

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 Schaeffer Industrial, 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.)
William Lloyd Schaeffer

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
William Lloyd Schaeffer, Managing Member, Schaeffer Industrial, LLC

THIS BOX FOR STAFF USE ONLY
Date Received: 3-20-08
Date Accepted: 4-2-08 SRH
Planning District: _____
Special Area: _____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 11.3 acres 492,014 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: I-95 Corridor Industrial Area – Land Unit K recommended for industrial uses up to a .35 FAR

b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-6

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 existing zoning with an option for commercial development comprised of office and support services up to a 2.0 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 a combination of surface and structured parking. Heights may be up to 140 feet for office building(s). The office building(s) may include support services which may comprise up to 10% of the gross 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: Up to 2.0 TOTAL Gross Square Feet: Approx. 984,000

Categories	Percent of Total FAR	Square feet
Office	90%	885,600 square feet
Retail/ Support Services	10%	98,400 square feet
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	984,000 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?

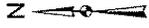
All completed nomination forms must be submitted between March 3 and March 28, 2008 to:



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



A Public-Private Partnership



Scale: 1" = 100'-0"
1" = 200'-0"
1" = 300'-0"
1" = 400'-0"
1" = 500'-0"
1" = 600'-0"
1" = 700'-0"
1" = 800'-0"
1" = 900'-0"
1" = 1000'-0"

GENERAL NOTES

1. This map is a preliminary map and is not intended to be used for any purpose other than to show the general location and extent of the proposed zoning changes. It is not intended to be used for any other purpose, including but not limited to, the determination of property boundaries, the location of easements, or the location of utility lines. The user of this map is advised to consult the official zoning map and the zoning ordinance for the County of Fairfax, Virginia, for the most current and accurate information.



ADMINISTRATIVE INDEX

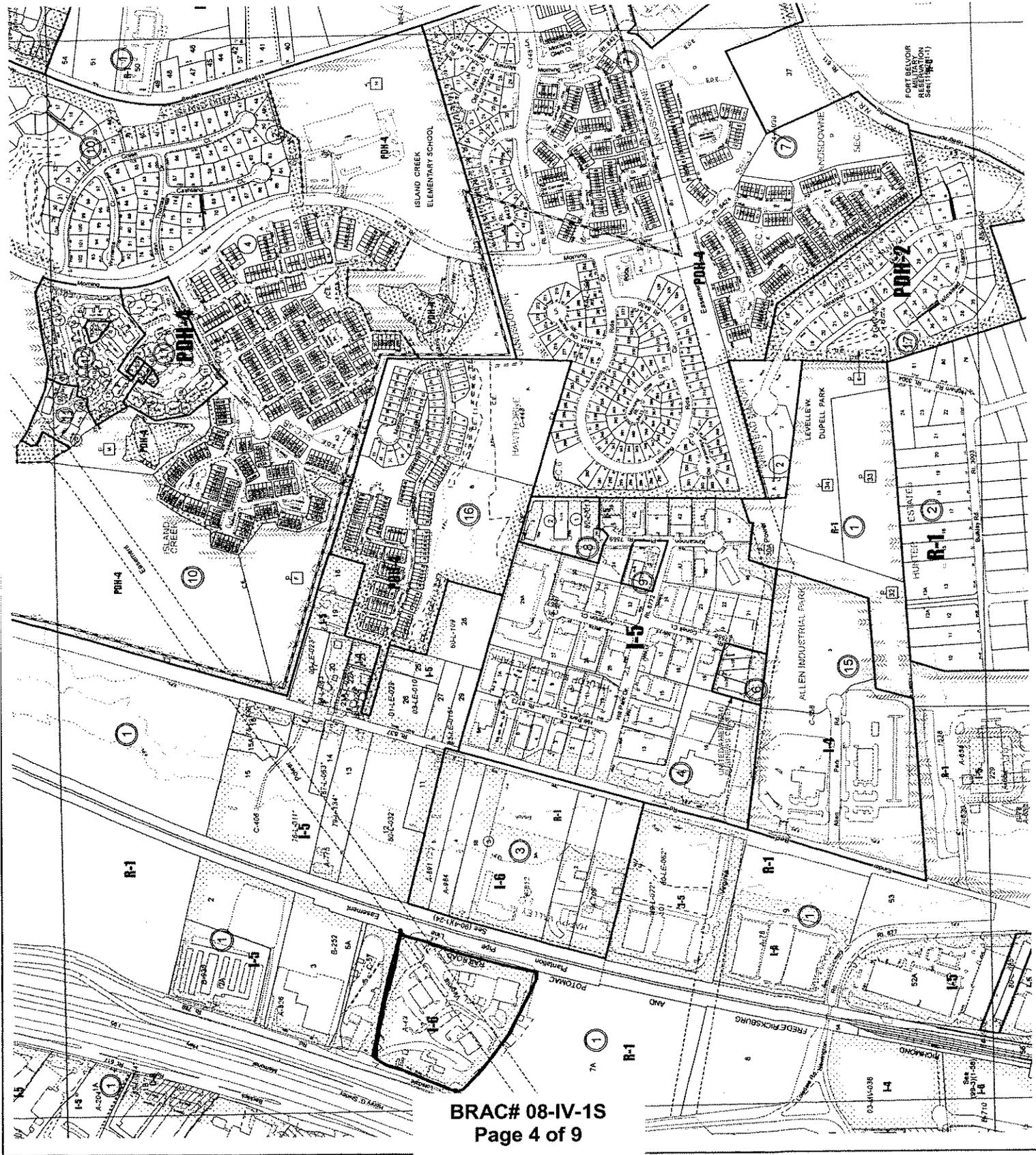
90-3	90-4	91-3
99-1	99-2	100-1
99-3	99-4	100-3

