



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

JAMES K. HARTMANN
City Manager

(703) 838-4300
Fax: (703) 838-6343

July 21, 2005

The Honorable Anthony J. Principi
Chairman, 2005 Defense Base Closure
and Realignment Commission
2521 South Clark Street, Suite 600
Arlington, Virginia 22202

Dear Secretary Principi:

On behalf of the citizens and elected leadership of the local governments in Northern Virginia, we appreciate the time that you and the members of the Base Closure and Realignment Commission allowed for the presentation on July 7 of the City of Alexandria and Arlington County's case for the retention of the Department of Defense (DOD) offices which are proposed to be moved out of leased space in our jurisdictions.

In response to questions posed to you by the press after the hearing concerning the DOD employees now housed in leased space, you expressed legitimate concern for the long-term safety of those employees who are now in leased space which does not meet the new DOD anti-terrorism standards.

While we fully agree with Senator Warner that the consideration of the lease-to-base options are not permitted under the BRAC authorizing legislation, what we would like to make sure that BRAC understands is that *there are opportunities within our community to provide office space to DOD which would meet 100% of DOD's anti-terrorism standards*. In the City of Alexandria's analysis of the Department of Defense's BRAC recommendations submitted to BRAC on July 6, 2005, we articulated that the City had a number of major sites where new DOD offices could be constructed and those standards could be met. What we have prepared, since that prior submission, are specific site details. These details and site plan drawings, which are enclosed, cover three viable sites with a total of over 3 million square feet of developable office space. These could more than accommodate the 1.2 million square feet of currently leased office space in Alexandria which DOD proposes to vacate.

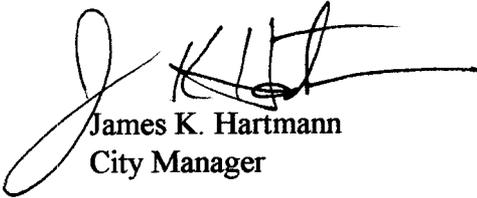
The Honorable Anthony J. Principi
July 21, 2005
Page 2

The major sites where DOD could relocate to are:

- The Hoffman Town Center
...adjacent to current DOD offices at the Eisenhower Metrorail station
- The Victory Center
...former Army Material Command site near the Van Dorn Metrorail station
- The Mark Winkler Center
...houses the Institutes of Defense Analysis and the Institute for Naval Analysis and is adjacent to and has immediate access to I-395

As you will see in the enclosed materials, these sites each could house significant DOD activity, as well as these sites already have the necessary transportation infrastructure in place. If you would like any additional information about these sites, please let us know.

