



[EXTERNAL]Resident Comment on Power Plan Redevelopment

From Petya <entity2210510@yahoo.com>

Date Thu 6/11/2026 1:49 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Hello,

I'm an owner of a property and a resident at that property located in the Old Town Greens townhouse association, about 0.4 miles from the former coal plant that is proposed to be redeveloped by HRP. City Council will vote on the financing and approval on June 13.

I wanted to provide a comment for the Council members that, as a resident in the vicinity, I support the project and think it'll bring many benefits to the City and the community, but the Council members must condition the approval on the developer taking extreme measures (more than required by environmental ordinances and regulations) to ensure that the demolition and abatement of the site do not present any health hazards to the surrounding communities, including my association (which is a neighboring community). Specifically, the developer and their contractors should take extreme measures to prevent air, water and soil pollution so that residents do not inhale or ingest toxic materials and harmful to health substances.

The Mayor is a doctor so there is at least one, if not more, medically aware and proficient members of the Council and I trust and hope that the Council will ensure that residents' health risks are eliminated through the processes /procedures put in place by the remediation contractors of the site.

If this message can be conveyed to the Council members, I'd greatly appreciate it. Thank you and the Council members for their service.

Sincerely,
Petya Smith

Sent from Yahoo Mail for iPhone

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Park & Recreation Commission

Department of Recreation, Parks & Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314

June 3, 2026

TO: Mayor Alyia Gaskins
Vice Mayor Sarah Bagley
Councilman Canek Aguirre
Councilman John Chapman
Councilman Abdel-Rahman Elnoubi
Councilwoman Jacinta E. Greene
Councilwoman Sandy Marks

Alexandria City Hall, 301 King Street, Alexandria, Virginia 22314

RE: PRC Support for the Potomac River Generating Station (PRGS) Open Space Plan

We write to express the Park & Recreation Commission's support for the Open Space Plan proposed for the Potomac River Generating Station (PRGS). Through a series of presentations during the past several years, the Commission has been briefed and had the opportunity to review and comment on the planning and vision for this site. The creation and improvement of approximately 10 acres of publicly accessible open space – both on site and directly adjacent to it – represents a significant investment and will help transform this portion of the waterfront for residents and visitors alike.

The plan represents a rare opportunity to convert this former industrial site into a variety of spaces and amenities that will serve our community – space that has been left unusable now for many years. This includes enhancing waterfront access and providing a diverse range of recreational opportunities, such as an additional public non-motorized watercraft launch (for kayaks!), open lawns, gathering spaces, child play and discovery areas, and improved bicycle and pedestrian connections. In particular, a more seamless connection between this development and existing network of National Park pedestrian and bike trails is a significant improvement. These amenities will enhance quality of life, increase connectivity with adjacent Alexandria neighborhoods as well as within Old Town North, and create new opportunities for residents to enjoy Alexandria's waterfront.

We also recognize some of the challenges of justifying the investment in this plan (by all parties) as office space is less in demand. It is the Commission's view that the substantial public benefits associated with these improvements are well thought out, desirable, and will help contribute to making Alexandria a destination sought out by future residents and visitors alike (and, in fact, these improvements are needed even more when investment shifts further toward residential). We urge the Council to consider creating ways to move this valuable project forward.


Dana Robert Colarulli (Jun 5, 2026 08:17:43 EDT)

Dana Robert Colarulli, Chair
Park & Recreation Commission

cc: Jim Parajon, City Manager
Park & Recreation Commission members
Alethea Predeoux, Deputy City Manager
Hashim T. Taylor, Director, Recreation, Parks & Cultural Activities
Jack Browand, Deputy Director of Park Services
Laura Durham, Deputy Director for Recreation Services & Staff Liaison to the Commission



Outlook

[EXTERNAL]HRPGroup hearing on PRGS site, June 13, 3026

From Jeff Saxe <jeffsaxe@verizon.net>**Date** Mon 6/8/2026 3:55 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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

To Alexandria Mayor Gaskins, City Council:

If you insist on gifting \$135M of future City tax revenues, an action which I oppose, please get something in return that far exceeds the benefits that the developer agreed to for the rezoning. For example, accelerate the provision of cultural facilities, or require full buildout and operating funds for them, more on site affordable housing, funding of the acquisition of the abandoned rail line, or other new public benefits. To not receive anything significant for this gift shows a lack of negotiation skills or lack of interest in representing current citizens on this issue.

Respectfully,

Jeffrey Saxe
1201 N. Royal St., 308
Alexandria, VA. 22314
703-819-3915

Jeff Saxe
703-819-3915

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Outlook

[EXTERNAL]Potomac River Generating Station redevelopment

From Pete Allen <peter.w.allen.84@gmail.com>**Date** Wed 6/10/2026 8:58 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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I have followed the discussion of PRGS since moving to Alexandria a year ago. I appreciate the council's careful consideration of this opportunity. I urge the city council to approve the proposed \$135 million tax increment financing package. I'm excited at the prospect of turning this stagnant site into new homes, businesses, and tax revenue for the city. Thank you.

