

# Redevelopment of the Former Power Plant in Old Town North Voices of Support



## A Note from the Developer:

*This support package brings together a broad range of endorsements for the redevelopment of the former power plant in Old Town North from public officials, Alexandria's civic and nonprofit organizations, and community members engaged through in-person events and via an online petition. Together, these materials reflect strong and sustained support for this project and demonstrate our ongoing commitment to meaningful community engagement as we undertake this transformational redevelopment in Old Town North.*

The HRP Group Team

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# Support Letters





COMMONWEALTH OF VIRGINIA  
HOUSE OF DELEGATES  
RICHMOND

R. KIRK McPIKE  
POST OFFICE BOX 16109  
ALEXANDRIA, VIRGINIA 22302

FIFTH DISTRICT

COMMITTEE ASSIGNMENTS:  
FINANCE  
PUBLIC SAFETY

March 12, 2026

The Honorable Alyia Gaskins  
Mayor City of Alexandria  
301 King Street  
Alexandria, VA 22314

Dear Mayor Gaskins:

I write today to reaffirm my long-held support for the redevelopment of the former Potomac River Generating Station power plant in Old Town North and to advocate for approval of the Development Special Use Permits (DSUPs) that will enable the first phase of this transformational project to move forward. As a former member of the Alexandria City Council, I was pleased to cast my vote to approve the Coordinated Development District (CDD) for this project in 2022 and to endorse the first-of-its-kind Coordinated Sustainability Strategy (CSS) in 2023.

Since the closure of the former power plant in 2012, this site has sat vacant as both an eyesore and a barrier to waterfront access in one of Alexandria's growing neighborhoods. HRP Group's redevelopment plan will transform this underutilized site to create a vibrant new waterfront destination for Alexandrians and visitors alike and deliver long-term benefits to our community, including job creation, an increased tax base, and significant public infrastructure improvements and more than 10 acres of new or improved public open space.

This project will meaningfully advance Alexandria's top priority of delivering more housing, including committed affordable housing. The development plan includes multiple forms of affordable housing creation via on-site affordable units, a contribution to the Housing Trust Fund, and through an innovative public-private partnership with the City of Alexandria to construct a dedicated affordable housing building.

HRP Group has consistently operated with transparency, hosting frequent public meetings, engaging citizen and neighborhood groups, and conducting public site tours to ensure

stakeholders are informed. They have also taken meaningful steps to form partnerships with local nonprofit and workforce development organizations and set a new, high standard for community engagement.

I am pleased to offer my continued support for this exciting project and the opportunity it provides to enhance our community.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Kirk McPike". The signature is fluid and cursive, written over a light gray rectangular background.

Delegate R. Kirk McPike  
5<sup>th</sup> District

CC: Vice Mayor Bagley  
Councilman Canek Aguirre  
Councilman John Chapman  
Councilman Abdel-Rahman Elnoubi  
Councilwoman Jacinta Greene  
Members of the Alexandria Planning Commission



**December 14, 2025**

Dear Mayor Gaskins, Alexandria City Councilmembers and Members of the Alexandria Planning Commission,

The Friends of the Mount Vernon Trail (FoMVT) supports the redevelopment of the former Potomac River Generating Station site in Old Town North and requests your approval of the Development Special Use Permits (DSUPs) that will enable the first phase of this transformational project to move forward.

FoMVT is an all-volunteer nonprofit organization that supports the National Park Service in keeping the trail safe, clean, and welcoming all users through education, maintenance, and community events. We've been fortunate to have HRP Group's support since 2022. Beginning in 2025, HRP joined our monthly maintenance program, focusing on sections of the trail near their site, making a significant impact on year-round upkeep. As part of their community commitment, HRP is collaborating with the National Park Service on planned trail upgrades that will enhance trail use experience and safety.

Since the closure of the former power plant in 2012, this site has sat vacant as both an eyesore and a barrier to waterfront access in one of Alexandria's planned neighborhoods. HRP Group plans to transform the 18+ acre waterfront site into a vibrant mixed-use development in alignment with the Old Town North Small Area Plan and reflective of extensive citizen input. HRP has incorporated FoMVT's feedback throughout the planning process that led to the submission before you.

**Planning Commission and City Council approval will unlock extraordinary public benefits, including:**

- **More than 10 acres of new or improved public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.
- **Enhanced environmental sustainability** via the abatement and remediation of the power plant site and the implementation of a first-of-its-kind Coordinated Sustainability Strategy.
- **New public infrastructure** extending Alexandria's existing street network into and through the site including the installation of new pedestrian and bicycle facilities throughout the site with links to the Mount Vernon Trail.

This project is a once-in-a-generation opportunity to replace an obsolete power plant with a world-class waterfront district that delivers lasting benefits for Alexandria's residents, businesses, and visitors.

Sincerely,

Judd Isbell

President

Friends of the Mount Vernon Trail

*Follow us at [mountvernontrail.org/links](https://mountvernontrail.org/links)*



March 23, 2026

Mayor Alyia Gaskins  
Vice Mayor Sarah Bagley  
City Councilmembers  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

VIA EMAIL

Honorable Mayor Gaskins, Vice Mayor Bagley, and Members of the Alexandria City Council:

On behalf of the Old Town North Alliance (OTNA), we write to express our strong and unequivocal support for the Development Special Use Permit (DSUP) applications associated with the redevelopment of the former NRG Potomac River Generating Station site in Old Town North.

Since the closure of the power plant in 2012, this 18+ acre waterfront property has remained vacant, thereby constituting an environmental liability, a visual blight, and a physical barrier to Potomac River access in one of Alexandria's most strategically planned neighborhoods. For more than a decade, the City and the Old Town North community have worked deliberately to envision a better future for this site through the Old Town North Small Area Plan and extensive public engagement. That vision is now at risk if decisive action is not taken.

The proposed redevelopment is years beyond the originally anticipated construction start date. Continued delay in development approvals does not simply postpone benefits – it meaningfully increases the risk that this project could be deferred indefinitely. In that scenario, the City could be left with an environmentally contaminated, inactive industrial site on its waterfront for many years to come, undermining long-standing planning objectives and eroding public confidence in the City's ability to implement its adopted plans.

Timely approval of the DSUPs, followed by efficient progression to building permits, is therefore critical. This project has reached a point where uncertainty itself is the greatest threat. OTNA strongly urges the City to move expeditiously so that remediation, construction, and public benefit delivery can finally begin. We urge you to consider how development approvals and permit submissions can be handled in a more efficient and less bureaucratic manner while still serving the vital function of effective land-use regulation.

Planning Commission and City Council approval will unlock extraordinary and long-awaited public benefits, including:

- More than 10 acres of new or improved public open space, dramatically expanding public access to the Potomac River and delivering a mix of active and passive recreation spaces for all ages and abilities, along with major improvements to the Mount Vernon Trail.
- Substantial affordable housing outcomes aligned with one of Alexandria's highest priorities, including approximately 60 on-site affordable units, a contribution to the Housing Trust Fund, and the creation of approximately 100 additional affordable units through a public-private partnership.
- Significant new public infrastructure extending Alexandria's street network into and through the site, new underground and on-street parking serving both residents and the public, and a comprehensive network of pedestrian and bicycle facilities that reconnect Old Town North to the waterfront and to the residential properties at the northern edge of the neighborhood.
- Environmental remediation and sustainability leadership through the cleanup of a former industrial site and implementation of a coordinated sustainability strategy that sets a new benchmark for large-scale redevelopment.
- Major economic and fiscal benefits, including approximately \$2.3 billion in private investment, 2,000 construction jobs, and 1,000 permanent jobs. All of this would provide significant additional new tax revenue to support City budgets.

In addition to supporting the project as proposed, OTNA respectfully urges City Council to strategically allocate a portion of the project's proffers toward implementing the most important - and most visible - elements of the Old Town North Small Area Plan.

First, the conversion of the former Norfolk Southern rail spur into a Linear Park. This long-planned amenity is essential to neighborhood connectivity, open space access, and quality of life. Its realization would represent tangible progress on a signature Small Area Plan commitment that residents have supported for years.

Second, dedicated funding to help advance the Old Town North Arts & Cultural District, which the Small Area Plan envisions extending north along North Fairfax Drive and culminating within the redeveloped Potomac River Generating Station site. Targeted support, such as grants for public art and financial assistance to Arts & Cultural Anchors facing high build-out costs, would help ensure that the District develops as a living, active cultural corridor rather than a purely aspirational concept.

Finally, while we are disappointed that the previously presented Building A, which was intended to have an arts & cultural function, is not going forward with the current applications, we understand that current economic and financing conditions make it difficult. The PRGS site is a major node on the Old Town North Arts and Culture Walk and an important location for a concentration of arts-related uses, installations, performances, and events. We urge the City and the developer to discuss accelerating the implementation of arts & cultural uses and to work cooperatively to remove barriers and bring a key element of the Old Town North Small Area Plan to fruition in the near-term.

This redevelopment represents a once-in-a-generation opportunity to replace an obsolete and contaminated power plant with a vibrant, publicly accessible waterfront district that fulfills the promise of the Old Town North Small Area Plan. The risks of inaction are real, and the benefits of moving forward are clear.

OTNA strongly supports DSUP approval and urges the City to move efficiently and decisively so this transformational project can proceed from planning to reality.

Thank you for your leadership and consideration.

Respectfully submitted,

**Old Town North Alliance**

*Sarah Almy*

Sarah Almy  
Executive Director

*Ryan Whitaker*

Ryan Whitaker  
President

*Maria Elizabeth*

Maria Elizabeth  
Vice President

*Tommy Volk*

Tommy Volk  
Secretary / Treasurer

*Agnès Artemel*

Agnès Artemel  
Past President

February 5, 2026

Dear Mayor Gaskins, Alexandria City Councilmembers, and Members of the Alexandria Planning Commission,

I write on behalf of ALIVE! to share our appreciation for our community partners who support our mission of assisting Alexandrians during times of financial and housing instability.

As the largest organization addressing food and housing insecurity in Alexandria, ALIVE! serves more than 20,000 individuals each month through food distribution, transitional shelter, financial assistance, eviction prevention, and the provision of furniture and household goods. Our work is made possible through the generosity of partners like HRP Group, whose contributions help us provide essential items for families in need. HRP has supported our mission in multiple ways, serving as a sponsor for our annual Empty Bowls event for two consecutive years, contributing to our Thanksgiving food program, and hosting food drives during their community site tours. These efforts have helped ALIVE! provide essential resources to families when they are most needed and reflect a strong commitment to community engagement.

We are grateful for the many partners who recognize the importance of meeting basic needs, preserving dignity, and strengthening stability for Alexandria residents.

Thank you for your continued service to our city and for your attention to matters that shape our community.

Sincerely,



Jennifer Ayers, MPA  
Executive Director



# computer core

a 501(c) 3 non-profit organization EIN #54-1968428, founded in 1999

[www.computercore.org](http://www.computercore.org)

February 24, 2026

Dear Mayor Gaskins, Alexandria City Council members and Members of the Alexandria Planning Commission,

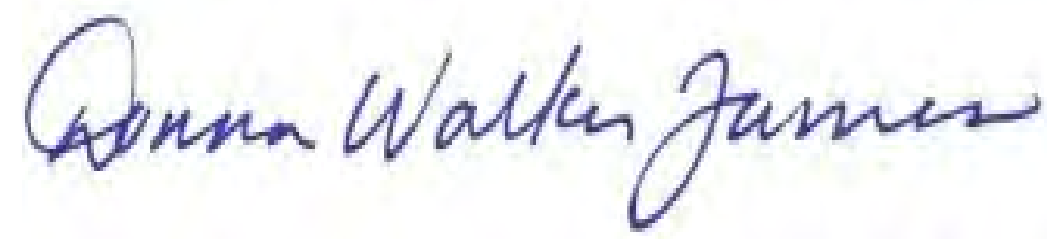
Since 1999, Computer CORE has focused on preparing adults for work by providing free digital skills training and free refurbished computers. Beyond that workforce lens, Computer CORE does not take positions on land-use or development decisions. When projects like the former Potomac River Generating Station site renovation move through appropriate public processes and approvals, we pay attention to the employment opportunities that follow and consider how we can help local residents prepare to fill those employment roles.