Sincerely,



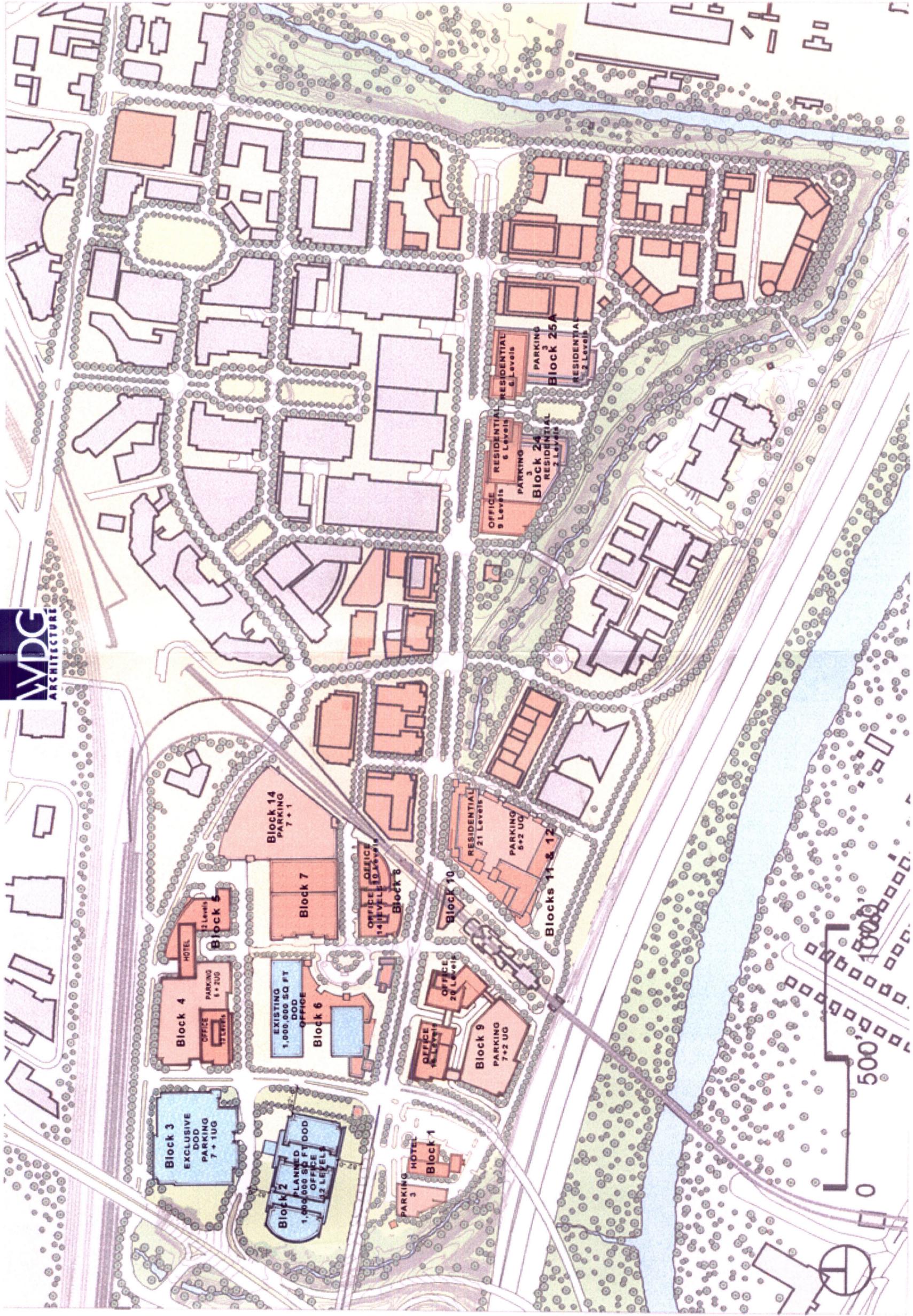
James K. Hartmann
City Manager

Enclosures

cc: The Honorable Mayor and Members of City Council
Mark Jinks, Assistant City Manager
Bernard Caton, Legislative Director

Alexandria's Existing Secure DoD Office Site At Hoffman Town Center

- 7.7163 acre overall site area.
- 1M+ square feet of office space in 3 structurally independent and separate office buildings, each 12 stories in height and optionally interconnected at the ground floor with a climate controlled passageway on a 4.5 acre parcel. No underground parking or surface vehicular access of any means, with a controlled, secure 82' perimeter.
- 2,250 stand alone car parking garage constructed on a separate 3.2 acre parcel. This 3.2 acre garage parcel and structured parking garage is also controlled exclusively by and for the DoD. Employees access the buildings via the surface or an underground secure passageway from the parking garage. Pedestrian visitors may access the buildings through secure surface lobbies only. All loading for the office buildings is screened on the separate DoD secure parking garage site before cleared to proceed to service the office buildings.
- As designed, these state-of-the-art, blast resistant or "hard-target" office buildings and parking garage meet or exceed all anti-terrorism and force protection standards of DoD Unified Facilities Criteria [UFC 4-0100-01] or "UFC."
- Years before the BRAC 2005 recommendations were released by the Secretary of Defense, the Hoffman Company presented these fully UFC compliant plans to the DoD as an option for then contemplated Military Defense Agency force consolidation.
- All infrastructure, including fiber-optic communications backbone, metro-rail (direct line to Pentagon), train, Capital Beltway, are in-place and on-site. All roads, schools, housing and amenities are in place.
- This secure UFC compliant site, less than 200' from the existing location of the U.S. Army's Human Resources Command ("HRC") and Surface Deployment and Distribution Command ("SDDC"), presents the lowest cost and highest military value option for a relocation of these commands because of any potential security concerns associated with their existing location:
 - Building ready site is the cheapest construction option for government
 - Move of 200' instead of 200 miles would save DoD millions of dollars
 - Zero disruption to army personnel and no interruption of agency mission
 - Zero disruption to the community
 - Zero stranded lease costs to the federal government
- Subsequent to a HRC and SDDC move "next door", their existing 1M square foot office complex can easily be fully renovated and/or redeveloped at private expense to exceed all UFC standards and provide the ability for these commands to expand by 100% and/or relocate or consolidate any other related DoD commands.



