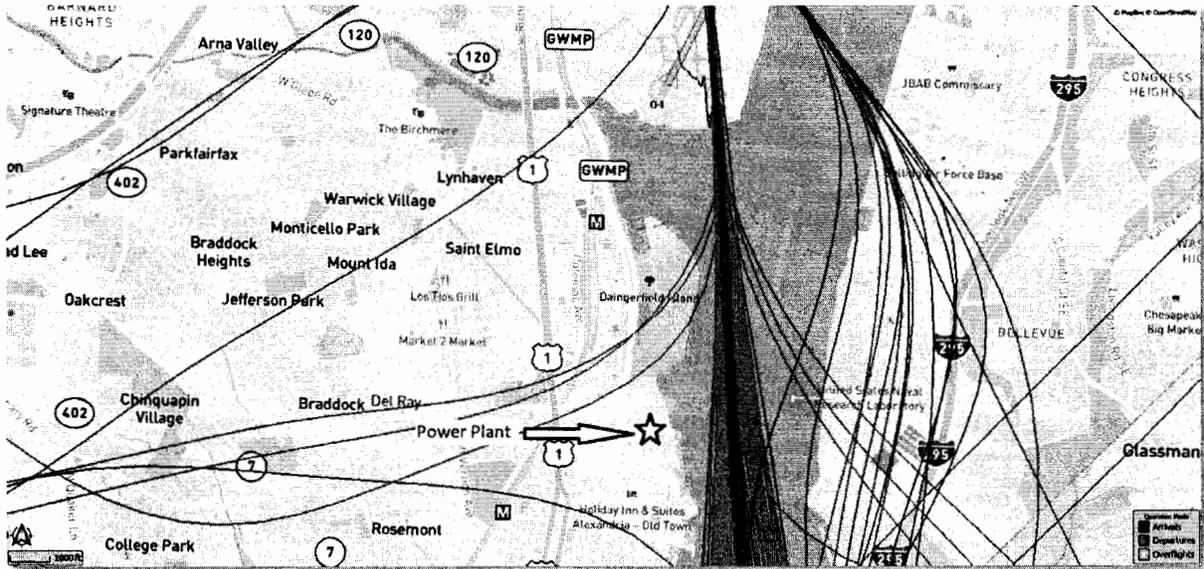
The FAA requires filing of a Form 7460 for a building or structure when the following conditions exist:

- 1) Height of the proposed development exceeds a slope of 100:1 for a distance of 4 miles from the closest runway end;
- 2) Proposed structure will be in proximity to a navigational facility and may impact the assurance of navigation signal reception; and
- 3) Structure and/or crane which exceeds 200 feet above ground level, regardless of location.

The applicant has not yet filed a 7460 for the proposed development. It is recommended that the City of Alexandria defer its approval until a 7460 is filed by the applicant and a formal determination is made by FAA. In this way, the City (and the Airports Authority) may make a fully informed decision as it relates to whether this proposal is impacting any additional Critical Air Navigation Surfaces at Reagan National. OEI surfaces are not subject to review during the FAA’s 7460 evaluation, but the Airports Authority is still obligated to maintain their integrity regardless of the outcome of the 7460 process.

In general, should the FAA make a 'Determination of No Hazard' after FAA's analysis and findings, airport operations could still be adversely impacted. We strongly recommend, therefore, that this development not be approved for a building height that penetrates Critical Air Navigation Surfaces.

We confirmed the 65 DNL noise contour as developed by an FAA Part 150 noise study grazes the eastern edge of the site. Therefore, the proposed site will be exposed to loud and frequent noise from low-flying arriving and departing aircraft because of its proximity to DCA's existing Runway 1/19, and operations are projected to increase in the future. Note: on the graphic below, departures (red lines) will be between 1,000 and 2,000 feet in altitude (with jet engines generating to augment aircraft lift and the climb-out) and the arrivals (blue lines) will be between 350 and 550 feet in altitude (with jet engines generating to ensure the aircraft is on the appropriate descent trajectory) over the river and abeam this location. Lastly, we understand the property will have an outdoor amenity where aircraft noise exposure likely cannot be mitigated.



The Airports Authority appreciates the zoning status update and look forward to working with the City of Alexandria in the future on other zoning requests. Please contact Mark Rutyna at (703) 572-0262, or [Mark.Rutyna@MWAA.com](mailto:Mark.Rutyna@MWAA.com) if you have any questions or comments.

Sincerely,

for  
Gregg M. Wollard, PE, AAE  
Manager, Planning Department

GMW:mmr

Enclosure

Cc: Ms. Catherine Miliaras, City of Alexandria  
Mr. Chad Carper, Federal Aviation Administration

## Gloria Sitton

---

**From:** Amy Jackson  
**Sent:** Saturday, July 02, 2022 3:24 PM  
**To:** Gloria Sitton  
**Cc:** Brittany Williams  
**Subject:** Fwd: [EXTERNAL]Protect Alexandria from Known Polluters

Gloria,  
I think this is the last of the Hilco letters for Tuesday that have come in.  
Brittany, please comb thru for others to send to Gloria for Tuesday's public hearing.  
Thx

Amy B. Jackson, Vice Mayor  
City of Alexandria  
Office: 703.746.4500  
Cell: 703.215.5558

Begin forwarded message:

**From:** Saba Fentaw <info@email.actionnetwork.org>  
**Date:** July 1, 2022 at 10:02:07 AM EDT  
**To:** Amy Jackson <Amy.Jackson@alexandriava.gov>  
**Subject:** [EXTERNAL]Protect Alexandria from Known Polluters  
**Reply-To:** makbils2009@gmail.com

Vice Mayor Amy Jackson,

In 2015, Hilco Global affiliate, Sparrows Point LLC, was fined for environmental violations related to the demolition of old mill buildings in Dundalk, Maryland. The violations included failing to control stormwater, dumping trash and industrial waste, and handling asbestos improperly. Sparrows Point and their contractor were required to complete \$3.375 million in environmental projects as a part of their settlements.

In 2020, Hilco's demolition of a smokestack at a closed coal plant covered Chicago's Little Village neighborhood in dust during a respiratory pandemic. Hilco agreed to pay \$370,000 in a settlement to a Little Village health and wellness program.

Alexandria City Council should DELAY consideration of Hilco's proposed redevelopment of the old Potomac River Generating Station.

Saba Fentaw  
makbils2009@gmail.com  
5001 Seminary Road  
Alexandria, Virginia 22311

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted  
source.

**Comments of Serge Duss of the Marina Towers Condominium Community  
To the Alexandria City Council on July 5, 2022 Regarding Docket No. 9,  
Coordinated Development District Conceptual Design Plan #2021-00004**

My name is Serge Duss. I am a resident of Marina Towers, a condominium community of about 500 residents and 283 units located about 50 feet north of the Potomac River Generating Station. I also serve as chairman of the Marina Towers Hilco Redevelopment Ad Hoc Committee, which has represented our community in its conversations with Hilco Redevelopment Partners, city staff of the Planning and Zoning, and Transportation and Environmental Services departments, as well as Planning Commission and City Council members.

A special thank you to city councilors Amy Jackson, Kirk McPike, Alyia Gaskins and Sarah Bagley who accepted our invitation to visit our community and hear our concerns about the proposed redesign of Slaters Lane.

The Marina Towers community is fully supportive of the redevelopment of the Potomac River Generating Station, and it believes it will add to the growing attraction of North Old Town as a distinct and exciting neighborhood in the city of Alexandria.

My purpose in addressing the city council tonight is to respectfully request that you defer any action on Hilco CDD application until your September meeting. The 400-plus page plan and staff comments were publicly released June 13. In our view, three weeks is simply not enough time to adequately review and digest the plan and determine its implications for the well-being and security of the Marina Towers community as well as all other adjoining communities.

Three weeks from the public release of the CDD application and staff comments is not nearly enough time to ask clarifying questions to Hilco and city staff, and offer constructive feedback on issues affecting Marina Towers.

As we have communicated to all redevelopment stakeholders since last summer, our primary concern is about changes to Slaters Lane, which is the only entrance and exit to our community. Language in the master plan raises all sorts of traffic safety, security, maintenance and financial issues for our community that require further discussion with Hilco officials and city staff.

When Marina Towers was built in 1969, residents who chose to live there had to accommodate themselves to two previously existing structures: National Airport to the north and the power plant to our immediate south. Well, residents learned to adjust to engine roar of incoming and departing flights. And we learned to adjust to the daily operations of the power plant until the pollution it created became too much for our community, and we fought to close the plant down in 2012.

## Gloria Sitton

---

**From:** Amy Jackson  
**Sent:** Saturday, July 02, 2022 3:22 PM  
**To:** Gloria Sitton  
**Subject:** Fwd: [EXTERNAL]Protect Alexandria from Known Polluters

To include in letters for Tuesday.  
Thx

Amy B. Jackson, Vice Mayor  
City of Alexandria  
Office: 703.746.4500  
Cell: 703.215.5558

Begin forwarded message:

**From:** Tim Beaty <info@email.actionnetwork.org>  
**Date:** July 1, 2022 at 9:35:35 AM EDT  
**To:** Amy Jackson <Amy.Jackson@alexandriava.gov>  
**Subject:** [EXTERNAL]Protect Alexandria from Known Polluters  
**Reply-To:** timbeaty@gmail.com

Vice Mayor Amy Jackson,

In 2015, Hilco Global affiliate, Sparrows Point LLC, was fined for environmental violations related to the demolition of old mill buildings in Dundalk, Maryland. The violations included failing to control stormwater, dumping trash and industrial waste, and handling asbestos improperly. Sparrows Point and their contractor were required to complete \$3.375 million in environmental projects as a part of their settlements.

In 2020, Hilco's demolition of a smokestack at a closed coal plant covered Chicago's Little Village neighborhood in dust during a respiratory pandemic. Hilco agreed to pay \$370,000 in a settlement to a Little Village health and wellness program.

Alexandria City Council should DELAY consideration of Hilco's proposed redevelopment of the old Potomac River Generating Station.

Tim Beaty  
timbeaty@gmail.com  
116A E Glebe Rd  
Alexandria, Virginia 22305

---

**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
**DO NOT CLICK** any links or download attachments unless the contents are from a trusted  
source.

## Gloria Sitton

---

**From:** Amy Jackson  
**Sent:** Saturday, July 02, 2022 3:21 PM  
**To:** Gloria Sitton  
**Subject:** Fwd: [EXTERNAL]Protect Alexandria from Known Polluters

Another letter for Tuesday.  
Thx

Amy B. Jackson, Vice Mayor  
City of Alexandria  
Office: 703.746.4500  
Cell: 703.215.5558

Begin forwarded message:

**From:** info@email.actionnetwork.org  
**Date:** July 2, 2022 at 11:59:24 AM EDT  
**To:** Amy Jackson <Amy.Jackson@alexandriava.gov>  
**Subject:** [EXTERNAL]Protect Alexandria from Known Polluters  
**Reply-To:** Concarbon@verizon.net

Vice Mayor Amy Jackson,

In 2015, Hilco Global affiliate, Sparrows Point LLC, was fined for environmental violations related to the demolition of old mill buildings in Dundalk, Maryland. The violations included failing to control stormwater, dumping trash and industrial waste, and handling asbestos improperly. Sparrows Point and their contractor were required to complete \$3.375 million in environmental projects as a part of their settlements.

In 2020, Hilco's demolition of a smokestack at a closed coal plant covered Chicago's Little Village neighborhood in dust during a respiratory pandemic. Hilco agreed to pay \$370,000 in a settlement to a Little Village health and wellness program.

Alexandria City Council should DELAY consideration of Hilco's proposed redevelopment of the old Potomac River Generating Station.

Concarbon@verizon.net  
306 Lincoln Ave  
Takoma Park, Maryland 20912

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted  
source.

## Gloria Sitton

---

**From:** Amy Jackson  
**Sent:** Saturday, July 02, 2022 3:20 PM  
**To:** Gloria Sitton  
**Subject:** Fwd: [EXTERNAL]Protect Alexandria from Known Polluters

Letter for Tuesday.  
Thx

Amy B. Jackson, Vice Mayor  
City of Alexandria  
Office: 703.746.4500  
Cell: 703.215.5558

Begin forwarded message:

**From:** Fazal Rehman <info@email.actionnetwork.org>  
**Date:** July 1, 2022 at 8:42:14 PM EDT  
**To:** Amy Jackson <Amy.Jackson@alexandriava.gov>  
**Subject:** [EXTERNAL]Protect Alexandria from Known Polluters  
**Reply-To:** fazalre600@gmail.com

Vice Mayor Amy Jackson,

In 2015, Hilco Global affiliate, Sparrows Point LLC, was fined for environmental violations related to the demolition of old mill buildings in Dundalk, Maryland. The violations included failing to control stormwater, dumping trash and industrial waste, and handling asbestos improperly. Sparrows Point and their contractor were required to complete \$3.375 million in environmental projects as a part of their settlements.

In 2020, Hilco's demolition of a smokestack at a closed coal plant covered Chicago's Little Village neighborhood in dust during a respiratory pandemic. Hilco agreed to pay \$370,000 in a settlement to a Little Village health and wellness program.

Alexandria City Council should DELAY consideration of Hilco's proposed redevelopment of the old Potomac River Generating Station.

Fazal Rehman  
fazalre600@gmail.com  
6618 Quander Rd  
Alexandria, Virginia 22307

---

**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
**DO NOT CLICK** any links or download attachments unless the contents are from a trusted  
source.



7/5/2022

Mayor and Members of City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: Potomac River Generating Station CDD – 1300 N. Royal Street

Dear Mayor Wilson and Members of City Council:

On behalf of the board and members of the Alexandria Arts Alliance, we would like to express our support of Hilco Redevelopment Partners' Concept Plan for the redevelopment of the power plant site in Old Town North. As the Hilco Redevelopment process moves forward, the Arts Alliance supports projects like this one, where the arts are viewed as integral to the design, development and placemaking strategy, further reinforcing Alexandria's standing as a city that leads in the arts and is committed to their continued health and vitality

We view the Hilco project as a watershed opportunity to leverage and bolster the arts in our city for several reasons:

- The plan builds on the Arts and Cultural District of the adjacent Old Town North Small Area Plan where many stakeholders are already engaged.
- The large and unique waterfront site provides a wealth of opportunities for arts uses including ground floor spaces, in parks, lighting on buildings, public art spaces, and much needed performance spaces both indoors and outdoors for concerts, festivals and other events.
- The central plaza and other locations promise to provide space for dynamic arts uses that will heighten the visibility of the arts in the city, support arts groups and artists who are still recovering from the pandemic, and attract new residents, businesses and visitors to the city.

For all these reasons we encourage you to approve Hilco's proposed concept.

Sincerely,

Jason Longfellow, President, Alexandria Arts Alliance and the Arts Alliance Board of Directors.

