



ARLINGTON COUNTY, VIRGINIA
ECONOMIC DEVELOPMENT COMMISSION
1100 NORTH GLEBE ROAD, #1500
ARLINGTON, VIRGINIA 22201
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September 10, 2019

The Honorable Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

RE: EDC Support Proposed Holiday Inn Rosslyn Site

Dear Chair Dorsey,

The proposed redevelopment of the Holiday Inn Rosslyn site was presented to the Arlington Economic Development Commission in June 2019. The 4.1 Site Plan Amendment, SP # 79, proposing the redevelopment of the now 50-year old, functionally obsolete hotel as a mixed-use development comprising 500 apartment residences, a 375-room four-star hotel, a 38,000 SF state of the art conference facility including an 8,000 SF ballroom, 12 high tech conference rooms, roof top event spaces and a full service restaurant with approximately 3,000 SF of service commercial retail space is now coming before the Planning Commission and Board for approval.

The EDC notes that the multiple uses proposed in this project, particularly the inclusion of the new conference facility with the ballroom and meeting space, not only serve the goals of the Rosslyn Sector Plan but will also be a welcome and much needed addition to the business community as well. No longer will businesses, residents and those in need of meeting and event space need to go to DC, Maryland, or neighboring jurisdictions, when brand new state of the art facilities will be available in our own downtown. There is no doubt that business operating in our community will be interested in hosting their events at this facility.

The EDC believes that this project will benefit the entire Arlington community through its exciting design, conformance with sector plan goals, new residential living and lodging offerings in the Rosslyn central business district, furtherance of the Rosslyn complete streets program inclusive of improved pedestrian experiences around the site, and, increased tax revenue generation in excess of \$10,000,000 annually to the County.

We also note that the Dittmar Company and its partners have operated this hotel since 1970 and have a long and extensive presence in Arlington as real estate developers, operators and owners, and that they fully understand what is needed to make this facility a success. Part of the requirement is to ensure that a sufficient level of parking is included to support the proper operation of the entire facility, and the surrounding

neighborhood, while also being responsive to the guidelines and recommendations of our planning programs and plans. We understand that amount of parking proposed in the project has been a point of much discussion. From the economic development side of the issue, providing the amount of parking recommended by the operators and experts for this type of facility is an important factor that needs to be given every consideration in the approval process.

After discussion by the Economic Development Commission, the Commission voted to advise the Board of its full support for the SP #79 as submitted by the applicant, full support for the County Manager's recommendation and recommends that the Board approve such application at its upcoming hearing.

Thank you for your consideration of these comments.

Respectfully submitted,



Frank J. Poli
Chair, Economic Development Commission

cc: Arlington County Board Members
M. Schwartz
S. Flanagan-Watson
A. Iams