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November 8, 2018

Ms. Mary Lyman, Chair
And Members of the Alexandria Planning Commission
C/O Mr. Karl Moritz, Director
Department of Planning & Zoning
301 King Street, Suite 2100
Alexandria, VA. 22314

Re: Docket Item No. 2, Eisenhower West/Landmark Van Dorn Implementation
Developer Contributions Policy

Dear Madame Chair and Members of the Planning Commission:

We're writing to make a couple of brief comments on the Eisenhower West/Landmark Van Dorn Implementation Developer Contributions Policy that you will be considering at tonight's Planning Commission meeting. First, we want to commend the Staff for reaching out on a number of occasions to the land use bar in Alexandria to discuss the plans for these Developer Contributions. After several meetings, Staff has released a draft policy that seeks to balance the infrastructure needs of the plan areas with the goal of seeing redevelopment and revitalization of this important area in the City. Recognizing that the policy is a balance of these important factors, we only have a couple of comments/suggestions regarding the draft policy:

1. The jump from \$3 per square foot to \$7 per square foot after 3 million square feet is reached seems like a steep jump. We had discussed whether there could be a different, graduated scale for this increase. As the policy has a number of points where there will be reviews of how much development has occurred and what infrastructure needs remain, perhaps the policy could identify that the increase to the contribution be more gradual than a \$4 per square foot jump.
2. As just identified, the policy recommends that there be a number of times that the policy be reviewed for how its working at certain levels of development. What isn't clear from the draft is something we discussed in our meetings, that the level of the contribution may decrease if the infrastructure needs change, for instance, if the multi-modal bridge is not built for whatever reason. Language with regard to this potential impact should be added to the policy so there is no confusion in the future if and when these reviews occur.

As we stated previously, we appreciate the Staff working with us in trying to create a policy that balances many important factors in implementing these two plans for the West End of Alexandria. We look forward to continuing to work towards revitalizing this important part of our City.

Sincerely,

A handwritten signature in cursive script that reads "Bud Hart". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Bud Hart

cc: Mr. Richard Greenberg, Greenhill Realty Capital Corp.