



[EXTERNAL]PRGS Blocks B & C and Open Space, Rail Corridor DSUPs - Formal Objection and Public Comment Submission

From Mary Harris <mary.celeste.harris@gmail.com>

Date Fri 5/22/2026 1:21 PM

To Catherine Miliaras <Catherine.Miliaras@alexandriava.gov>; Paul Stoddard <paul.stoddard@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>

Cc Emily Baker <Emily.Baker@alexandriava.gov>; NOTICe Communication <notice.communications@gmail.com>; Jim Parajon <jim.parajon@alexandriava.gov>; CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

1 attachment (61 KB)

20260521_NOTICe_PRGS Redev_Position_Statement.pdf;

NOTICe North Old Town Independent Citizens Association

Formal Objection and Public Comment Submission - June 2, 2026 docket

TO: City of Alexandria Department of Planning and Zoning / Alexandria Planning Commission

RE: Technical Objection to Concurrent Infrastructure Construction and High-Reach Demolition

PROJECT: Potomac River Generating Station (PRGS) Blocks B & C and Open Space and Rail Corridor, 1300 N. Royal Street (HRP Group) #2025-00004;#2025-10011;#2025-10012;#2025-10013;#2025-10014;#2025-00003

SUBMITTED BY: Mary C. Harris, President, North Old Town Independent Citizens Association, 501 Slaters Lane, Alexandria VA 22314

SUBJECT: Request for Binding DSUP Conditions Requiring Strict Temporal Sequencing of Remediation/Civil Construction and Mechanical Smokestack Deconstruction

Dear Members of the Planning Commission and Staff,

While we support transforming the Potomac River Generating Station (PRGS) site, the current proposal to allow simultaneous civil infrastructure construction and high-reach mechanical deconstruction of the legacy smokestacks introduces unacceptable environmental, occupational, and public health liabilities.

To protect the surrounding Old Town North community within the immediate 300-foot impact zone and the proposed Blocks B & C , Waterfront Open Space, Rail Corridor and related on site infrastructure, we formally request that the City incorporate the following binding technical conditions into the upcoming Development Special Use Permit (DSUP) approvals:

1. Mandatory Temporal Sequencing (Phase Isolation)

The DSUP must explicitly prohibit concurrent structural demolition and ground-breaking civil infrastructure work (e.g., utility trenching, grading, foundation pouring, infrastructure construction) within any overlapping Air Quality Impact Zone.

- Technical Rationale: Undertaking earth-moving civil projects simultaneously with high-reach mechanical dismantling creates a compounded particulate matter threat. Heavy construction traffic will pulverize settled fugitive dust, circumventing standard perimeter suppression and tracking hazardous particles into clean zones. Civil infrastructure work should only commence following a verified "Clean Site" environmental sign-off post-demolition.

2. Prohibition of Cross-Contamination in Open Excavations

No open trenching, utility installation, or foundational excavation shall occur downwind of active smokestack dismantling or heavy structural demolition.

- Technical Rationale: Fugitive dust containing legacy power plant byproducts—specifically respirable crystalline silica, arsenic, lead, and mercury—will settle directly into open excavations. This process cross-contaminates otherwise clean subsurface soils, artificially inflating the volume of hazardous waste on-site, and threatening the integrity of new infrastructure components and utility pathways.

3. Quantitative Trigger-Based Stop-Work Orders

The Construction Management Plan (CMP) tied to this DSUP must mandate real-time, telemetry-linked fence-line data-RAM particulate monitors.

- Technical Rationale: The city must establish hard regulatory ceilings for both (PM_{10}) and $(PM_{2.5})$. If fence-line monitors register a sustained spike exceeding $150 \mu\text{g}/\text{m}^3$ over a 15-minute rolling average, an automatic, non-discretionary "Stop-Work" order must be triggered across *both* the demolition and construction sectors until additional atomized misting cannons are deployed and ambient air quality stabilizes.

4. Stormwater and Wash-Water Containment Shrouding

The applicant must be required to provide a closed-loop containment and vacuum-recovery plan for all hard-surface wash-downs within 300 feet of the deconstruction zone.

- Technical Rationale: Allowing simultaneous civil construction alters the site's topography and drainage patterns daily. Deposited toxic dust washed away by standard dust-suppression methods will bypass compromised stormwater controls, leading to illicit discharges into the municipal storm sewer system and the adjacent Potomac River ecosystem.

Conclusion

Given documented historical challenges with unmitigated fugitive dust plumes during high-reach stack demolitions in other jurisdictions, the City of Alexandria must exercise maximum regulatory caution. We urge the Planning Commission to require a strict, phased separation of demolition and construction as a non-negotiable prerequisite for DSUP approval. A copy of NOTICE Position Statement on PRGS Redevelopment is also attached for your information

Sincerely,

Mary C. Harris, President

NOTICE North Old Town Independent Citizens Association

www.Notice-Alexandria.org

Email: Notice.communications@gmail.com

P. O. Box 25571, Alexandria VA 22314

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Position Statement: PRGS Power Plant Redevelopment

Prepared for Alexandria City Council and residents on May 16, 2026

OVERVIEW

Over the past 4 years, plans and designs for redevelopment of the Potomac River Generating Station (PRGS) in Old Town North have been presented to the public and city agencies. NOTICE residents have been constant participants and commenters on these proposals. PRGS plans and permits for site infrastructure were adopted in 2024. Proposals for multiuse buildings and open space are on the City Planning Commission docket for June, 2026.

On April 28, 2026, City Manager Jim Parajon and AEDP Executive Director Stephanie Landrum presented a proposal — without prior community notice — to create a Community Development Authority (CDA) that would commit \$135 million in Tax Increment Financing (TIF) over 30 years to catalyze HRP Group's redevelopment of the PRGS power plant site in Old Town North. City Council is expected to vote on a final Term Sheet on June 13, 2026 — fewer than 45 days after the proposal's introduction.

NOTICE supports transforming the PRGS site and welcomes creative public-private partnerships. However, the speed and complexity of this proposal and redevelopment plan raise concerns that warrant careful, transparent neighborhood review.

1. PRIORITIZE OUR HEALTH, SAFETY, AND ENVIRONMENT

PRGS is a highly contaminated site. The complex process of taking the plant down and cleaning the site pose health and safety risks for both workers and neighbors who are close by. If not done completely well, it poses risks to future neighbors and visitors. **The careful demolition of the power plant and full remediation of the PRGS site must come first.** This unlocks the potential for safe and sustainable redevelopment.

Proceeding with public infrastructure construction and real estate development before demolition and abatement are complete — on a quasi-simultaneous timeline — introduces avoidable and unacceptable risk. The City must establish enforceable oversight mechanisms that go beyond mere compliance to protect worker and neighbors' health and safety during demolition, remediation and subsequent construction. This protects current and future residents, workers and visitors. HRP knows and is highly experienced with the community risks of power plant demolition and remediation from its projects in Chicago and Boston. The promise and perils of coal-fired power plant site reclamation are well covered in this article and interview with Juliana Connelly, HRP's environmental specialist: ["Flipping the Switch From Fossil Fuels to Housing"](#).

The City of Alexandria and VA DEQ must require safe plant demolition/abatement first and full site remediation certified as "ready for residential reuse" as binding preconditions for construction of public infrastructure and multiuse buildings. This condition should be explicitly stated in all entitlements and permits for PRGS construction.

