



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: ROBERT J. MAKHEJA Daytime Phone: 703.675.0426

Address: 1401 INGBORG COURT, MCLEAN, VA 22101

Nominator E-mail Address: robert@makhejalaw.com

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

Robert J. Makheja

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.) Sonia Makheja

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

SONIA MAKHEJA, MANAGING MEMBER GENERAL PARTNER OF OWNERSHIP ENTITIES: ALR PROPERTIES LP, AKR PROPERTIES LP, AJR PROPERTIES LP

PART 2. GENERAL INFORMATION

Check appropriate supervisor district:  Lee  Mount Vernon

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 8.37 acres 364,602 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.

SEE ATTACHED PROPERTY INFORMATION TABLE  
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. \*OWNERS HAVE SIGNED TABLE.

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/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: I-95 CORRIDOR INDUSTRIAL AREA – LAND UNIT A:

INDUSTRIAL USES UP TO .35 FAR ARE PLANNED FOR THIS LAND UNIT.

b. CURRENT PLAN MAP DESIGNATION: INDUSTRIAL, Parcel 24A 41% Public Park 59% Ind

c. CURRENT ZONING DESIGNATION: C-8 & I-5 (992-01-1B & 992-01-1C)  
I-5 (991-01-24A)

Continued

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). \_\_\_\_\_

OFFICE WITH SUPPORTING RETAIL UPTO 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?)  
3 CLASS A OFFICES WITH FIRST FLOOR RETAIL:

EACH OFFICE 200,000-300,000 SQ FT, NO MORE THAN 12 STORIES, BOTH SURFACE & GARAGE PARKING.

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: 729,204

Categories	Percent of Total FAR	Square feet
Office	88%	641,699
Retail	12%	87,505
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>729,204</b>

\*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
N / A			
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>			

**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. **SEE ATTACHED TWO (2) PROPERTY MAPS: 99-1, 99-2**

**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):

**SEE ATTACHED DOCUMENT.**

- 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







**GENERAL NOTES**  
1. The zoning map is a graphic representation of the zoning ordinance.  
2. The zoning map is subject to change without notice.  
3. The zoning map is not to be construed as a contract.  
4. The zoning map is not to be construed as a warranty.  
5. The zoning map is not to be construed as a guarantee.  
6. The zoning map is not to be construed as a representation of fact.  
7. The zoning map is not to be construed as a statement of opinion.  
8. The zoning map is not to be construed as a statement of value.  
9. The zoning map is not to be construed as a statement of law.  
10. The zoning map is not to be construed as a statement of policy.  
11. The zoning map is not to be construed as a statement of intent.  
12. The zoning map is not to be construed as a statement of purpose.  
13. The zoning map is not to be construed as a statement of effect.  
14. The zoning map is not to be construed as a statement of result.  
15. The zoning map is not to be construed as a statement of consequence.  
16. The zoning map is not to be construed as a statement of impact.  
17. The zoning map is not to be construed as a statement of benefit.  
18. The zoning map is not to be construed as a statement of harm.  
19. The zoning map is not to be construed as a statement of advantage.  
20. The zoning map is not to be construed as a statement of disadvantage.  
21. The zoning map is not to be construed as a statement of opportunity.  
22. The zoning map is not to be construed as a statement of risk.  
23. The zoning map is not to be construed as a statement of reward.  
24. The zoning map is not to be construed as a statement of punishment.  
25. The zoning map is not to be construed as a statement of justice.  
26. The zoning map is not to be construed as a statement of equity.  
27. The zoning map is not to be construed as a statement of morality.  
28. The zoning map is not to be construed as a statement of immorality.  
29. The zoning map is not to be construed as a statement of virtue.  
30. The zoning map is not to be construed as a statement of vice.