The former power plant is near Computer CORE's office at 119 Oronoco Street. Advocates of CORE brought CORE to the attention of HRP several years ago with the idea that we can be a long-term partner, especially as the redeveloped site begins to need office-based knowledge workers. Since the initial introduction a few years ago, we have stayed informed about the project and have had ongoing conversations with HRP Group centered on workforce needs over the life of the development. Those discussions have been focused on the longer-term employment landscape that will remain once the building trades phase has concluded. In fact, CORE has referred several building trades-focused programs to HRP for the initial phases of the project.

The adults served by Computer CORE are primarily mid-career learners, with an average age of approximately 45. Many have raised families, are seeking stability rather than entry-level work, and are well positioned for knowledge-based roles. Our students build practical proficiency in Microsoft and Google applications, collaborative platforms, administrative and technical workflows, and increasingly in areas such as applied AI, data literacy, and coding fundamentals. These skills align with the office, operational, and technical roles that tend to emerge in later phases of large, multi-year developments.

HRP Group has shared its intention to prioritize hiring individuals who live near the site for permanent positions and to engage local workforce partners as those roles come online. We appreciate that long-range perspective and will ensure that our learners are aware of relevant opportunities as they become available. We value being included in conversations focused on connecting Alexandria residents to durable employment tied to projects that will be part of the community for many years.

Respectfully submitted,



Donna Walker James  
Executive Director  
donna@computercore.org  
703-928-0619

Computer CORE 119 Oronoco St, Alexandria, VA 22314 (by appointment)  
Mailing Address: 201 N. Union St, Ste 110, Alexandria, VA 22314



United Way #8289 | CFC #60280



@fbComputerCORE  
@computer\_core  
@computercore  
@computercore936



January 20, 2026

**Dear Mayor Gaskins, Alexandria City Councilmembers, and Members of the Alexandria Planning Commission,**

I'm writing to you to state Chrysalis Development Group's support for the redevelopment of the former power plant in Old Town North and respectfully requests your approval of the Development Special Use Permits (DSUPs) that will enable the first phase of this transformational project to move forward.

As you know Chrysalis Development Group is dedicated to advancing educational equity through hands on STEAM events and programming. We partnered with HRP Group as they supported our annual "Spooky Mad Science Expo", an event that draws in hundreds of kids and families from the Northern Virginia area. We look forward to our continued partnership with HRP Group and the positive impact they will have on the community.

Since the closure of the former power plant in 2012, this site has sat vacant as both an eyesore and a barrier to waterfront access in one of Alexandria's planned neighborhoods. HRP Group plans to transform the 18+ acre waterfront site into a vibrant mixed-use development in alignment with the Old Town North Small Area Plan and reflective of extensive citizen input.

Planning Commission and City Council approval will unlock extraordinary public benefits, including:

- More than 10 acres of new or improved public open space, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.
- Significant affordable housing creation aligned with one of Alexandria's top priorities, including approximately 60 on-site affordable units, a contribution to the Housing Trust Fund, and the creation of approximately 100 additional units via a public-private partnership.
- New public infrastructure extending Alexandria's existing street network into and through the site, the creation of new underground and on-street parking dedicated to new residents and the public, and the installation of new pedestrian and bicycle facilities throughout the site with links to the Mount Vernon Trail.
- Enhanced environmental sustainability via the abatement and remediation of the power plant site and the implementation of a first-of-its-kind Coordinated Sustainability Strategy.
- Economic development and job creation projected at \$2.3 billion in private investment, 2,000 construction jobs, and 1,000 permanent jobs.

[www.chrysalisdg.org](http://www.chrysalisdg.org)

ZK



This project is a once-in-a-generation opportunity to replace an obsolete power plant with a world-class waterfront district that delivers lasting benefits for Alexandria's residents, businesses, and visitors.

Sincerely,

A handwritten signature in blue ink, appearing to read "Zohreh", is positioned below the word "Sincerely,".

Zohreh Khosnamak

CEO

[khosnamak@chrysalisdg.org](mailto:khosnamak@chrysalisdg.org)

(571)421-6181

[www.chrysalisdg.org](http://www.chrysalisdg.org)



March 7, 2026

Dear Mayor Gaskins, Alexandria City Councilmembers, and Members of the Alexandria Planning Commission,

Alexandria Seaport Foundation's Apprentice Program builds brighter futures for our Apprentices and community by using on-the-water traditions of boatbuilding and woodworking to teach practical skills, collaboration, and personal growth. Since 1993, the program has provided hands-on learning opportunities for disconnected youth ages 18–23, integrating life skills, mentoring, and teamwork to help them navigate barriers to adulthood and pursue meaningful employment.

HRP Group has been a valued supporter of our mission, contributing through financial support and by hosting an on-site tour for our Apprentices. During the visit, Apprentices learned about the Potomac River Generating Station site development plan and the career opportunities large projects like these bring to the community.

I write today to express Seaport's support for the redevelopment of the former Potomac River Generating Station site in Old Town North and to encourage your approval of the Development Special Use Permits (DSUPs) that will enable the first phase of this transformational project to move forward and enable substantial construction job creation.

This redevelopment project will unlock public benefits, and will provide opportunities for residents, and specifically Seaport, including:

- More than 10 acres of new or improved public open space, expanding access to the Potomac River for residents and visitors alike. For Seaport Apprentices, access to beautiful spaces while they learn with us is an important part of their healing and learning journey.
- Significant affordable housing creation aligned with one of Alexandria's top priorities, including approximately 60 on-site affordable units, a contribution to the Housing Trust Fund, and the creation of approximately 100 additional units via a public-private partnership. Stable affordable housing is a significant issue for our Apprentices and their families, and we support efforts to increase available housing.
- Economic development and job creation projected \$2.3 billion in private investment, 2,000 construction jobs, and 1,000 permanent jobs. Through our partnership with HRP, this construction project will provide education and job-shadowing opportunities for the Apprentice Program and offer high-wage construction job opportunities for our graduates in the coming years. Having this opportunity for financial stability right in our community is a gamechanger for the young adults we serve.

**FUTURES. HANDCRAFTED.**

P.O. Box 25036 Alexandria, VA 22313 703-778-0977  
Located on the waterfront in Old Town Alexandria

[alexandriaseaport.org](http://alexandriaseaport.org)

This redevelopment is an opportunity to replace an obsolete power plant with a world-class waterfront district that provides accessible job opportunities in the trades and delivers lasting benefits for Alexandria's residents, businesses, and visitors. The Seaport Foundation is pleased to support moving this transformational project forward.

Thank you for your consideration and all that you do!

Sincerely,

A handwritten signature in blue ink that reads "Deb Roepke". The signature is fluid and cursive, with the first name "Deb" and last name "Roepke" clearly legible.

Deb Roepke  
Executive Director

**FUTURES. HANDCRAFTED.**

P.O. Box 25036 Alexandria, VA 22313 703-778-0977  
Located on the waterfront in Old Town Alexandria

[alexandriaseaport.org](http://alexandriaseaport.org)

# Community Support Cards



**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.

I am most excited about:

Committing to making this a space  
for ALL Alexandrians

Name: Michelle Kyberich Signature: [Signature]

Address/ Neighborhood: Harbor Terrace

Date: 10.4.25



**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.

I am most excited about:

Name: Gary Carter Signature: [Signature]

Address/ Neighborhood: 70 Box 2632, Alexandria VA 22313

Date: 10/4/2025



**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.

I am most excited about:

Name: LORRAINE CARTER Signature: Lorraine Carter  
Address/ Neighborhood: Po Box 26321 Alexandria VA 22313  
Date: 10/4/2025

hrp<sup>GROUP</sup>

**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.

I am most excited about:


The ability to continue Alexandria's history of housing affordability + racial diversity/opportunity.

Name: Sarene Marshall Signature: Sarene Marshall  
Address/ Neighborhood: \_\_\_\_\_  
Date: 10/2/25

hrp<sup>GROUP</sup>

**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.

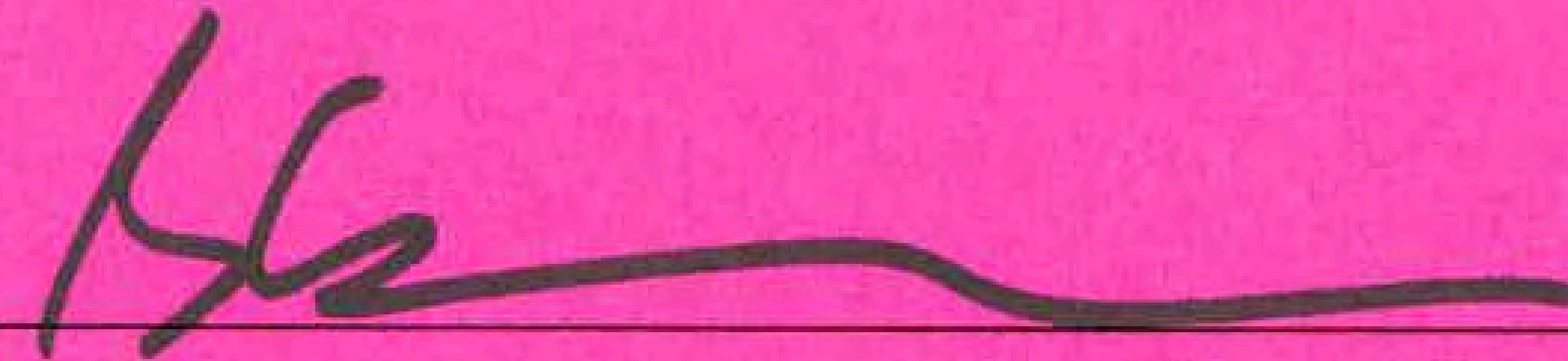
I am most excited about:

Name: Melissa Kuehner Signature:   
Address/ Neighborhood: 525 Montgomery  
Date: 10/3

hrp GROUP

**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.


I am most excited about:

Name: Bruce Kuehner Signature:   
Address/ Neighborhood: 525 Montgomery  
Date: 10/3

hrp GROUP

**AFFORDABLE HOUSING:** I support the redevelopment of the power plant site in Old Town North because it will enable **significant affordable housing creation**, including approximately 60 on-site affordable housing units, an \$8-11 million contribution to the Housing Trust Fund, and the anticipated creation of approximately 100 additional units via a public-private partnership.

I am most excited about:

Name: Patricia Petkosek Signature:   
Address/ Neighborhood: 125 S. Pitt St Aly.  
Date: 10/31/2025

hrp GROUP

**OPEN SPACE:** I support the redevelopment of the power plant site in Old Town North because it will create or improve **more than 10 acres of new public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.

I am most excited about:

Giving the space back to the people and promoting public art

Name: Michelle Kyhendo Signature: [Signature]  
Address/ Neighborhood: Harbor Terrace  
Date: 10-4-25



**OPEN SPACE:** I support the redevelopment of the power plant site in Old Town North because it will create or improve **more than 10 acres of new public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.

I am most excited about:

Name: Gary Miller Signature: [Signature]  
Address/ Neighborhood: 90 Ruff 26321 Alexandria VA 22313  
Date: 10/4/2025



**OPEN SPACE:** I support the redevelopment of the power plant site in Old Town North because it will create or improve **more than 10 acres of new public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.

I am most excited about:

Name: Lorraine Carter Signature: Lorraine Carter  
Address/ Neighborhood: PO Box 26321 Alexandria, Va 22313  
Date: 10/4/2025



**OPEN SPACE:** I support the redevelopment of the power plant site in Old Town North because it will create or improve **more than 10 acres of new public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.