2. MAKE SURE NOTICe NEIGHBORS ARE AT THE TABLE

Old Town North is a small neighborhood, just one third of a square mile in size but heavily used. The PRGS is about 10% of our land area which stretches from Oronoco Street to Slaters Lane along the Waterfront. But its presence has beleaguered our neighborhood for over 60 years. Residents have worked with five different owners of this site to address its impact on our health and quality of life. Over 1,000 residents live at the PRGS property line facing contaminated coal structures and thousands more along streets that will carry away hazardous and toxic material from these structures. NOTICe community representatives served on the City-commissioned PRGS (formerly Mirant) Community Monitoring Group for years. The PRGS demolition and remediation activities to make the site ready for public use will span years and have a huge impact on neighbors. Our residents are highly knowledgeable and committed to PRGS's safe and equitable transformation. They are also very concerned about the day-to-day impact on their homes and lives during deconstruction.

The City Council should recommission the PRGS (Mirant) Community Monitoring Group with the neighborhood expertise to assess plans and reports on abatement and remediation, transportation of hazardous materials, and impact on the community, and provide trusted feedback and information between residents, the City and HRP. Additionally, if the City creates a Community Development Authority, a NOTICe representative should be appointed as a community member.

3. ENSURE ECONOMIC BENEFIT FOR ALL ALEXANDRIANS

The Old Town North Small Area Plan includes community benefits for all – including 9 acres of new parks, economic diversity and affordable housing in our neighborhood, and the creation and implementation of an Arts & Cultural District. These must be realized as PRGS redevelops. The city's standard DSUP agreement requires either a negotiated number of affordable housing units, or an arts venue for a 30% increase in density, or both. The city has few parcels to meet their commitments for housing and the arts, and this opportunity should be a top priority, especially since a project of this scale may not come again for generations. Neighbors and the Alexandria community want affordability, arts and parks.

The City should ensure that any increased density with affordable housing and arts and cultural commitments are substantive, demonstrable prerequisites of city-backed financing. NOTICe encourages the creation of an arts building at PRGS as a catalyst at the north end of the Arts & Cultural District. This concept was graphically illustrated as the vision for PRGS in the Old Town North Small Area Plan.

A more equitable commitment of affordable housing within the residential buildings at PRGS should be proportional to the scale of development, and guarantee their location in the Old Town North neighborhood.

We thank the City Council for taking these recommendations into consideration on behalf of our neighborhood and all Alexandrians.

NOTICe is committed to the responsible, equitable, and safe transformation of the PRGS site. We encourage the City to continue pursuing this vision, to include NOTICe in that process, and to do so at the pace that good judgment demands.

About NOTICe:

[NOTICe](#) is the North Old Town Independent Citizens Association, the Old Town North civic association. It is a 501 c 3, educational and charitable organization and its mission is the civic improvement and wellbeing of Old Town North. The neighborhood stretches from Oronoco Street to Slaters Lane along the Waterfront. NOTICe has over 5,000 residents and 3,000 registered voters in our district.

Founded in 1999, NOTICe residents led the effort to clean up and close the Potomac River Generating Station (PRGS) which was a nuisance and public health hazard. Residents have spent over 25 years of their time, talent and money to realize this goal and hope the plant will be gone in the near future. Over two decades, NOTICe funded environmental studies, expert witnesses, and legal counsel to present evidence to City and State agencies. NOTICe conducted neighborhood surveys and worked closely with the City Manager, City Attorney, TES and City Council to take legal action and monitor the PRGS plant's emissions and remediation plans during operation and post closure and served on the City's PRGS Community Monitoring Group. NOTICe continued its monitoring and advocacy and served on the Task Force to create a new Small Area Plan for Old Town North, as well as other City Boards and Commissions. NOTICe continued to participate with the City and with Hilco now HRP (the site's 5th owner since 1999), on its redevelopment plans. After five years of planning, NOTICe remains dedicated to making sure that the site is woven back into the fabric of our residential neighborhood, that residents are not harmed during its demolition and redevelopment, that it is sustainable and fit for human use and habitation and that the City and community are very soon "made whole" for the millions of dollars we've spent to reach this vision.



[EXTERNAL]serious concerns about development proposal at PRGS site

From Christopher Wilson <christopherchadwick.wilson@gmail.com>

Date Wed 5/27/2026 2:23 PM

To PlanComm <PlanComm@alexandriava.gov>

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

Dear Members of the Planning Commission,

I am writing as a deeply concerned resident regarding the proposed redevelopment of the Potomac River Generating Station (PRGS) site in Old Town North. My husband and I live at the Muse, which is directly adjacent to the site.

Above all else, I urge the City to prioritize the health and safety of existing residents by requiring the complete demolition, environmental abatement, and certified remediation of the PRGS site before any major infrastructure or residential construction proceeds.

Although the power plant has not operated for many years, the site remains the legacy of decades of heavy industrial use on Alexandria's waterfront. My concern is the disturbance, demolition, removal, and transport of contaminants that remain embedded in the structures, soil, groundwater, and surrounding environment.

Thousands of residents now live immediately adjacent to this site. As demolition and remediation begin, neighbors will inevitably face risks associated with toxic dust, airborne particulates, contaminated debris, runoff, and the transport of hazardous materials through residential streets. Once released, contaminants cannot simply be "taken back."

What alarms many residents is the apparent willingness to move demolition, remediation, infrastructure work, and new construction forward on overlapping timelines. That approach may serve development schedules, but it does not adequately protect the people who already live here.

The City must insist upon the highest possible standards for environmental safety, independent monitoring, and public transparency at every stage of this process. Mere regulatory compliance is not enough for a site of this magnitude and history.

Specifically, I urge the City Council to require:

- Full demolition and hazardous-material abatement before major construction begins.
- Independent environmental testing and public reporting throughout demolition and remediation.
- Certification that the site is fully remediated and safe for residential reuse before additional development proceeds.

- Strong oversight mechanisms focused on airborne contaminants, toxic dust, groundwater safety, debris transport, and impacts on surrounding residential buildings.
- Ongoing and transparent communication with residents whose homes and health may be affected during years of demolition and cleanup activity.

Old Town North residents have already lived beside this industrial site for generations. We should not now be asked to absorb unnecessary environmental risks because redevelopment is being accelerated.

This is fundamentally a matter of public health and the City's responsibility to protect its residents first. Redevelopment can and should happen — but only after remediation is complete, independently verified, and fully transparent to the public.

Sincerely,

Christopher C. Wilson

1201 N Royal Street, Unit 310

Alexandria, VA 22314

703-314-4361

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[EXTERNAL]PRGS Redevelopment Plans

From Kenneth Hoggard <kenhoggard@aol.com>
Date Wed 5/27/2026 3:18 PM
To PlanComm <PlanComm@alexandriava.gov>
Cc Lisa Barnes <Lisa.Barnes@fsresidential.com>

[You don't often get email from kenhoggard@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Commissioners,

The PRGS Redevelopment Project and Plans have been modified so far beyond the original agreement that it requires more review and discussion before the city agrees to further modifications.

Furthermore, using Alexandria's credit through issuing bonds seems to fly in the face of the private investors whose reluctance to go forward is a red flag to all concerned. If the private investors, \$ 2 Billion initially committed to the project, are now backing out it seems unwise for the city to appropriate any funding for this project.

The concern over hazardous waste removal, impact on air and ground quality must be addressed before any building construction begins. In addition the traffic and noise connected to demolition and construction will adversely impact residents.

I join the many other citizens of Old Town North in strongly opposing any fast tracking of funding and or changes to the original plans of completing demolition, waste removal and remediation before any residential construction begins.

