



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 Springfield 6601 LLC and Springfield Metro Center II, LLC Daytime Phone: 703-528-4700
Address: 2200 Clarendon Boulevard, 13th Floor Arlington, VA 22201

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

Signature of Nominator (NOTE: There can be only one nominator per nomination):

[Handwritten signature of 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.) Kenneth Simmons, Senior Vice President

[Handwritten signature of Kenneth Simmons]

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Officer of Boston Properties, which is the 100% owner of the nominators, Springfield 6601 LLC and Springfield Metro Center II, LLC.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: [X] Lee [] Mount Vernon

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 5.94 acres 258,838 square feet

Is the nomination a Neighborhood Consolidation Proposal? [] Yes [X] No

Are the parcels within the Approved Sewer Service Area? [X] Yes [] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 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 industrial uses up to 0.35 FAR with an option for 0.50 FAR for biotech/research and development uses.

b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-4

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 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 height up to 150 feet and structured parking. The office building(s) may include support services which may comprise up to 5% 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: 2.0 TOTAL Gross Square Feet: Approx. 517,676

Categories	Percent of Total FAR	Square feet
Office	95%	491,792 square feet
Retail /Support Services	5%	25,884 square feet
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	517,676 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

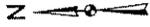
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

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) 58D	Springfield 6601 LLC	6601 Springfield Center Drive Springfield, VA 22150	505 9th Street, NW Suite 800 c/o Boston Properties Washington, DC 20004	1.32	N/A, See Part 1
90-4 (1) 11B	Springfield Metro Center II, LLC	6605 Springfield Center Drive Springfield, VA 22150	505 9th Street, NW Suite 800 c/o Boston Properties Washington, DC 20004	4.62	N/A, See Part 1



Commonwealth of Virginia



GENERAL NOTES

1. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

2. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

3. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

4. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

5. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

6. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

7. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

8. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

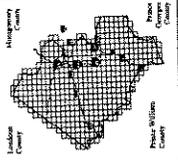
9. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

10. The zoning map is based on the zoning ordinance of the County of Fairfax, Virginia, as amended through the date of the map.

