



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: Bruce R. Smith Daytime Phone: 703-750-2600

Address: P.O. Box 644 Springfield, VA 22150

Nominator E-mail Address: brucesmithlaw@aol.com

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

THIS BOX FOR STAFF USE ONLY
Date Received: 3/28/08
Date Accepted: 4/7/08 ARH
Planning District:
Special Area:

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.) [Signatures]

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page. The owners are Trustees of a family trust.

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 5

Total aggregate size of all nominated parcels (in acres and square feet): 105 +/- acres 4.583 million 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: A copy of the current Plan text is attached

b. CURRENT PLAN MAP DESIGNATION: Industrial/Open Space

c. CURRENT ZONING DESIGNATION: R-1, I-3

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). Mixed Use Office/Retail

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?) See attached statement

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 1.5 TOTAL Gross Square Feet: 6,874,500 +/-

Categories	Percent of Total FAR	Square feet
Office	90%	6,187,050
Retail	10%	687,450
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

*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

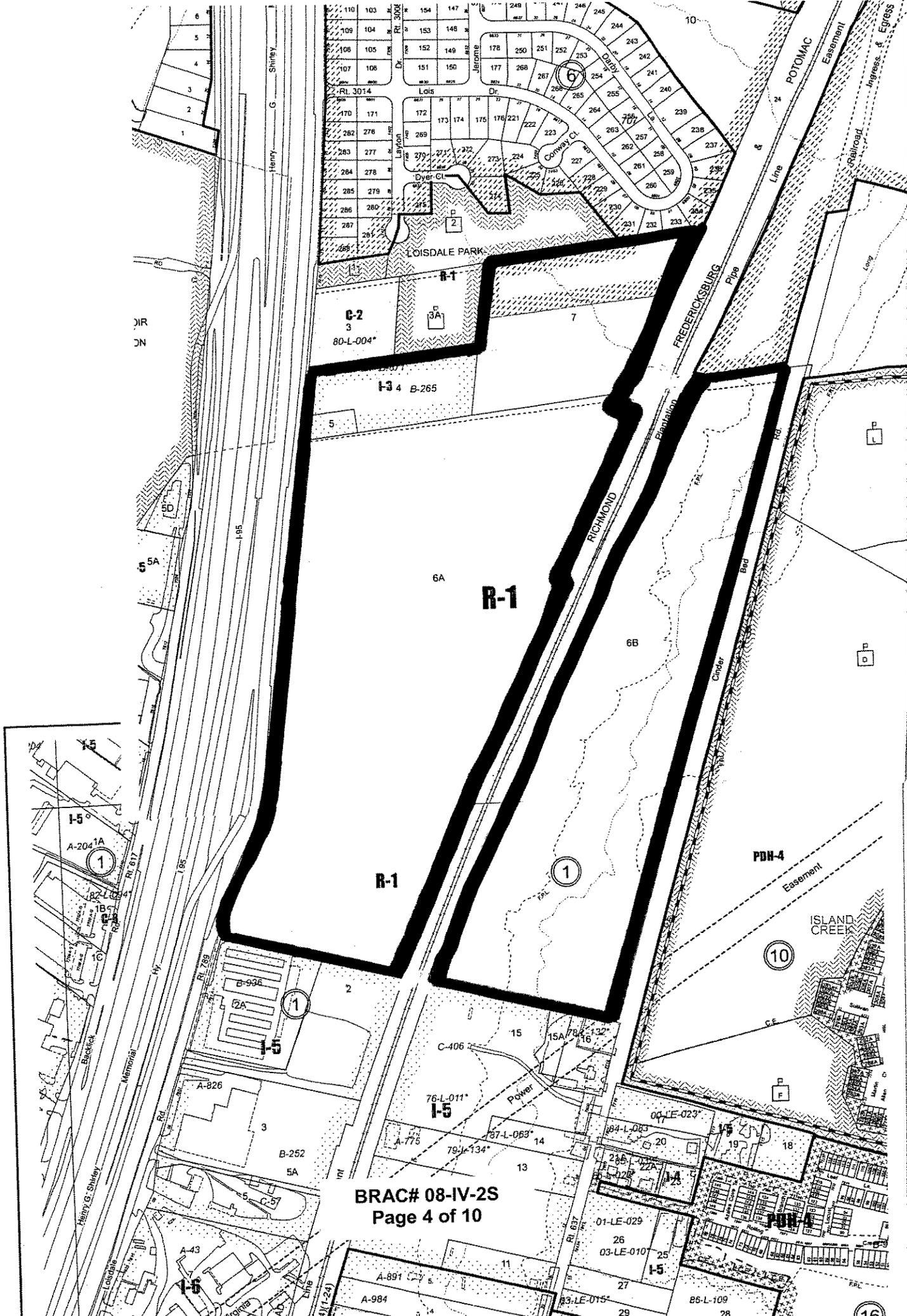
Each nomination must conform to the Policy Plan and must be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit):