Pete Allen
401 E Custis Ave

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Outlook

Fw: Resident Comment on Power Plan Redevelopment

From Petya <entity2210510@yahoo.com>**Date** Thu 6/11/2026 2:06 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Also, traffic congestion needs to be considered in this development, i.e., there shouldn't be a million cars and traffic jams created by the development when the GW parkway already has excessive traffic. To preserve public open space and the attractiveness and character of the City, there should not be many cars on the surrounding streets.

Thank you!

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Thursday, June 11, 2026, 1:49 PM, Petya <entity2210510@yahoo.com> wrote:

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The Mayor is a doctor so there is at least one, if not more, medically aware and proficient members of the Council and I trust and hope that the Council will ensure that residents' health risks are eliminated through the processes /procedures put in place by the remediation contractors of the site.

If this message can be conveyed to the Council members, I'd greatly appreciate it. Thank you and the Council members for their service.

Sincerely,
Petya Smith

Sent from Yahoo Mail for iPhone



Outlook

[EXTERNAL]Docket Item 21 - Support for PRGS TIF

From Jeffrey Scott <jlscott1394@gmail.com>

Date Thu 6/11/2026 8:50 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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I support the TIF for the cleanup and redevelopment of the Potomac River Generating Station in Old Town North. This project would provide 1,000 much-needed homes to address our housing shortage, including 160 affordable homes, and produce \$770 million net new tax revenue that can be used to fund schools and services for the city.

As a current resident of Old Town North, I believe that this development will compliment the neighborhood. The location and scale of the project will not negatively impact the charm of OTN, but the development will provide many wonderful amenities that will make OTN an even more-vibrant community.

Please vote yes.

Jeffrey Scott

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[EXTERNAL]Docket Item 21 - Support for PRGS TIF

From curt johnson <chef4443@yahoo.com>

Date Thu 6/11/2026 10:06 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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I support the TIF for the cleanup and redevelopment of the Potomac River Generating Station in Old Town North. This project would provide 1,000 much-needed homes to address our housing shortage, including 160 affordable homes, and produce \$770 million net new tax revenue that can be used to fund schools and services for the city. Please vote yes.

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[EXTERNAL]Docket Item 21 - Support for PRGS TIF

From Alek Becker <alek.becker91@gmail.com>

Date Thu 6/11/2026 10:39 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

I support the TIF for the cleanup and redevelopment of the Potomac River Generating Station in Old Town North. This project would provide 1,000 much-needed homes to address our housing shortage, including 160 affordable homes, and produce \$770 million net new tax revenue that can be used to fund schools and services for the city. Please vote yes.

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Outlook

[EXTERNAL]Docket Item 21 - Support for PRGS TIF

From Alexandra Laney <alexandra.n.laney@gmail.com>

Date Thu 6/11/2026 10:55 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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I support the TIF for the cleanup and redevelopment of the Potomac River Generating Station in Old Town North. This project would provide 1,000 much-needed homes to address our housing shortage, including 160 affordable homes, and produce \$770 million net new tax revenue that can be used to fund schools and services for the city. Please vote yes.

Alexandra

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Outlook

[EXTERNAL]Docket Item 21 - Support for PRGS TIF

From Nicholas Gueterman <ngueterm@gmail.com>

Date Thu 6/11/2026 8:41 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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I support the TIF for the cleanup and redevelopment of the Potomac River Generating Station in Old Town North. This project would provide 1,000 much-needed homes to address our housing shortage, including 160 affordable homes, and produce \$770 million net new tax revenue that can be used to fund schools and services for the city. Please vote yes.

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[EXTERNAL]The PRGS project docket item #21 TIF Financing

From Eric Lawrence <ericanthonylawrence@gmail.com>

Date Wed 6/10/2026 1:37 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

Cc Eric Lawrence <ericanthonylawrence@gmail.com>

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Hello, I am a resident of the City of Alexandria and presently own 5 properties in the City. Last year I paid approximately \$150,000 in Real Estate taxes to the City of Alexandria. I am a long time resident of Alexandria Virginia having originally moved here in 1972. I am a retired Real Estate Banker and most recently ran the Commercial Real Estate group for Capital One Bank for the Greater Washington DC Area and served as Market President for Alexandria and Fairfax VA.