GENERAL NOTES

ADMINISTRATIVE INDEX

90-1	90-2	91-1
90-3	91-3	90-1
90-1	90-2	90-1



ADMINISTRATIVE INDEX

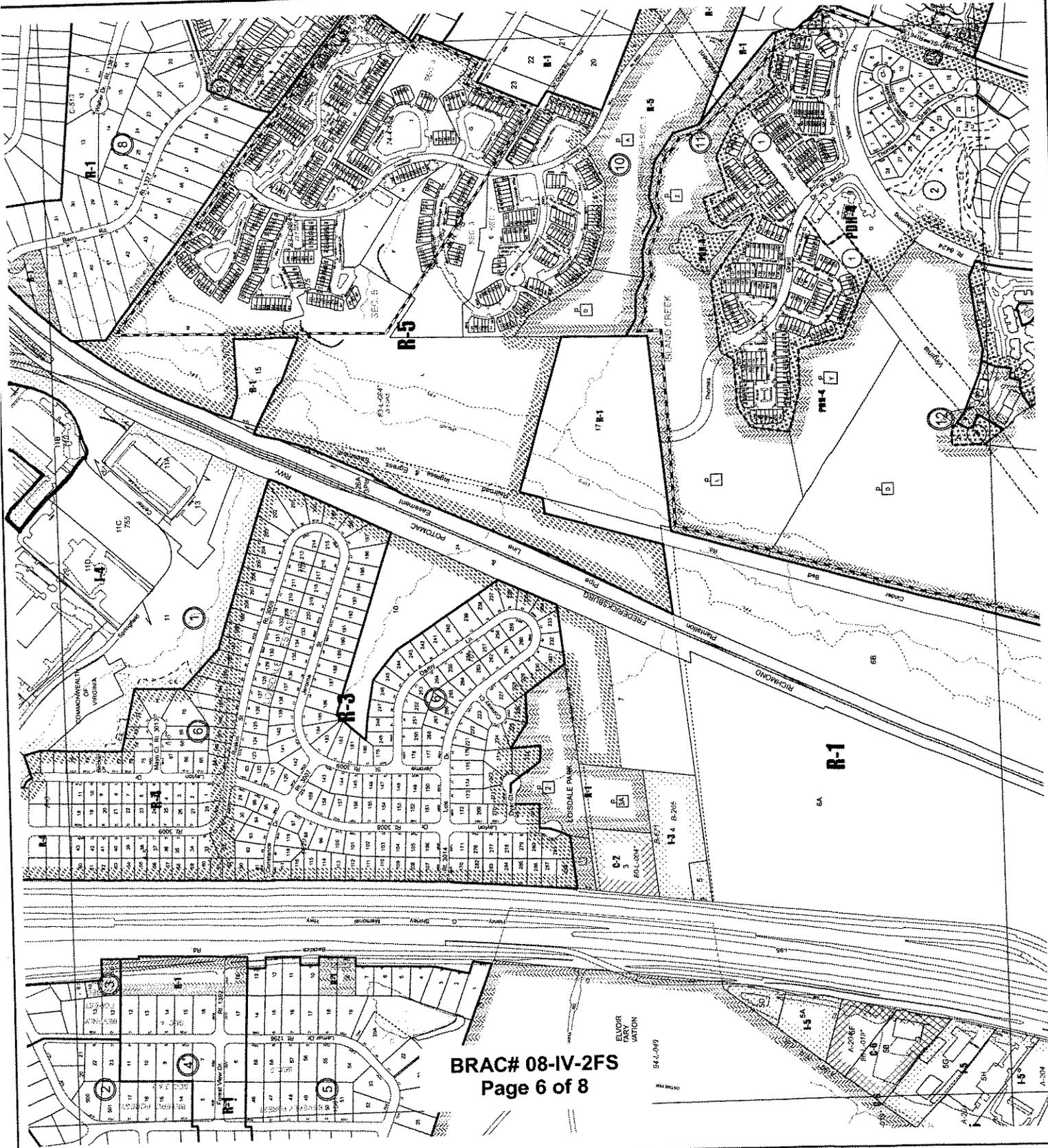
90-1	90-2	91-1
90-3	91-3	90-1
90-1	90-2	90-1

PROPERTY MAP ZONING 90-4

Revised to 01-01-2008

Project by:
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Geomatics & Information Systems
 12000 Lee Highway, Suite 117
 Fairfax, VA 22031
 FAX: (703) 286-1000

COUNTY OF FAIRFAX
 PLAT NO. 33, 1st 2ND



BRAC# 08-IV-2FS
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BRAC Area Plans Review

Nominator: Lynne J. Strobel, Agent for Springfield 6601, LLC and Springfield Metro Center II, LLC

Tax Map 90-2 ((1)) 58D and 90-4 ((1)) 11B

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 90-2 ((1)) 58D and 90-4 ((1)) 11B (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 within the Franconia-Springfield Area. The Subject Property is comprised of approximately 5.94 acres and generally located east of the GSA warehouse and south of the Springfield Metro station. Located on Springfield Center Drive, the Subject Property has convenient access to Loisdale Road, the Franconia Springfield Parkway, I-395, and I-95. Due to its location southwest of the Springfield Metro Station, the Subject Property also has direct access to the Metro system and the Virginia Railway Express ("VRE"). In the Franconia-Springfield Transit Station Area, the Subject Property is included in Sub-Unit D-2, which is currently planned for industrial uses up to 0.35 FAR with an option for up to 0.50 FAR for biotech/research and development uses. The Subject Property is zoned to the I-4 District and developed with two industrial buildings containing approximately 95,347 square feet of gross floor area. The current I-4 zoning permits a .5 FAR, or up to a .7 FAR with approval of a special exception. Permitted uses in the I-4 District include light public utility uses, motor vehicle storage, warehouses and the like. The proposed nomination would permit commercial development comprised of office buildings and support services up to a 2.0 FAR in proximity to a Metro station.