CC:

Justin Wilson, Mayor, [justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)

Amy Jackson, Vice Mayor, [Amy.Jackson@alexandriava.gov](mailto:Amy.Jackson@alexandriava.gov)

Alexandria City Council Members:

Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)

John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)

Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)

Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)

Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)

James Parajon, City Manager

Emily Baker, Deputy City Manager

Karl Moritz, Director of Planning

Stephanie Landrum, President & CEO, Alexandria Economic Development Partnership

Diane Ruggiero, Deputy Director Office of the Arts / RPCA



June 22, 2022

Chairman and Members of Planning Commission  
City of Alexandria  
[PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

Re: Docket of June 23, 2022  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mr. Chairman and Members of Planning Commission,

I am writing to express the Friends of Mount Vernon Trail's support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant borders the Mount Vernon Trail on National Park Service and City of Alexandria land. It is currently deteriorating and negatively impacts the trail use experience. This redevelopment in accordance with the Old Town North Small Area Plan will provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site. These developments will magnify the positive impact of the Mount Vernon Trail, providing new access points and amenities to one of the most well used trails in the nation.

Specifically, we support the project because:

- Hilco Redevelopment Partners project team has demonstrated a commitment to incorporating community input. They have sought community feedback on multiple occasions and made substantive changes during their planning process based on that feedback, including feedback from Friends of the Mount Vernon Trail
- The project will provide improvements to the Mount Vernon Trail, particularly to the dangerous caged bridge currently on the trail.
- The project will provide additional connections to the Mount Vernon Trail throughout the project area, but especially at Slaters Lane and to the new linear park and trail.
- The project will provide direct connection from the Mount Vernon Trail to the businesses and amenities to be developed.

Thank you for your consideration and I hope that you will approve the Conceptual Design Plan.

Sincerely yours,

Judd Isbell  
President  
Friends of the Mount Vernon Trail

CC: Justin Wilson, Mayor, [justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)  
Amy Jackson, Vice Mayor, [Amy.Jackson@alexandriava.gov](mailto:Amy.Jackson@alexandriava.gov)  
Alexandria City Council Members:  
Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)  
John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)  
Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)  
Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)  
Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)  
Jim Parajon, City Manager, [jim.parajon@alexandriava.gov](mailto:jim.parajon@alexandriava.gov)  
Karl Moritz, Director of Planning and Zoning, [Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)  
Gloria Sitton, City Clerk, [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)

## Gloria Sitton

---

**From:** Maina, Cris <Cris.Maina@brookfieldpropertiesdevelopment.com>  
**Sent:** Tuesday, June 21, 2022 3:20 PM  
**To:** PlanComm  
**Cc:** Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Alyia Gaskins; Kirk McPike; Sarah Bagley; Jim Parajon; Karl Moritz; Gloria Sitton; Mary Catherine Gibbs  
**Subject:** [EXTERNAL]Support for Coordinated Development District Conceptual Design Plan # 2021-00004

You don't often get email from [cris.maina@brookfieldpropertiesdevelopment.com](mailto:cris.maina@brookfieldpropertiesdevelopment.com). [Learn why this is important](#)

Mr. Chairman and Members of Planning Commission,

I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant was closed as a result of the efforts of dedicated citizens and the City Council, and is now a deteriorating eyesore on the north waterfront. It is time to redevelop the site in accordance with the adopted Old Town North Small Area Plan to provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site. This valuable property will enhance the amenities of Old Town North and extend Alexandria's beautiful waterfront further north.

Our company, Brookfield Properties, is currently converting 625 and 635 Slaters Ln. (at the very most northern point of North Old Town, and adjacent to the Subject redevelopment) from office to residential use, resulting in 81 new residential condominiums. We are currently under construction and open for sale: (<https://www.towngatennorth.com/>)

Accordingly, I support the Subject redevelopment of the Potomac River Generating Station. Additionally, and more importantly, I have had the opportunity to speak to many of our contract purchasers for residential units at our project (as well as prospective purchasers) over the course of several recent outreach events, and the overwhelming consensus across all groups is strong support for this project and its benefits to the surrounding community.

Specifically, our new homeowners are very excited about the prospect for: direct, quicker access to the waterfront; additional open space around their condominium; connectivity to North Old Town and beyond; additional retail near their community; and, overall beautification of the area, providing the aesthetic and physical link between Slaters Ln. and the rest of North/Old Town that is currently lacking.

Thank you for considering these points during your deliberations.

Sincerely yours,

**Cris Maina**

Director, Land & Multi-Family | Land & Housing  
Development

Brookfield Properties  
3201 Jermantown Road, Suite 150, Fairfax, VA 22030  
T +1 703.928.9994  
[Cris.Maina@brookfieldpropertiesdevelopment.com](mailto:Cris.Maina@brookfieldpropertiesdevelopment.com)  
[brookfieldproperties.com](http://brookfieldproperties.com)

**Brookfield**  
Properties

This message, including any attachments may contain confidential information intended only for the person(s) named above. If you are not the intended recipient or have received this message in error.

please notify the sender immediately by reply email and permanently delete the original transmission from the sender, including any attachments, without making a copy. Thank you.

---

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**



June 21, 2022

Sent via email: [aimpastato54@gmail.com](mailto:aimpastato54@gmail.com)

Arthur "Sash" Impastato  
Alexandrians for the EAP/Sierra Club Potomac River Group

Dear Mr. Impastato:

We are in receipt of your letter dated June 15, 2022, to the Alexandria Planning Commission. HRP shares your excitement in the redevelopment of this former coal-fired power plant site into a vibrant and sustainable mixed-use community. We appreciate your acknowledgement that our proposal goes "beyond the requirements in the City's Green Building Policy" that there has been "extensive community involvement...over many months" as we have worked with City Staff, Environmental Policy Commissioners and Planning Commissioners to develop a strategy that significantly advances the goals of carbon neutrality through the setting of aggressive targets. We take great pride in the collaboration we have had over the last 15 months with many community stakeholders to deliver a robust community benefits package as part of the Coordinated Development District (CDD) submission, an initial development review step focused on master planning and zoning. HRP remains committed to community involvement throughout the entitlement process and beyond.

Specifically, your letter set forth the three recommendations below. We appreciate your advocacy on these important topics, and we believe the PRGS project is addressing the priorities you listed:

1. Provide Specific, Measurable, Time-Bound Actions in The Carbon Neutrality Analysis and the Coordinated Sustainability Strategy.
2. Commit to Meeting the Carbon Neutral Targets in the Old Town North Small Area Plan ("OTNSAP").
3. Commit to All-Electric Buildings.

During the CDD review process, HRP *voluntarily* developed a framework for determining and targeting carbon reduction measures in the Carbon Neutrality Analysis (CNA) we produced. As you note in your letter, the commitments established in the CNA for the redevelopment of the Potomac Generating Station ("PRGS") site far exceed the established 2019 Green Building Policy requirements. Additionally, the **CNA establishes specific carbon neutrality targets and measures to advance the goal outlined in the OTNSAP to "strive to achieve carbon neutral buildings by 2030."** These **targets are "specific, measurable, and time-bound actions"** as outlined below and have also been documented in the PRGS CDD conditions including:

- 25% reduction in operational carbon emissions. This is approximately double the requirements of the current Green Building Policy, which requires an 11% reduction for commercial buildings and a 14% reduction for residential buildings.



- 10% reduction to embodied carbon. HRP introduced this carbon reduction strategy, which is not addressed in the Green Building Policy and PRGS is the first project in the City of Alexandria to have a CDD condition related to embodied carbon.
- 3% on-site renewable energy generation. This is a very aggressive target for a constrained site such as PRGS that will require advancements in technology to achieve.
- **Electrification of buildings**. Heating and cooling in buildings will be all electric. There are minimal exceptions for emergency generators, commercial cooking, and common area amenities.

We sincerely appreciate the opportunity to respond to the issues you raised, and we look forward to continued coordination with City and community stakeholders as we transform this former PRGS site into a sustainable, mixed-use community.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa A. Schrock". The signature is fluid and cursive.

Melissa Schrock  
Executive Vice President, Mixed-Use Development

cc: Alexandria Planning Commission  
Karl Moritz, Director, Department of Planning and Zoning  
Bill Skrabak, Deputy Director, Infrastructure & Environmental Quality Department of  
Transportation & Environmental Services  
Catherine Milaras, Principal Planner, Department of Planning and Zoning

## Gloria Sitton

---

**From:** Scott Barstow <shbarstow@gmail.com>  
**Sent:** Monday, June 20, 2022 9:11 AM  
**To:** PlanComm; Gloria Sitton  
**Cc:** Patricia Haney  
**Subject:** [EXTERNAL]group letter regarding PRGS redevelopment and Hilco CDD application  
**Attachments:** Letter to Council re PRGS redevelopment 06-17-22.pdf

Attached please find a letter from several local organizations regarding Hilco Redevelopment Partner's Consolidated Development District (CDD) application for the Potomac River Generating Station (PRGS) site, including:

- African Communities Together
- Baltimore-D.C. Metro Building Trades Council
- Build Our Future
- CASA
- UNITE HERE Local 23
- UNITE HERE Local 25

Ms. Sitton, we would like this letter to be included as part of the record for item #4 of the 6/23/2022 Planning Commission meeting.

Thank you for your assistance and consideration, and for your work guiding Alexandria's planning and development.

Sincerely--

Scott Barstow

---

**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
**DO NOT CLICK** any links or download attachments unless the contents are from a trusted source.



## COMMUNITY THREE

VIA EMAIL

June 21, 2022

Chairman and Members of Planning Commission  
City of Alexandria  
[PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

Re: Docket of June 23, 2022  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mr. Chairman and Members of Planning Commission,

I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. Is it very exciting to see the current deteriorating site redeveloped into a vibrant mix of uses, incorporating abundant open space and walking connections to the contiguous neighborhoods. When redeveloped this property will enhance the surrounding area of Old Town North, all of Alexandria and the entire DMV. Moreover, the development is in accordance with the approved Old Town North Small Area Plan.

Specific reasons that I strongly support this redevelopment:

**Scraping the old power plant** – With the power plant structure and supporting elements remaining on the site, presumably there is contaminated soil and likely other toxins. It is critical that given the cost of deconstruction and remediation that the developer has capable experience and financial capacity to bring the redevelopment correctly to fruition. HRP has the track record and capitalization to successfully execute; I don't think this point can be overemphasized. This combination of factors -- tearing down the buildings and remediating the environment, financial and technical capability, and a precise vision – results in a unique redevelopment opportunity with a qualified, skilled developer.

**Waterfront improvements and walkability** – The plan as presented extends the walkable waterfront commensurate with the Waterfront Small Area Plan. The developer's commitment to enhance the Mount Vernon Trail including creative visions of potentially adding a kayak launch point and/or water taxi stop would be an enormous improvement. The views of the completed site from the water will be magnificent. And the mixed-use layout augments the walkability of the site and entire area.

**Arts uses** – As part of the Arts and Cultural District, the site provides numerous opportunities for arts uses, including performance spaces with both indoor and outdoor use. The central plaza and other locations will provide space for interactive arts and other creative lighting and artistic elements.

**Activation and Open Spaces** - With 5.8 acres of new public open space, the project is adding substantially to the open space network of Old Town North. The newly added spaces will blend seamlessly with the Mt Vernon trail and surrounds, creating and even larger park footprint. The tree canopy will significantly increase activating the space for a variety of activities. This will be a destination "community" for local citizens, the DMV populace, and tourists.



## COMMUNITY THREE

**Design, Retail, Restaurants and Small Business** - The developers have incorporated appropriate design elements with important attention to varying building heights creating a neighborhood sense of place. With underground parking, the street level interface is activated with a mix of ground floor retail and outdoor restaurant seating and a potential for small businesses uses. The concept plan incorporates quality materials and superior architecture. The retail and restaurant use will attract a large and diverse group of visitors to enjoy dining and shopping further enhancing all of Old Town.

**Market Rate and Affordable Housing**- The size of the site allows for a multiplicity of housing with an array of designs, amenities, and price ranges. Affordable dwellings consist of approximately 60 units and a prospective additional 100 on-site affordable units through a public-private partnership project with the City of Alexandria. This translates to 8-16% of total housing units on-site as affordable, which substantially exceeds the current policy requirements. Additionally, the developer will make an \$8-11M contribution to the housing trust fund.

**Innovation and Environmental Sustainability** - The developer has included "innovation uses" on site, commensurate with Old Town North Plan, opening the door for partnerships with innovation/tech users such as Virginia Tech and other firms in the area. Additional uses may include workshop or maker spaces. Importantly this site will transform into a green, sustainable mixed-use district. The developer is targeting 25% energy savings, 10% embodied carbon, 3% on-site renewable energy generation, and maximizing electrification, far exceeding city requirements.

I support and look forward to seeing this project move forward.

Sincerely,

Lynn Hackney, Principal  
Community Three

CC: Justin Wilson, Mayor, [justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)  
Amy Jackson, Vice Mayor, [Amy.Jackson@alexandriava.gov](mailto:Amy.Jackson@alexandriava.gov)  
Alexandria City Council Members:  
Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)  
John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)  
Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)  
Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)  
Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)  
Jim Parajon, City Manager, [jim.parajon@alexandriava.gov](mailto:jim.parajon@alexandriava.gov)  
Karl Moritz, Director of Planning and Zoning, [Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)  
Gloria Sitton, City Clerk, [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)

June 17, 2022

Mayor Wilson and Members of the Alexandria City Council:

The undersigned civic groups, environmental organizations, labor unions, and Alexandria community members are writing to share our collective concerns regarding Hilco Redevelopment Partners' proposed project at the Potomac River Generating Station (PRGS) site in North Old Town.

We urge Council to delay voting on Hilco's Consolidated Development District (CDD) application until the project meets higher standards on the issues of good jobs, affordable housing, and environmental sustainability. While each of our organizations is concerned primarily with only one of these areas, we are joining together in recognition of their deep interconnections, and in our collective interest in creating a just and equitable community and a livable climate for all Alexandrians. Development in Alexandria must begin meeting higher levels of performance if we are to achieve this goal.

In April 2022, City Council adopted six priorities to provide a framework for its decisions for the year, all of which are to be viewed through the lens of "equity, environmental justice, civility, transparency, respect, and service."<sup>i</sup> Two of these priorities are especially relevant to Hilco's redevelopment project:

- **Provide Diverse Housing Opportunities:** Reconsider our zoning model and explore other tools to better facilitate an Alexandria housing economy that provides the necessary range of price points, styles of housing and associated services to meet the needs of a thriving city.
- **Foster Economic Development:** Seek out and consider budgetary, land use, regulatory and other economic development tools to foster sustainable and equitable development, diversify revenue and allow greater investment in our infrastructure.

Additionally, although Council chose not to explicitly identify climate change as one of its six priorities for the year, Council members discussed the need to adequately and effectively address climate change and environmental justice as part of initiatives across all six priorities.<sup>ii</sup>

We are asking City Council to abide by its framework by ensuring that Hilco's redevelopment of the PRGS site meets the priorities of equitable development, diverse housing opportunities, and environmental justice. Hilco's CDD should commit to more for Alexandria residents in each of these three areas.