Sincerely submitted,

Kenneth L. Hoggard
1201 N Royal, #401
Alexandria, Virginia, 22314
571-220-7881

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[EXTERNAL]Say NO to TIF and the City's aggressive tactics against the wishes of it's taxpaying citizens

From Diana & Jay Elson <djelson@mac.com>
Date Wed 5/27/2026 3:19 PM
To PlanComm <PlanComm@alexandriava.gov>

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Mayor Gaskins
City Manager Parajon
Planning Council
City Council

Dear above representatives of Alexandria taxpayers,

We learned with surprise and dismay on Tuesday April 28th,2026 that the City Manager introduced a HRP Group proposal to use a \$135 million taxpayer-funded Tax Increment Financing (TIF) and Community Development Authority (CDA) mechanism to **subsidize** the for-profit PRGS project. For four-plus years, HRP Global/HRP Partners, and now HRP Group,have assured the residents of Alexandria that they will take full responsibility for financing this \$2 billion development effort.Now, it is clear that **these financial assurances were false**, and that the private investors behind this project, who stand to reap significant financial benefits from it, require a subsidy from Alexandria taxpayers. It was shocking to learn that, despite years of promises, the City agreed to provide this subsidy toprivate developers to advance the project.

It is a grave error for the City to favor for-profit private developers by shifting some of the development risk to the taxpayers . The TIF mechanism is a gift to the developer that it never has to repay, nor does it ever have to pay any interest; we, Alexandria taxpayers, are on the hook if the project fails to generate the revenues needed to repay the bonds.

HRP Group has already received an **extraordinarily generousprofit boost** from the City, in the form of density approval forthis project, with buildings anticipated up to 170 feet (15-17 stories), **despite the project's significant negative impact onnearby home values and traffic congestion** in Old Town North. Rather than giving taxpayer money to HRP Group, **HRP Group should be compensating**

impacted taxpayers –with our elected officials’ and civil servants’ full throated support. The developer should be "making whole" property owners whose home value will decrease due to the new, adjacent buildings in Blocks B and C.

This is clear **Diminution in Value for Alexandria taxpayers, who you represent.** Rather than subsidize external developers, **the City should be holding HRP Group accountable for the reduced market value of adjacent properties** due to external factors of Block B and C’s buildings reduction in light, air, privacy, and water view. **The City should support its own taxpayers** by requiring HRP Group to pay [compensatory damages](#) to the City’s impacted property owners due to external/economic obsolescence. Yet, the City is doing the opposite.

Moreover, **the City should require deconstruction and decontamination of the coal plant** – ensuring both the City and its taxpayers that new construction is safe – **before allowing development on Blocks B and C that could put Old Town North taxpayers at risk.** Allowing HRP Group to start building on Blocks B and C is yet another extraordinarily generous gift that the City has bestowed upon HRP Group, despite the risk to Old Town North residents. This is the antithesis of benefitting the taxpayers which you represent.

Yet, the generous density increase, and allowing the construction of these buildings on Blocks B and C prior to deconstruction and decontamination of the coal plant, apparently is not sufficient to make the project economically viable in the eyes of the private capital market. The market is clearly telling the developer, the City, and the taxpayers that **the project is too risky to warrant financing at an interest rate that HRP Group’s private equity partners are willing to pay.** These are flashing red lights to stop a project that is both a financial and safety risk.

Under these circumstances, **the appropriate response from the City is to HALT THE PROJECT unless and until HRP Group can finance it as promised.** The answer is not for the City to boost private markets and unjustly enrich the investors who are financing the project. City officials – accountable to the taxpayers – must recognize that the timing is not right to start this project. If lenders, whose expertise it is to evaluate risk, have concluded that **the project is too risky to warrant financial support,** it makes no sense for the City to take this risk and – shift part of the risk to Alexandria taxpayers so that HRP Group’s investors can make this investment work economically.

Nor does it make sense for the City to set a **dangerous precedent for future development in Alexandria.** The City should not put its thumb on the scales, take unwarranted risk, or cherry-pick winners among the various projects proposed by private, for-profit developers. That’s the capital market’s job. Development projects

need to be financially viable on their own or wait until economic conditions improve sufficiently to make them financially viable.

The PRGS site may have potential, even recognizing the highly worrisome on-site contamination, but **the HRP Group's inability to convince lenders that development of the site is economically viable now is a flashing red warning signal to the City and Alexandria taxpayers** that the time and project, as currently planned, is not ripe or right for Old Town North. The commercial real estate market is extremely soft and financiers are highly cautious, the Federal Reserve is likely to keep interest rates elevated, inflationary pressures are building as a result of tariffs, war in the Middle East, energy and other supply chain disruptions, and there is significant uncertainty as to the market effects of possible Administration policy changes in the near future. Until its time comes, The PRGS site should stay "as is" until such time as an appropriate "neighborhood" proposal and neighborly development is viable and such a project gains significant support from Old Town North taxpayers. – For now, take down the fences on Blocks B and C and let the City's residents enjoy the open area that already is there.

Finally, the City has not been forthright or transparent in presenting this TIF/CDA proposal to Alexandria's taxpayers. This effort has been in the works for over a year, but the first public outing came as an "introduction to the proposal" on April 28th with a "rocket docket" of approvals through the Planning Commission and a final vote by City Council in less than 45 days. The City's taxpayers should be afforded adequate time for a full vetting of the concept, the financial mechanisms proposed, a compelling explanation as to why now, and an opportunity to respond to this proposal which involves \$135 million of our tax dollars. Forty-five days from start to finish is completely inadequate; the public review and City decision period should be significantly extended.

We strongly urge the City to reevaluate the HRP Group proposal– including both the financial risks as well as the safety risks to its citizens of not requiring the deconstruction and decontamination of the coal plant before any development moves forward. The private markets assessed these significant risks and said no. Alexandria residents say NO too! With this behind closed doors operations leaving everyone in the dark to only be confronted with a deadline screaming fire sale you lost all your credibility.

Do the right thing!

Diana L. Elson

Sent from my iPad

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[EXTERNAL]Public Comment on HRP redevelopment scheme

From David Dimston <ddimston@gmail.com>

Date Wed 5/27/2026 5:43 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Sara Dimston <sdimston@gmail.com>; Jeff Saxe <jeffsaxe@verizon.net>

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To whom it may concern:

I oppose in the strongest possible sense the use of ANY public money, guarantee or financing "gift" to private companies in order to develop any and all private projects. There is no "public interest" being served here.

First of all, this looks like a back door evasion of public disclosure regulations and the reasonable checks and balances that prevent misuse of public money.

Secondly, these schemes only benefit developers who are trying to shift project risk away from their investors and onto the public. Any public official who votes for this scheme is complicit in this abuse of power and public trust.

I will conclude by saying private development should stand on its own merits based on risk versus reward. Numerous shortcuts have taken place including misleading the public on the scale of the project and the environmental impact. The developers and their investors are not long term stakeholders in Alexandria but the neighbors are. The City of Alexandria should be serving the community and not the narrow interests of the developers.

Kindest regards,

David Dimston
Alexandria, VA USA
1.512.658.0709

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[EXTERNAL]Please do not bail out HRP Group with my tax dollars

From David Appezzato <appezzatod@hotmail.com>

Date Wed 5/27/2026 10:35 PM

To PlanComm <PlanComm@alexandriava.gov>

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Dear Alexandria Planning Commission,

I am a resident of North Old Town. I love Alexandria and intend to continue living here, but I have a serious problem.

My condominium building abuts the former Potomac River Generating Station (PRGS). On 28 April City Manager Parajon introduced an HRP Group proposal for what amounts to a \$135M taxpayer bailout of HRP Group's private investors.

I absolutely support safe, thoughtful development of PRGS. I bought my condo in 2024 knowing PRGS was being considered for development by a private entity. I did not mind that some of my building's amazing Potomac views might be obscured by the development, because safe, well planned development benefits us all.

