

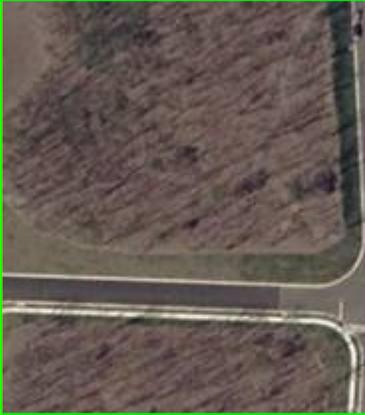


Rigorous Analyses ■ Unquestioned Objectivity

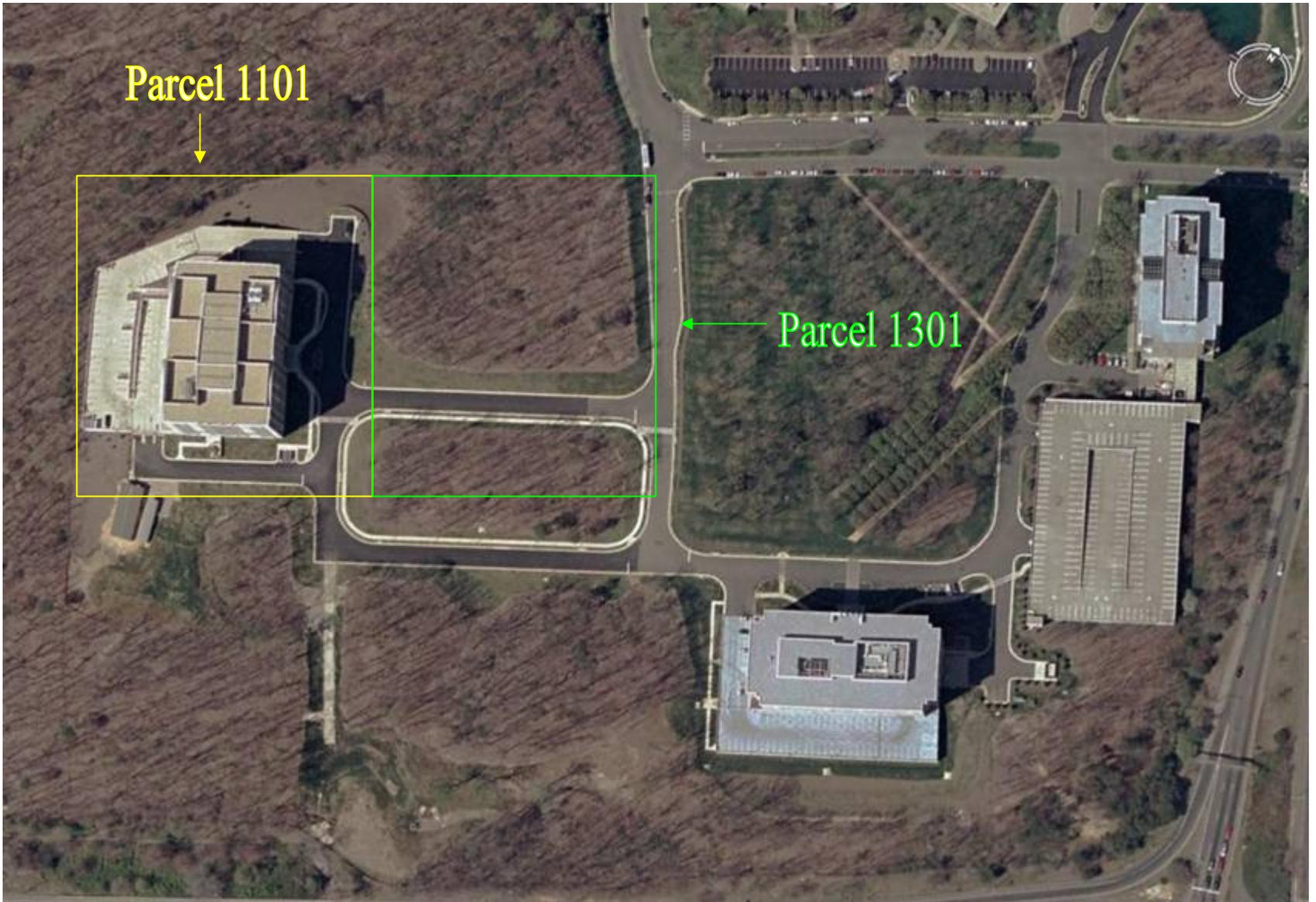
Property Location



Parcel 1101



Parcel 1301



IDA Existing Building





Rigorous Analyses ■ Unquestioned Objectivity

- IDA is a non-profit corporation that provides the federal government with objective analyses of national security issues.
- Based in Mark Center for over 25 years.
- Since 2002, IDA has owned and occupied the building at 4850 Mark Center Drive.
- IDA employs approximately 600 full-time employees in Northern Virginia.