HOFFMAN TOWN CENTER
ALEXANDRIA, VA

Victory Center Alexandria, Virginia

A development of Prudential Real Estate Advisors and Spaulding & Slye Colliers

Victory Center is a planned 1.6-million-square-foot office development located on a 16-acre site along Eisenhower Avenue in Alexandria, Virginia. The project offers the rare combination of optimum campus security, including ample perimeter setbacks, together with an inside-the-Beltway location near the Pentagon and downtown DC.

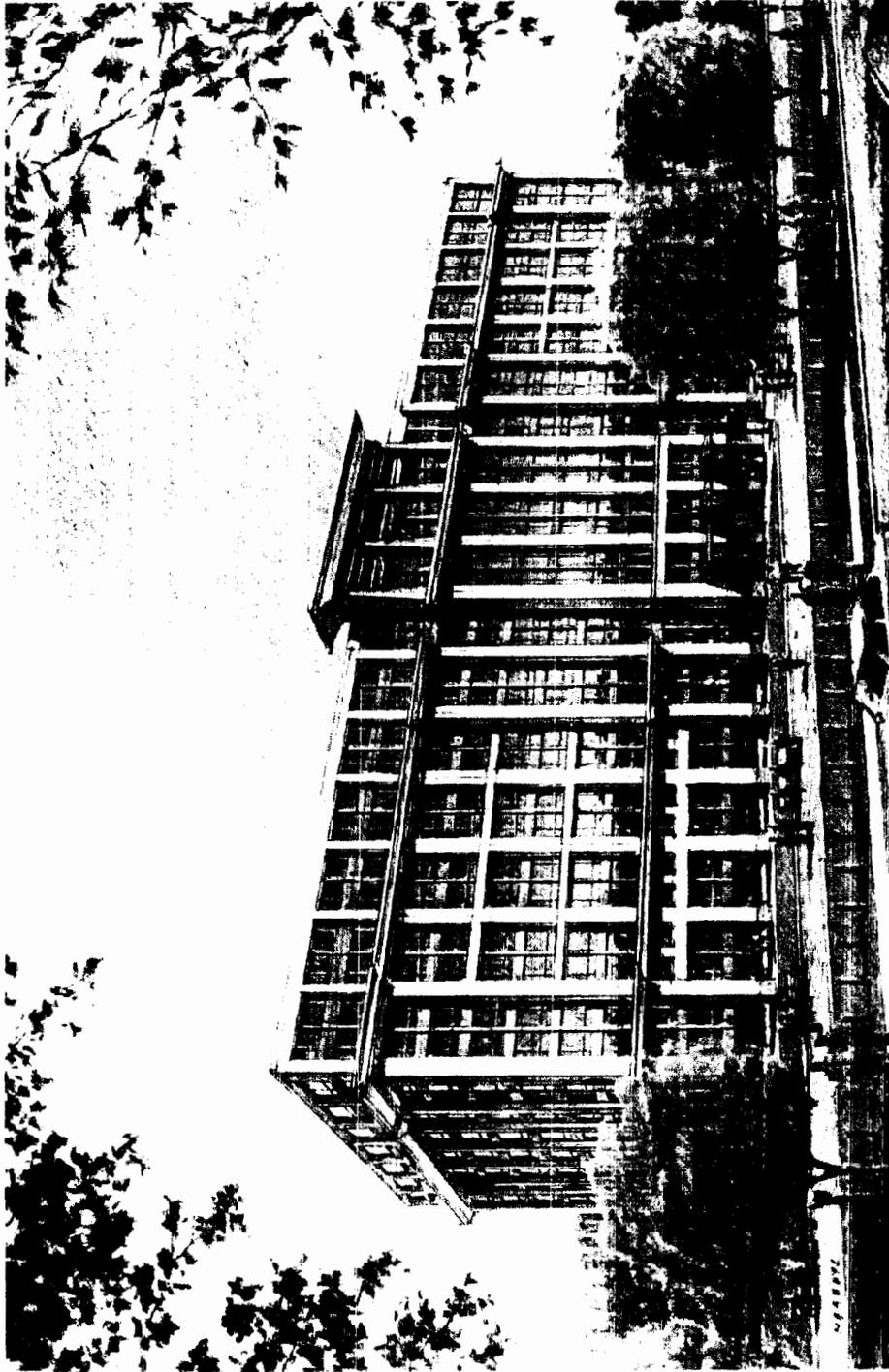
Spaulding & Slye Colliers is providing development, brokerage, construction, and property management services for Victory Center for Prudential Real Estate Investors (PREI). In 2004, PREI, the real estate investment advisory business of Prudential Financial, Inc., purchased the site and its existing 611,000-square-foot building at 5001 Eisenhower Avenue, which will be substantially renovated in the project's first phase. Originally constructed in the 1970s, the building was vacated by the US Army Materiel Command in summer 2004 when the agency relocated to Fort Belvoir. The Army Materiel Command had occupied the building for 30 years.

