



2000
BRAC

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Lynne J. Strobel, Agent for Sansaba Land and Livestock, LLC Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Lynne J. Strobel

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)
Richard S. Jackson

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Richard S. Jackson, General Manager, Sansaba Land and Livestock, LLC

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>03-20-2008</u>
Date Accepted:	<u>04-02-2008 SRH</u>
Planning District:	_____
Special Area:	_____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 4

Total aggregate size of all nominated parcels (in acres and square feet): 6.05 acres 263,523 square feet

Is the nomination a Neighborhood Consolidation Proposal? Yes No

Are the parcels within the Approved Sewer Service Area? Yes No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the Guide to the 2008 BRAC APR for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Franconia-Springfield Transit Station Area, Land Unit D-2 –
planned for light industrial uses up to 0.35 FAR with option for up to 0.50 FAR
for biotech/research and development uses.

b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-4

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Industrial uses in accordance with the existing zoning with an option for commercial development comprised of office and support services up to a 1.6 FAR.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Office building(s) with height up to 150 feet and combination of structured and surface parking. Office building(s) may include support services up to 10% of floor area.

f. NON-RESIDENTIAL: Check the appropriate use: Office Retail Govt/Institutional
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office	90%	379,440 square feet
Retail	10%	42,160 square feet
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	421,600 square feet

*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- | | |
|--------------------------------|-------------------------------------|
| .1 - .2 du/ac (5-10 acre lots) | 5 - 8 du/ac |
| .2 - .5 du/ac (2-5 acre lots) | 8 - 12 du/ac |
| .5 - 1 du/ac (1 - 2 acre lots) | 12 - 16 du/ac |
| 1 - 2 du/ac | 16 - 20 du/ac |
| 2 - 3 du/ac | 20+ (specify 10 unit density range) |
| 3 - 4 du/ac | _____ |
| 4 - 5 du/ac | |

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit):

- a. Why should this proposal be considered BRAC-related?
- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?
- c. What needs created by the BRAC directives does this proposal fulfill?
- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?
- e. What adverse impacts might be created and how would they be off-set?
- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

All completed nomination forms must be submitted between March 3 and March 28, 2008 to:



Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

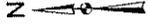
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
90-2 (1) 57E, 57G, 57H	Sansaba Land and Livestock, LLC	7001 Loisdale Road Springfield, VA 22150	7001 Loisdale Road Springfield, VA 22150	6.05	N/A, See Part 1



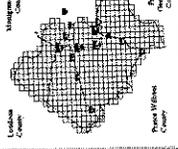
A Public County, Virginia



Scale: 1" = 100' (Horizontal)
Scale: 1" = 100' (Vertical)

GENERAL NOTES

1. This map is a preliminary map and is not intended to be used as a legal document. It is subject to change without notice.