SHEET INDEX
PROPERTY MAP ZONING
99-2

Revised to: 01 - 01 - 2008

PROPERTY
DEPARTMENT OF INFORMATION TECHNOLOGY
10000 FIVE LAKES DRIVE
FAIRFAX, VIRGINIA 22031-1117
TEL: (703) 243-1117
FAX: (703) 243-1117

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PROJECT NO. 2008-0008



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
99-2 ((1))7	Schaeffer Industrial, LLC	7817 Loisdale Road Springfield, VA 22150	7817 Loisdale Road Springfield, VA 22150	11.3 acres	N/A, See Part 1

BRAC Area Plans Review

Nominator: Lynne J. Strobel, Agent for Schaeffer Industrial, LLC

Tax Map 99-2 ((1)) 7

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 99-2 ((1)) 7 (the "Subject Property") and is located within Area IV of the Comprehensive Plan (the "Plan"). More specifically, the Subject Property is part of the I-95 Corridor Industrial Area within the Springfield Planning District. The Subject Property is comprised of approximately 11.30 acres and located east of I-95 and south of the Franconia Springfield Parkway. The western side of the Subject Property offers direct access to Loisdale Road and the eastern side of the Subject Property is bounded by the Richmond Fredericksburg and Potomac Railroad tracks. In the I-95 Corridor Industrial Area, the Subject Property is included in Land Unit K which is currently planned for industrial uses up to a 0.35 FAR. The Subject Property is zoned to the I-6 District and developed with several buildings that are used for warehousing, storage, and industrial uses. The existing I-6 zoning permits an FAR of .5 that may be increased up to a 1.0 with the approval of a special exception. The proposed Plan text would permit an option for commercial development comprised of office and support services up to a 2.0 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 employment and development needs generated by BRAC. Most importantly, the Subject Property is in proximity to the existing GSA warehouse, that will potentially be redeveloped, and EPG. The Subject Property is served by an existing transportation network with direct access onto a minor arterial, Loisdale Road, which provides convenient access to I-395, I-495 and I-95, and the Franconia-Springfield Metro Station. The Subject Property's proximity to the GSA warehouse and EPG, as well as its proximity to major road networks and the metro system will ensure that transportation impacts associated with the proposed Plan text will be effectively addressed. Office space on the Subject Property will provide an opportunity to work in a high-quality facility near EPG, thereby reducing travel times. The Subject Property is also conveniently located in proximity to Fort Belvoir that will increase its workforce in conjunction with BRAC. Traffic impacts may be mitigated with appropriate transportation demand management ("TDM") strategies. Such strategies will likely include increased carpooling, staggered work hours, and shuttle service to the Franconia Springfield Metro station. Additionally, the Fairfax County Connector currently has two bus routes, the I-95 Circulator Routes, that will assist commuters. The access to public transit and the implementation of TDM strategies will mitigate traffic impacts and prevent traffic from reaching the Downtown Springfield area.