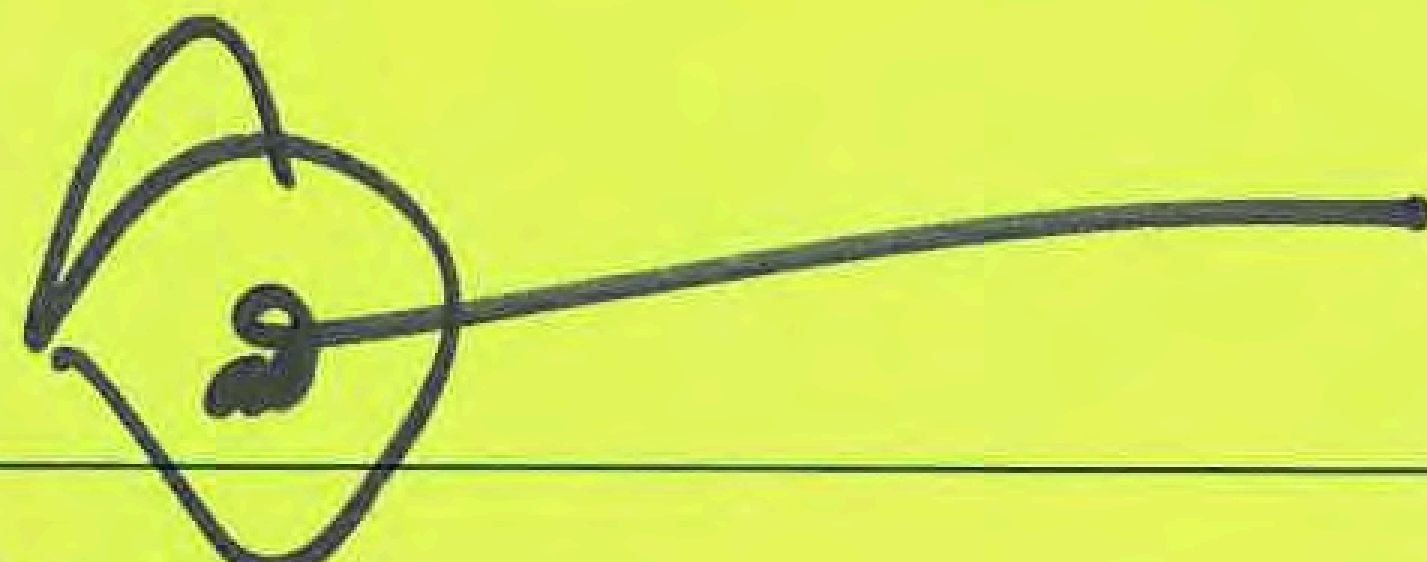
I am most excited about:

Name: Cindy Zwaduk Signature: Cindy Zwaduk  
Address/ Neighborhood: 529 Bashford Lane #2 (Harbor Terrace)  
Date: 10.04.25



**OPEN SPACE:** I support the redevelopment of the power plant site in Old Town North because it will create or **improve more than 10 acres of new public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.


I am most excited about:

Name: Scott Mulrooney Signature:   
Address/ Neighborhood: NORTH RIDGE  
Date: 10/3/25



**OPEN SPACE:** I support the redevelopment of the power plant site in Old Town North because it will create or **improve more than 10 acres of new public open space**, expanding access to the Potomac River for residents and visitors alike, including both active and passive recreation spaces for all ages and abilities and significant improvements to the Mount Vernon Trail.

I am most excited about:

Name: Grant Hernandez Signature:   
Address/ Neighborhood: 622 N Columbus St  
Date: 10/3/25



**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the "cage" with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

I am most excited about:

*This site belonging to Alexandrians again*

Name: Michael Kayhendedel Signature: *[Handwritten Signature]*

Address/ Neighborhood: Harbor Terrace

Date: 10/4/24



**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the "cage" with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

I am most excited about:

Name: LORRAINE CARTER Signature: *[Handwritten Signature]*

Address/ Neighborhood: PO Box 26321 Alexandria VA 22313

Date: 10/4/2025



**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the "cage" with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

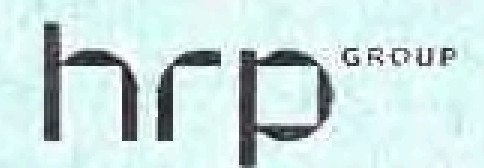
I am most excited about:

the focus on connecting to the waterfront  
kayaks/G Wash trail  
the amount of public space  
Sensitivity to maximizing water views  
architecture / sensitivity to connecting to Old Town

Name: Cindy Zwaduk Signature: Cindy Zwaduk

Address/ Neighborhood: 529 Bashford Lane #2 (Harbor Terrace)

Date: 10.04.25



**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the "cage" with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

I am most excited about:

:

Name: Doug Mulrooney Signature: Doug Mulrooney

Address/ Neighborhood: NORTH RIDGE

Date: 10/3/25



**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the “cage” with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

I am most excited about:

:

Name: Patricia Petkosek Signature: Petkosek  
Address/ Neighborhood: 125 S. Pitt St Alex  
Date: 10/3/2025

hrp GROUP

**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the “cage” with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

I am most excited about:

:

*Accessing the river by kayak*

Name: Cathy Eiden Signature: C.Eiden  
Address/ Neighborhood: 20 Forest St Alex VA 22305  
Date: 10/3/25

hrp GROUP

**WATERFRONT ACCESS:** I support the redevelopment of the power plant site in Old Town North because it will **transform pedestrian, bicycle, and waterfront access** for Alexandria residents and visitors, including installation of new pedestrian and bicycle facilities throughout the site and improvements and new connections to the Mount Vernon Trail, including replacement of the “cage” with a wider, open and inviting boardwalk, providing a safer environment for both pedestrians and cyclists.

I am most excited about:

The opportunity to have interagency cooperation (NPS, WMATA, etc.) for multi-modal commuting (beyond DASH buses) for residents here.

Name: Sarene Marshall Signature: Sarene Marshall

Address/ Neighborhood: \_\_\_\_\_

Date: \_\_\_\_\_

hrp GROUP

**ENVIRONMENTAL SUSTAINABILITY:** I support the redevelopment of the power plant site in Old Town North because it will **enhance environmental sustainability** via the abatement and remediation of the power plant site and the implementation of a first-of-its-kind Coordinated Sustainability Strategy, which is now used as a benchmark for future developments. Sustainability targets include a 10% embodied carbon reduction, a 25% energy use reduction, and 3% on-site renewable generation.

I am most excited about:

Remediating current environmental hazards and moving toward intentionality in our stewardship.

Name: Michela Kuykendall Signature:   
Address/ Neighborhood: Harbor Terrace  
Date: 10/4/25

hrp GROUP

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I am most excited about:

Name: Lorraine Carter Signature:   
Address/ Neighborhood: PO Box 26321 Alexandria Va  
Date: 10/4/2025

22313  
hrp GROUP

**ENVIRONMENTAL SUSTAINABILITY:** I support the redevelopment of the power plant site in Old Town North because it will **enhance environmental sustainability** via the abatement and remediation of the power plant site and the implementation of a first-of-its-kind Coordinated Sustainability Strategy, which is now used as a benchmark for future developments. Sustainability targets include a 10% embodied carbon reduction, a 25% energy use reduction, and 3% on-site renewable generation.

I am most excited about:

Name: Cindy Zwaduk Signature: Cindy Zwaduk  
Address/ Neighborhood: 529 Bashford Lane #2 (Harbor Terrace)  
Date: 10.04.25



**ENVIRONMENTAL SUSTAINABILITY:** I support the redevelopment of the power plant site in Old Town North because it will **enhance environmental sustainability** via the abatement and remediation of the power plant site and the implementation of a first-of-its-kind Coordinated Sustainability Strategy, which is now used as a benchmark for future developments. Sustainability targets include a 10% embodied carbon reduction, a 25% energy use reduction, and 3% on-site renewable generation.

I am most excited about:

Name: Bobby McElrooney Signature: [Signature]  
Address/ Neighborhood: NORTH RIDGE  
Date: 10/3/25



**ENVIRONMENTAL SUSTAINABILITY:** I support the redevelopment of the power plant site in Old Town North because it will **enhance environmental sustainability** via the abatement and remediation of the power plant site and the implementation of a first-of-its-kind Coordinated Sustainability Strategy, which is now used as a benchmark for future developments. Sustainability targets include a 10% embodied carbon reduction, a 25% energy use reduction, and 3% on-site renewable generation.

I am most excited about:

Protecting some space for habitat for pollinators and birds. Also, interested to know more about bird friendly architecture.

Name: Cathy Eiden Signature: C. Eiden

Address/ Neighborhood: 20 Forest St. ALX VA 22305

Date: 10/3/25

hrp GROUP

# Community Petition Signatures



## **Sign our Petition to Support the Transformation of the Old Town North Power Plant Site**

October2025 - April2026

Alexandria has a once-in-a-generation opportunity to transform the former power plant site in Old Town North into a vibrant mixed-use waterfront district that will deliver over 10 acres of new and improved public open space, connect Old Town North to the river in new ways, provide affordable housing and arts and cultural activation, build sustainable new public infrastructure, and create significant new construction and permanent jobs.

The owner and developer, HRP Group, has worked collaboratively with the community and the City of Alexandria to create a development plan for this 18+ acre site that incorporates neighborhood priorities, like waterfront dining, river access, new public open spaces, including passive and active recreational options for those of all ages and abilities, and retail and residential buildings that fulfill the goals set out in the Old Town North Small Area Plan.

The Alexandria Planning Commission and City Council will be considering Development Special Use Permits (DSUPs) for the first phase of development (Blocks B & C and two major open spaces). These first DSUPs include housing, retail, and significant public open spaces. Granting these approvals will replace an obsolete power plant with a world-class waterfront district that delivers lasting benefits for Alexandria's residents, businesses, and visitors. I add my voice to the hundreds of community members who have participated in this extensive public process and support moving this transformational project forward.