- 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



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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
0904-1-0004	T. William Dowdy & Shirley M. Hunter, Trustees	-	P.O. Box 644 Springfield, VA 22150	3.99 Acres	<i>William Dowdy</i>
0904-1-0005	T. William Dowdy & Shirley M. Hunter, Trustees	7501 Loisdale Rd.	P.O. Box 644 Springfield, VA 22150	0.50 Acres	<i>Shirley M. Hunter</i>
0904-1-0006A	T. William Dowdy & Shirley M. Hunter, Trustees	-	P.O. Box 644 Springfield, VA 22150	53.12 Acres	<i>William Dowdy</i>
0904-1-0006B	T. William Dowdy & Shirley M. Hunter, Trustees	-	P.O. Box 644 Springfield, VA 22150	36.60 Acres	<i>Shirley M. Hunter</i>
0904-1-0007	T. William Dowdy & Shirley M. Hunter, Trustees	-	P.O. Box 644 Springfield, VA 22150	11.00 Acres	<i>Shirley M. Hunter</i>

STATEMENT OF JUSTIFICATION FOR 2008 BRAC APR NOMINATION

The nominated area consists of five undeveloped parcels. Four of the parcels form a 68 acre assemblage on Loisdale Road immediately adjacent to Interstate 95. These 68 acres are bounded on the east by the RF&P railroad tracks, which also carry the VRE trains. The fifth parcel is about 37 acres located east of and well below the other parcels, on the other side of the railroad. The five nominated parcels are located in the Comprehensive Plan's I-95 Industrial Corridor. Three parcels are zoned R-1 and two are zoned I-3. All five are currently planned for industrial uses up to a 0.35 FAR (or alternatively park/open space).

The nomination requests a change in the Comprehensive Plan which would allow a mixed use development on the 68 acres which would be primarily Class A office with supporting retail with up to a 1.5 FAR. The anticipated development would be low and mid rise office buildings served by a mix of surface and structured parking. The retail component would consist of restaurants and shopping to serve the needs of the office tenants during the day and the residents of nearby neighborhoods in the evenings and weekends. The 37 Acre parcel across the railroad tracks from the other nominated parcels is being included because of the potential for it to provide open space and outdoor amenities to complement the development, and potentially also as the location for a mass transit tie into the development.

This nomination is related to and driven by the BRAC relocations to EPG, Belvoir's main post, and (potentially) the GSA warehouse. These relocations will create a dramatic increase in demand for office and supporting retail uses in the Newington and Springfield areas. Much of that demand will consist of government contractors who support National Geospatial Intelligence Agency and other relocated units. The anticipated office demand will exceed the existing and planned supply of Class A office space. A portion of the demand will be for secured facilities which have setback and other requirements that likely cannot be accommodated in existing buildings, nor can they be constructed on the vacant small acreage sites in the immediate area. This office demand, and those Department of Defense personnel being relocated by BRAC will generate a need for additional supporting retail uses. Contractors prefer to be located very close to the installations they support, and the nominated site is ideal because it offers proximity to EPG, main post and the GSA site.

The site is served by a well developed transportation network consisting of Interstate 95, the Fairfax County Parkway, and Loisdale Road. Completion of the missing link of the Parkway and the other proposed BRAC related highway improvements will further enhance access. The property is located on the existing County bus route which links Ft. Belvoir to the Franconia/Springfield Metro station. Initially, the development could also be linked to the existing Metro station by shuttles. As a longer term solution, the property could gain direct access to mass transit by one or more of three means: Metro could be extended south, a VRE

stop could be added to the existing line, or a monorail or other connection could be created linking the site with Metro and EPG. It is also assumed that TDM strategies such as staggered shifts could be employed to further mitigate traffic issues.