Rigorous Analyses ■ Unquestioned Objectivity

- IDA employees have provided approximately 1,200 hours of volunteer time to the community each year.
- 500 hours of which have been through the Building Better Futures program at T.C. Williams to provide math, science and history tutoring.
- IDA has provided meeting space and exhibit spaces for Alexandria City Public Schools and City staff.



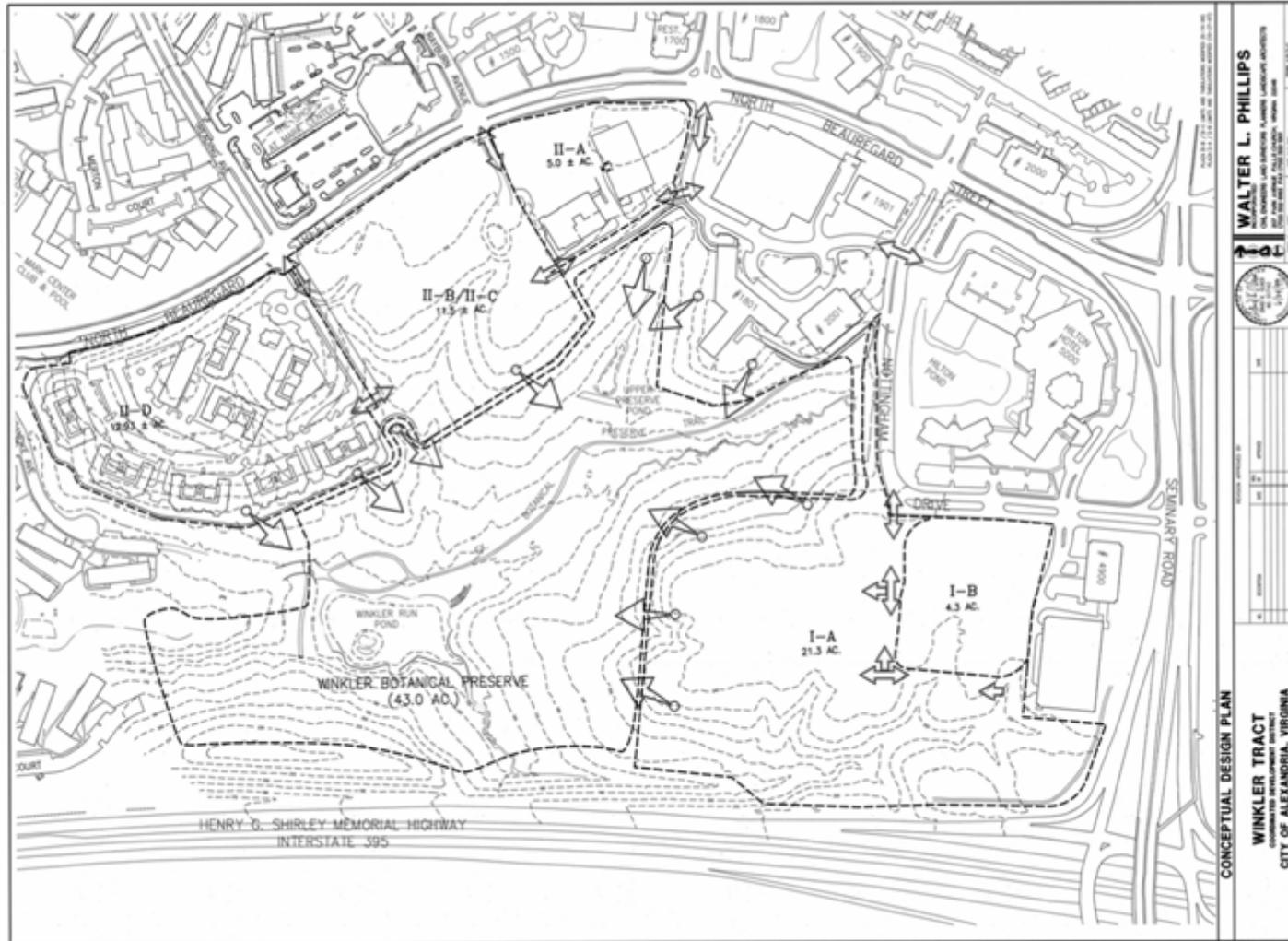
Rigorous Analyses ■ Unquestioned Objectivity

- In 2006, IDA purchased the property adjacent to the existing building in Mark Center known as Parcel 1301 which is approved for the construction of a single building consisting of 359,387 square feet of office space.
- IDA began working with City staff in 2007 on an amendment to existing development approvals to accommodate IDA's phased expansion needs.

Mark Center CDD Approvals

- December 1995 – CDD Concept Plan Approved, which established the density for Mark Center and divided Mark Center into various Plazas.
 - After a CDD is approved, a Preliminary Development Plan is required for each Plaza.
 - After a Preliminary Plan is approved, a Final Site Plan must be approved by staff prior to the issuance of a building permit.
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Concept Plan



Plaza IA Preliminary Development Plan

- March 1998 – City Council approved of the Preliminary Development Plan for Plaza IA.
 - January 2004 – City Council Approved of an amendment to Preliminary Development Plan for Plaza IA.
 - The 2004 Preliminary Development Plan:
 - Approved of 359,387 sf for Building 5 with 1,258 parking spaces.
 - Requires staff approval of Final Site Plan before the issuance of a building permit.
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Approved Preliminary Development Plan



Approved Preliminary Plan for Building 5.



