



Kenneth W. Wire
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July 1, 2021

RE: Master Plan CDD #4 Amendment Applications
5000 Seminary Road and 4880 Mark Center Drive
Tax Map Nos. 019.02-02-01 and 019.04-0-17

Dear Property Owner or Resident:

On behalf of my clients, CRP Mark Center Hotel LLC and the Institute for Defense Analyses, this letter serves as a notification to owners of property within the CDD #4 Zoning Overlay District of two separate, future development plans. CRP Mark Center Hotel LLC owns 5000 Seminary Road and the Institute for Defense Analyses owns 4880 Mark Center Drive. Please see maps of the location of both properties on the reverse side of this letter. Both owners filed applications with the City for future developments. The following is a brief summary of the two separate proposed developments within CDD #4.

First, 5000 Seminary Road is generally known as the Hilton Mark Center property. CRP Mark Center Hotel LLC filed an application to allow for a subdivision of a unbuilt 4.56-acre portion of the property. On the proposed subdivided area, the owners propose an amendment to the CDD #4 Zoning District to allow for a future development of approx. 497,072 SF (or a 2.5 FAR) of residential multifamily, commercial, office, hotel and/or senior living. The building height would be approximately 100'.

Second, 4880 Mark Center Drive is a vacant 4.1-acre property within the area of CDD #4 known as Mark Center Plaza, Plaza I-A. It was approved for a development of two office buildings which were unbuilt, and the entitlement expired. The Institute for Defense Analyses filed an application to amend CDD #4 to allow for 450,887 SF (or a 2.5 FAR) of residential multifamily, commercial, office, hotel and/or senior living. The building height would be approximately 180'.

The City of Alexandria Planning and Zoning Staff will concurrently bring forward for Planning Commission and City Council hearing amendments to the Beauregard Small Area Plan in September of 2021 in furtherance of these separate requests. In October 2021, our clients' proposals for the subdivision and amendments to CDD #4 will be heard by the Planning Commission and City Council. Should these requests ultimately be approved by City Council, a future development through Development Special Use Permits may then be pursued on both properties consistent with the approvals.

Should you wish to hear more about the amendments, or if you have any questions, please join us for a virtual open house on July 21, 2021, from 7pm to 8pm. The virtual meeting can be accessed with this webinar link: <https://us06web.zoom.us/j/88123166986>.

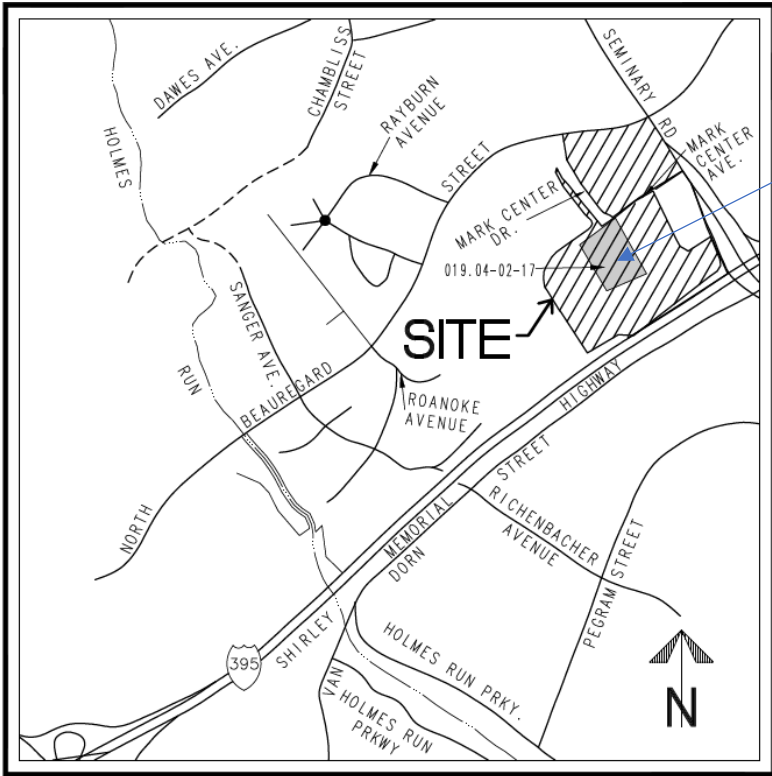
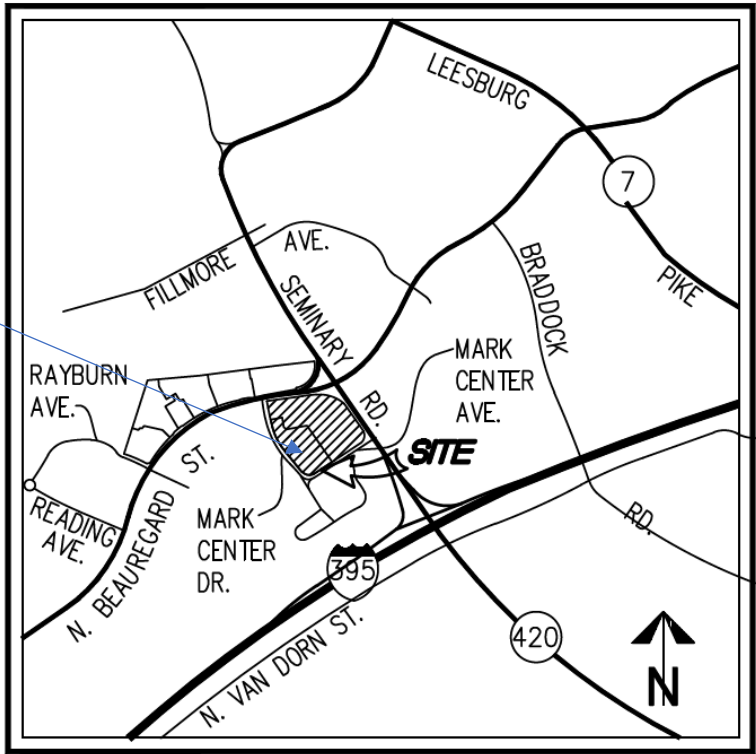
Should you have any questions about the virtual meeting or the development proposals, please contact me or Megan Rappolt of my office at mrappolt@wiregill.com with any questions.

Sincerely,

A handwritten signature in black ink that reads "Kenneth W. Wire". The signature is stylized and includes a horizontal line at the end.

Kenneth W. Wire

5000 Seminary Rd.



4880 Mark Center Dr.