I DO NOT support bailing out private investors who, either due to unfortunate national and world economic trends or their own poor planning find themselves in economic straits, and are afraid their lucrative investment may go up in smoke if the taxpayers don't help them out.

Smoke is a great metaphor because if HRP Group suddenly needs our tax dollars, they must be in extremis - making it unlikely they will prioritize reasonable and appropriate environmental and safety measures to protect me or my friends and neighbors in North Old Town from all the debris and pollutants they will be digging out of the ground and putting in the air.

How about using my tax dollars to improve roads? The intersection of Bashford/Abingdon/GW Parkway is a problem now, let alone when hundreds of new units and commercial spaces are (eventually and responsibly) built on the waterfront. Or improve any number of other projects. Don't use my tax money to irresponsibly prop up a private investment plan that is in trouble!

Development of PRGS can and should happen - but not this way. Hold HRP Group to their promises of private funding, and keep us safe. I vote in every election and I'll be watching how this turns out.

Thank you for your time and your service,
CDR Dave Appezzato, USN(ret)

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Re: HRP PC hearing of June 2, 2026

From Jeff Saxe <jeffsaxe@verizon.net>
Date Thu 5/28/2026 7:36 AM
To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from jeffsaxe@verizon.net. [Learn why this is important](#)

Regards,
Jeff Saxe
703-819-3915

On Thursday, May 28, 2026, 12:26 PM, Jeff Saxe <jeffsaxe@verizon.net> wrote:

To: Planning
Commissioners

Our City Council is
considering giving
\$135M to the

developer, HRP, of the power plant property. It would come out of OUR future tax revenues. It is a gift to the developer that they will not have to repay. I oppose the use of public funds, even if the funds are from future tax

revenue, for a private development that does not have significant benefits or bring significant new revenue to the City. Based on public statements by City staff and council members and HRP, the City is getting nothing in return for this gift.

The zoning approved for this project a few years ago, gave extra density for providing cultural space and affordable housing.

But the timing of providing these elements is very late in the development process. At a minimum, the City

should insist on advancing the provision of these elements and/or other worthwhile public benefits, such as significant transportation improvements, to much earlier in the development phases. And they should seek much

more than the minimum in return for this cash gift. To do any less, shows a lack of interest in requiring public benefits equivalent to the \$135M gift and would show that the staff and City Council are not adequately represen

ting the citizens
interests. Planning
Commissioners:
Please lead the way
for more and
earlier public
benefits from this
project as a
condition of giving
the developer a
\$135M gift of public
money.

Respectfully,
Jeffrey Saxe
1201 N. Royal St.,
308
Alexandria, VA
703-819-3915



Alex311 User:

The following request for service has just been assigned to you:

Request Number: **26-00020621**

Request Type: **Planning and Zoning General Comments,
Complaints, and Inquiries**

Location:

Request Submitted: **5/27/2026**

Estimated Resolution **6/4/2026**

Date:

Customer Comments:

Dear Members of the Alexandria City Council,

I am writing as a deeply concerned resident regarding the proposed redevelopment of the Potomac River Generating Station (PRGS) site in Old Town North. My husband and I live at the Muse, which is directly adjacent to the site. Above all else, I urge the City to prioritize the health and safety of existing residents by requiring the complete demolition, environmental abatement, and certified remediation of the PRGS site before any major infrastructure or residential construction proceeds. Although the power plant has not operated for many years, the site remains the legacy of decades of heavy industrial use on Alexandria's waterfront. My concern is the disturbance, demolition, removal, and transport of contaminants that remain embedded in the structures, soil, groundwater, and surrounding environment.

Thousands of residents now live immediately adjacent to this site. As demolition and remediation begin, neighbors will inevitably face risks associated with toxic dust, airborne particulates, contaminated debris, runoff, and the transport of hazardous materials through residential streets. Once released, contaminants cannot simply be "taken back." What alarms many residents is the apparent willingness to move demolition, remediation, infrastructure work, and new construction forward on overlapping timelines. That approach may serve development schedules, but it does not adequately protect the people who already live here.

The City must insist upon the highest possible standards for environmental safety, independent monitoring, and public transparency at every stage of this process. Mere regulatory compliance is not enough for a site of this magnitude and history.

- **Full demolition and hazardous-material abatement before major construction begins.**
- **Independent environmental testing and public reporting throughout demolition and remediation.**
- **Certification that the site is fully remediated and safe for residential reuse before additional development proceeds.**
- **Strong oversight mechanisms focused on airborne contaminants, toxic dust, groundwater safety, debris transport, and impacts on surrounding residential buildings.**
- **Ongoing and transparent communication with residents whose homes and health may be affected during years of demolition and cleanup activity.**

Old Town North residents have already lived beside this industrial site for generations. We should not now be asked to absorb unnecessary environmental risks because redevelopment is being accelerated. This is fundamentally a matter of public health and the City's responsibility to protect its residents first.

Redevelopment can and should happen — but only after remediation is complete, independently verified, and fully transparent to the public.

Sincerely,

Christopher C. Wilson

1201 N Royal Street, Unit 310

Alexandria, VA 22314

703-314-4361

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date.

Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are not Alex311 users.

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[EXTERNAL]Public Comment Regarding PRGS Redevelopment Proposal and TIF/CDA Financing

From Lisa Barnes <lisa_homan@comcast.net>

Date Thu 5/28/2026 5:23 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from lisa_homan@comcast.net. [Learn why this is important](#)

Dear Mayor, City Council Members, and Planning Commissioners,

I am writing to express my concerns regarding the proposed redevelopment plans for the Potomac River Generating Station (PRGS) site, including the proposed Tax Increment Financing (TIF) and Community Development Authority (CDA) funding structure currently under consideration.

First, I appreciate the significant effort involved in redeveloping such a large and historically industrial site. The transformation of the PRGS property represents an important opportunity for Alexandria; however, the scope, timing, environmental complexity, and public financial implications of this proposal warrant careful review and greater public discussion before approvals move forward. I ask for an immediate halt to this before ALL residents of Alexandria are fully aware of this endeavor of using our tax paying dollars to fund this development and can way more in on the development of this site.

The proposed Phase 1 redevelopment schedule appears extremely aggressive given the magnitude of work involved, including:

- Environmental remediation of contaminated soil and groundwater
- Abatement and deconstruction of former industrial structures
- Removal of underground petroleum storage tanks
- Major infrastructure installation
- Simultaneous construction of high-rise residential buildings

Undertaking these activities concurrently on a site with environmental conditions that are not yet fully understood raises concerns regarding safety, oversight, logistics, traffic impacts, construction coordination, and long-term project accountability.

In addition, the proposed use of approximately \$135 million in taxpayer-supported TIF/CDA financing for a private redevelopment project deserves extensive public scrutiny and transparency.

Furthermore, using Alexandria's credit through issuing bonds seems to fly in the face of the private investors whose reluctance to go forward is a red flag to all concerned and I don't agree to spend our money at all on this endeavor. If the private investors, \$2 Billion initially committed to the project, are now backing out it seems unwise for the city to appropriate any funding for this project at all.

Residents should fully understand.

- The long-term financial obligations and risks associated with the financing structure

- Potential impacts on City resources and future budgets
- Contingency plans should redevelopment timelines or revenue projections not materialize as anticipated
- The extent of public benefit being provided in exchange for taxpayer-backed support

I am also concerned about the accelerated review timeline currently proposed. With draft DSUP documents becoming publicly available only shortly before Planning Commission and City Council consideration, residents and taxpayers are being given very limited time to review highly technical materials and provide meaningful public input.