Petitioner List October 2025- April 2026

195 Total

#	First & Last Name	Email	Submission ID	Submission started	Status	ZIP Code
1	Ian Armstrong	ian.z.armstrong@gmail.com	1d6a81a3-1907-4891-9eec-6828fca1af64	Sun Apr 12 2026 11:02:00 GMT-0500 (CT)	finished	22314
2	Cecile Mines	minesedit@gmail.com	633b7cd0-6b69-459f-b5d0-24899b63d99e	Wed Apr 08 2026 10:10:00 GMT-0500 (CT)	finished	22314
3	Megan Greene	meganegreene06@gmail.com	85423b1a-6f06-4514-bb08-0fc7f016d025	Tue Mar 17 2026 15:29:00 GMT-0500 (CT)	finished	22314
4	Julie	jujub212@icloud.com	8125c3f9-6a61-4288-9952-3b795256926e	Mon Mar 09 2026 16:08:00 GMT-0500 (CT)	finished	22301
5	Ned T. Stetson	nedstetson@yahoo.com	40212385-1039-4fd1-ae48-8d49d5e205cf	Sun Mar 01 2026 13:23:00 GMT-0600 (CT)	finished	22314
6	Rob Eberhart	eberhart.rob@gmail.com	f27657c7-edfb-4899-90dc-4f2532c72dbb	Mon Feb 16 2026 18:46:00 GMT-0600 (CT)	finished	22314
7	David Birsen	dbirsen13091@gmail.com	9863cf79-86e9-4bbd-8e3f-f7559877b84d	Sun Feb 15 2026 15:40:00 GMT-0600 (CT)	finished	22314
8	Eshita	eshitas426@yahoo.com	339090f0-dbc7-4607-9630-1d92b490b26c	Thu Feb 12 2026 10:38:00 GMT-0600 (CT)	finished	22314
9	Patrick schubert	pjschub@gmail.com	66c7b05b-0b0d-439a-bf23-12585829f23c	Thu Feb 12 2026 06:50:00 GMT-0600 (CT)	finished	22314
10	Laurie Hughes	lauriehughesmba@gmail.com	fd203149-26dc-4e38-86a4-e05efc6696a0	Tue Feb 10 2026 23:42:00 GMT-0600 (CT)	finished	22314
11	Gregory Collins	greg.collins@comcast.net	7694244c-ead1-43c1-8a2c-73b7e3cd60be	Mon Feb 09 2026 12:23:00 GMT-0600 (CT)	finished	22314
12	Heidi Gesch	heidifromtexas@hotmail.com	797fc6cd-ea8b-477d-b506-9438a7cf67e0	Sat Feb 07 2026 19:24:00 GMT-0600 (CT)	finished	22301
13	Michelle Jackson	michellejackson@acufed.com	d4da7ad3-ad36-4940-9e30-15d5dafa510c	Sat Feb 07 2026 16:47:00 GMT-0600 (CT)	finished	22314
14	Matthew hickey	hickeymh@hotmail.com	5028fafa-6d92-40a1-9a69-ae03c2e1bc72	Sat Feb 07 2026 12:28:00 GMT-0600 (CT)	finished	22301
15	Elizabeth Glynn	elizabeth.d.clarke@gmail.com	466ba10f-136d-4473-bdc9-1a00607b61ae	Sat Feb 07 2026 09:00:00 GMT-0600 (CT)	finished	22314
16	Jack Pandol	jpandol412@gmail.com	3a46d9b6-17fb-4210-8a84-a6f2909d6e60	Fri Feb 06 2026 22:22:00 GMT-0600 (CT)	finished	22301
17	Amanda Eiswerth	Amandaeiswerth2@gmail.com	9a8802c1-f0f0-46bc-a7b6-fe562c460668	Fri Feb 06 2026 16:35:00 GMT-0600 (CT)	finished	20151
18	Leslie Rodriguez	lrodriguez4@gmail.com	c4a2f927-bfbc-4ba3-a9ae-12f9e7512649	Fri Feb 06 2026 12:46:00 GMT-0600 (CT)	finished	22303
19	Abigail Avent	abby.avent@gmail.com	00f47dd7-0ebc-41d5-a439-c4a64c9b1833	Fri Feb 06 2026 11:55:00 GMT-0600 (CT)	finished	22304
20	Joseph Hale	hale2joe@gmail.com	43638451-bba0-49dc-906d-526d15e94f70	Fri Feb 06 2026 10:42:00 GMT-0600 (CT)	finished	22314
21	David A. Weydert	davwey83@gmail.com	e8f4cabd-5f82-4f97-b8c9-1f35991e2536	Fri Feb 06 2026 10:02:00 GMT-0600 (CT)	finished	22314
22	Nora	norajknox@gmail.com	b8d8c7ea-b4d4-40af-99db-dfa9f9b60bfc	Fri Feb 06 2026 09:35:00 GMT-0600 (CT)	finished	22309
23	Morgan Pearsall	mgpears@aol.com	0255c55c-7d72-4d65-b09d-fdb515ce0818	Fri Feb 06 2026 09:26:00 GMT-0600 (CT)	finished	22314
24	Kaitlin Donley	kaitlin.donley@gmail.com	63d852a4-c9d0-446e-b2f6-95be4923212f	Fri Feb 06 2026 08:00:00 GMT-0600 (CT)	finished	22302
25	Conner Ralston	connerm333@gmail.com	535a1008-70c7-4735-8633-37ca61285ee3	Fri Feb 06 2026 07:11:00 GMT-0600 (CT)	finished	22314
26	Robert Loughran	reloughran@icloud.com	8d93498f-b8c5-4231-a7d3-6e3411ea80a0	Fri Feb 06 2026 06:19:00 GMT-0600 (CT)	finished	22314
27	Cindy Zwaduk	czwaduk@gmail.com	83848c73-6e96-47d9-ab85-f6ed154c6617	Fri Feb 06 2026 04:11:00 GMT-0600 (CT)	finished	22314
28	Antonio munoz	antonio.michael.munoz@gmail.com	277fa62b-29e0-4e9a-93c5-96dbf366bbd8	Thu Feb 05 2026 20:42:00 GMT-0600 (CT)	finished	22314
29	Adrian Fremont	adrian.fremont@icloud.com	c1901a3d-0a5f-47f3-92a1-19d32f06d144	Thu Feb 05 2026 20:08:00 GMT-0600 (CT)	finished	22314
30	Iris Palmer	iriseyes1982@yahoo.com	3a58d127-5f34-4b22-bff2-eb2cd256a8c8	Thu Feb 05 2026 19:50:00 GMT-0600 (CT)	finished	22314
31	Shahpor BEN mahgerefteh	Benprestigeab@gmail.com	79bf53b1-1599-4b80-aab8-64c3890c769f	Thu Feb 05 2026 19:38:00 GMT-0600 (CT)	finished	22314
32	Ana Kelly	ana3mvk@gmail.com	83cc77e3-a38d-4a6d-8729-7815d034ae7b	Thu Feb 05 2026 19:04:00 GMT-0600 (CT)	finished	22314
33	Frank Capone	caponef@comcast.net	4d60588d-cbd5-4a68-8fe6-f4cf72a8ab0b	Thu Feb 05 2026 18:41:00 GMT-0600 (CT)	finished	22301
34	Petya	entity2210510@yahoo.com	b05c388e-3488-49d6-aacc-dc0e3e13df33	Thu Feb 05 2026 18:32:00 GMT-0600 (CT)	finished	22314
35	Kaitlin Rothstein	kaitlin.rothstein@gmail.com	c6be94bb-40d6-46d3-bbec-27afb266455d	Thu Feb 05 2026 17:54:00 GMT-0600 (CT)	finished	22308
36	Alek Becker	alek.becker91@gmail.com	9d5c2ab1-8d63-4af8-b7c1-c4357fecc531	Thu Feb 05 2026 17:26:00 GMT-0600 (CT)	finished	22314

37	Dan Togni	djtogni@yahoo.com	394077b0-0be5-42c2-a45d-ac2bbe4cc959	Thu Feb 05 2026 17:08:00 GMT-0600 (CT)	finished	22314
38	Brandy Schantz	bschantz20@gmail.com	81bd3c76-4c7f-418d-86ff-0d8f1a964eba	Thu Feb 05 2026 17:03:00 GMT-0600 (CT)	finished	22314
39	Michael Gunther	michael14gunther@gmail.com	5c979754-6588-49ce-b90f-6c916b44b3b0	Thu Feb 05 2026 16:57:00 GMT-0600 (CT)	finished	22314
40	Frank Donnelly	fpd07503@gmail.com	95476187-1d9b-40c1-b197-4cd8beb103f5	Thu Feb 05 2026 16:45:00 GMT-0600 (CT)	finished	22314
41	Marcy Covarrubias	marcyc@compass.com	f07286b0-16b7-425d-992c-a32da628dc2a	Thu Feb 05 2026 16:33:00 GMT-0600 (CT)	finished	22314
42	Ann VOGEL	annvogel11@gmail.com	3150d520-614b-4aed-ac1d-1b599e632077	Tue Jan 20 2026 16:19:00 GMT-0600 (CT)	finished	22301
43	Pam Fisne	pfisne@gmail.com	7dd9b645-e36c-47e3-bd04-7c41b617e255	Sun Jan 18 2026 13:46:00 GMT-0600 (CT)	finished	20120
44	Mounir Ennenbach	mounirh21@gmail.com	a316f861-4bd1-4376-8ee0-d7672aaad18b	Mon Dec 22 2025 13:34:00 GMT-0600 (CT)	finished	22314
45	Joseph Kamali	joseph.kamali@gmail.com	2628f37c-316a-4ebc-8c4b-7004b2e9e67a	Mon Dec 08 2025 21:21:00 GMT-0600 (CT)	finished	22314
46	Karen Graham	kgraham335@gmail.com	94962cd2-71d9-42a9-908c-4c455a4ec459	Mon Dec 08 2025 19:23:00 GMT-0600 (CT)	finished	22314
47	Gianni Huaman	gianni.huaman@outlook.com	3cc48eb9-4a13-4702-aeaa-638d1bbec514	Mon Dec 08 2025 18:47:00 GMT-0600 (CT)	finished	22314
48	Sean Dwyer	koddos@yahoo.com	631c7b77-8c32-49a0-9b6b-b9e129272f38	Mon Dec 08 2025 10:29:00 GMT-0600 (CT)	finished	22314
49	Kalli Hicks	kalhicks18@outlook.com	b5c8c85f-28a0-48d0-9ed2-95f8acfb06f5	Sat Dec 06 2025 20:42:00 GMT-0600 (CT)	finished	22314
50	Gary Sullivan	gsullivan52650@gmail.com	67a02798-58d2-4106-87b2-2f774f4a784b	Sat Dec 06 2025 19:54:00 GMT-0600 (CT)	finished	22311
51	Christopher Kraft	christopher.kraft@protonmail.com	7e50d25c-c21d-421e-995f-3e1d7d700d6c	Sat Dec 06 2025 14:25:00 GMT-0600 (CT)	finished	22301
52	Terrence James Baker	baker155859@yahoo.com	b5472ec8-1f7c-4109-9a58-f3d7533f594d	Sat Dec 06 2025 12:50:00 GMT-0600 (CT)	finished	22810
53	Kathleen Sullivan-Baker	ksullivanbaker@yahoo.com	bdd8cc9f-d851-446e-be3c-f9d55220e7d3	Sat Dec 06 2025 12:50:00 GMT-0600 (CT)	finished	22810
54	Maureen Higgins	maureeneahiggind@gmail.com	fbec8739-0cd6-46db-807f-072dadbd41f2	Sat Dec 06 2025 08:31:00 GMT-0600 (CT)	finished	22314
55	Mary Tate	mot9960@yahoo.com	79818b7b-ac77-4c68-8510-a3601a07a974	Fri Dec 05 2025 17:56:00 GMT-0600 (CT)	finished	22314
56	Penny Benson	penben1@gmail.com	d503ceff-7e45-446e-81d3-5e52167300d4	Fri Dec 05 2025 15:44:00 GMT-0600 (CT)	finished	22314
57	Marie Steinmetz	marie4u2u@aol.com	5e6fc9cf-aa85-4310-8979-b366bb095244	Fri Dec 05 2025 11:27:00 GMT-0600 (CT)	finished	22304
58	Stephen Reidy	irishrover562001@yahoo.com	b617221c-7ff7-4b68-ac41-104b628a1f57	Fri Dec 05 2025 08:06:00 GMT-0600 (CT)	finished	22314
59	Drew Menard	werdboy@yahoo.com	d208a025-380c-4a8e-8910-70dd96398658	Wed Dec 03 2025 16:17:00 GMT-0600 (CT)	finished	22314
60	Joanne Wisner	jolw@hotmail.com	72ff4247-5d95-4130-8fe1-028822165b9f	Wed Dec 03 2025 05:29:00 GMT-0600 (CT)	finished	22314
61	Donald Folk	donaf07@aol.com	d1484875-c260-4079-912e-fcda201a0b6b	Wed Dec 03 2025 05:09:00 GMT-0600 (CT)	finished	22304
62	Meghan metzbower	mmetzbower@gmail.com	1354cbbc-5aaa-4036-ac04-d3a62857ff0b	Tue Dec 02 2025 23:32:00 GMT-0600 (CT)	finished	22314
63	Eric Angelus	eric.d.angelus@gmail.com	71aecb4d-ffaa-40af-974b-7bbdeae0529d	Tue Dec 02 2025 21:03:00 GMT-0600 (CT)	finished	22302
64	Sylvia Winterling	sywint@aol.com	5f32fa4f-6822-429d-bd0a-a2ded21f3181	Tue Dec 02 2025 12:39:00 GMT-0600 (CT)	finished	22314
65	St.Clair Williams	stclairdw@gmail.com	dfd56255-6c9e-4417-a672-5589d6ef3411	Mon Dec 01 2025 21:57:00 GMT-0600 (CT)	finished	22302
66	Anna P	annapajamas@aol.com	58b93809-5f1a-4c4b-9454-8a73098ccbf8	Mon Dec 01 2025 09:30:00 GMT-0600 (CT)	finished	22314
67	Rory Finneren	rory.finneren@gmail.com	d32ce543-3d45-4b2a-9412-ca6745ee208e	Mon Dec 01 2025 07:57:00 GMT-0600 (CT)	finished	22209
68	Geoffrey Wistow	geoffrey.wistow@gmail.com	f8e5edcd-85b8-4156-9f7a-c418d5b1fe33	Sun Nov 30 2025 21:55:00 GMT-0600 (CT)	finished	22314
69	Rick Hardie	rh7038@gmail.com	cc53c052-cfc9-426f-9267-608f2fdb3a51	Sun Nov 30 2025 18:28:00 GMT-0600 (CT)	finished	22307
70	Claire Brunette	clairebrunette11@gmail.com	57e86f35-fc8f-406c-9be1-59a689c98cdc	Sun Nov 30 2025 17:13:00 GMT-0600 (CT)	finished	22314
71	Philip Loprinzi	pgloprinzi@yahoo.com	5eb73eb7-db0f-4787-b269-bf8f181a8649	Sun Nov 30 2025 09:25:00 GMT-0600 (CT)	finished	22314
72	Gail Webster	ghwebster@hotmail.com	8aec685c-2bd1-423f-8d4f-7e5a272d84ed	Sun Nov 30 2025 08:13:00 GMT-0600 (CT)	finished	22304
73	Daniel Freitag	dantanna3458@aol.com	a1cc488d-8cc8-4775-9156-d32d40c4c797	Sun Nov 30 2025 04:33:00 GMT-0600 (CT)	finished	22311