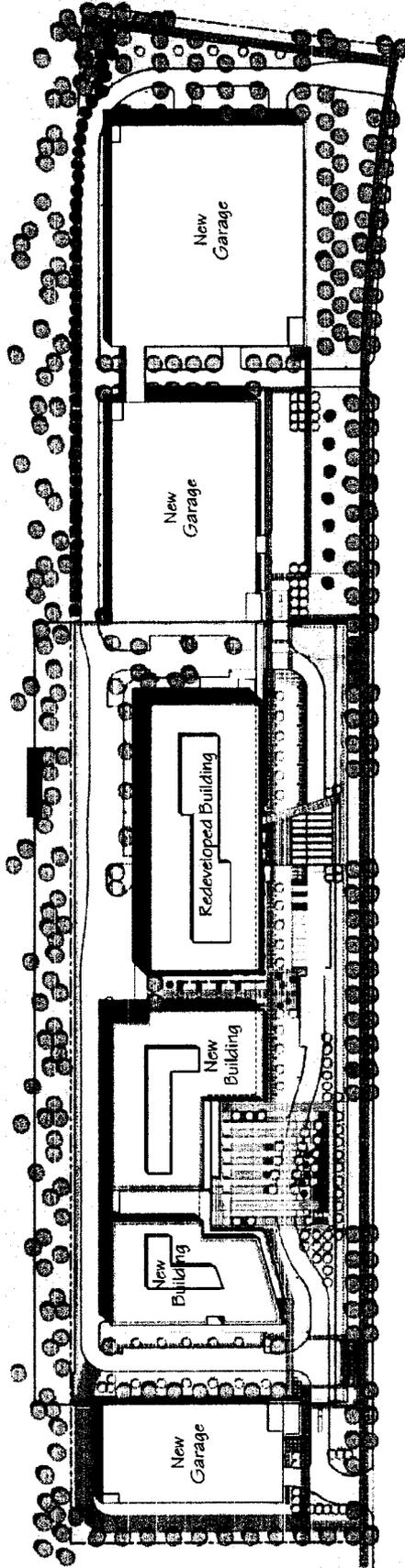
Spaulding & Slye Colliers development experts, including the firm's federal services team, saw promise in the aging property in terms of its significant potential to meet highly restrictive security requirements for government tenants. The property is one of very few in the close-in suburbs of Washington, DC that will be able to offer 100-foot setbacks and secure parking. Proposed new development will add as much as one million square feet, including structured parking that will be separate from the new and renovated buildings—a vital attribute in addressing government security concerns.

Victory Center development highlights include:

- **Security:** Unlike most commercial properties in the Washington metropolitan area, Victory Center has been designed to meet all DOD, DOJ, and GSA security requirements, including perimeter security in the form of setbacks of 100 feet on all sides. The property is the only development of its size, within walking distance to Metro, to meet these requirements—including GSA's Interagency Security Criteria and the Military's Unified Facilities Criteria.
- **Size:** The project will encompass up to 1.6 million square feet on 16 acres. Tenants will have the option to create a customized, secure campus environment. The existing 11-story building, when renovated, will feature expansive, 50,000-square-foot floorplates, ideal for larger tenants.
- **Speed to Market:** Renovation plans for the existing building, designed by Hickok Warner Cole Architects, are nearly complete and the development and construction team anticipates a rapid, six-month construction phase from the time tenant design is finalized. The building, as well as subsequent development on the property, will meet Class A standards.
- **Access:** Victory Center offers an ideal location in terms of proximity to government agencies and contractors, as well as convenience to public transportation and major thoroughfares. Eisenhower Avenue provides direct access to I-495 and I-95, easy access to I-395, blue line Metro service within walking distance, and access to DASH bus service. The site is located approximately ten minutes from Reagan National Airport.