---

<sup>i</sup> Alexandria City Council 2022 priorities <https://www.alexandriava.gov/news-citywide/2022-04-19/alexandria-city-council-adopts-2022-priorities>

<sup>ii</sup> Alexandria City Council March 22, 2022 Legislative Meeting [https://alexandria.granicus.com/MediaPlayer.php?view\\_id=57&clip\\_id=5432](https://alexandria.granicus.com/MediaPlayer.php?view_id=57&clip_id=5432)

## Good Jobs

Hilco should **commit** to the creation of good, sustainable jobs during construction and at any future hotel at the site. Hilco Redevelopment Partners' first CDD Conceptual Plan submission to the City of Alexandria in August 2021 for the PRGS site outlined a 300-room, 225,000 square foot hotel. A 300-room hotel could create 180 low-wage jobs, but according to the National Low Income Housing Coalition's 2021 Annual Report "Out of Reach,"<sup>iii</sup> the hourly wage needed to afford a 2-bedroom apartment without paying more than 30% of income on housing in Alexandria is \$33.94 — more than twice the median wage for housekeepers in the local hotel industry.<sup>iv</sup>

Hilco has a similar project redeveloping the site of a former coal plant in Boston and Hilco's website for the Boston project states that "Starting with the first demolition permit and continuing during active construction, the project will offer apprenticeship and employment opportunities for city residents."<sup>v</sup> There is no similar plan for local hire or job training and apprenticeship programs in Alexandria, even though the PRGS redevelopment is planned to be 820,000 square feet larger than the Boston redevelopment.

In January 2022, the Alexandria City Council approved an agreement to build a luxury hotel in Old Town without any commitment to hold the hotel accountable for creating high-quality jobs. At the time, several Councilmembers encouraged concerns to be raised about developments before proposals are brought to City Council. We are doing so here.

## Affordable Housing

Hilco has worked with city staff to develop a three-pronged approach to providing affordable housing in the PRGS development, with roughly 60% of on-site affordable housing provided through a Public-Private Partnership (P3) between Hilco, the City, and development partners aided by Low-Income Housing Tax Credit or other public funding. Hilco should **commit** to making Housing Trust Fund contributions earlier than required to help fill the potential P3 project's funding gap. If the P3 is successful, it will provide 100,000 square feet of on-site affordable units at PRGS. However, if the P3 does not move forward, the community will only receive an additional 33,333 square feet of on-site affordable units. We note that Alexandria has an estimated financial gap to realize existing affordable housing pipeline projects in the coming years of over \$80 million, according to the Northern Virginia Affordable Housing Alliance.

Additionally, we are concerned that this largescale expansion of the city's pilot art bonus density program further erodes the City's primary tool to generate affordable housing as part of development projects. If Council is to amend the Zoning Ordinance to allow this change, the overall impact of this project on affordable housing needs to be carefully studied — both because

<sup>iii</sup> National Low Income Housing Coalition 2021, "Out of Reach," report [https://nlihc.org/sites/default/files/oor/2021/Out-of-Reach\\_2021.pdf](https://nlihc.org/sites/default/files/oor/2021/Out-of-Reach_2021.pdf)

<sup>iv</sup> U.S. Bureau of Labor Statistics May 2020, Washington-Arlington-Alexandria Metro Area [https://www.bls.gov/oes/current/oes\\_47900.htm](https://www.bls.gov/oes/current/oes_47900.htm)

<sup>v</sup> Hilco Redevelopment Partners L Street Station, "Community Benefits" <http://www.lstreetstationboston.com/community-benefits/>

of the potential loss of on-site affordable units and because of the possible creation of many low-wage jobs that could increase pressure on the city's already limited affordable housing supply.

### **Sustainable Energy and a Livable Climate**

Alexandria's Environmental Action Plan-2040, adopted in July of 2019, has for years identified a science-based target of reducing greenhouse gas emissions in half by FY2030. Any new development which is not carbon neutral takes us backward, further away from the critically important target. As has been demonstrated over the past several years in other communities, net zero carbon development is possible, profitable, healthier for residents, and without substantially higher costs to the developer. Hilco's CDD application should **commit** to significantly higher energy efficiency performance targets and to the purchase of renewable energy through power purchasing agreements in order to ensure meeting the carbon neutral targets in the Old Town North Small Area Plan. The steps needed to achieve these targets should be described in a Coordinated Sustainability Strategy including specific, measurable, and time-bound details to which they can be held accountable. These commitments are in line with the Environmental Policy Commission's recommendations on the project's CDD application. As a former coal-fired power plant, the PRGS development should be a leading example of up-to-date design and construction that is truly sustainable from the perspective of climate change, not just marginally better than current standard building practices and outdated by the time it is occupied.

We are also concerned about Hilco's demolition history. In 2015, Hilco Global affiliate, Sparrows Point LLC,<sup>vi</sup> was fined for environmental violations related to the demolition of old mill buildings in Dundalk, Maryland. The violations included failing to control stormwater, dumping trash and industrial waste, and handling asbestos improperly.<sup>vii</sup> Sparrows Point and their contractor were required to complete \$3.375 million in environmental projects as a part of their settlements.<sup>viii</sup> Additionally, in 2020, Hilco's demolition of a smokestack at a closed coal plant covered Chicago's Little Village neighborhood in dust during a respiratory pandemic.<sup>ix</sup> Hilco agreed to pay \$370,000 in a settlement to a Little Village health and wellness program.<sup>x</sup>

The City of Alexandria holds a public approval process for land use and development applications so that our voices can be heard and considered – this is when clear commitments for Alexandria residents need to be made. Without these commitments, there are limited means for the City and the community to hold Hilco accountable later on in this project. We ask you, as

---

<sup>vi</sup> *Better Government Association*, April 2020 <https://www.bettergov.org/news/contractor-in-little-village-smokestack-fiasco-was-cited-in-march-for-blowing-dust-but-city-ok/>

<sup>vii</sup> *Baltimore Sun*, April 2015 <https://www.baltimoresun.com/maryland/baltimore-county/bs-md-co-sparrows-point-fine-20150403-story.html>

<sup>viii</sup> *Baltimore Sun*, April 2015 <https://www.baltimoresun.com/maryland/baltimore-county/bs-md-co-sparrows-point-fine-20150403-story.html>

<sup>ix</sup> *Block Club Chicago*, April 2020 <https://blockclubchicago.org/2020/04/12/extremely-angry-lightfoot-blames-developer-for-massive-little-village-dust-cloud-alderman-apologizes/>

<sup>x</sup> *Block Club Chicago*, November 2020 <https://blockclubchicago.org/2020/11/19/state-attorney-general-reaches-370k-settlement-with-hilco-over-little-village-smokestack-demolition/>

our public servants, to delay your vote on Hilco's CDD application until the developer commits more to our community.

We need good jobs. We need affordable housing. We need a livable climate. None of these will be achievable without your help.

In solidarity,  
African Communities Together  
Baltimore-D.C. Metro Building Trades Council  
Build Our Future  
CASA  
UNITE HERE Local 23  
UNITE HERE Local 25

## Gloria Sitton

---

**From:** Leslie Duss <leslie.duss@gmail.com>  
**Sent:** Sunday, June 19, 2022 5:21 PM  
**To:** PlanComm  
**Cc:** Matt Duss; Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Alyia Gaskins; Kirk McPike; Sarah Bagley; Jim Parajon; Karl Moritz; Gloria Sitton; mcgibbs@wiregill.com  
**Subject:** [EXTERNAL]Hilco development - support for arts in the redevelopment plan

Some people who received this message don't often get email from leslie.duss@gmail.com. [Learn why this is important](#)

Dear Mr. Chairman and Members of Planning Commission,

We are excited about the plans to redevelop the power plant site in Old Town North. We are aware of the proposed Old Town North Small Area Plan that outlines a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site.

We support the affordable housing plans and other features in the plan. We are writing this letter, however, to express our support specifically for a focus on the arts and especially for performance spaces. We're excited about the possibilities for public art, galleries, and interactive art. These elements add a vibrant aesthetic quality that promises to enliven the space for both residents and tourists.

Our youngest daughter is a dancer, singer, and musician, and we are also artists who would both seek to participate in and likely generate art-based opportunities and to attend performances at the site.

Thank you for considering these points during your deliberations.

Sincerely,

Leslie and Matt Duss  
31. E. Walnut St.  
Alexandria, VA 22301

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

## Gloria Sitton

---

**From:** David Ghatan <david@cmkling.com>  
**Sent:** Friday, June 17, 2022 11:45 AM  
**To:** PlanComm; Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Alyia Gaskins; Kirk McPike; Sarah Bagley; Jim Parajon; Karl Moritz; Gloria Sitton  
**Cc:** Tyler Bowers  
**Subject:** [EXTERNAL]Alexandria Power Plant redevelopment  
**Attachments:** Support Letter Alexandria Power Plant Dev- CMK 2022\_0615.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from david@cmkling.com. [Learn why this is important](#)  
Good afternoon,

I am pleased to offer this letter of support for the proposed redevelopment of the Power Generation Plant. As an Alexandria business and land owner I find this creative and forward thinking development to be key to the future of Alexandria.

Please let me know if you have any questions or need any additional information.

Thank you

David

**David Ghatan**  
FIALD, CLD, MIES  
President  
*He, Him, His*

T +1 703 684 6270 x 115  
M +1 703 338 4000  
E [david@cmkling.com](mailto:david@cmkling.com)

**CM KLING + ASSOCIATES**  
ARCHITECTURAL LIGHTING DESIGN

1020 Cameron Street  
Alexandria, VA 22314  
[cmkling.com](http://cmkling.com)



---

**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

15 June 2022

**Chairman and Members of Planning Commission**

City of Alexandria  
PlanComm@alexandriava.gov

**Re: Docket of June 23, 2022**

Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

**OLD TOWN NORTH POWER PLANT REDEVELOPMENT**

---

Mr. Chairman and Members of Planning Commission,

*I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant was closed as a result of the efforts of dedicated citizens and the City Council. It is time to redevelop the site in accordance with the adopted Old Town North Small Area Plan to provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site. This valuable property will enhance the amenities of Old Town North and extend Alexandria's beautiful waterfront further north.*

Specifically, I support the project because:

**We Support Open Space and Activation for The City, its People, and Its Environment:** Green space is a necessity to not only human and community health, but to the health of the city's physical environment and its dedication to combating climate change. ***The PRGS project will clean-up this former coal fired power plant and replace it with a green, sustainable mixed-use district. The developer is targeting 25% energy savings, which is about double the requirement under Alexandria's Green Building Policy. They are also targeting 10% embodied carbon, 3% on-site renewable energy generation, maximizing electrification, and encouraging alternative means of transportation.*** By providing 5.5 acres of new public open space, the project is adding substantially to the open space network of Old Town North, filling the continuum from strictly passive space to very active playful space. The spaces are complementary to the open spaces on lands belonging to the National Park Service and Norfolk Southern Railroad, in effect seeming much larger. ***The new parks and landscaped streetscapes can be used by the neighbor residents living near the property, as well as the new residents, workers, and visitors that will be based on the site, and travel to the site.*** The design calls for numerous and varied options for individuals and families to choose from depending on level of stimulus and socialization they prefer – whether seeking respite napping, sunbathing, or reading on the lawns, to healthy movement along trails and nature systems, to live events such as music, arts or sports. ***The tree canopy will increase greatly with the removal of the power plant building and plantings along block faces will provide much needed shade and ecosystem restoration.***

**We Support the Health and Wellbeing of Residents and Visitors through Waterfront Access and Views, Designed Walkability and Multi-Modal Spaces that also invigorate the local Economy:** This project touches multiple factors of wellness and health of a city - mental wellness, physical health, environmental health, community health, and economic opportunity. The developer's plans to ***work with the National Park Service*** on improvements to the Mount Vernon Trail will be welcomed by walkers, joggers, and bicycle riders who are already avid users of the trail. This is a great opportunity to extend the walkable waterfront envisioned in the Waterfront Small Area Plan adopted in 2012. The site plan maximizes the views of the DC skyline, and the mostly pedestrian woonerf will provide views from the bluff. Regular users will be excited by, and users previously unintrigued will gain interest in using this natural resource, thus minimizing car use and encouraging physical activity. ***The proposed linear park provides yet more opportunities to walk and bike toward different parts of the Old Town North neighborhood.*** The woonerf allows pedestrians to walk through the main parts of the project site without fear of automobiles coming at them too fast. ***And the mixed-use layout enhances walkability – there are interesting destinations to be gotten to throughout the site spanning across nature, small businesses, innovation hubs, public art, and affordable housing.***

Sincerely,



David C. Ghatan CLD, IALD, LC, MIES  
President  
CM KLING + ASSOCIATES INC.



June 15, 2022

Chairman and Members of Planning Commission  
City of Alexandria  
[PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

SENT VIA EMAIL

Re: Docket of June 23, 2022  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mr. Chairman and Members of Planning Commission:

I represent the ownership of 1199 N Fairfax Street, the office property immediately adjacent to the former Potomac River Generating Station (PRGS) / GenOn site in Old Town North. I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the re-development of the PRGS site. I believe it is the single most important and significant re-development site along the Potomac River since The Wharf in DC and National Harbor in Maryland. More locally, re-development of the PRGS property will be critical to the implementation of the lofty goals outlined in the Old Town North Small Area Plan (OTNSAP), including the successful realization of the planned Arts & Cultural District.

As you well know, the days of suburban master plans creating distinct office, residential and retail districts are long gone. Master-planned office parks and isolated residential high-rises which currently exist in Old Town North are relics of car-dependent urban planning of the late 20<sup>th</sup> century. Fortunately, the OTNSAP envisions a more vibrant, sustainable, mixed-use future. Hilco's re-development plans are well-aligned with the mixed-use goals outlined in the OTNSAP. Your timely approval is an important component in the efficient implementation of these re-development efforts. While other, smaller projects are underway in Old Town North, the re-development of the PRGS site is crucial because it will provide the critical mass required for the entire neighborhood to thrive over the long term.

I have spent a considerable amount of time learning about the development team's plans for the site. The proposed re-development includes all the major elements, and achieves the goals, of the OTNSAP including: affordable housing, ample open space, arts & cultural anchor uses, retail, residential and office uses. Importantly, it will extend the existing street grid and, thereby, integrate seamlessly into the existing neighborhood. Current and future Alexandria residents, businesses and visitors all stand to gain from the resulting walkable design, improved transportation and enhanced access to the Potomac riverfront. It achieves all this in addition to the obvious benefit of remediating a contaminated site which is an eyesore to all Alexandrians.



I urge you to approve the pending application and hope the project is able to move forward without any unnecessary delay. Thank you for considering these points during your deliberations.

Kind Regards,

A handwritten signature in black ink, appearing to read "R. Whitaker".

Ryan J. Whitaker  
President, Whitaker Investment Corp.  
Managing Member, 1199 N Fairfax Owner, LLC

CC: Justin Wilson, Mayor, [justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)  
Amy Jackson, Vice Mayor, [Amy.Jackson@alexandriava.gov](mailto:Amy.Jackson@alexandriava.gov)  
Alexandria City Council Members:  
Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)  
John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)  
Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)  
Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)  
Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)  
Jim Parajon, City Manager, [jim.parajon@alexandriava.gov](mailto:jim.parajon@alexandriava.gov)  
Karl Moritz, Director of Planning and Zoning, [Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)  
Gloria Sitton, City Clerk, [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)

## Gloria Sitton

---

**From:** Sasha Impastato <aimpastato54@gmail.com>  
**Sent:** Wednesday, June 15, 2022 1:04 PM  
**To:** dwbapc@gmail.com; Stephen Koenig; mindyllyle@comcast.net (Planning Zoning Contact); natemacek@hotmail.com (Planning Zoning Contact); mmcmahonpc@gmail.com (Planning Zoning); Vivian Ramirez; jodymanorpc@gmail.com (PZ Contact)  
**Cc:** MSchrock@hilcoglobal.com; Mary Catherine Gibbs; Karl Moritz; William Skrabak; Catherine Miliaras; Gloria Sitton; PlanComm; mike.babcock@sustainbldgs.com  
**Subject:** [EXTERNAL]Alex4EAP Comments on the PRGS CDD (item #4 6/23/22 Docket)  
**Attachments:** 6-15-22 FINAL Alex4EAP PRGS Letter to PC.docx; EPC 6-3-22 Letter to PC on PRGS.pdf; EPC Attachemnt to 6-3-22 Letter to PC on PRGS.pdf; 10-21-21 Alex4EAP Email Letter to Hilco on PRGS.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: Alex4EAP Comments on the PRGS CDD (item #4 6/23/22 Docket)

Dear Members of the Planning Commission:

Attached please find a letter with attachments from Alexandrians for the Environmental Action Plan 2040 (Alex4EAP), a local group which is part of the Potomac River Group of the Sierra Club, to recommend items that should be included as part of the Coordinated Development District Conceptual Design Plan on the proposed Potomac River Generating Station (PGRS) redevelopment project. This matter is currently item 4 on the docket for the June 23, 2022, Planning Commission meeting.

