

October 9, 2017

VIA EMAIL

Mayor Silberberg and Members of the City Council
City Hall
301 King Street, Room 2300
Alexandria, VA 22314

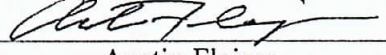
Re: Proposed Amendment to Sewer Connect Fee
Docket Item 25, October 10, 2017 Legislative Meeting

Dear Mayor Silberberg and Members of City Council

It has just now come to our attention that the City recently changed its interpretation of Section 5-6-25.1 of the City Code so that the sewer connection credit for conversion of existing buildings will no longer be based on actual increased sewer flows between existing and proposed uses. We are the owners of the Crowne Plaza at 901 North Fairfax Street and have a development application pending through the City (DSUP #2017-0011) to redevelop the hotel tower and surrounding parking lot. Our project will be the first commercial redevelopment to move forward under the recently approved Old Town North Small Area Plan. Our conversion to residential mixed-use with an anchoring, ground-floor arts use at the center of the development looking out onto the park will bring life and activity to an entire block that has historically been surface parking. Interpreting Section 5-6-25.1 such that the sewer connection fee is not based upon net increased sewer flow would severely impact the proposed redevelopment of a site that already has significant sewer flow generated by its 254 hotel rooms, restaurant and over 10,000 square feet of meeting space.

If the current interpretation of Section 5-6-25.1 is maintained, our project, along with many other adaptive re-use plans could be put on hold or scuttled all together. Adaptive re-use projects are a critical part of reinvigorating a community through quality development designed to meet the City's needs. A sewer connection fee completely disconnected from actual increased demand is simply an additional proffer and should be discussed and agreed to as a part of the overall cost of development in Alexandria.

We respectfully request that you uphold an interpretation of Section 5-6-25.1 that gives credit for existing sewer flows or amend this Section to require such credit. The proposed phase in of the recent interpretation may be a compromise to address other development applications, but still does not address the net increase issue or provide enough time for Carr to process its applications to meet the phase in timeframe.

Sincerely, 
Austin Flajser
President, Carr Companies