Given the significance of this redevelopment to North Old Town and the City as a whole, I respectfully request that the City:

- Allow additional time for public review and engagement (trying to fast track this is not acceptable)
- Ensure complete transparency regarding environmental conditions, what will be done to make public aware if there is any spills or exposure and the remediation plans
- Not fund the proposed TIF/CDA financing structure because of associated risks
- Carefully evaluate construction phasing, neighborhood impacts, and infrastructure capacity before approvals are granted

This project will shape the future of Alexandria's waterfront and surrounding neighborhoods for decades to come. Thoughtful planning, transparency, and robust public participation are essential before moving forward with decisions of this magnitude. The design of this development is NOT AT ALL keeping with the neighborhood and the historical value of Old Town Alexandria. Please revisit the look of this development.

I join the many other citizens of Old Town North in strongly opposing any fast tracking of funding and or changes to the original plans of completing demolition, waste removal and remediation before any residential construction begins.

Thank you for your time, consideration, and public service.

Lisa Barnes, Resident of Old Town Alexandria

Email: lisa_homan@comcast.net

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[EXTERNAL]Your proposed \$135 million TIF

From Sue Berryman <sueellenberryman@gmail.com>

Date Fri 5/29/2026 10:37 PM

To PlanComm <PlanComm@alexandriava.gov>

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

Citizens (and taxpayers) of Alexandria learned at five minutes to midnight that the City is proposing a \$135 million TIF to HRP to subsidize their development of the large tract of land along the Potomac River.

We urge you not to transfer \$135 million of the City's revenue to HRP.

1. HRP had to ask the City for funding (which HRP will not repay) because the financial markets did not judge the project worth the risk.
2. The City proposes that the taxpayers of Alexandria shoulder the financial burden when professionals schooled in appraising value and risk refused to lend.
3. The City is favoring one from among the various projects proposed by private, for-profit developers and second-guessing the capital markets. Development projects should be financially feasible on their own or wait until economic conditions improve sufficiently to make them so.
4. The \$135 million TIF, even if eventually (when?) the City recoups it in enhanced tax revenue (and it may not), diverts resources from critical City services, such as schools, for an unknown number of years. .

Prior to initially underwriting the HRP project, the City (hopefully) considered the alternative of floating a bond to dismantle the power plant and decontaminate the land. Had the City taken this route, at the project's completion the City could have sold the land at its true value.

Since the City did not take the bond route, voters understood that the City had to subsidize a developer to dismantle the power plant and decontaminate the land in conjunction with an overall development project.

That said, the City has already significantly subsidized the HRP development project in two ways.

- According to City records, the City transferred the rights to the land for \$10 million. In the words of the former mayor, Justin Wilson, once the power plant was disassembled and the land decontaminated, this prize piece of real estate would have been worth "**hundreds of millions of dollars.**"
- In 2022 the City jettisoned the 2017 Old Town North small area plan to allow an incredible increase in density-- e.g., increase in the allowed heights of buildings of 43%.

Voters/taxpayers have to ask: Where are the limits to the City's subsidies (at taxpayer expense) of a private developer who should reap large profits from the project? There seem to be none.

Respectfully submitted,

Sue Berryman.

Email: sueellenberryman@gmail.com

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[EXTERNAL]Statement for Planning Commission Hearing June 2, 2026

From Martha Harris <harris61325@comcast.net>

Date Sun 5/31/2026 3:32 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Martha Harris <harris61325@comcast.net>

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PRGS Proposal Needs Revision

My name is Martha Harris. I have been a resident of Alexandria since 1982 and of Old Town North since 2022. I chose this neighborhood because of the promise of new arts spaces, equitable development and green space by the river. I am concerned about the project you are asked to approve.

The staff report says that the primary purpose of the proposed changes is to simplify the delivery of infrastructure and public benefits, such as parks. However, the overriding reason for the changes seems to be to reduce expenditures and increase return on investment for the developer.

1. With regard to parks and open space, only the southern section of the waterfront park will be delivered in the first five years, and the linear park has been postponed more or less indefinitely. We have to wait for Block D to get any significant playground facilities.
2. With regard to arts and culture, supposedly a highlight of the development, the next few years will see major 17 story buildings constructed with no clarity about when there might be an anchor arts tenant in Block A. In fact, there are currently no plans for Block A.
3. With regard to affordable housing, only 19 units (all rentals) will be provided with high-rise Blocks B and C. The developer will contribute to the Housing Trust Fund, but this may come later than normal practice. The proposal calls for a P3 partnership to build 100 affordable units, but provides no clarity about exactly where these will be located or when they will be constructed.
4. The developer was given height and density bonuses to compensate for remediation costs. Now the company is asking for an extra 2 years of validity for the DSUPs while taxpayers are asked to forego tax revenues. This is a reprieve for the developer that does not serve the community.

At least the staff are honest in saying that "The consideration for this revision is that the benefit of the removal and remediation of the existing power plant is a substantial expenditure and the later delivery of the park system can assist in that realization." In other words, despite the various amenities proposed for this project, delay is needed to cover clean up.

In sum, many of the promised community benefits are deferred to later stages, with no guarantee that they will ever materialize. This risks the wellbeing of residents and requires the

City to forego future tax revenue. I urge you to revise the defects before approval.

Submitted by Martha Harris

Old Town North resident

May 31, 2026

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Fw: [EXTERNAL]PRGS PLAN COMMENT

From Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>

Date Mon 6/1/2026 10:56 AM

To Ted Alberon <ted.alberon@alexandriava.gov>

Kendra M. Jacobs
Boards and Commission Unit Manager
Planning and Zoning
703.746.3920 – Desk
703.746.4666 - Main
kendra.jacobs@alexandriava.gov

From: rosemary esty <rosemaryesty@gmail.com>

Sent: Saturday, May 30, 2026 2:53 PM

To: Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>

Cc: Jon Esty <jonesty4@gmail.com>

Subject: [EXTERNAL]PRGS PLAN COMMENT

[You don't often get email from rosemaryesty@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Commissioners,

We are writing to you to offer our comments on your Potomac River Generating Station Redevelopment Plan which we understand you are considering in your June 2nd meeting. We have two major concerns about the project.

First, we strongly object to the proposal that local taxpayers will be asked to supply funds for the project. Not only does this seem rushed, but the plan seems to benefit the private corporation and not the taxpayers you are asking to fund it! Why are you considering fast tracking a proposal that has been in the offing for years? What's the hurry now? If this project is one that HRP wants to build then they should be showing us the money and making a case for how it can be done instead of using our money. It appears to us that private financing for the project would require no public assistance.

Secondly, we believe that the plan for correcting long-standing environmental issues created by the operation of a coal-fired power plant while simultaneously building housing on the property is a dangerous mistake. The property has been exposed to considerable pollution for the 63 years of the power plant's operation. No one knows how much contamination there is on this site or how long it will take to remediate. There is a potential for an environmental disaster in the offing if isn't done properly. It seems obvious that everything on this property needs to be completely cleaned up before a project this big is granted permission to proceed. The main purpose of a developer is to build something to

make money. If they have no incentives to clean up the property, then you give them the green light to build without parameters in place. Using taxpayer funds is not the way to do this and HRP seems to be pushing this commission to get this done quickly. Our fear is that with an EPA that seems less concerned about land and air quality, perhaps HRP thinks they can get away with their initial plan.

In conclusion, we believe this project is being rushed and needs further review and modification before it is undertaken.

