



June 3, 2013

John Komoroske, Chairman  
Members of Planning Commission  
City of Alexandria Planning Commission  
301 King Street  
Alexandria, VA 22314

Dear Chairman Komoroske and Members of Planning Commission:

We are writing to urge you approve staff's request, finding that the proposed acquisition of right of way for Eisenhower Avenue widening is consistent with Section 9.06 of the City Charter of Alexandria. The proposed T intersection at Eisenhower Avenue and Holland Lane is shown in the adopted Eisenhower East Small Area Plan ("EESAP"). Based on this plan, Carlyle Plaza, LLC spent over three years and over a million dollars in design fees in order to achieve Development Special Use Permit approval of Carlyle Plaza. This entire effort was based on conforming with the adopted EESAP. As part of this DSUP, Oculus Landscape Architects has designed a unique urban plaza on the south and north sides of Eisenhower Avenue and created a vertical garden and water feature that specifically address the T intersection. Additionally, Carlyle Plaza's entrances, lobbies and building cores are all designed based on the T intersection. Not moving forward with the widening of Eisenhower Avenue and creation of the T intersection after both the Planning Commission and City Council have spent such time and effort in reviewing and approving plans would not only be unfair, but would imperil the viability of the Carlyle Plaza plan.

Carlyle Plaza designed its plan based on the approved Master Plan. We proceeded based on the City's adopted plan and have complied with all of the rules and regulations. Not proceeding with implementation of the plan would place in jeopardy the public and development community's ability to rely on the City's adopted Master Plan and would be arbitrary and capricious.

We respectfully request that you find the proposed acquisition of right-of-way is consistent with Section 9.06 of the City Charter.

Sincerely,

Jeffrey M. Zell

cc: Jonathan Rak, Esq.  
Kenneth Wire, Esq.