We appreciate your consideration of these recommendations and we believe that they will enable the PRGS redevelopment project to become a showcase of forward thinking urban and sustainable planning. If you have any questions, please feel free to contact the undersigned at [aimpastato54@gmail.com](mailto:aimpastato54@gmail.com) or 703-567-5075.

Respectfully submitted,

Arthur Impastato  
Alex4EAP

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

## Alexandrians for the Environmental Action Plan 2040

June 15, 2022

Alexandria Planning Commission  
301 King Street  
Alexandria, VA 22314

### Re: Comments on the PRGS CDD (#2021-00004) and its Carbon Neutrality Analysis

Dear Members of the Alexandria Planning Commission,

I am writing to you on behalf of Alexandrians for the Environmental Action Plan 2040 (“Alex4EAP”), a local group which is part of the Potomac River Group of the Sierra Club, to recommend items that should be included as part of the Coordinated Development District Conceptual Design Plan (“CDD”) on the proposed Potomac River Generating Station redevelopment project (“PRGS”). This matter is currently item 4 on the docket for the June 23, 2022, Planning Commission (“PC”) meeting.

We are excited at the prospect of the former coal plant being redeveloped as a mixed-use neighborhood with open space along the Potomac River. We appreciate Hilco Redevelopment Partners’ (“Hilco”) willingness to go beyond the requirements in the City’s Green Building Policy and its extensive community involvement which included working over many months with a small group of City staff and Commissioners from both the Alexandria Environmental Policy Commission (“EPC”) and PC to address carbon neutrality.

Regrettably, we do not believe that the above noted efforts have resulted in a project that will align with the Environmental Action Plan 2040’s (“EAP”) requirement that greenhouse gases (“GHG”) be reduced by 50% by 2030 and by 80-100% by 2050. Much more work needs to be done before the GHG reductions contemplated by the EAP can be achieved by Hilco and we believe a deferral of this matter is likely required. If the City is to take its declaration of a Climate Emergency seriously, it must not lose the unique opportunity to make the PRGS project one that can be used as a model for environmental sustainability.

In this regard, we agree with many of the recommendations set forth in the attached June 3, 2022, letter by the EPC to Chairman Macek<sup>1</sup> (“EPC Letter”) and wish to reiterate certain recommendations contained in our attached October 21, 2021, letter to Hilco which are as follows:

1. **Provide Specific, Measurable, Time-Bound Actions in The Carbon Neutrality Analysis and the Coordinated Sustainability Strategy:** As noted in the EPC Letter, the PC should require the Developer “to provide adequate information to evaluate their proposals to achieve GHG emission neutrality (carbon neutrality) by 2030.” The areas

---

<sup>1</sup> We also include a copy of the EPC August 31, 2020, letter to PC on the North Potomac Yard Environmental Sustainability Plan which is an attachment to the June 3, 2022 EPC letter.

that must be addressed for such purposes include having much more energy efficient buildings than those proposed (i.e., lower than EUI of 25 for residential, 40 for commercial and 50 for hotels), having more than just 3% on-site renewable energy and using Power Purchase Agreements rather than Renewable Energy Certificates.

2. **Commit to Meeting the Carbon Neutral Targets in the Old Town North Small Area Plan (“OTNSAP”).** The OTNSAP states that redevelopment at the PRGS should strive to achieve carbon neutrality by 2040 and strive to achieve carbon neutral buildings by 2030. The OTSAP recommends prioritizing renewable and low-carbon energy by promoting and installing renewable energy technologies, such as solar photovoltaic systems and other renewable energy technologies.
3. **Commit to All-Electric Buildings:** The Developer should commit to all-electric buildings, up-front, without regard to the electricity generation mix which is already forty percent carbon free and will continue to get less carbon intense over time. A carve out for restaurants is not necessary as restaurants are moving to induction cooking in cities and in general. The health hazards of indoor use of natural gas have long been overlooked and together with climate impact demonstrate that new investments in natural gas for buildings are unwarranted.

We feel that the issues above must be adequately addressed prior to the approval of the CDD for the PRGS. The Staff Report to Planning Commission notes that the OTNSAP “anticipated the site ...to showcase forward thinking urban and sustainable planning and development for the 21<sup>st</sup> century.”

We appreciate your consideration of these recommendations. If you have any questions, please feel free to contact the undersigned at [aimpastato54@gmail.com](mailto:aimpastato54@gmail.com) or 703-567-5075.

Sincerely,

/s/

Arthur “Sash” Impastato  
Alex4EAP

cc: Melissa Schrock, SVP, Mixed-Use Development  
Mary Catherine Gibbs, Esq. Wire Gill  
Mike Babcock, Managing Partner, Sustainable Building Partners  
Karl Moritz, Director Department Planning And Zoning  
Bill Skrabak, Deputy Director, Infrastructure & Environmental Quality Department of Transportation & Environmental Services  
Catherine Milaras, Principal Planner, Department Planning and Zoning



June 3, 2022

Nathan Macek,  
Chair  
Alexandria Planning Commission  
301 King Street  
Alexandria, Virginia

**Re: Environmental Policy Commission (EPC) Comments and Recommendations on the PRGS CDD and its Carbon Neutral Analysis**

Dear Mr. Macek:

On behalf of the EPC, I am writing to share our comments and recommendations on the proposed Potomac River Generating Station (PRGS) Coordinated Development District (CDD) that is to come before you on June 23, 2022. For the past year a small group of City staff and Commissioners from the EPC and Planning Commission (PC) have worked with those directly involved with PRGS, to discuss how PRGS would adequately address the target of carbon neutrality found in the Old Town North Small Area Plan. In addition, the highlights of the Hilco Redevelopment Partners' (Developer) sustainability approach were presented and discussed with the EPC during our April 18, 2022 meeting. We appreciate the discussions and willingness of the Developer to answer our questions and address our issues during our meetings. The EPC is excited by the redevelopment of the former coal plant as a high-quality mixed-use development, with great urban design and publicly accessible open space along the Potomac.

**Summary of Comments & EPC Recommendations**

In order for this Development to be consistent with the City's target of reducing community-wide greenhouse gas (GHG) emissions by 50% by 2030 with continued rapid elimination of emissions after that date, the EPC recommends the following be included in the CDD:

- 1) The EPC urges the PC to require the Developer to provide adequate information to evaluate their proposals to achieve GHG emission neutrality (carbon neutrality) by 2030. This should include specific, measurable, time-bound actions demonstrating their good faith, best efforts to achieve:
  - a. higher energy efficiency such as an EUI<sup>1</sup> of 25 for residential, 40 for commercial and 50 for hotel space,
  - b. more on-site renewable energy than the current 3% and working toward a goal of net zero from on-site renewable energy, and
  - c. only use Power Purchase Agreements (not Renewable Energy Certificates, offsets, etc.) for their off-site renewable energy purchases used to achieve their carbon neutrality target for that which cannot be secured on-site.
- 2) meet the carbon neutral targets identified in the Old Town North Small Area Plan which

- they committed to verbally to the EPC during our April 18, 2022 meeting;
- 3) commit to producing their Coordinated Sustainability Strategy (CSS) (former referred to as the Environmental Sustainability Master Plan) with specific, measurable, time bound details to which they can be held accountable,
  - 4) return to the EPC no later than 90 days before they bring their Infrastructure Development Site Plan for review by the Planning Commission and/or provide their Coordinated Sustainability Strategy to the PC or City staff. The date to be determined when they have more data that were specifically requested by the EPC on overall EUI values for the various use types in their buildings and answer questions on this document.

The EPC notes that the Architect for this project, Gensler Architects clearly has the knowledge and ability to create a carbon neutral development since they were an early signer of the Architecture 2030 pledge in 2009, making the commitment that all their buildings would achieve carbon neutrality by 2030.<sup>ii</sup> Thus, if the Developer undertakes a good faith, best effort to achieve the above requirements, review and approval of this CDD and their future DSUPs, etc. for this Development could support a major marketing opportunity for them.

Before we look forward, the EPC notes that the last letter we sent to the Planning Commission two years ago (see attached) urged the PC to take a variety of actions. However, little specific, measurable, time bound actions have changed with this PRGS site plan except the increased urgency to undertake meaningful actions to address the climate crisis. The “code red” declared by the Intergovernmental Panel on Climate Change requires our City to use its **good faith, best efforts** to effect change. We cannot continue to add to the problem with buildings which are predicted to last 50-75 years but which do not use the best available, financially viable technology to reduce carbon emissions.

### **Background**

In 2019, the City declared a Climate Emergency and also adopted its Environmental Action Plan 2040 which established a target of reducing greenhouse gas (GHG) emissions by 50% by 2030 (based upon 2005 levels), and by 80-100% by 2050. The Climate Emergency Declaration clearly states, “the costs of addressing this climate emergency are far less than the costs of not addressing the climate crisis”. In 2022, the City moved both climate change and environmental justice from a priority to a guiding principle and elevating addressing the climate crisis to one that is integrated across all areas, projects and plans for the City and community.

To address these principles and targets, the City of Alexandria has taken great strides over the last several years to address the crisis including with the three largest contributors:

- 1) new buildings - requiring all new **public** buildings to be net zero energy,
- 2) transportation – supporting the addition of a new Metro station, a fare-free bus system as well as a plan to replace all buses with electric ones, adoption of its Mobility Plan that especially improves options for non-auto travel, and
- 3) existing buildings – adoption and support of a Commercial Property Assessed Clean Energy (C-PACE) system that supports low-cost loans to modernize and reduce the energy burden of business owners, thus enhancing their bottom line so they can thrive.

However, since the City contributes only 4% to the problem, while 96% comes from the

Community, it will be impossible for the City to achieve real results if the Community does not contribute its fair share to address this crisis. In addition, while the City is not permitted to mandate higher sustainability requirements than the current law allows, it IS permitted and has exchanged Developer requested increased density or building height for important City and Community priorities. Therefore, if the Developer Community does not accept its obligation to address the crisis by changing its “business as usual” practices, it is incumbent that the City force change by setting higher energy efficiency standards in return for higher density/height requested by the Developer. To do otherwise sets the City (residents, businesses and government) on an unnecessarily costly path of paying high utility costs and retrofitting buildings after the fact – as well as dealing with their climate consequences.

### **Energy Efficiency**

Today, it is a well-accepted, science-based fact that creating more energy efficient buildings is more cost-effective than employing “business as usual” building practices and thus having to supply their energy needs by creating a new energy source, no matter its type.<sup>iii</sup> The US Department of Energy’s Office of Energy Efficiency and Renewable Energy states “Energy-efficiency programs improve community resilience and address energy equity by bringing efficient, cost-effective technologies and infrastructure to underserved communities, including communities of color. These communities are disproportionately affected by air pollution and have a higher energy burden, which is the percentage of gross household income spent on energy costs.” The City clearly supported these facts when in April 2022 it established environmental justice as one of the City’s core principles.<sup>iv</sup> Setting high-energy efficiency standards up front, where possible, for new housing and mixed-use developments will help improve the affordability of living in Alexandria over time.

Thus, it is clear “business as usual” is no longer acceptable, nor are small incremental changes for buildings expected to last 50-70+ years. Equally clear is that making buildings much more energy efficient is NOT an issue of choosing between other City strategic priorities such as affordable housing, flooding vs. addressing environmental justice and the climate crisis. The technology is available and has been demonstrated in multiple small, medium and large buildings over the last 10 years in financially sound ways. Passive House certifications and other methods to increase dramatically energy efficiency as well as other innovations have created thousands of more comfortable and healthy units across the country that result in reducing resident’s energy usage by 75 to 90%. The EPC concludes there is no impediment in Alexandria that prevents these types of buildings from being built here when paired with the Developer’s request for higher density or increased height.

### **PRGS Proposal**

The Developer has offered:

- 1) A proposal to increase energy efficiency by 25% above 2010 Building Code levels with 14% improvement coming from residential and 11% from commercial.
  - a. to study district-wide HVAC system
  - b. and to double the target of energy efficiency in the GBP
- 2) A proposal of a 10% reduction of embodied carbon
- 3) A proposal to “Explore” the extent to which on-site combustion can be reduced
- 4) A proposal for a 3% on-site renewable energy target

- 5) A proposal to purchase off-site renewables to increase the level of renewables

Thus, the Developer has offered only proposals, (along with their pros and cons), explorations and studies, but wants a final approval of its CDD from the City – **essentially - a Developer proposal for a City commitment.**

In response to questions from the EPC, the Developer has indicated that some of the technologies are not yet viable, not financially viable (their cost cannot be recouped easily), or it's too early to provide a more committed carbon neutral plan since they have yet to work out the financing for the project, and its percentage of commercial vs. residential square footage, etc.

#### **EPC's Response:**

The EPC is excited that a former coal plant is being redeveloped as a high-quality mixed-use development, with great urban design and publicly accessible open space along the Potomac. We appreciate the higher bar for sustainability compared to past developments in the city; however, we think the Developer can and should do more at this time. Specifically, we question these elements:

- First, prior to the Developer's presentation during the EPC's April 2022 meeting, we shared with them a 35-minute Webinar which can be viewed at <https://www.youtube.com/watch?v=oHYQkvEBSyA>. In it, Tim McDonald, President and CEO of Onion Flats, LLC showed how his company has built hundreds of affordable housing units in Philadelphia that are net zero requiring NO off-site purchase of renewable energy. His buildings are so energy efficient they cut their energy bills by 75-90 percent. This is achieved largely by providing a much tighter skin or coat on the building during construction, making that coat as airtight as possible - something that is much easier and less costly if done during the initial construction of the building versus later (virtually impossible). Hundreds of other units in larger buildings across the world that are also net zero **can** be found at: <https://passivehouse-database.org/> Based upon all of this information, the EPC believes the Developer could construct net zero buildings that are financially viable, if they chose.
- Second, the EPC is greatly concerned that none of the Developer's proposals in their presentation or carbon neutral plan demonstrates a true commitment to a carbon neutral process for the site by 2040 or for buildings by 2030. There is no real commitment – no true accountability is possible. The EPC cannot evaluate a plan, which does not have specific, measurable, time-bound requirements, and therefore they cannot be held accountable.
- Third, the EPC remains confused about the energy efficiency of this Development.
  - For instance, the Developer states that they propose to double the energy efficiency of the Green Building Policy (GBP) with no additional information. Given that the City's GBP (and the Developer) uses a LEED point system across a variety of performance measures including: energy use reduction, water efficiency and indoor air quality, we do not have enough information to verify the

Developer's proposal. (For example, if 5 points are earned under the GBP for energy use reduction, does this mean the Developer is offering to earn 10 points since this is double the value?)