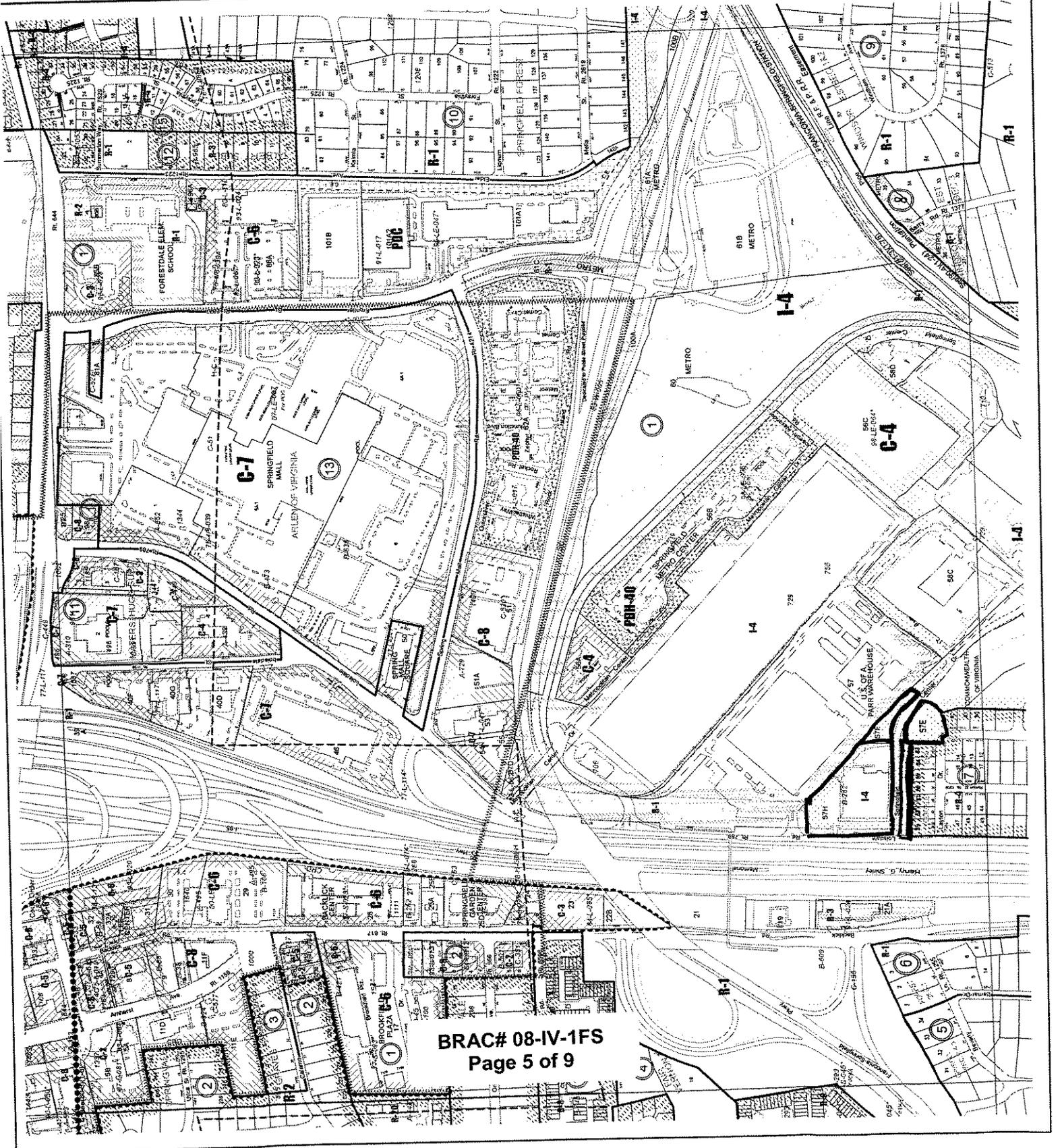
ADMINISTRATIVE INDEX

80-3	80-4	81-3
90-1	90-2	91-1
90-3	90-4	91-3

SHEET INDEX
PROPERTY MAP ZONING 90-2

Revised to: 01 - 01 - 2008

FAIRFAX COUNTY, VIRGINIA
PLANNING DEPARTMENT
10000 MARKET STREET, SUITE 100
FAIRFAX, VA 22031
TEL: (703) 246-1100
FAX: (703) 246-1101



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BRAC Area Plans Review

Nominator: Lynne J. Strobel, Agent for Sansaba Land and Livestock, LLC

Tax Map: 90-2 ((1)) 57E, 57F, 57G, 57H

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 90-2 ((1)) 57E, 57F, 57G, and 57H (the "Subject Property") and is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is part of the Franconia-Springfield Transit Station Area. The Subject Property is comprised of approximately 6.05 acres and located on Loisdale Road's eastern side, straddling Springfield Center Drive, and to the south of Springfield Mall and west of the Springfield Metro Center. In the Franconia-Springfield Transit Station Area, the Subject Property is included in Land Unit D-2 which is currently planned for industrial uses up to a 0.35 FAR with an option for up to 0.50 FAR if developed with biotech/research and development uses. The Subject Property is zoned to the I-4 District and developed with a single, two-story building comprised of approximately 100,000 square feet. Approximately 70,000 square feet is currently used for manufacturing and storage, which generates truck and tractor trailer traffic. The existing zoning permits an FAR of .5 with up to a .7 FAR with approval of a special exception. The proposed nomination would permit an option for commercial development comprised of office and support services up to a 1.6 FAR.

The BRAC directives anticipate an influx of Army personnel and employees to both the Engineer Proving Ground (the "EPG") and Fort Belvoir. The location of the Subject Property is well-suited to address the development needs generated by BRAC. Most importantly, the Subject Property is in proximity to the GSA warehouse, which is under consideration for possible redevelopment, and the EPG. The development of EPG will require support services in the form of contractors' offices. The Subject Property is well-served by an existing transportation network, due to its direct access to Loisdale Road, proximity to the Franconia-Springfield Parkway, proximity to both I-395 and I-95, and its location immediately west of the Franconia Springfield Metro Station, which provides access to the Metro system and to the Virginia Railway Express ("VRE"). The Subject Property's access to existing transportation infrastructure will ensure that transportation impacts on the surrounding Springfield area are minimized. Office space on the Subject Property will provide an opportunity to work in a high-quality environment adjacent to GSA, and in proximity to EPG, thereby reducing travel times. Though the transportation impacts will be minimized based on access to Metro, VRE, and major road networks, increased traffic may be mitigated with transportation demand management ("TDM") strategies that may include carpooling, staggered work hours, and shuttle service to the Franconia Springfield Metro Station. Additionally, approximately seventeen (17) Fairfax County Connector and Metrobus routes serve the Subject Property and its vicinity. The combined access to public transportation and the implementation of TDM strategies will mitigate traffic impacts and prevent traffic from reaching the Downtown Springfield area. In addition, the transformation of industrial uses to office