74	Elizabeth Melendez	emelen5@hotmail.com	988894a9-5723-4293-a4bd-196b99ac1501	Sun Nov 30 2025 04:23:00 GMT-0600 (CT)	finished	22314
75	Allan Dickson	govan100@gmail.com	fb4689c6-9ffc-40aa-a775-b6e0ebc4c746	Sat Nov 29 2025 22:21:00 GMT-0600 (CT)	finished	22301
76	John Sommer	sommerjohnd@yahoo.com	9b6d5e22-a6c6-4b70-b37d-bebe680d5759	Sat Nov 29 2025 22:09:00 GMT-0600 (CT)	finished	22302
77	Janet Neale	janetneale7@gmail.com	e6f72aac-2272-4c85-bdc6-c5d6afdd6713	Sat Nov 29 2025 20:40:00 GMT-0600 (CT)	finished	22314
78	Megan Langley	mecarraghan@gmail.com	9c2ef9ad-a330-42f7-8f14-f7d27abf5085	Sat Nov 29 2025 20:19:00 GMT-0600 (CT)	finished	22305
79	Angeline	angeline.canciobello@aol.com	ba2a9272-269f-4a28-9a9b-7d8d0d98b7fd	Fri Nov 28 2025 19:38:00 GMT-0600 (CT)	finished	22314
80	Patricia DeWolfe	patdewolfe@comcast.net	89080499-70c5-48da-bb2d-37dfd632195a	Fri Nov 28 2025 19:07:00 GMT-0600 (CT)	finished	22314
81	Christopher Hyland	chyland@projection.com	88a94a13-a17a-4aab-b27b-70c628bff51c	Thu Nov 27 2025 20:40:00 GMT-0600 (CT)	finished	22302
82	Joey Teets	joeylambda@verizon.net	15fa4a70-d8e8-461b-9bd8-e5716c0c3b8e	Thu Nov 27 2025 07:30:00 GMT-0600 (CT)	finished	22304
83	Reece Milner	reececmilner@gmail.com	23196edb-73ae-49e0-a46a-68a26db7abd4	Thu Nov 27 2025 04:47:00 GMT-0600 (CT)	finished	22314
84	HILARY BRANDT	hbrandt@brandtinc.com	54c69505-19ae-4a53-9424-27c304cb0a02	Wed Nov 26 2025 20:52:00 GMT-0600 (CT)	finished	22302
85	Rafael Maldonado	rmaldon626@msn.com	b1d15fba-1d60-4ca2-b919-29d8156ac971	Wed Nov 26 2025 19:57:00 GMT-0600 (CT)	finished	22302
86	Nandor Szuprics	nszuprics@gmail.com	fb158cce-5ad6-4931-bae0-e54a27301bd6	Wed Nov 26 2025 19:37:00 GMT-0600 (CT)	finished	22314
87	Darcy Raphael	darcy.raaphael@gmail.com	45fbe35c-733b-47a2-8f33-3230a02e4070	Wed Nov 26 2025 17:13:00 GMT-0600 (CT)	finished	22304
88	Robert Wood	robkwood@aol.com	afd98c1e-cea0-4d66-8c62-b5aad2c41f4f	Wed Nov 26 2025 17:01:00 GMT-0600 (CT)	finished	22314
89	Tom Hoffman	archdevo@yahoo.com	bae2e05d-1959-428a-8ca9-5d249abefc17	Wed Nov 26 2025 16:52:00 GMT-0600 (CT)	finished	22304
90	Anna Martin	annabmartin28@gmail.com	189e102d-362a-4de0-92c1-a3919a5a9d2d	Wed Nov 26 2025 13:43:00 GMT-0600 (CT)	finished	22314
91	Jeffrey Antoniewicz	jeffwicz@gmail.com	d346b7fb-86a5-45a4-aaa1-ff928b3ed66e	Tue Nov 25 2025 22:55:00 GMT-0600 (CT)	finished	22314
92	Travis Dennis	travis.dennis.mai@gmail.com	fe7c63f8-26b2-46f4-ab87-d3ae305e67d4	Tue Nov 25 2025 13:21:00 GMT-0600 (CT)	finished	22209
93	Edward Nolin	epn554@aol.com	d7218ea3-0798-4a6f-98a9-f5acc2c1f4df	Tue Nov 25 2025 07:40:00 GMT-0600 (CT)	finished	22314
94	Jacqueline Cooperman	jax21va@gmail.com	e58020cb-d29e-40ef-9ddd-4acd1aaef92	Mon Nov 24 2025 21:50:00 GMT-0600 (CT)	finished	22312
95	Tom Moore	tommooreva@gmail.com	15947184-fb29-4722-a9b3-c942c66b7f57	Mon Nov 24 2025 16:31:00 GMT-0600 (CT)	finished	22039
96	Leslie Silkworth	lsilkworth@gmail.com	cb352016-d300-42da-a0a6-f6055c8b83d0	Mon Nov 24 2025 10:43:00 GMT-0600 (CT)	finished	22314
97	Lisa Littman	lisavittman@gmail.com	fac83190-8221-4c8f-81b7-967c644cff98	Mon Nov 24 2025 06:47:00 GMT-0600 (CT)	finished	22314
98	Britney Orellana	britneyorellana02@gmail.com	610c93a7-23a4-472b-ad7e-a4ff904be6f8	Sun Nov 23 2025 14:49:00 GMT-0600 (CT)	finished	22304
99	Laura Bustillos	bustillos.alej@gmail.com	2fa27354-929a-433b-83b6-ef5970dd4c7e	Sun Nov 23 2025 11:36:00 GMT-0600 (CT)	finished	22314
100	Farah Lofton	trollsandbutteries@icloud.com	5712873c-9160-4fba-a364-ee641e52d3c8	Sun Nov 23 2025 11:35:00 GMT-0600 (CT)	finished	222022
101	Yetinubu@gmail.com	yetinubu@gmail.com	fbaf6bec-2efb-405f-9b97-f341951e6328	Sun Nov 23 2025 08:51:00 GMT-0600 (CT)	finished	22311
102	Devin Alacran	los44@live.com	b62fad3c-eb42-4aa6-8c6b-617ca7f68e65	Sun Nov 23 2025 01:36:00 GMT-0600 (CT)	finished	22314
103	Alex Propes	alex.propes@gmail.com	5073194f-7f2a-4ceb-a2b0-5427881cde4a	Sat Nov 22 2025 20:09:00 GMT-0600 (CT)	finished	22305
104	Joseph Hickling	jhickling@hotmail.com	45e98d5b-41b4-4585-9e80-681a017840e5	Sat Nov 22 2025 17:46:00 GMT-0600 (CT)	finished	22314
105	Ryan Schrum	ryanaweschrum@gmail.com	da5a2f41-8d6a-4c50-88e2-6e99d132acf8	Sat Nov 22 2025 15:33:00 GMT-0600 (CT)	finished	22314
106	Andrew Thomas	adthomas81@gmail.com	78c50870-b2f0-4f25-93f9-3f2319d5cc9d	Sat Nov 22 2025 05:58:00 GMT-0600 (CT)	finished	22314
107	Margaret Feightner	mffeightner@gmail.com	89120a29-cc08-4a7d-b700-aac83fdc40b9	Fri Nov 21 2025 11:32:00 GMT-0600 (CT)	finished	22314
108	Paul Fischer	paulfischer60@gmsil.com	fe008bb9-6188-4ac5-927f-300409f1707f	Fri Nov 21 2025 04:40:00 GMT-0600 (CT)	finished	22301
109	Lisa Kocsis	kocsisfamily@hotmail.com	8c141d71-695e-45d7-b21b-78a5848cc2a4	Thu Nov 20 2025 21:10:00 GMT-0600 (CT)	finished	22314
110	Karl Kocsis	karlgkocsis@gmail.com	b83bb7e7-1939-4b94-93e7-d56425d977c7	Thu Nov 20 2025 16:10:00 GMT-0600 (CT)	finished	22314

111	Gary Powell	garypowell719@gmail.com	e42c0ef2-5b0f-49ec-94ba-c934cf42a6a8	Thu Nov 20 2025 15:07:00 GMT-0600 (CT)	finished	22314
112	Samantha Marshall	samcdona@gmail.com	0a57d533-3e93-4755-b581-2925676df073	Wed Nov 19 2025 22:34:00 GMT-0600 (CT)	finished	22301
113	Katelin Moomau	katehasfun@gmail.com	0ca10d0c-c985-47c2-bad9-45ebac9b0b16	Wed Nov 19 2025 18:22:00 GMT-0600 (CT)	finished	22305
114	David Quidas	dquidas@gmail.com	05e73365-baa6-4b4b-9041-c24547446e74	Wed Nov 19 2025 15:05:00 GMT-0600 (CT)	finished	22304
115	Ben arp	15arpb@gmail.com	cffc580c-b588-4036-bbb6-d8022f99ef4e	Wed Nov 19 2025 15:04:00 GMT-0600 (CT)	finished	22314
116	Susan Regan	sreganrn@gmail.com	5b5b5fcb-f95a-46b0-b5ca-9231d9d084d2	Wed Nov 19 2025 14:35:00 GMT-0600 (CT)	finished	22311
117	Laurie Hughes	laurirhughesmba@gmail.com	8cf18619-c137-4bb3-9fc6-b27a6edd5a4c	Tue Nov 18 2025 20:41:00 GMT-0600 (CT)	finished	22314
118	Jill Diem	carpejill@gmail.com	6334ec1b-a4c7-46e1-a099-0cb21b7d3d70	Tue Nov 18 2025 20:22:00 GMT-0600 (CT)	finished	22314
119	Jordan McIninch	sjmcininch@gmail.com	98879e2b-ea47-4af4-8f91-abf3aa60e623	Tue Nov 18 2025 19:34:00 GMT-0600 (CT)	finished	22314
120	Michelle Lane	m.l.lane@me.com	bc54769f-8e1f-4b5c-a39f-3af1bccf3b10	Tue Nov 18 2025 18:43:00 GMT-0600 (CT)	finished	22314
121	Ethan Lane	e.l.lane@me.com	84f1121b-15fe-439b-bfe9-349dd05bc376	Tue Nov 18 2025 18:40:00 GMT-0600 (CT)	finished	22314
122	James Noe	james.w.noe@me.com	7a2d2802-e2bf-4f7a-968c-d18621d082f7	Tue Nov 18 2025 17:30:00 GMT-0600 (CT)	finished	22314
123	Nick Burda	nicholas.burda@gmail.com	9374f640-8f3a-4932-8b55-d445b58c4030	Tue Nov 18 2025 13:06:00 GMT-0600 (CT)	finished	22314
124	Harlene Clayton	hculclay@aol.com	e6b06b05-fda3-4596-b964-600faba19403	Tue Nov 18 2025 05:41:00 GMT-0600 (CT)	finished	22302
125	Judith Argao	jbarg91@gmail.com	9d5e1772-4c0a-4132-abb1-db932b7f2542	Tue Nov 18 2025 04:27:00 GMT-0600 (CT)	finished	22304
126	Patricia Barrett DeWolfe	patdewolfe@comcast.net	b0175bda-0750-4771-a851-410910bd43a6	Mon Nov 17 2025 21:52:00 GMT-0600 (CT)	finished	22314
127	Tom lubnow	tomlubnow@gmail.com	48a166f3-cdb2-4f95-9ded-bbd2161f8930	Mon Nov 17 2025 20:09:00 GMT-0600 (CT)	finished	22314
128	Patrick urphy	patnoldetowne@gmail.com	05db055a-c378-4c49-82e2-65b4b7496eec	Mon Nov 17 2025 19:05:00 GMT-0600 (CT)	finished	22314
129	Karen Monahan	wegirl65@yahoo.com	952188ec-cb02-4f46-bcf6-37e12c49e6e9	Mon Nov 17 2025 18:10:00 GMT-0600 (CT)	finished	2230:00:00
130	Stephen Kaputa	skaputa@gmail.com	5ad6e636-48f3-4d1e-88d7-2e3ccc68ecd5	Mon Nov 17 2025 17:42:00 GMT-0600 (CT)	finished	22314
131	Elizabeth Bartels	elizabethbartels@gmail.com	dda1a8d1-1041-4473-ab53-4a7af1d28fb3	Mon Nov 17 2025 14:35:00 GMT-0600 (CT)	finished	22314
132	Barbara Boeheim	boeheimb@gmail.com	d8ba3c3d-4134-46c0-910f-8554059112f6	Mon Nov 17 2025 13:32:00 GMT-0600 (CT)	finished	22305
133	Eric Adams	eadams4034@gmail.com	1f07955c-00b4-444e-9ec1-364ea4d38049	Mon Nov 17 2025 11:27:00 GMT-0600 (CT)	finished	22314
134	Katie Bishop	bishop.katie01@gmail.com	5ec807e9-4f65-4c76-be10-005fc66243fe	Mon Nov 17 2025 07:58:00 GMT-0600 (CT)	finished	22202
135	Zen warne	zenwarne@hotmail.com	a3e35132-62c6-44c1-b7f2-a401f76f7428	Mon Nov 17 2025 06:00:00 GMT-0600 (CT)	finished	22202
136	Zaida Gonzalez	zgonzalez25@gmail.com	19255694-ae9-40e8-b212-23a70dac8975	Sun Nov 16 2025 23:18:00 GMT-0600 (CT)	finished	22310
137	Anna Puodziunas	annapajamas@aol.com	db75fcb0-885a-4642-9729-4b9b90a6e416	Sun Nov 16 2025 22:28:00 GMT-0600 (CT)	finished	22314
138	Katie Keier	katieannkeier@gmail.com	d2e11aee-e016-4e0e-b308-11c9f0aed934	Sun Nov 16 2025 21:55:00 GMT-0600 (CT)	finished	22302
139	Darlene Duffett	dduffett@mcenearney.com	2df64e99-352f-42eb-ae5b-e21a08fbd65a	Sun Nov 16 2025 19:41:00 GMT-0600 (CT)	finished	22301
140	Lee Platt	lee@potomactides.org	46a3bece-2620-432b-ba29-a9202c6802af	Sun Nov 16 2025 16:03:00 GMT-0600 (CT)	finished	22314
141	Miles Holtzman	mhholtzman@gmail.com	13221fe0-ace7-4051-82a6-0c08adb04295	Sun Nov 16 2025 13:11:00 GMT-0600 (CT)	finished	22314
142	Patrick schubert	pjschub@gmail.com	677eede8-9519-4375-8ea7-3dfcb7cd942a	Sun Nov 16 2025 11:56:00 GMT-0600 (CT)	finished	22314
143	Harriet McGuire	harrietmcguire@earthlink.net	66e742f2-793b-4d03-a28c-3bf5f664d8ab	Sun Nov 16 2025 08:25:00 GMT-0600 (CT)	finished	22305
144	Allan Dickson	govan100@gmail.com	b69abe4e-490a-47ea-8b07-bcfd1ea37dfc	Sun Nov 16 2025 06:42:00 GMT-0600 (CT)	finished	22301
145	Anna Martin	annafrostic@gmail.com	d60ad1a6-b6e7-4c88-9960-f98f2dc41f2f	Sun Nov 16 2025 06:07:00 GMT-0600 (CT)	finished	22302
146	Philip Loprinzi	pgloprinzi@yahoo.com	602c504e-611b-4bb5-8dce-6addc221beec	Sun Nov 16 2025 05:30:00 GMT-0600 (CT)	finished	22314
147	Ali greenfield	aqbrackett@gmail.com	a36f279a-6afd-4677-a736-db659289d574	Sat Nov 15 2025 22:26:00 GMT-0600 (CT)	finished	22314

