



Hilton & IDA Sites

5000 Seminary Road and
4880 Mark Center Drive

Master Plan Amendment #2021-00006
Zoning Text Amendment #2021-00005
CDD Conceptual Design Plan Amendment
#2021-00001
Subdivision #2020-00010

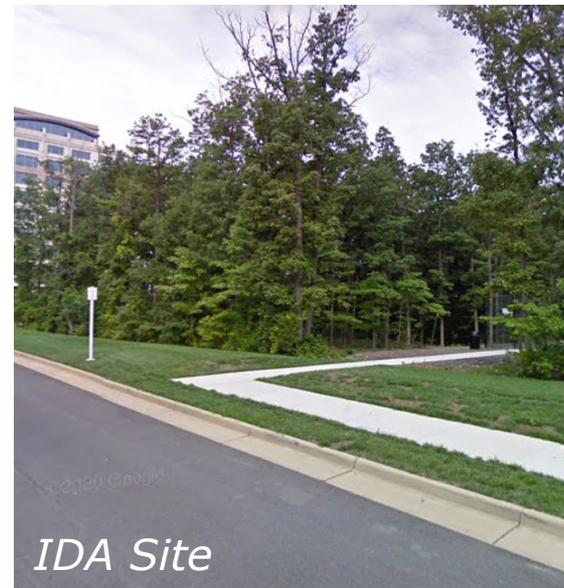
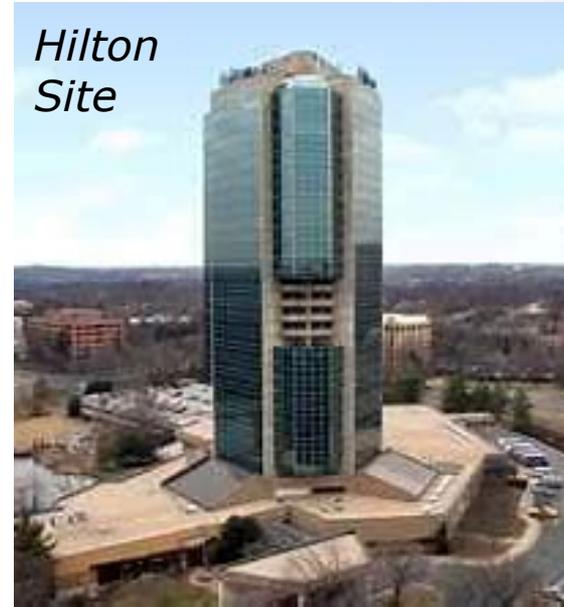
Planning Commission – October 5, 2021

Project Location



Project Description

- Land-use requests to allow for future redevelopment
- Separate DSUP approval would be required in future - not in current request
- Master Plan Amendment to add new land uses
- Coordinated Development District (CDD) Conceptual Design Plan Amendment