1. **What is the City's Return on Investment (ROI) for issuing the TIF (total investment will be \$275 to \$300 million in future tax proceeds needed to repay the TIF-Is this a good investment?).** City has a fiduciary responsibility to its Citizens to provide a breakdown of both Phase I and Phase II Returns over 10, 20 and 30 year time frames. Particularly, in light of the \$39 million in cost over runs at the INOVA/Landmark project and the \$38 million in Tax Exempt Bonds just issued by the City to rescue the stalled Jair Lynch work force housing project in Alexandria, Virginia—known as The Heritage at Old Town.
2. **Why does the term sheet give HRP credit for purchasing the land for \$63.2 million.** The property was purchased in 2020 for an estimated \$11 million. The tax assessed value is \$10 million per the City of Alexandria (They paid \$209,000 in Real estate taxes over 2025). This is important because First Phase of TIF (\$70 million) gets funded once HRP spends \$110 million of Infrastructure costs (It appears that HRP gets credit for \$63.2 million toward this requirement).
 - a. Actual verbiage from Term Sheet: As a condition precedent to the issuance of Phase I Financing proceeds to Developer, the Developer/Developer's Lender shall invest a minimum of \$110,000,000 including costs spent to date, toward the total estimated \$290,200,000 budget for Public Infrastructure. The \$290,200,000 budget includes: (i) the \$63,200,000 original purchase price for the Property; (ii) approximately \$92,000,000 in entitlements and site readiness costs (items I and ii together, the "Developer Investment"); and (iii) approximately \$135,000,000 in Public Infrastructure costs. (\$135 million essentially is a 1 for 1 match with Bond proceeds)
3. **Has the City underwritten the Financial Capacity of HRP and its investors.** Term sheet states Developer Credit and guaranty's will be required prior to approval of "Definitive Agreement". Given the missteps with the two previously mentioned projects, the City has a fiduciary duty to perform this analysis before they issue any further commitments to HRP
 - a. How much underwriting has occurred so far of HRP.
 - b. They were Spun-off from Hillco. Do they have financial capacity? How much debt do they have...was it a leveraged buy out? Do any of its Owners or principals have any actual investment in this project
 - c. Where is the evidence of their financial health. If financial capacity is weak...who is backing them? Who are their investors?

Comments for the City Council Meeting, 13 Jun 2026

My name is Bill DePuy, I have lived in Old Town and Rosemont since 1974 and in Old Town North since 2022.

I fully support our Old Town North community civic association – NOTICe – and their call for complete remediation of the PRGS site prior to construction of any kind -- we want a clean bill of health. The City staff agrees: On page 19 of the DSUP for Blocks B & C, it states: “Staff understands the challenges of site remediation, deconstruction and decontamination of the power plant site and that these activities must occur prior to the construction of any mixed-use buildings on site.” Clear, simple, straightforward.

So why are we now looking at HRP plans and schedules to do exactly the opposite?

According to their notional schedule, there will be overlapping/simultaneous activities that contradict that straightforward statement by City staff, by scheduling infrastructure installation which is construction by any measure at the same time that site and power plant abatement, deconstruction, and remediation are taking place.

Why are we opposed to this approach?

Because the Preliminary Site Characterization report lists metals, toxic compounds, and petroleum residuals that exceed the VDEQ threshold standards for RESIDENTIAL safety. Every HRP environmental report states that more sampling will be required, and recent comments from HRP Group’s head environmentalist indicate that not only will more sampling be required, they may have to fence off parts of the site until they can get to it. This is dangerous ground and nobody, including VDEQ, knows what lies in and under the powerplant or in those areas of the site not already sampled.

Abatement, deconstruction and site remediation are complicated and complex. These activities are **complicated** by the numerous, intricate steps necessary to get clean, and made more so by planned simultaneous/overlapping activities. They are **complex** because of two factors: one, we simply do not know the full extent of contamination on the site, and two, accidents and mistakes are going to happen, as they have on other HRP Group projects; we just don’t know where or when. These activities, in combination, cause human risk to go up, not down.

Prioritize Citizen Health & Safety

The City Council has a vital responsibility to protect us, to keep us healthy and safe. Allowing simultaneous/overlapping construction activities alongside abatement, deconstruction, and site remediation is high risk and inherently dangerous. You need to get this right. Insist that abatement, deconstruction, and site remediation are separated from

both infrastructure installation and vertical construction activities. Give us a clean bill of health for the PRGS site before anything else.

Thank you.

Bill DePuy

1201 N. Royal Street, Unit 703

Alexandria, VA 22314

571.276.7824

bill.depuy@seamarshgroup.com



Outlook

[EXTERNAL]City Council Public Hearing Meeting on 6/13/2026 Docket item #20

From mindyllyle@comcast.net <mindyllyle@comcast.net>**Date** Fri 6/12/2026 6:05 AM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Mayor and Council Members,

I am writing in support of the Power Plant site items and the TIF currently on your agenda.

As a newly appointed Planning Commissioner, one of my earliest meetings was with a group of North Old Town residents advocating for the redevelopment of the power plant site. This was years ago. We then spent many years working on the OTN Small Area Plan, which has served as the guiding document for Old Town North since its approval. The area has become a thriving part of our city, with the power plant site remaining the missing piece.

HRP has worked tirelessly to plan this site in alignment with the Small Area Plan, guided by staff and informed by extensive resident input. No other developer in my memory has been as open and communicative with the public. From day one, they have offered site tours, held community meetings at every stage, and remained accessible to residents, staff, and elected officials.

This project has been years in the making and will take several more to fully realize. The resulting development will activate a site that has long been unusable. The inclusion of affordable housing will provide opportunities for those who might otherwise never be able to live near the water. The public spaces will open the riverfront to both residents and visitors. The buildings are beautiful designs that will enhance the City skyline.

I respectfully urge you to approve this project and the TIF as presented.

Mindy Lyle
5235 Tancreti Lane
Alexandria, VA 22304
571-212-4735

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Old Town North Community Partnership

Members of the Alexandria City Council,

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 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