148	Allison Kreidt	allison.kreidt1997@gmail.com	e57f09ec-528f-4451-8526-901e68cd1666	Sat Nov 15 2025 22:11:00 GMT-0600 (CT)	finished	22314
149	Teddie Norton	teddie.norton@gmail.com	6eeaa047-e806-4f0c-8ec8-d49ab2056d3f	Sat Nov 15 2025 19:00:00 GMT-0600 (CT)	finished	22307
150	Celia	celiag.grove@yahoo.com	cb2fdd11-a49f-4a6f-9870-32ca2179b775	Sat Nov 15 2025 17:53:00 GMT-0600 (CT)	finished	22304
151	Janet Neale	janetneale7@gmail.com	6dca523a-8793-424c-afe5-034742fbca0f	Sat Nov 15 2025 17:42:00 GMT-0600 (CT)	finished	22314
152	Susan Leachman	susan.j.leachman@gmail.com	385dc735-fd3a-46a6-82e8-9e02412cc661	Sat Nov 15 2025 10:25:00 GMT-0600 (CT)	finished	22314
153	Nathan Mathews	nphillips7508@yahoo.com	5c16f9d0-2c38-445d-b64e-373f0c013d25	Sat Nov 15 2025 09:21:00 GMT-0600 (CT)	finished	22304
154	Paul Fischer	paulfischer60@gmsil.com	66fd9154-da24-4e55-85b8-96889598d10d	Sat Nov 15 2025 06:52:00 GMT-0600 (CT)	finished	22301
155	Theresa Herron	theresaseniukherron@gmail.com	ce19a005-38f3-4c5e-a983-d34026b5f128	Sat Nov 15 2025 06:10:00 GMT-0600 (CT)	finished	22314
156	Marilea Fried	mpolkfried@aol.com	d81eefc1-7cd4-4f2e-beaa-845302628120	Fri Nov 14 2025 17:55:00 GMT-0600 (CT)	finished	22314
157	Bill Rojas	bprojas8547@gmail.com	6844a9ac-ac9e-4a44-a257-cf3477263209	Thu Nov 13 2025 07:08:00 GMT-0600 (CT)	finished	22314
158	Roger Kohler	rmkohler88@gmail.com	5f634f70-57ed-4a35-b0b3-e106a3e57b2e	Thu Nov 13 2025 06:44:00 GMT-0600 (CT)	finished	22314-1416
159	John Hower	john1hower@gmail.com	f203d227-7e49-42c1-afd0-298b5110c9cb	Sat Nov 01 2025 17:54:00 GMT-0500 (CT)	finished	75204
160	valentyn mokrousov	valentin.mokrousov@gmail.com	ac4b3171-8dbe-4a6d-8613-db001518f9c1	Tue Oct 28 2025 11:55:00 GMT-0500 (CT)	finished	22314
161	Michael Khamis	michael.r.khamis@gmail.com	32b3f5f6-d9de-4bb5-b864-e3bc59b31e1a	Mon Oct 27 2025 19:39:00 GMT-0500 (CT)	finished	2231
162	Justin gingery	jwgingery@gmail.com	da2e1aae-263c-4670-9a52-d473dd2a9754	Sun Oct 26 2025 20:49:00 GMT-0500 (CT)	finished	22314
163	Cathy Eiden	cateiden@gmail.com	e60108c7-2a91-4a83-8b13-27a668c4eb9f	Thu Oct 16 2025 15:36:00 GMT-0500 (CT)	finished	22305
164	Christopher Knight	cwknight@outlook.com	ffff75ed-3589-489c-af35-23ee0e7ff68d	Wed Oct 15 2025 18:50:00 GMT-0500 (CT)	finished	22301
165	Lorraine Carter	doraviola@yahoo.com	9baa9bf3-3db7-474d-9868-f259cdc0d2bf	Wed Oct 15 2025 14:02:00 GMT-0500 (CT)	finished	22313
166	Scott Patterson	scott.patterson23@gmail.com	4716fa62-375a-4188-bafc-7b197404ff87	Sun Oct 12 2025 11:04:00 GMT-0500 (CT)	finished	22314
167	Jacqueline Sutherland	j.r.sutherland555@gmail.com	c94f429c-9392-4379-8591-97f9af29147a	Mon Oct 06 2025 20:17:00 GMT-0500 (CT)	finished	22301
168	Peter Sutherland	p.w.sutherland17@gmail.com	74069c25-13c7-4e6d-8594-ee3cb65bd708	Mon Oct 06 2025 19:02:00 GMT-0500 (CT)	finished	22301
169	Amelia Alcivar	atchasse@gmail.com	e30c40c2-3ab1-4eb1-96e2-5d2a929615a0	Mon Oct 06 2025 11:34:00 GMT-0500 (CT)	finished	22314
170	Kevin Römer	kevin.a.romer@gmail.com	9509e140-18c7-4b59-bdd7-44bade8a366d	Mon Oct 06 2025 08:34:00 GMT-0500 (CT)	finished	22314
171	Jazlyn Benitez	jazybenitez@gmail.com	5cfda9cc-4f57-4f64-9067-f24f0750ac63	Sun Oct 05 2025 15:30:00 GMT-0500 (CT)	finished	20904
172	Bonnie	bonniej5803@gmail.com	f482bbeb-cb41-4b0d-a6cb-ec0e525c738e	Sun Oct 05 2025 11:19:00 GMT-0500 (CT)	finished	22314
173	Gerald J. Stalun	jerry.stalun@gmail.com	65a64c32-42a2-4d6d-9c25-2a3b5ea7dbed	Sat Oct 04 2025 15:00:00 GMT-0500 (CT)	finished	22314
174	Neeraj Vohra	nkvohra@protonmail.com	d41831e4-c4f2-4446-8a75-dd8f523fa0ed	Sat Oct 04 2025 11:09:00 GMT-0500 (CT)	finished	22302
175	Michela Kuykendall	michelak96@gmail.com	f409c292-eaf5-4922-abfd-0e13a812f33f	Sat Oct 04 2025 11:07:00 GMT-0500 (CT)	finished	22314
176	Kate D'Andrea	k3dandrea@gmail.com	28785b29-3f71-4a6e-8d91-dd83eb53fde2	Sat Oct 04 2025 11:07:00 GMT-0500 (CT)	finished	22301
177	Greg Hudgins	Greg@gwhudgins.com	5c1acc58-e378-4c33-beab-6f08ab6a9bc2	Sat Oct 04 2025 10:35:00 GMT-0500 (CT)	finished	22314
178	Brennan Roy	broy01@comcast.net	59605a91-2294-4048-8368-b3aff9552782	Sat Oct 04 2025 10:24:00 GMT-0500 (CT)	finished	22314-1243
179	Taylor Hathorn	taylorhathorn@gmail.com	14416449-67c1-4580-88f5-1dd294e3de71	Sat Oct 04 2025 10:22:00 GMT-0500 (CT)	finished	22314
180	Siyvaha Crawford	Scrawford4201@gmail.com	866ea131-a8c9-4f54-a21f-b3d4054455ea	Sat Oct 04 2025 10:10:00 GMT-0500 (CT)	finished	21218
181	Lisa W Vohra	lwvohra@gmail.com	f77f5e54-a272-43f8-adce-6ddd79df4c73	Sat Oct 04 2025 10:08:00 GMT-0500 (CT)	finished	22302
182	Ana Kelly	ana3mvk@gmail.com	e521dc8a-f7cb-4a7a-bc92-40a91f3b213d	Sat Oct 04 2025 06:25:00 GMT-0500 (CT)	finished	22314
183	Ernest Pickell	pickell@comcast.net	d7e80315-fea7-458e-b4a8-8d3135a0985e	Fri Oct 03 2025 22:24:00 GMT-0500 (CT)	finished	22301-1609
184	Lynn Beasley	widget_lmb@yahoo.com	e7580cbb-ce7b-4e86-bffd-205ba7b324ee	Fri Oct 03 2025 16:57:00 GMT-0500 (CT)	finished	22314

185	Josh Barnathan	joshbarnathan@gmail.com	8eac24d0-6778-4ab3-921b-ec118d1e1963	Fri Oct 03 2025 15:32:00 GMT-0500 (CT)	finished	22314
186	Amelia Alcivar	atchasse@gmail.com	9f2b4f8d-1fc7-4e0d-8929-718f965f0731	Fri Oct 03 2025 13:56:00 GMT-0500 (CT)	finished	22314
187	Alex Goyette	alexmgoyette@gmail.com	7beb5dc8-a505-430c-83f2-e144a47bbfa9	Fri Oct 03 2025 12:47:00 GMT-0500 (CT)	finished	22304
188	Susan Buckley	sbuckley438@gmail.com	a13de616-60cb-45e8-95c3-143123af57be	Fri Oct 03 2025 12:47:00 GMT-0500 (CT)	finished	22314
189	Alan Batcheller	alan.batcheller@sbcglobal.net	b37cf765-a949-4845-95ac-faf78f29c765	Fri Oct 03 2025 11:43:00 GMT-0500 (CT)	finished	22314
190	Chris Konke	regentbulldog@yahoo.com	e1ec6606-0cdc-4e5b-be5f-d8fb0244a719	Fri Oct 03 2025 11:09:00 GMT-0500 (CT)	finished	22153
191	Maggie Hulkower	moohulkower@gmail.com	d45f578f-111b-4386-b1e5-b14eb2a38017	Fri Oct 03 2025 10:17:00 GMT-0500 (CT)	finished	22307
192	Taylor	taylormoran181@gmail.com	0d91ff84-4f18-4f04-8ebb-a5830b8d411c	Fri Oct 03 2025 10:15:00 GMT-0500 (CT)	finished	22315
193	Philomena Fitzgerald	philomena.fitzgerald4@gmail.com	6ae0bd72-5317-45ff-a4f9-4d572031f7b3	Fri Oct 03 2025 10:07:00 GMT-0500 (CT)	finished	22305
194	Sarene Marshall	sarene_marshall@yahoo.com	8a52c649-5cef-488e-8ab4-e91c03d87f1d	Fri Oct 03 2025 09:54:00 GMT-0500 (CT)	finished	22308
195	Fred Reiner	fredforelse@gmail.com	218e2858-7bcc-4f56-b298-cd3d8bd960c2	Fri Oct 03 2025 07:09:00 GMT-0500 (CT)	finished	22314

