

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 7200 Fullerton 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.)
Christopher Guidi, Managing Director

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Christopher Guidi, Managing Director of Clark Realty Capital, L.L.C., manager of 7200 Fullerton LLC, a Virginia limited liability company

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): 6.69 Approx. acres 291,416 Approx. 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: _____

I-95 Industrial Corridor Area - Land Unit A - planned for industrial uses up to 0.35 FAR.

b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-5 District

THIS BOX FOR STAFF USE ONLY
Date Received: 3/26/08
Date Accepted: 4/2/08 ARH
Planning District: _____
Special Area: _____

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/or hotel with 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 and/or hotel building(s) with combination of structured and surface parking. Building(s) may have a height up to 185 feet.

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: Approximately 582,832 sq. ft.

Categories	Percent of Total FAR	Square feet
Office/hotel	90%	524,548 sq. ft.
Retail/support services	up to 10%	58,284 sq. ft.
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	582,832 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



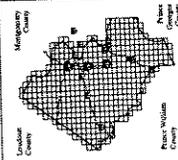
A Public County, Major Institution



Scale: 1" = 100'

GENERAL NOTES

1. This map is a preliminary map and is subject to change without notice.



ADMINISTRATIVE INDEX

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SHEET INDEX
PROPERTY MAP
ZONING
99-1

Revised to: 01 - 01 - 2008

Prepared By:
COUNTY OF CALIFORNIA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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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
99-1 ((5)) 8	7200 Fullerton LLC	N/A	7500 Old Georgetown Road c/o CEI Realty, Inc. Bethesda, MD 20814	2.96	N/A, see Part 1
99-1 ((5)) 9	7200 Fullerton LLC	7200 Fullerton Road	7500 Old Georgetown Road c/o CEI Realty, Inc. Bethesda, MD 20814	1.81	N/A, see Part 1
99-1 ((5)) 10	Newington Associates	7234 Fullerton Road	2120 L Street NW, Suite 800 c/o Gelman Management Company Washington, DC 20037	1.92	7007 3020 0000 6573 0314

BRAC Area Plans Review

Nominator: Lynne J. Strobel, agent for 7200 Fullerton LLC

Tax Map: 99-1 ((5)) 8, 9, and 10

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 99-1 ((5)) 8, 9, and 10 (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 I-95 Corridor Industrial Area within the Springfield Planning District. The Subject Property is comprised of approximately 6.69 acres and is located directly east of the Engineer Proving Ground ("EPG") on Fullerton Road, to the west of Backlick Road, west of I-95, and with convenient access to the Franconia-Springfield Parkway. In the I-95 Industrial Corridor Area, the Subject Property is included in Land Unit A, which is currently planned for industrial uses up to 0.35 FAR. The Subject Property is zoned to the I-5 District and developed with two industrial buildings containing a total of approximately 103,914 square feet of gross floor area. The existing I-5 District permits an FAR of .5, which may be increased up to a 1.0 with the approval of a special exception. The I-5 District permits a number of general industrial uses, including warehouses and storage. The proposed nomination would permit an option for office and/or hotel with support services up to a 2.0 FAR.

The location of the Subject Property is well-positioned to address the BRAC directives which include an influx of Army personnel and employees to EPG. Most importantly, the Subject Property is adjacent to EPG and the development will likely be oriented to allow convenient access between the two properties. Based on its location, the Subject Property may also serve as a gateway to EPG. Appropriate gateway uses include high quality office and/or hotel buildings which will serve the Army and its supporting contractors. A hotel may also be an amenity for existing residents in proximity to the Subject Property. The proposed development is well-served by an existing transportation network due to its direct access to Fullerton Road and convenient access to I-95, I-395, the Franconia-Springfield Parkway, and the Fairfax County Parkway. The imminent completion of the Fairfax County Parkway between Rolling Road and Fullerton Road will significantly accommodate transportation impacts. Because Army contractors will need to drive to and from EPG on a regular basis, the proximity of the Subject Property to EPG will significantly minimize the use of public roads for those trips. Moreover, the Subject Property's access to existing transportation infrastructure will ensure that transportation impacts on the surrounding Springfield area are minimized. Increased traffic may be mitigated with transportation demand management ("TDM") strategies that may include carpooling, staggered work hours, and shuttle service to the nearby Springfield Metro Station, which provides access to both the Metro system and the Virginia Railway Express ("VRE"). Additionally, the Subject Property is served by the Fairfax County I-95 Circulator Bus Route. Convenient access to the existing road network and public transportation and the implementation of TDM strategies will mitigate traffic impacts.

Commercial development on the Subject Property comprised of office and/or hotel with support services will have no adverse visual or environmental impacts on the surrounding area. Located on Fullerton Road, the Subject Property is part of the Newington Belvoir Industrial

Park. More specifically, the Subject Property is surrounded by EPG to the west, industrial uses to the east and south, and non-buildable lots to the northeast. Based on the adjacent uses, the proposed development will have no visual impacts on surrounding properties, in fact, office and/or hotel development will improve the appearance of the area. There is no floodplain, environmental quality corridors or mature existing vegetation located on the Subject Property, thereby minimizing any environmental impacts. The impacts associated with the proposed development will likely be traffic, which will be mitigated with the road network, particularly the extension of the Fairfax County Parkway, and TDM strategies.

The development of the Subject Property will be market-driven, and subject to receipt of all necessary permits to commence construction. Subsequent to adoption of revised Plan text, a rezoning application and site plan must be processed and approved prior to receipt of building permits. Given an anticipated adoption of Plan text in 2009, the nominator anticipates that construction may begin in 2011.

In sum, the proposed nomination for the Subject Property will allow for the development of office space and/or hotel with support services in proximity to EPG. The proposed commercial development may be designed as a gateway to the EPG site and will accommodate a government tenant or government contractors, as well as the support services necessary to complement the increased workforce in the Springfield area. An updated commercial development on the Subject Property will revitalize an aging industrial park on a site particularly well-suited to provide office space and/or hotel services in proximity to EPG. The Subject Property is surrounded by industrial uses or non-buildable properties, due to the location of floodplain, and thus the proposed nomination will not have any adverse visual or environmental impacts on adjacent sites. Transportation impacts will be addressed by the completion of the Fairfax County Parkway, the Subject Property's convenient access to I-95 and I-395, and potentially the implementation of appropriate TDM strategies. The proposed nomination for a gateway into EPG will update an industrial corridor and fulfill the development needs generated by the BRAC process.

{A0137067.DOC / 1 BRAC APR Justification 000699 000071}