- Further, the Developer stated their current EUI goal is 45 for the Development, but how does this square with their "double the energy efficiency of the GBP and/or to increase by 25% the energy efficiency of the ASHRAE 2010 standard?"
- Fourth, the EPC is concerned about the use of natural gas in the development. We are fine with the availability of fossil fuel for back-up power generators since these are used infrequently. However, the use of natural gas in residential properties is unnecessary; buyers seldom avoid a property simply because they want gas appliances or fireplaces.<sup>v</sup> Similarly, it is unclear whether gas is necessary in commercial establishments such as restaurants since viable options (induction burners and ranges) exist.

To address these concerns and questions, the EPC recommends the following be included in the CDD:

- 1) The EPC urges the Planning Commission to require the Developer to provide adequate information to evaluate their proposals to achieve GHG emission neutrality (carbon neutrality) by 2030. This should include specific, measurable, time-bound actions demonstrating their good faith, best efforts to achieve:
  - a. higher energy efficiency such as an EUI of 25 for residential, 40 for commercial and 50 for hotel space,
  - b. more on-site renewable energy than the current 3% and working toward a goal of net zero energy, and
  - c. only use Power Purchase Agreements (not Renewable Energy Certificates, offsets, etc.) for their off-site renewable energy purchases used to achieve their carbon neutrality target for that which cannot be secured on-site.
- 2) meet the carbon neutral targets in the Old Town North Small Area Plan which they committed to verbally to during the EPC's April 18, 2022 meeting;
- 3) commit to producing their Coordinated Sustainability Strategy (CSS) (former referred to as the Environmental Sustainability Master Plan), with specific, measurable, time bound details to which they can be held accountable, and
- 4) return to the EPC no later than 90 days before they bring their Infrastructure Development Site Plan for review by the Planning Commission and/or provide their Coordinated Sustainability Strategy to the PC or City staff. The date to be determined when they have more data that were specifically requested by the EPC on overall EUI values for the various use types in their buildings and answer questions on this document.

As we said in our joint letter to City Council earlier this year, the climate crisis is the single largest threat to the long-term health and prosperity of the City of Alexandria. There is a lot of talk about zero emissions, decarbonization and green energy. However, builders cannot just rely on decarbonizing the grid to meet the City's carbon reduction targets. We must significantly improve the energy performance of our buildings. This is because the national electric grid has limits. While the energy offered by wind, solar and the tide is almost infinite, our capacity to harvest that energy is not - there is a financial and carbon cost to all renewable technology. Thus, the Developer must design their carbon neutral buildings today, and not pass the added

energy burden on to residents even if it comes from renewable energy sources.

It will not be possible to be the caring, kind, compassionate, fair, just, and equitable city that is an affordable, livable community for all if we do not implement effective actions to address this climate emergency. But since the City represents only 4% of the carbon emissions and has taken sizable steps to fight the crisis, we must push those responsible for the other 96% to do their part as well. How will we demonstrate why people should want to live here, if we are not leading by employing proven, cost-effective measures to fight the climate crisis along with our neighbors?

Sincerely,

*Kathie Hoekstra*

Kathie Hoekstra  
EPC Chair

CC: Melissa Schrock,  
Mary Catherine Gibbs, Esq.  
Mike Babcock,  
Karl Moritz,  
Catherine Milaras,  
Jeff Farner,  
Richard Lawrence  
Bill Skrabak,  
Khoa Tran

---

<sup>i</sup> EUI: Energy use intensity expresses a building's energy use as a function of its size, typically in energy per square foot per year (kBtu/sf/yr). It's calculated by dividing the total energy consumed by the building in one year (often measured in kBtu) by the total floor area of the building (often measured in square feet), and can be useful for comparing performance of buildings across sizes, types, and locations. When used before EUI, the letter "p" indicates that the data is predicted, based upon an energy model. The lack of a "p" indicates actual measured EUI. Examples. Energy intensive homes and buildings might have an EUI between 100 and 200 kBtu/sf/yr, while high performance homes and buildings might have an EUI of 25 kBtu/sf/yr or less. The Passive House standard requires less than 14.6 kBtu/sf/yr. For more info on Passive House see: [https://www.mhp.net/writable/resources/documents/Passive\\_HouseMA\\_explainer.PDF](https://www.mhp.net/writable/resources/documents/Passive_HouseMA_explainer.PDF)

<sup>ii</sup> To that end they created the Gensler Cities Climate Challenge to by 2030 “eliminate all net emissions associated with our work”. Their Climate Action through design Website page states: “Renewables by themselves don't achieve NZE status for a space; buildings must also be designed to operate far more efficiently. In many cases, this starts in the early design phase, but older buildings can be retrofit to be more efficient.”

<sup>iii</sup> <https://www.energy.gov/eere/energy-efficiency>

<sup>iv</sup> See [https://legistar.granicus.com/alexandria/meetings/2022/3/2249\\_M\\_City\\_Council\\_Legislative\\_Meeting\\_22-03-22\\_Action\\_Docket.pdf](https://legistar.granicus.com/alexandria/meetings/2022/3/2249_M_City_Council_Legislative_Meeting_22-03-22_Action_Docket.pdf)

<sup>v</sup> Providing costly gas lines and their additional requirements for venting, etc. adds additional unnecessary costs and may become stranded assets in a future carbon neutral environment.



August 31, 2020

Nathan Macek,  
Chair  
Alexandria Planning Commission  
301 King Street  
Alexandria, Virginia

Re: Environmental Policy Commission (EPC) comments on the draft North Potomac Yard Environmental Sustainability Master Plan

Dear Mr. Macek:

On behalf of the EPC, I am writing to share our comments on the draft North Potomac Yard (NPY) Environmental Sustainability Master Plan (ESMP) which was shared with the EPC during our June 15, 2020 meeting and discussed again on August 17th. The EPC commends Sustainable Building Partners, JBG Smith and Virginia Tech for their description of the possible plans described in the ESMP. They covered a broad range of topics addressing the many issues raised by the development of NPY. We greatly appreciate the discussions and willingness of the NPY applicant to answer EPC member questions and make changes to their draft following our virtual meetings.

The City of Alexandria declared a Climate Emergency on October 22, 2019, and issued an Environmental Action Plan (EAP 2040) in July, 2019. The City also issued a Green Building Policy last year. One of the most important targets of the EAP was “reduce community-wide greenhouse gas (GHG) emissions by 50% by FY2030 and 80-100% by FY2050.”<sup>1</sup>

#### **NPY Small Area Plan Carbon Neutrality Goal**

Presumably in support the EAP’s targets, the NPY Small Area Plan (SAP) set a clear goal to “strive to achieve carbon neutrality by 2040, and to strive to achieve carbon neutral buildings by 2030.” It is unclear how this ESMP does that.

We acknowledge the novel, first-of-its-kind nature of this ESMP and we believe that it should set a bar to be exceeded by each ESMP to follow. In that context, we firmly believe that this Plan should and must be more specific. We are disappointed that the ESMP does not describe a timeline in aspirational terms or otherwise on how the NPY can achieve carbon neutral buildings by 2030 or carbon neutrality overall by 2040. There is only the simple statement on page 40 that states: “The project will strive to achieve carbon neutrality by 2040 and strive to achieve carbon neutral buildings by 2030.” Instead, the EPC would like to see clear metrics on design elements and actions detailing exactly how these goals will be achieved within the DSUP.

#### **NPY CDD Conditions for Reducing Carbon Emissions and Energy Use**

Further, one of the conditions of Coordinated Development District (CDD) for NPY is “identify

---

<sup>1</sup> The EPC largely focused on the reductions to GHG emissions due to its critical nature, but that is not meant to be interpreted that other areas are not important as well.

methods to reduce carbon emissions.” Regrettably, the ESMP appears to reflect this condition by simply listing a series of possible ways to reduce carbon without committing to any. We believe the applicant has missed a sizable opportunity to create a connected community of grid-interactive efficient buildings. When it comes to energy for the site, the NPY plan does not seem to fully embrace the “district” potential of the development and instead focuses on each building individually. The EPC recommends that the applicant include in the design (rather than list as possible strategies): the use of Power Purchase Agreements for renewable energy,<sup>2</sup> battery storage, more extensive use of rooftop solar, and net-zero ready buildings for the whole district.<sup>3</sup>

Another CDD condition is “identify how per capita energy usage shall be reduced.” Although the word “shall” is used in the CDD, no measurable specifics with a timeline are referenced detailing how this will be accomplished in the ESMP. Instead, it states operational energy use reduction targets relative to ASHRAE baseline, and energy use is then “tracked”, “explained” or “defined” without any per capita metric stated.<sup>4</sup> Unless specifics are required demonstrating exactly how and by how much energy usage will be reduced, site-wide emissions will increase, not decrease due to overall change in use of this land.

In Appendix A, the ESMP provides a list of strategies to make the buildings more energy efficient, however most are only listed as “possible” rather than “included in the design.” The EPC strongly recommends that many of the “possibilities” be included as requirements due to the fact that retrofitting is so much more difficult than requiring energy efficient items in the design at the outset. These should include using heat pumps for energy and hot water, radiant floor heating, and other items found in newer ASHRAE<sup>5</sup> 90.1 standards. This would enable the development to be better prepared for state mandated increasing energy efficiency standards required by the recently enacted Virginia Clean Economy Act (VCEA) that ramps up to 5% per year in 2025.<sup>6</sup> While this standard only applies to electric utilities, it is zero-sum - so users will pay consistently higher rates or reduce their own usage.

### **Role of Planned Zero-Carbon Analysis in Shaping Design**

The EPC enthusiastically supports the Plan (on page 47) to “Develop a zero-carbon analysis of the entire district and representative buildings to evaluate the project for electrification, energy cost savings, renewable power, and any limitations (technology, cost, etc.)”. However, the NPY team did not indicate this was a driver for the overall project. The EPC believes this must be the overall driver of any Environmental Sustainability Master Plan. Performing this analysis and then implementing technologies to reduce fossil fuels while increasing renewables and energy efficiency to reach net zero carbon could promote this project as a showcase in the region for how this developer is committed to addressing the climate crisis and inform future City development plans and regulations. The Development Special Use Permit (DSUP) reviews should be informed by these analyses to determine if the proposed development phases with regard to the SAP carbon neutrality goals and CDD conditions for reducing carbon emissions and energy use will be met.

---

<sup>2</sup> Power Purchase Agreements are now widely used and should not be considered as “fringe” technology as depicted in Chapter IV-3 on page 53.

<sup>3</sup> None of these technologies should be listed as “fringe” since all employ readily available proven technologies. Perhaps the developers should better explain why they define certain technologies as fringe despite their proven usage.

<sup>4</sup> See pages 4-6 and Section IV-2 Operational Carbon.

<sup>5</sup> ASHRAE 90.1 standards is the commercial energy standard for all buildings except low-rise. ASHRAE standards are adopted by governments as code requirements sometimes with amendments or exceptions. See <https://www.ashrae.org/technical-resources/bookstore/standard-90-1>

<sup>6</sup> <https://lis.virginia.gov/cgi-bin/legp604.exe?201+ful+CHAP1193> see page 30 4.B.2.d

## **Other Specific Concerns of the EPC**

While this ESMP may not be the document to outline a commitment by the applicant to detail how they will meet the specifics of the EAP 2040 or Green Building Policy, we believe it should reflect how they will meet or potentially exceed the City's targets/goals. Below are additional very specific concerns raised by EPC members:

On page 53, the ESMP Carbon Offsets target is shown to offset 30% of emissions with RECs<sup>7</sup>, PPAs, or carbon offsets for DSUPs in years 0-5 years from 2020, but it is unclear how the proposed buildings cut GHG emissions another 70% over the next 5 years to meet the carbon neutral building target by 2030 referenced in the SAP and on page 1 of the ESMP. It should be noted that REC's and offsets do not actually reduce carbon, they just shift the responsibility to someone else. Therefore, we would prefer to see a stronger position on actually reducing carbon production on the overall site.

The long-term value of net-zero buildings is evident and aligns with the EAP goals, yet the topic is not included even as a long-term strategic item in the ESMP. There is further opportunity to develop the NPY as a "zero energy district" to support carbon reductions, energy independence, resilience, and risk mitigation overall. We'd like to see options included on zero carbon buildings as well as zero energy district under long-term strategies for NPY.

The proposed buildings are planned to be LEED Silver office buildings and LEED Certified residential buildings (p.7). The 2019 Green Building Policy sets a minimum level of certification for private buildings at LEED Silver. Given the climate emergency, the EPC believes the applicant should describe methods to achieve higher level of certification or other specifics to achieve the carbon neutral buildings by 2030 target.

Although all of the buildings will likely be operating in 2050 when the City and Commonwealth are targeting net zero carbon in 2050 and the SAP in 2040, there does not appear to be a plan for how to get to zero carbon by 2040 or 2050 for all of the buildings.

The overall project should consider expanding the use of geothermal energy production beyond a demonstration project on the University campus.

Consistency across the document appears to be lacking at times. Some sections contain aspirational targets/goals following action verbs such as "strive, explore, pursue or encourage," while other sections include very specific, measureable requirements using "exceed, use, eliminate, meet or exceed." We believe this leads to confusion on the reader's part as to whether this is only an aspirational document with no commitment to future specifics or one which leads to specific, measurable requirements for each of the aspirational goals in the next planning document. Also, the ESMP targets do not seem to be harmonized across topics and across the life cycle of the proposed buildings.

The mid-term operational carbon (IV-2) section proposes switching to electric heat and heat pump hot water after a certain degree of decarbonization occurs in the electricity supply – 450 lbs/MWh. However, there is no discussion about when this measure is anticipated, or if there are anticipated costly retrofits to achieve this switch in the future. We suggest committing to an all-electric building except for possible retail restaurant usage of gas rather than rely on some future presently unknowable date.

---

<sup>7</sup> RECs are Renewable Energy Certificates and PPAs are Power Purchase Agreements

The proposed site plan would better serve the goals of the EAP, SAP and CDD if it included the capability of the various buildings to provide micro-grid capabilities to provide support and load balancing to the utility system.

As Virginia moves toward higher energy efficiency standards under the new VCEA, developers should be looking toward how to employ increasing levels of energy efficiency. Instead, this ESMP sets a low bar only using the least efficiency energy standard (ASHRAE 2013) rather than newer standards such as 2016 or 2019. While LEED Silver certified buildings often achieve levels of energy efficiency beyond code, this is not guaranteed.

We hope this summary of the EPC's comments will help the Planning Commission in its review of the ESMP and its deliberations concerning the permits for the NPY project. We urge the Planning Commission to make some recommendations for addressing our concerns in the DSUP before it goes to Council. We believe strengthening the carbon reducing measures in the DSUP is imperative in order to honor the City's commitment to address the climate emergency it declared last year.

The EPC appreciates the consideration of our input and looks forward to further collaborating with the Planning Commission to achieve the vision of Eco-City Alexandria.

Thank you for your consideration.

