



Kenneth W. Wire  
kwire@wiregill.com  
703-677-3129

**NOTICE OF PUBLIC HEARINGS**

**Certified Mail**

Date: September 16, 2021

Dear Property Owner:

You are hereby noticed of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the issue described below:

**ALEXANDRIA PLANNING COMMISSION**

Date: October 5, 2021  
7:00 P.M.  
301 King Street, City Council Chambers  
Alexandria, Virginia

**ALEXANDRIA CITY COUNCIL**

Date: October 16, 2021  
9:30 A.M.  
301 King Street, City Council Chambers  
Alexandria, Virginia

**\*\*Please see the enclosed virtual hearings description printed on the back of this Notice\*\***

**ISSUE DESCRIPTION:** Master Plan Amendment #2021-00006, Zoning Text Amendment #2021-00005, Coordinated Development District Conceptual Design Plan #2021-00001, Subdivision #2020-00010 - Public Hearing and consideration of requests for: (A) amendments to the Beauregard Small Area Plan chapter of the Master Plan to amend the land-use designation for a portion of 5000 Seminary Road to add residential, commercial, office, and continuum of care facility uses in addition to hotel and to add hotel and continuum of care facility uses in addition to residential, commercial and office at 4880 Mark Center Drive; (B) amendments to the Zoning Ordinance to amend Section 5-602(A) to add allowable uses and to increase the maximum allowable floor area ratio in CDD#4; (C) amendments to the Coordinated Development District (CDD) Conceptual Design Plan to add residential, commercial, office, and continuum of care facility in addition to hotel as allowable uses in Area III-B; add hotel and continuum of care facility as allowable uses in addition to residential, commercial, and office at 4880 Mark Center Drive; increase the maximum floor area ratio (FAR) for Areas III-A and Area III-B; increase maximum allowable building area at 4880 Mark Center Drive; increase maximum building heights at Area III-B and 4880 Mark Center Drive; allow future development in the CDD Conceptual Design Plan area to proceed in separate phases; and extend the CDD Conceptual Design Plan expiration date, by which development plans must be submitted, from two to five years; (D) to subdivide the property at 5000 Seminary Road from one into two parcels; zoned: CDD#4 / Coordinated Development District #4. Applicant: CRP Mark Center Hotel, LLC, and Institute for Defense Analyses, represented by, Kenneth W. Wire, attorney; City of Alexandria, Department of Planning & Zoning (Zoning Text Amendment only)

**PROPERTY ADDRESS:** 5000 Seminary Road and 4880 Mark Center Drive - Hilton & IDA Sites

**TAX MAP REFERENCE:** 019.02-02-01 and 019.04-02-17

As a citizen and party in interest, you are invited to attend these meetings and express your views concerning the above issue.

If you have any questions regarding the request you may call (703) 677-3129.

Sincerely,

Kenneth W. Wire

If it is determined to not be safe enough to meet in person due to the COVID-19 Pandemic emergency, these meetings will be held electronically. If held electronically, the meetings are being held pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020 to undertake essential business and members of the public bodies and staff will be participating from remote locations through a Zoom Webinar.

Electronic access will be provided whether the meetings are in person or electronic. The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via the following registration links:

**Planning Commission (Public Hearing Webinar):**

The Webinar will open at 6:30 PM to allow individuals to join, while the Planning Commission hearing will begin at approximately 7:00 PM.

**Registration Link:**

[https://zoom.us/webinar/register/WN\\_n1oQ0PluT7mo4JHDFyw3VA](https://zoom.us/webinar/register/WN_n1oQ0PluT7mo4JHDFyw3VA)

**Zoom Audio Conference:**

Dial in: 301-715-8592  
Webinar ID: 943 3803 3643  
Password: 860866

**City Council (Public Hearing Webinar):**

**Registration Link:**

[https://zoom.us/webinar/register/WN\\_iM0vhOzGR4uVVXAwtD5cA](https://zoom.us/webinar/register/WN_iM0vhOzGR4uVVXAwtD5cA)

**Zoom Audio Conference:**

Dial in: 301-715-8592  
Webinar ID: 964 0900 0576  
Password: 106542

Public comment will be received at the meetings. The public may submit comments in advance to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) for the Planning Commission hearing, to the City Clerk at [Gloria.Sitton@alexandriava.gov](mailto:Gloria.Sitton@alexandriava.gov) for the City Council hearing, or make public comments on the day of either hearing.

For reasonable disability accommodation for the Planning Commission hearing, contact Jackie Cato at [jackie.cato@alexandriava.gov](mailto:jackie.cato@alexandriava.gov) or 703.746.3810, Virginia Relay 711. For reasonable disability accommodation for the City Council hearing, please call the City Clerk and Clerk of Council's Office at 703.746.4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.