

[EXTERNAL]Docket item #10 5000 Seminary Road and 4880 Mark Center Drive - Hilton & IDA Site

Bill Pugh <william.e.pugh@gmail.com>

Sun 10/3/2021 5:26 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission members,

Please consider requiring significant pedestrian and bicycle improvements to Mark Center Avenue as part of future redevelopment here. The blocks between Seminary Road and Mark Center Drive and those intersections with Mark Center Avenue pose safety issues for pedestrians, transit center users, and bicyclists. I did not see these issues, which have been documented in a past City study, raised in the staff report.

I have two personal experiences with the safety issues here:

1. The *Mark Center Transit Center Expansion Feasibility Study* (2017), which I managed as the consultant for WMATA (in partnership with the City), raised significant pedestrian safety concerns and inconvenience for users of the Transit Center and people crossing Mark Center Avenue between the hotel and offices.
2. My family and I also experience the hostile environment for pedestrians and cyclists along Mark Center Avenue near Seminary Road. We bike to their doctor located near Ferdinand Day Elementary School. Highview Ln and Rayburn Dr are important safe connector routes for cyclists going between the Beauregard and Seminary Rd corridors. However, this requires using Mark Center Avenue, which particularly in the eastbound direction is designed as a high-speed arterial.

Perhaps as transitway plans, redesign of the Seminary/Beauregard intersection, and various redevelopment plans firm up, the City could consider an enhanced pedestrian/bicycle connection linking the 395 ped/bike bridge and the Beauregard/Highview/Rayburn corridor. This would benefit Mark Center and Southern Towers tenants, residents, visitors, and transit center users.

Please require safety improvements along Mark Center Avenue. In addition, I urge the City to pursue creative opportunities to significantly improve quality of life, safety and mobility in this area as these various properties redevelop. Please don't miss this chance to create a vibrant and safe new urban activity center in the West End.

Thank you,

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Kenneth W. Wire
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October 5, 2021

VIA EMAIL TO karl.moritz@alexandriava.gov

Chairman Nathan Macek and Planning Commission Members
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item #10, 5000 Seminary Road and 4880 Mark Center Drive—Hilton & IDA Sites

Dear Chairman Macek and Members of Planning Commission:

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. This exclusion is applied to all properties within the adjacent CDD #21 and is based on the developer contributions established under the Beauregard Small Area Plan (“BSAP”). The floor area attributable to above grade parking does not contain any habitable space and, as such, does not create any additional burden on City infrastructure or facilities for which the developer contributions were established to address.

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 tonight’s Planning Commission hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Wire", with a stylized flourish at the end.

Kenneth W. Wire

Cc: PlanComm@alexandriava.gov

[EXTERNAL]Comments on Mark Center Plan Amendments. (Mark Center - Comments)

William Keech, Jr <bkeechjr@keechco.com>

Tue 10/5/2021 5:14 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: David Gill <dgill@wiregill.com>; Bill Keech <bkeechjr@markcenterservices.com>

You don't often get email from bkeechjr@keechco.com. [Learn why this is important](#)

Good evening:

I am Bill Keech, Jr., President of Mark Center Services. I am the new manager for the Mark Center Business Park.

We are excited to see the activity in the Mark Center and like the rest of the surrounding community, would benefit from flexibility in zoning and development types as we look to transform the Mark Center into a more vibrant place where people want to Work, Live, Play and Stay.

A few comments we would like to share with this commission:

Through the years, Mark Center has been broken up as the prior declarant, Duke Realty sold portion of the park to different entities. The existing Mark Center is much smaller than when The Mark Winkler company created park back in the 80's. Every change has an impact on the Mark Center and surrounding community, and we believe this change will be a positive one. A few items we would like the applicant and planning commission to take into consideration as these applications move through the process and for future proposed plans.

1. Mark Center is not opposed to land use changes and other changes the applicants are requesting in this application. We support a diverse and mixed-use development and hopefully more amenities that this change could bring to our community.
2. We do feel that any future development on these sites, if residential, should take into consideration the secure nature of the other property owners and seek their input and cooperation with any future residential plans close to or near Washington Headquarters Service.
3. Public Benefit: While we applaud the efforts and contributions to the different community funds, we feel that the Hilton site, being the center property at both main entrances to the Mark Center, would benefit from being a part of the Mark Center Property Ownership Group (Mark Center) to help us all collectively keep the park and properties maintained in a consistent manner and to help uphold the future value of these properties. We feel this would be beneficial to the overall Mark Center and surrounding community considering the long term benefit the owner will achieve should this application be approved. In addition, we believe that part of the storm water that is used on the Hilton site drains down into the Winkler Preserve that the other Mark Center Property Owners help pay to maintain for their pro rata share of the storm water management program for the park. The Mark Center believes it would be a more equitable if the Hilton site joined the rest of the property owners in the Mark Center. The IDA's site is part of the Mark Center ownership group as well as the Washington Headquarters Service.
4. Mark Center would like to understand the traffic impact this will have on the park with these proposed changes.
5. While we are just looking at the adoption of additional uses and density tonight, Mark Center would benefit from more retail and amenities in the park. Please take this into consideration as you consider future plans that come before this commission.

We appreciate your time and consideration of our comments and happy to answer any questions or concern. We will be online tonight for hearing.

Sincerely,

Bill Keech, Jr.

William H. Keech, Jr. (Bill)
President



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