Kathie Hoekstra  
Chair, Environmental Policy Commission

Cc: All Planning Commissioners  
Deputy Director, Jeffrey Farmer  
Planner, Richard Lawrence

**Paul Kaplowitz** <pkaplowi@gmail.com> Thu, Oct 21, 2021 at 3:23 PM To: hrpinfo@hilcoglobal.com  
Cc: MSchrock@hilcoglobal.com, mcgibbs@wiregill.com, Karl.Moritz@alexandriava.gov, William Skrabak  
<William.Skrabak@alexandriava.gov>, catherine.miliaras@alexandriava.gov

Bcc: aimpastato54@gmail.com

Via Email

Mr. Roberto Perez  
CEO

Hilco Redevelopment Partners 5 Revere Drive, Suite 206 Northbrook, Illinois 60062

Re: Environmental Sustainability Considerations For The Redevelopment of the  
Potomac River Generating Station in Alexandria, Virginia

Dear Mr Perez:

I am writing to you on behalf of Alexandrians for the Environmental Action Plan (EAP) 2040, a local group which is part of the Potomac River Group of the Sierra Club. We are pleased that progress is being made on redeveloping the Potomac Rover Generating Station site. As part of Hilco Global, we know that Hilco Redevelopment Partners is committed to environmental sustainability. There are a number of environmentally sustainable and financially feasible measures that Hilco Redevelopment Partners could take that go beyond the Alexandria Green Building Policy and we urge you consider them.

First, there are a number of environmentally sustainable measures undertaken in July 2021 by the developers at Landmark Mall in Alexandria, Inova Alexandria and Foulger-Pratt, and approved by the Alexandria City Council. These measures include the following:

1. Explore LEED Gold certification and, at a minimum, achieve LEED for Neighborhood Development.
2. Build solar-ready buildings, and have solar installed during construction where feasible.
3. Make residential multifamily buildings all-electric.
4. Prepare an Energy and Resilience Plan which delineates its proposed concepts, elements, metrics, and phasing for (a) individual building efficiency and site wide energy demand, (b) on site renewable energy, (c) on site district energy, (d) on site electrical storage, (d) off-site renewable energy, (e) building and grid integration, and (f) resilience.

In addition to the above, we would urge Hilco to consider the following questions in your development planning:

1. How will Hilco incorporate the Alexandria EAP 2040 goals of achieving greenhouse gas reductions of 50% by 2030 and 80-100% by 2050 into the design for the development of the Power Plant site?
2. Can you plan for the site development as a whole to be carbon neutral? Does your plan include an analysis of the project to enumerate the project's GHG impact?
3. Will the development employ microgrid design and technology so that power may be shared among facilities?
4. How many stations for charging electric vehicles in public and private spaces are planned? What are plans for expanding the number of stations as electric vehicles become more common?
5. How much tree cover or greening of vertical wall spaces is planned?
6. Will storm water runoff metrics meet or exceed EPA's National Pollutant Discharge Elimination System (NPDES) Permitting Program for municipalities?

We would appreciate your consideration of these suggestions and a response at your earliest opportunity, and look forward to participating in the development process as it unfolds. In the meantime, should you have any questions, please feel free to contact the undersigned at [pkaplowi@gmail.com](mailto:pkaplowi@gmail.com) or 804-767-0817.

Paul Kaplowitz  
Coordinator of Alexandrians for the EAP/Sierra Club Potomac River Group

cc:

Melissa Schrock, SVP, Mixed-Use Development  
Mary Catherine Gibbs, Esq. Wire Gill  
Karl Moritz, Director Department Planning And Zoning  
Bill Skrabak, Deputy Director, Infrastructure & Environmental Quality Department of Transportation & Environmental Services  
Catherine Milaras, Principal Planner, Department Planning and Zoning

## Gloria Sitton

---

**From:** slavan localmotionproject.org <slavan@localmotionproject.org>  
**Sent:** Wednesday, June 15, 2022 12:26 PM  
**Cc:** Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Alyia Gaskins; Kirk McPike; Sarah Bagley; Gloria Sitton  
**Subject:** [EXTERNAL]Letter of Support for Hilco Redevelopment  
**Attachments:** HilcoSupportLetter.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached is the letter of support for the Hilco Redevelopment Project in North Old Town, and including subsidized arts spaces as part of that plan.

This has been sent, and I forgot to include you all in my hurry. I truly hope that the arts are not cut out of this project, as we all know they generate employment, as well as contribute to the vibrancy of the neighborhood. This also reinforces the Alexandria's Arts and culture district, all which were goals of the small area plan. Thank you for considering my support in your deliberations.

Sara Lavan (she/her)  
Executive and Co-Artistic Director  
Local Motion Project

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



www.localmotionproject.org | 2377 S. Dove Street, Alexandria VA, 22314 | 703.299.0017

June 7, 2022

Re: Docket of June 23, 2022

Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mr. Chairman and Members of Planning Commission,

I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant was closed because of the efforts of dedicated citizens and the City Council, and it is time to redevelop the site in accordance with the adopted Old Town North Small Area Plan to provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site.

Specifically, I support the project because the site provides numerous opportunities for arts uses, including the dedicated space in Block A, but also in ground floor spaces on other blocks and in parks. As the founder of a dance education organization in Alexandria City, who has been working for over a decade to make dance visible and accessible in our city, the possibilities of performance spaces, both inside and outdoors are particularly exciting. There are virtually no places for dance performance to exist in a theater space in our city and being part of an organization that also loves using innovative spaces to activate with dance, I see real promise that this development will provide space for interactive arts uses that can be entertaining for residents and tourists alike.

The site's developers have worked hard to incorporate desirable design elements to their concept plan. Parking is underground, contributing to a more attractive street level interface and allowing ground floor retail and outdoor restaurant seating. For an organization that provides dance education as well as performance, having places for people to go before and after class, or while their child is in class, makes it a destination and increases participation in the arts and the local economy as people stay to enjoy the other offerings.

There are many reasons to support the Hilco Redevelopment Partners' application. Thank you for considering the above points in your deliberations.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Sara", written in a cursive style.

Sara Lavan  
Executive and Co-Artistic Director  
Local Motion Project

Cc: Karl Moritz, Director of Planning and Zoning ([karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov))  
Jim Parajon, City Manager ([jim.parajon@alexandriava.gov](mailto:jim.parajon@alexandriava.gov))

## Gloria Sitton

---

**From:** Maina, Cris <Cris.Maina@brookfieldpropertiesdevelopment.com>  
**Sent:** Tuesday, June 21, 2022 3:20 PM  
**To:** PlanComm  
**Cc:** Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Alyia Gaskins; Kirk McPike; Sarah Bagley; Jim Parajon; Karl Moritz; Gloria Sitton; Mary Catherine Gibbs  
**Subject:** [EXTERNAL]Support for Coordinated Development District Conceptual Design Plan # 2021-00004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [cris.maina@brookfieldpropertiesdevelopment.com](mailto:cris.maina@brookfieldpropertiesdevelopment.com). [Learn why this is important](#)  
Mr. Chairman and Members of Planning Commission,

I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant was closed as a result of the efforts of dedicated citizens and the City Council, and is now a deteriorating eyesore on the north waterfront. It is time to redevelop the site in accordance with the adopted Old Town North Small Area Plan to provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site. This valuable property will enhance the amenities of Old Town North and extend Alexandria's beautiful waterfront further north.

Our company, Brookfield Properties, is currently converting 625 and 635 Slaters Ln. (at the very most northern point of North Old Town, and adjacent to the Subject redevelopment) from office to residential use, resulting in 81 new residential condominiums. We are currently under construction and open for sale: (<https://www.towngatnorth.com/>)

Accordingly, I support the Subject redevelopment of the Potomac River Generating Station. Additionally, and more importantly, I have had the opportunity to speak to many of our contract purchasers for residential units at our project (as well as prospective purchasers) over the course of several recent outreach events, and the overwhelming consensus across all groups is strong support for this project and its benefits to the surrounding community.

Specifically, our new homeowners are very excited about the prospect for: direct, quicker access to the waterfront; additional open space around their condominium; connectivity to North Old Town and beyond; additional retail near their community; and, overall beautification of the area, providing the aesthetic and physical link between Slaters Ln. and the rest of North/Old Town that is currently lacking.

Thank you for considering these points during your deliberations.

Sincerely yours,

**Cris Maina**  
Director, Land & Multi-Family | Land & Housing  
Development

Brookfield Properties  
3201 Jermantown Road, Suite 150, Fairfax, VA 22030  
T +1 703.928.9994  
[Cris.Maina@brookfieldpropertiesdevelopment.com](mailto:Cris.Maina@brookfieldpropertiesdevelopment.com)  
[brookfieldproperties.com](http://brookfieldproperties.com)

## **Brookfield Properties**

This message, including any attachments may contain confidential information intended only for the person(s) named above. If you are not the intended recipient or have received this message in error, please notify the sender immediately by reply email and permanently delete the original transmission from the sender, including any attachments, without making a copy. Thank you.

---

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**



## *Park & Recreation Commission*

Department of Recreation, Parks & Cultural Activities 1108 Jefferson Street

Alexandria, Virginia 22314

June 16, 2022

Honorable Mayor and Members of City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Waterfront Flood Mitigation

Dear Mayor Wilson and Members of City Council,

On behalf of the City's Park and Recreation Commission, I encourage you to support a modernized, greener approach to managing the stormwater issues at Alexandria's prized waterfront. In particular, the City should take this opportunity to maximize passive underground stormwater storage at Waterfront Park and Founders Park and add green infrastructure/bioretention features to both parks that enhance and are consistent with current park features. In addition to supporting flood mitigation, the Commission also recommends fully funding the final condition of our Waterfront Parks -- completing the parks as envisioned in the Waterfront Plan as a part of this project.

The waterfront is one of Alexandria's most prominent and important gathering places for residents and tourists alike. Its commercial spaces, coupled with highly utilized parks and other open space areas, ensure that it will remain popular with businesses and customers for years to come. However, the economic and social costs to the businesses, waterfront residents, and the City as a whole, caused by the more frequent and severe flooding requires aggressive action.

To that end, the Park and Recreation Commission strongly recommends adding underground stormwater storage and complementary bioretention facilities at Founders and Waterfront Parks, and any other park along the waterfront where these facilities are useful and appropriate. These facilities will have at least four primary benefits:

- 1) Improve capacity of the planned baseline system, which is necessary given the recent and projected increase in flood events. The baseline system was designed a decade ago, when many assumed that there was more time before the City began to experience the effects from climate change on storm frequency and intensity that we are witnessing now. The system needs additional capacity to handle the more frequent, larger storms; utilizing the space underneath and around our parks in a manner that doesn't affect their overall utility is an elegant solution.

2) Enhance resiliency of the stormwater system by diversifying the means of handling stormwater. Adding significant passive capacity will mitigate against system (i.e., the planned pumps and pipes) failures due to power outages during storms. The passive storage will also have the benefit of reducing size and energy requirements of the mechanical system if the water can be pumped out at a slower rate due to the increased retention capacity.

3) Improve water quality in the Potomac River and accelerate achievement of related Environmental Action Plan 2040 (EAP) goals. The EAP calls for an 'all of the above' approach to addressing stormwater and flooding problems, as well as the related challenges with meeting water quality requirements for Alexandria's watershed pursuant to the Chesapeake Bay TMDL, MS4 permit, and other associated discharge limits. In addition to providing vital flood mitigation services, the underground storage facilities and bioretention/green infrastructure will accelerate meeting water quality requirements for nutrients and sediment, in keeping with being an 'Eco-City'.

4) Augment the biodiversity and educational opportunities in Founders and Waterfront Parks and other open space areas along the waterfront. Bioretention facilities will contribute to flood mitigation and improve water quality in the Potomac River by naturally filtering out nutrients, sediment, and other pollutants with more localized impacts. This 'green' (as opposed to 'gray') infrastructure has significant co-benefits as well. It provides habitat for native species of plants and animals, contributes to the City meeting its ambitious 40% tree canopy goal, and facilitates educational opportunities for the community to learn about these important issues. All of this can be achieved while also maintaining the current programming at the parks and other open spaces along the waterfront.

To be sure, construction and installation of these facilities will disrupt areas of Alexandria's waterfront in the short-term, and the City should include basic restoration of the existing open space with the presently available funds. However, the overall, long-term benefits will outweigh the short-term disruptions associated with the project construction and will enhance the resilience, sustainability, and beauty of the City for decades.

Please do not hesitate to reach out to the Commission if we can further advise on this issue.

Sincerely,

  
Steve Beggs, Chair  
Park & Recreation Commission

  
Geoff Goode, Planning District II  
Park & Recreation Commission

cc: Park & Recreation Commission members  
James F. Parajon, City Manager  
Debra Collins, Deputy City Manager  
Emily Baker, Deputy City Manager  
James Spengler, Director, Recreation, Parks & Cultural Activities  
Jack Broward, Deputy Director, Recreation, Parks & Cultural Activities  
Terry Suehr, Director, Department of Project Implementation  
Matthew Landes, Division Chief/, Department of Project Implementation

## Gloria Sitton

---

**From:** Mary Catherine Gibbs <mcgibbs@wiregill.com>  
**Sent:** Thursday, June 30, 2022 2:38 PM  
**To:** Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Alyia Gaskins; Sarah Bagley; Kirk McPike  
**Cc:** Gloria Sitton; Schrock, Melissa; Chang, Michelle  
**Subject:** FW: GenOn Power Plant Letter of Support

I was given permission to forward this young man's letter below to City Council regarding his support for the redevelopment. It was published in the Alexandria Times on June 16, 2022, (the link to same is in his email below).

Thanks, Mary Catherine

Wire Gill, LLP  
[mcgibbs@wiregill.com](mailto:mcgibbs@wiregill.com)  
700 N. Fairfax St., Suite 600  
Alexandria, VA 22314  
(703) 836-5757 (office)  
(703) 836-5758 (direct)  
(703) 835-1922 (mobile)

NOTICE: Unless otherwise specified, the contents of this transmission are strictly confidential. They may involve privileged attorney-client communications or work product and are intended to be received by the recipient(s) specified above and no one else. The receipt, appropriation, or use of the information transmitted above by anyone other than the designated recipient(s) is unintended and strictly forbidden. If this message reaches anyone other than the intended recipient(s), or his/her/their authorized representative(s), we request that you notify us of the error immediately at (703)836-5757 and ask for instructions concerning its proper disposition.

---

**From:** Gabe Cohen <cohenalexandergabe@gmail.com>  
**Sent:** Tuesday, June 28, 2022 10:03 AM  
**To:** Mary Catherine Gibbs <mcgibbs@wiregill.com>  
**Subject:** Re: GenOn Power Plant Letter of Support

Thanks! You have my permission to send it to the city council.

Here's the the link to the letter that was published on Alexandria Times on page 27:  
<https://alextimes.com/wp-content/uploads/2022/06/6.16.22-Layout.pdf>

Thanks, Gabe Cohen

Here is my Op-Ed:

Title: The Remediation of the GenOn Power Plant is the Optimal Form of Urban Redevelopment

As the metropolitan population grows, and the environment and urban areas face sustainability issues, innovative solutions such as the Old Town North Small Area Plan 2017 (OTNSAP) to deal with the

abandoned GenOn power plant may help solve these problems. This 18.8 acre coal-powered power plant was closed in 2012 after its declining importance in electricity production and pollution complaints from nearby residents in the 2000's. Redevelopment of the coal-powered power plant and the remediation of other vacant industrial properties could be the optimum form of urban development, since they are often located in high-demand locations. It lessens pollution while transforming vacant land into an area with jobs and residences without displacing residents.