This nomination also helps mitigate the impact BRAC will have on the Newington/Springfield area because it proposes a single, large development very close to existing Interstate interchanges and all three military installations. Once the missing link of the Parkway is completed, the intersection of I-95 and the Parkway will be the most important crossroads in the BRAC affected area, and the nominated parcels are the largest undeveloped site in the immediate area of that important intersection. This is the only site in the area which can accommodate a significant amount of office space in a single, well coordinated development. Since there is no realistic chance that either VDOT or the Federal government will fund the many major transportation improvements which would be needed to accommodate this massive influx of people, jobs and cars, it will be important to concentrate new development in areas very close to the military installations and very close to existing arteries. One large, efficient development immediately adjacent to the Interstate is preferable from a planning standpoint to a number of smaller developments scattered throughout the area. Smaller, scattered sites will ensure that commuters cut through residential neighborhoods to get to work, and then cut through them again to eat lunch and shop at Kingstown or the Springfield business district.

The nomination likely will have little negative visual impact on the area because the nominated parcels are surrounded by the Interstate, railroad tracks and existing (or planned) industrial or commercial uses. Similarly, there are no known environmentally sensitive areas on the 68 acre assemblage. However, since a portion of the 37 acre parcel at the level of the railroad tracks contains the flood plain of Long Branch, any transit station, parking or other improvements on that parcel would have to be designed to account for that limitation.

Although the market presently exists to support significant development, the requested use would require a rezoning. Assuming two to three years for rezoning and final engineering, the properties likely could not be developed prior to 2011. Given the size of the potential project it is also reasonable to assume that it would be built out in phases over several years.

Land Unit K

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5C, and 5D) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6). Parcels 99-1((1))5A, 6 are planned for a hotel use with supporting retail use up to 0.75 FAR provided the following conditions are met:

- The current access south of the Loisdale Road/Fairfax County Parkway is closed and a new four way signalized intersection is provided at the Loisdale Road/Newington Road intersection.
- A second access point south of the northern tip of parcel 99-1((1))6 along Loisdale Road is provided. Turning movement should be restricted to right-in and right-out.

As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1(1)5C may be appropriate for industrial use up to .35 FAR. To minimize noise and visual impacts, all business activities should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials and scale to foster high quality and attractive development, particularly facing the Fairfax County Parkway. A vegetated buffer of evergreen trees along the Parkway is desirable.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Development of industrial uses up to .35 FAR may be appropriate after sufficient documentation is provided to verify that the landfill site is suitable and safe for building. If found not to be suitable and safe for building, this site should be planned for private recreation use. The landfill site is identified for possible acquisition for public recreational use as shown on Figure 39 in Sector S7.

Public Facilities

1. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, elderly, and low-income County residents.

Cerdeira, Lilian

From: Hada, JayJeev
Sent: Wednesday, April 09, 2008 3:44 PM
To: 'brucesmithlaw@aol.com'
Subject: BRAC APR Nomination; Map 90-4((1)) 4,5,6A,6B,7

Bruce R. Smith
 PO Box 644
 Springfield, VA 22150

RE: BRAC APR Nomination; Map 90-4((1)) 4,5,6A,6B,7

Dear Mr. Smith:

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-2008-014 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:

- You have indicated the zoning designations as R-1 and I-3. Part of parcel 90-4((1))7 is associated with the subdivision in the north (Loisdale Estate) and has R-3 designation. The DTA record does not correctly show the parcel as split zoned. I have attached a section of the zoning map (below) showing the split zoning.
- Similarly, parcel 90-4((1))7 is also split planned. The area mentioned above is designated as a public park under the Comprehensive Plan Map and the remaining area as Industrial. Please respond to this email if you concur with my observation and I will make the correction on your nomination.

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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4/10/2008

Cerdeira, Lilian

From: Hada, JayJeev
Sent: Tuesday, April 15, 2008 4:19 PM
To: Cerdeira, Lilian; Mason, Lindsay A.; Lai, Jennifer C.
Cc: Hardy, Sara Robin
Subject: FW: BRAC APR Nomination PC-2008-014

From: Brucesmithlaw@aol.com [mailto:Brucesmithlaw@aol.com]
Sent: Tuesday, April 15, 2008 3:55 PM
To: Hada, JayJeev
Cc: TDowdy4062@aol.com
Subject: BRAC APR Nomination PC-2008-014

Dear Mr. Hada:

Please allow this to confirm our telephone conversation regarding the above referenced nomination and specifically the fact that the northern portion of Tax Parcel 90-4((1))7 is presently zoned R-3 and planned public park.

Sincerely,

Bruce R. Smith
T. WILLIAM DOWDY & ASSOCIATES
P.O. Box 644
Springfield, Virginia 22150
Tel. 703-750-9015
Fax. 703-750-9015
email: brucesmithlaw@aol.com

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