Jon & Rosemary Esty
1201 N. Royal Unit 214
Alexandria, VA

Sent from my iPad

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Kenneth W. Wire
kwire@wiregill.com
202-431-3624

June 1, 2026

VIA EMAIL TO PlanComm@alexandriava.gov

Chairman McMahon and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

**RE: Docket Item 9 - PRGS Redevelopment
Coordinated Development District #30
Development Special Use Permits for Blocks B&C and Waterfront and
Rail Corridor Open Spaces**

Dear Chairman McMahon and Members of the Planning Commission:

On behalf of my client, HRP Potomac LLC, I respectfully request the following amendments to the staff recommended conditions of approval for Coordinated Development District #30 (the “CDD”); the Development Special Use Permits (the “DSUPs”) for Block B and Block C; and the DSUPs for the Waterfront Open Space and the Rail Corridor Open Space.

CDD 2025-0004 - Open Space Timing Conditions

The staff recommended Phasing conditions state that all the adjacent open spaces for each Block as a phase must be substantially complete prior to the issuance of any certificates of occupancy past 50% of the residential units for that Block. This recommendation does not take into account the significant amount of work that remains to be completed in each building after the issuance of the 50% certificate, the necessity of construction staging within these open space areas and necessary provisions for public safety, the customary sequencing of construction activities and trades, the layered review and approval process for approving work with third parties such as the National Park Service and Pepco, and the inevitable challenges associated with restricted planting seasons in both the winter and summer seasons.

The existing CDD Conditions 31 and 32 require the Phase I or Phase II open space improvements to be completed upon the issuance of the first certificate of occupancy for the last building in that Phase. Staff’s proposed recommendation is a change to the prior agreed upon timing. This proposed change in the timing condition does not take into consideration the financial implications of capitalizing a project with a requirement that impedes the issuance of half of a building’s certificate of occupancy, which is a risk that debt and equity providers will not tolerate, creating substantial capitalization risk for the project. Furthermore, staff’s new timing without any consideration for appropriate seasonal planting periods would mean that construction of the open space improvements may be required to start up to 12 months before

building completion, before construction cranes and other logistical elements are removed from the site and several months before the first certificate of occupancy is issued and the block associated infrastructure is delivered and ready for public use (at first certificate of occupancy). This simply doesn't work. It introduces significant public safety issues and construction logistics challenges, resulting in unspecified cost premiums that have not been considered in the project's underwriting or tax increment financing proposal.

For the ease of review at the Planning Commission hearing, I have consolidated the repeated subsection included in CDD Conditions 30(b), 30.1(b), 31(b), 31.1(b) and 32 (b) with the staff recommended conditions shown as a single **bold underline** and our requested amendments are shown in a **yellow highlight** or ~~strike through~~.

CDD CONDITIONS 30(b), 30.1(b), 31(b), 31.1(b), and 32 (b)

Provide substantial completion of the following improvements (excluding any punch list items, and subject to appropriate planting seasons and the City of Alexandria Landscape Guidelines), and open the following areas to the public prior to issuance of any certificates of occupancy past the first 50 90 percent of residential units:

The Applicant also requests the following three edits to the CDD Conditions to provide additional clarity on agreed upon concepts, correct an incorrect reference and acknowledge the National Park Service ("NPS") approval requirement.

CDD CONDITION 30.1(b)(i)

Implementation of a final design for Waterfront Park to the northern edge of the Great Lawn, with a temporary connection to the Mount Vernon Trail, pending approval from NPS for off-site connections and to the satisfaction of the Directors of T&ES and P&Z.

CDD CONDITION 32(b)(i)

Improvements to Rail Corridor Park in final section including the recreational fields and the dog parks unless otherwise impacted by the east-west road connection described in Section 32(a)(iv) ~~€~~ above.

CDD CONDITION 32.1

In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the first request for a certificate of occupancy of Block A.

- a. Design and construction of the final configuration of the open space adjacent to Block A, in consideration of the use/tenant for Block A and any land transferred to NPS (per the Amended Phasing Plan), pending NPS approval. (P&Z) (T&ES) (RP&CA)**

BLOCK B DSUP2025-10011 and BLOCK C (DSUP2025-10012) JOINT CONDITIONS

The DSUPS for both Blocks B and C contain the same recommended condition whereby a condition of approval is intended to supersede the requirements of the Building Code as applied to noise within the building. While staff may have an interest in controlling exterior building noise, there is no valid reason for the City to supersede its own building code for a single potential noise source internal to the building. Therefore, we respectfully request that the Planning Commission delete the following joint condition.

Condition 98

~~Submit a noise mitigation plan for the fitness center (if proposed) to address noise impacts from the use on other residents or businesses within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant's commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES) *~~

I look forward to discussing these applications and these requested changes to the staff recommended conditions of approval with you at tomorrow's Planning Commission hearing.

Sincerely,



Kenneth W. Wire

cc: Paul Stoddard, Director, Planning and Zoning

To: City Council

From: Alexandria Housing Affordability Advisory Committee (AHAAC)

Date: May 28, 2026

Re: Proposed development of Potomac River Generating Station Blocks B & C

We are writing on behalf of AHAAC to provide additional context for our vote to approve the affordable housing plan of Blocks B and C of the Potomac River Generating Station redevelopment. In Blocks B&C, HRP Group (formerly Hilco Redevelopment Partners) proposes a mixed-use development consisting of 815 residential units and assorted commercial, retail, and other non-residential space. In accordance with the use of Section 7-700-like bonus density, these blocks will include the creation of 19 committed affordable rental units split among studio, 1-bedroom, and 2-bedroom apartments.

Subsequent blocks will produce approximately 41 additional affordable units within the new residential space as well as another ~100 units in an affordable project that will leverage a public-private partnership (P3) between the developer and the City.

HRP Group will also provide a contribution to the city's Housing Trust Fund. HRP Group has requested that the full amount of the Housing Trust Fund contribution be provided no later than June 30, 2034, be indexed to inflation, and be set aside explicitly for use in developing the additional 100 affordable units as part of the conditions for the CDD and the project's proposed tax increment financing (TIF) arrangement. While this represents a break with the customary practice of using Housing Trust Fund contributions at the discretion of the City, AHAAC feels the exception is warranted due to the fact that the likely inflation-indexed sum will ideally provide sufficient gap financing for the development of 100 affordable units.

That said, AHAAC's approval came with two conditions:

- The size, cost, and complexity of the Potomac River Generating Station redevelopment carry considerable risk. It is possible that HRP Group will not be able to embark upon or complete subsequent blocks. If one or more blocks (including the planned 100-unit affordable residential property) are not completed, HRP Group still will provide the full amount of its Block B & C inflation-indexed commitment to the Housing Trust Fund by mid-2034. This contribution should then be available to use for any purpose at the City's discretion, not solely for supporting the Potomac River Generating Station redevelopment.
- In light of the substantial amount of City support already committed to the project through its use of Tax Increment Financing, HRP Group's Housing Trust Fund contribution should be the only City-related support used for the development of the additional 100 affordable units within the future P3 project. AHAAC's position is that the City should not commit additional funds to the public-private partnership given the City's proposed TIF support and commitment of the project's monetary contribution. The City's financial resources are needed for other stalled affordable housing projects within the city that are awaiting funding.

