



2008
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 Land 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 W. Hausler, Member MANAGER

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Richard W. Hausler, Member of Springfield Land LLC
MANAGER

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/26/08</u>
Date Accepted:	<u>4/3/08 IRA</u>
Planning District:	_____
Special Area:	_____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 3 Approx. Approx.

Total aggregate size of all nominated parcels (in acres and square feet): 1.62 acres 70,738 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 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: _____
Springfield Community Business Center - Land Unit C - planned for office use with support retail up to .50 FAR with substantial parcel consolidation.

b. CURRENT PLAN MAP DESIGNATION: Retail and other

c. CURRENT ZONING DESIGNATION: C-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).
Commercial development comprised of hotel with support services up to a 1.5 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?)
Hotel building with combination of structured and surface parking. Hotel may have a height up to 100 feet.

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

g. TOTAL Floor Area Ratio (FAR) Proposed: 1.5 FAR TOTAL Gross Square Feet: Approx. 106,107 sq. ft.

Categories	Percent of Total FAR	Square feet
Office/Hotel	100%	106,107 sq. ft.
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	106,107 sq. ft.

*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 I 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
80-4 ((9)) 4	Springfield Land LLC	N/A	1751 Pinnacle Drive McLean, VA 22102	.42 acre	N/A, see Part 1
80-4 ((9)) 5	Springfield Land LLC	N/A	1751 Pinnacle Drive McLean, VA 22102	.45 acre	N/A, see Part 1
80-4 ((9)) 6	Springfield Land LLC	7010 Old Keene Mill Road	1751 Pinnacle Drive McLean, VA 22102	.76 acre	N/A, see Part 1

BRAC Area Plans Review

Nominator: Lynne J. Strobel, agent for Springfield Land, LLC

Tax Map: 80-4 ((9)) 4, 5 and 6

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 80-4 ((9)) 4, 5, and 6 (the "Subject Property") and is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). The Subject Property is part of the Franconia-Springfield Area, is comprised of approximately 1.62 acres, and is located in the northwestern quadrant of Old Keene Mill Road and Amherst Avenue. In the Franconia-Springfield Area, the Subject Property is included in the Springfield Community Business Center, within Land Unit C, which is planned for office uses with support retail up to 0.50 FAR. The Subject Property is zoned to the C-6 District and is occupied by a vacant restaurant building. The proposed nomination would permit a high-quality hotel with an FAR of up to 1.5.

The BRAC directives will result in an influx of additional employees and visitors to the Springfield area. The relocation of the National Geospatial Intelligence Agency and the Washington Headquarters Service, combined with the creation of the Army Museum, and expansion of the DeWitt Army Hospital, will generate the need for additional lodging in proximity to Ft. Belvoir, the Engineer Proving Ground ("EPG"), and the surrounding areas in which the civilian employees and contractors will be located. The Subject Property is in proximity to both Ft. Belvoir and EPG and is conveniently located on Old Keene Mill Road with access to I-95 and the Springfield Metro and Virginia Railway Express ("VRE") Station. Hotels generally generate a lower number of overall vehicle trips than offices. In addition, these trips are typically off-peak, which means that the traffic impacts will be minimized. Further, for the convenience of hotel patrons, the hotel may provide a shuttle to the Springfield Metro and VRE station.

In addition to its convenient access to the existing transportation network and public transportation, the Subject Property is well-positioned for hotel use based on its location in an existing commercial corridor. Located on Old Keene Mill Road, the Subject Property is surrounded by commercial uses meaning that there will be no visual impacts on surrounding properties. Additionally, the site is already developed with limited mature vegetation, meaning there will be few environmental impacts associated with the proposal. The Subject Property is surrounded by retail sites which will complement the proposed hotel use.

Commercial development on the Subject Property will revitalize a blighted, vacant parcel. Previously the site of a restaurant, the Subject Property has been vacant for a significant period of time. A hotel use will dramatically improve the appearance of the Subject Property. Additionally, the Subject Property is located in the Springfield Community Business Center which has been the focus of the Springfield Business

District Revitalization Plan. A hotel will revitalize the area with the addition of high-quality architecture and landscape design. A hotel will also provide community serving facilities such as meeting rooms.

The development of the Subject Property will be market-driven, however, the nominator intends to pursue construction as soon as possible. Upon the approval of the proposed nomination, a rezoning application will be processed, followed by the processing of a site plan. The evaluation and approval of rezoning and site plan applications may take up to two years, and, therefore, the nominator anticipates that construction will begin no earlier than Fall, 2011.

In conclusion, the proposed hotel will provide a convenient service to visitors associated with both Ft. Belvoir and EPG and will revitalize the Springfield Community Business Center. The Subject Property's location in an existing commercial area and its convenient access to the Springfield Metro and VRE station and I-95 make it well-suited for a hotel use. Additionally, hotel uses typically have limited peak hour traffic impacts on the surrounding road networks. The proposal will have no visual impacts on abutting properties and will help create a sense of place and promote economic development in Downtown Springfield. The proposed Plan nomination will be a valuable addition to the Springfield Commercial Business Center and will fulfill the development needs generated by the BRAC process.

{A0138009.DOC / 1 BRAC APR Justification 005534 000011}

Cerdeira, Lilian

From: Van Dam, Meghan
Sent: Friday, April 18, 2008 3:48 PM
To: Cerdeira, Lilian
Subject: FW: BRAC APR Nomination: 1.62 acres in the Springfield CBC, Land Unit C

From: Ellis, Kelly A. [mailto:kellis@arl.thelandlawyers.com] **On Behalf Of** Mariska, Sara
Sent: Friday, April 18, 2008 2:34 PM
To: Van Dam, Meghan
Subject: FW: BRAC APR Nomination: 1.62 acres in the Springfield CBC, Land Unit C

The hotel will have approximately 156 rooms. Please let me know if you need any additional information.

Thanks,
Sara

Sara Mariska, Esq.
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201
(703) 528-4700, ext. 5419
smarkisa@arl.thelandlawyers.com

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Friday, April 18, 2008 11:25 AM
To: Strobel, Lynne J.
Subject: BRAC APR Nomination: 1.62 acres in the Springfield CBC, Land Unit C

Lynne Strobel
2200 Clarendon Blvd., 13th Floor
Arlington, Va. 22201

BRAC APR Nomination: 1.62 acres in the Franconia-Springfield Transit Station Area, Land Unit C

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, assigned a temporary ID number of PC-2008-BRAC- 009, 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:

- In part 4g: Total Floor Area Ratio (FAR) Proposed, you have stated that the nomination proposed 106,107 square feet of hotel use. Please clarify how many hotel rooms this square feet will translate into.

This information should be provided to the Department of Planning and Zoning by May 2. Failure to do so will cause the nomination to be rejected.

BRAC# 08-IV-4FS
Page 8 of 9

4/21/2008

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 meghan.vandam@fairfaxcounty.gov.

Sincerely,

*Meghan Van Dam, AICP
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
(703) 324-1380 | office
(703) 324-3056 | fax*

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