Commercial development on the Subject Property comprised of office and support services will have limited impact on the surrounding areas. Located on Loisdale Road, east of I-95 and west of the Richmond Fredericksburg Potomac Railroad Tracks, the Subject Property is surrounded by industrial properties, including industrial uses on the R-1 parcel to the south, and will therefore have no visual impacts on existing residential developments. In addition, there is no floodplain, environmentally sensitive areas, or mature vegetation on the Subject Property.

This existing condition limits any environmental impacts typically associated with development. Based on the Subject Property's configuration, namely the railroad tracks on the eastern property line, a Virginia Power easement running through the middle of the site, and I-95 on the western side of the Subject Property, office and support services uses are the highest and best use of the Subject Property which will, in turn, accommodate the demand for increased office space associated with the BRAC directives. The primary impacts associated with the proposed nomination will likely be transportation, which may be mitigated with TDM strategies and the existing road and transit network.

The proposed commercial development with office space and support services will accommodate a government tenant, the increased contractors that will be associated with new development located at both EPG and Fort Belvoir, as well as support services that will be necessary to complement the increased workforce in this area. A commercial development will also serve as a valuable tool in the redevelopment of an aging industrial corridor in the Springfield area. Further, the location of the property allows high density development without creating adverse impacts on existing residential communities or surrounding uses. The development of the Subject Property will be market-driven and will be based on the processing of necessary approvals. With the completion of the BRAC-related APR process in 2009, the processing of a rezoning application upon the adoption of revised Plan text, and the processing of a site plan, the nominator anticipates beginning construction in Fall, 2011.

In sum, the proposed Plan text for the Subject Property will allow for the development of a significant amount of office space and support services that are conveniently located to EPG and Fort Belvoir. The proposed development will have no adverse impact on surrounding properties and the site's limitations make it difficult to develop with uses other than office and support services uses. The Subject Property's location near major transportation networks and public transportation will easily accommodate additional traffic. Finally, the nominator anticipates the use of several TDM strategies that will mitigate any additional traffic. The proposed Plan text will permit development that will be a valuable contribution to the Springfield area and will fulfill the needs generated by the BRAC process.

{A0136570.DOC / 1 BRAC APR Statement of Justification 006163 000003}

Cerdeira, Lilian

From: Hada, JayJeev
Sent: Wednesday, April 09, 2008 9:07 AM
To: 'Mariska, Sara'
Subject: RE: BRAC APR Nomination-Response Requested

Sara,

No action is needed. This is just to let you know that we will be considering the nomination as a mixed use with 90% office and 10% services/retail.

Thank you.

*Jayjeev Hada
Planner II
Policy & Plan Development Branch
Planning Division
Department of Planning & Zoning
Fairfax County Government*

*Tel: 703 324 1380
Fax: 703 324 3056*

From: Mariska, Sara [mailto:smariska@arl.thelandlawyers.com]
Sent: Tuesday, April 08, 2008 6:03 PM
To: Hada, JayJeev
Subject: RE: BRAC APR Nomination-Response Requested

Jayjeev,

Lynne Strobel forwarded me the e-mail pasted below. What information do you need to correct this deficiency? Do you simply need a replacement page for the application form noting in part 4f that the application is for mixed use? Please advise.

Thanks,
Sara

Sara V. Mariska, Esq.
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201
703-528-4700 Ext. 5419
703-525-3197 (Fax)
smariska@arl.thelandlawyers.com

From: Hada, JayJeev [mailto:JayJeev.Hada@fairfaxcounty.gov]
Sent: Tuesday, April 08, 2008 3:52 PM
To: Strobel, Lynne J.
Subject: BRAC APR Nomination-Response Requested

Lynne J. Strobel

BRAC# 08-IV-1S
Page 8 of 9

4/9/2008

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-2008-003 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 have any concerns regarding this issue.

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 Jayjeev.Hada@fairfaxcounty.gov.

Sincerely,

*Jayjeev Hada
Planner II
Policy & Plan Development Branch
Planning Division
Department of Planning & Zoning
Fairfax County Government*

Tel: 703 324 1380

Fax: 703 324 3056

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