Respectfully,

Shelley McCabe
Co-chair, AHAAC

Sean Zielenbach
Co-chair, AHAAC



2 June 2026

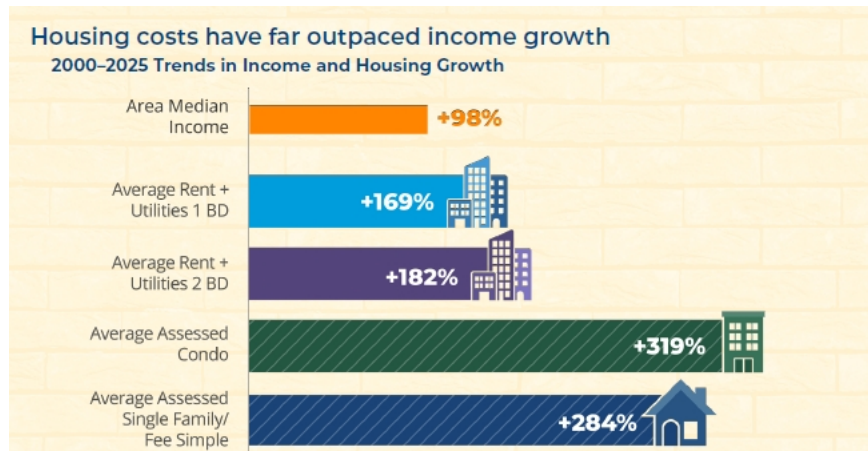
Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see a transformative housing development on today's docket, along with a subdivision and an approval for a home on a vacant lot, and we ask you to vote yes on all of them. Together, these developments will add **817** desperately needed new homes to Alexandria. We'd also like to share our enthusiastic support for the Housing 2040 Plan, which codifies the importance of expanding housing supply in Alexandria into our city's Master Plan.

Docket item 9, the PGRS redevelopment, will make significant progress to address our housing shortage and will also have enormous benefits for the entire community. The first phase of the development will transform a rusting power plant into **815** homes, including 19 committed affordable homes, commercial space, and almost 5 acres of publicly accessible park space. The development will remove and environmentally remediate the power plant, plant more than 400 trees, and widen and improve the Mount Vernon trail. The publicly accessible park space will provide many ways to enjoy this currently inaccessible section of the waterfront.

We'd also like to comment on Green Building Policy implementation, since this development is a perfect example of the importance of flexibility in implementing the 2026 Green Building Policy. This development is going forward under the 2019 policy, and the buildings are expected to have Energy Use Intensity (EUI) between 35 and 40, slightly above the 2026 policy's limit of 35. Our understanding is that this is common for high-rise buildings. The PGRS development has enormous environmental benefits for Alexandria, and in general, every home that is built in walkable, transit-rich Alexandria neighborhoods rather than in our car-dependent exurbs is a win for the environment. As the 2026 Green Building Policy is implemented, we hope you will bear in mind the value of flexibility to allow the environmental benefits of developments like this one in Alexandria.

We would also like to share our enthusiastic support for docket item 10, the Housing 2040 Plan. The data presented in the plan is clear – Alexandria has a housing affordability emergency. As the introductory section of the plan shows, the cost of renting a home in Alexandria has far outpaced the growth in median income since 2000, and the cost of becoming a homeowner has become even more extreme – increasing at approximately triple the rate of increase of median income. According to the plan, there are approximately **8,700** households on the waitlist for public housing, and approximately **10,600** on the waitlist for housing vouchers. This cannot be explained away as a money management issue by young adults. This is a systematic failure to build enough homes to keep pace with the population and job growth in our region. As the plan makes clear, our housing shortage has caused numerous life-altering impacts for Alexandrians – from people displaced from their homes when they are unable to afford a rent increase, to seniors who are stuck because they are unable to afford a move to a home that better supports them as they age, to people who live with health impacts such as mold and pests because they are unable to afford a home that supports their health and safety.



As the plan rightly makes clear, we must use all tools at our disposal to expand the supply of homes in Alexandria to meet our city’s urgent needs. We must use our Small Area Plan process to maximize housing supply, streamline the development review process, build homes on city-owned land, continue the implementation of Zoning for Housing Part 1 and fast-track Part 2, review our zoning and parking rules to ensure we encourage development of all types of homes, and encourage innovative technology to build more quickly and at lower costs. As members of the Planning Commission, we urge you to take seriously your crucial role in making these changes happen. Please vote yes on the Housing 2040 Plan, and please consider the urgency of our regional housing crisis in all decisions you make.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city more economically productive, environmentally friendly, and socially connected today and for generations to come.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYS of Northern Virginia Alexandria leads



[EXTERNAL]Public Comment on Docket #9, June 2, 2026 Meeting

From ELIZABETH CHIMENTO <ecchimento@comcast.net>

Date Mon 6/1/2026 7:39 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc ELIZABETH CHIMENTO <ecchimento@comcast.net>

1 attachment (512 KB)

WIND ROSE REAGAN AIRPORT.docx;

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Members of the Alexandria Planning Commission:

I am writing regarding Docket #9 of the June 2, 2026 meeting, and the HRP dust mitigation program for the deconstruction of the PRGS plant and redevelopment of the site.

Included in dust mitigation are normally two components -- wind rose modeling and real-time monitoring of the site. HRP has given adequate information about dust monitoring. However, it appears as if HRP is relying upon wind rose modeling at the Reagan Washington National Airport rather than wind rose modeling from the former PRGS power plant facility.

To improve accuracy of the modeling, HRP should conduct a wind rose model, initiating from the former PRGS power plant facility, and modify its dust monitoring program, if necessary.

Please see attached letter dated May 27, 2026 from David Sullivan, Certified Consulting Meteorologist, regarding the wind rose modeling.

With building occurring in Blocks B and C, concurrent with plant demolition, it is imperative to check dust monitor readings and wind directions and speed at all times.

Thank you for your consideration.

Elizabeth Chimento
1200 N. Pitt Street
Alexandria, VA 22314

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May 27, 2026

Ms. Elizabeth Chimento

1200 N. Pitt Street

Alexandria, VA 22314

Dear Elizabeth:

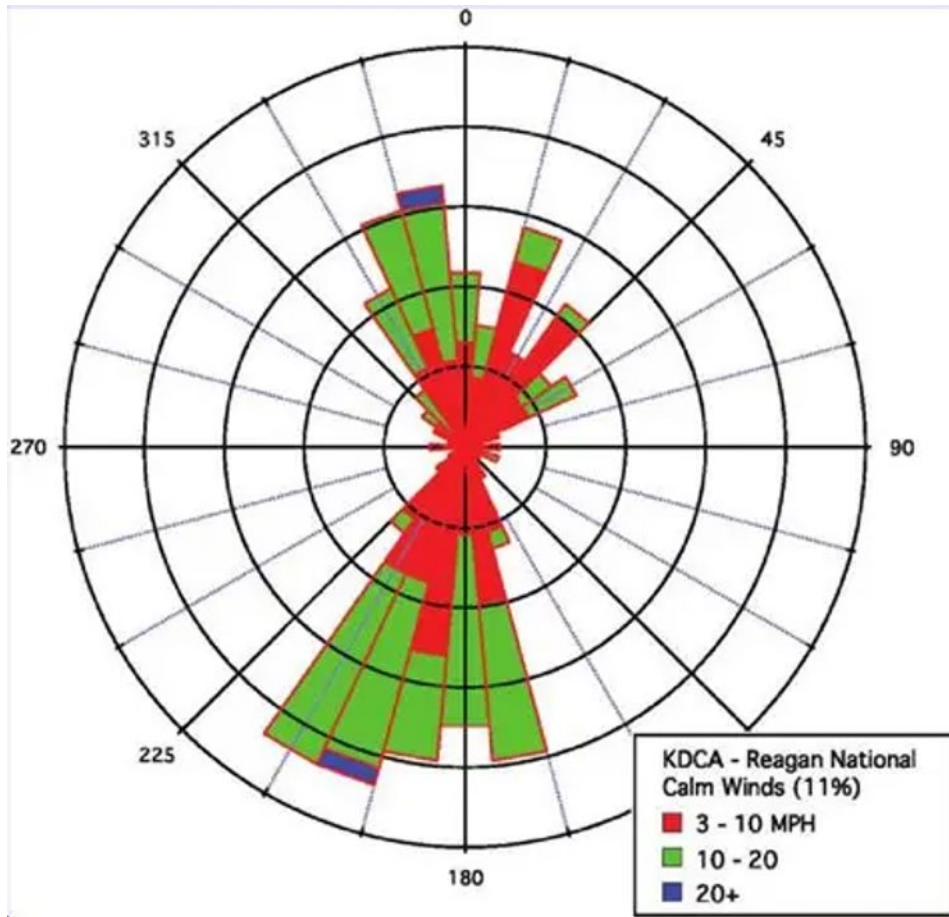
I am responding to your request for wind information representative of Alexandria and the location of the former Mirant facility. I have attached a web-based wind rose for Reagan Airport. Your question: will there be wind flow from the north? As shown in the attached figure most of the wind flow is from the south through southwest (direction wind is blowing from). There also is a secondary maximum with wind flow from the northwest through northeast. The wind rose shows the range of wind speed by direction. Both the primary and secondary maximum areas both have a relatively large fraction of wind flow in the range of 10-20 mph.