For leasing information, please contact Spaulding & Slye Colliers at 202-478-2324





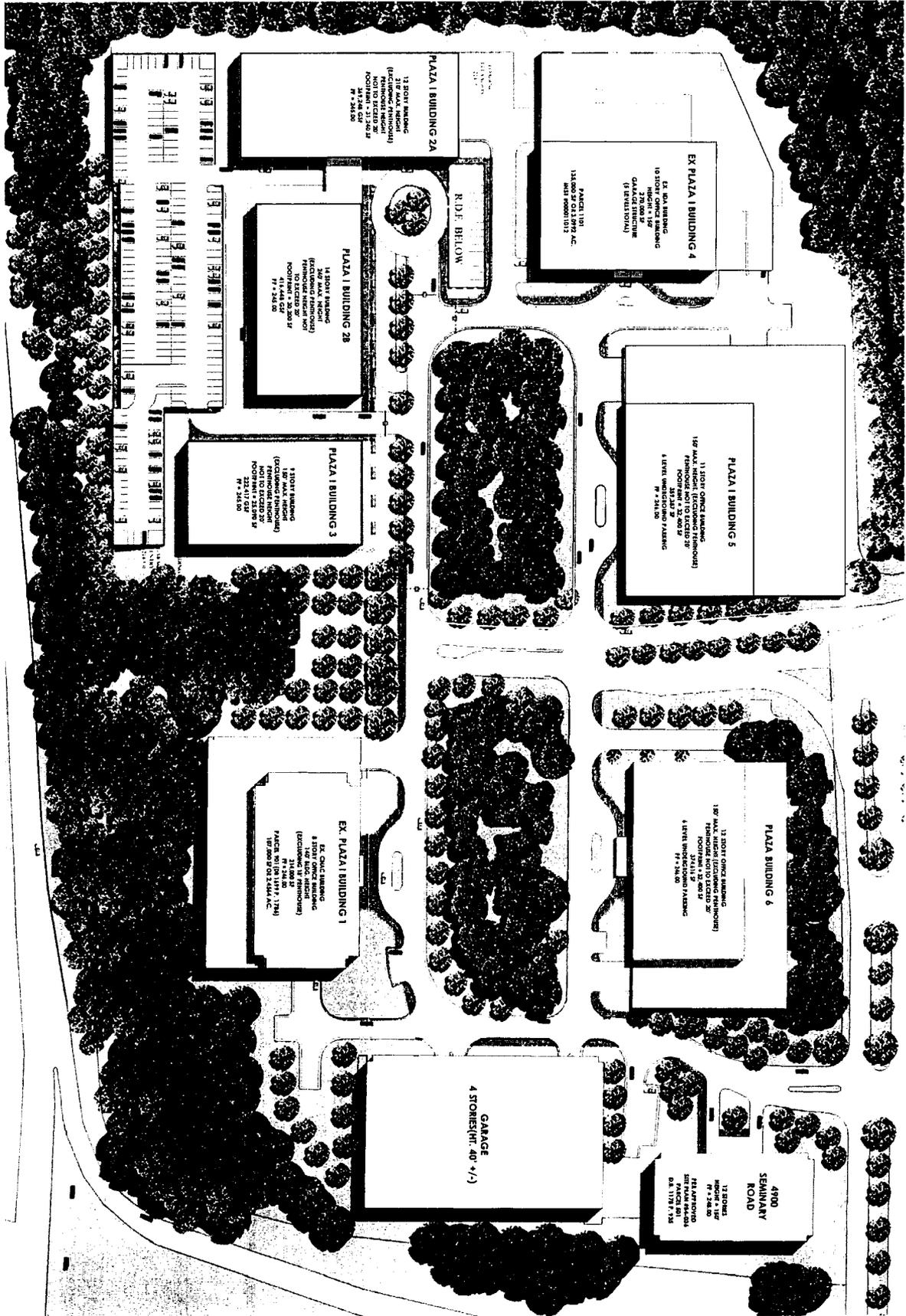
MARK CENTER

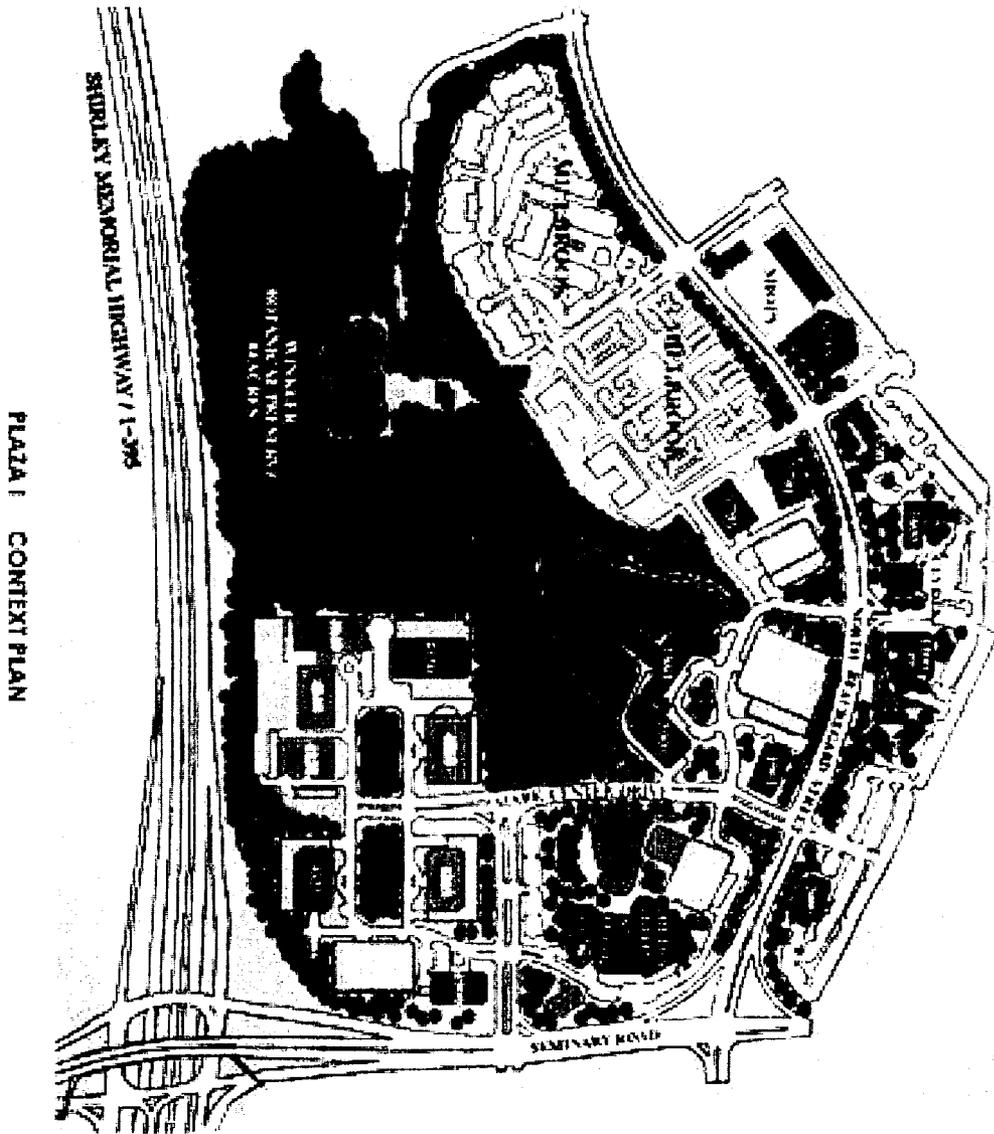
Mark Center is a mixed-use campus located on approximately 350 acres in Alexandria's west end. Located inside the Washington, DC Beltway, and only five miles from the Pentagon, five miles from Ronald Reagan Washington National Airport and eight miles from Capitol Hill, Mark Center offers a suburban-style campus close to the urban core of the Washington, DC Metropolitan Region. The campus' location at the Seminary Road interchange with I-395 ensures easy access throughout the region. Additionally, Winkler's free Mark Center Express provides direct and free shuttle bus connections between the campus and the Pentagon City Metrorail Station.

Mark Center offers approximately 1.3 million square feet of commercial office space in 12 buildings, plus two buildings containing approximately 325,000 square feet which were developed as build-to-suit for sale. Mark Center contains approximately 20.5 acres of undeveloped land that has been master-planned and approved by the City of Alexandria for an additional 1.75 million FAR square feet. The approved plans contemplate five buildings, including a three-building interconnected complex that can accommodate in excess of one million square feet. Winkler has obtained the equivalent of preliminary site plan approval for all of these buildings, and is obtaining final approval for the first of these buildings. No further public hearings would be involved for the construction of the approved plans. Each of these buildings can accommodate the government's new set-back and security criteria and the site plan was designed to facilitate a totally secured campus, should the need arise.

THE MARK WINKLER COMPANY

MARK CENTER PLAZA I - CONCEPTUAL MASTER PLAN





PLAZA I CONTEXT PLAN