

HRP is pleased to provide the following responses to the questions received during our eighth community meeting held on February 24, 2022. For ease of review, we have attempted to group the questions by topic and where multiple attendees raised similar questions, we have provided a combined response.

GENERAL QUESTIONS

Q: Where will this presentation be posted for later viewing?

A: Links to video recordings and presentations of all community meetings are posted on the project website at www.hrpalx.com.

DEVELOPMENT PLAN AND PROGRAM

Q: Is Hilco still planning a 50-65 foot art structure?

This seems quite tall for a waterfront community and could devalue current and new property views.

Q: Where will this art structure be located in relation to the Muse?

How will it affect water views from the Muse units facing the water?

A: There is currently no plan for an art structure as high as 50 or 65 feet at the redevelopment of the former PRGS property.

Q: What is the max height approved for new buildings closest to the water?

A: The Coordinated Development District (CDD) will determine the height maximums on the property. All new buildings will be located outside the Resource Protection Area (RPA) and a minimum 100' feet from the riverbed of the Potomac. The existing pumphouse is proposed to remain and be renovated for future use.

ENVIRONMENTAL REMEDIATION AND SITE ACTIVITY

Q: Is the Site Characterization Report be a public document, and if so, where can we access it?

Thanks!

A: Yes, when available. the site Characterization Report will be posted to the project website at www.hrpalx.com.

Q: What is the difference between VDEQ screening levels and industrial screening levels? Thanks!

Q: Mr Jeray said the sample levels were not above Industrial Screening Levels. Are the acceptable levels different for areas that are intended for commercial or residential use? If so does this alter the extent of remediation?

A: Under the Voluntary Remediation Program (VRP), the Virginia Department of Environmental Quality (VDEQ) establishes Soil Screening Levels for both unrestricted use (e.g., residential use) and restricted use (e.g., commercial, industrial, construction uses). Restricted/industrial screening levels are applicable for the site's current use, however, unrestricted/residential screening levels would be applicable in the future given the planned uses at the site. Sample locations where concentrations exceed VDEQ Screening Levels based on use will be evaluated in a Human Health Risk Assessment. Results of the Human Health Risk Assessment will be used to identify areas where remediation is warranted.

Q: What will be done to monitor airborne PCB's and notify people living near the sites since airborne PCB's are known to be carcinogenic (and could be present without previously detected PCB contamination in soil and water).

A: Polychlorinated biphenyls (PCBs) have not been detected in soil or groundwater samples collected from the site. Therefore, the soil and groundwater at the site is not a potential source of PCBs in dust or air.

Q: As an owner of a Marina Towers Condominium, am I exposed to risk that my tenants might sue me because they might feel they have been exposed to toxic chemicals?

A: HRP is not in a position to opine on the tenant relationships of others; however, we can assure you that the process of abatement, remediation and deconstruction will be done per regulatory guidelines and protocols. As we move into deconstruction, HRP will share the plan of action with the City and the community.

Q: Is HRP planning to use the rail lines for your facility?

A: No, the Norfolk Southern rail line that runs adjacent to the PRGS property has been non-operational for many years. The majority of the rail tracks on the PRGS property have already been removed for safety reasons and to allow for sampling in the area as part of the VRP.

Q: Recommendation - HRP can sell Coal ash on the site and make money

A: When the plant was in operation, coal ash was regularly hauled off site and coal ash was not and is not stored on the property.

OPEN SPACE AND LANDSCAPE DESIGN

Q: Recommendation - HRP should create a pier for the ferry as an additional commuter route for people.

A: HRP is exploring, in coordination with the City of Alexandria and the National Park Service, the possibility of a dock that could host water-based transportation, possibly a water taxi, as part of the redevelopment.

Q: (Please read the premise to this question so listeners will understand the context.)

We regularly walk along the Mount Vernon Trail, which forms the eastern border of the Power Point site. At the southeast corner of the site, the Trail is roughly 30 feet above the level of the Potomac River. At the bridge in front of the pumping station, it is about 10 feet above the river. The trail rises then rises to 20 to 30 feet above the river to the northeast corner of the site. The strip of land between the trail and the river is quite steep.

Assume for the purpose of this question that Hilco gains the cooperation of the Park Service, what does Hilco envision for the riverfront? Other than a view of the river, what does Hilco envision with respect to residents interacting with the riverfront and the river?

A: HRP is coordinating with the National Park Service and the City of Alexandria to create a coherent and integrated experience along the waterfront that will include both active and passive uses that respect the topographical variety along the waterfront. The feasibility of a kayak launch and water-based transportation is being studied. Additionally, the removal of invasive plants and new or improved connections to the Mount Vernon Trail are envisioned. Please refer to the community meeting from November 29, 2021 that was dedicated to the topic of open space. The video and pdf from the presentation are both posted on the project website at www.hrpalex.com.

Q: Several meetings ago, you asked the audience to respond to a survey asking them how they would like to use the waterfront....active, passive, reading, boating, etc. What were those results or are you sharing those results?

A: HRP conducted a survey of community landscape preferences during and after our November 29th open space meeting. We received feedback from 215 participants and will share those results at community meeting #10 tentatively scheduled for the end of April or early May.

SUSTAINABILITY

Q: Is deconstruction also part of how you're defining carbon neutrality in this case? Thanks!

A: HRP strives to reuse existing materials on site when possible to reduce the embodied carbon impact of redevelopment. HRP is currently assessing what elements may be re-used at PRGS that are appropriate to the site and project.

Q: Love seeing that carbon neutrality definition includes emissions associated with construction/development (like embodied carbon) - awesome to not just look at operational emissions. Can you speak further to plans for reducing embodied carbon?

A: Embodied carbon will be assessed through a variety of ways during the design process. A whole building life cycle assessment (LCA) will be performed to evaluate embodied carbon materials and strategies. Key methods for reducing carbon impacts include design efficiency, materials that quantify embodied carbon characteristics, and material sourcing locations. These decisions points will be included in the project's Sustainability Master Plan that will be submitted as part of the Infrastructure DSUP.