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OFFICE OF THE CITY MANAGER  
301 King Street, Suite 3500  
Alexandria, Virginia 22314-3211

BRAC Commission

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Received

(703) 838-4300

Fax: (703) 838-6343

JAMES K. HARTMANN  
City Manager

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COMMENTS/NOTES: Call me if you have any  
further questions. Thanks for today's  
meeting.

**CITY OF ALEXANDRIA, VIRGINIA  
BRAC Conference Call  
AUGUST 15, 2005**

William D. Euille, Mayor  
James K. Hartmann, City Manager  
Mark B. Jinks, Assistant City Manager  
Bernard Caton, Legislative Director

Introduction:

- We appreciate your taking the time to talk to us today, given your busy schedule and the looming deadlines.
- While you have seen in our submissions that we raised a long list of issues in regard to the DOD BRAC recommendations, we will not go over them point-by-point today, but we will emphasize the key outcomes that the BRAC Commission could recommend.
- As you get ready to go into final deliberations next week there are a number of key points in regard to proposed solutions that we want to highlight.
- First, we agree with Senator Warner that the lease space versus on-base issue should not have been part of the BRAC process since DOD can look at the lease-versus-own outside of the BRAC process.
- What you will hear from us today is that we have office lease solutions for DOD in order for DOD to remain and even grow in our community.
- This can give you confidence that BRAC agreeing with Senator Warner on the lease issue will not leave DOD unprotected.

- While others may sometimes get the limelight, Alexandria is a high tech community that has a significant private sector defense and technology related employment base.
- We have over 300 high-tech firms and defense contracting which employ over 12,000 persons.
- We are also the home of the Institute for Defense Analysis and the Center for Naval Analysis.
- These centers of excellence of defense research employ over 1,800 highly trained and experienced professionals.
- Alexandria is also well suited to remain the home of various DOD agencies because we have transportation systems in place which ensure quick access to the Pentagon.
- While in our July 6 submission we took issue with the DOD anti-terrorism standards, in our July 21 submission to BRAC, we had highlighted THREE approved development areas which could meet ALL of the DOD building anti-terrorism standards.
- Let us summarize them for you:

#### Hoffman Town Center

- The first site is the Hoffman Town Center which is adjacent to various major DOD offices such as the US Army Surface Deployment and Distribution Command, and the Army Human Resources Command.
- This site has 8 acres of open space that could hold more than 1 million square feet of secure DOD office space.

- This space would be new space built to the west of the existing Hoffman buildings on what is a large surface parking lot. Parking would be provided in a separate, stand-alone multi-level parking garage.
- The site is one block from the Eisenhower Metrorail station ensuring direct access to the Pentagon.
- In a few years, as a part of the Woodrow Wilson Bridge project, the site will also have improved direct I-95 Beltway access.

### Mark Center

- The second site is the Mark Center area which has over 1 million square feet of approved to-be constructed office buildings which could be configured to meet DOD standards.
- Mark Center is an office park, and as such has been designed with stand-alone structured parking near, but not under, the proposed office buildings.
- This is the site of the Institute for Defense Analysis, and the Center for Naval Analysis, as well as a number of DOD civilian offices.
- This site has immediate access to I-395 and is about a three-mile short ride to the Pentagon.

### Victory Center

- This is a redevelopment site recently purchased by Prudential as a real estate investment.

- The plans for the site contemplate 1.6 million of development on a 16 acre site. These plans have been specifically drawn to meet DOD anti-terrorism standards (prior to the BRAC announcements), as this building's marketing niche has always been intended to fully meet the DOD (or other federal agency) anti-terrorism standards.
- Metro's underutilized and in-place Van Dorn station is within walking distance of this site.

#### Common benefits of all three sites:

- All represent planned and not hypothetical development.
- All can meet DOD anti-terrorism standards.
- All have great, existing transportation access in place or under construction.
- All have owners who want DOD as a tenant and are ready to move expeditiously.
- All owners are major developers who have ready access to financing.

#### Execution of new construction

- We understand that for security reasons that DOD wants to move quickly.
- Not only are the developers ready to move, but the City pledges to the BRAC Commission and DOD that we will expedite the construction processes for these sites.

- We recently did that for 2.5 million square feet of new space constructed on a build-to-suit basis for the U.S. Patent and Trademark Office (PTO).
- This project (which represented the largest federal government office lease in US government history) came in on time and under budget in part due to on-site special dedicated City construction inspection staff.
- If you asked the developer of PTO (LCOR), or PTO senior staff, you would hear that the City's position was "can-do" and "get-it-done" not only in attitude, but in the actual delivery of our promises.
- Finally, we want to underscore that the City's residents, its elected officials and the business community all value DOD as a vital member of our community.
- The defense of our country and the support of our military have been vital and integral parts of Alexandria's history since the times of George Washington.
- We know that the City has three major, secure and superb locations to continue to serve DOD well into the future.