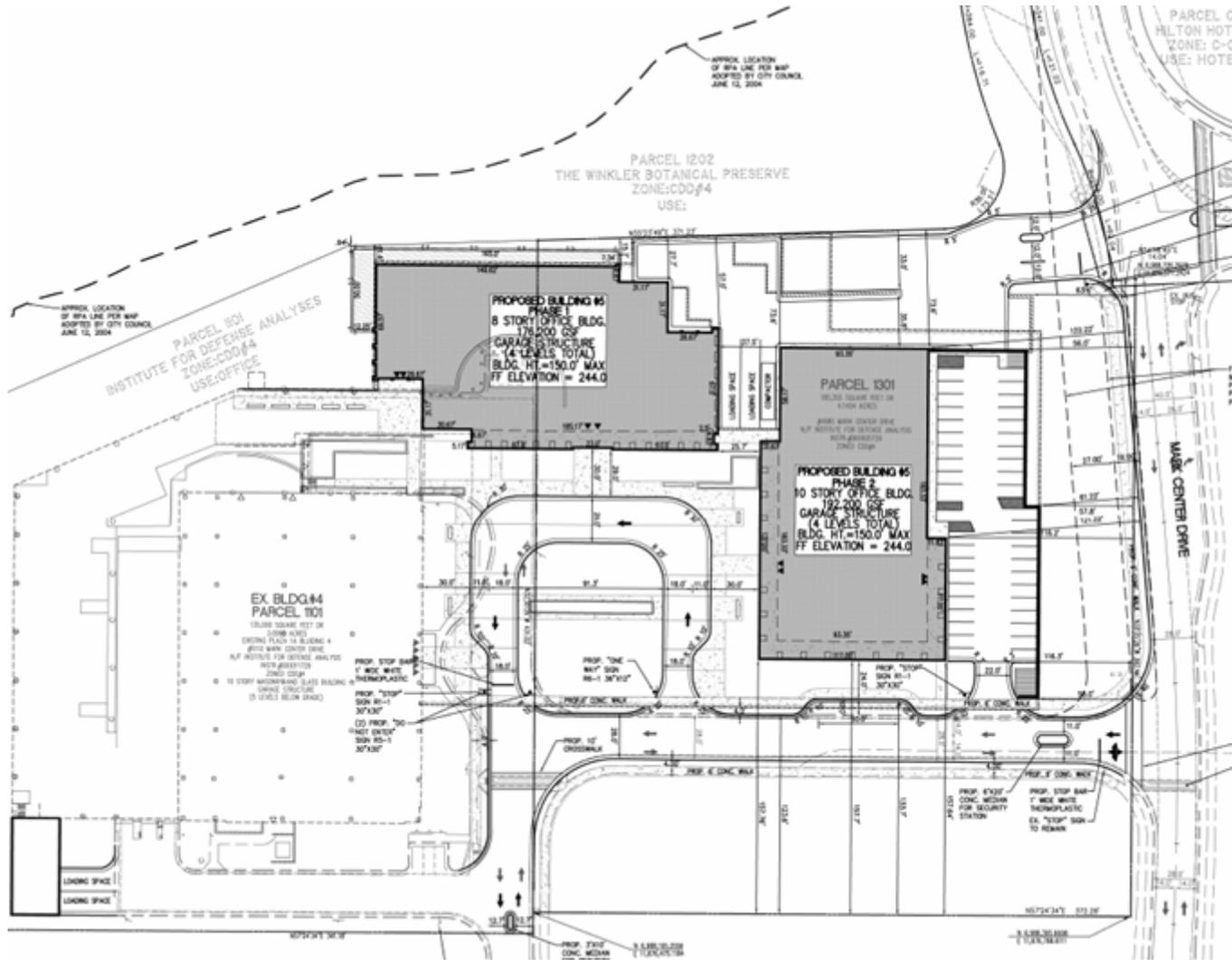
Proposed Amendment

- IDAs' programming needs do not require the construction of all the approved floor area for Building 5 at one time.
 - IDA proposes to amend the Preliminary Development Plan to provide for the construction of the same floor area in two separate buildings constructed in two phases.
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Proposed Amendment



Proposed Preliminary Plan



Benefits of Proposed Amendment

- Phased construction of approved floor area.
 - Direct access to IDA garage from City maintained portion of Mark Center Drive.
 - Incorporation of green building technologies.
 - Reduction of parking spaces from 1,258 to 857.
 - Enhanced Architectural Design.
 - Screening of BRAC project.
 - Provides a height transition from the BRAC project.
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Project Design

Manoj Dalaya

Current Approval



Proposed Phase I



Proposed Phase II









Schedule

- Community Meetings – April - May 2009
 - DSUP Approval – June 2009
 - Final Site Plan – 2010 - 2011
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