In the early 1900's, factories were located near city centers along water to maintain a large labor force and efficient transportation. The abandoned power plant is adjacent to the waterfront, a highly attractive destination for residents and commercial businesses. The plan consists of 6 development blocks that will expand the waterfront. This will result in an even greater level of attraction compared to the ugly, abandoned power plant with no current use. This project could work as a model for other cities facing similar space issues.

Alexandria and other suburbs have had to balance services, create affordable housing, and protect the environment. According to the Alexandria City Annual Apartment Survey, between 2001-2021 there was a 56% increase in regional median income, while one-bedroom rent has skyrocketed by 112%. The city experienced a 90% decrease in affordable housing between 2000 and 2017, according to a city report. Many residents are unable to keep up with the economic pressures of gentrification and are forced to move. Sprawl also results in the loss of green space. The remediation of this powerplant won't result in the loss of current residents, as no one currently resides there. This project will actually increase green space and affordable housing and services, according to developer documents.

The GenOn plant emitted 2.53 tons of CO<sub>2</sub> emissions in 2005, according to the EPA. According to Alexandria.gov, the transition of coal to gas and some renewables in the built environment between 2005 and 2018 has decreased CO<sub>2</sub> emissions in Alexandria by 8%. The redeveloped site will be powered by Dominion Virginia Power Plant, which as of 2014 according to the OTSAP, is fueled by 26% coal. The mixed-use neighborhood will emit less air pollution compared to the factory. Petroleum had leaked into the soil, tested in 2013, which will be partially removed during redevelopment to avoid risks.

When compared with other forms of redevelopment, the remediation of brownfields, or polluted sites, may be the best way to redevelop urban areas. During the process, harmful soil and water contaminants are

extracted; However, this is an extremely costly method along with the demolition and remediation process. These industrial-era buildings are located with the potential to make high appeal land into areas with more residential and economic opportunities. Not one resident will be displaced. This process could be implemented in other urban and suburban areas with an industrial past, and potentially become the future of urban redevelopment if done correctly.

Lynne M. Goldberg  
1911 Kenwood Avenue  
Alexandria, VA 22302

July 1, 2022

Chairman and Members of Planning Commission  
City of Alexandria  
[PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

Re: Docket of June 23, 2022  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mr. Chairman and Members of Planning Commission,

I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the redevelopment of the power plant site in Old Town North. The plant was closed as a result of the efforts of dedicated citizens and the City Council, and is now a deteriorating eyesore on the north waterfront. It is time to redevelop the site in accordance with the adopted Old Town North Small Area Plan to provide a mix of uses, passive and active open space, and multi-modal connections to the neighborhoods to the south and north of the site. This valuable property will enhance the amenities of Old Town North and extend Alexandria's beautiful waterfront further north.

I strongly support this project being a 30 plus year resident of this great City of Alexandria and having lived very close to the site for most of those years, both at Harbor Terrace and Potowmack Crossing. The addition of the restaurants and retail for both residents and others will be a great asset to the area, and by opening up the waterfront views and access to enjoy the waterfront will be VERY welcome and enjoyed by all. In addition, the extension of the walking and biking trails will a wonderful change from what we have to walk through currently. I feel that Hilco has done a great job creating a thoughtful and beautiful destination through its sustainability plans, housing additions and arts contribution. Knowing what they have done in their other projects, makes me feel confident that they will follow up with their promises to us.

Thank you for considering these points during your deliberations.

Sincerely yours,

Lynne Goldberg

CC: Justin Wilson, Mayor, [justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)

Amy Jackson, Vice Mayor, [Amy.Jackson@alexandriava.gov](mailto:Amy.Jackson@alexandriava.gov)

Alexandria City Council Members:

Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)

John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)

Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)

Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)

Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)

Jim Parajon, City Manager, [jim.parajon@alexandriava.gov](mailto:jim.parajon@alexandriava.gov)

Karl Moritz, Director of Planning and Zoning, [Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)

Gloria Sitton, City Clerk, [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)



June 15, 2022

Chairman and Members of Planning Commission  
City of Alexandria  
[PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)

SENT VIA EMAIL

Re: Docket of June 23, 2022  
Coordinated Development District Conceptual Design Plan #2021-00004  
Potomac River Generating Station CDD – 1300 N. Royal Street

Mr. Chairman and Members of Planning Commission:

I represent the ownership of 1199 N Fairfax Street, the office property immediately adjacent to the former Potomac River Generating Station (PRGS) / GenOn site in Old Town North. I am writing in support of Hilco Redevelopment Partners' application for a CDD Concept Plan for the re-development of the PRGS site. I believe it is the single most important and significant re-development site along the Potomac River since The Wharf in DC and National Harbor in Maryland. More locally, re-development of the PRGS property will be critical to the implementation of the lofty goals outlined in the Old Town North Small Area Plan (OTNSAP), including the successful realization of the planned Arts & Cultural District.

As you well know, the days of suburban master plans creating distinct office, residential and retail districts are long gone. Master-planned office parks and isolated residential high-rises which currently exist in Old Town North are relics of car-dependent urban planning of the late 20<sup>th</sup> century. Fortunately, the OTNSAP envisions a more vibrant, sustainable, mixed-use future. Hilco's re-development plans are well-aligned with the mixed-use goals outlined in the OTNSAP. Your timely approval is an important component in the efficient implementation of these re-development efforts. While other, smaller projects are underway in Old Town North, the re-development of the PRGS site is crucial because it will provide the critical mass required for the entire neighborhood to thrive over the long term.

I have spent a considerable amount of time learning about the development team's plans for the site. The proposed re-development includes all the major elements, and achieves the goals, of the OTNSAP including: affordable housing, ample open space, arts & cultural anchor uses, retail, residential and office uses. Importantly, it will extend the existing street grid and, thereby, integrate seamlessly into the existing neighborhood. Current and future Alexandria residents, businesses and visitors all stand to gain from the resulting walkable design, improved transportation and enhanced access to the Potomac riverfront. It achieves all this in addition to the obvious benefit of remediating a contaminated site which is an eyesore to all Alexandrians.



I urge you to approve the pending application and hope the project is able to move forward without any unnecessary delay. Thank you for considering these points during your deliberations.

Kind Regards,

A handwritten signature in black ink, appearing to read "R. Whitaker".

Ryan J. Whitaker  
President, Whitaker Investment Corp.  
Managing Member, 1199 N Fairfax Owner, LLC

CC: Justin Wilson, Mayor, [justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)  
Amy Jackson, Vice Mayor, [Amy.Jackson@alexandriava.gov](mailto:Amy.Jackson@alexandriava.gov)  
Alexandria City Council Members:  
Canek Aguirre [Canek.Aguirre@alexandriava.gov](mailto:Canek.Aguirre@alexandriava.gov)  
John Chapman [john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)  
Alyia Gaskins [alyia.gaskins@alexandriava.gov](mailto:alyia.gaskins@alexandriava.gov)  
Kirk McPike [kirk.mcpike@alexandriava.gov](mailto:kirk.mcpike@alexandriava.gov)  
Sarah Bagley [sarah.bagley@alexandriava.gov](mailto:sarah.bagley@alexandriava.gov)  
Jim Parajon, City Manager, [jim.paraion@alexandriava.gov](mailto:jim.paraion@alexandriava.gov)  
Karl Moritz, Director of Planning and Zoning, [Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)  
Gloria Sitton, City Clerk, [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov)

## Gloria Sitton

---

**From:** Karl Moritz  
**Sent:** Friday, July 01, 2022 4:28 PM  
**To:** Justin Wilson; Amy Jackson; Kirk McPike; Sarah Bagley; Alyia Gaskins; John Chapman; Canek Aguirre  
**Cc:** Catherine Miliaras; Gloria Sitton; Jim Parajon; Joanna Anderson  
**Subject:** Re: 11-808 Protest of zoning map re: HRP Zoning Map Amendment  
**Attachments:** 11808 PRGS Petitions.pdf

Mayor Wilson and Members of City Council:

At 3 pm today, you received an email from Adam Yalowitz containing a petition opposing the rezoning of the PRGS site docketed for your Tuesday public hearing. As explained in detail below, the petition submitted was not valid; therefore, there will not be a special requirement for the votes on this project for Tuesday's hearing. Additionally, nothing regarding any perceived deficiencies in the applicant's initial application impacted staff's ability to review the application nor the protestor's ability to prepare the protest petition and therefore, we do not believe there is a justification for delay of the project on these grounds.

A valid protest petition would have meant that the City Council would need a supermajority (6 of 7) to pass the rezoning. You may recall that a valid protest petition was submitted for the ParcView case, and that rezoning required a supermajority. Section 11-808 of the Zoning Ordinance requires such petitions to be submitted to the City Clerk by noon on the last business day before the hearing, which was noon today. This petition is not valid because it was submitted at 3 pm. Staff has not determined how many of the submitted signatures would be valid for protest petition purposes, and in his email, Mr. Yalowitz has not asserted that the petition is sufficient to require the supermajority.

I should also note that Mr. Yalowitz and I had an email exchange in early June after he pointed out a map in the original application was incorrect. Staff agreed that it did not accurately show properties within 300 feet of the boundary and the applicant provided a correct map, which we shared with Mr. Yalowitz and the public. Mr. Yalowitz inquired as to whether this error would be justification to remove the application from the docket. I noted for him that the application had not yet been docketed (staff publishes applications ahead of time, on a preliminary docket, for public information) and, more importantly, nothing in the ordinance precludes corrections to applications all the way up to the hearing. The Alexandria Circuit Court made these specific findings in the Final Order in *Rettig v. City Council of Alexandria, Virginia*, Case No. CL14004535.

Note that the protest petition provisions in the zoning ordinance do not require the city or the applicant to provide a map for the protesters to utilize for the petition. We do not believe that the correction of the map had any impact on their ability to prepare a protest petition.

I'm happy to answer any questions you may have about this petition.

Karl

Karl Moritz  
Director  
Alexandria Department of Planning and Zoning  
301 King Street, Alexandria, Virginia 22314  
desk: 703-746-3804  
mobile: 571-329-3052

### Formal Zoning Protest Petition to City of Alexandria

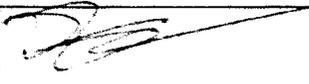
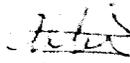
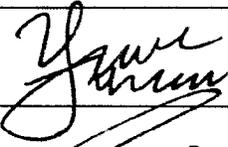
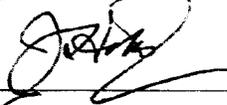
This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
#3	Allison Wise	719 Besto	<i>Allison Wise</i>	
#3	Hesley Dickson	525 Bushford Ln Alexandria VA 22314	<i>Hesley Dickson</i>	
#04	CAROLINE HEINS	1405 E AUSTIN AVE #4 ALEXANDRIA, VA 22314	<i>Caroline Heins</i>	
1005	Diane Browne	501 Slaters Lane #1005	<i>Diane Browne</i>	
205	Michelle McMahon	501 Slaters Lane #205	<i>Michelle McMahon</i>	
1001	Sally Ann Greer	501 Slaters Ln. #1001	<i>Sally Ann Greer</i>	
#05	EARLIE B. WASHINGTON	509 Bushford Ln #5	<i>Earlie B. Washington</i>	
513-2	Laurel Phund	513 Bushford Ln #2	<i>Laurel Phund</i>	
#2	Robert Kelly	515 Bushford Ln #2	<i>Robert Kelly</i>	
#4	Havika Barlett	1315 E. Abigail Dr. #4	<i>Havika Barlett</i>	

5/30

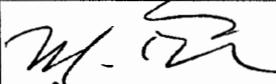
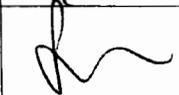
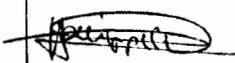
### Formal Zoning Protest Petition to City of Alexandria

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314. Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
757 519 519	Daniel De Andra	8501 Slatters Ln		
519 519	Yvette Flowers	501 Slatters Ln		
519	YVETTE FLOWERS	501 SLATERS LN #519		
501	Charles Arida	501 Slatters Ln #501		
1019	JAMES WEBB	501 SLATERS LN #1019		
211	Emilie Anderson	501 Slatters Ln #211		

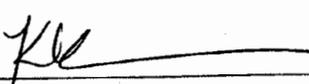
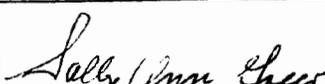
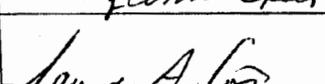
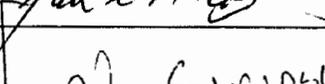
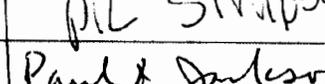
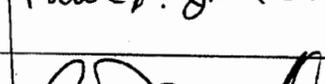
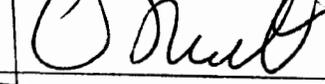
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	Cathleen Embef	316 Third Street		
	Brian Futagaki	404 Barkford Ln		
	Andrea Handscornh	509 Barkford Ln #2		
	Maghan O'Neill	1315 E Abington Dr #3		
	Stephanie Logan	1315 E Abington Dr #6		
	Hazel DE Aliphan	519 Barkford Ln #1		

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
501	Krista Hall	501 Slaters Lane 501 Hwy		
402	Sally Ann Greer	501 Slaters Lane		
1001	Sally Ann Greer	501 Slaters Lane		
301	Jahira Corazza	501 Slaters Ln # 301		
1200	PR Givins	" " " "		
404	Paul D. Jackson	501 Slaters Lane # 408		
220	Cassandra Newel	501 Slaters Lane # 220		
813	HANNAH PUA RIVERA (MYERS)	501 Slaters Lane Virg. 22314 #813		

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
<del>894</del>	<del>[Signature]</del>			
521	C. VON BREVIN	501 Slaters Lane # 521 Alexandria VA 22314	[Signature]	
211	Michael Mendon	501 Slaters Lane # 211 Alexandria VA 22314	[Signature]	
411	Jaw. J. Macidur	501 Slaters Lane # 411 Alexandria VA 22314	[Signature]	
104	Miller	501 Slaters Lane # 104 Alexandria VA 22314	[Signature]	
1216	Paras	501 SLATERS LANE # 1216 ALEXANDRIA VA 22314	[Signature]	
312	AAMV L.	501 Slaters Ln #312 Alexandria VA 22314	[Signature]	

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
# 2	Estee G. Rios	1313 E. Abingdon Dr. Alexandria VA 22314	<i>Estee G Rios</i>	
	<i>Cheryl Wilderrotter</i>	501 22314 Slater	CHERYL WILDERROTTER	
	<i>George G. G. G. G.</i>	501 Slaters Lane Apt 422, Alex, VA 22314	<i>George G. G. G.</i>	



**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
0813	RIVERA HANNAH FUA	Unit 813 hannahleine6@gmail.com		
1123	Leslie Harris	501 Slaters Ln #1123 Alex VA 22314		
202	Cathy Kiyh	501 Slaters Ln 202 alex 22314		
401	DORIS Stanley	501 Slaters Lane Alex, VA 22314		

