

Hilco Redevelopment Partners (HRP) is pleased to provide the following responses to the questions received during our tenth community meeting held on May 12, 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. Links to video recordings, presentation material, and responses to questions from all community meetings are posted on the project website at www.hrpalex.com.

SUSTAINABILITY

Q: To what extent will infrastructure bill funds be pursued to increase resilience and reduce carbon?

A: HRP is investigating a variety of federal and state funding programs to support energy efficiency and other sustainability and resilience measures that could benefit the redevelopment of the site.

Q: I should re-read the Carbon Neutrality Analysis since this may be addressed there, but when Mike uses the term “carbon neutrality”, is he including CO2 equivalent emissions—in other words, including methane emissions associated with gas use, and high global warming potential gases associated with air conditioning?

Q: One more question! Are the offsite GHG emissions reductions components of the carbon neutrality analysis—offsets, RECs, power purchasing agreements—steps that Hilco would be paying for, or the city and future residents would be paying for?

A: The Carbon Neutrality Analysis (CNA) directly addresses the impact of Scope 1 emissions connected with on-site combustion as a core component of striving to achieve carbon neutrality. Electrification and the importance of minimizing the use of on-site natural gas combustion, to the extent possible with limited exceptions, has been outlined in the CNA.

The CNA does not identify specific costs, it only lists the means and methods that a typical building may use to reduce its carbon footprint. The project team is using the CNA as a guide to help achieve aggressive sustainability targets, which include a 25% reduction to operational energy, 10% reduction to embodied carbon, and 3% on-site renewable energy generation. The use of offsite carbon reduction mechanisms is not known at this time, but, generally speaking, it is anticipated that any offsite components would be funded by the building owners or building users who are contracting for electrical service.

TAXATION

Q: As a neighboring condo owner, does this development impact the tax rate for me.

A: The property tax rate is set by Alexandria and the Commonwealth of Virginia. HRP is not in a position to opine on tax rate impacts or the timing of those impacts.