

QUESTIONS FROM ROSEMONT CITIZENS ASSOCIATION – January 10, 2024

1. What are the sustainability and decarbonization plans for the Entertainment District at Potomac Yard ("the project"), if any?
2. Will the entirety of the economic impact report be released? If so, when?
3. What are the plans for including greenspace for the 3 blocks to the south, in CDD-10 area (Pulte PYD area)?
4. What are Alexandria's vs. the state's proportionate shares of the 'contingent moral obligation' on the \$1.05 billion project revenue bonds issued by the Virginia Sports & Entertainment Authority?
5. Does the site have sufficient stormwater capacity to support the project?
6. Will a provision be included allowing Monumental to exit the project by paying off the bond early?
7. What are the revenue projections for the project?
8. What is the projected impact on GW parkway?
9. How was the \$110 million infrastructure set-aside value arrived at? And who is responsible for funding?
10. How will traffic on Rt. 1 and metro capacity be addressed? How to increase throughput?
11. What does the City risk by building an underground garage below the water table?
12. What real estate taxes will be paid by Monumental? Land vs. building.
13. What would happen if the project didn't go forward (i.e. no arena, "null set.")?
14. How many more residents are expected to be added by this project?
15. How much pre-development has already been done on the site?
16. How does the proximity of National Airport impact the project?
17. What are the plans for the block named "Long-Term Future Development," as well as the other three small blue blocks on the right of the plan (understanding that the one closest to Rt. 1 is proposed to be a school)?

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18. Is the area identified as “Long-term Future Development” included in the Impact Study and in Bond Obligations?