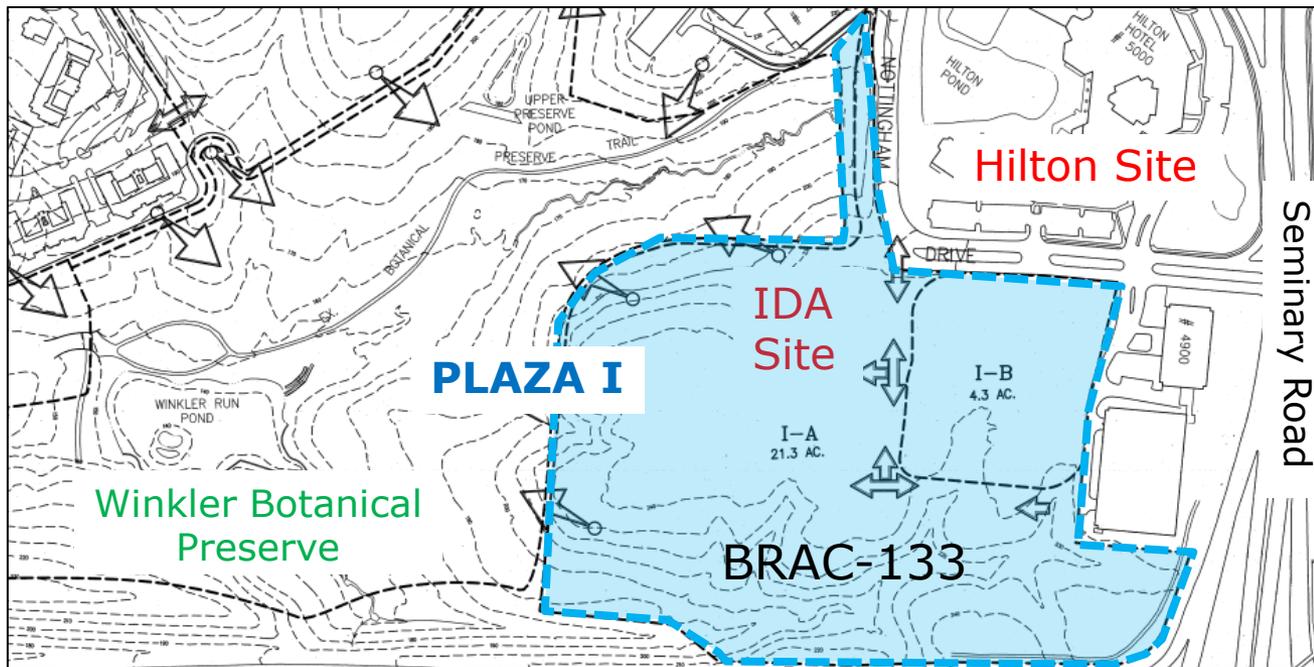


Project Description

- Six individual CDD Conceptual Design Plan Amendments
 - Add new uses at both Hilton and IDA sites
 - Increase maximum FAR to 1.5 (proposed Lot 501) and 2.5 (proposed Lot 502) at Hilton site
 - Increase maximum building area/FAR at IDA site by 82,487 SF
 - Increase maximum building height at both sites by 30 and 35 feet
 - Extend the time from two to five years in which DSUPs must be submitted or CDD amendment expires
 - Allow future development in CDD to proceed in phases

Background

- CDD#4 first approved in 1995, revised in 1999
- Hilton site limited to existing floor area, building height and uses
- IDA site included in "Plaza I", for which a lump sum of density was approved in the CDD



CDD#4 Conceptual Design Plan (1999)

Background

- As federal undertaking, Washington HQ Building (BRAC-133) did not have to meet City land-use regulations
- Building used virtually all building square footage remaining – little left for IDA site
- Staff has allotted 368,400 SF from the CDD to IDA site, to which applicant seeks further increase



Analysis

- MPA and CDD requests for additional uses would help to create a more mixed-use neighborhood
- CDD request for additional FAR/building area
 - Modest increase at IDA site (82,487 SF)
 - Increase at Hilton site is reasonable given existing FAR of 1.06
 - Resulting FAR similar to other properties nearby
 - Increase appropriate near expanded transit stop, consistent with concentrating density near transit



Analysis

- Additional building height is modest increase and consistent with other properties nearby
- Subdivision request meets lot character and other requirements
- Technical requests reasonable and common for CDDs





Community Benefits

- Supports future renovation of Hilton hotel
- Diversifies uses and adds density near expanded transit station
- Potential land dedication for future transportation improvements near Seminary and Beauregard
- Contribution to the Beauregard Implementation Fund (estimated value of up to \$7 million)
- Affordable Housing
 - Funding included in Beauregard Implementation Fund contribution
 - Estimated value of \$8.2 million in addition to Beauregard Implementation Fund contribution if new residential density approved in future DSUPs



Community Outreach

Meeting Date	Community Group
July 2021	Written outreach
7/21/2021	Virtual Community Meeting
9/2/2021	Alexandria Housing Affordability Advisory Committee (AHAAC) Meeting
9/15/2021	Seminary West Civic Association meeting

Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and staff recommendations