December 30, 2025

Catherine K. Miliaras, Principal Planner - Development  
Department of Planning and Zoning  
City Hall, 301 King Street, Room 2100  
Alexandria, VA 22314

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

Dear Ms. Miliaras,

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 power generating station with mixed use development on six Blocks (A through F). The maximum building heights proposed for Blocks A-F are: Block A: 90' Above Ground Level (AGL) [approximately 118' feet Above Mean Sea Level (AMSL)]; Blocks B: 190' AGL [221 AMSL]; Block C: 187' AGL [218 AMSL, and Block D: 192 feet AGL [226' AMSL]; Blocks E: 160' AGL [192 AMSL; and F: 160 feet AGL [208' AMSL]. These heights are inclusive of a 20' rooftop buffer/bonus (additional building height). The northernmost area of the site is approximately 1.2 nautical miles SSE of the Ronald Reagan Washington National Airport (DCA or Reagan National) Runway 1.

Due to the proximity to the Airport, there are Critical Air Navigation Surfaces that should not be impacted by buildings, structures, or appurtenances. If these surfaces are impacted, there will be an adverse impact to Airport operations.

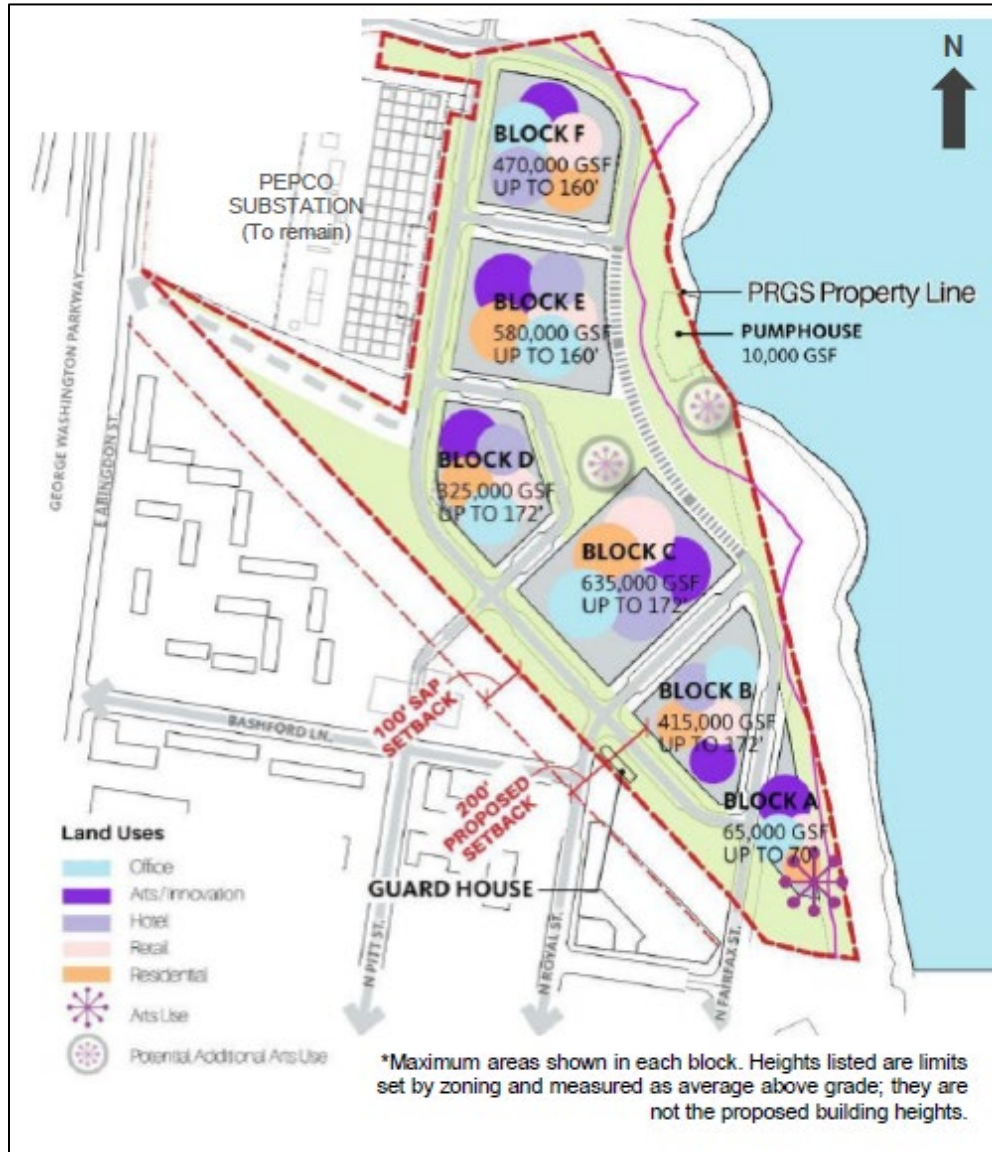
The proposed Blocks have been analyzed and the maximum structure heights allowable without adversely impacting Airport operations are (see Points A-F on attached graphic) Point A: 222' AMSL; Point B: 220' AMSL; Point C: 220' AMSL; Point D: 223' AMSL; Point E: 230' AMSL; and Point F: 208' AMSL. For each Block, a representative point was chosen for analysis.

Construction cranes for the proposed development, which likely will be 30' – 40' above top of building, will have adverse impacts to Airport operations. A crane plan is required which identifies location, height, and time of service. Further discussion is required among Alexandria and the Airport as this plan is developed.

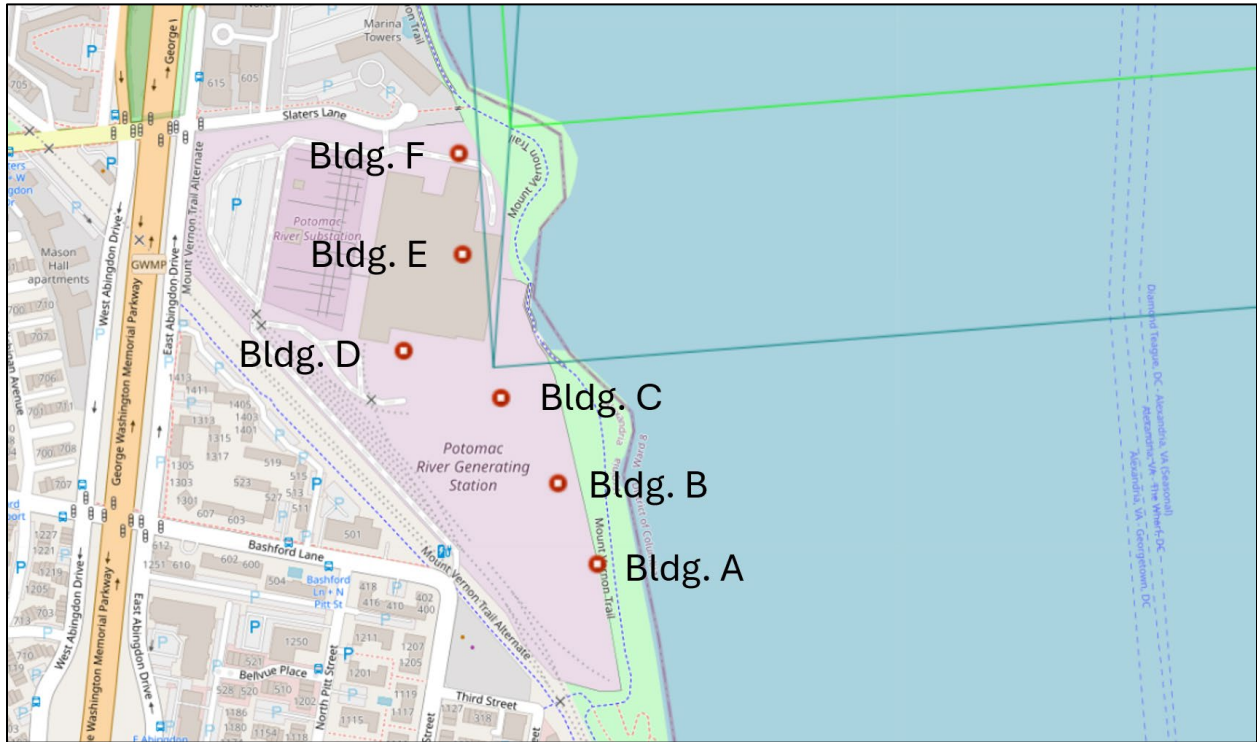


A Notice of Proposed Construction (Form 7460) is required to be filed by the developer with the FAA under Title 14 of the Code of Federal Regulations (CFR) Part 77. It is likely all structures are to be marked and lighted as required by FAA regulations. Also, temporary construction crane permits, which are generally taller than the proposed development, will need separate Form 7460's to be filed by the developer.

Site Plan: Blocks A through F



Within each block, one point on the Northeast corner of the proposed block was analyzed as shown in the exhibit below.

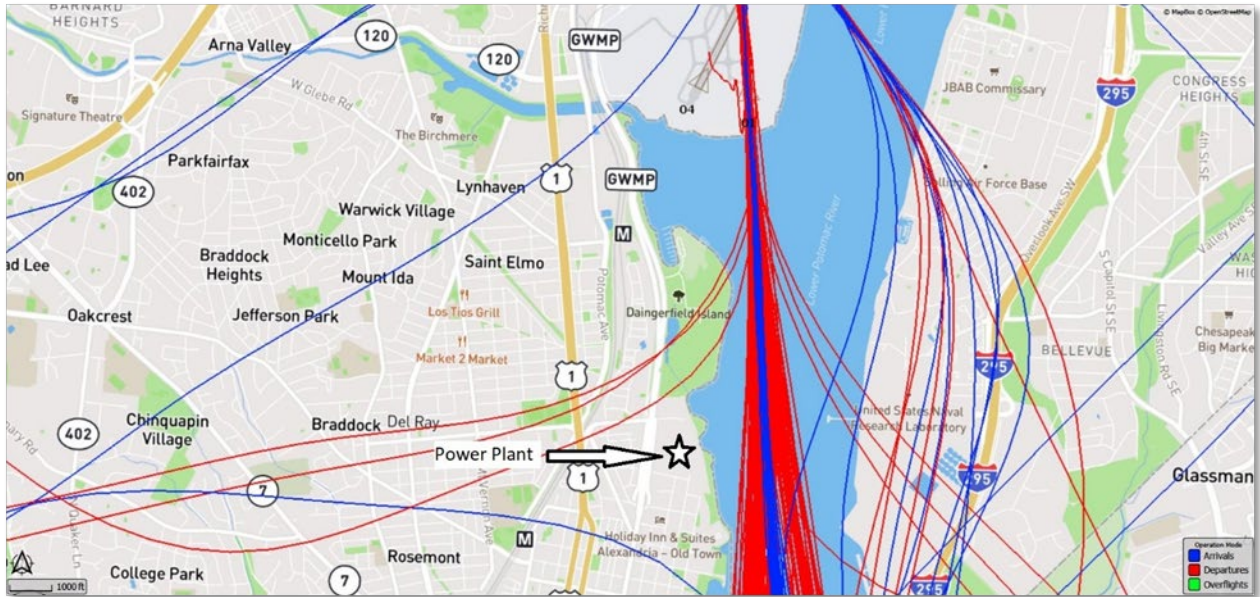


This proposal is very concerning because it would build a residential development in a high-noise area under heavily utilized flight paths that have been in use for over 30 years, according to the Federal Aviation Administration (FAA), and cannot be moved because of their alignment with the runway. (see enclosed graphics).