The BRAC directives anticipate an influx of Army personnel and employees to 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 may be the subject of redevelopment, and the EPG. The development of EPG has already begun and will generate a need for supporting contractors' offices. The Subject Property is well-served by an existing transportation network due to its proximity to Loisdale Road, I-395, I-95, and the Franconia Springfield Parkway. The Springfield Metro Station, offering access to the Metro system and the VRE, is also located immediately to the northeast of the Subject Property. Approximately seventeen (17) Fairfax Connector and Metrobus routes serve the Subject Property and its vicinity. The Subject Property's location in proximity to major road networks and public transportation will ensure that transportation impacts associated with the proposed Plan text are effectively addressed. Office development on the Subject Property will provide an opportunity to work in a high-quality environment near the GSA warehouse and EPG, thereby reducing travel times and preventing traffic from reaching Downtown Springfield. Traffic impacts may be mitigated with appropriate transportation demand management ("TDM") strategies that may include carpooling, staggered work hours, and shuttle service to the Springfield Metro Station.

Located on Springfield Center Drive, the Subject Property is bordered by the Springfield Metro Station to the northeast, industrial uses to the south, and railroad tracks to the east. The

property immediately adjacent to the west is zoned to the C-4 District and is approved for office development up to a 1.22 FAR. Commercial development on the Subject Property will be comprised of office buildings that will include support services and structured parking. It is intended that the proposed development will complement adjacent approved office development that is under the same ownership. The proffers approved in conjunction with development of the adjacent property require installation of a Metro Access Road that is already under construction. The Metro Access Road provides a direct connection to the Springfield Metro Station. Based on the Subject Property's location, surrounded by office, industrial uses and transportation infrastructure, the proposed development will have limited visual impacts on surrounding properties. In addition, the Subject Property is developed with industrial buildings and includes limited existing vegetation, thereby limiting any environmental impacts associated with the nomination. Moreover, the Subject Property's location, adjacent to a metro station and railroad tracks, means the site is best-suited for office use and is not appropriate for other less intense uses. The primary impact associated with the proposed nomination will likely be transportation which will be mitigated with the existing road network, public transportation, and TDM strategies.

The proposed office development can accommodate a government tenant as well as contractors that will desire office space in proximity to EPG, Ft. Belvoir, and the GSA warehouse property. An office development in this location will complement prior approvals and will revitalize an aging area of Fairfax County. The approval of the proposed nomination will serve as a valuable tool in the redevelopment of an industrial corridor. The development of the Subject Property will be market-driven and will be based on the processing of a rezoning application upon the adoption of revised Plan text. In addition, the approval of a site plan will be required prior to construction. The nominator anticipates that construction would complement the BRAC timetable with a delivery in late 2011.

In conclusion, the proposed nomination for the Subject Property will allow for the development of office use convenient to EPG, Ft. Belvoir, and particularly the GSA warehouse property. Further, office development will complement the approved office buildings on the adjacent C-4 property. The proposed nomination will have limited adverse impacts on surrounding properties due to its location and the existing transportation network, including a direct connection to the Springfield Metro Station. The proposed development will have limited visual impact on the residential uses located to the south and west of the proposed development given the physical separation of the uses and existing development. Impacts will be mitigated with effective site design and appropriate buffering. The Subject Property's location near major transportation networks and public transportation will easily accommodate traffic and the use of TDM strategies will mitigate any impacts. The proposed nomination will allow for the revitalization of an industrial area in Springfield and will fulfill the needs generated by the BRAC process.

{A0136851.DOC / 1 BRAC APR Justification 001379 000006}