**ADMINISTRATIVE INDEX**

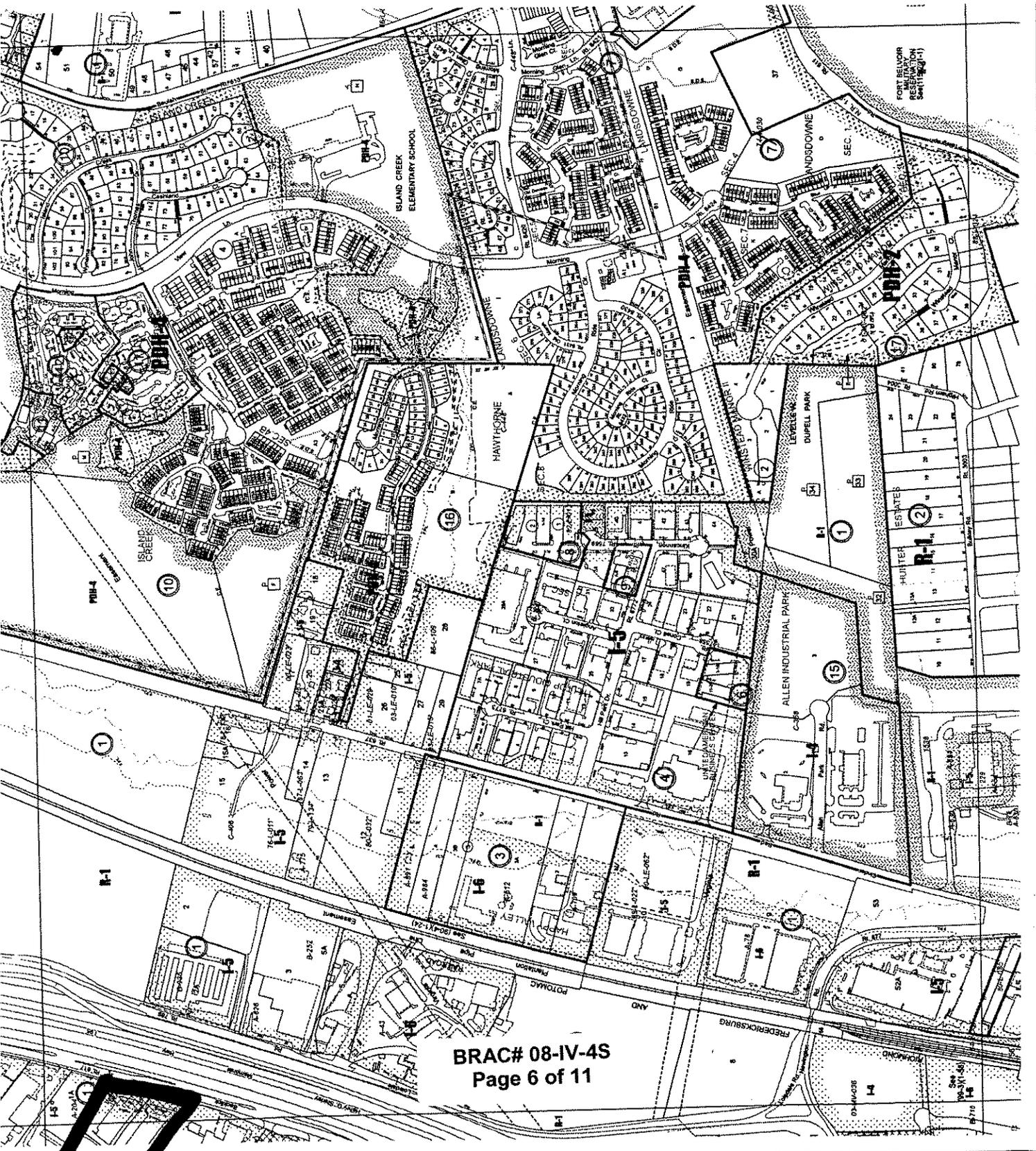
90-3	90-4	91-3
99-1	99-2	99-3
99-4	99-5	99-6

**PROPERTY MAP ZONING**  
**99-2**

Revised to: 01-01-2008

Prepared by:  
COUNTY OF LOUDOUN TECHNOLOGY  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
1000 MARKET STREET, SUITE 100  
FREDERICKSBURG, VA 22401  
P: (703) 733-2000

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**BRAC# 08-IV-4S**  
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## **BRAC APR Nomination (TaxMap#992-01-1B,992-01-1C, 991-01-24A):**

### **Part 6 Overview of Proposal:**

The subject property is comprised of 3 connecting parcels immediately adjacent to the Fort Belvoir Engineering Proving Ground at 7700-7708 Backlick Road:

- Vacant Land of nearly 3.81 acres that is currently only serving as a parking lot.
- Industrial Yard that is largely occupied by one Auto Body Shop on 2.87 acres.
- Industrial Yard that is largely occupied by Auto Repair shops on 1.69 acres.