The enclosed graphic shows typical departure and arrival flight paths over the proposed parcels. Large aircraft will fly overhead around the clock and at low altitudes. Resident complaints regarding these overflights and their noise could generate public and political opposition to airport activity, which would adversely impact airport operations and the airport's contribution to the local economy. For these reasons and consistent with the Airports Authority's prior comments and concerns about residential developments under flight paths near runways, which are on record with the City of Alexandria, new residential development at this location is inadvisable.

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.



This zoning plan amendment update is appreciated, and we look forward to working with City of Alexandria in the future on this development and/or other zoning requests. Please contact me at (703) 572-0266 or [Gregg.Wollard@mwa.com](mailto:Gregg.Wollard@mwa.com) or Roger Dindyal at (703) 572-9641 or [Roger.Dindyal@mwa.com](mailto:Roger.Dindyal@mwa.com) if you have any questions or comments.

Sincerely,

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

CC Jim Parajon, City Manager of Alexandria

City of Alexandria

# *Urban Design Advisory Committee*

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**Committee Members:**

Abbey Oklak AIA AICP,      Chair  
Tom Soapes,                      Vice Chair  
Zaira Suarez AIA  
Susan Oetgen  
Meg Leahy

April 17, 2026

Planning Commission for the City of Alexandria

Melissa McMahon, Chair  
Stephen Koenig, Vice-chair  
Vivian Ramirez  
Jody Manor  
Holly Lennihan  
Robert Dube  
Susan Fitter Harris

Re: Potomac River Generating Station (PRGS) Site Redevelopment Blocks B, C, Waterfront Open Space,  
Rail Corridor Open Space

Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the Committee has met on two separate occasions between May 2025 and June 2025 to review the concept plan submissions for Buildings Block B and C projects. At these meetings, plus previous meetings in February and March 2024 the committee also reviewed the Waterfront and Rail Corridor Open Spaces. The applicant was responsive to the Committee's comments, questions and concerns, and produced a well-designed project that fits within the OTN small area plan recommendations.

This redevelopment project is the eighth to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017, and understandably the first phase of the largest change to the OTN neighborhood in decades. The Committee appreciates that the applicant utilized the Design Excellence criteria to bring new buildings and open spaces that will fundamentally change the experience at the north end of Alexandria. The Committee appreciates that the applicant was receptive to our comments and revised the plans accordingly, and we look forward to the future development of the entire PRGS Site to bring the vision of the OTN area plan to life.

The Committee endorsed the concept design for the Blocks B and C plus the Waterfront and Rail Corridor Open Space at the June 11th, 2025 meeting.

Respectfully,

**Urban Design Advisory Committee**

Abbey Oklak, AIA, AICP



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

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**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](http://www.Notice-Alexandria.org)

Email: [Notice.communications@gmail.com](mailto:Notice.communications@gmail.com)

P. O. Box 25571, Alexandria VA 22314

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# NOTICE | North Old Town Independent Civic Association

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## Position Statement: PRGS Power Plant Redevelopment

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

### OVERVIEW

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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

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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

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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

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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.



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**[EXTERNAL]serious concerns about development proposal at PRGS site**

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**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**

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**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>

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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**

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**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 28<sup>th</sup>,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 28<sup>th</sup> 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**

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**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.

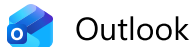
I will conclude by saying private development should stand on its own merits based on risk versus reward. Numerous shortcuts have taken place including misleading the public on the scale of the project and the environmental impact. The developers and their investors are not long term stakeholders in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

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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**

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

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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:

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Internal Correspondence for Staff v3  
Planning & Zoning PZ  
PZGENER

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

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**From** Lisa Barnes <lisa\_homan@comcast.net>

**Date** Thu 5/28/2026 5:23 PM

**To** PlanComm <PlanComm@alexandriava.gov>

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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](mailto:lisa_homan@comcast.net)

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**[EXTERNAL]Your proposed \$135 million TIF**

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**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](mailto:sueellenberryman@gmail.com)

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

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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**

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**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](mailto:kendra.jacobs@alexandriava.gov)

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**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

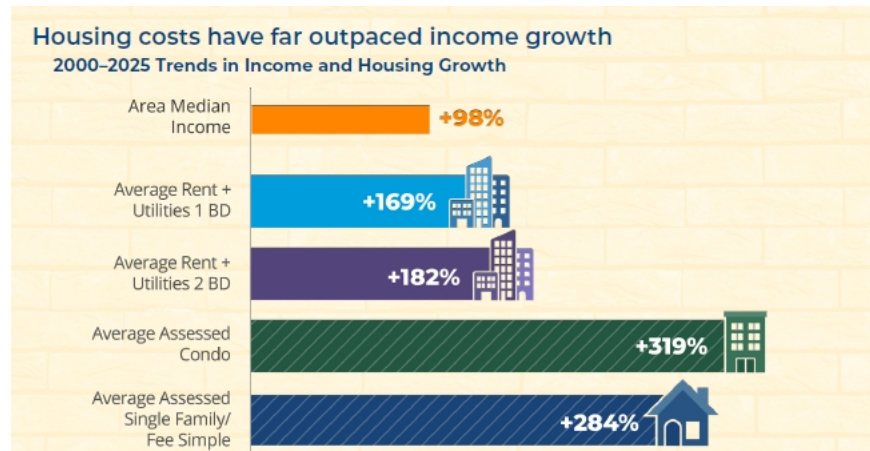
Members of the Alexandria Planning Commission,

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



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

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**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:

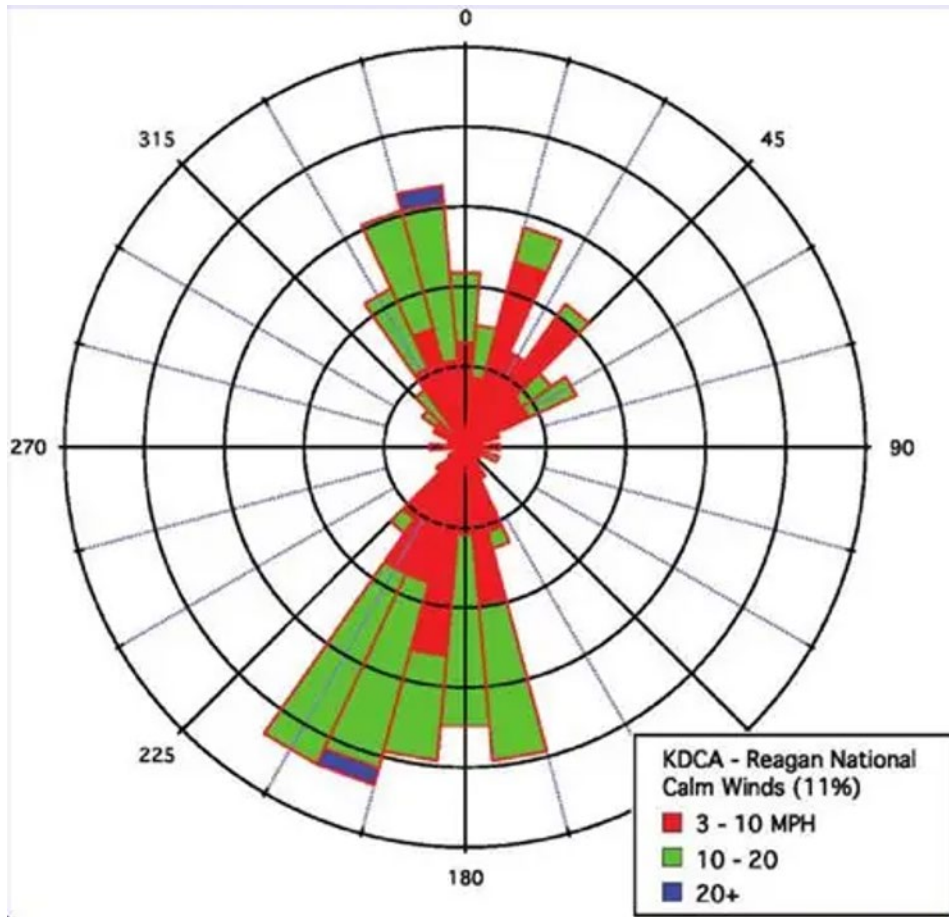
I am responding to your request for wind information representative of Alexandria and the location of the former Mirant facility. I have attached a web-based wind rose for Reagan Airport. Your question: will there be wind flow from the north? As shown in the attached figure most of the wind flow is from 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

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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

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**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:**

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**[EXTERNAL]Hillco Site**

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**From** Leslie Ludwig <leslie@lladvisorsllc.com>  
**Date** Mon 6/1/2026 5:17 PM  
**To** PlanComm <PlanComm@alexandriava.gov>

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

Good Afternoon,

I am writing as a concerned citizen and taxpayer of the City of Alexandria.

I have recently learned that the City is going to provide a \$135 million bond to Hillco because the economics of the deal do not work unless this money is provided. It is my understanding that the site plan was changed and significant density was added several years ago in order for the deal to work for Hillco. However, with inflation and rising interest rates the deal no longer works (i.e., no profit for the developer) so now the City is going to put its taxpayer's money at risk in order to make sure that Hillco has a profitable project. This is outrageous. Currently there are very few commercial real estate construction deals that work and for the City to subsidize a for-profit developer to make sure their project works is irresponsible.

Additionally I understand that the first phase is only going to include 9 affordable housing units which I think is about 2% of the total units for this first phase. Didn't the City give extra density to Hillco in order to provide more affordable housing? What if no other phases get built after this first phase - the City gave away \$135 million plus extra density for 9 affordable housing units. I would like to understand the justification for this irresponsible transaction.

Finally, it seems like based on the level of contamination at this site and the fact that there are MANY residents within very close proximity to this project that the site should be completely cleaned up before any construction can take place.

I am perplexed as to why the City would go to such means to assist Hillco with this project that obviously does not economically work right now.

Sincerely,  
A concerned taxpayer - A. Leslie Ludwig  
1201 N Royal St, Unit 702  
Alexandria, VA. 22314

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Old Town North Community Partnership

To the members of the City of Alexandria Planning Commission,

The board of directors of the Old Town North Community Partnership are in support of the HRP Group development project proposed for the site of the former Potomac River Generating Station (PRGS).

The board supports the development project for a number of reasons.

The proposed development on the former PRGS site will open the waterfront up for use by residents and visitors for a variety of uses including biking or walking along the river front, kayaking and paddle boarding.

The waterfront has been closed to public access for close to sixty years and none of these recreational activities have been permitted or possible.

The project will energize Old Town North and the surrounding neighborhoods by providing mixed use incubator spaces for small businesses, local arts and not for profit organizations, providing open spaces for small business pop ups, concerts, fairs and other community events and by providing a percentage of brick and mortar spaces to small business at below market rents.

The Arts and Culture District as established in the 2017 Small Area Plan should also benefit from the HRP development.

While building A on the Site does not yet have a dedicated tenant for the building, HRP has expressed commitment to the community to find temporary arts uses for building A and the area surrounding the building as they work with the Alexandria Economic Development Partnership to find the ideal arts tenant for the space.

The OTNCP believes the addition of new residential units within the project will be of long term benefit to the City of Alexandria; providing much needed housing for residents of a variety of income levels, revenue from property taxes and business taxes from local businesses within and surrounding the HRP Development site.

There are legitimate concerns expressed by residents and businesses within the Old Town North community and the board of directors of the OTNCP has also shared many of these concerns about the proposed development site; concerns about the TIF, the phasing of deconstruction and construction, and of course, within this densely populated area, concerns about the need for additional infrastructure and roadways.

There is also concern about the potential for a lack of completion of the overall development.

After meeting with and watching numerous presentations from the management team at HRP, both in large community meetings and smaller focus groups, researching the CDA as an

independent agent for the City of Alexandria overseeing the use of the TIF by HRP, the Old Town North Community Partnership Board of Directors is confident that the Management Team of HRP will work diligently to address all concerns expressed by the community and work to ensure the HRP development, when completed, will be an excellent gateway to Old Town North for those entering from the north and a fitting terminus for the Arts and Cultural District, for those traveling from the Torpedo Factory along the Arts Walk on North Fairfax Street.

With best regards,

Margaret Townsend - President and Members of the Board of Directors  
Old Town North Community Partnership