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October 15, 2021

VIA EMAIL TO gloria.sitton@alexandriava.gov

Mayor Wilson and Members of City Council
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item #14, 5000 Seminary Road and 4880 Mark Center Drive - Hilton & IDA Sites

Dear Mayor Wilson and Members of City Council:

On behalf of my clients, CRP Mark Center Hotel LLC and Institute for Defense Analyses (the "Applicants"), I am requesting the following addition to Condition #29 to exclude floor area allocated to above grade parking garages from the developer contributions for the following reasons:

1. The Staff Report notes that \$13.56 per square foot contribution was established under the Beaugard Small Area Plan ("BSAP") and implemented as a condition of approval in CDD #21. CDD 21 specifically excludes above grade parking from the developer contributions. To base the recommended per square foot monetary contribution on the BSAP and CDD#21, but then include the above grade garage square footage as part of the calculation, which the BSAP and CDD#21 does not, is without merit and treats similarly situated properties differently.
2. For CDD #21 the developer contribution included the funding for affordable housing where the City would use the funding in the later stages of the BSAP to buy down affordable units. The Applicants in the case are agreeing to provide affordable housing in addition to the \$13.56 square foot contribution. This alone is a significant increase in the affordable housing commitment over CDD#21 and merits continuing to exclude the garage from the developer contributions.
3. The Staff Report notes on the bottom of page 19, that several of major infrastructure improvements in the BSAP may be significantly revised or no longer necessary. The report then states that the contributions, however, remain the same. Staying the same should also apply to the developer contribution amount and methodology and exclude above grade parking until such time are the BSAP is revised.
4. Finally, the \$13.56 per square foot contribution exceeds the \$3 per square foot for the Landmark Van Dorn/Eisenhower West Implementation Fund, the \$5 per square foot contribution for Eisenhower East Small Area Plan, and even the \$12.50 per square foot for properties under the Waterfront Small Area Plan.

Therefore, in order to ensure the similarly situated properties within the BSAP are treated the same and to ensure the developer contributions have a direct nexus to impacts caused by the proposed development, I request your approval of the following amendment to the draft conditions.

New Condition 29(d)

Square Footage of net new development subject to contributions: Shall be equivalent to floor area as defined by the Zoning Ordinance in effect as of the date of these conditions, except that the above grade parking structures, constructed in accordance with the conditions herein and the Beauregard Urban Design Standards and Guidelines shall not be counted for purposes of square footage.

I look forward to discussing this application with you at tomorrow's City Council hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. W. Wire', with a horizontal line extending to the right.

Kenneth W. Wire

Cc: Karl Moritz, Planning Director