and support services will lessen the amount of heavy truck traffic in the area and ease congestion.

Commercial development on the Subject Property comprised of office and support services will have limited visual and environmental impacts on the surrounding areas. Located on Loisdale Road, the Subject Property is surrounded by the GSA warehouse to the northeast and southeast that is zoned I-4 and subject to possible redevelopment. Though there is a residential development to the south of the Subject Property, the proposed development is an opportunity to replace an existing building with manufacturing and storage components with a more appropriate use. Moreover, the proposed development will be designed to buffer the residential development from visual impacts. In addition to possible visual impacts to the adjacent residential use, the primary impacts associated with the proposed nomination will likely be transportation, which may be mitigated with TDM strategies and access to the existing road network.

The proposed office development may accommodate a government tenant, the increased contractors that will be associated with the new development located at the EPG, Ft. Belvoir, and the GSA warehouse, as well as provide support services that will be necessary to complement the increased workforce in this area. An updated commercial development will be critical to the vibrancy of the Springfield area, particularly as other properties, such as Springfield Mall, update and improve the quality of this part of the County.

The development of the Subject Property will be market-driven. The existing office building will continue as a viable use in the short term should the APR nomination be approved in 2009. Upon the demand for office use in the area, plans will be prepared for higher intensity development. Re-development will necessitate the filing of a rezoning application that will take approximately a year to process. Following rezoning approval, a site plan must be submitted for review and approval. As a result, the earliest the nominator anticipates construction is the end of 2011.

In sum, the proposed nomination for the Subject Property will allow for the development of office space and support services that are conveniently located to EPG, Ft. Belvoir, and particularly the GSA warehouse site. The Subject Property is already developed with an existing building and the proposal is not a substantial change in use. Visual impacts will be mitigated with effective site design and appropriate buffering. Finally, transportation impacts will be accommodated using the existing public transportation networks, existing road networks, and TDM strategies. The proposed nomination will provide an updated commercial development in the Springfield corridor and will fulfill the development needs generated by the BRAC process.

{A0136706.DOC / 1 BRAC APR Justification 006332 000002}

Cerdeira, Lilian

From: Mason, Lindsay A.
Sent: Tuesday, April 15, 2008 4:16 PM
To: Cerdeira, Lilian
Subject: FW: BRAC APR Nomination, PC 2008-002

From: Strobel, Lynne J. [mailto:lstrobel@arl.thelandlawyers.com]
Sent: Tuesday, April 15, 2008 3:58 PM
To: Mason, Lindsay A.
Cc: Mariska, Sara; Strobel, Lynne J.
Subject: RE: BRAC APR Nomination, PC 2008-002

Yes. This change is fine. Thanks, Lynne

From: Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]
Sent: Tuesday, April 15, 2008 2:51 PM
To: Mason, Lindsay A.; Strobel, Lynne J.
Subject: RE: BRAC APR Nomination, PC 2008-002

Lynne,
Please send me an email confirmation if you agree to the change to your nomination noted below. Thank you!

From: Mason, Lindsay A.
Sent: Friday, April 11, 2008 10:16 AM
To: 'lstrobel@arl.thelandlawyers.com'
Subject: BRAC APR Nomination, PC 2008-002

Lynne J. Strobel
2200 Clarendon Blvd. 13th floor
Arlington, VA 22201
RE: BRAC APR Nomination; Map 99-2((1)) 7

Dear Ms. Strobel:
The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced BRAC APR Nomination (temporary id number) PC-2008-002 has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have the following concerns:

- Part 4g of the nomination form indicates a mix of office and retail/support uses. I consider this as a mixed use and appropriate to be categorized as a Mixed Use under Part 4f of the application. Please let me know if you agree to this change.

Failure to provide this information to the Department of Planning and Zoning by (10 business days from the date of the letter) will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at Lindsay.Mason@fairfaxcounty.gov.

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Sincerely,

Lindsay A. Mason

Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, VA 22035
703.324.1382
(fax) 703-324-3056

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.