I would recommend that an official wind rose be obtained prior to making final decision on this matter.

Sincerely,

David A. Sullivan

Certified Consulting Meteorologist



City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 2, 2026
TO: CHAIR MCMAHON AND MEMBERS OF PLANNING COMMISSION
FROM: PAUL STODDARD, PLANNING & ZONING DIRECTOR
SUBJECT: DOCKET ITEM 9: CDD#2025-00004 & DSUP#2025-10011 THROUGH 10014 - PRGS

ISSUE: Response to Applicant Letter to the Planning Commission

SUMMARY:

The applicant, HRP Group, represented by Kenneth W. Wire, sent a memo to Planning Commission on June 1 with proposed conditions changes to the CDD amendment related to open space delivery and DSUP conditions, specifically for blocks B and C. Staff and the applicant have come to an agreement on conditions for three sets of conditions that included complex challenges and need for compromise from both sides. Acknowledging that the applicant is asking Planning Commission to revisit a few conditions, staff has provided its recommendation and reasoning below.

DISCUSSION:

The applicant highlighted in yellow proposed language additions and used ~~strikethrough~~ for language it proposed to delete from the condition.

CDD#2025-00004

Conditions 30(b), 30.1(b), 31(b), 31.1(b), and 32 (b)

Provide substantial completion of the following improvements (excluding any punch list items, and subject to appropriate planting seasons and the City of Alexandria Landscape Guidelines), and open the following areas to the public prior to issuance of any certificates of occupancy past the first 50 90 percent of residential units:

Staff proposed edits to the above conditions (addition highlighted in yellow):

Provide substantial completion of the following improvements (excluding limited punch list items to the satisfaction of the Director of P&Z and adhering to the Landscape Guidelines) and open the following areas to the public prior to issuance of any certificates of occupancy past the first 50 percent of residential units:

Staff Reponse: Staff supports the condition language as originally drafted or amended by staff, and does not recommend the acceptance of additional alterations for the following reasons.

- The standard for other projects, including large projects such as Landmark and Potomac Yard, has been the delivery of the public open spaces at first Certificate of Occupancy (CO). Staff has worked with the Applicant for PRGS to provide additional flexibility to 50% of COs, and believes that this is more than sufficient time allowance for the deliver of the associated phase's parks construction.
- The parks under discussion are off-site from the blocks' construction. Proceeding with the parks construction should in no way impede the construction of the buildings on the blocks as they do not directly conflict with access to the blocks. Similarly, as the building construction will be wholly separate from the parks, opening the parks at 50% CO does not create any use conflicts or safety issues.
- Prior to the start of construction for the parks, a landscape pre-installation meeting with City staff will be held to discuss the construction process and timing. For reference, the planting seasons per the Landscape Guidelines are September 15-November 15 and March 1 – June 15, however the Guidelines specify a process for providing exceptions to these time periods. In practice, City staff reviewing planting processes have generally only discouraged planting in July and August, however have consistently allowed planting through the winter when possible.
- It is the experience of City staff that the difference between 90% COs and 100% COs can be as little as a few weeks, meaning that the new buildings could be fully occupied before the publicly accessible parks are opened. Further, if accidental disruptions occur in the construction and opening of the parks, such issues could continue the closure of the parks while the buildings are fully occupied. At 50% COs, there would be sufficient time to remedy any unexpected delays in opening.
- Finally, the amended phasing of the delivery of the parks sections has shifted the delivery of areas of the parks that may have additional procedural impediments (such as the Pump House) and reduced the scope of delivery for the first sections of the parks, therefore construction planning should be more efficient and effective.

Condition 30.1(b)(i)

Implementation of a final design for Waterfront Park to the northern edge of the Great Lawn, with a temporary connection to the Mount Vernon Trail, pending approval from NPS for off-site connections and to the satisfaction of the Directors of T&ES and P&Z.

Staff Reponse: Due to the changes in delivery of the open space and delay of elements of the Waterfront Park to future blocks, it is important that the first sections to be completed meet the long-promised goals and objectives of the open space, including access to the Mount Vernon Trail. This is for both good planning and practical reasons. Over the past several months, staff and the applicant team have reviewed the plans and previously agreed that the connection would be the final condition rather than a temporary connection. Staff recommends that the agreed-upon final condition for this connection be maintained.

Condition 32(b)(i)

Improvements to Rail Corridor Park in final section including the recreational fields and the dog parks unless otherwise impacted by the east-west road connection described in Section 32(a)(iv) ~~et~~ above.

Staff Reponse: Staff supports the condition change to reflect the relocation of subcondition related to the study of the east-west road connection. Staff recommends that the highlighted text above reads as “subcondition (a)(iv)” instead of “Section 32(a)(iv)” for the sake of clarity.

Condition 32.1

In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the first request for a certificate of occupancy of Block A.

a. Design and construction of the final configuration of the open space adjacent to Block A, in consideration of the use/tenant for Block A and any land transferred to NPS (per the Amended Phasing Plan), pending NPS approval. (P&Z) (T&ES) (RP&CA)

Staff Reponse: Staff supports the proposed condition amendment.

DSUP#2025-10011 and 10012

Condition 98

~~Submit a noise mitigation plan for the fitness center (if proposed) to address noise impacts from the use on other residents or businesses within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant’s commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES) *~~

Staff Reponse: Staff recommends that Condition 98 remains in the approval as written. The building code has noise mitigation construction and material requirements while this condition requires a noise mitigation plan that includes not only how a space is constructed but also how it is operated to mitigate noise and vibration impacts on residents associated with fitness centers and gyms. This is a standard condition that has been incorporated into DSUP approvals since 2023 to address an increase in complaints from residents of mixed use and multiunit buildings whose quality of life have been negatively impacted due to improper mitigation efforts for fitness center and gym operations, whether as amenities to buildings or as businesses. Most significantly, fitness centers in mixed use buildings have generated ongoing complaints associated with early classes where microphones of instructors and music are heard in adjacent units and from vibrations associated with dropping weights and treadmills. Resolving these ongoing complaints after construction requires staff resources and places a financial investment on building management/owner to appropriately correct the noise violations through building material upgrades. The

cost of upgrades to adequately mitigate these impacts is generally more significant than installing appropriate noise mitigation measures during construction.

STAFF:

Paul Stoddard, Director, P&Z

Melissa Atwood, T&ES

Robert M. Kerns, AICP, Chief of Development, P&Z

Catherine Miliaras, Principal Planner, P&Z

Nathan Imm, Principal Planner, P&Z

Michael Swidrak, Urban Planner, P&Z