The subject property is ideally situated next to the BRAC expansion at the Engineering Proving Ground (EPG) and can provide the Federal Government the vital resources for its mission success. The subject property is immediately south of the Engineering Proving Ground and shares a common property line with the Engineering Proving Ground at the rear of the property with easy access to and from the government facility.

The proposed nomination would redevelop the blighted auto industrial property for a better use and fit while protecting the environment and serving a vital National Security interest by providing office facilities for government service contractors to the National Geospatial Intelligence Agency. The proposal is to replace the existing three (3) industrial buildings with three (3) office building with varying heights, each with surface and structured garage parking. In addition, placement of retail businesses on the first floor of each building would provide dining, and personal services such as dry cleaning, copy services, gym, etc. In addition, a campus like layout would be provided to allow for green common area and walkable landscaped areas. In addition, this nomination would provide nearly one-third (1/3) of the total land to remain as open space (as it is today) with little to no impact or structures developed thereon. Each office building would be approximately 200,000 to 300,000 square feet of class-A office with twelve percent (12%) of the total building allocated for retail use on the first floor.

In addition to garage and surface parking, a transit port would be provided to allow shuttle buses to drop off and pickup passenger for mass transit locations such the Springfield Metro or the Franconia VRE. In addition, potential direct access to the Engineering Proving Ground is proposed through the rear of the property, if the Federal Government permits, for contractors to access the government facility for official government business. Also shuttle buses to and from the Engineering Proving Ground would be provided to allow government contractors simple and efficient access to government property, if needed. Easy access from the I-95 off ramp Exit #167 (Backlick Road/Fullerton Road) and HOV off ramp would allow immediate access into the property. Also quick access to Fairfax County Parkway, I-495, I-95, and I-395 are only one (1) traffic light away from the subject property.

We hope the County will accept this nomination to amend the Comprehensive Plan to allow for office and retail up to a 2.0 FAR, as it fills a critical need of the Federal Government BRAC by providing adjacent access for government contractors, by providing the best transportation access to existing mass transit highways and public transportation, by preserving nearly one-third (1/3) of the land as undisturbed open space, and by providing a convenient workplace for its employees and the citizens of Fairfax County.

**BRAC APR Nomination (TaxMap#992-01-1B,992-01-1C, 991-01-24A):**

**PART VI: QUESTIONS/ANSWERS (page 1 of 2):**

a) Q: Why should this proposal be considered BRAC related

A: The BRAC expansion of the National Geo-Spatial Intelligence Agency to the Fort Belvoir Engineering Proving Ground (which is adjacent to the subject property of this nomination) will spur demand for private sector people with skills relating to information and geospatial technology disciplines. According the July 2007 report by the Northern Virginia Workforce Investment Board, an estimated 9,600 net new jobs are expected to be created to support the BRAC expansion, for which this nomination and subject property would provide office space for some of those supporting jobs.

The need for government agencies contractors to be in close proximity to its facilities is vital to the success of this intelligence agency as much of the work it does to guard our national security is highly classified. Therefore a private sector facility adjacent to (as this nomination provides), the Engineering Proving Ground is critical to the security of this County.

b) Q: How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?

A: The subject property would provide easy access to the government contractors who support the Department of Defense agencies and would be housed at the Fort Belvoir Engineering Proving Ground. The subject property provides the ideal site to minimize all traffic and new commuters to the area as the ramps to and from I-95, I-395, I-495, and Fairfax County Parkway are only one (1) traffic light away from the subject property.

c) Q: What needs created by the BRAC directives does this proposal fulfill?

A: This nomination provides the closest and most feasible site for support contractors to the BRAC directives. This nomination and the facilities it provides is a necessity for the BRAC directive to be executed effectively and efficiently for Fairfax County and the Federal Government.

d) Q: How could the proposed uses address the transportation networks impacted by the changed anticipated in the area?

A: By accepting this nomination, the proposed office would minimize the traffic across the county to the government facility by providing immediate and quick access the Engineering Proving Ground.