~~XXXXXXXXXX~~

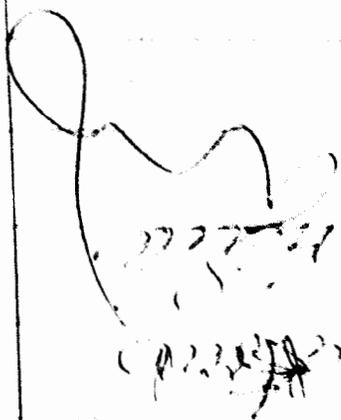
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
115	Claire Mihok	501 Slaters Lane Alexandria, VA	Claire Mihok	
015	Kate Sophia Elias	501 Slaters Lane Alexandria, VA	Kate Sophia Elias	
1015	Don Cut	501 Slaters Lane	Don Cut	
17	Rita Appacher	517 Slaters Lane	Rita Appacher	
318	Beverly Tomasi	501 SLATERS LN # 318 Alexandria VA	Beverly Tomasi	
204	SOSAN DOLIAK	501 Slaters Ln # 204 Alexandria VA	Sosana Doliak	

Formal Zoning Protest Petition to City of Alexandria

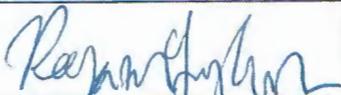
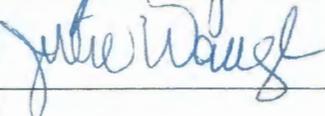
This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11.808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from U1 / Little's and Transportation to CDP (CDP #30) at property located at 1300 N. Royal St., Alexandria, VA 22314. Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

Tax Map # (if known)	Signature	Address	Name	#
		1118 B... Alexandria, VA 22314	John Doe	
		1118 B... Alexandria, VA 22314	John Doe	



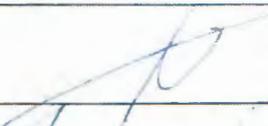
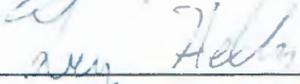
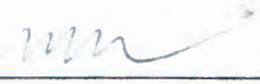
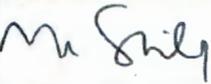
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	Melanie Martin	1409 E Abingdon Dr Alexandria, VA 22314		
	LOIS Bowers	1315 E Abingdon Alexandria VA 22314		
	Regan McLaughlin	1411 E Abingdon Dr Apt 2, Alexandria VA 22314		
	Julie Waugh	Marina Towers		

**Formal Zoning Protest Petition to City of Alexandria**

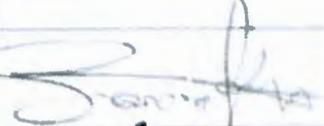
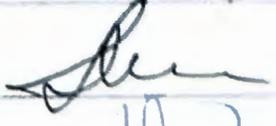
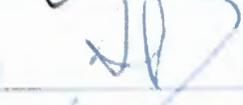
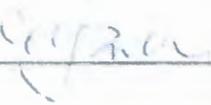
This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	Nirzi Lane	521 Bushford Lane Alexandria, VA 22314		
	John Dike	521 Bushford Ln, Apt 6 Alexandria, VA 22314		
	Amir Medie	521 Bushford Ln, Apt, 6 Alexandria, VA 22314		
	Livy Heller	1407 E Abingdon Unit 4 Alexandria, VA 22314		
	Anne-Marie Alderson	1405 E. Abingdon #1 Alex, VA 22314		
	Mike McQuinn	1417 E Abingdon #3 ALEX VA 22314		
	Yonke Dow	1205 N OH ALEX VA 22314		
	DIANNE AUSTIN	1417 EAST ABINGDON DRIVE #3 22314		
	Melissa Smiley	1303 E Abingdon Dr #1 Alexandria VA 22314		



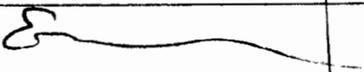
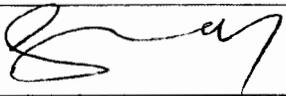
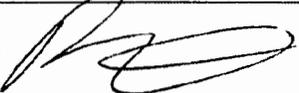
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (If known)
	Frances Kao	501 Slater Lane Alexandria VA 22314		
	Kashif Harty	501 SLATER LANE ALEXANDRIA VA 22314		
	Mendel Dineen	501 SLATER LANE ALEXANDRIA VA 22314		
	Ann Ortiz	1401 E Alexandria Ave Alexandria, VA 22314		
	Paul Betman	1407 E Alexandria Ave Alexandria, VA 22314		
	Mary Baker	1407 E Alexandria Ave Alexandria, VA 22314		

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
#2	Emily Marquis	521 Bashford Lane Alexandria VA 22314		
#4	George	519 Bashford Ln Alex, VA 22314		
#6		525 Bashford Ln Alex VA 22314		
#15	Kelly Wakekela	525 Bashford Ln. Alexandria, VA 22314		
807	Dejo D. Delgado	501 Slaters Ln Alexandria, 22314		
2	Sharon Del Padre	525 Bashford Ln #22 Alexandria, VA		



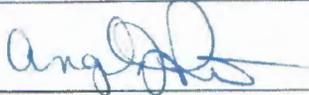
**Final Zoning Protest Petition to City of Alexandria**

This is a final zoning protest to the City of Alexandria, pursuant to section 9.14 of the Charter of the City of Alexandria and Section 11.308 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 8, 2022. The zoning map amendment proposes to change the zoning from O1/Utilities and Transportation to CPO (CPO #30) at property located at 1300 N. Royal St., Alexandria, VA 22314. Tax Map Block Lot 045.01.01.05 and Portion of 045.01.01.06 and 045.01.01.07.

Name	Address	Signature	Tax Map # (if known)
<i>Michael J. [unclear]</i>	<i>215 [unclear] [unclear]</i>	<i>[Signature]</i>	

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	Ross Furbush	501 Slaters Lane Alexandria, VA #214		
	Angela Plant	501 Slaters Lane #503 Alexandria VA 22314		

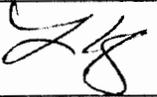
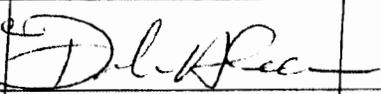






**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	LESLIE KING	501 STATER LANE #1407		
	Debra Alexander	501 Stater Lane #1401		









**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (If known)
	Natalia M...	1300 N. Royal St. Alexandria, VA 22314	<i>[Handwritten Signature]</i>	

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	EMILY PLANT	501 SLATERS LN.	Emily Plant	
	SOL SAARAN	501 SLATERS LN	Sol Saaran	
	Judy Wolf	501 SLATERS LN	Judy Heaton	
	Nisma Baig	501 slaters LN	Nisma Baig	
	Phil Carluzzo	501 Slaters LN	Phil Carluzzo	

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #90) at property located at 1300 N. Royal St., Alexandria, VA 22314. Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

*12/20*

#	Name	Address	Signature	Tax Map # (if known)
	<i>John D. ...</i>	<i>1300 N. Royal St.</i>	<i>[Signature]</i> <i>[Signature]</i>	

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	ANTHONY ZACCARO	1317 E ABINGDON DRIVE #4		

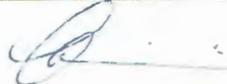
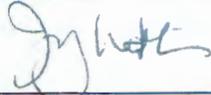
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	Jennifer Norris	1413 E. Abingdon Dr. #1 Alexandria 22314	J. Norris	

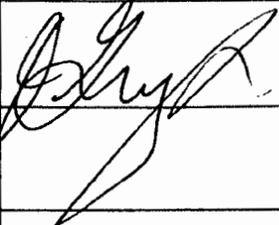
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map - Block - Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
529	Cate McGillivray	529 Bashford Ln Unit 3		
	Joy Watkins	501 Slaters Lane #1405 Alex VA 22314		
	Karyn Garvin	1317 E Abingdon AKA VA		

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

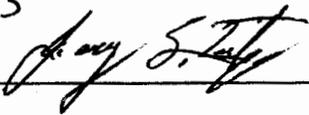
#	Name	Address	Signature	Tax Map # (if known)
	Dave Guszich	501 SLATERS LANE #1110		





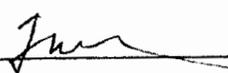
**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	Jerry S. Tietge	410 Bashford LN #203 Alexandria, Va. 22314		

**Formal Zoning Protest Petition to City of Alexandria**

This is a formal zoning protest to the City of Alexandria, pursuant to section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Potomac River Generating Station (Rezoning #2022-00003) to be heard by the City Council on July 5, 2022. The zoning map amendment proposes to change the zoning from UT / Utilities and Transportation to CDD (CDD #30) at property located at 1300 N. Royal St., Alexandria, VA 22314, Tax Map – Block – Lot 045.01-01-05 and Portion of 045.01-01-06 and 045.01-01-07.

#	Name	Address	Signature	Tax Map # (if known)
	<del>GINGER W</del> GINGER WALKER	501 SLATERS LANE # 1402		

Agnès Artemel  
120 Madison Place  
Alexandria VA 22314

July 3, 2022

I am writing in support of docket item #9, Potomac River Generating Station CDD 1300 N. Royal Street.

In particular, I support extending the Old Town North Arts and Cultural District into the site and the CDD application.

I have lived in Old Town North since 1996, when the neighborhood was still hosting many remnants of its industrial and commercial past. My house is on the site of the Norton Rendering Plant. Since then, the neighborhood has experienced much change, almost all of it positive, and is poised to become one of the city's most popular areas to live and hopefully work. The power plant site is one of the last remaining artifacts of the past and holds the potential to provide a well-planned mixed-use extension to the neighborhood.

The Arts and Cultural District is the hallmark of the Old Town North Small Area Plan which was developed with the devoted and long-term participation of a large work group, several city staff members, and a member of the Planning Commission. Residents and business owners attended numerous community meetings and a week-long charrette. After two years of working hand-in-hand to define planning principles for the neighborhood, the community agreed to a plan that was able to be approved by City Council with the support of those most affected.

Extending the Arts and Cultural District into the PRGS site makes sense, not because of the availability of density bonuses, but because it signals the importance of the arts to the neighborhood and the site. The Walk planned by the Old Town North Alliance linking the Torpedo Factory to proposed Block A will help define a new destination for the arts and Block A will bring a new tourist attraction to the city.

The CDD proposal is sound and takes into account the difficulty of developing this particular site as well as maximizing its advantages. In particular, I like:

- The orientation of roads between blocks toward the Potomac River to provide enhanced views of the water, something which is missing in many parts of Old Town
- The configuring of open spaces on the site to provide a spectrum of uses, from passive to active
- Improved connections to the neighborhood to the north and the south, as well as to the Mt. Vernon Trail
- Attention to improving the neighborhood's traffic patterns through increasing availability of bus transportation to Potomac Yard Metro, improvements to intersections with the GW Parkway, creation of bikeways and pedestrian paths, and the famous vehicle-restricted Woonerf.
- The site development proposal meets or exceeds all known City requirements, policies, and wish lists in affordable housing, sustainability, and other important matters.

I look forward to a variety of arts uses, including performing arts spaces and galleries; to active open space and event programming; to a series of "innovation" uses; and to new retail and restaurant spaces.

HRP seems the ideal partner to the City and the neighborhood. They have proven capability with brownfield sites, the financial capacity to make demolition, remediation, and redevelopment happen; and the demonstrated willingness to engage the neighborhood in conversations about the site's development. I have been assured that Hilco will continue its community engagement throughout the many more approvals to come for this important site.

I would urge the City Council to approve the current applications now, so that HRP can proceed with the preparation and submittal of its infrastructure plan and eventually the individual DSUPs that will bring new buildings to the site.

Sincerely yours,

*Agnes Artemel*

**Katherine Auth Bingler**

**501 Slaters Lane, #705**

**Alexandria, VA**

July 5, 2022

**RE: In support of PRGS CDD, with delay, to allow further UDAC review, and discussion, of the proposed PRGS Design Guidelines**

Mr. Mayor, Honorable Councilmen and Councilwomen,

My name is Katherine Auth Bingler and I am a 21 year resident of Old Town North and a property owner at Marina Towers.

I have attended all of the virtual and in-person meetings which have detailed Hilco's, the City Planning Commission and the Old Town North Community's vision for the PRGS site since HRP acquired the site one and one-half years ago. I am also a member (not the Chair) of the City's Urban Design Advisory Commission (UDAC) for Old Town North and expect that UDAC will be involved for some years in the approval process in many construction phases at this site. I have been favorably impressed by Hilco's team and its ability to commit human and financial resources that will transform this location and our neighborhood.

But, UDAC has had little time to review, much less discuss as a group, the PRGS Design Excellence Guidelines which are a part of this CDD submission. UDAC received the initial draft on May 10, 2022, one day before our May meeting. We have not had a follow-up public meeting to discuss the Guidelines and ask questions of Staff. And, there has not been the "robust engagement process with the Community" that preceded the adoption of the Old Town North Small Area Plan and Design Guidelines in 2017. UDAC is composed of practicing architects, corporate real estate professionals and long-term community leaders. One member recently oversaw the master plan design for Landmark Mall. Expertise and input from these Commission members would be very valuable in providing the best possible guidance for future development.

Construction on this site will be a permanent addition to the built environment, lasting 50 years and more. I respectfully request that you delay approval for this Master Plan Amendment, which includes these new PRGS Guidelines, pending further review by UDAC and the Old Town North Community.

Thank you for your time and commitment to our City.

Sincerely,

Katherine Bingler

submitted by  
David Peabody

Mr. Mayor and Members of Council,

I want to focus my comments on how this project affects our City's declared commitment to reduce carbon emissions by 50% city-wide by 2030. If you approve this CDD in its present form, we are going backwards on that goal. The only way to achieve the goal is to make projects like the PRGS development carbon neutral by 2030.

This developer has made clear that they will not commit to buildings with an Energy Use Intensity (EUI) number lower than 45 kBtus/sf/yr. That EUI number will likely be the minimum code requirement by the time these buildings are actually constructed. Today developers in other progressive cities around the country – cities as close as Rockville – are delivering projects of this scale with EUI numbers in the teens and low twenties – producing less than half the carbon emissions this developer has committed to. Just last week Chicago announced it was incorporating these levels of efficiency into its basic building code.

The developer says they will “strive” to do better than this. The Planning Commission accepted that and recommended approval of the CDD, with several members justifying doing so by stating that they hoped or wished the developer will step up and give us greater energy efficiency. In my view that is no way to run a city. Alexandria is giving this developer incredibly valuable zoning density increases, and we should get something significant and measurable in return, not aspirations.

The developer has stated that anything better than 45 EUI is difficult and expensive for them. They state that 45 EUI building efficiency is good enough, because the site can achieve carbon neutrality via renewable energy credits (RECs) and power purchase agreements (PPA's). This is a fig leaf. Unless they plan to pay for these RECs and PPA's for the life of the buildings, then that cost is simply transferred to the owners and tenants. Why would we saddle our City with those costs when we can build a site that uses half that amount of energy?

If you choose to approve the PRGS CDD in its present form you need to be perfectly straight with the citizens of Alexandria that you are giving this developer a pass on reaching the City's goal of a carbon neutral PRGS site by 2030.

I urge you to defer this decision until we get meaningful and quantifiable energy commitments in return for the significant added density we are allowing on this site.