

From: **Mike Bruzzesi** <mbuzzesi@a-zoneenvironmental.com>

Date: Fri, May 28, 2021 at 6:42 AM

Subject: RTN ALEXANDRIA VA - UPDATED RISK ASSESSMENT (PC#2016-3090 & VRP 00673)

To: Wardle, Alexander <alexander.wardle@deq.virginia.gov>, Maiden, Vince (DEQ) <Vincent.Maiden@deq.virginia.gov>

Cc: James Thornhill <jthornhill@wiregill.com>

Alex and Vince, attached for your review is an Updated Risk Assessment Report (RAR) for the RTN property (SITE). The report has been updated due to a material change in the future use of the SITE since the submission of the original RAR. At the time of the preparation of the RAR, entitlements allowed for future development of the SITE for potential mixed residential, retail, and commercial use. Such entitlements have now lapsed so the redevelopment is not proceeding. The 500 North Union Street parcel (500 Parcel) will continue to be used for warehousing. The warehouse at the 501 North Union Street parcel (501 Parcel) has been removed, although the slab remains. Alexandria Renew Enterprises (AlexRenew) is currently using the 500 Parcel for construction of a portion of its "RiverRenew" project. AlexRenew will have possession of 500 Parcel for the RiverRenew project into 2024. Any change in use of the SITE in the future will require at a minimum, City of Alexandria Planning Commission approval. The participant also has decided to prohibit the future use of the SITE for residential purposes as part of the VRP. In addition to the change in current and future potential use of the SITE, the URAR addresses the VRP's comments on the original RAR and includes supplemental data collected over the past two years. In conjunction with submittal of this URAR, A-Zone is formerly requesting that the semi-annual groundwater sampling of the groundwater monitoring well network be amended to annual sampling based upon the continued use of the SITE for warehousing and the RiverRenew project. Please feel free to call or email me if you have any questions. Thanks.

Mike Bruzzesi, CPG

Director Federal and Strategic Programs

A-Zone Environmental Services, LLC

2181 Berryville Pike

Charles Town, WV 25414

(703) 608-5969 Cell

(304) 724-6458 Office

(304) 724-6459 Fax

CAGE Code: 3Y6Z2 | DUNS: 148333797

mbuzzesi@a-zoneenvironmental.com

www.a-zoneenvironmental.com

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