The subject property of this nomination is the first major parcel immediately after the off ramp from I-95, exit 167 (Backlick Road/Fullerton Road), so immediate traffic could get into the property with little impact to the local roads.

Furthermore, the subject property is located at a central hub with easy and immediate access all the major highways and mass transit facilities. Specifically, ramps

**BRAC APR Nomination (TaxMap#992-01-1B,992-01-1C, 991-01-24A):**

**PART VI: QUESTIONS/ANSWERS (page 2 of 2):**

to and from any of the following major roadways is only 1 traffic light away: Fairfax County Parkway, I-95, HOV lanes of I-95, I-495, I-395.

Also major metro stations and VRE rail are located nearby to provide other major transit modes for office employees, including the Franconia VRE Station and the Springfield Metro. Shuttle bus service would be provided to and from the subject property and public transportation stations.

e) Q: What adverse impacts might be created and how would they off-set?

A: Although far less than 3,500 trips are anticipated, frequent shuttle service to and from major transit stations including the Metro and VRE would be provided. Furthermore, existing bus service from Fairfax Connector is currently available next to the subject property. In addition, the subject property will provide food service, gym, personal service, retail, dry cleaning services, and copy and office support services onsite.

Also, of the 8.37 acres of land, the proposed plan would leave nearly 2.25 acres of the land green as undisturbed open space.

f) Q: What is your anticipated timeframe for development, if the proposed uses were to be approved?

A: As soon as zoning and permit approvals are completed—estimated 2011.

**Van Allen, Cheryl L.**

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**From:** Van Allen, Cheryl L.  
**Sent:** Wednesday, April 16, 2008 3:25 PM  
**To:** 'robert@makhejalaw.com'  
**Subject:** RE: BRAC APR Nomination; PC 2008-004; Response Requested

Robert J. Makheja  
1401 Ingeborg Court  
McLean, Virginia 22101

**RE: BRAC APR Nomination; PC 2008-004**

Dear Mr. Makheja:

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-2008-004 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 concern:

- Part 4b of the nomination form asks for the Current Plan Map Designation, to which you indicated Industrial. Parcel 99-1 ((1)) 0024A has a Plan Map designation of Industrial and Public Park. Therefore, I intend to correct the nomination to include "Industrial and Public Park" in part 4b. 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 [Cheryl.vahAllen@fairfaxcounty.gov](mailto:Cheryl.vahAllen@fairfaxcounty.gov)

Sincerely,

Cheryl van Allen  
Fairfax County Department of Planning & Zoning  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035  
703.324.1288  
(fax) 703-324-3056

4/22/2008

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**Van Allen, Cheryl L.**

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**From:** Robert J. Makheja, Esq. [robert@makhejalaw.com]  
**Sent:** Monday, April 21, 2008 7:36 PM  
**To:** Van Allen, Cheryl L.  
**Cc:** Robert J. Makheja Esq  
**Subject:** RE: BRAC APR Nomination; PC 2008-004; Response Requested

Ms. Van Allen,

Per our conversation this morning, you may modify 4b of the nomination to state that with regard to only the parcel 991-01-24A, the map designation is Industrial and Public Park, with regard to 992-01-1B & 992-01-1C, the designation is Industrial.

This email shall serve as our official response to your response request.

Thank you.  
-Robert J. Makheja

"*Van Allen, Cheryl L.*" <Cheryl.VanAllen@fairfaxcounty.gov> wrote:

Robert J. Makheja  
1401 Ingeborg Court  
McLean, Virginia 22101

**RE: BRAC APR Nomination; PC 2008-004**

Dear Mr. Makheja:

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-2008-004 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 concern:

- Part 4b of the nomination form asks for the Current Plan Map Designation, to which you indicated Industrial. Parcel 99-1 ((1)) 0024A has a Plan Map designation of Industrial and Public Park. Therefore, I intend to correct the nomination to include "Industrial and Public Park" in part 4b. Please let me know if you agree to this change.

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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 [Cheryl.vanAllen@fairfaxcounty.gov](mailto:Cheryl.vanAllen@fairfaxcounty.gov)

Sincerely,

Cheryl van Allen  
Fairfax County Department of Planning & Zoning  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035  
703.324.1288  
(fax) 703-324-3056

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